



## DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

### MUNICIPAL BUILDING

January 7, 2025

7:00 PM

**PRESIDING:** Alonzo L. Jones, Mayor

|                     |                            |                                |
|---------------------|----------------------------|--------------------------------|
| <b>CITY COUNCIL</b> | James B. Buckner           | Dr. Gary P. Miller, Vice Mayor |
| <b>MEMBERS:</b>     | L.G. "Larry" Campbell, Jr. | Sherman M. Saunders            |
|                     | Bryant Hood                | J. Lee Vogler, Jr.,            |
|                     | Barry P. Mayo              | Madison J. Whittle             |

|               |                                            |                                         |
|---------------|--------------------------------------------|-----------------------------------------|
| <b>STAFF:</b> | Ken F. Larking, City Manager               | W. Clarke Whitfield, Jr., City Attorney |
|               | Earl B. Reynolds, Jr., Deputy City Manager | Susan M. DeMasi, City Clerk             |

The City Council is the City of Danville's legislative body and is composed of nine Council members. Council members are elected to serve a four year term of office and elects one of its own to serve as Mayor and presiding officer for a two year term.

#### Time and Place of Meeting

The public is invited and encouraged to attend and participate in the City Council meetings. The City Council meets in the City Hall, Fourth Floor, Council Chambers at 7:00 p.m. on the first and third Tuesday of each month. All meetings of the Council are open to the public.

#### Communications from Visitors

*Communication from Visitors* is an opportunity for citizens, who have signed up to speak at [www.danvilleva.gov/council](http://www.danvilleva.gov/council) or by contacting the Office of the City Clerk, to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address, and shall have three uninterrupted minutes. A representative of a group may have up to five uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.

#### Guidelines for Public Hearings

For Public Hearings the applicant or his or her representative shall be the first speaker(s). There shall be a time limit of ten (10) minutes for the applicant's or his or her representative's presentation. The presiding officer shall then solicit comments from the public, asking those in favor of the proposal to speak first, and then those opposed to the proposal. Each speaker must clearly state his or her name and address. There shall be a time limit of three (3) minutes for each individual speaker. If the speaker represents a group, there shall be a time limit of five (5) minutes. A speaker representing a group shall identify the group at the beginning of his or her remarks. A group may have no more than one spokesperson. The presiding officer may limit or preclude comment which is repetitive, redundant, cumulative, or irrelevant to the subject of the public hearing. After public comments have been received, in a land use case, the applicant or the representative of the applicant, at his or her discretion, may respond with a rebuttal. There shall be a five (5) minute time limit for rebuttal.

## MEETING CALLED TO ORDER

## ROLL CALL

## INVOCATION - L.G. "LARRY" CAMPBELL, JR.

## PLEDGE OF ALLEGIANCE TO THE FLAG

## MEETING MINUTES

- A. Consideration of Approval of Minutes from Regular Council Meeting held on December 3, 2024, and Minutes from the Regular Work Session held on November 7, 2024.  
Council Letter Number CL - 1800.

## NEW BUSINESS

- A. Consideration of a Special Use Permit Application filed by Danville Public Schools to Allow Waiver to Maximum Sign Area at Thirteen Locations.  
Council Letter Number CL - 1780.
1. Public Hearing
  2. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26356 (280 Christopher Lane) in Accordance with Article 3.I. Section C Item 25.
  3. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26370 (220 Cleveland Street and 228 Cleveland Street) in Accordance with Article 3.I. Section C Item 25.
  4. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 74769 (1540 Halifax Road) in Accordance with Article 3.I. Section C Item 25.
  5. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 60160 (1400 West Main Street) in Accordance with Article 3.I. Section C Item 25.
  6. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26346 (155 Mountain View Avenue) in Accordance With Article 3.I. Section C Item 25.
  7. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59935 (825 Piney Forest Road) in Accordance with Article 3.I. Section C Item 25.
  8. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign



Area at Parcel 59920 (300 Apollo Avenue and 500 Apollo Avenue) in Accordance with Article 3.I. Section C Item 25.

9. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59898 (1070 South Main Street) in Accordance with Article 3.I. Section C Item 25.
10. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59949 (811 Northmont Boulevard and 121 Gloucester Avenue) in Accordance with Article 3.I. Section C Item 25.
11. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 04958 (1005 North Main Street) in Accordance with Article 3.I. Section C Item 25.
12. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59914 (614 Audubon Drive) in Accordance with Article 3.I. Section C Item 25.
13. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59856 (661 Park Avenue) in Accordance with Article 3.I. Section C Item 25.
14. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26422 (1215 Industrial Avenue) in Accordance with Article 3.I. Section C Item 25.

B. Consideration of a Rezoning Application filed by Yassine Moussaddik to Rezone 1819 North Main Street.

Council Letter Number CL - 1781.

1. Public Hearing
2. A Resolution Maintaining Parcel ID 04540 in the OT-R Old Town-Residential Zoning District.
3. An Ordinance Rezoning from OT-R Old Town Residential to N- CC "Conditional" Neighborhood Commercial Parcel ID 04540 (1819 North Main Street).

C. Consideration of a Special Use Permit Application filed by Patterson's Residential Services LLC to Allow a Group Home at 145 Sherwood Drive.

Council Letter Number CL - 1782.

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00597, filed by Patterson's Residential Services, LLC, Requesting a Special Use Permit to Allow a Group Home at Parcel 01953 (145 Sherwood Drive) in Accordance with Article 3.E. Section C Item 9.

- D. Consideration of a Rezoning Application filed by Richard & Jane Holbrook to Rezone 924 Arnett Boulevard.  
Council Letter Number CL - 1783.
1. Public Hearing
  2. An Ordinance Rezoning from OT-R Old Town Residential to HR-CC "Conditional" Highway Retail Commercial Parcel ID 00319 (924 Arnett Boulevard).
- E. Consideration of a Special Use Permit Application filed by Garrett Shifflett to Allow a Waiver of Maximum Density at 553 Lynn Street.  
Council Letter Number CL - 1784.
1. Public Hearing
  2. An Ordinance Granting Special Use Permit Application PZ24- 00598, filed by Garrett Shifflett, Requesting a Special Use Permit to Allow a Waiver of Maximum Density at Parcel 21670 (553 Lynn Street) in Accordance with Article 3.L. Section C Item 13.
- F. Consideration of Authorizing and Approving the Execution of a Moral Obligation Agreement By and Between the City of Danville, Virginia and the Virginia Small Business Financing Authority.  
Council Letter Number CL - 1790.
- A Resolution Authorizing and Approving the Execution of a Moral Obligation Agreement By and Between the City of Danville, Virginia and the Virginia Small Business Financing Authority.

## **COMMUNICATIONS FROM VISITORS**

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## **COMMUNICATIONS**

- A. City Manager
- B. Deputy City Manager
- C. City Attorney
- D. City Clerk
- E. Roll Call

## **ADJOURNMENT**

**Council Letter**  
**City of Danville, Virginia**



**CL - 1800**

**MEETING MINUTES    A.**

**City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:**        Approval of Meeting Minutes.

**From:**           Susan DeMasi, City Clerk

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**COUNCIL ACTION**

Consideration of Approval of Minutes from Regular Council Meeting held on December 3, 2024.

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**Attachments**

1.     Meeting Minutes - Regular Council Minutes
  2.     Meeting Minutes - Work Session
-

December 3, 2024

The Regular December meeting of the Danville City Council was held on December 3, 2024, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: James B. Buckner, L.G. "Larry" Campbell, Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry P. Mayo, Vice Mayor Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (9). *Mr. Vogler entered the meeting at 7:02 p.m.*

Staff Members present were: City Manager Ken F. Larking, Deputy City Manager Earl B. Reynolds, Jr., City Attorney W. Clarke Whitfield, Jr., and City Clerk Susan M. DeMasi.

Mayor Jones presided.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Vice Mayor Gary P. Miller gave the Invocation followed by the Pledge of Allegiance.

### **ANNOUNCEMENTS AND SPECIAL PRESENTATIONS**

Council Member Saunders introduced to Council, Sergeant Fitzgerald an E9, the highest ranking non-commissioned officer in the United States Military, and a member of American Legion Post 29. Sergeant Fitzgerald spoke to Council and members in the audience about 2011 when he was overseas and heard the many gunshots and bombs that Vice Mayor Miller spoke about in prayer, and spoke about the freedoms that were taken for granted. Sergeant Fitzgerald, along with Council Member Saunders, presented a plaque to Mayor Jones for his service in the military and his dedication to his country. Mayor Jones spoke about his upbringing, his service to our country, and thanked everyone for the recognition.

### **CONSENT AGENDA**

Mayor Jones opened the floor for a Public Hearing regarding Budget Items on the Consent Agenda. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of the following Consent Agenda items:

Consideration of Approval of Minutes from Regular Council Meeting held on November 7, 2024.  
Draft copies of the minutes had been distributed prior to the meeting.

Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Anticipating the Proceeds from the Issuance of General Obligation Bonds.

An Ordinance Entitled, Ordinance No. 2024-11.06, an Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Anticipating the Proceeds from the Issuance of Bonds and Appropriating Same for Anticipated Expenditures.

The Motion was **seconded** by Council Member Mayo and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

## **APPOINTMENTS**

### **Consideration of Recommendations to City Boards and Commissions**

Vice Mayor Miller **noted** the Committee on Appointments make the following recommendations to be voted on at the next Regular Council Meeting:

Building Code Board of Appeals: Reappointing Lawrence Meder, Samuel Thomas, and Lonnie Jones

Employee Retirement System: Reappointing Lenard Lackey.

Fair Housing Board: Reappointing Michelle Vaden.

Planning Commission: Reappointing Kalil Khan; Appointing Sylvester Townes.

Industrial Development Authority: Appointing James Bebeau.

## **NEW BUSINESS**

### **CONSIDERATION OF A REZONING APPLICATION FILED BY J. CUBAS HOLDINGS, LLC TO REZONE A TOTAL OF 22.50 ACRES THAT INCLUDES PARCEL 76199 AND A PORTION OF PARCEL 75939 (GOODYEAR BLVD)**

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application for Parcels 76199 and 75939 on Goodyear Boulevard. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

#### **ORDINANCE NO. 2024-12.01**

AN ORDINANCE REZONING TO M-R MULTI-FAMILY RESIDENTIAL FROM HR-C HIGHWAY RETAIL COMMERCIAL AND T-R THRESHOLD RESIDENTIAL PARCEL ID 76199 AND A PORTION OF PARCEL ID 75939 (GOODYEAR BOULEVARD), RESPECTIVELY.

The Motion was **seconded** by Council Member Campbell and carried by the following vote:

VOTE: 9-0

AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)

NAY: None (0)

### **CONSIDERATION OF SPECIAL USE PERMIT APPLICATION FILED BY J. CUBAS HOLDINGS, LLC TO ALLOW ASSISTED LIVING RESIDENCES AT PARCEL 76199 AND A PORTION OF PARCEL 75939 (GOODYEAR BLVD)**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit for Parcels on Goodyear Boulevard. Notice of the Public Hearing was published in the *Danville Register & Bee*

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on November 19, 2024, and November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.02**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00491, J. CUBAS HOLDINGS LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW ASSISTED LIVING RESIDENCES AT PARCEL 76199 AND A 10.66 ACRE PORTION OF PARCEL ID 75939 (GOODYEAR BOULEVARD) IN ACCORDANCE WITH ARTICLE 3.G. SECTION C ITEM 8.

The Motion was **seconded** by Council Member Whittle and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY J. CUBAS HOLDINGS, LLC TO GRANT A WAIVER OF MAXIMUM DENSITY AT PARCEL 76199 AND A PORTION OF PARCEL 75939 (GOODYEAR BLVD)**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit for Parcels 76199 and 75939 on Goodyear Boulevard. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

Council Member Campbell **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.03**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00602, J. CUBAS HOLDINGS LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM DENSITY AT PARCEL 76199 AND A 10.66 ACRE PORTION OF PARCEL ID 75939 (GOODYEAR BOULEVARD) IN ACCORDANCE WITH ARTICLE 3.G. SECTION C ITEM 8.

The Motion was **seconded** by Council Member Whittle and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF REZONING APPLICATION FILED BY SPM EMPOWERMENT AND SKILLS INC. TO REZONE PARCELS 02809 AND 02854**

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application for Parcels 02809 and 02854. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

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Council Member Vogler **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.04**

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL TO A-R ATTACHED RESIDENTIAL PARCEL IDS 02809 AND 02854 (NORTH MAIN STREET).

The Motion was **seconded** by Council Member Whittle and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF REZONING APPLICATION FILED BY SANDRA SALAS TAMAYO TO REZONE 2608 WESTOVER DRIVE**

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application for 2608 Westover Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Mayor Jones recognized Colby Warren, an attorney representing Ms. Tamayo, who reviewed exhibits presented to Council prior to the meeting for this rezoning request.

Mayor Jones recognized Pamela Fillion, 2518 Westover Drive, a neighbor across the street from the property who spoke highly of the improvements made to the property and her support the rezoning.

Mayor Jones recognized Stacy Tuggle, 2515 and 2517 Westover Drive, owner of Nails by Stacy who spoke in support of the work that Ms. Tamayo has done to the property, and for the rezoning.

No one further desired to be heard, and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.05**

AN ORDINANCE REZONING FROM S-R SUBURBAN RESIDENTIAL TO A-R ATTACHED RESIDENTIAL PARCEL ID 71942 (2608 WESTOVER DRIVE).

The Motion was **seconded** by Vice Mayor Miller.

Vice Mayor Miller stated that the results cannot be argued with and questioned Director of Planning Renee Burton why the Planning Commission denied the project. Ms. Burton explained that the recommendation had a 4 to 1 vote to deny based on the rezoning being in opposition to the Comprehensive Plan as well as the adjacent zoning. There was also opposition from neighbors; out of the seventeen notices that went out to neighbors, nine were opposed. Council Member Buckner stated that in most neighborhoods this would be called a duplex. The City was in a housing crisis and if Ms. Tamayo has brought this property back to life and remodeled, then they applaud her. Council Member Campbell asked if there were certain reasons that neighbors would be against it, and Ms. Burton stated she did not have that information.

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The **Motion** was carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY WILLIAM ELAM TO ALLOW WAIVER OF MINIMUM LOT SIZE AT 124 HURT STREET**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 124 Hurt Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.06**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00523, FILED BY WILLIAM ELAM, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MINIMUM LOT SIZE AT PARCEL 50850 (124 HURT STREET) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 21.

The Motion was **seconded** by Council Member Saunders and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY EVESTING LLC TO ALLOW ATTACHED RESIDENTIAL DWELLINGS 434 KEMPER ROAD**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 434 Kemper Road. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Mayor Jones recognized Eric Chambers who introduced himself to Council to answer any questions. No one further desired to be heard, and the Public Hearing was closed.

Council Member Campbell **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.07**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00534, FILED BY EVESTING LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN ATTACHED RESIDENTIAL DWELLING AT PARCEL 24535 (434 KEMPER ROAD) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 1.

The Motion was **seconded** by Council Member Whittle and carried by the following vote:



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VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY PHOENIX HOUSE LLC TO ALLOW A GROUP HOME AT 158 MONTAGUE STREET**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 158 Montague Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Mayor Jones recognized Mark Howard, representing Phoenix House LLC, who gave Council a brief presentation on the focus of Phoenix House as a home for four boys on the autism spectrum. The Phoenix House was a safe, nurturing, supportive structure for these young people. Mr. Howard also addressed concerns and opposition raised by neighbors at the previous Planning Commission meeting.

Mayor Jones recognized Sandra Saunders, a neighbor across the street from the property, who spoke about concerns for a business being in the neighborhood. She apologized if she came off as disrespectful at previous meetings regarding the group home.

Mayor Jones recognized Kenneth Bond, 221 Montague Street, who stated that some misinformation was sent out regarding the Phoenix House. He had attended the open house and stated that Mr. Howard had a first-class operation and spoke in support of the group home.

No one further desired to be heard, and the public hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.08**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00554, FILED BY PHOENIX HOUSE LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A GROUP HOME AT PARCEL 24813 (158 MONTAGUE STREET) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 9.

The Motion was **seconded** by Vice Mayor Miller.

Council Member Vogler mentioned that some of the prior opposition may have been people not fully understanding what the home was going to be for. He went to the open house, toured the home, and discussed the layout; there was a lot thought that went into making this a great place for people with disabilities. Vice Mayor Miller commented on going to the Hughes Center and plans discussed at that time to complete this project; this was needed to integrate people into the community. Council Member Mayo thanked Mr. Howard for the job that he was doing, providing these individuals with a quality of life was very important. The more they educate the citizens the better it will be.

The **Motion** was carried by the following vote:

VOTE: 9-0

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AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY JONATHAN SHAROLLI TO ALLOW ATTACHED RESIDENTIAL DWELLINGS AT 224 WINSLOW STREET**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 224 Winslow Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Mayor Jones recognized Jonathan Sharolli who introduced himself to Council to answer any questions. No one further desired to be heard and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.09**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00518, FILED BY JONATHAN SHAROLLI, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN ATTACHED RESIDENTIAL DWELLING AT PARCEL 24572 (224 WINSLOW STREET) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 1.

The Motion was **seconded** by Council Member Whittle and carried the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY KATILLIA JOHNSON TO ALLOW A CHILD DAYCARE CENTER AT 130 CLARKSON STREET**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 130 Clarkson Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024. No one present desired to be heard and the Public Hearing was closed.

Council Member Campbell **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.09**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00553, FILED BY KATILLIA JOHNSON, REQUESTING A SPECIAL USE PERMIT TO ALLOW A CHILD DAY CARE CENTER AT PARCEL 56540 (130 CLARKSON STREET) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 7.

The Motion was **seconded** by Council Member Mayo and carried the following vote:

VOTE: 8-0-1  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,

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Saunders, and Vogler (8)  
NAY: None (0)  
ABSENT: Whittle (1)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY DAVID DUJARDIN TO ALLOW ATTACHED RESIDENTIAL DWELLINGS AT 161 HOLBROOK AVENUE**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 161 Holbrook Avenue. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Mayor Jones recognized David Dujardin who introduced himself to Council and reviewed his plans for the property. No one further desired to be heard, and the Public Hearing was closed.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.10**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00566, FILED BY DAVID DUJARDIN, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN ATTACHED RESIDENTIAL DWELLING AT PARCEL 21610 (161 HOLBROOK AVENUE) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 1.

The Motion was **seconded** by Council Member Vogler.

Council Member Vogler thanked Mr. Dujardin for the work that he was doing in the community, and noted that this home was on the historic district holiday tour. Council Member Buckner stated that he sold this home years ago and commented on how incredible it looks now. Vice Mayor Miller asked if this was a short-term or long-term rental, and Mr. Dujardin stated this would be a long-term rental.

The **Motion** was carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A CODE AMENDMENT REQUEST FILED BY BWWDD, LLC TO AMEND CHAPTER 41 ENTITLED "ZONING ORDINANCE" OF THE CITY OF DANVILLE, 1986 AS AMENDED**

Mayor Jones opened the floor for a Public Hearing regarding Amending the Zoning Ordinance. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024 and November 26, 2024.

Mayor Jones recognized Robert Pilkington, architect with Balzer and Associates, who noted he was available for any questions. No one further desired to be heard and the Public Hearing was closed

Council Member Vogler **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.12**

AN ORDINANCE AMENDING CHAPTER 41 ENTITLED, "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED, MORE SPECIFICALLY, TO AMEND ARTICLE 3.N. SECTION C, TO CREATE ITEM 27.

The Motion was **seconded** by Council Member Whittle and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY BWWDD, LLC TO ALLOW A MINI-STORAGE WAREHOUSE, WITH NO EXTERIOR STORAGE 143 CROWN DRIVE**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 143 Crown Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Council Member Campbell **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.13**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00565, FILED BY BWWDD LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A MINI-STORAGE WAREHOUSE, WITH NO EXTERIOR STORAGE AT PARCEL 72436 (143 CROWN DRIVE) IN ACCORDANCE WITH ARTICLE 3.N. SECTION C ITEM 27.

The Motion was **seconded** by Council Member Whittle and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY GOOD LIVING GROUP LLC TO ALLOW A HOTEL/MOTEL AT 136 WEST MAIN STREET**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 136 West Main Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

Mayor Jones recognized Margie Barr, from Good Living Group, LLC who noted she was available to answer any questions.

Council Member Buckner **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.14**

December 3, 2024

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00567, FILED BY GOOD LIVING GROUP LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A HOTEL/MOTEL AT PARCEL 23512 (136 WEST MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 24.

The Motion was **seconded** by Vice Mayor Miller.

Vice Mayor Miller asked for the definition of a hotel/motel, and Ms. Barr stated this building would hold seven suites with bathrooms and kitchenettes. Ms. Burton stated that the definition was listed that way by the City because hotels and motels were grouped together.

The **Motion** was carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF ADOPTION OF THE CITY OF DANVILLE COMPREHENSIVE PLAN  
“PLANDANVILLE, A COMPREHENSIVE PLAN FOR A UNIFIED FUTURE”**

Council Member Vogler **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.16**

AN ORDINANCE RECEIVING THE RECOMMENDATION OF THE PLANNING COMMISSION AND ADOPTING A NEW COMPREHENSIVE PLAN FOR THE CITY OF DANVILLE, “PLANDANVILLE: A COMPREHENSIVE PLAN FOR A UNIFIED FUTURE.”

The Motion was **seconded** by Council Member Campbell.

Council Member Vogler thanked Ms. Burton and all the staff that have been working on the Comprehensive Plan over the years. Mr. Vogler questioned the ordinance around billboards and digital billboards, and Ms. Burton noted that it would take a zoning code update; they were looking to start that in January.

The **Motion** was carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY DANVILLE PUBLIC  
SCHOOLS TO ALLOW A WAIVER OF MINIMUM YARD REQUIREMENTS FOR PARKING AT  
155 MOUNTAIN VIEW AVENUE**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 155 Mountain View Avenue. Notice of the Public Hearing was published in the *Danville Register & Bee* on November 19, 2024, and November 26, 2024.

December 3, 2024

Mayor Jones recognized Walter Lucas, Director of Capital Improvements for Danville Public Schools, who gave a brief presentation to Council about the special use permit the School was requesting to help with parking congestion on the street. No one further desired to be heard, and the public hearing was closed.

Council Member Vogler **moved** for adoption of an Ordinance entitled:

**ORDINANCE NO. 2024-12.15**

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24- 00527, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MINIMUM YARD REQUIREMENTS AT PARCEL 26346 (155 MOUNTAIN VIEW AVENUE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 19.

The Motion was **seconded** by Vice Mayor Miller.

Council Member Vogler stated he was very familiar with this school, and this was needed for the neighborhood. Council Member Whittle asked if this was primarily on the Averett side and Mr. Lucas stated that it was.

The **Motion** was carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF THE CITY MANAGER'S AMENDED EMPLOYMENT AGREEMENT**

Council Member Buckner **moved** for adoption of a Resolution entitled:

**RESOLUTION NO. 2024-12.03**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA APPROVING THE CITY MANAGER'S AMENDED EMPLOYMENT AGREEMENT.

The Motion was **seconded** by the entire City Council and carried by the following vote:

VOTE: 9-0  
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,  
Saunders, Vogler, and Whittle (9)  
NAY: None (0)

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION  
ORDINANCE FOR USDA GRANT FUNDS FOR FOOD SERVICES AT W. W. MOORE, JR.  
DETENTION HOME**

Upon **Motion** by Council Member Buckner and **second** by Council Member Whittle, an Ordinance entitled:

**ORDINANCE NO. 2024-12.17**

December 3, 2024

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE FOR A FEDERAL GRANT IN THE AMOUNT OF APPROXIMATELY \$70,489 TO AID THE FOOD SERVICE OPERATIONS AT W. W. MOORE, JR. DETENTION HOME AND APPROPRIATING SAME.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE FOR VIRGINIA JUVENILE COMMUNITY CRIME CONTROL ACT FUNDING APPROPRIATION**

Upon **Motion** by Council Member Buckner and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-12.18**

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE FOR A GRANT FROM THE DEPARTMENT OF JUVENILE JUSTICE IN THE AMOUNT OF \$86,999 AND A LOCAL SHARE OF \$39,830, FOR A TOTAL APPROPRIATION OF \$126,829, TO PROVIDE FOR THE ELECTRONIC MONITORING AND OUTREACH DETENTION PROGRAMS, ONLINE INTERVENTION PROGRAMS, AND PRO- SOCIAL SKILLS PROGRAMS FOR THE CITY OF DANVILLE AT THE W. W. MOORE JR. DETENTION HOME AND APPROPRIATING SAME.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FUNDS FOR RENOVATIONS AT DAN RIVER FALLS**

Upon **Motion** by Vice Mayor Miller and **second** by Council Member Mayo, an Ordinance entitled:

**ORDINANCE NO. 2024-12.19**

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FUNDING FROM UNASSIGNED GENERAL FUND BALANCE AND OPERATING FUNDS FOR RENOVATIONS AT THE DAN RIVER FALLS BUILDING FOR CITY OFFICES IN THE AMOUNT OF \$5,600,000 AND APPROPRIATING SAME.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

**COMMUNICATIONS FROM VISITORS**

No citizens signed up to speak.

**COMMUNICATIONS**

City Manager Ken Larking noted he appreciated the confidence Council had in him. Mr. Larking stated he has lived in a lot of places in his life, but has never lived anywhere longer than he has lived in Danville, was very appreciative that he can call Danville home, and hoped to keep it home for many years.

December 3, 2024

City Attorney Clarke Whitfield congratulated the Mayor for the award presented to him tonight, for his service in the military and the public service he has provided since he came back home.

There were no communications from the Deputy City Manager or City Clerk.

Council Member Buckner congratulated the Mayor on an award well deserved. Mr. Buckner invited everyone out this Saturday, December 7 from 11:00 am to 4:00 pm, at Angler's Park, for the First Annual Car Gathering and Toy Drive presented by the Juice Crew, a regional car club. Any questions can be directed to Jason at 434-429-9649. The Christmas parade will be this Sunday, December 8.

Council Member Campbell reminded everyone about the Christmas parade this coming Sunday, it should be a great event, commended the City Manager for a job well done, and congratulated the Mayor for his award. Rev Campbell noted he hoped that everyone had a wonderful Thanksgiving and was looking forward to Christmas.

Council Member Hood congratulated Ms. Katillia Johnson for getting her special use permit for the daycare center; she has been instrumental to the youth of Danville. Mr. Hood recognized Mr. Howard Krump with the Danville Railway Club, thanked the Mayor for his leadership and service, and thanked the City Manager and Deputy City Manager.

Council Member Mayo thanked the Mayor for his service and congratulated him on his award. Mr. Mayo thanked the City Manager and Deputy City Manager for the work they do for the City. Mr. Mayo noted he was looking forward to the parade on Sunday. The Christmas season was here, and a Merry Christmas to everyone.

Vice Mayor Miller congratulated the Mayor on his award tonight, Mr. Saunders surprised everyone with that. Vice Mayor Miller congratulated the G.W. football team for their season. Friday night there will be a Christmas tree lighting at the fountain, the Christmas market will be held on Saturday at the Community Market, and there will be an event at Mt. Vernon church for parade goers this Sunday.

Council Member Saunders thanked the Mayor but more importantly to Council Members and everyone watching, he hoped they heard what Sergeant Fitzgerald stated about the Mayor's accomplishments while in service. Mr. Saunders thanked the City Manager for the excellent job he has done for the city, thanked the City Clerk for all that she continues to do and thanked the Deputy City Manager for what he does for the City.

Council Member Vogler congratulated the Mayor on his award, noted the Christmas parade was this Sunday and talked about the Model A truck he will be riding in. Mr. Vogler noted the GW Basketball season was about to start, and the Harry Johnson Holiday Classic was coming up after Christmas. Mr. Vogler apologized for being a little late due to being in Richmond all day for other meetings, and hoped everyone had a fantastic Thanksgiving.

Council Member Whittle thanked everyone who served this country, they appreciate all of their Veterans and their service in the military.

Mayor Jones thanked Council Member Saunders for the recognition tonight, it meant a lot, and it was greatly appreciated. Mayor Jones noted Mr. Saunders touched him in many ways this evening, and thanked him and Master Sergeant Fitzgerald being here to present the plaque.



December 3, 2024

Mayor Jones talked about the importance of getting more involved with the young people in what they need and their struggles.

The meeting was adjourned at 8:41 pm.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

DRAFT

November 19, 2024s

A Special Work Session of the Danville City Council convened on November 19, 2024, at 5:30 p.m. in the Fourth Floor Conference Room located on the Fourth Floor of the Municipal Building. The following Council Members were present: James B. Buckner, L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry P. Mayo, Vice Mayor Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (9).

Staff Members present were: City Manager Ken F. Larking, Deputy City Manager Earl B. Reynolds Jr., City Attorney W. Clarke Whitfield, Jr., and City Clerk Susan M. DeMasi.

Mayor Jones presided.

## **WORK SESSION ITEMS**

### **DISCUSSION OF PARKING STUDY**

City Manager Ken Larking explained this meeting was to discuss parking in the downtown area; there will be three presentations. One will be about a parking strategy that staff recommends being implemented to help with the various parking concerns downtown. The next two will be two parking deck projects, one on Spring Street and one on Lynn Street, that were in some stage of development.

Assistant Director of Economic Development, Kelvin Perry, noted the City engaged, about 4-5 months ago, Parking Whisperer and Pivot Parking to look at parking enforcement strategies. John Oglesby, Gary Means and Brandon Lauterbach were there this evening.

John Oglesby of Parking Whisperer stated Parking Whisperer was an operational consulting firm; they go into situations and find ways to improve and enhance, increase revenues, and decrease expenses.

Mr. Oglesby explained they came up with six very specific primary recommendations:

1. Initiate and expand the timed parking spaces with consistent compliance to best serve Danville's River District and core downtown areas.
2. Review and Address the needs of the key groups currently using the public parking inventory.
3. Implement a residential parking permit program (RPPP) in appropriate areas.
4. Transition the consulting portion of the project (Phase 3).
5. Create a Parking Authority, it was not mandatory but there were a lot of advantages to it.
6. Funding the parking plan.

Mr. Vogler stated he was glad that loading zones were being looked at; right now they were either usable parking spaces, and some were listed as loading zones and never changed and were not active loading zone anymore. Mr. Oglesby stated their recommendation was that the City, or if the City decided to set up a parking authority, that all final decisions would rest within in that group. Their recommendation specific to Mr. Vogler's question was, no, they do not think it should be paid during loading zone hours; loading zone hours may vary depending on the businesses that it served. Mr. Oglesby noted in Denver, one of the most positive things they did was to recognize where the loading zones that didn't need to be there any longer were removed and converted back into paid parking areas. They found that in most cases by about 3:30 – 4:00 p.m., the loading zones were no longer used and in most cities they either stay loading zones or the signage was quiet. There was a very healthy balance between the loading zone as it was designed to be and then be able to generate income particularly in this area where there was a

real density opportunity where they think they can help improve things as far as the flow and also get more people where they need to be for a greater part of the day.

Mr. Oglesby noted the parking authority typically answers directly to the City Manager and/or the City Council. There were funding opportunities, often federal or state grants, and it can often tie into transit. It has a lot of flexibility in things that the City Council cannot do as easily, but mostly it was an advantage with business groups. Phase 3 goes into a sixty to ninety day period where Pivot or the City's designated representatives come in and evaluate what was going on and ascertain exactly where the areas were. They have also received tremendous feedback from citizens to tell them where they think the issues were. By simply monitoring the one and two hour spaces, they will solve the vast majority of the problem with employees. Mr. Oglesby noted they do not recommend single space meters; there were multi space meters and kiosks that were far more efficient. A lot of cities were moving away from meters and going with mobile payment using a cell phone.

Dr. Miller noted with the loading zones, the violators were the people delivering the goods, they were out there when it was not loading zone time, blocking access and taking up several parking spaces; who was going to enforce this. Mr. Oglesby explained the recommendation they have was the parking authority would retain a parking operator; Pivot Parking has been involved since day one, and would provide that. As far as the loading zone, people that were abusing it, they can set up a loading zone like any other space, with a one hour maximum. The program they were recommending utilizes proven technology that will allow them to either scan license plates or record them in another manner. They will know the time they were seen, how long they were there and their duration.

Mr. Mayo questioned the Resident Only, develop criteria, what does that mean for families with visitors from out of town and Mr. Oglesby stated that visitors that were coming to see a resident, they will develop a resident parking program. It really comes down to the parking authority and what decisions were made. Mr. Oglesby noted as far as visitors, cell phones were an opportunity; they can set up a validation program where each resident in certain areas can have visitors that were allowed to park in certain areas for a period of time. The garages that were anticipated will also be very, very helpful; that was an opportunity for them to move a lot of residents out of the core area into those areas. Most residents were not opposed to walking; they were aware when they rented that parking may be a block or two away.

Mr. Saunders questioned how the City handled growing pains with businesses and Mr. Oglesby noted growing pains meant things were going well and having success; they will be helping those customers find a place to park. If the decision was made to go to paid parking that was another thing they can do, a validation program was another. They can also put together some parking co-ops. They do not want to have it too complicated, they want to keep it simple.

Dr. Miller noted when he visits his daughter in DC, she gets them a two- or three-day pass to park near her apartment. Mr. Oglesby noted that was something that could be done with the approval of the parking authority or City Council; it could be done with a paper hang tag or electronically on the phone. That can be tracked; a resident might have that option three times a year.

City Manager Ken Larking noted after this presentation, Council will be hearing presentations about two parking deck projects. Mr. Oglesby noted he has set up a parking authority before and worked with about fifty of them throughout his career. All of the income from parking effectively goes into a bucket; this allows for less expensive parking a little bit farther out, it also affords the opportunity to help subsize, when appropriate, parking garages. Sometimes there were additional

revenue streams in addition to the parking; it can be set up to use a mobile payment application that has the ability to send advertising out to the cell phones. That advertising was paid for by area, and some cases, national businesses; a portion of that income goes directly to the bottom line and into the parking authority.

Gary Means from Pivot Parking noted that off street parking can be parking lots or parking garages; the City really wants on street parking to be short term and off street to be long term so the workers and residents of downtown can be moved into the off street locations and that will leave a lot more spaces on street for visitors going into businesses. In their survey, almost 500 responses, 80% of the people surveyed said that there was not enough parking on street. Mr. Oglesby noted they have also recommended that they get the third party parking groups together; there was a significant amount, several hundred spaces minimum, that were underutilized; there could be some income driven by that.

Mr. Larking noted the strategy was enforcement first, compliance, and move to the other phases. There will be some changes, people will experience parking downtown a little bit differently then they have before; it was the best way to manage it and a better overall outcome in the long run. There was a need for off street parking in a parking garage as well. Mayor Jones asked the outcome of this meeting and Mr. Larking noted this part was educational and a consensus agreement that moving forward with this increased compliance strategy was a good move, later implementing strategic paid parking and the establishment of a parking authority as a recommendation. Mayor Jones asked what a parking authority would consist of and Mr. Larking noted they would be managing all of the parking downtown and making sure it was complimenting each other. Instead of managing things separately, it would be one big system and trying to encourage the right kind of behavior through a variety of means of enforcement and also paying. That revenue generated could help pay for the entire system. In some cases, the parking authority can be contracted out. Mr. Means noted the parking authority would be like some cities having a housing authority, it was a governing body that can oversee that specific asset.

Director of Economic Development and Tourism, Corrie Bobe, noted as a reminder, when the City first started talking about parking in 2011, Joe King, the city manager at the time, assigned the DDA to be the parking authority for the community. That was already in place, although they do not meet any longer. Mayor Jones noted the City has the Danville Development Authority, Council would only have to appoint people to that and Mr. Whitfield noted that was correct. Dr. Miller questioned if they would set fines and Mr. Larking stated that was how the City would enforce compliance; this was for the River District. Mr. Whittle noted there were 3,000 parking spaces in the River District, and those were the ones that would be monitored with this authority and Mr. Larking noted there was some public parking that the City controls and there was some parking that was privately owned. There could be a strategy to partner with privately owned parking owners to be a part of the program.

Mr. Larking noted the next presentation was the Spring Street Parking Deck with Michael Amensky, who will review the current plans for that deck. The Spring Street Parking Deck will be behind the former Belk building on Main Street, where there was a surface parking lot.

Mr. Amensky noted he runs a private equity firm called Rivermont Capital that manages several real estate investment funds in Danville. In 2015 they started acquiring real estate in the River District; they acquired about 600,000 square feet including the Belk Building, 18 Floyd, Richmond Cedarworks, and the Imperial Building. They manage investment funds and try to encourage other people to develop in the River District. There was a surface parking lot behind the Belk Building that would accommodate both the redevelopment of the Belk Building and probably 18

Floyd, which was a block away. They started a conversation with the City about two years ago, understood there was a greater demand for parking in the area and know the City had explored doing a parking deck across the street in that area. They started to look at the possibility of putting a parking deck on their surface parking lot. Mr. Amensky introduced Paul, via zoom, who works for Catapult Real Estate Solutions; he was a project manager they have engaged with the process, to both design a parking deck but also make sure it could get approved through the City process and accommodate all the City needs. They have been working with Dewberry locally, and Built Form was their architecture firm who they have used in the past and done similar public parking deck structures in other communities.

The surface parking lot sits behind the old Belk Building; the City anticipated a need for structured parking in this area with the investment going on with the Riverfront Park and the potential for that to create demand if there were events. The Masonic Temple was trying to get redeveloped, which does not have access to any parking; for them to be successful they would need to have parking nearby for their customers. They want to redevelop the 18 Floyd Building, and the City also has the city auditorium. For that property to be redeveloped and to be able to be used for events, there would need to be parking nearby. Mr. Amensky noted they offered, at the request of the City, to start doing some predevelopment work to see what was possible, trying to get a deck, both designed but also priced, so they could get a better understanding of the cost. As they went through the process, they came up with a 434-space parking deck, with a six-story structure. Mr. Amensky reviewed the structure with Council and noted there was a non-historic structure attached to the Belk building and they have demolished that. They have resurveyed the lot to make sure that it could work for the parking structure, and received updated pricing. They were confident now, that if the City had the funding and were interested in having a public parking deck, they could get started very quickly and complete the structure in about 13 months from start to finish. Mr. Amensky stated they would contribute the land to the City, the City would fund a parking structure and they would have a lease agreement to be able to park, both 18 Floyd and the Belk building, in the new City parking structure. Mr. Amensky reviewed the costs and noted the cost of parking structures have gone up due to inflation. It was an infill site with limited dynamics to work with, but it was a pretty efficient deck. They spent a lot of time trying to figure out what was the most cost-efficient deck that could be created on this site while still accommodating the public interest, but making sure it works well with the historic structure and was as aesthetically pleasing as possible.

Mayor Jones noted it was 400 spaces, how long would it take to complete and Mr. Amensky noted 13 months. Dr. Miller noted in Franklin, TN, they have a lot of technology in their parking deck, before going in, you know if there were spaces available, what technology would this deck have. Mr. Amensky explained that this deck has not been designed with that technology. That would come later with an operator and at the direction of a parking authority that wanted to make the investment in that type of technology, so they can manage not just the parking in the deck but parking in the entire ecosystem of downtown.

Mr. Larking noted they have received funding over the past couple of budget years for designing a parking deck on the corner of Lynn Street and Shelton; he will present the project along with its costs. Mr. Larking asked Council to remember that the costs that they present were estimates based on the best information; they never know what the true cost of something will be until it was bid out. The corner of Lynn and Shelton was an area that was seeing a lot of parking use especially with River District Social, Boston's Bourbon as well as various office users. There were other things happening in the area that was driving demand for parking, in addition to some redevelopment of lofts into apartments. This will help serve that part of downtown, closer to the community market. Mr. Larking reviewed the rendering noting it will have a brick façade, and it

was also pre-cast, which was a less expensive version of building it. The City does have a purchase agreement for the property where the parking deck would be located. They have done some preliminary work to determine if the parking deck will work there, and were there issues with the environment; no issues have been found with the history of that space. They will probably have to remove or put underground, the electrical lines because it would be really close to the building itself. The cost estimate for this parking deck, which was about 400 spaces, was almost \$17M. They were at the point where they could contract to have construction drawings done; they have budgeted the funds for that and they were approved by Council; it was an estimate, they will negotiate and see if the City can reduce it a bit. They believe they can have a design in ten months and then 14 months for construction; it will be a four-level deck. One of the things that wasn't mentioned was there will be an ongoing cost of maintenance. Based on information that Public Works received from the City of Durham, and their six parking decks, what they pay for maintenance and upkeep of those, staff has estimated that the maintenance cost would be about \$120,000 to \$240,000 annually, so \$200 to \$300 per parking space. This will probably be true of the Spring Street parking deck, it will have ongoing maintenance costs. The City has expended a certain amount of what was budgeted and have a remaining amount of \$1.2M left to pay for the construction drawings. Mr. Larking reviewed his PowerPoint relating to the cost of maintaining a parking deck and lay outs of the deck.

Mr. Larking noted Council saw different amounts, \$16M for a parking deck on Spring Street, \$17M for a parking deck on Lynn Street. There were limited ways in which the City can pay for these things; part of the way to pay for it was to establish a parking authority. It would likely have to be subsidized with City funds in order to be operational; the parking revenue generation will not pay for the parking decks, at least not initially. It was very expensive to build a parking deck, and it was not reasonable to assume that the revenue generated for parking downtown will pay for these parking decks.

In response to Rev Campbell, Mr. Larking explained that because the City has become accustomed to not paying for parking the market was broken. Because people have become used to not having to pay for it, the parking authority will be passed to implement change that will not necessarily be easy for people to deal with, but necessary in order for the City to have continued growth in the downtown. The City was at a pivotal point to decide, were they now going to take it to the next level and start investing in parking in a big way in order to take the development of downtown to the next level. There were a lot of vacant parcels, a lot of underutilized buildings that could be more fully utilized; in order for that to happen, the City needs to have sufficient parking. That will take an investment. If the City uses debt to fund these projects, if it was \$16-17M, amortized over twenty years at 5.5% interest rate, it would be about \$1.5M per year. That was something that could be partially subsidized with parking revenue through a parking authority, but likely only a portion will be able to be paid for.

Rev Campbell noted parking was necessary for a growing community, and questioned if they were depending on revenue from Caesars to make this work and Mr. Larking noted that was one way to fund it, to use the revenue from the casino to help pay for those initial years. The thought was as additional development occurs downtown that was using the parking building, that additional tax revenue will occur. The parking authority will generate a certain amount of revenue, it won't be able to pay for all of it. There will be revenue generated to the City by increased development; if it was apartments, there were more people downtown, more activity and more indirect economic impact from more spending. It builds on itself. If the goal was to have a busy, fun, with a variety of things to do type city, this was a step that needs to be made in order for that to happen.

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Mayor Jones noted his agreement with Rev Campbell, \$33M, 800 new parking spaces, and the longer the City puts it off, the more the price continues to grow. If Council says to proceed with both the decks, what does that look like for the City. Mr. Larking explained it initially was an investment in something that eventually will pay for itself through the increase of development that occurs in the Danville. They were at the point where they have citizens downtown who were not happy with the current situation. The City has a solution to help, but they also need the long-term solution of additional structure parking, and then build the entire ecosystem, all working together to encourage the kind of behavior they want to happen.

Mayor Jones asked Council their thoughts and Mr. Whittle noted he did not have enough information yet. Mr. Hood noted his agreement with the Mayor, looking at the long term and not pushing it out. Rev Campbell stated this was a no brainer, it was a priority and for businesses downtown, parking was crucial. Mr. Buckner noted he wished the City could have done it five years ago, and noted his support for the projects; they needed more information, but the preliminary numbers make sense. If it was going to cost a half million dollars a month to operate both of them, what can the City look for from the parking deck each month, and if they merge it all together, the parking authority, and writing tickets. Mr. Buckner stated he had a feeling that if they started writing tickets, people were going to stop parking where they were not supposed to park.

Mr. Mayo stated that the City has been waiting for this, it has to be done` to help the City move forward; the City was growing, with things coming. Mr. Larking stated the choice to not do it means that they will likely see buildings that were underutilized, stay underutilized. Dr. Miller noted Council has talked about this for a number of years, prices go up, it was time to do something. Once the Riverfront Park opens and there was an event there, there won't be enough parking; the City needs to get this done. Mr. Vogler noted his agreement, he thought the City needed both structures; it would help tremendously to have an actual parking facility. Mr. Larking noted there was 5M total square footage of space downtown, and about 4.2M has been developed so there was about 800,000 square footage of available, undeveloped building space yet to go; they were at the point where they need to have City owned parking.

Mayor Jones asked Mr. Larking what he was asking for and Mr. Larking noted he would ask for a consensus from Council; staff currently has budgeted and available to spend an amount to do design for Lynn Street. He would not want to spend \$1.3M to get construction drawings for a building, without consensus that Council knows the City will have to build it and pay for it. Mayor Jones noted with a straw poll that the City Manager had the consensus.

Mayor Jones thanked everyone for their presentations.

MEETING ADJOURNED AT 6:47 P.M.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

# Council Letter City of Danville, Virginia



**CL - 1780**

**NEW BUSINESS A.**

## **City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:** Special Use Permit Application for Waiver to Maximum Sign Areas.

**From:** Renee Burton, Division Director of Planning

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### **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26356 (280 Christopher Lane) in Accordance with Article 3.I. Section C Item 25.
3. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26370 (220 Cleveland Street and 228 Cleveland Street) in Accordance with Article 3.I. Section C Item 25.
4. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 74769 (1540 Halifax Road) in Accordance with Article 3.I. Section C Item 25.
5. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 60160 (1400 West Main Street) in Accordance with Article 3.I. Section C Item 25.
6. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26346 (155 Mountain View Avenue) in Accordance With Article 3.I. Section C Item 25.
7. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59935 (825 Piney Forest Road) in Accordance with Article 3.I. Section C Item 25.
8. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59920 (300 Apollo Avenue and 500 Apollo Avenue) in Accordance with Article 3.I. Section C Item 25.
9. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area



at Parcel 59898 (1070 South Main Street) in Accordance with Article 3.I. Section C Item 25.

10. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59949 (811 Northmont Boulevard and 121 Gloucester Avenue) in Accordance with Article 3.I. Section C Item 25.
11. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 04958 (1005 North Main Street) in Accordance with Article 3.I. Section C Item 25.
12. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59914 (614 Audubon Drive) in Accordance with Article 3.I. Section C Item 25.
13. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 59856 (661 Park Avenue) in Accordance with Article 3.I. Section C Item 25.
14. An Ordinance Granting Special Use Permit Application PZ24- 00522, filed by Danville Public Schools, Requesting a Special Use Permit to Allow a Waiver of Maximum Sign Area at Parcel 26422 (1215 Industrial Avenue) in Accordance with Article 3.I. Section C Item 25.

## **SUMMARY**

Danville Public Schools has requested a Special Use Permit at thirteen locations to allow a waiver of maximum signage. All thirteen locations are zoned TO-C, Transitional Office Commercial. Ground signage in the TO-C district has a restriction of 24 square feet of sign area, an additional 32 square feet of architectural elements, and a maximum height of ten feet. Danville Public Schools is requesting a waiver to allow ground signage of 95 square feet and 9' 6" in height at all thirteen locations.

On November 2, 2021, the City of Danville adopted a 1% Sales Tax Referendum. Danville Public Schools will now be able to invest dollars from this sales tax, which is expected to generate \$141 million in revenue over the next 20 years, in learning environments that are designed to help every student achieve, with a focus on 21st century upgrades, increased technology access, and eliminating the need for trailer classrooms at the elementary level, among others. (danvillepublicschools.org). There are current projects at George Washington High School, Langston School, Arnett Hills Elementary School and Forest Hills Elementary School. With the renovation of these schools, and more to come, and the new branding campaign, Danville Public Schools is creating a refreshed and future focused learning environment for each student and family.

The proposed waiver of maximum signage will allow the signage at each school to be uniform with an integrated LED message center. The message center will be used to provide information to the students, parents/guardians and the community. This information can vary from school calendars, school events or celebrations of accomplishments of students and staff.

On December 9, 2024, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit PZ24-00522 to allow a waiver of maximum sign area in accordance with Article 3.I Section C Item 25 at the following locations:

1. 280 Christopher Lane (Parcel 26356)
2. 220 Cleveland Street and 228 Cleveland Street (Parcel 26370)
3. 1540 Halifax Road (Parcel 74769)
4. 1400 West Main Street (Parcel 60160)
5. 155 Mountain View Road (Parcel 26346)
6. 825 Piney Forest Road (Parcel 59935)

7. 300 Apollo Avenue and 500 Apollo Avenue (Parcel 59920)
8. 1070 South Main Street (Parcel 59898)
9. 811 Northmont Boulevard and 121 Gloucester Avenue (Parcel 59949)
10. 1005 North Main Street (Parcel 04958)
11. 614 Audubon Drive (Parcel 59914)
12. 661 Park Avenue (Parcel 59856)
13. 1215 Industrial Avenue (Parcel 26422).

## **RECOMMENDATION**

1. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 26356 (280 Christopher Lane).
2. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 26370 (220 Cleveland Street and 228 Cleveland Street).
3. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 74769 (1540 Halifax Road).
4. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 60160 (1400 West Main Street).
5. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 26346 (155 Mountain View Road).
6. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 59935 (825 Piney Forest Road).
7. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 59920 (300 Apollo Avenue and 500 Apollo Avenue).
8. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 59898 (1070 South Main Street).
9. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 59949 (811 Northmont Boulevard and 121 Gloucester Avenue).
10. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 04958 (1005 North Main Street).
11. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 59914 (614 Audubon Drive).
12. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 59856 (661 Park Avenue).
13. It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum signage in accordance with Article 3.I. Section Item 25 at Parcel 26422 (1215 Industrial Avenue).

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## **Attachments**

1. Special Use Permit Application - Danville Public Schools
  2. Danville Public Schools Monument Signage Prototype
  3. Ordinance - 280 Christopher Lane
  4. 280 Christopher Lane - Aerials Map
  5. 280 Christopher Lane - Owners Zoning Map
-

6. 280 Christopher Lane - Land Use Map
  7. 280 Christopher Lane - Planning Commission Recommendation
  8. Ordinance - 220 Cleveland Street and 228 Cleveland Street
  9. 220 & 228 Cleveland Aerials Map
  10. 220 & 228 Cleveland Street - Owners - Zoning Map
  11. 220 & 228 Cleveland Street - Land Use Map
  12. 220 & 228 Cleveland Street - Planning Commission Recommendation
  13. Ordinance - 1540 Halifax Road
  14. 1540 Halifax Road - Aerials Map
  15. 1540 Halifax Road - Owners Zoning Map
  16. 1540 Halifax Road - Land Use Map
  17. 1540 Halifax Road - Planning Commission Recommendation
  18. Ordinance - 1400 West Main Street
  19. 1400 West Main Street - Aerials Map
  20. 1400 West Main Street - Owners Zoning Map
  21. 1400 West Main Street - Land Use Map
  22. 1400 West Main Street -Planning Commission Recommendation
  23. Ordinance - 155 Mountain View Avenue
  24. 155 Mountain View Avenue - Owners Zoning Map
  25. 155 Mountain View Avenue - Land Use Map
  26. 155 Mountain View Avenue Planning Commission Recommendation
  27. Ordinance - 825 Piney Forest Road
  28. 825 Piney Forest Road - Aerials Map
  29. 825 Piney Forest Road Owners Zoning Map
  30. 825 Piney Forest Road Land Use Map
  31. 825 Piney Forest Road - Planning Commission Recommendation
  32. Ordinance - 300 Apollo Avenue and 500 Apollo Avenue
  33. 300 & 500 Apollo Avenue - Aerials Map
  34. 300 & 500 Apollo Avenue - Owners Zoning Map
  35. 300 & 500 Apollo Avenue - Land Use Map
  36. 300 & 500 Apollo Avenue - Planning Commission Recommendation
  37. Ordinance - 1070 South Main Street
  38. 1070 South Main St Aerials Map
  39. 1070 S Main St Owners Zoning Map
  40. 1070 S Main St Land Use Map
  41. 1070 S Main Street - Planning Commission Recommendation
  42. Ordinance - 811 Northmont Boulevard and 121 Gloucester Avenue
  43. 811 Northmont & 121 Gloucester Aerials Map
  44. 811 Northmont & 121 Gloucester - Owners Zoning Map
  45. 811 Northmont & 121 Gloucester Land Use Map
  46. 811 Northmont Drive - Planning Commission Recommendation
  47. Ordinance - 1005 North Main Street
  48. 1005 N Main St Aerials Map
  49. 1005 N Main St Owners Zoning Map
  50. 1005 N Main St Land Use Map
  51. 1005 N Main Street - Planning Commission Recommendation
  52. Ordinance - 614 Audubon Drive
  53. 614 Audubon Dr Aerials Map
  54. 614 Audubon Dr Owners Zoning Map
  55. 614 Audubon Dr Land Use Map
  56. 614 Audubon Drive - Planning Commission Recommendation
  57. Ordinance - 661 Park Avenue
  58. 661 Park Avenue - Aerials Map
  59. 661 Park Ave Owners Zoning Map
  60. 661 Park Ave Land Use Map
  61. 661 Park Avenue - Planning Commission Recommendation
-

- 62. Ordinance - 1215 Industrial Avenue
  - 63. 1215 Industrial Ave Aerials Map
  - 64. 1215 Industrial Ave Owners Zoning Map
  - 65. 1215 Industrial Ave Land Use Map
  - 66. 1215 Industrial Avenue - Planning Commission Recommendation
-



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

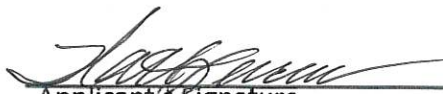
1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.
2. If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.

### PLANNING DIVISION PROVIDED INFORMATION

Application #: \_\_\_\_\_ PC Meeting Date: \_\_\_\_\_  
Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_  
Parcel ID: \_\_\_\_\_ Address: \_\_\_\_\_  
Existing Zoning \_\_\_\_\_ Future Land Use: \_\_\_\_\_

### APPLICANT PROVIDED INFORMATION

Property Location (address/ID#) 228 Cleveland St and all other DPS properties.  
Applicant: Danville Public Schools (Walter Lucas)  
Applicant's Address: 341 Main St., Suite 100, Danville, VA., 24541  
Applicant's Phone Number: (434) 799-6434 X254  
Applicant's E-mail: wlucas@mail.dps.k12.va.us

  
Applicant's Signature

9/20/2024  
Date

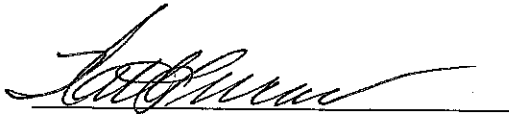
SPECIAL USE PERMIT APPLICATION  
APPLICANT PROVIDED INFORMATION

Property Location: 228 Cleveland St., Danville, VA.24541 (And all other DPS propertied)

Danville Public Schools is currently in the construction phase to renovate the J.M. Langston Campus to facilitate the relocation of the Galileo Magnet High School and the Danville Public Schools Central Office. We have designed a new digital monument sign for not only both these facilities but would like to standardize the Monument Signage at all the Danville Public Schools facilities. The purpose of this design (4'x8' digital sign attached) is to allow each facility advertise site festivities to the public and to allow DPS the capability to display district wide announcements. These signs will be placed on DPS property as funding becomes available with the proper zoning and building permit for each location before the construction of each. Therefore, Danville Public Schools is requesting a Special Use Permit allowing for the district wide installation of "Digital Monument Signage".

**Other locations could include but not limited to:**

|                                            |                      |
|--------------------------------------------|----------------------|
| 280 Christopher Lane (formaly701 Broad St) | 811 Northmont Blvd.  |
| 220 Cleveland St. (New SBO)                | 1005 N Main St.      |
| 1540 Halifax Rd.                           | 614 Audubon Dr.      |
| 1400 W Main St.                            | 661 Park Ave.        |
| 155 Mountain View                          | 1215 Industrial Ave. |
| 825 Piney Forest Rd.                       | 500 Apollo Dr.       |
| 300 Apollo Dr.                             | 121 Gloucester Ave.  |
| 1070 South Main St.                        | 141 Goode St.        |

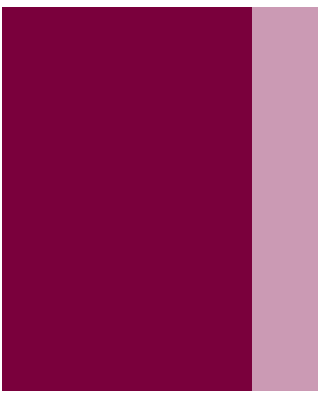


Walter Lucas

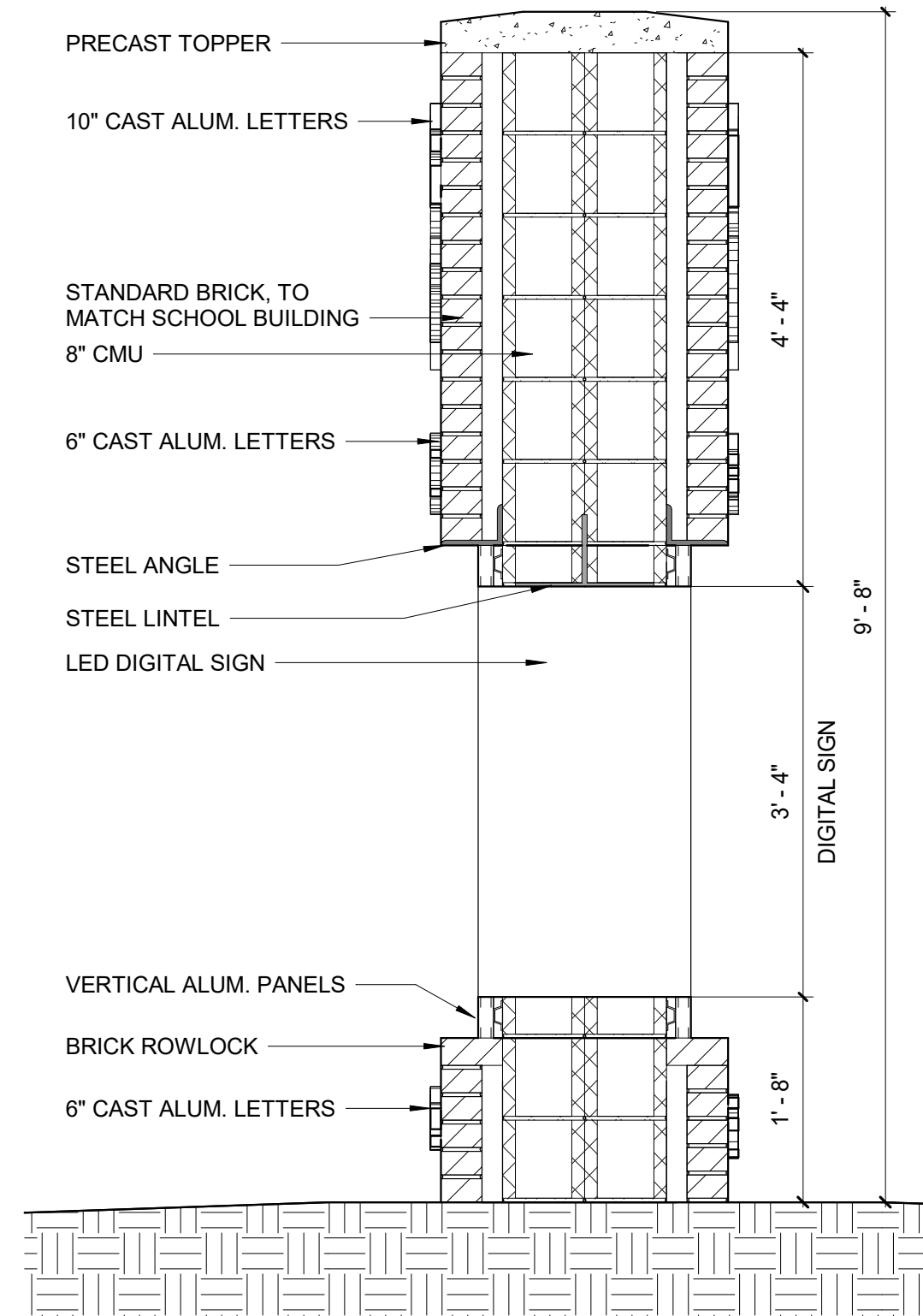
Director of Capitol Improvement

Danville Public Schools

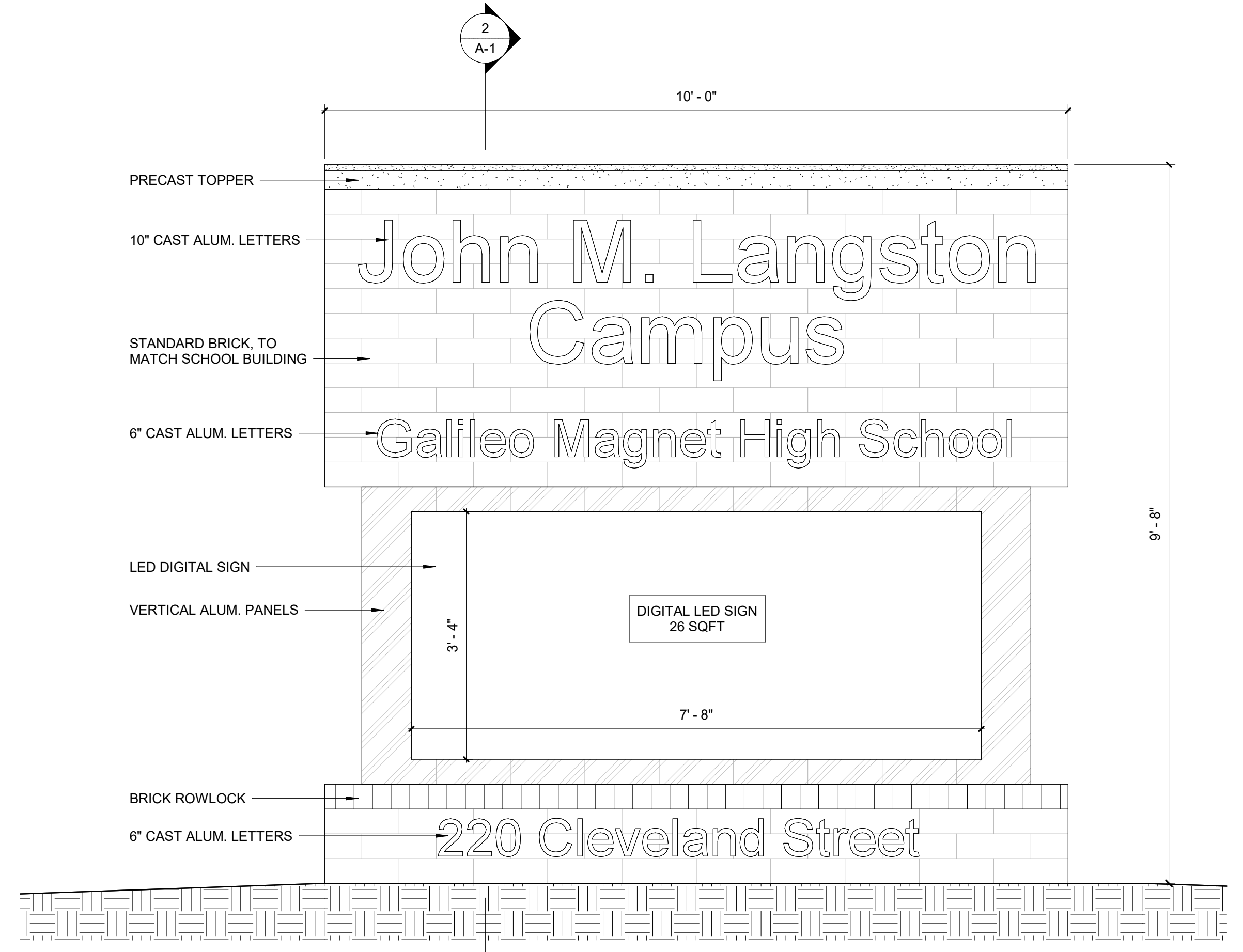




1 3D RENDER  
Scale:



2 SECTION  
Scale: 3/4\"/>



3 ELEVATION  
Scale: 3/4\"/>

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 26356 (280 CHRISTOPHER LANE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26356 (280 Christopher Lane) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26356 (280 Christopher Lane) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



Approved as to  
Form and Legal Sufficiency:

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City Attorney





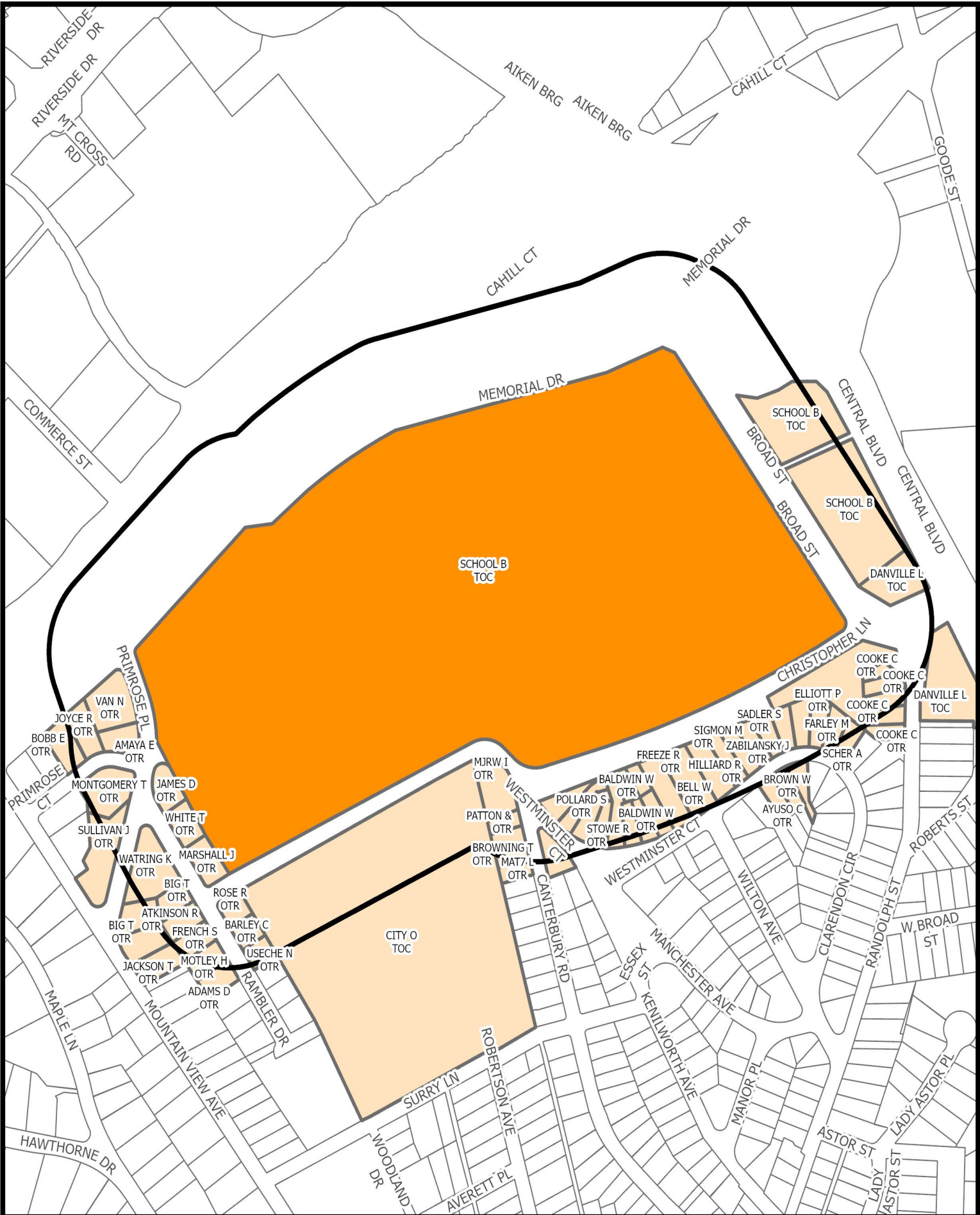
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



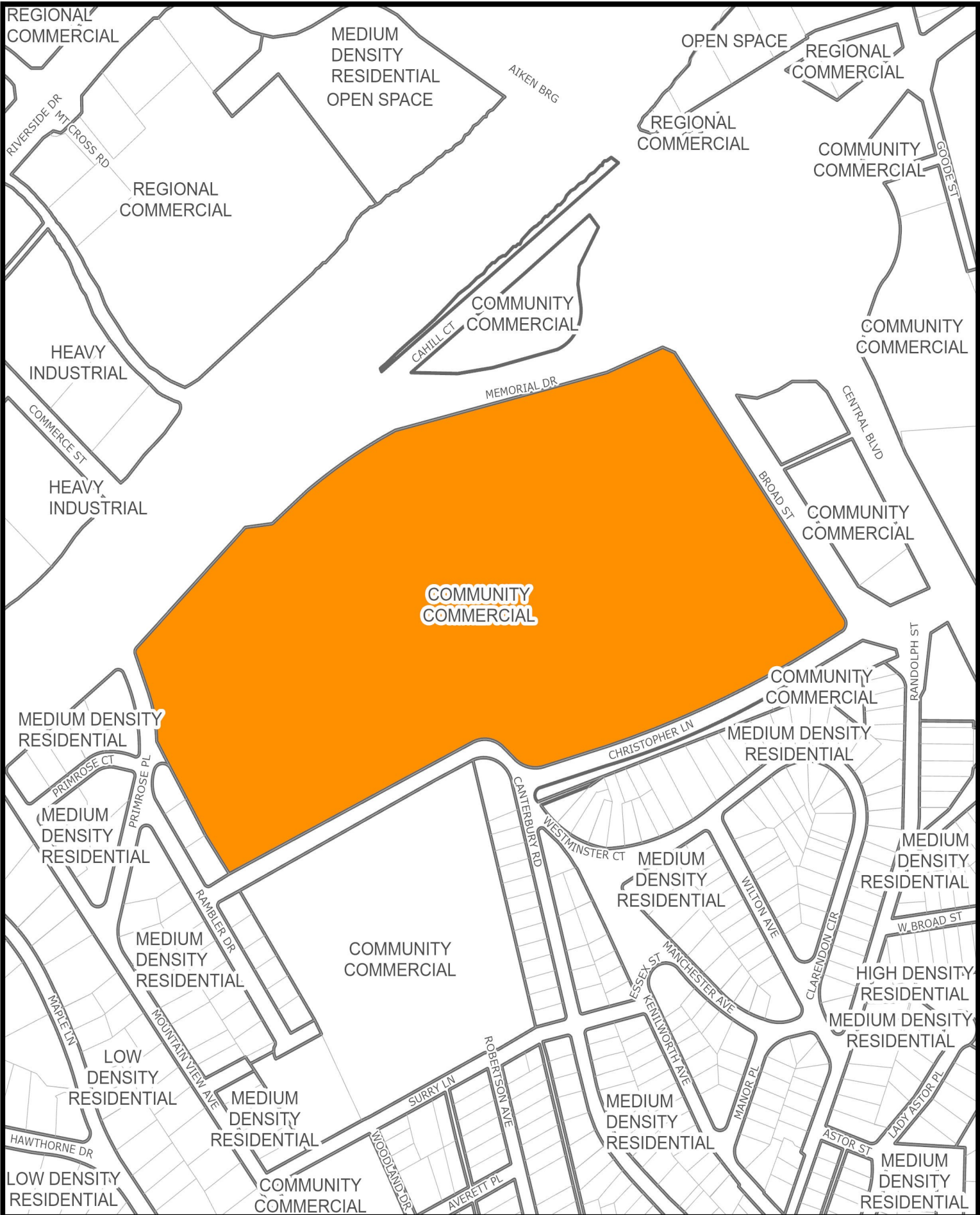


## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-004522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 280 Christopher Lane (Parcel 26356).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 26370 (220 CLEVELAND STREET AND 228 CLEVELAND STREET) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26370 (220 Cleveland Street and 228 Cleveland Street) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26370 (220 Cleveland Street and 228 Cleveland Street) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney





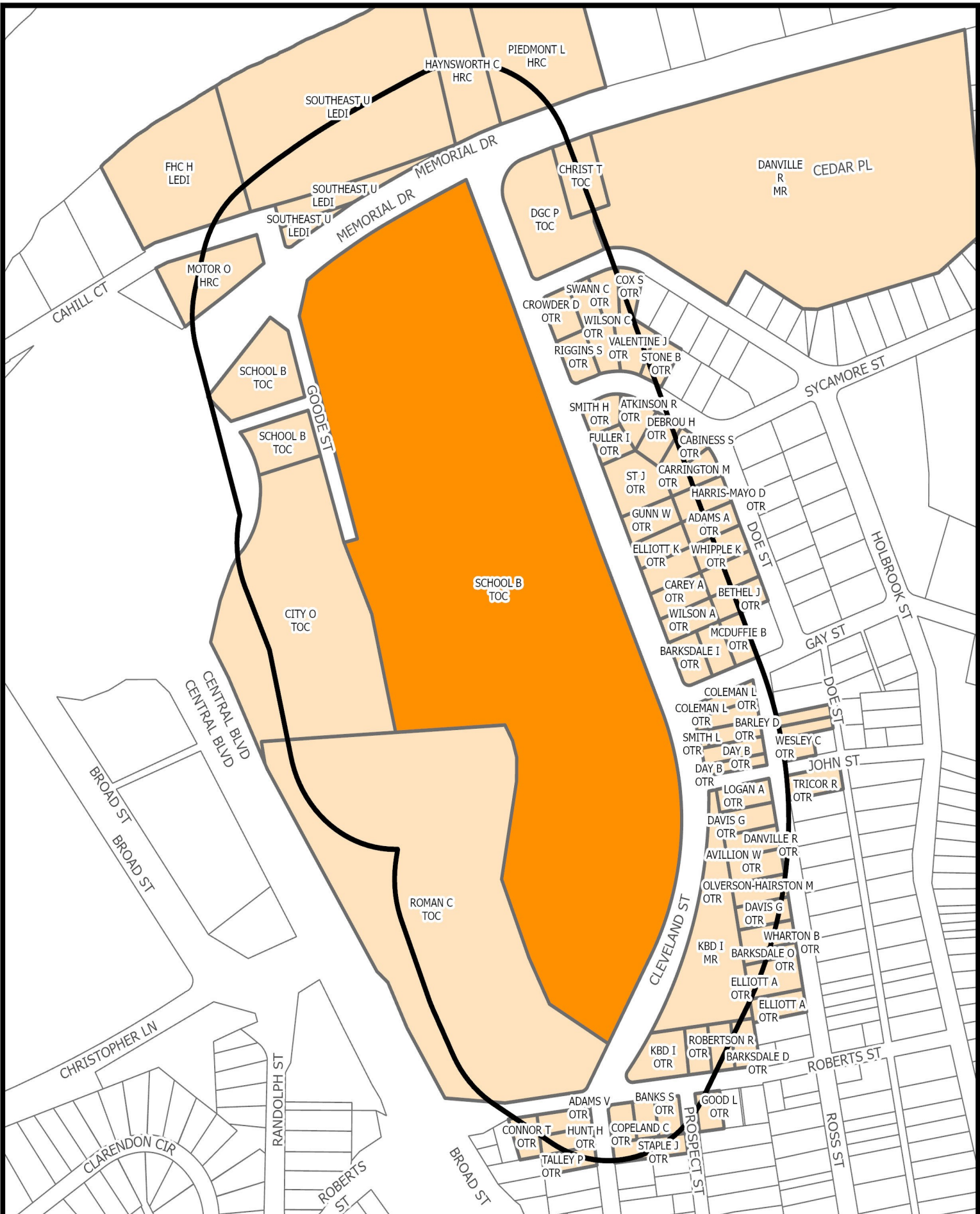
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

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10/9/2024



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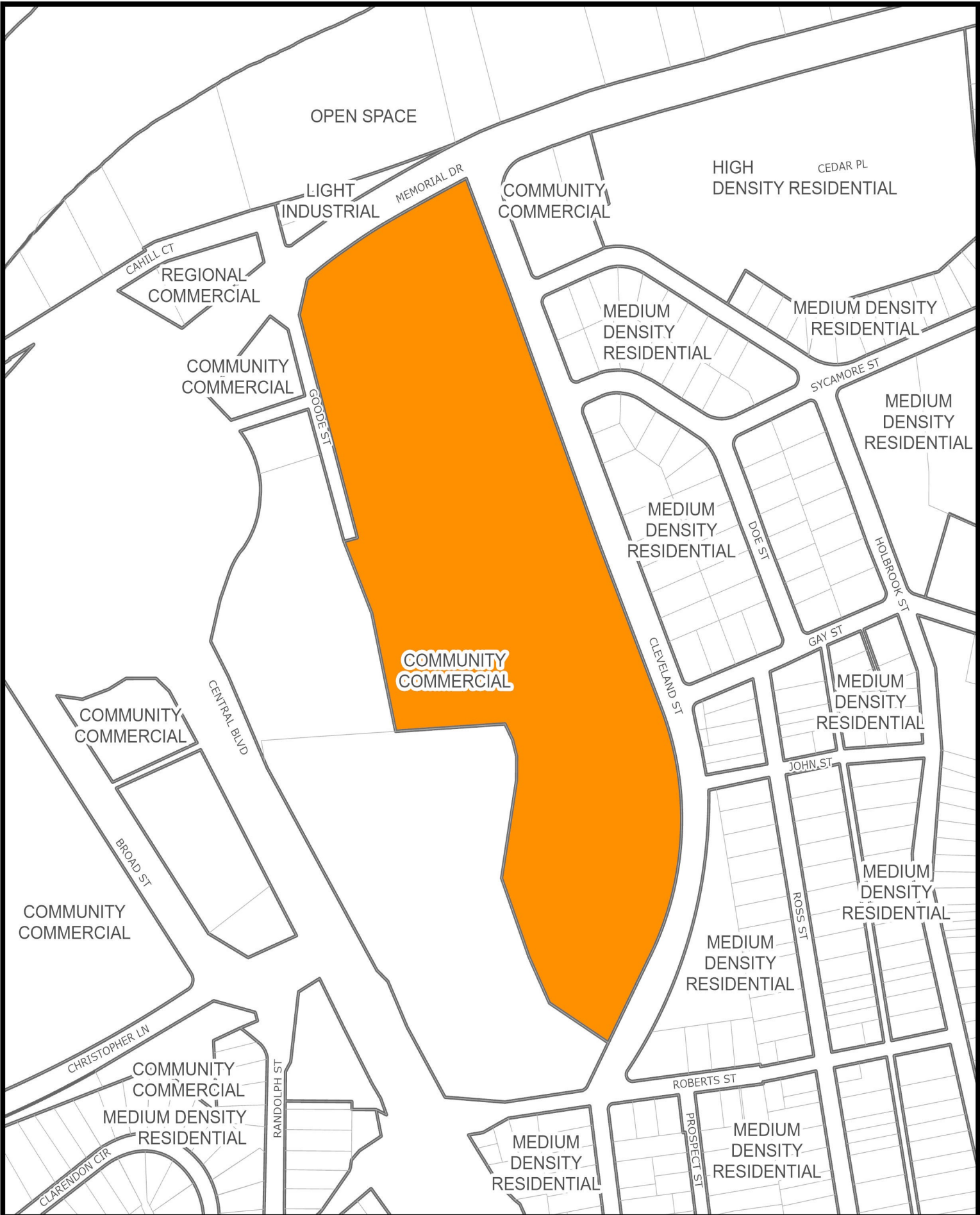


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.1 Section C Item 25 at 220 Cleveland Street and 228 Cleveland Street (Parcel 26370).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

  
Mr. Jimmy Bolton, Vice-Chair

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 74769 (1540 HALIFAX ROAD) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 74769 (1540 Halifax Road) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 74769 (1540 Halifax Road) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney





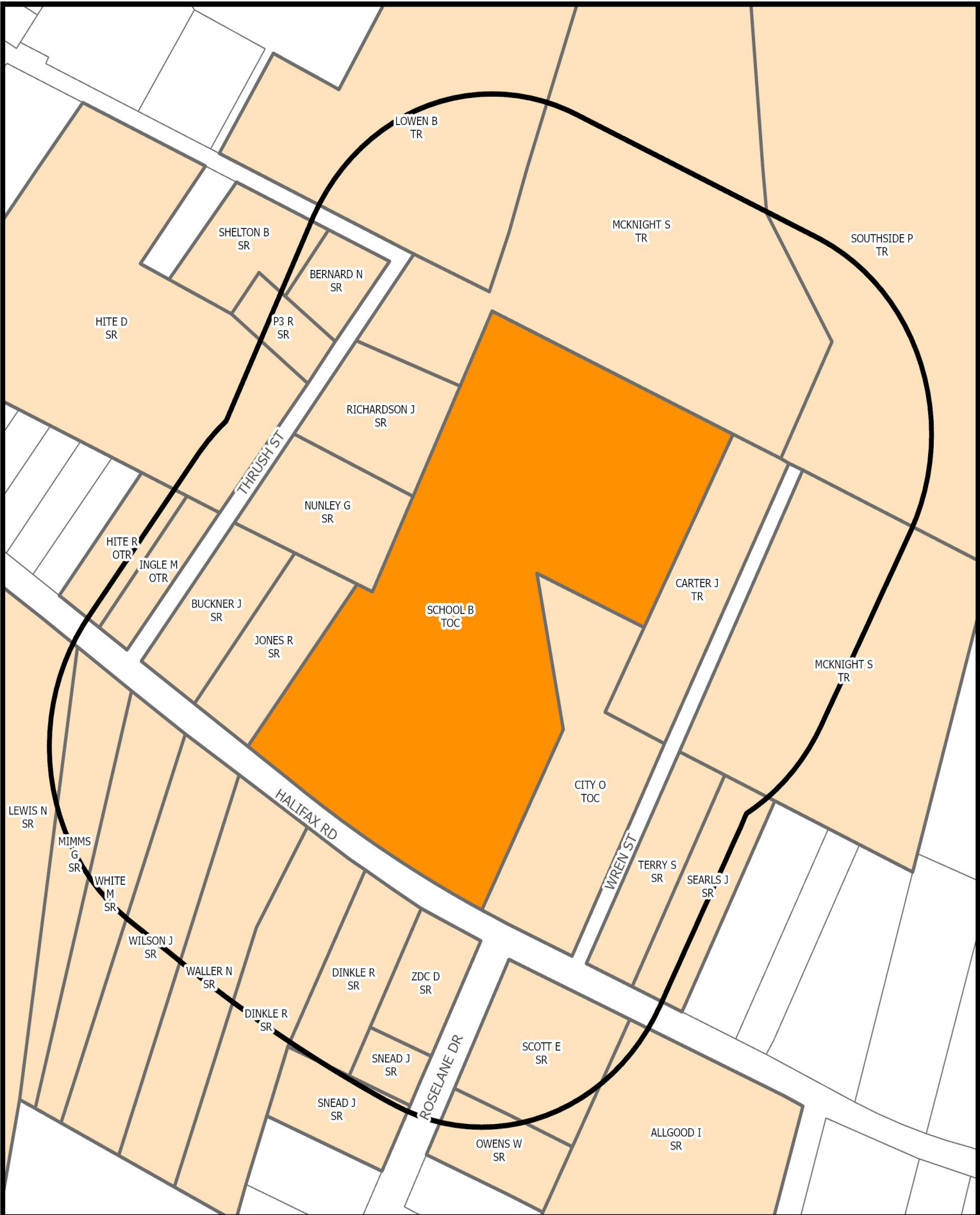
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

Prepared by:  
Planning Division  
10/9/2024



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LOW DENSITY  
RESIDENTIAL

RURAL  
RESIDENTIAL

LOW DENSITY  
RESIDENTIAL

LOW DENSITY  
RESIDENTIAL

COMMUNITY  
COMMERCIAL

HALIFAX RD

LOW DENSITY  
RESIDENTIAL

LOW DENSITY  
RESIDENTIAL

REGIONAL  
COMMERCIAL

LOW DENSITY  
RESIDENTIAL

LOW  
DENSITY  
RESIDENTIAL

## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development

### Division of Planning and Zoning

#### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 1540 Halifax Road (Parcel 74769).

#### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

A handwritten signature in blue ink, reading "Jimmy Bolton" with a stylized "B" at the end. The signature is written over a horizontal line.

Mr. Jimmy Bolton, Vice-Chair

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 60160 (1400 WEST MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 60160 (1400 West Main Street) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 60160 (1400 West Main Street) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

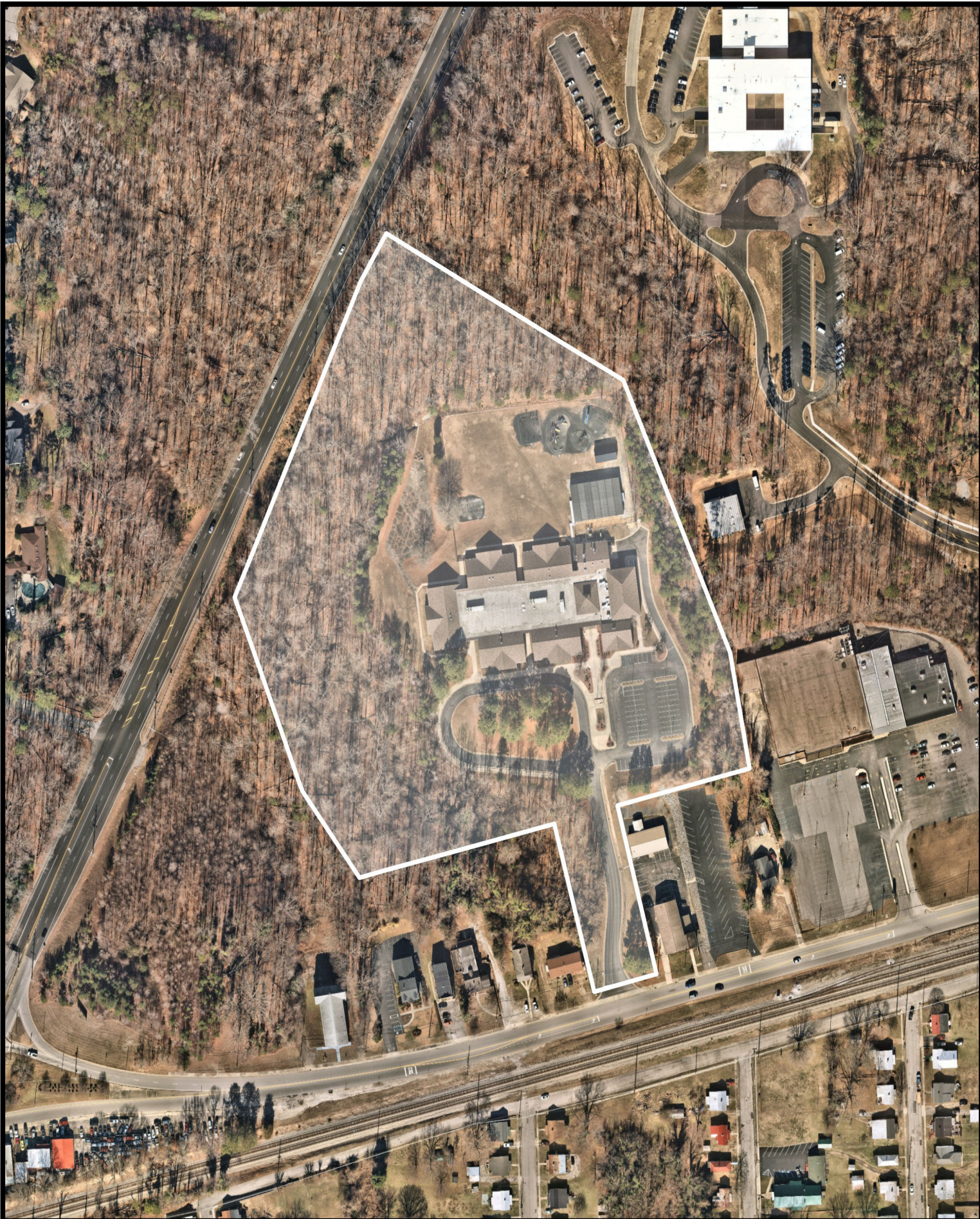
\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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LOW DENSITY  
RESIDENTIAL

MEMORIAL DR

COMMUNITY  
COMMERCIAL

COUNTRY CLUB CT

LOW  
DENSITY  
RESIDENTIAL

REGIONAL  
COMMERCIAL

NEIGHBORHOOD  
COMMERCIAL

W MAIN ST

REGIONAL  
COMMERCIAL

MEDIUM  
DENSITY RESIDENTIAL

CARLSON AVE

MEDIUM DENSITY  
RESIDENTIAL

LANIER AVE

MORRIS AVE

MEDIUM  
DENSITY  
RESIDENTIAL

ASHLAWN DR

## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 1400 West Main Street (Parcel 60160).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 26346 (155 MOUNTAIN VIEW AVENUE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26346 (155 Mountain View Avenue) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26346 (155 Mountain View Avenue) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



Approved as to  
Form and Legal Sufficiency:

---

City Attorney





## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

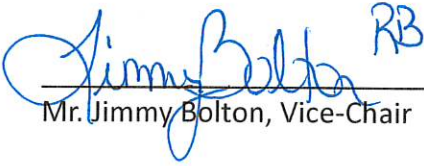
### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 155 Mountain View Avenue (Parcel 26346).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 59935 (825 PINEY FOREST ROAD) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59935 (825 Piney Forest Road) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59935 (825 Piney Forest Road) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





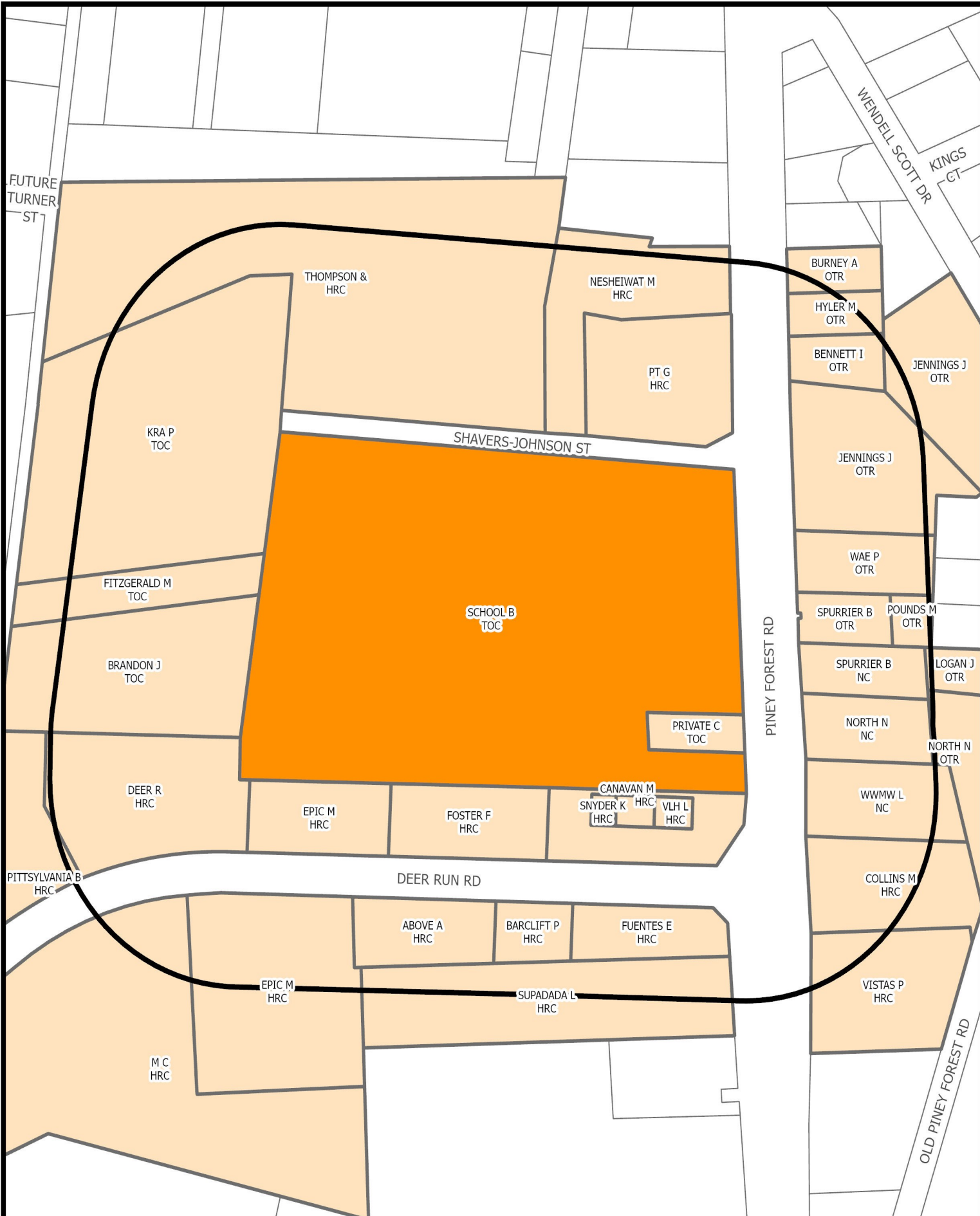
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

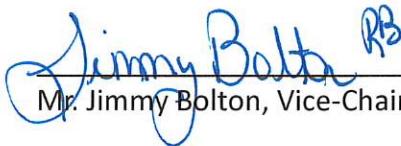
### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 825 Piney Forest Road (Parcel 59935).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 59920 (300 APOLLO AVENUE AND 500 APOLLO AVENUE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59920 (300 Apollo Avenue and 500 Apollo Avenue) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59920 (300 Apollo Avenue and 500 Apollo Avenue) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





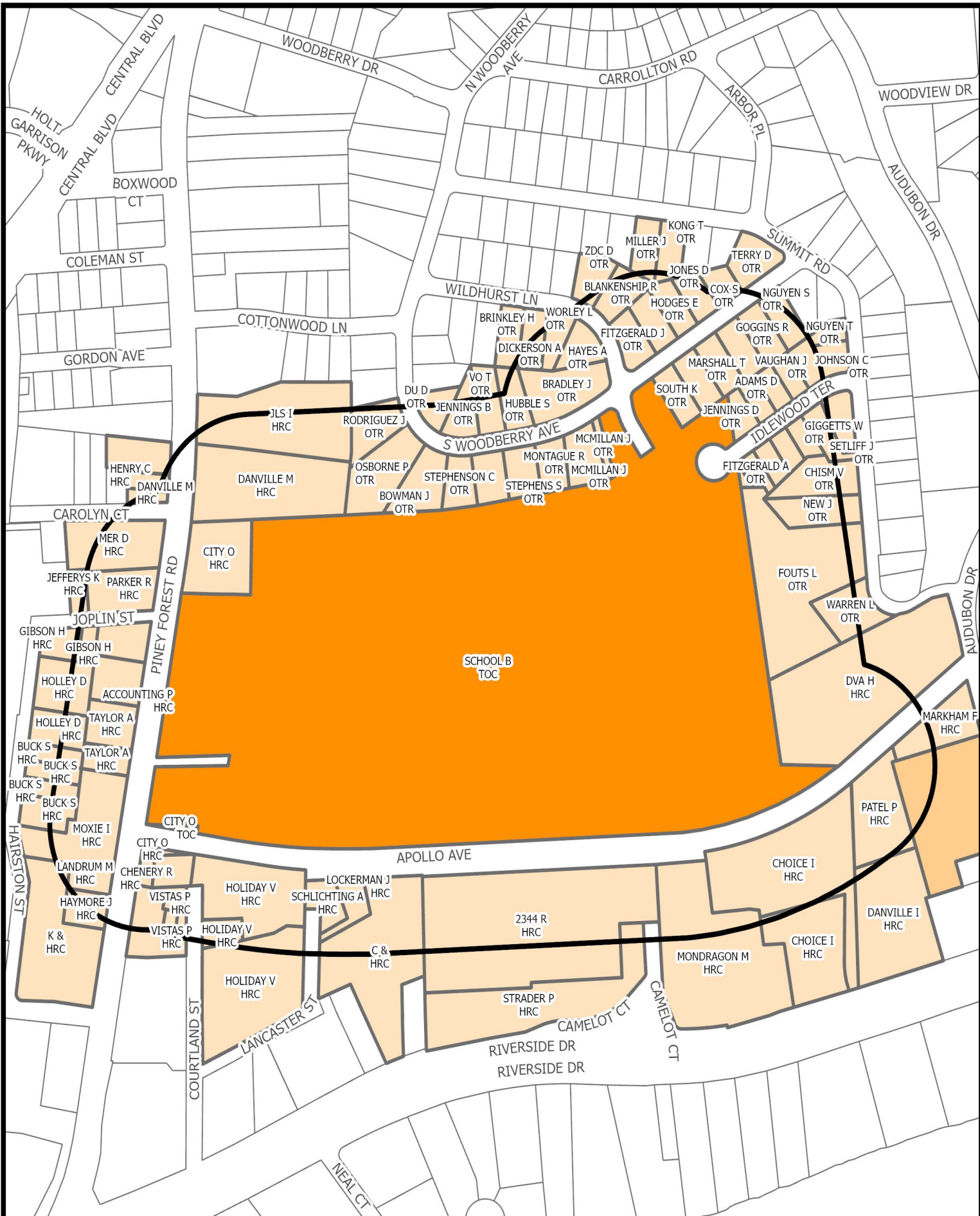
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

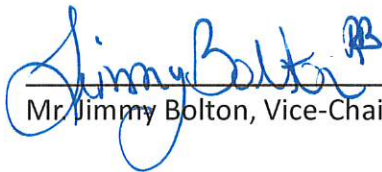
### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.1 Section C Item 25 at 300 Apollo Avenue and 500 Apollo Avenue (Parcel 59920).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 59898 (1070 SOUTH MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59898 (1070 South Main Street) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59898 (1070 South Main Street) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney





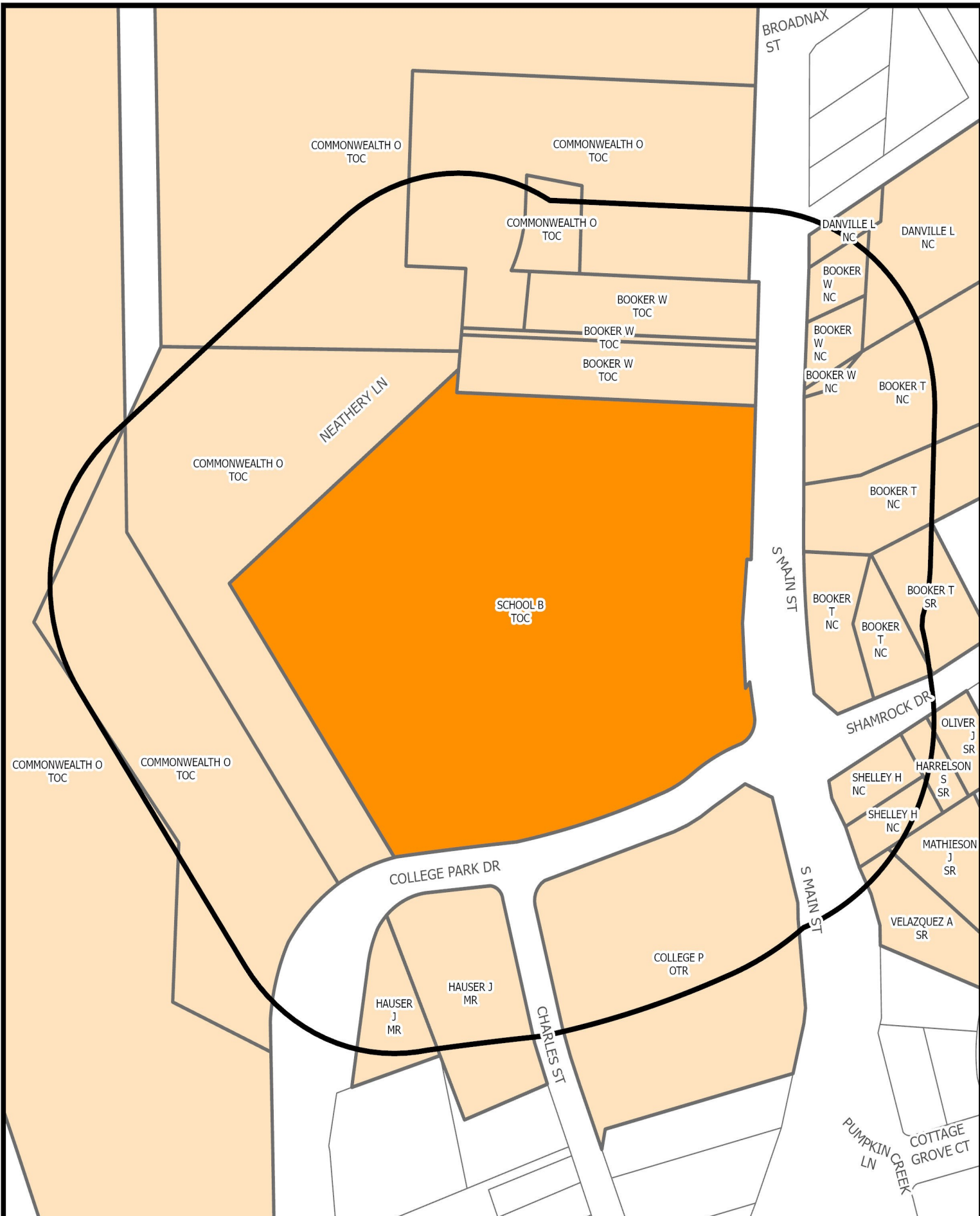
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

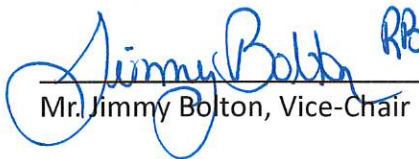
### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 1070 South Main Street (Parcel 59898).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 59949 (811 NORTHMONT BOULEVARD AND 121 GLOUCESTER AVENUE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59949 (811 Northmont Boulevard and 121 Gloucester Avenue) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59949 (811 Northmont Boulevard and 121 Gloucester Avenue) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney





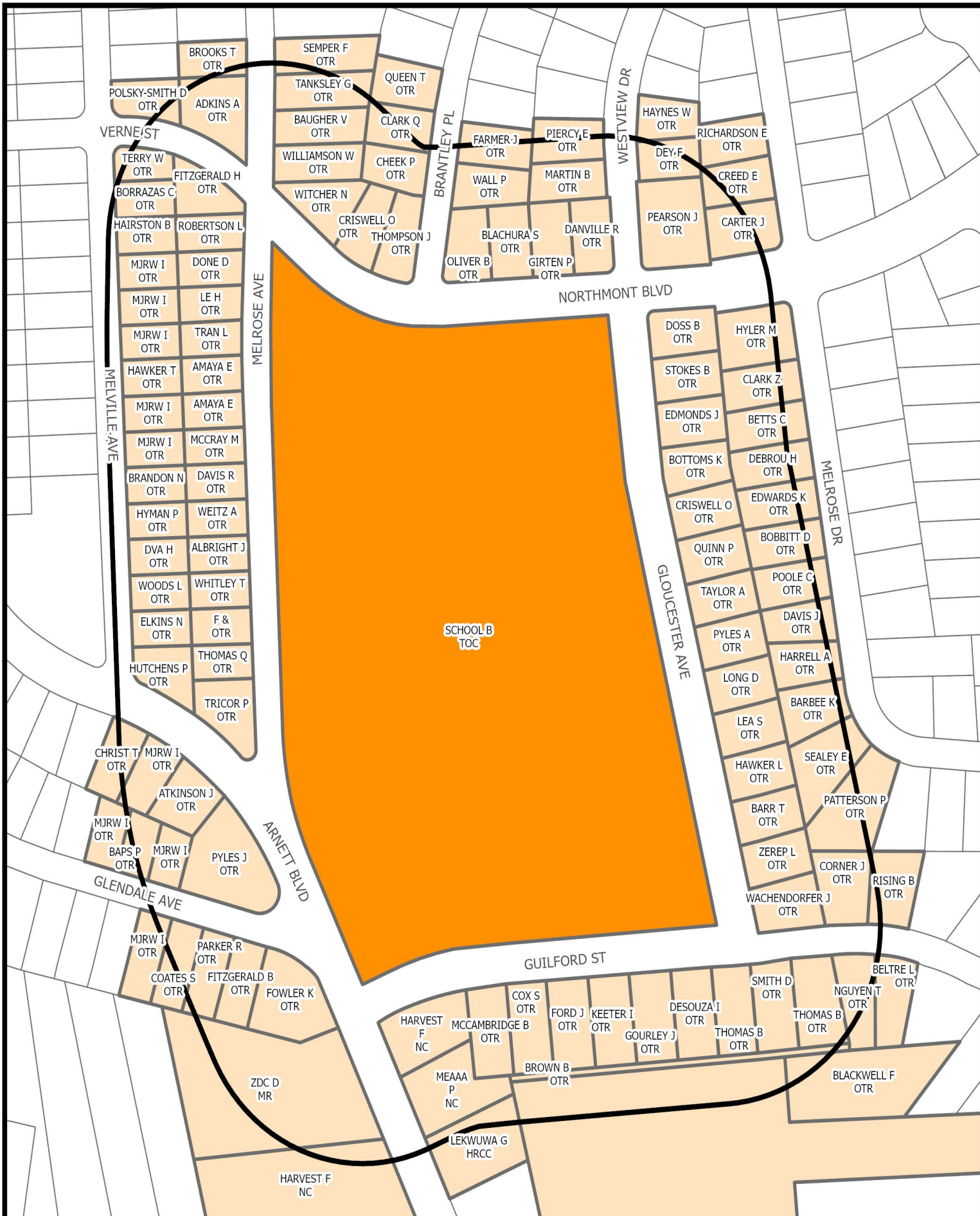
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 811 Northmont Boulevard and 121 Gloucester Avenue (Parcel 59949).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 04958 (1005 NORTH MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 04958 (1005 North Main Street) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 04958 (1005 North Main Street) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney





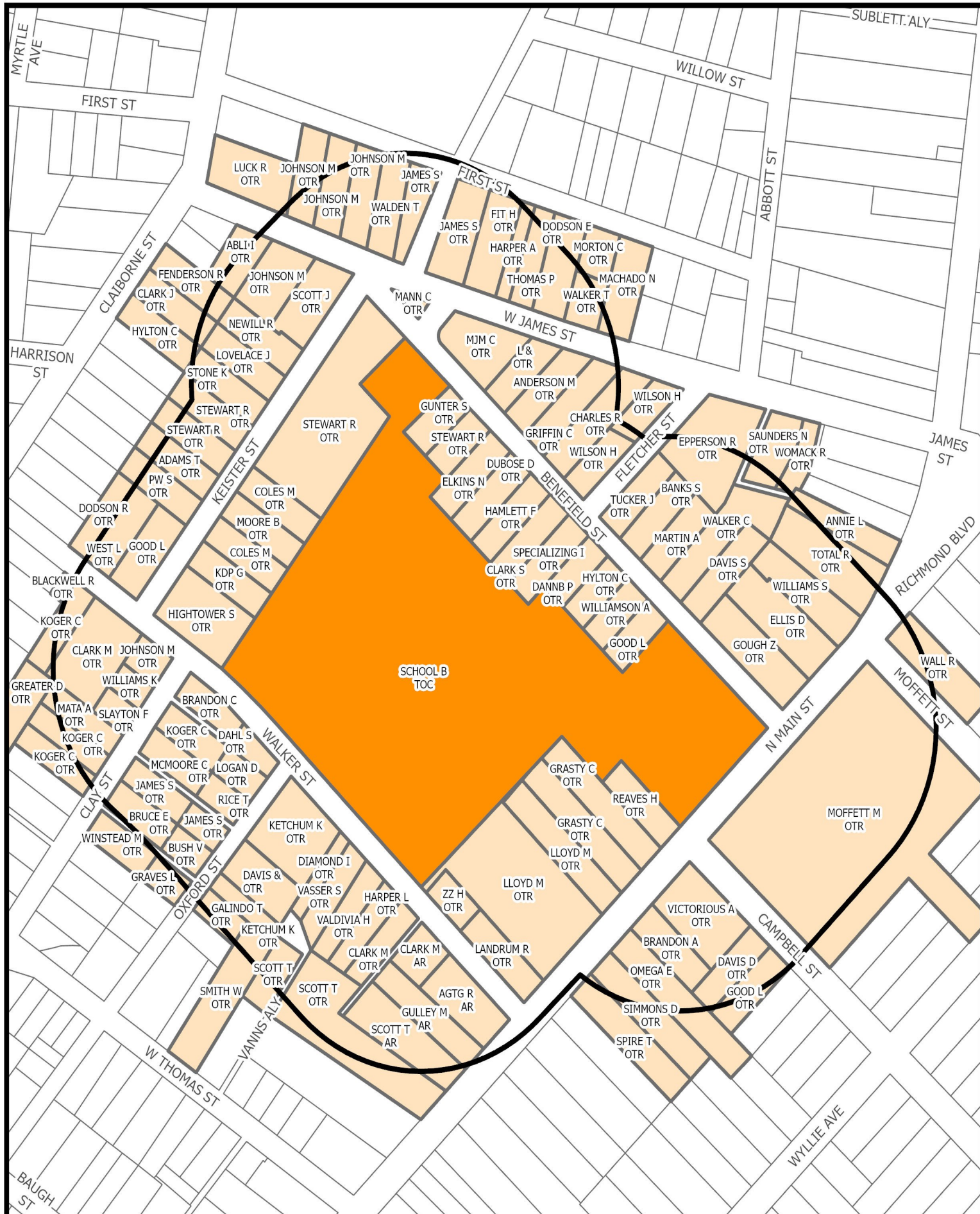
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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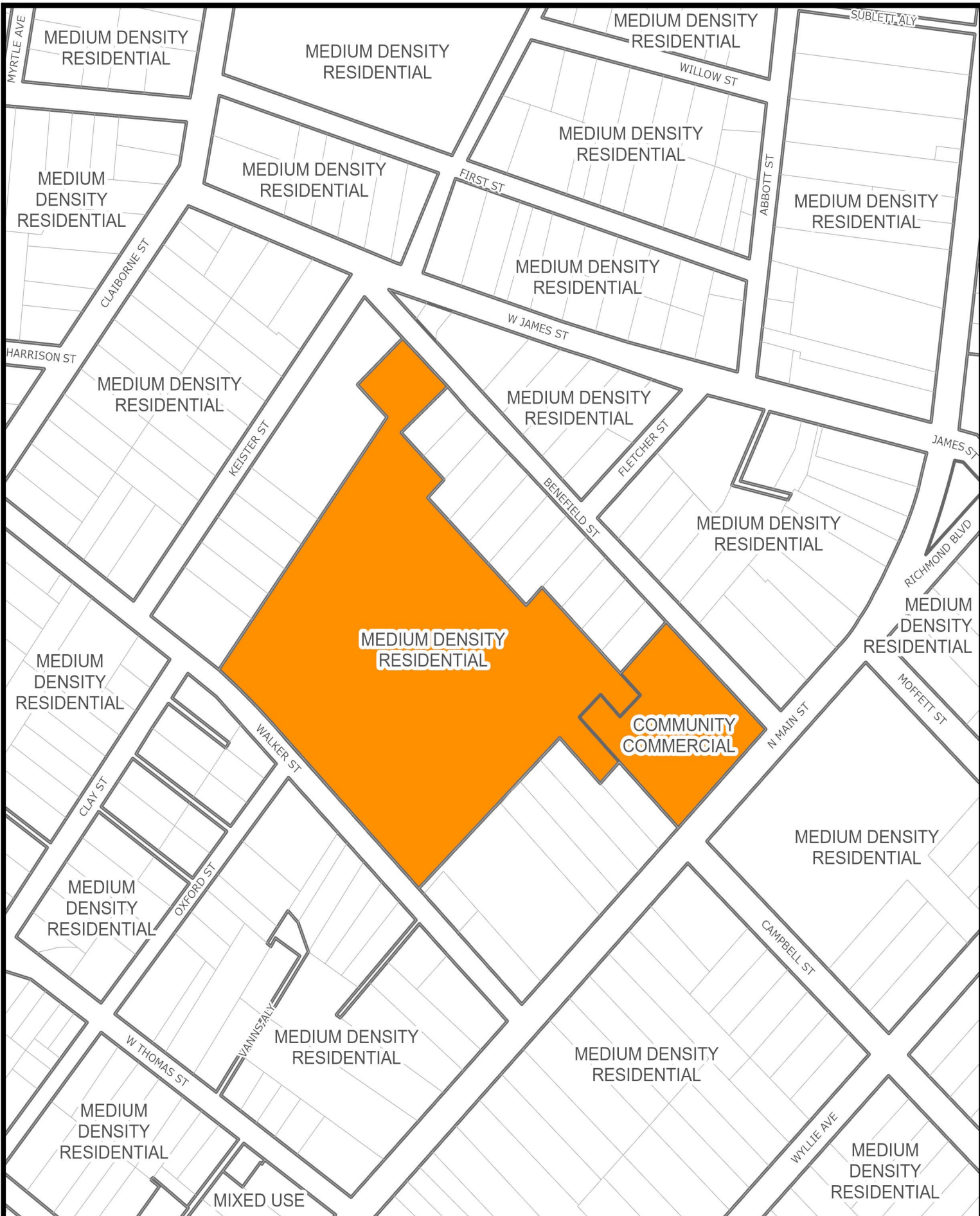
## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/9/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 1005 North Main Street (Parcel 04958).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 59914 (614 AUDUBON DRIVE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59914 (614 Audubon Drive) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59914 (614 Audubon Drive) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





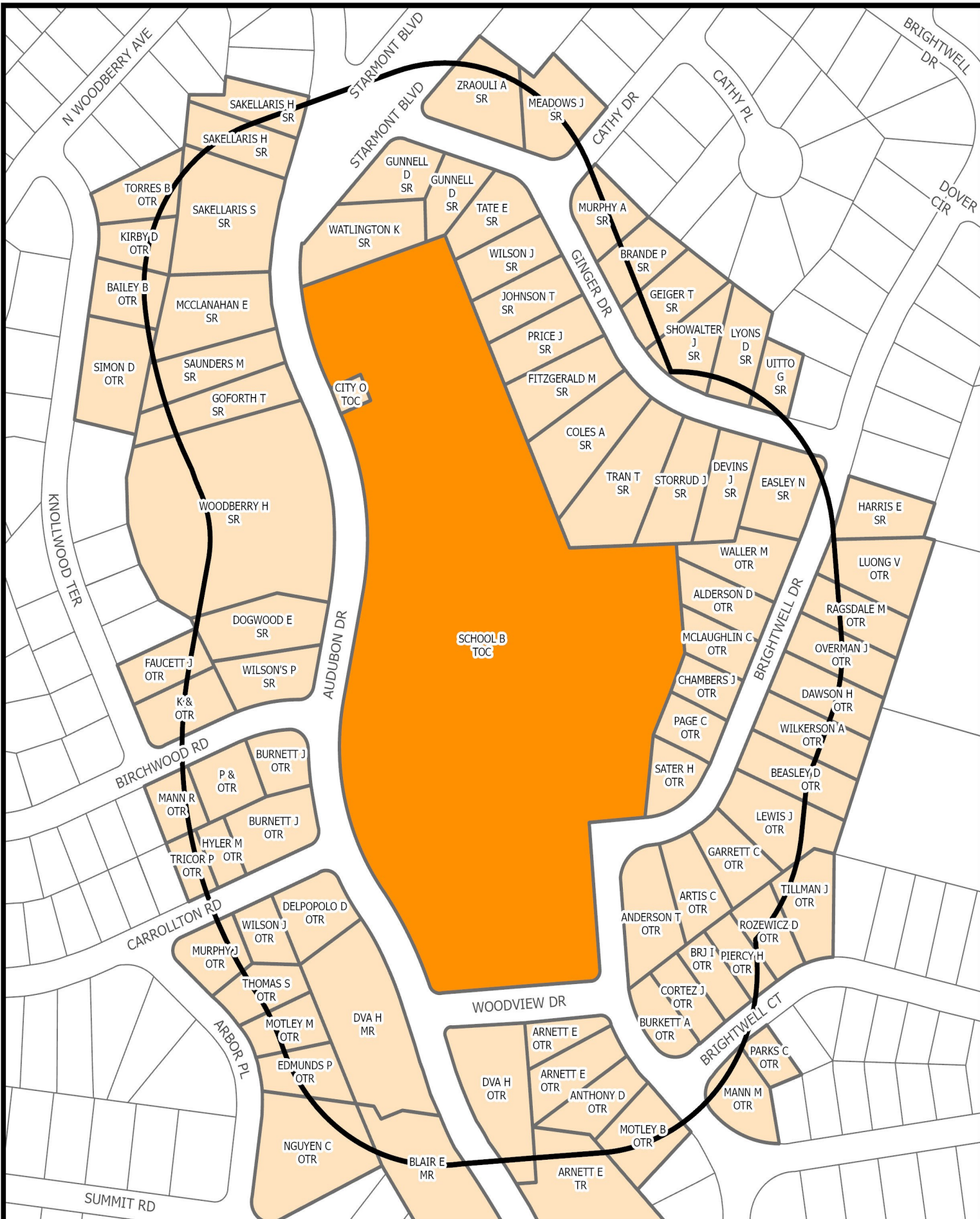
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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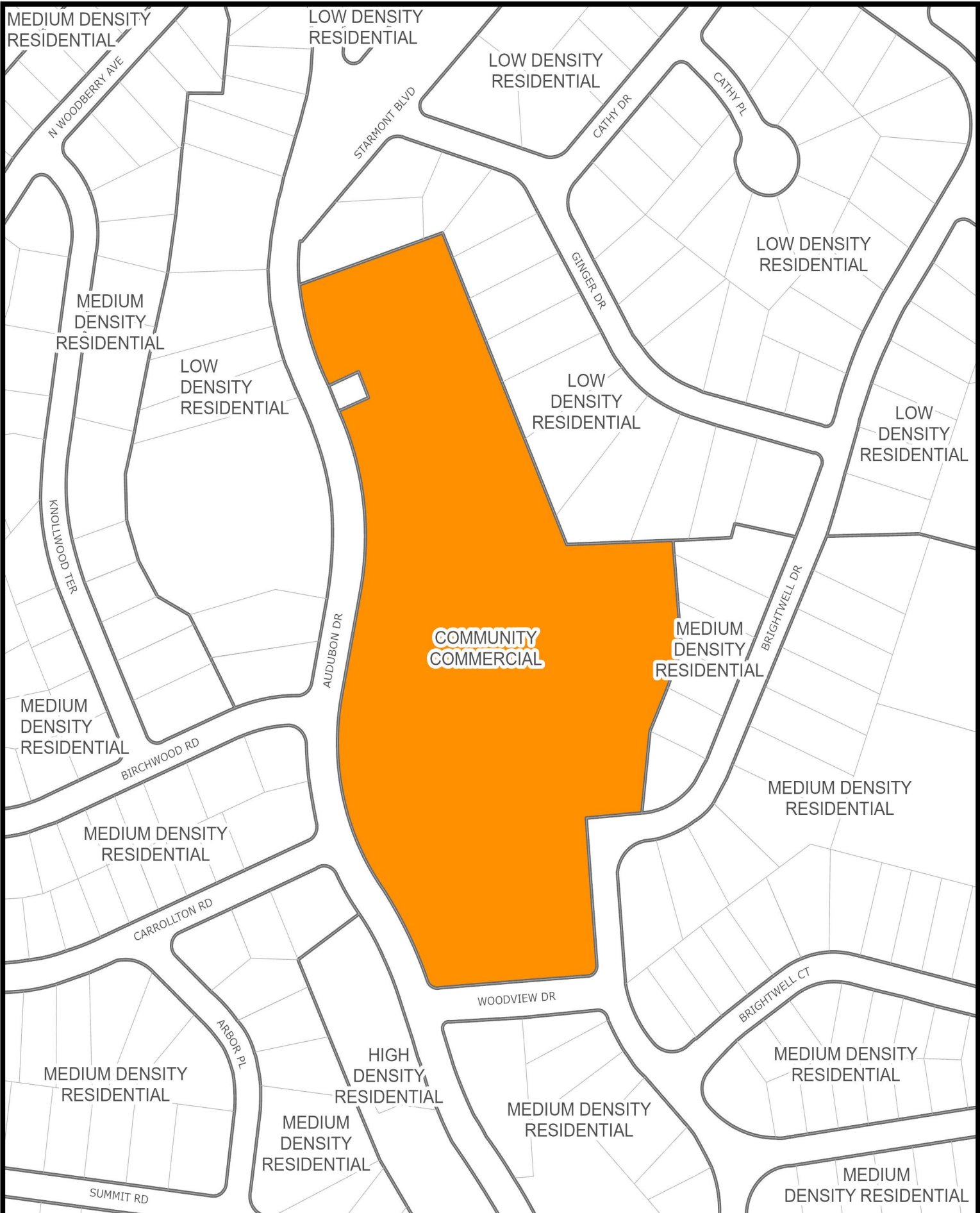


## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

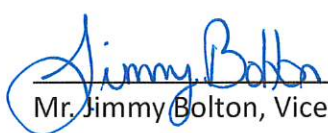
### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 614 Audubon Drive (Parcel 59914).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 59856 (661 PARK AVENUE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59856 (661 Park Avenue) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 59856 (661 Park Avenue) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





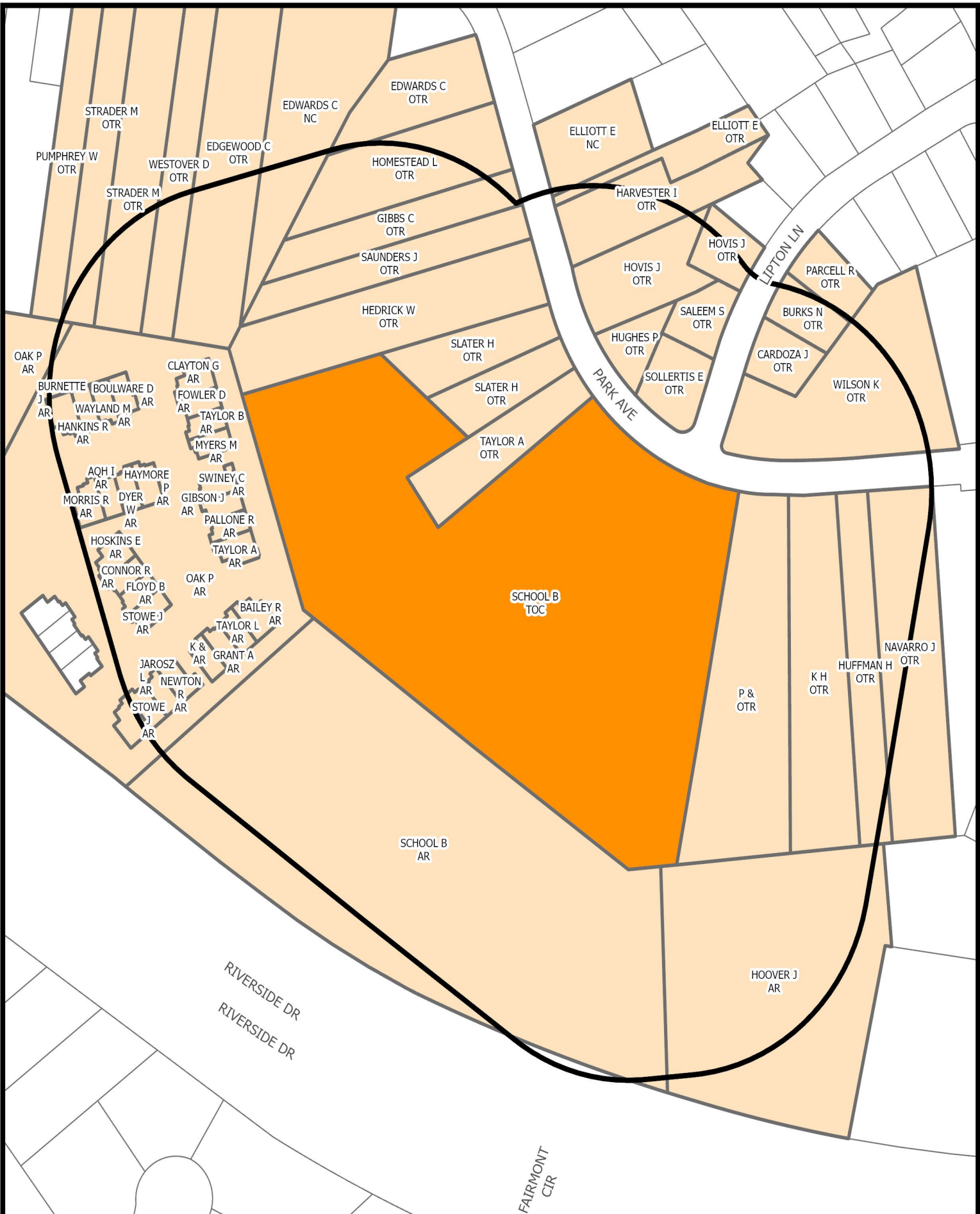
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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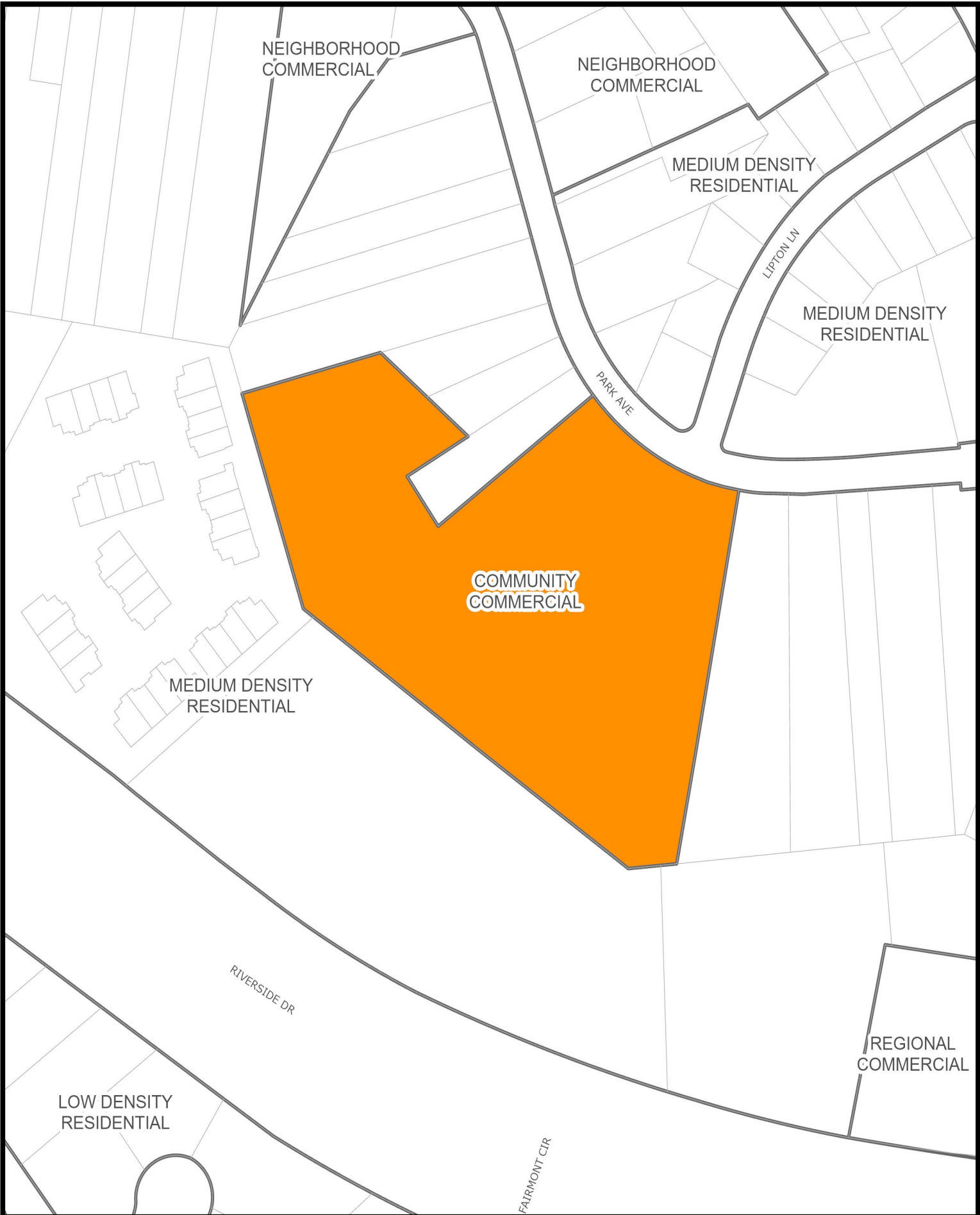


## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 661 Park Avenue (Parcel 59856).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00522, FILED BY DANVILLE PUBLIC SCHOOLS, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM SIGN AREA AT PARCEL 26422 (1215 INDUSTRIAL AVENUE) IN ACCORDANCE WITH ARTICLE 3.I. SECTION C ITEM 25.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26422 (1215 Industrial Avenue) in accordance with Article 3.I. Section C Item 25, be and the same is hereby received;

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00522, filed by Danville Public Schools, requesting a Special Use Permit to allow a waiver of maximum sign area at Parcel ID 26422 (1215 Industrial Avenue) in accordance with Article 3.I. Section C Item 25, is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024

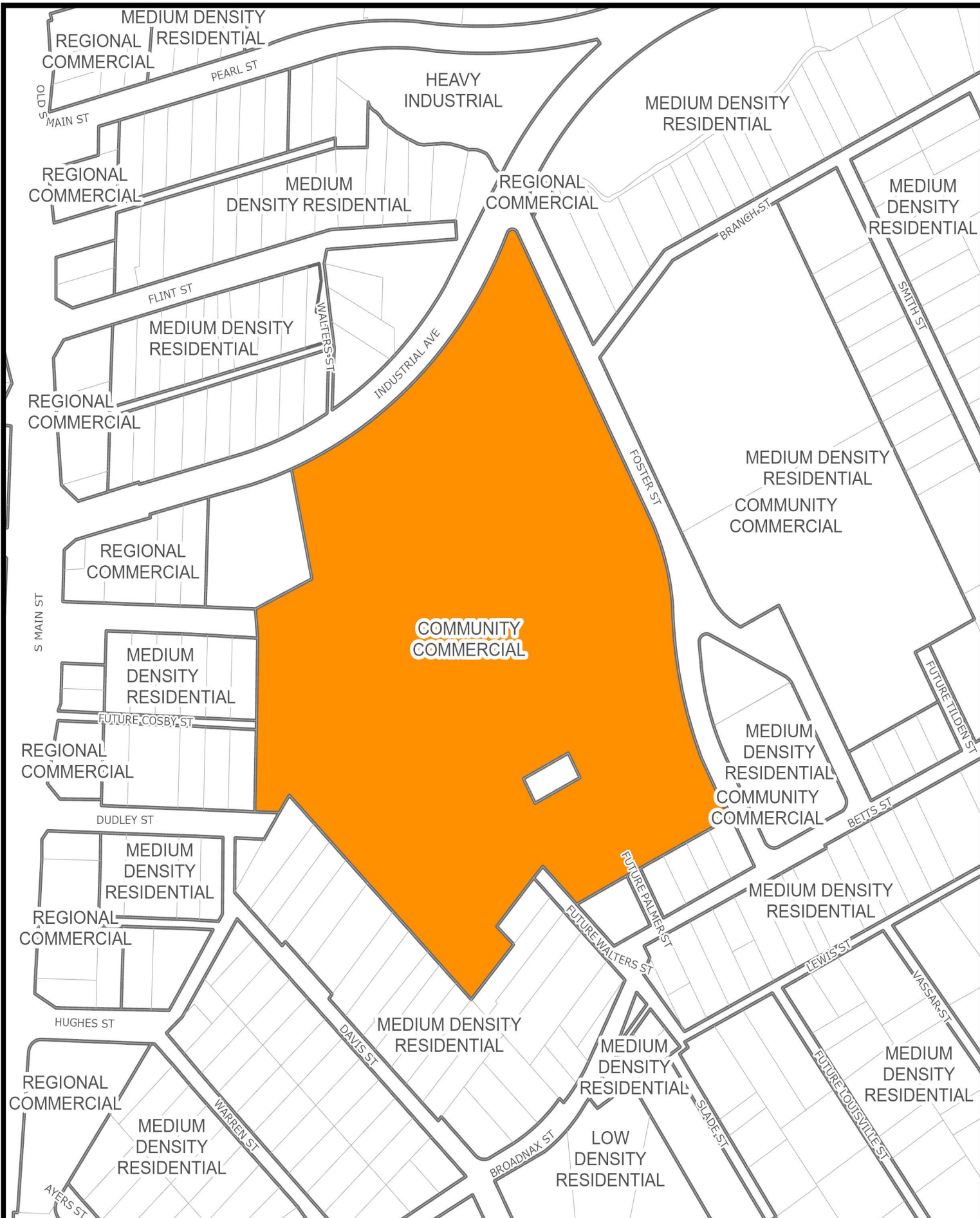


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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
10/17/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00522

Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 1215 Industrial Avenue (Parcel 26422).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00522.

  
Mr. Jimmy Bolton, Vice Chair



# Council Letter City of Danville, Virginia



**CL - 1781**

**NEW BUSINESS B.**

## **City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:** Rezoning Application to Rezone 1819 North Main Street.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. A Resolution Maintaining Parcel ID 04540 in the OT-R Old Town-Residential Zoning District.
3. An Ordinance Rezoning from OT-R Old Town Residential to N- CC "Conditional" Neighborhood Commercial Parcel ID 04540 (1819 North Main Street).

## **SUMMARY**

1819 North Main Street is zoned OT-R, Old Town Residential and was once a retail operation for produce. It is unclear when the property was vacated, but the property was zoned OT-R during the city-wide rezoning that took place in February 2003. The property is surrounded by residential and institutional uses except for a vacant used car dealership to the northeast.

The applicant, Yassine Moussaddik, purchased the property on May 09, 2022, with the intent of operating a retail shop for vapes. The applicant later learned that a retail operation could not be located at 1819 North Main Street without a commercial zoning classification. The applicant then applied to rezone from OT-R to "Conditional" Neighborhood Commercial. The rezoning request is a "Conditional" request because the applicant has offered a proffer list of uses that may not be allowed at this location.

1819 North Main Street is located in Planning Area 10. The Comprehensive Plan states that Planning Area 10 is largely residential in nature with some neighborhood commercial uses along North Main Street including North Danville Shopping Center. 1819 North Main Street is not located in a subarea identified for commercial development.

Rezoning 1819 North Main Street from OT-R to "conditional" N-C to operate a retail vape shop is incompatible with both the Comprehensive Plan and the character of the community.

Fifty-one (51) notices were sent out to property owners within three hundred (300) feet. One opposed response was received.

On December 9, 2024, the City Planning Commission voted 5-0 to recommend denial of Rezoning Request PZ24-00595 to rezone from OT-R, Old Town Residential to N-CC, "Conditional Neighborhood Commercial at Parcel 04540 (1819 North Main Street).

## **RECOMMENDATION**

It is recommended that City Council adopt a Resolution to deny the request to rezone Parcel ID 04540 (1819 North Main Street) from OT-R, Old Town Residential to N-CC, "Conditional" Neighborhood Commercial.

---

### **Attachments**

1. Resolution - Maintaining Zoning
  2. Ordinance - Granting Rezoning
  3. Application
  4. 1819 North Main Street - Proffered Uses
  5. 1819 North Main Street - Aerials Map
  6. 1819 N Main Street - Owners Zoning Map
  7. 1819 N Main Street - Land Use Map
  8. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION MAINTAINING PARCEL ID 04540 IN THE OT-R OLD TOWN-RESIDENTIAL ZONING DISTRICT.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Danville, Virginia, that the report of the Zoning Administrator recommending denial of Rezoning application PZ24-00595, to rezone Parcel ID 04540 (1819 North Main Street) from OT-R Old Town Residential to N-CC "Conditional" Neighborhood Commercial, is hereby received.

AND BE IT FURTHER RESOLVED that, in consideration of said report and the public hearing held this day by Council, Rezoning application PZ23-00595, to rezone Parcel ID 04540 (1819 North Main Street) from OT-R Old Town Residential to N-CC "Conditional" Neighborhood Commercial, is hereby denied;

AND BE IT FURTHER RESOLVED that Parcel ID 04540 (1819 North Main Street) hereby maintain OT-R Old Town Residential zoning.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



Approved as to  
Form and legal sufficiency:

---

City Attorney

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL TO N-CC "CONDITINAL" NEIGHBORHOOD COMMERCIAL PARCEL ID 04540 (1819 NORTH MAIN STREET).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Yassine Moussaddik, has requested to rezone from the OT-R Old Town Residential zoning district to N-CC "Conditional" Neighborhood Commercial zoning district, Parcel ID 04540 (1819 North Main Street), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending denial of Rezoning Application PZ24-00595, filed by Yassine Moussaddik, requesting to rezone from the OT-R Old Town Residential zoning district to N-CC "Conditional" Neighborhood Commercial zoning district, Parcel ID 04540 (1819 North Main Street) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that, in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ24-00595, filed by Yassine Moussaddik, requesting to rezone from the OT-R Old Town Residential zoning district to N-CC "Conditional" Neighborhood Commercial of the City of Danville, Virginia Zoning District Map, and is hereby approved, and

BE IT FINALLY ORDAINED that Parcel ID 04540 of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

---

Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





Deadline: November 12<sup>th</sup>  
Planning Commission: Dec 9<sup>th</sup>  
**CITY OF DANVILLE**  
Community Development  
Division of Planning and Zoning  
City Council: January 7<sup>th</sup>

### REZONING APPLICATION

1. An application for rezoning shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee as established by the City Council.
2. The application shall include the following information:
  - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - b. A written statement of proposed project compatibility with the following:
    1. The Comprehensive Plan.
    2. The applicable zoning district.
    3. The surrounding properties.
    4. Current and future neighborhood conditions.
    5. Pedestrian and vehicular traffic patterns, on-site and off-site.
    6. Adequate public facilities.
  - c. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
    1. The architectural elevations and floor plans of proposed building(s).
    2. Traffic impact analysis.
    3. Fiscal impact analysis.
    4. Parking and site circulation analysis.
    5. Photographs of property and surrounding area.
    6. Environmental impact statement.
    7. A preliminary site plan in accordance with the Site Plan Regulations.

### PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00595 PC Meeting Date: Dec. 9  
Date Received: 11-5 Received By: Burton  
Parcel ID: 04540 Zoning District: \_\_\_\_\_  
Existing Zoning: OT-R Proposed Zoning: N-C

DANVILLE, VA

APPLICANT PROVIDED INFORMATION

Exact legal description of property (Attach if insufficient space).

Property Address: 1819 N MAIN ST Gross Area/Net Area: \_\_\_\_\_

Property Location: N ☐ S ☐ E ☐ W ☐ Side of: \_\_\_\_\_

Between: \_\_\_\_\_ and \_\_\_\_\_

Proffered Conditions (if any, please attach): N-C

**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**

Name: YASSINE MOUSSADDIK Telephone: 336 514 5723

Mailing Address: 3775 HWY 86 S NC YANCEYVILLE 27379

Email Address: MOUSSADDIKYASSINE77@GMAIL.COM

**APPLICANT (PLEASE TYPE OR PRINT):**

*If the applicant is not the property owner, written authorization from the property owner must accompany this application.*

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

YASSINE MOUSSADDIK  
Applicant Signature

11/5/2024  
date

\_\_\_\_\_  
Property Owner Signature  
(if not applicant) date

## Proffered Uses at 1819 N. Main St

PZ24-00595

### B. - Permitted Uses.

- ~~1. Accessory use, to include tool sheds, detached garages and carports, children's playhouses, doghouses and accessory off-street parking and loading spaces.~~
- ~~2. Banks and financial institutions (without drive-thru facilities).~~
- ~~3. Bed and breakfast, inn, or tourist home (as defined).~~
4. Business service and office supply establishments.
- ~~5. Churches and places of worship.~~
6. Convenience stores (without gasoline services).
7. Offices (general and professional).
8. Personal service establishments.
- ~~9. Public uses.~~
10. Retail sales (excluding automobiles, boats, recreational vehicles, mobile homes, farm equipment and the like).
11. Studios for artists, photographers or sculptors.
12. Bicycle shop.
- ~~13. Adult day support services.~~
- ~~14. Child therapeutic day support services.~~

### C. - Special Permit Uses.

- ~~1. Any use which has drive-in facilities.~~
- ~~2. Commercial recreational establishments (limited to indoor uses).~~
- ~~3. Convenience stores (with gasoline sales).~~
- ~~4. Day care facilities (adult and children).~~
- ~~5. Fast food restaurants.~~
- ~~6. Funeral homes.~~
- ~~7. Gasoline sales establishments (with no repair services and no outdoor vehicle storage).~~
- ~~8. Private post office and delivery service establishments.~~
9. Public and private schools and colleges.
- ~~10. Public utilities.~~
11. Plant nurseries.
- ~~12. Repair service establishments (non-motor vehicle related and without outdoor service).~~
13. Restaurants.
- ~~14. Schools, colleges and universities, public or private.~~
- ~~15. Use which exceeds 3,000 sq. ft. in gross floor area or a floor area ratio of 0.30 (excluding retail sales).~~
16. Waiver of yard requirements.
- ~~17. Caretaker's residence.~~
- ~~18. Homeless shelter.~~
- ~~19. Microbrewery or micro-winery.~~
20. Urban agriculture.
- ~~21. Distillery.~~
22. Waiver to maximum sign area.



23. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).

Applicant Signature:

A handwritten signature in black ink, appearing to be "R. S. [unclear]", written over a large, diagonal, hand-drawn oval.

Date:

12/3/24





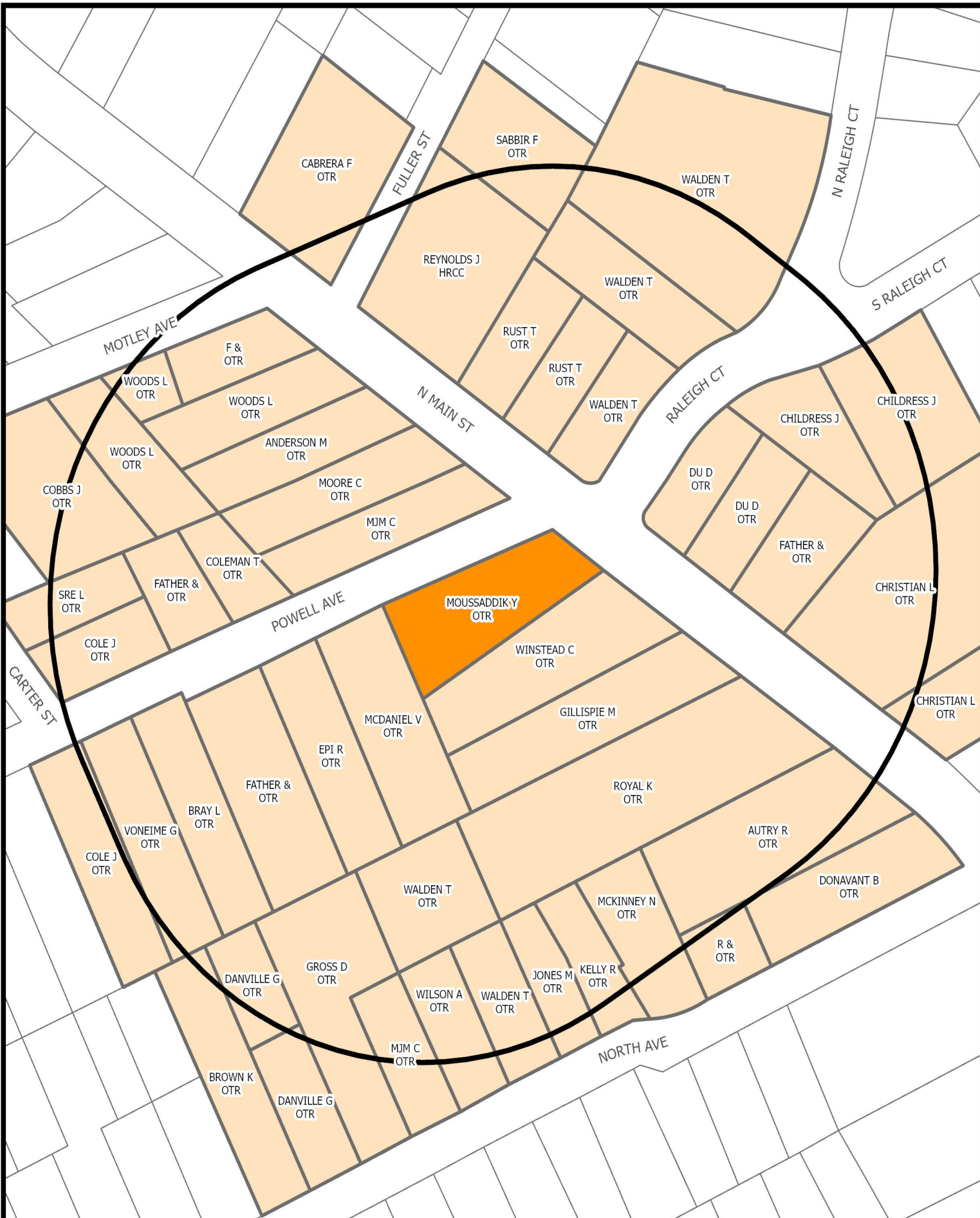
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/7/2024



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## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/7/2024



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## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/7/2024



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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: REZONING REQUEST APPLICATION PZ24-00595

Rezoning application PZ24-00595 filed by Yassine Moussaddik to rezone 1819 North Main Street (Parcel 04540) from OT-R Old Town Residential to "Conditional" N-C Neighborhood Commercial.

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend denial of Rezoning application PZ24-00595.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair

# Council Letter City of Danville, Virginia



**CL - 1782**

**NEW BUSINESS C.**

## **City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:** Special Use Permit Application to Allow a Group Home at 145 Sherwood Drive

**From:** Renee Burton, Division Director of Planning

---

### **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00597, filed by Patterson's Residential Services, LLC, Requesting a Special Use Permit to Allow a Group Home at Parcel 01953 (145 Sherwood Drive) in Accordance with Article 3.E. Section C Item 9.

### **SUMMARY**

The applicant, Patterson's Residential Services LLC, is requesting a Special Use Permit to operate a four person group home at 145 Sherwood Drive in accordance with Article 3.E. Section C Item 9. 145 Sherwood Drive is a single family dwelling zoned OT-R, Old Town Residential.

The application states that the property has four bedrooms, two kitchens and 3.5 baths. According to City records, the second kitchen in the lower level was constructed illegally without permits. The applicant was made aware of this situation and removed the second kitchen within 24 hours of notification.

The Planning Staff have reviewed this request for a small group home. Operations of a group home within the parameters set forth by the applicant should not be a disruption or disturbance to the neighborhood.

Thirty-two (32) notices were sent out to property owners within three hundred feet. Ten notices were received; eight were opposed, two were unopposed.

On December 9, 2024, the City Planning Commission voted 4-1 to recommend approval of Special Use Permit PZ24-00597 to allow a group home at Parcel 01953 (145 Sherwood Drive) in accordance with Article 3.E Section C Item 9 with the following conditions:

1. There shall be no more than four (4) patients
2. Twenty-four (24) hour staff care must be provided.
3. There shall be a minimum of two (2) staff members on duty at all times.

### **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance granting a Special Use Permit to allow a group home in accordance with Article 3.E Section C Item 9 at Parcel ID 01953 with the following conditions:



1. There shall be no more than four (4) patients
  2. Twenty-four (24) hour staff care must be provided.
  3. There shall be a minimum of two (2) staff members on duty at all times.
- 

#### **Attachments**

1. Ordinance
  2. Application
  3. 145 Sherwood Drive - Aerials Map
  4. 145 Sherwood Drive - Owners Zoning Map
  5. 145 Sherwood Drive - Land Use Map
  6. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00597, FILED BY PATTERSON'S RESIDENTIAL SERVICES, LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A GROUP HOME AT PARCEL 01953 (145 SHERWOOD DRIVE) IN ACCORDANCE WITH ARTICLE 3.E. SECTION C ITEM 9.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00597, filed by Patterson's Residential Services, LLC, requesting a Special Use Permit to allow a group home at Parcel ID 01953 (145 Sherwood Drive) in accordance with Article 3.E. Section C Item 9, be and the same is hereby received; with the following condition:

1. There shall be no more than four (4) patients.
2. Twenty-four (24) hour staff care must be provided.
3. There shall be a minimum of two (2) staff members on duty at all times;

AND BE IT FINALLY ORDAINED that, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00597, filed by Patterson's Residential Services, LLC, requesting a Special Use Permit to allow a group home at Parcel ID 01953 (145 Sherwood Drive) in accordance with Article 3.E. Section C Item 9, is hereby granted and approved with the following condition:

1. There shall be no more than four (4) patients.
2. Twenty-four (24) hour staff care must be provided.
3. There shall be a minimum of two (2) staff members on duty at all times.

Approved:

---

Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





# CITY OF DANVILLE

## Community Development

### Division of Planning and Zoning

## SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.
2. If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.

## PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ 24-00597 PC Meeting Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Address: \_\_\_\_\_

Existing Zoning \_\_\_\_\_ Future Land Use: \_\_\_\_\_

## APPLICANT PROVIDED INFORMATION

Property Location (address/ID#) 145 Sherwood Drive Danville, Virginia 24540

Applicant: Patterson's Residential Services LLC

Applicant's Address: 306 Gray Street Danville, Virginia 24541

Applicant's Phone Number: (434) 421-9900

Applicant's E-mail: pattersonresidential.va@gmail.com

Neha Malhotra  
Applicant's Signature

\_\_\_\_\_  
Date

**PATTERSON'S RESIDENTIAL SERVICES LLC**

**145 Sherwood Drive**

**Danville, Virginia 24540**

**Natisha Millner-Program Director**

**434-421-9900**

Patterson's Residential Services LLC will operate as a 24-hour 4 bed group home licensed through the Department of Behavioral Health and Developmental Services. Patterson's Residential Services LLC is a home with plumbing, heating and air, 4 bedrooms, 3 ½ bathrooms, 2 kitchens, 2 den areas, and a nice deck and backyard area. Patterson's Residential Services LLC also has a large driveway with a three-car garage which is more than enough parking for staff and others in the event of increased traffic in the area. Patterson's Residential Services LLC will provide residential services and community engagement for individuals with intellectual disabilities, and 24-hour monitoring of each individual in the home to ensure that health (behavioral and physical) and safety will always be maintained. Patterson's Residential Services LLC's primary mission is to provide a loving environment and inclusivity/accessibility to housing and community activities for individuals who otherwise are often overlooked by their community because we believe in giving them the care/support that they deserve. Patterson's Residential Services LLC understands the comprehensive plan and will be following all city ordinances and zoning codes as it pertains to conducting business in the city of Danville. Patterson's Residential Services LLC's will have staff, which consists of a Program Director, QDDP, Office Manager, and eight Direct Support Professionals. Patterson's Residential Services LLC will operate on 12 hours shifts which will be staffed at a two- person minimum for each shift. Patterson's Residential Services LLC's staff will be trained/certified in MANDT (state approved behavioral management training module) which is person-centered, crisis stabilization (R.E.A.C.H. CEPP PLAN) which is person-centered, risk management plans which is updated as new risks are identified, and medication management all of which are a collaborative effort to maintain health and safety for the individuals we serve and the community we live in. Patterson's Residential Services LLC will **NOT** be a nuisance in the community by ensuring that we will be fully staffed for all shifts and maintain compliance with all city ordinances and zoning codes.





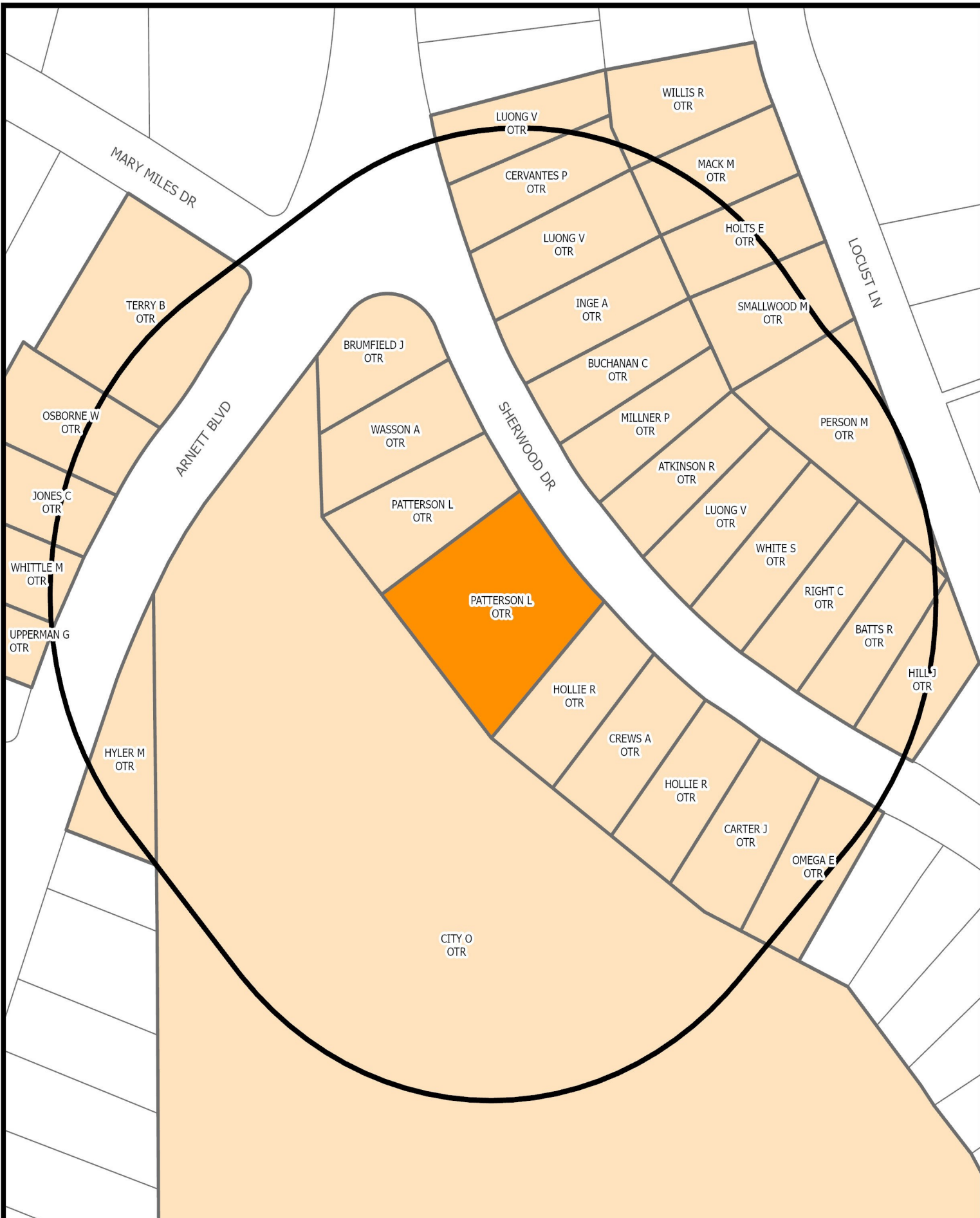
## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/7/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.





## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/7/2024



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MEDIUM DENSITY  
RESIDENTIAL

MARY MILES DR

MEDIUM  
DENSITY  
RESIDENTIAL

LOCUST LN

MEDIUM DENSITY  
RESIDENTIAL

ARNETT BLVD

MEDIUM DENSITY  
RESIDENTIAL

SHERWOOD DR

MEDIUM DENSITY  
RESIDENTIAL

## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/7/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00597

Special Use Permit application PZ24-00597 filed by Patterson's Residential Services LLC to allow a group home in accordance with Article 3.E Section C Item 9 at 145 Sherwood Drive (Parcel 01953).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 4 - 1 to recommend approval of Special Use Permit application PZ24-00597 with the following conditions:

1. There shall be no more than four (4) patients.
2. Twenty-four (24) hour staff care must be provided.
3. There shall be a minimum of two (2) staff members on duty at all times.

  
Mr. Jimmy Bolton, Vice-Chair



# Council Letter City of Danville, Virginia



**CL - 1783**

**NEW BUSINESS D.**

## **City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:** Rezoning Application to Rezone 924 Arnett Boulevard.

**From:** Renee Burton, Division Director of Planning

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## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Rezoning from OT-R Old Town Residential to HR-CC "Conditional" Highway Retail Commercial Parcel ID 00319 (924 Arnett Boulevard).

## **SUMMARY**

The applicants, Richard and Jane Holbrook, are requesting to rezone 924 Arnett Blvd from OT-R Old Town Residential to HR-C Highway Retail Commercial. The subject property is on the border of the Piney Forest Road commercial corridor, with commercial properties zoned HR-C to the west and northwest, and residential properties zoned OT-R to the north, south, and east.

924 Arnett was originally constructed as a laundromat, however a variety of businesses have operated at this location since, including a dog groomer and a home health care business. The subject property became legal non-conforming during the city-wide rezoning in February 2004. Operating as a legal non-conforming commercial structure is limiting to the business types that may operate in this location.

The applicants are requesting that 924 Arnett Boulevard be rezoned from OT-R, Old Town Residential to HR-C, Highway Retail Commercial to allow the property some of the same commercial business opportunities as the property adjacent to the west. Staff worked with the applicants to create the attached proffered list of appropriate uses for this location under the HR-C Highway Retail Commercial zoning district. Approval of the rezoning request with the attached proffer list will result in a "Conditional" HR-C zoning classification.

Thirty-nine notices were sent out to property owners within 300 feet. Nine notices were received; two were opposed, and seven were unopposed.

On December 9, 2024, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request PZ24-00603 to rezone 924 Arnett Boulevard (Parcel ID 00319) from OT-R, Old Town Residential to HR-CC, "Conditional" Highway Retail Commercial.

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance to grant Rezoning Request PZ24-00603 to rezone Parcel ID 00319 (924 Arnett Boulevard) from OT-R, Old Town Residential to HR-CC, "Conditional" Highway Retail Commercial.

---

### **Attachments**

1. Ordinance
  2. Application
  3. Proffered List - 924 Arnett Boulevard
  4. Planning Commission Recommendation
  5. 924 Arnett - Picture 1
  6. 924 Arnett - Picture 2
  7. 924 Arnett - Picture 3
  8. 924 Arnett - Picture 4
  9. 924 Arnett - Picture 5
  10. 924 Arnett Blvd - Aerials Map
  11. 924 Arnett Blvd Owners - Zoning Map
  12. 924 Arnett Blvd - Land Use Map
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL TO HR-CC "CONDITIONAL" HIGHWAY RETAIL COMMERCIAL PARCEL ID 00319 (924 ARNETT BOULEVARD)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Richard & Jane Holbrook, has requested to rezone from the OT-R Old Town Residential zoning district to HR-CC "Conditional" Highway Retail Commercial zoning district, Parcel ID 00319 (924 Arnett Boulevard), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ24-00603, filed by Richard & Jane Holbrook, requesting to rezone from the OT-R Old Town Residential zoning district to HR-CC "Conditional" Highway Retail Commercial zoning district, Parcel ID 00319 (924 Arnett Boulevard) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ24-00603, filed by Richard & Jane Holbrook, requesting to rezone from the OT-R Old Town Residential zoning district to HR-CC "Conditional" Highway Retail Commercial zoning district of the City of Danville, Virginia Zoning District Map, and is hereby approved, and

BE IT FINALLY ORDAINED that Parcel ID 00319, of the City of Danville, Virginia District Map is hereby amended to reflect the same.



Approved:

---

Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney



Planning Commission  
Dec 9<sup>th</sup> @ 3pm

# CITY OF DANVILLE

Community Development  
Division of Planning and Zoning

City Council  
January 7<sup>th</sup> @ 7pm

## REZONING APPLICATION

1. An application for rezoning shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee as established by the City Council.
2. The application shall include the following information:
  - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - b. A written statement of proposed project compatibility with the following:
    1. The Comprehensive Plan.
    2. The applicable zoning district.
    3. The surrounding properties.
    4. Current and future neighborhood conditions.
    5. Pedestrian and vehicular traffic patterns, on-site and off-site.
    6. Adequate public facilities.
  - c. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
    1. The architectural elevations and floor plans of proposed building(s).
    2. Traffic impact analysis.
    3. Fiscal impact analysis.
    4. Parking and site circulation analysis.
    5. Photographs of property and surrounding area.
    6. Environmental impact statement.
    7. A preliminary site plan in accordance with the Site Plan Regulations.

## PLANNING DIVISION PROVIDED INFORMATION

Application #: P224-00603 PC Meeting Date: Dec 9

Date Received: 11/14 Received By: Burton

Parcel ID: 00319 Zoning District: \_\_\_\_\_

Existing Zoning: OT-R Proposed Zoning: HR-C

## APPLICANT PROVIDED INFORMATION

Exact legal description of property (Attach if insufficient space).

Property Address: 924 Arnett Blvd Gross Area/Net Area: \_\_\_\_\_Property Location: N ☐ S ☐ E ☐ W ☐ Side of: \_\_\_\_\_

Between: \_\_\_\_\_ and \_\_\_\_\_

Proffered Conditions (if any, please attach): Reason To HRC**PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):**Name: Richard Holbrook Telephone: 434-251-5600  
SARA H. HOLBROOKMailing Address: 6220 Spring Garden RdEmail Address: RSHolbrookent@gmail.com**APPLICANT (PLEASE TYPE OR PRINT):**

If the applicant is not the property owner, written authorization from the property owner must accompany this application.

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Richard Holbrook 11-14-24  
Applicant Signature date

SARA H. HOLBROOK 11-14-24  
Property Owner Signature date  
(if not applicant)



**Proffered List  
PZ24-00603**

**Article 3.M HR-C, Highway Retail Commercial**

**B. Permitted Uses**

1. Automobile and light vehicle dealerships and retail sales establishments (with service and repair facilities as an ancillary use, with completely enclosed service facilities and screened outdoor storage of repair vehicles).
2. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).
3. Banks and financial institutions.
4. Business services and office supply establishments.
5. Car washes.
6. Churches and places of worship.
7. Convenience stores (with or without gasoline sales).
8. Fast-food restaurants.
9. Funeral homes.
10. Gasoline sales establishments.
11. Health club, spa or fitness center.
12. Hospitals and health care facilities with inpatient services.
13. Hotels and motels.
14. Laundromats/dry cleaners.
15. Light intensity wholesale trade establishments (with no outdoor sales or display of products).
16. Medical offices and outpatient care facilities.
17. Mini-storage warehouses, with no exterior storage.
18. Movie theaters.
19. Offices (general and professional).
20. Parking lots (private and public with off-street parking as the principal use).
21. Personal service establishments.
22. Private post office and delivery service.
23. Public uses.
24. Repair service establishments (exclusive of automobile and light vehicle service and repair, with no outdoor storage).
25. Restaurants.
26. Retail sales and leasing establishments, with screened outdoor sales or display of products limited to no greater than 15% of the net developable lot area. (See Additional Regulations.)
27. Schools, colleges and universities (public and private).
28. Seasonal retail uses.
29. Temporary retail sales.
30. Exterminator.
31. Bicycle shop.
32. Adult day support services.
33. Child therapeutic day support services.
34. Contractor's offices and shops.
35. Cannabis dispensing facility.

### C. Uses Permitted by Special Use Permit

An individual use otherwise permitted hereinabove by-right in the HR-C District, but having greater than 60,000 square feet gross floor area, or any of the following uses:

1. ~~Auction establishments.~~
2. ~~Bed and breakfast, inn or tourist home (as defined).~~
3. ~~Bus stations.~~
4. Commercial recreation facilities (indoor and outdoor).
5. ~~Conference centers.~~
6. Day care centers (adult and child).
7. ~~Kennels, commercial.~~
8. ~~Light warehousing uses related to an adjunct retail use permitted either by-right or special permit, provided that warehousing space does not exceed 50% of the gross floor area.~~
9. ~~Drive-in movie theaters.~~
10. ~~Parking garages and structures.~~
11. Pet clinics.
12. Plant nurseries.
13. Public utilities.
14. ~~Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than 15% of the gross floor area in the assembling or processing of products. All assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.~~
15. Schools, colleges and universities (public or private).
16. Taxidermists.
17. ~~Uses with lot frontage on the Dan River.~~
18. Vehicle sale, rental and ancillary service establishments, including mobile homes.
19. Veterinary clinics.
20. Waiver for increase in building heights to over 50 feet.
21. Waiver of yard requirements, subject to the prohibition of parking in front yards.
22. ~~Caretaker's residence.~~
23. ~~Homeless shelter.~~
24. ~~Microbrewery or micro-winery.~~
25. Wholesale sales.
26. ~~Indoor shooting facilities.~~
27. ~~Distillery.~~
28. Urban agriculture.
29. ~~Contractor's offices and shops with storage yards.~~
30. ~~Heavy equipment sales, rental, and servicing (with screened service and storage areas).~~
31. ~~Automobile salvage and other salvage yards.~~

---

Richard Holbrook

---

Date



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: REZONING REQUEST APPLICATION PZ24-00603

Rezoning application PZ24-00603 filed by Richard & Jane Holbrook to rezone 924 Arnett Boulevard (Parcel 00319) from OT-R Old Town Residential to "Conditional" HR-C Highway Retail Commercial.

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Rezoning application PZ24-00603.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair























## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/14/2024



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## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/14/2024



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### YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

# Council Letter City of Danville, Virginia



**CL - 1784**

**NEW BUSINESS E.**

## **City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:** Special Use Permit Application at 553 Lynn Street.

**From:** Renee Burton, Division Director of Planning

---

## **COUNCIL ACTION**

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ24- 00598, filed by Garrett Shifflett, Requesting a Special Use Permit to Allow a Waiver of Maximum Density at Parcel 21670 (553 Lynn Street) in Accordance with Article 3.L. Section C Item 13.

## **SUMMARY**

The applicant is requesting a Special Use Permit for a waiver of density in accordance with Article 3.L Section C Item 13 at 553 Lynn Street. 553 Lynn Street is a 0.20-acre parcel that contains a three-story brick structure with zero setbacks from the property line.

Article 3.L. Section C Item 13 states that the maximum density for a development in the TW-C, Tobacco Warehouse Commercial zoning district is 24 units per net acre for multifamily residential. The applicant is requesting to create a multifamily complex with 21 one- and two- bedroom apartments.

This request exceeds the maximum density allowed. Therefore, a waiver must be granted for the project.

Adaptive reuse of existing structures in the River District for multifamily dwelling units is common and compatible with the 2030 Comprehensive Plan.

Sixteen (16) notices were sent out to property owners within three hundred (300) feet. Eight (8) notices were received, all were unopposed.

On December 9, 2024, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit PZ24-00598 to allow a waiver of maximum density in accordance with Article 3.L. Section C Item 13 at 553 Lynn Street (Parcel ID 21670) with the following condition:

1. The multi-family redevelopment at 553 Lynn Street may contain no more than twenty-five (25) units.

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 at Parcel 21670 (553 Lynn Street) with the following condition:

1. The multi-family redevelopment at 553 Lynn Street may contain no more than twenty-five (25) units.



---

### **Attachments**

1. Ordinance
  2. Special Use Permit for 553 Lynn Street
  3. 553 Lynn Street - Aerials Map
  4. 553 Lynn Street - Owners Zoning Map
  5. 553 Lynn Street - Land Use Map
  6. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2025\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00598, FILED BY GARRETT SHIFFLETT, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM DENSITY AT PARCEL 21670 (553 LYNN STREET) IN ACCORDANCE WITH ARTICLE 3.L. SECTION C ITEM 13.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00598, filed by Garrett Shifflett, requesting a Special Use Permit to allow a waiver of maximum density at Parcel ID 21670 (553 Lynn Street) in accordance with Article 3.L. Section C Item 13, be and the same is hereby received; with the following condition:

1. The multi-family redevelopment of 553 Lynn Street may contain no more than twenty-five (25) units.

AND BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00598, filed by Garrett Shifflett, requesting a Special Use Permit to allow a waiver of maximum of density at Parcel ID 21670 (553 Lynn Street) in accordance with Article 3.L. Section C Item 13, is hereby granted and approved with the following condition:

1. The multi-family redevelopment of 553 Lynn Street may contain no more than twenty-five (25) units.

Approved:

\_\_\_\_\_  
Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney





# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. *An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.*
2. *If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.*

### PLANNING DIVISION PROVIDED INFORMATION

|                  |       |                  |       |
|------------------|-------|------------------|-------|
| Application #:   | _____ | PC Meeting Date: | _____ |
| Date Received:   | _____ | Received By:     | _____ |
| Parcel ID:       | _____ | Address:         | _____ |
| Existing Zoning: | _____ | Future Land Use: | _____ |

### APPLICANT PROVIDED INFORMATION

|                           |                                     |
|---------------------------|-------------------------------------|
| Property Location:        | 553 Lynn Street, Parcel #21670      |
| Applicant:                | Garrett Shifflett                   |
| Applicant's Address:      | 1630 Pope Avenue, Richmond VA 23227 |
| Applicant's Phone Number: | 804 - 399 - 9921                    |
| Applicant's Email:        | garrettshifflett@gmail.com          |

Describe Proposed Request: Convert existing warehouse into approximately 21 one and two

bedroom apartments. Applicant requests relief from any and all parking requirements.

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Applicant's Signature

11/6/2024

Date

Property Owner's Signature  
(if not applicant)

Date

PLEASE ATTACH THE FOLLOWING

- 1. A preliminary site plan in accordance with the Site Plan Regulations.
- 2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
- 3. A written statement of proposed project compatibility with the following:
  - a. The Comprehensive Plan.
  - b. The applicable zoning district.
  - c. The surrounding properties.
  - d. Current and future neighborhood conditions.
  - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
  - f. Adequate public facilities.
- 4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
  - a. The architectural elevations and floor plans of proposed building(s).
  - b. Traffic impact analysis.
  - c. Fiscal impact analysis.
  - d. Parking and site circulation analysis.
  - e. Photographs of property and surrounding area.
  - f. Environmental impact statement.

## Special Use Permit Application

553 Lynn Street, Parcel #21670

### Project Description and Compatibility

This project will be an adaptive reuse of the existing 25,000 square foot warehouse into 21 one- and two-bedroom apartments. The existing structure will be utilized. The project will create additional housing units in the River District through the adaptive reuse of this warehouse, as recommended by the City of Danville's Comprehensive Plan and Economic Revitalization Plan. The revitalization of the property will complement the existing buildings in the surrounding area and the anticipated pocket park. This adaptive reuse will complete this particular area of the River District, as all of the immediately surrounding buildings have been renovated. Applicant requests relief from any and all parking requirements.

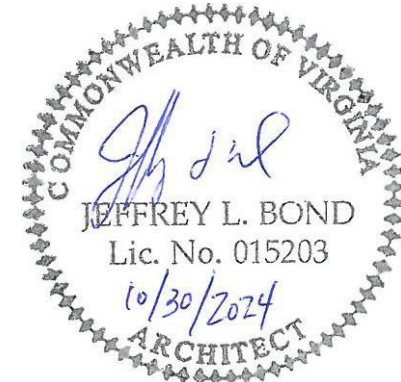


# SHELTON STREET LLC

# WAREHOUSE NO. 5

2024.10.30

**SOLEX** ARCHITECTURE  
SOLEX ARCHITECTURE, INC.  
641 MAIN STREET  
DANVILLE, VIRGINIA 24541  
434.688.0767 PHONE  
434.791.3281 FAX



ARCHITECTURAL

SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

PROJECT NO. 20130011

| REVISIONS |                |            |
|-----------|----------------|------------|
| NO.       | DESCRIPTION    | DATE       |
| 1         | BASEMENT ROOMS | 2024.11.04 |
|           |                |            |
|           |                |            |

#### REFERENCE CODES

VIRGINIA CONSTRUCTION CODE (VCC), 2021 ED.  
VIRGINIA ENERGY CONSERVATION CODE, 2021 ED.  
VIRGINIA EXISTING BUILDING CODE (VEBC), 2021 ED.  
VIRGINIA STATEWIDE FIRE PREVENTION CODE (SFPC), 2021 ED.  
ALL APPLICABLE NFPA FIRE CODES INCLUDING BUT NOT LIMITED TO : NFPA, 2012 ED.  
AMERICAN DISABILITY ACT - ADA ACCESSIBILITY GUIDELINES, 2010 ED.

#### BUILDING OCCUPANCY AND CLASSIFICATIONS:

THE OCCUPANCY IS CLASSIFIED AS "R-2" - RESIDENTIAL

#### RISK CATEGORY

THIS BUILDING IS TYPE-II RISK CATEGORY PER VCC TABLE 1604.5

#### CONSTRUCTION TYPE

THIS BUILDING IS TYPE-IIIB CONSTRUCTION PER VCC (TABLE 601) AND TYPE-III (2,0.0) PER NFPA 220.

#### GENERAL BUILDING LIMITATIONS

**ACTUAL BUILDING AREA**  
PER TABLE 506.2, THE AREA OF A SPRINKLED GROUP R-2 BUILDING IS LIMITED TO 64,000 SQUARE FEET PER STORY.

BUILDING GROSS AREA: 24,828 SF

BUILDING GROSS AREA STORY ONE: 8,276 SF

**ALLOWABLE AREA / HEIGHT FOR B OCCUPANCY**  
PER TABLE 504.3, THE HEIGHT OF A SPRINKLED GROUP R-2 BUILDING IS LIMITED TO 75 FEET.

BUILDING HEIGHT: +/- 38'-0"

PER TABLE 504.4, THE ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE FOR A SPRINKLED GROUP R-2 BUILDING IS LIMITED TO 5 STORIES.

BUILDING STORIES: THREE STORY

BUILDING PERIMETER IS NOT ISOLATED BY GREATER THAN 30'-0" (TABLE 705.5)

BUILDING DOES CONTAIN AN AUTOMATIC SPRINKLER SYSTEM

#### DESIGN OCCUPANCY: TABLE 1004.5

BUILDING AREA (R-2): 24,828 SF / 200 SF PER OCCUPANT = 125 OCCUPANTS

TOTAL CALCULATED OCCUPANT LOAD: 128 (SUM OF ROOM-BY-ROOM BASIS)

SEE LIFE SAFETY PLAN FOR BREAKDOWN OF OCCUPANT LOADS PER SPACE. OCCUPANT LOADS SHOWN ON LIFE SAFETY PLANS AREA CALCULATED BY THE FOLLOWING CALCULATION(S):

AREA (SF) / 200 SF PER OCCUPANT = OCCUPANT LOAD

THIS BUILDING WILL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

#### FIRE RESISTANCE RATING OF BUILDING ELEMENTS AND AREAS (VCC TABLE 601)

|                                                     |         |
|-----------------------------------------------------|---------|
| PRIMARY STRUCTURAL FRAME                            | 0 HOURS |
| BEARING WALLS (EXTERIOR)                            | 0 HOURS |
| BEARING WALLS (INTERIOR)                            | 0 HOURS |
| NON-BEARING WALLS AND PARTITIONS (EXTERIOR)         | 1 HOURS |
| NON-BEARING WALLS AND PARTITIONS (INTERIOR)         | 0 HOURS |
| FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS | 0 HOURS |
| ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS  | 0 HOURS |

\*THIS RATING IS DETERMINED BY APPLICATION OF VCC TABLE 705.5, FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.

**WALL AND HORIZONTAL SEPARATION OF DWELLING UNITS (VCC SECTION 708.3, EXCEPTION 2)**  
DWELLING UNITS AND SLEEPING UNITS SEPARATED IN BUILDING TYPES IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

**WALLS BETWEEN DWELLING UNITS ARE TO BE 1/2 HOUR RATED FIRE PARTITIONS WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 708, EXCEPTION 2 AND VCC SECTION 711.3, EXCEPTION. PROVIDE SOUND ATTENUATION BLANKETS IN NEW DEMISING WALLS. (UL DESIGN #U327).**

**EXISTING WALLS IDENTIFIED AS DEMISING WALLS CONSIST OF SOLID BRICK EXCEEDING 6 INCHES IN THICKNESS WHICH EQUATES TO GREATER THAN 4 HOURS OF RATED FIRE-RESISTANCE PERIOD PER TABLE 721.1(2)**

**CEILING/FLOOR BETWEEN DWELLING UNITS ARE TO BE 1/2 HOUR FIRE RATED HORIZONTAL ASSEMBLY WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 711.2.4.3(EXISTING CONCRETE SLAB EXCEEDS 4 INCHES, WHICH EQUATES TO GREATER THAN 1 HOUR FIRE-RESISTANCE PERIOD PER SECTION 722)**

**STAIR SHAFT ENCLOSURE TO HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. (UL DESIGN # U327)**

| TABLE 1004.5<br>MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT |                      |
|------------------------------------------------------------|----------------------|
| FUNCTION OF SPACE                                          | OCCUPANT LOAD FACTOR |
| ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM         | 300 GROSS            |
| RESIDENTIAL                                                | 200 GROSS            |

#### REMOTENESS BETWEEN EXITS - (VCC SECTION 1007.1.1)

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-FORTH OF THE LENGTH OF THE MAXIMOM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

DIAGONAL DIMENSION OF AREA BEING SERVED = 155' - 8" FT.  
MINIMUM EXIT SEPARATION REQUIRED = 155' - 8" FT. / 4 = 38' - 11" FT.  
EXIT SEPARATION PROVIDED = 54' - 7 5/8"

| CORRIDOR FIRE-RESISTANCE RATING (TABLE 1020.2)                                                                                                                                                                 |                                  |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| OCCUPANCY                                                                                                                                                                                                      | OCCUPANT LOAD SERVED BY CORRIDOR | REQUIRED FIRE-RESISTANCE RATING (HOURS) |
|                                                                                                                                                                                                                |                                  | WITH SPRINKLER SYSTEM <sup>a</sup>      |
| R                                                                                                                                                                                                              | GREATER THAN 10                  | 0.5                                     |
| A. FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE 407.2 AND 407.3.<br>B. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED. |                                  |                                         |

#### PLUMBING FIXTURES - R-2 OCCUPANCY APARTMENT HOUSE (TABLE 2902.1)

| FIXTURE                             | RATIO REQUIRED          | QTY. REQ. | QTY. PROVIDED |
|-------------------------------------|-------------------------|-----------|---------------|
| WATER CLOSET                        | 1 PER DWELLING UNIT     | 21        | 39            |
| LAVATORIES                          | 1 PER DWELLING UNIT     | 21        | 39            |
| BATHTUBS / SHOWERS                  | 1 PER DWELLING UNIT     | 21        | 39            |
| KITCHEN SINK                        | 1 PER DWELLING UNIT     | 21        | 21            |
| AUTOMATIC CLOTHES WASHER CONNECTION | 1 PER 20 DWELLING UNITS | 2         | 21            |

#### FIRE PROTECTION SYSTEMS

THE ENTIRE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC WET PIPE SPRINKLER SYSTEM.

#### FIRE ALARM AND DETECTION SYSTEMS

THE FIRE ALARM/MMS SYSTEM WILL CONSIST OF PERIPHERAL DEVICES CONNECTED TO THE NEW ADDRESSABLE FIRE ALARM AND MASS NOTIFICATION CONTROL PANEL. SMOKE DETECTORS AND MANUAL PULL STATIONS WILL BE PROVIDED WHERE REQUIRED. SPEAKERS AND STROBES WILL BE PROVIDED THROUGHOUT AS NOTIFICATION DEVICES. STROBES WILL BE LABELED "ALERT." CONTRACTOR MUST ALSO PROVIDE AND INSTALL AN ANNUNCIATOR PANEL. DESIGN BY OTHERS.

#### PORTABLE FIRE EXTINGUISHERS/CABINET LOCATIONS

PORTABLE FIRE EXTINGUISHERS SHALL BE ADDED THROUGHOUT THE BUILDING IN LOCATIONS AS REQUIRED BY NFPA 10, NFPA 101 AND AS SHOWN.

LOCATIONS DESIGNATED AS FE SHALL BE STORED ON A HOOK.  
LOCATIONS DESIGNATED AS FEC SHALL BE SEMI-RECESSED CABINETS WITH BATTERY POWERED ALARMS. NOT TO PROTRUDE MORE THAN 4" FROM WALL.

MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75 FEET  
MAXIMUM AREA PER EXTINGUISHER - 11,250 SQUARE FEET

#### FIRE DEPARTMENT KEY BOX

THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL A KNOX (KEY) BOX. COORDINATE LOCATION WITH THE LOCAL FIRE MARSHAL.

FOR NEW CONSTRUCTION, PROVIDE RECESSED KNOX BOX.  
FOR RENOVATIONS, PROVIDE SURFACE MOUNTED KNOX BOX.

| NUMBER OF MEANS OF EGRESS - VCC SECTION 1006.3.4(1) |                                                           |                                     |                                  |                            |          |
|-----------------------------------------------------|-----------------------------------------------------------|-------------------------------------|----------------------------------|----------------------------|----------|
| OCCUPANCY                                           | STORY                                                     | MAX NO. OF DWELLING UNITS PER STORY | MAX COMMON PATH OF EGRESS TRAVEL | MIN. NO. OF EXITS REQUIRED | PROVIDED |
| R-2 <sup>a</sup> B                                  | BASEMENT, FIRST, SECOND, OR THIRD STORY ABOVE GRADE PLANE | 4                                   | 125 FT                           | 2                          | 2        |

A. BUILDINGS CLASSIFIED AS GROUP R-2 EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030.  
B. THIS TABLE IS USED FOR R-2 OCCUPANCIES CONSISTING OF DWELLING UNITS. FOR R-2 OCCUPANCIES CONSING OF SLEEPING UNITS, USE TABLE 1006.3.2(2).

#### VIRGINIA ENERGY CODE

**SECTION C407** - THE VERTICAL FENESTRATION AREA, SHALL BE CALCULATED USING THE TOTAL BUILDING PERFORMANCE METHOD. CALCULATIONS, ENERGY MODELING, REPORTS, ETC. TO BE PERFORMED BY OTHERS.

#### TABLE C402.1.3 AND C402.1.4 - (CLIMATE ZONE 4A PER TABLE C301.1)

| OPAQUE THERMAL ENVELOPE REQUIREMENTS | REQUIRED GROUP R | ACTUAL*   |
|--------------------------------------|------------------|-----------|
| INSULATION ENTIRELY ABOVE DECK       | R-30ci           | R-30ci    |
| MASS WALLS ABOVE GRADE               | R-11.4ci         | UNCHANGED |
| BELOW-GRADE WALL                     | R-7.5ci          | UNCHANGED |
| MASS FLOORS                          | R-10.4ci         | UNCHANGED |
| UNHEATED SLAB-ON-GRADE FLOORS        | R-10 (24" BELOW) | UNCHANGED |
| SWINGING OPAQUE DOORS                | U-0.61           | U-0.61    |
| FIXED FENESTRATION                   | U-0.42           | U-0.42    |
| OPERABLE FENESTRATION                | U-0.54           | U-0.54    |
| ENTRANCE DOORS                       | U-0.68           | U-0.68    |

\*VALUES TO BE VERIFIED DURING SUBMITTAL REVIEW

AIR BARRIER INSTALLATION TO BE CONTINUOUS IN COMPLIANCE WITH THE 2021 VIRGINIA ENERGY CONSERVATION CODE SECTION 402.5.1.1.

#### CHANGE OF OCCUPANCY (VEBC SECTION 704.2)

WHERE A BUILDING UNDERGOES A CHANGE OF OCCUPANCY THAT REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED BASED ON THE NEW OCCUPANCY IN ACCORDANCE WITH SECTION 903 OF VCC, SUCH AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS.

USE OF EXISTING RAILINGS AND GUARDS (VEBC SECTION 906.11)  
EXISTING STAIRWAYS, RAILINGS, AND GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705. THE CODE OFFICIAL SHALL APPROVE ALTERNATIVE STAIRWAYS, RAILINGS AND GUARDS IF FOUND TO BE ACCEPTABLE OR JUDGED TO MEET THE INTENT OF SECTION 705.

**OPENING PROTECTIVES FOR EXTERIOR WALL FIRE-RESISTANCE RATINGS (VEBC SECTION 707.4, EXCEPTION 3)**  
WHERE EXTERIOR OPENING PROTECTIVES ARE REQUIRED, AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT MAY BE SUBSTITUTED FOR OPENING PROTECTION.

**ACCESSIBILITY REQUIREMENTS (VEBC SECTION 404.2 EXCEPTION 3)**  
THE ALTERATION OF TYPE A INDIVIDUALLY OWNED DWELLING UNITS WITHIN A GROUP R-2 OCCUPANCY SHALL BE PERMITTED TO MEET THE PROVISION FOR A TYPE B DWELLING UNIT

TOTAL NUMBER OF RESIDENTIAL APARTMENTS: 21  
TOTAL NUMBER OF TYPE A RESIDENTIAL APARTMENTS: 1

| DRAWINGS LIST |            |
|---------------|------------|
| SHEET NO.     | SHEET NAME |

#### STRUCURAL

| S-101 | STRUCTURAL NOTES                                         |
|-------|----------------------------------------------------------|
| G-001 | TITLE SHEET                                              |
| G-101 | FIRST FLOOR LIFE SAFETY PLAN AND UL DETAILS              |
| G-102 | SECOND AND THIRD FLOOR LIFE SAFETY PLANS AND WALL LEGEND |

#### ARCHITECTURAL

|        |                                                     |
|--------|-----------------------------------------------------|
| AD-101 | FIRST FLOOR EXISTING/DEMO PLANS                     |
| AD-102 | EXISTING/DEMO SECOND AND THIRD FLOOR PLANS          |
| AD-201 | EXISTING DEMO ELEVATIONS                            |
| AD-202 | EXISTING DEMO ELEVATIONS                            |
| A-100  | BASEMENT PLAN                                       |
| A-101  | FIRST FLOOR ANNOTATION PLAN                         |
| A-102  | SECOND FLOOR ANNOTATION PLAN                        |
| A-103  | THIRD FLOOR ANNOTATION PLAN                         |
| A-104  | ROOF PLAN, AND NOTES                                |
| A-111  | FIRST FLOOR REFLECTED CEILING PLAN                  |
| A-112  | SECOND / THIRD FLOOR REFLECTED CEILING PLANS        |
| A-201  | NORTH-WEST ELEVATION                                |
| A-202  | NORTH-WEST ELEVATION WITH DIMENSIONS                |
| A-203  | SOUTH-WEST ELEVATION                                |
| A-204  | SOUTH-EAST ELEVATION                                |
| A-301  | BUILDING AND ELEVATOR SECTIONS                      |
| A-401  | UNIT TYPE 1, UNIT TYPE 2, AND UNIT TYPE 3           |
| A-402  | UNIT TYPE 4A, UNIT TYPE 5, AND UNIT TYPE 6          |
| A-411  | STAIR PLAN, ELEVATOR, AND SECTION                   |
| A-412  | STOREFRONT, WINDOW ELEVATIONS & RAMP PLAN / SECTION |
| A-601  | WINDOW SCHEDULE                                     |
| A-602  | DOOR SCHEDULES, ELEVATIONS, AND DETAILS             |

| INTERIOR WALL AND CEILING FINISHES (WITH SPRINKLER SYSTEM)<br>VCC TABLE 803.13 |       |
|--------------------------------------------------------------------------------|-------|
| ELEMENT                                                                        | CLASS |
| INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS             | C     |
| CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS        | C     |
| ROOMS AND ENCLOSED SPACES                                                      | C     |

CLASSIFICATION IN ACCORDANCE WITH ASTM E 84

CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.  
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.  
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

| INTERIOR FLOOR FINISHES - VCC SECTION 804 |       |                                   |
|-------------------------------------------|-------|-----------------------------------|
| ELEMENT                                   | CLASS | ASTM 648<br>CRITICAL RADIANT FLUX |
| FLOOR FINISH                              | II    | 0.22 W/SQ CM-MINIMUM              |

#### EGRESS CAPACITY

EGRESS WIDTH CAPACITY - (VCC SECTION 1005)

LEVEL COMPONENTS AND RAMPS: 0.15 IN / PERSON  
STAIRWAYS: 0.2 IN / PERSON

#### LEVEL COMPONENTS AND RAMPS

128 PEOPLE X 0.15 IN/PERSON = 19.2 IN. REQUIRED  
(32 INCH MIN. REQUIRED)

(2 EXITS X 36 IN.) = 72IN. PROVIDED

#### STAIRWAYS

128 PEOPLE X 0.2 IN/PERSON = 25.6 IN. REQUIRED  
(1 STAIRS x 44 IN.) + (1 STAIRS x 41 IN) = 85 IN. PROVIDED

#### DEAD END CORRIDORS (VCC SECTION 1020.5)

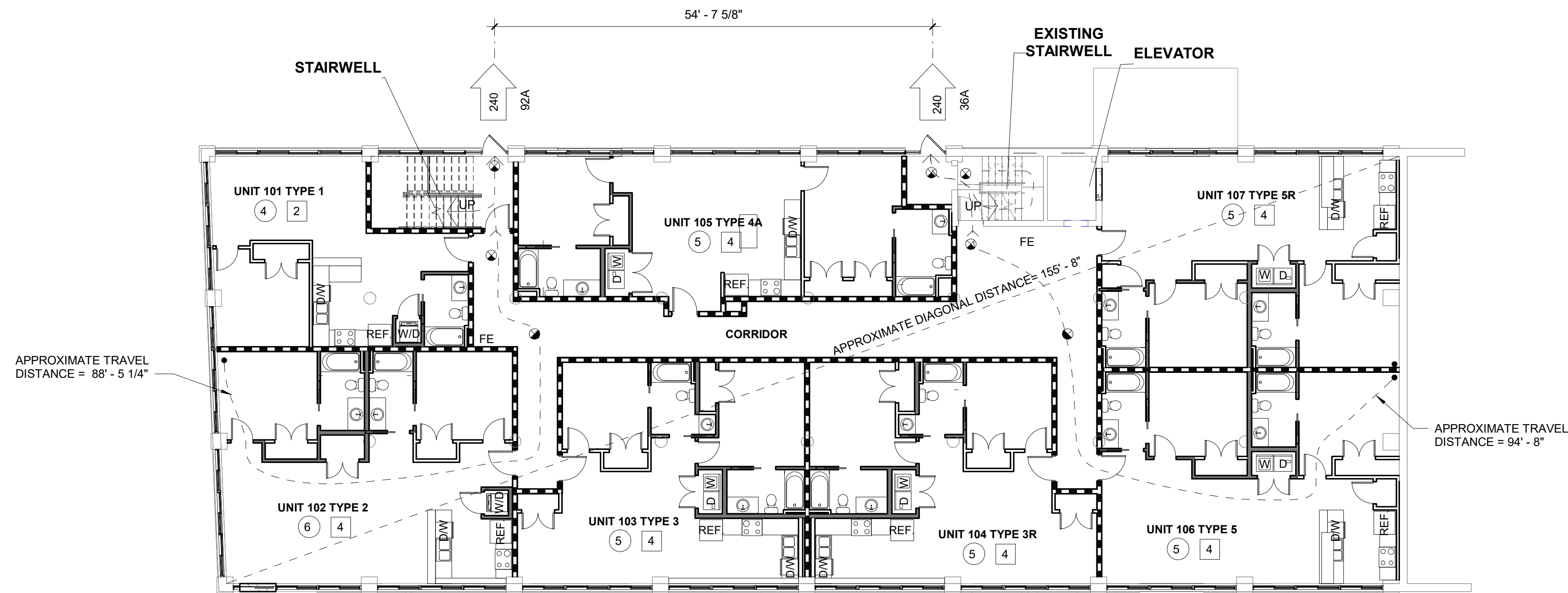
R-2 OCCUPANCY - MAXIMUM LENGTH = 50 FT.

#### TOTAL TRAVEL DISTANCE TO EXITS (VCC TABLE 1017.2)

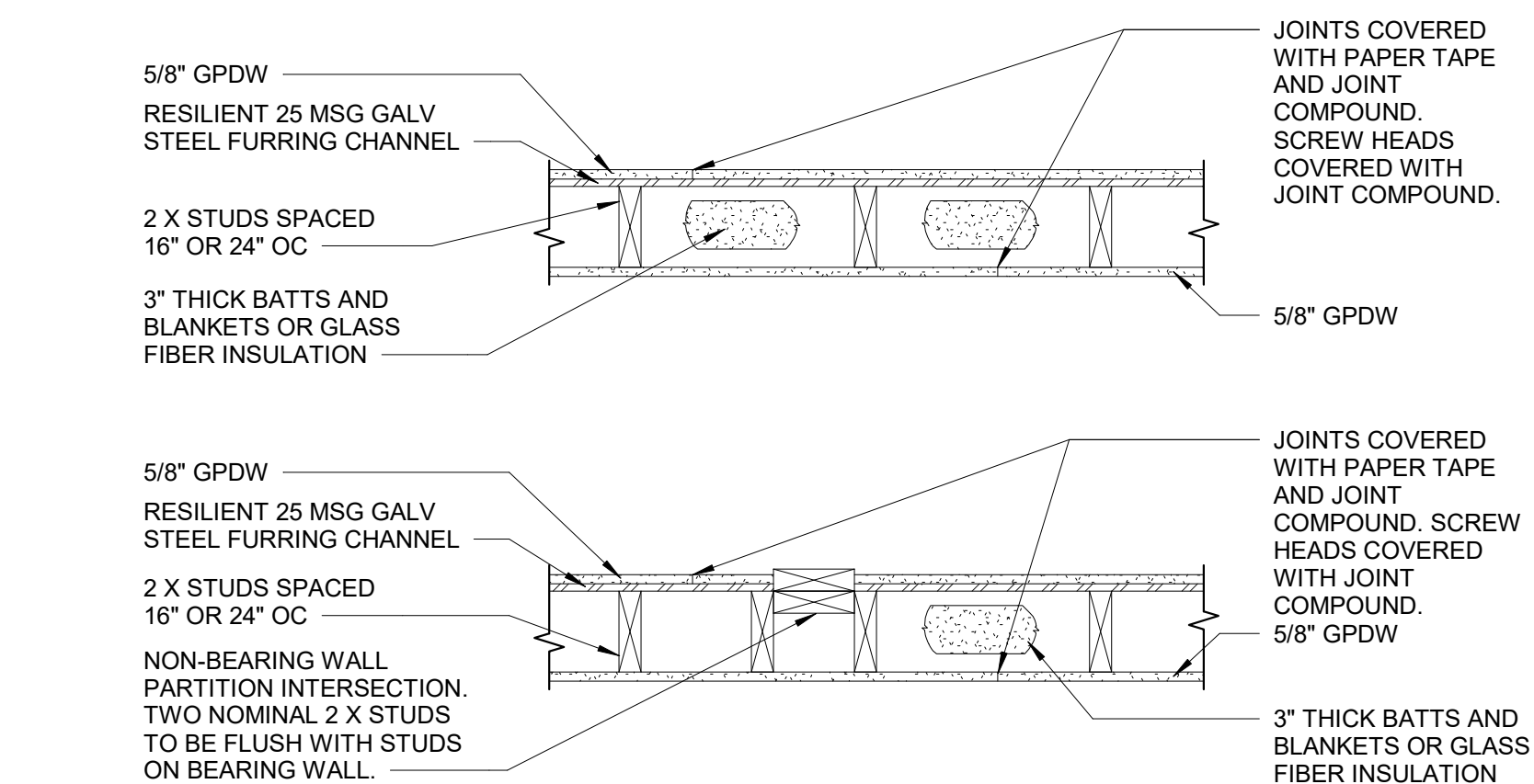
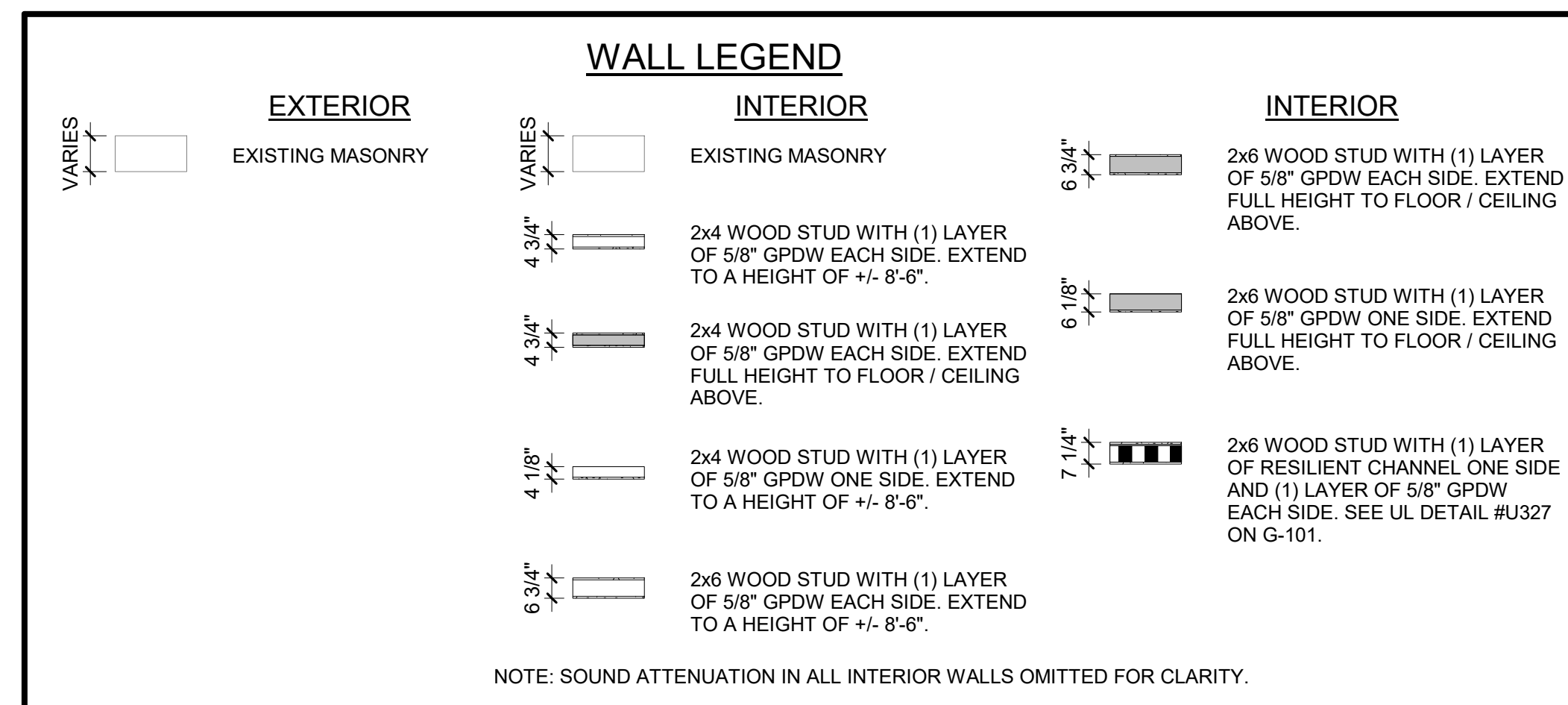
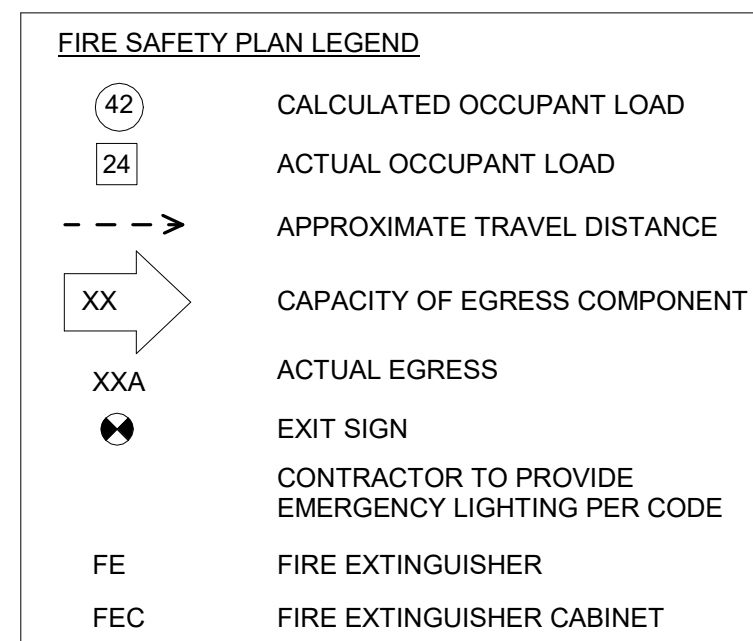
R-2 OCCUPANCY - MAXIMUM LENGTH = 250 FT.

| INSPECTION SIGN-OFF |             |         |
|---------------------|-------------|---------|
| DATE                | DESCRIPTION | INITIAL |
|                     |             |         |
|                     |             |         |
|                     |             |         |
|                     |             |         |
|                     |             |         |
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|                     |             |         |
|                     |             |         |
|                     |             |         |
|                     |             |         |
|                     |             |         |





1 FIRST FLOOR LIFE SAFETY PLAN  
A-2013-107 Scale: 3/32" = 1'-0"



2  
G-10' UL DESIGN #U327 (WALL ASSEMBLY) - 1HR  
Scale: 1" = 1'-0"



FIRE SAFETY PLAN LEGEND

42

CALCULATED OCCUPANT LOAD

24

ACTUAL OCCUPANT LOAD

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---

---

APPROXIMATE TRAVEL DISTANCE

XX

CAPACITY OF EGRESS COMPONENT

XXA

ACTUAL EGRESS

EXIT SIGN

EXIT SIGN

CONTRACTOR TO PROVIDE  
EMERGENCY LIGHTING PER CODE

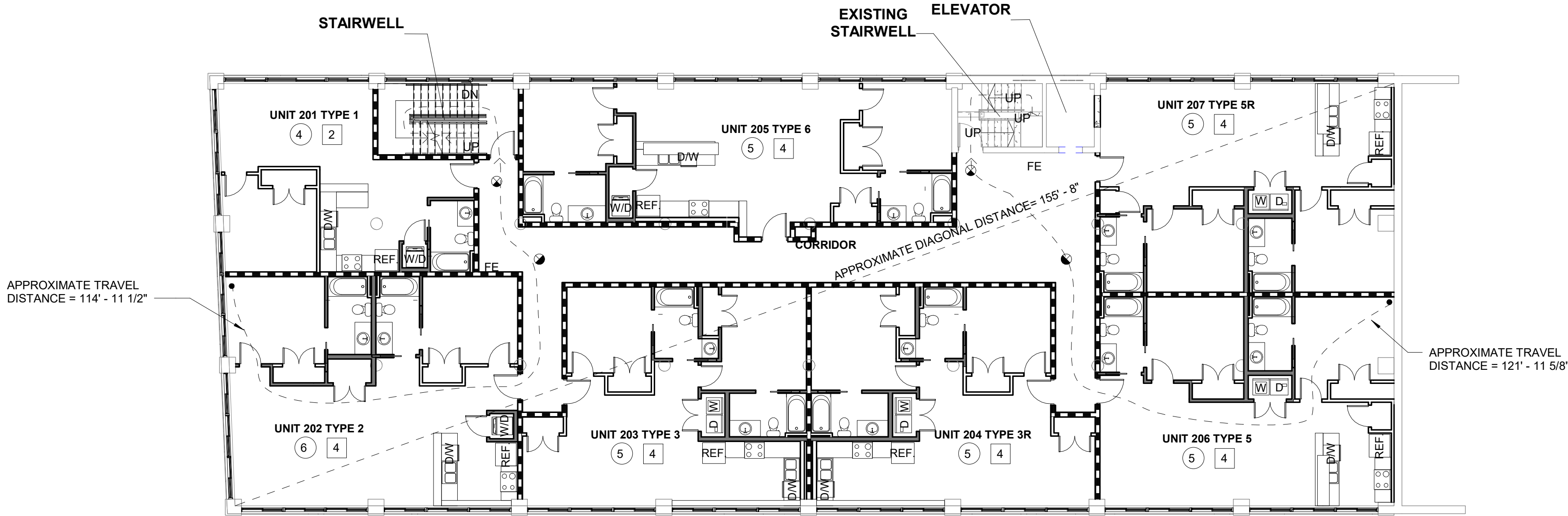
CONTRACTOR TO PROVIDE  
EMERGENCY LIGHTING PER CODE

FE

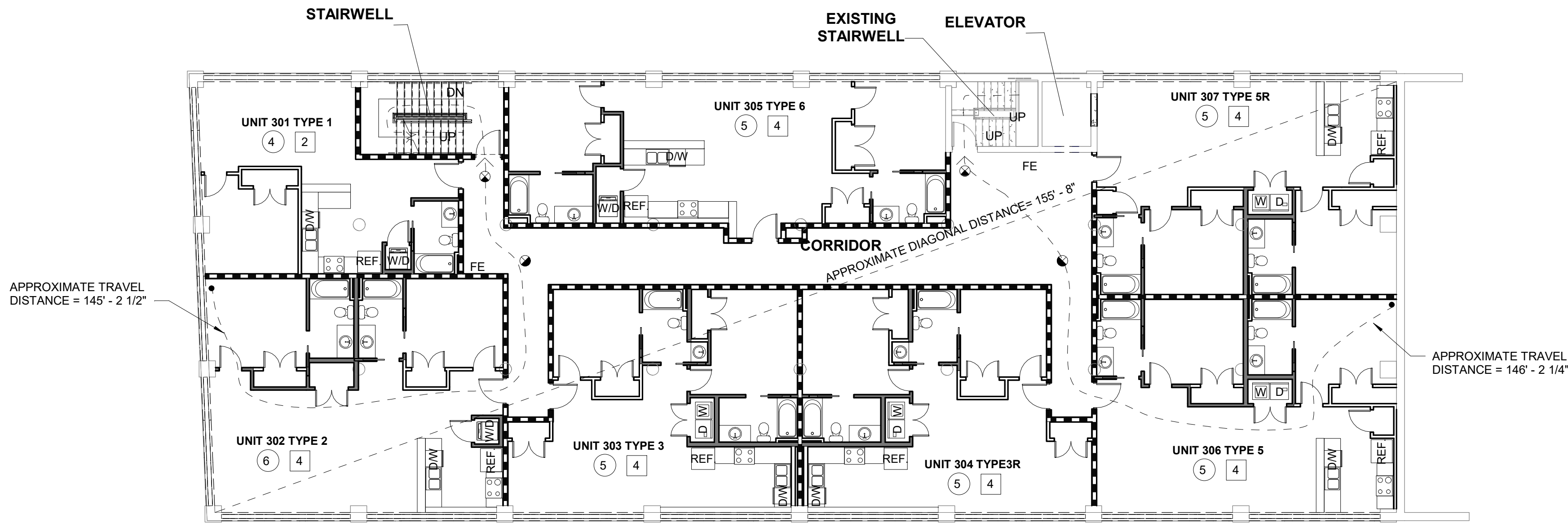
FIRE EXTINGUISHER

FEC

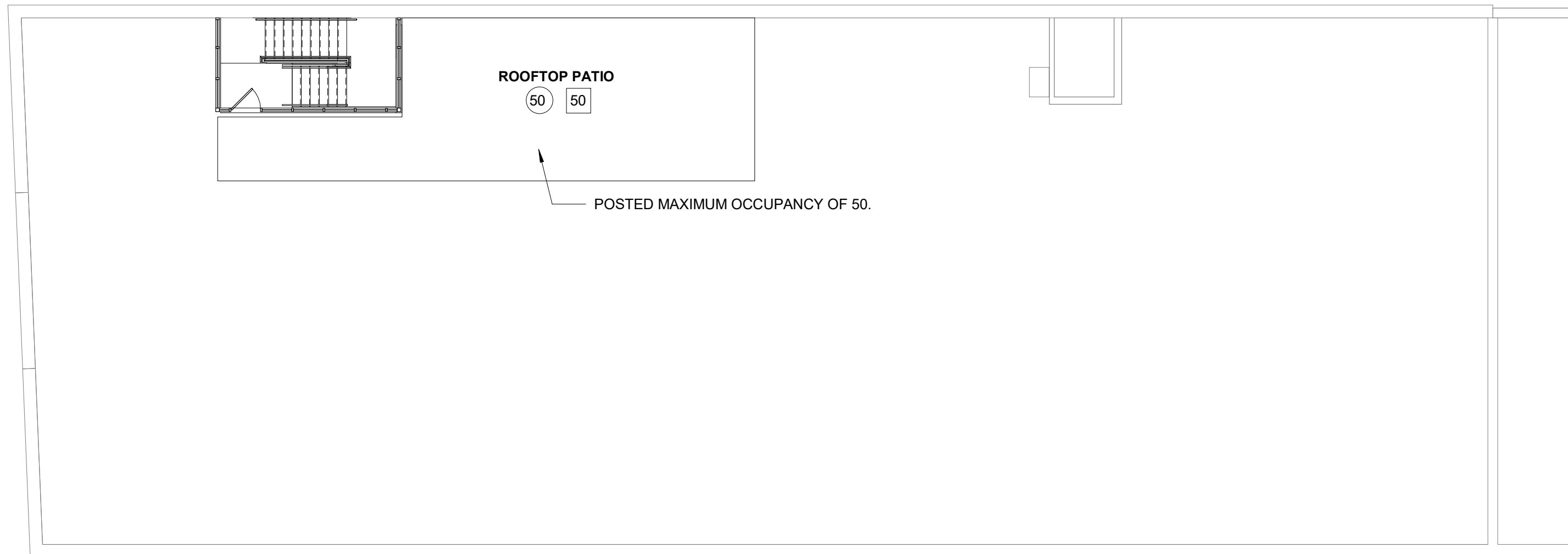
FIRE EXTINGUISHER CABINET



1 SECOND FLOOR LIFE SAFTEY PLAN  
Scale: 3/32" = 1'-0"



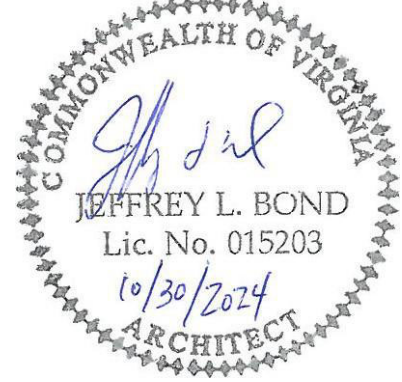
2 THIRD FLOOR LIFE SAFTEY PLAN  
Scale: 3/32" = 1'-0"



4 ROOF LIFE SAFETY PLAN  
Scale: 3/32" = 1'-0"

SOLEX  
ARCHITECTURE

SOLEX ARCHITECTURE, INC.  
641 MAIN STREET  
DANVILLE, VIRGINIA 24541  
434.888.0787 PHONE  
434.791.3281 FAX



SHELTON STREET LLC

# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |

|             |              |
|-------------|--------------|
| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | As indicated |

SHEET NAME

SECOND AND  
THIRD FLOOR  
LIFE SAFETY  
PLANS AND  
WALL LEGEND

SHEET NUMBER

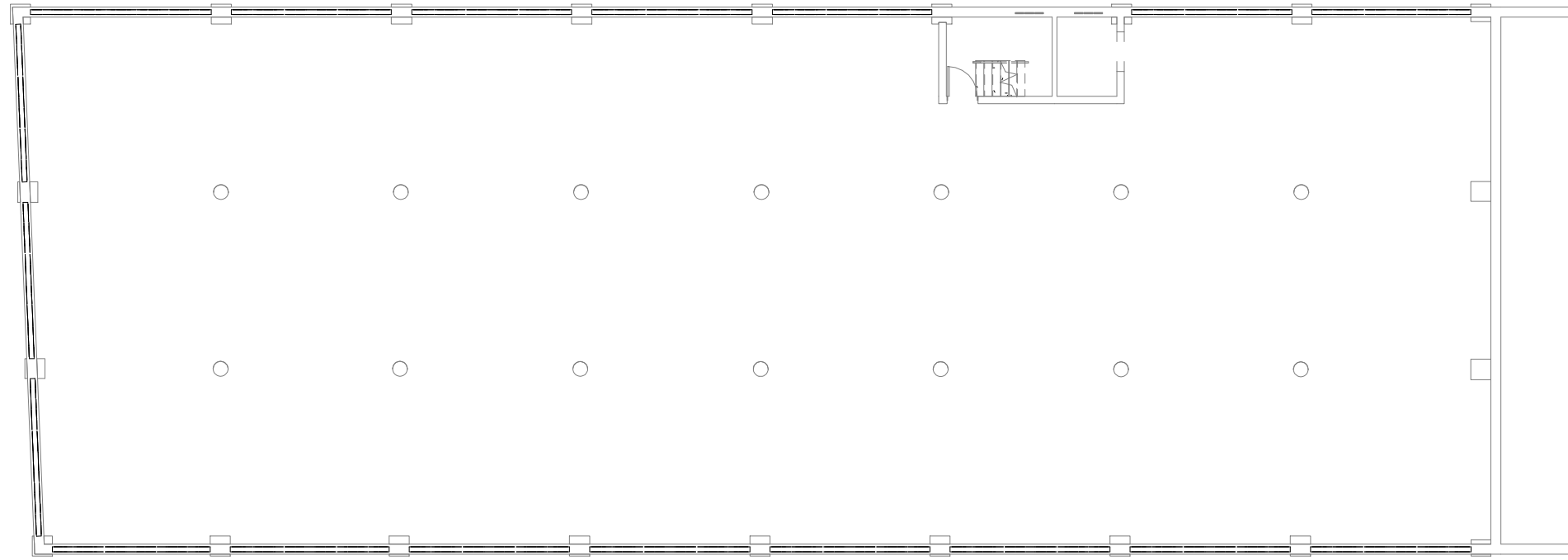
G-102



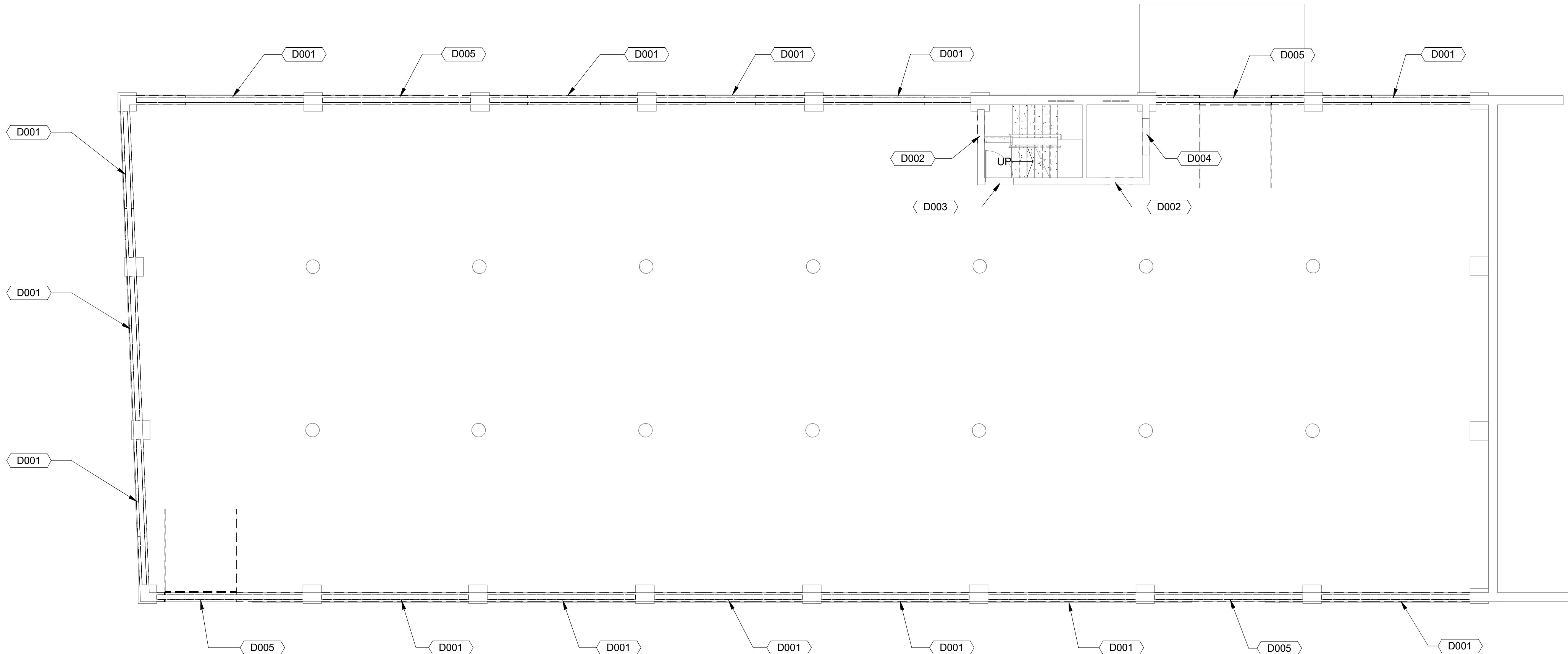
GENERAL DEMO NOTES FOR HISTORIC TAX CREDITS

- THIS IS TO BE CONSIDERED A HISTORIC TAX CREDIT PROJECT. THE "STANDARDS OF REHABILITATION" PUBLISHED BY THE SECRETARY OF INTERIORS APPLIES TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. NO HISTORIC AND/OR ORIGINAL MATERIALS ARE TO BE REMOVED FROM THIS PROJECT UNLESS REVIEWED AND APPROVED BY THE OWNER. IF THERE IS ANY QUESTION AS TO WHETHER SOMETHING IS TO BE REMOVED, THE OWNER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH ANY REMOVAL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL HEALTH & OCCUPATIONAL REGULATIONS REGARDING PROTECTION OF WORKERS DURING CONSTRUCTION AND PROVIDE RECEIPT OF PROPER DISPOSAL WHERE LEAD-BASED PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS ARE DISTURBED OR REMOVED.
- GENERAL CONTRACTORS, SUBS, SUPPLIERS, ETC. WORKING ON OR ASSOCIATED IN ANY WAY WITH THIS PROJECT MUST ADHERE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS.
- THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OVERVIEW COORDINATION WITH ALL TRADES. FAILURE TO COORDINATE WORK OF EACH TRADE SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION.
- THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE A/E OF ANY CONFLICT OF THE PLANS AND SPECIFICATIONS. FAILURE TO NOTIFY THE A/E RESULTING IN ADDITIONAL COST SHALL BE THE GENERAL CONTRACTOR'S EXPENSE.
- IN THE EVENT A CONFLICT IS FOUND OR AN INTERPRETATION IS REQUIRED, THE ARCHITECT SHALL RESPOND BASED ON THE OWNER'S APPROVAL.
- GENERAL CONTRACTOR TO MAINTAIN EXISTING EXITS DURING CONSTRUCTION ACTIVITIES UNLESS OTHERWISE INDICATED.
- MAINTAIN PORTIONS OF EXISTING BUILDING AFFECTED BY CONSTRUCTION OPERATIONS IN A WEATHERTIGHT CONDITION THROUGHOUT CONSTRUCTION PERIOD. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
- NO WORK SHALL BE DONE BY CONTRACTORS THAT WILL REDUCE THE STRUCTURAL INTEGRITY OF THE BUILDING OR ITS COMPONENTS, REDUCE THE CURRENT LEVEL OR DEGREE OF FIRE PROTECTION OR LIFE-SAFETY MEASURES OR CONFLICT WITH ANY APPLICABLE CODES, ORDINANCES, REGULATIONS, REQUIREMENTS, OR INSTRUCTIONS OF INSPECTING AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON DRAWINGS AND THOSE ITEMS REQUIRED TO BE REMOVED TO FULFILL THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- DEBRIS SHALL BE REMOVED FROM THE SITE PER ALL APPLICABLE REGULATIONS. AREA TO BE SWEEP CLEAN AT THE END OF EACH DAY.
- DEMOLITION SHALL BE ACCOMPANIED BY ALL SAFETY MEASURES NECESSARY AND REQUIRED TO PROTECT WORKERS AND VISITORS AT THE SITE.
- PROVIDE FOR EXISTING FINISHES TO REMAIN, INCLUDING BUT NOT LIMITED TO: FLOORS, CEILINGS, WINDOWS, DOORS, TRIMS, FRAMES, AND ALL OTHER PROPERTY SCHEDULED TO REMAIN. PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY OWNER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. REMAINING EXISTING SURFACES THAT ARE DISTURBED, OR IN ANY WAY MARRED BY DEMOLITION OPERATIONS OUTSIDE OF THE SPECIFIED INSTRUCTIONS ON THE DRAWINGS SHALL BE PROMPTLY PATCHED, REPAIRED, REFINISHED, OR REPLACED AS REQUIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL INDICATED TO BE REMOVED SHALL BE DEMOLISHED BACK TO THE SOURCE. CONTRACTOR RESPONSIBLE FOR IDENTIFYING SOURCE LOCATION PRIOR TO BID. WHERE INDICATED OR PERMITTED BY ARCHITECT PRIOR TO BID, DEMOLITION THAT INVOLVES ITEMS, OR ASSEMBLIES WITH MECHANICAL, PLUMBING, OR ELECTRICAL CONNECTIONS SHALL HAVE SUCH CONNECTIONS DISCONNECTED, DEACTIVATED, CAPPED, OR SEALED BY THE APPROPRIATE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, REGULATIONS, REQUIREMENTS, OR INSTRUCTIONS OF INSPECTING AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURE, FACILITIES, AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- IN CASE OF DAMAGE TO EXISTING FACILITY, CONTRACTOR'S PHOTOGRAPHIC DOCUMENTATION WILL BE BASIS FOR OWNER'S DECISION. IF CONTRACTOR CANNOT PROVIDE DOCUMENTATION, OWNER'S DECISION WILL BE FINAL.
- THE GENERAL CONTRACTOR SHALL REMOVE EXISTING PARTITIONS, DOORS, FRAMES, HARDWARE, AND CASEWORK AS INDICATED BY THE DRAWINGS. NOTE ITEMS TO BE SALVAGED AND/OR RETURNED TO OWNER FOR FUTURE USE. CAREFULLY STORE ALL MATERIALS WHICH ARE INDICATED ON THE PLANS AS RELOCATED OR COULD OTHERWISE BE REUSED FOR CONSTRUCTION WORK. ALL DOORS, TRANSOMS, OR INTERIOR WINDOWS INDICATED TO BE REMOVED SHALL BE SALVAGED, LABELED, AND STORED ON SITE FOR POSSIBLE REUSE. VERIFY STORAGE LOCATION WITH OWNER.
- CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF ALL DEMOLITION QUANTITIES PRIOR TO BID.
- WHEN REPAINTING, RESETTING, OR REPAIRING EXISTING MASONRY IN ANY MANOR, MASON SHALL REUSE EXISTING BRICK WHERE POSSIBLE OR SOURCE SALVAGED BRICK. MASON SHALL REVIEW EXISTING MORTAR TO DETERMINE ITS LIME CONTENT, AS WELL AS SAND SIZE, COLOR, AND TYPE IN ORDER TO REPLICATE NEW MORTAR TO MATCHING SPECIFICATIONS. NEW MORTAR SHALL BE TOOLED IN THE SAME MANOR AS EXISTING JOINTS TO MAINTAIN CONSISTENT APPEARANCE. TEST AREA(S) SHALL BE REVIEWED BY THE GENERAL CONTRACTOR AND OWNER PRIOR TO PROCEEDING WITH WORK. AFTER MASONRY WORK IS COMPLETE, REMOVE EXCESS MORTAR. AFFECTED SURFACE SHALL BE RINSED THOROUGHLY WITH WATER TO REMOVE ALL TRACES.
- ENTIRE SITE SHALL BE CLEANED OF DEBRIS LEFT BEHIND BY FORMER OWNERS AND/OR TENANTS. IF A DETERMINATION OF WHETHER AN ITEM SHALL BE REMOVED DUE TO ITS ORIGINAL NATURE TO THE BUILDING OR HISTORICAL SIGNIFICANCE, THE OWNER SHALL BE CONTACTED. SEE ALSO GENERAL DEMOLITION NOTE #1.
- ALL EXISTING TRANSOMS SCHEDULED TO REMAIN SHALL BE HAVE THE PAINT STRIPPED FROM THE GLAZING AND CLEANED.
- SALVAGE AND STORE ALL TRIM ON SITE. REUSE AS APPLICABLE. VERIFY STORAGE LOCATION WITH OWNER.
- SALVAGE AND STORE ALL INTERIOR WINDOWS, DOORS, AND TRANSOMS SCHEDULED TO BE REMOVED. REUSE AS NOTED. VERIFY STORAGE LOCATION WITH OWNER.
- AT EXTERIOR WINDOWS, REMOVE ANY NON-ORIGINAL ALUMINUM TRIM. REPLACE ALL BROKEN GLAZING. REPAIR WOOD FRAMES. PAINT.
- FLOOR COVERINGS TO BE REMOVED THROUGHOUT ENTIRE BUILDING TO EXPOSE ORIGINAL WOOD FLOORING. REMOVAL/ABATEMENT TO MEET ALL GUIDELINES AND REGULATIONS. SEE GENERAL DEMOLITION NOTE #2. SAND AND SEAL WHERE THE FINISH SCHEDULE INDICATES CARPET. IT SHALL BE INSTALLED IN A MANNER SUCH THAT 8" MINIMUM OF THE WOOD FLOORING IS EXPOSED ALONG THE SPACE'S PERIMETER.
- ALL EXISTING LIGHTING FIXTURES SHALL BE SALVAGED, CATALOGED, AND STORED ON SITE FOR POSSIBLE REUSE. VERIFY STORAGE LOCATION WITH OWNER.

SPRINKLER RISER ROOM, FIRE ALARM, AND HOUSE UTILITIES TO BE LOCATED IN BASEMENT. NO ADDITIONAL WORK TO BE PERFORMED.

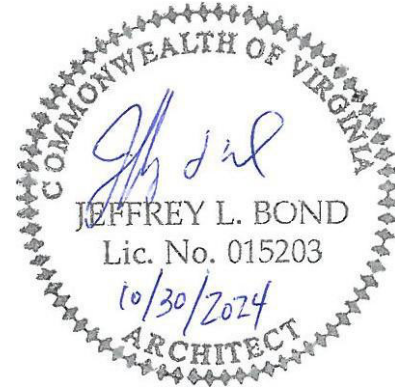


3 EXISTING/DEMO BASEMENT PLAN  
Scale: 1/16" = 1'-0"



| KEYNOTES PER SHEET |                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| NOTE               | DESCRIPTION                                                                                                                            |
| D001               | EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.          |
| D002               | EXISTING WALL TO BE PARTIALLY REMOVED FOR NEW OPENING. SEE PROPOSED.                                                                   |
| D003               | EXISTING DOOR TO BE REPLACED WITH NEW FIRE RATED DOOR. SEE PROPOSED.                                                                   |
| D004               | EXISTING OPENING TO BE INFILLED TO MATCH SURROUNDING WALL.                                                                             |
| D005               | EXISTING DOOR TO BE REMOVED. NEW WINDOWS TO BE INSTALLED. INFILL WALL WHERE REQUIRED WITH MATERIAL TO MATCH SURROUNDING. SEE PROPOSED. |

2 EXISTING/DEMO FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



SHELTON STREET LLC  
**WAREHOUSE NO. 5**

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

| REVISIONS |             |      |
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| NO.       | DESCRIPTION | DATE |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | As indicated |

SHEET NAME

**FIRST FLOOR  
EXISTING/DEMO  
PLANS**

SHEET NUMBER

**AD-101**



A

B

C

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E

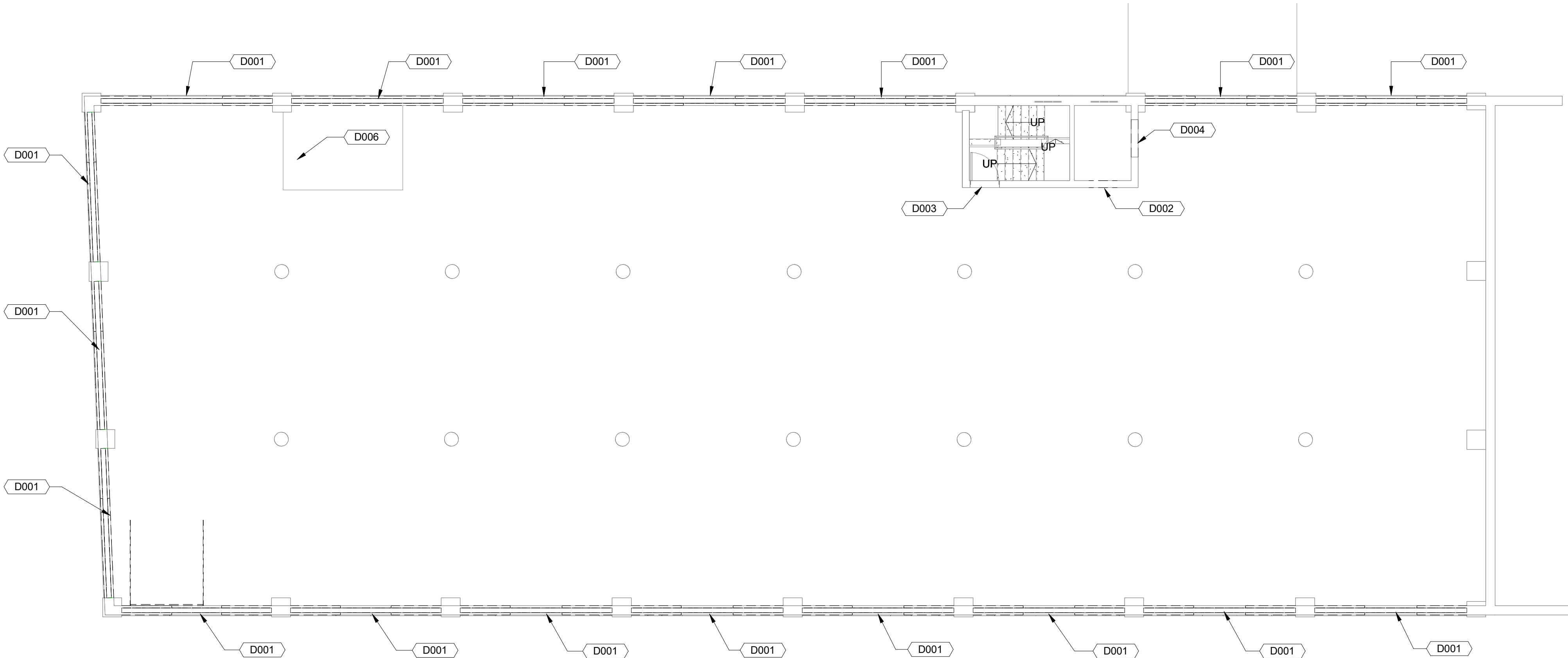
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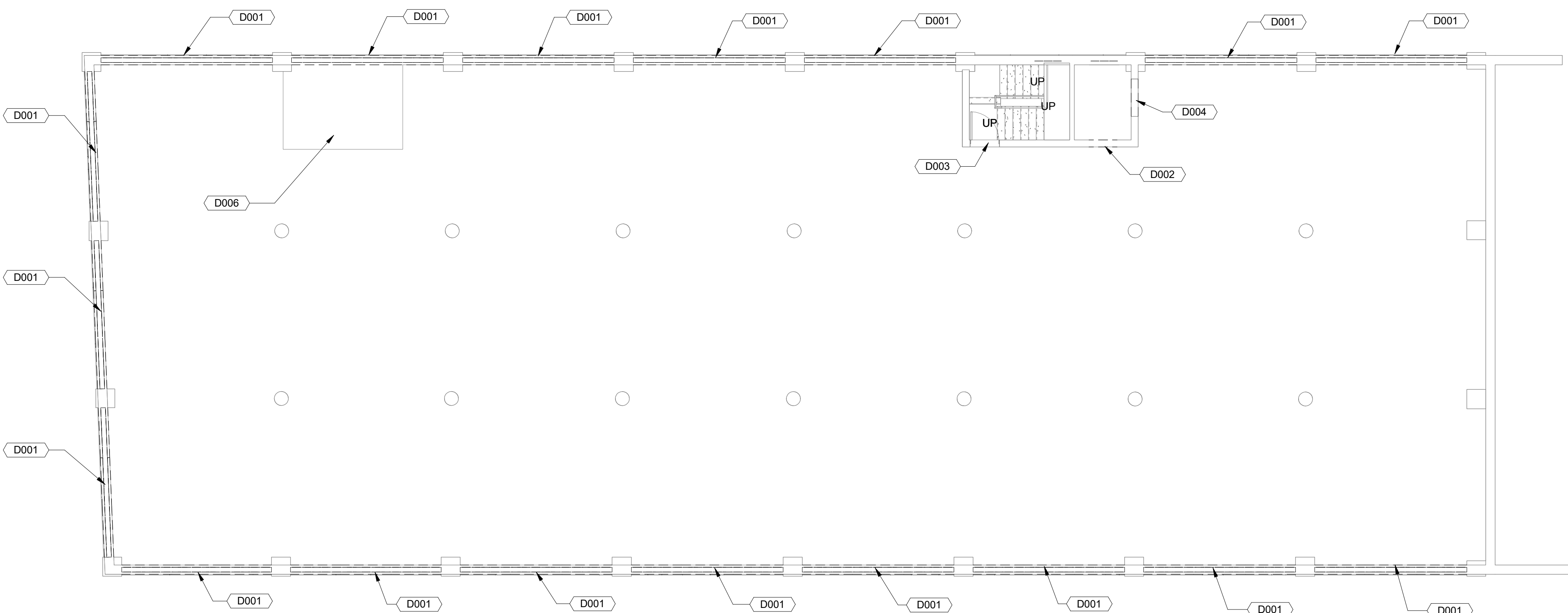
5



1  
A-20/AD-102

**EXISTING/DEMO SECOND FLOOR PLAN**

Scale: 1/8" = 1'-0"



2  
A-20/AD-102

**EXISTING/DEMO THIRD FLOOR PLAN**

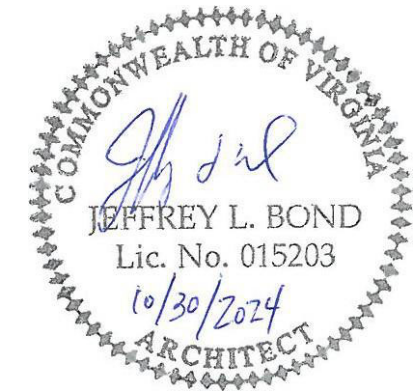
Scale: 1/8" = 1'-0"

| KEYNOTES PER SHEET |                                                                                                                               |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|
| NOTE               | DESCRIPTION                                                                                                                   |
| D001               | EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED. |
| D002               | EXISTING WALL TO BE PARTIALLY REMOVED FOR NEW OPENING. SEE PROPOSED.                                                          |
| D003               | EXISTING DOOR TO BE REPLACED WITH NEW FIRE RATED DOOR. SEE PROPOSED.                                                          |
| D004               | EXISTING OPENING TO BE INFILLED TO MATCH SURROUNDING WALL.                                                                    |
| D006               | EXISTING FLOOR TO BE REMOVED FOR NEW STAIR. SEE PROPOSED.                                                                     |

SOLEX

ARCHITECTURE

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SHELTON STREET LLC

**WAREHOUSE NO. 5**

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

| SHEET INFORMATION    |             |      |
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| REVISIONS            |             |      |
| NO.                  | DESCRIPTION | DATE |
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|                      |             |      |
| PROJECT NO. 20130011 |             |      |
| DRAWN BY JMW         |             |      |
| CHECKED BY KWW       |             |      |
| DATE 2024.10.30      |             |      |
| SCALE 1/8" = 1'-0"   |             |      |

SHEET NAME

**EXISTING/DEMO  
SECOND AND  
THIRD FLOOR  
PLANS**

SHEET NUMBER

**AD-102**



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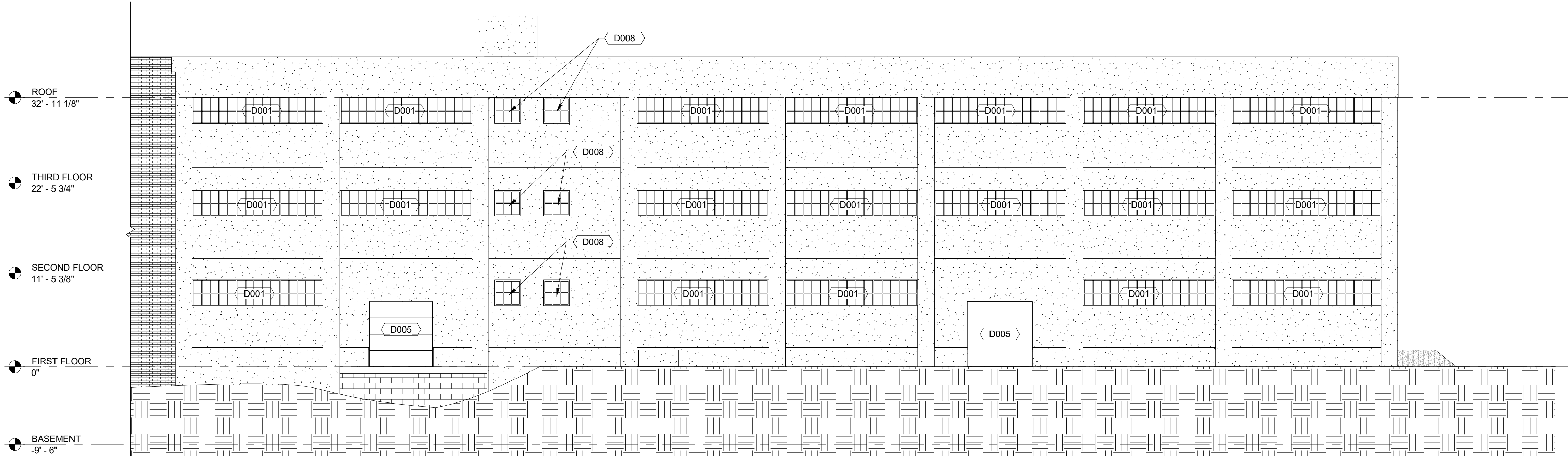
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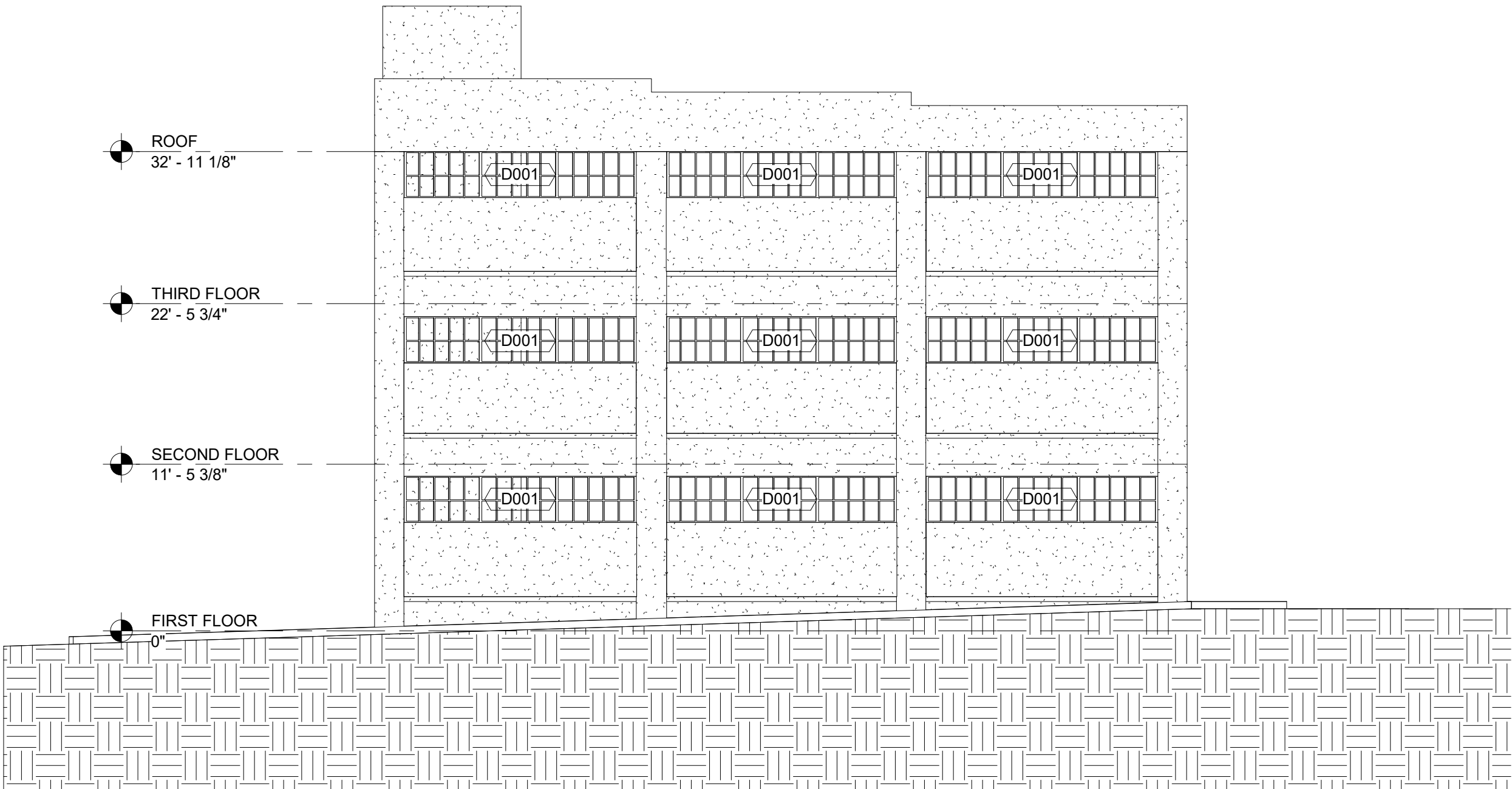
D

E

| KEYNOTES PER SHEET |                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| NOTE               | DESCRIPTION                                                                                                                            |
| D001               | EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.          |
| D005               | EXISTING DOOR TO BE REMOVED. NEW WINDOWS TO BE INSTALLED. INFILL WALL WHERE REQUIRED WITH MATERIAL TO MATCH SURROUNDING. SEE PROPOSED. |
| D008               | EXISTING WINDOW TO BE REPLACED/REPAIRED AS REQUIRED.                                                                                   |



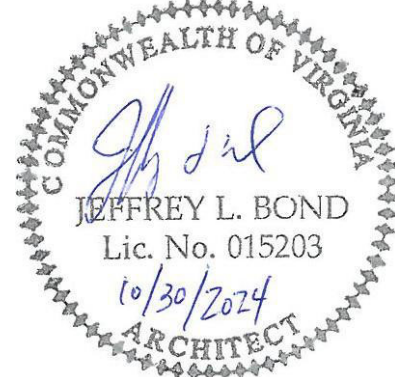
6  
AD-201  
EXISTING NORTH ELEVATION  
Scale: 1/8" = 1'-0"



1  
AD-201  
EXISTING WEST ELEVATION  
Scale: 1/8" = 1'-0"



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SHELTON STREET LLC

## WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

### SHEET INFORMATION

| REVISIONS |             |      |
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| NO.       | DESCRIPTION | DATE |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

### SHEET NAME

EXISTING DEMO  
ELEVATIONS

### SHEET NUMBER

AD-201



1

2

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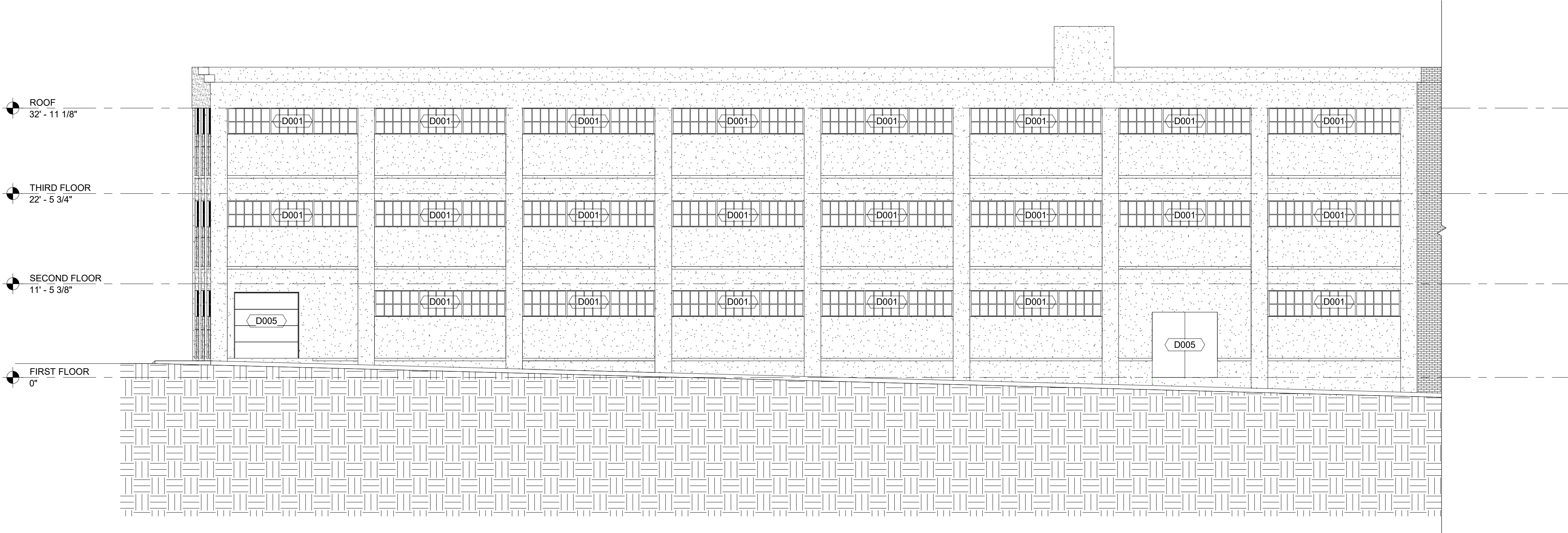
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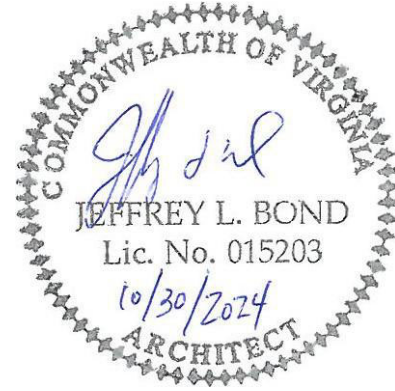


**EXISTING SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

| KEYNOTES PER SHEET |                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| NOTE               | DESCRIPTION                                                                                                                            |
| D001               | EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.          |
| D005               | EXISTING DOOR TO BE REMOVED. NEW WINDOWS TO BE INSTALLED. INFILL WALL WHERE REQUIRED WITH MATERIAL TO MATCH SURROUNDING. SEE PROPOSED. |



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SHELTON STREET LLC

# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

## SHEET INFORMATION

### REVISIONS

| NO. | DESCRIPTION | DATE |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

## SHEET NAME

EXISTING DEMO  
ELEVATIONS

## SHEET NUMBER

AD-202



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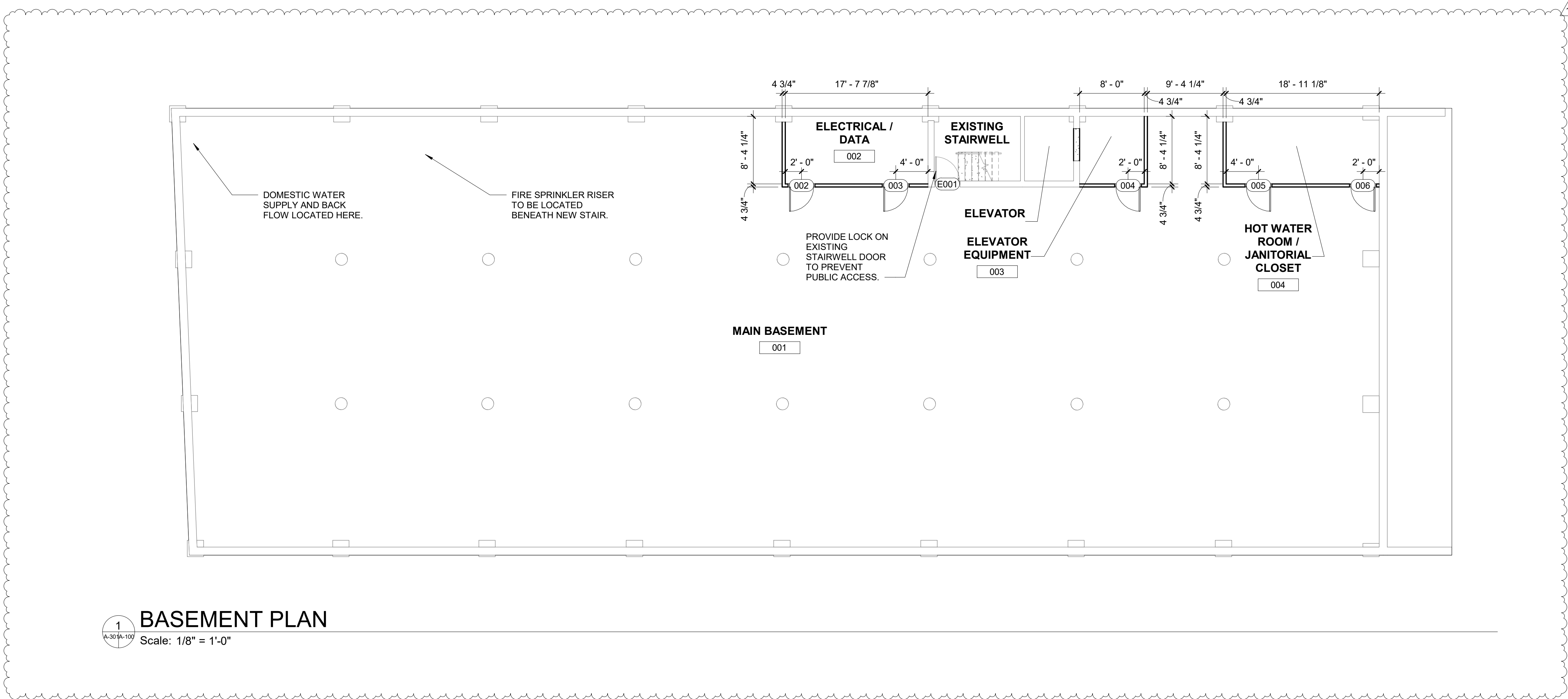
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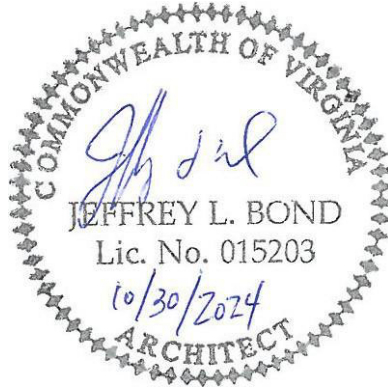
E



**BASEMENT PLAN**  
Scale: 1/8" = 1'-0"



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SHELTON STREET LLC

# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

## SHEET INFORMATION

| REVISIONS |                |            |
|-----------|----------------|------------|
| NO.       | DESCRIPTION    | DATE       |
| 1         | BASEMENT ROOMS | 2024.11.04 |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | KMW          |
| CHECKED BY  | JLB          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

## SHEET NAME

**BASEMENT  
PLAN**

## SHEET NUMBER

**A-100**

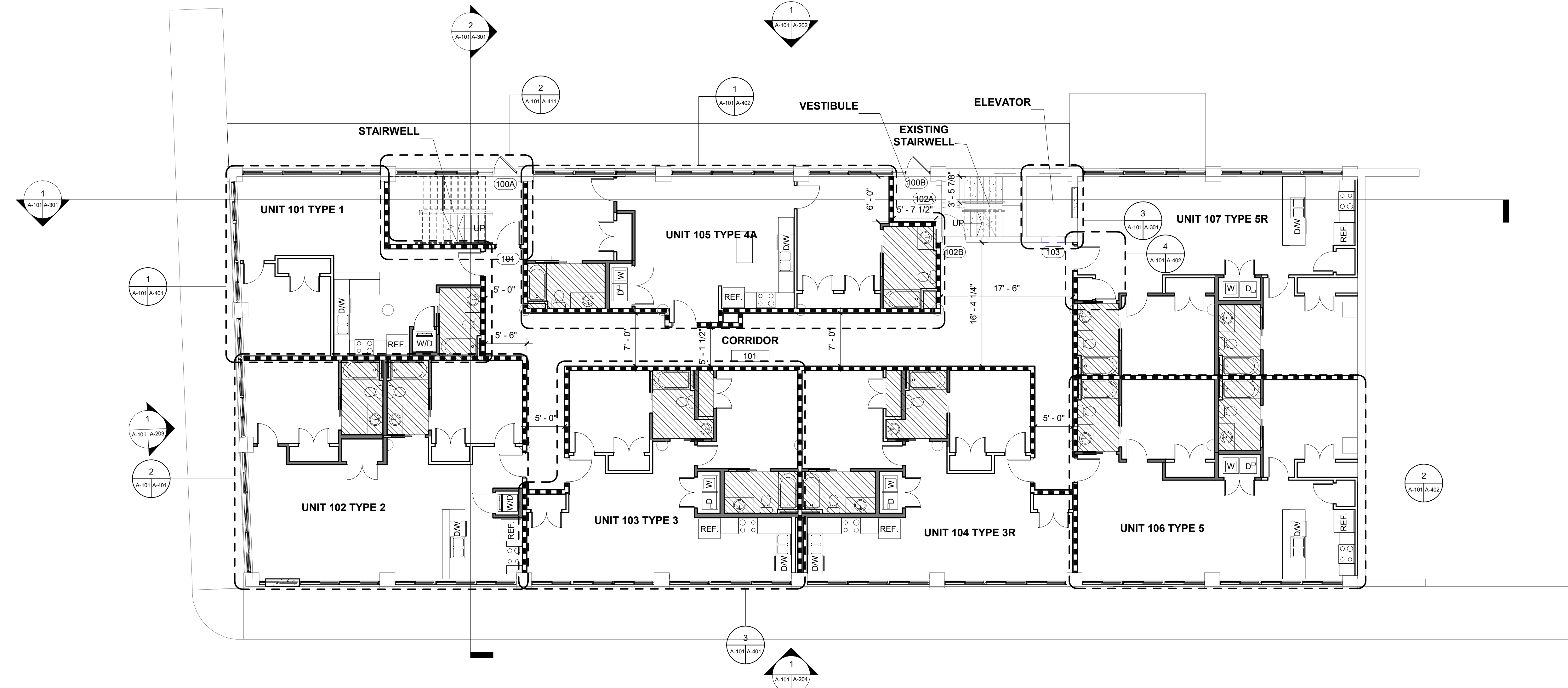


- GENERAL NOTES FOR HISTORIC TAX CREDITS**
- THIS IS TO BE CONSIDERED A HISTORIC TAX CREDIT PROJECT. THE "STANDARDS OF REHABILITATION" PUBLISHED BY THE SECRETARY OF INTERIORS APPLIES TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. NO HISTORIC AND/OR ORIGINAL MATERIALS ARE TO BE REMOVED FROM THIS PROJECT UNLESS REVIEWED AND APPROVED BY THE OWNER. IF THERE IS ANY QUESTION AS TO WHETHER SOMETHING IS TO BE REMOVED, THE OWNER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH ANY REMOVAL.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL HEALTH & OCCUPATIONAL REGULATIONS REGARDING PROTECTION OF WORKERS DURING CONSTRUCTION AND PROVIDE RECEIPT OF PROPER DISPOSAL WHERE LEAD-BASED PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS ARE DISTURBED OR REMOVED.
  - DESIGN OF MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM/PROTECTION BY OTHERS.
  - CONTRACTOR TO EVALUATE EXISTING PLASTER FOR SIGNS OF SPALLING OR POTENTIAL FOR FUTURE SPALLING. CUT STRAIGHT LINE FOR REMOVAL AND REPLACE WITH TYPE X DRYWALL OF SAME THICKNESS.
  - CONTRACTOR TO COORDINATE ROUTING OF PLUMBING WITHIN FLOOR/CEILING ASSEMBLY WITH REPLACEMENT OF CEILING.
  - ARCHITECTURAL PLANS AND ELEVATIONS HAVE BEEN DEVELOPED TO ILLUSTRATE THE GENERAL SCOPE AND INTENT OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MEANS AND METHODS THAT MEET THE SECRETARY OF INTERIORS STANDARDS OF REHABILITATION.
  - PROVIDE PROTECTION FOR EXISTING FINISHES TO REMAIN, INCLUDING BUT NOT LIMITED TO: FLOORS, CEILINGS, WINDOWS, DOORS, TRIMS, FRAMES, CASEWORK, AND ALL OTHER PROPERTY SCHEDULED TO REMAIN.
  - EXISTING WALLS SHOWN IN GRAY. NEW WALLS SHOWN AS HEAVY/BOLD LINES.
  - CONTRACTOR TO ASSESS EXISTING WINDOWS AND/OR STOREFRONT. REPAIR/REPLACE AS NECESSARY TO ENSURE WEATHERTIGHT ENCLOSURE. OBTAIN APPROVAL FROM OWNER AND DMR/PPS FOR ANY REPLACEMENT.
  - FURNITURE NOT IN CONTRACT. SHOWN AS ANTICIPATED LAYOUT FOR REFERENCE ONLY.
  - DRAWINGS ARE NOT TO BE SCALED.

- GENERAL NOTES**
- GENERAL CONTRACTORS, SUBS, SUPPLIERS, ETC. WORKING ON OR ASSOCIATED IN ANY WAY WITH THIS PROJECT MUST ADHERE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS.
  - THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OVERVIEW COORDINATION WITH ALL TRADES. FAILURE TO COORDINATE WORK OF EACH TRADE SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION.
  - THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE A/E OF ANY CONFLICT OF THE PLANS AND SPECIFICATIONS. FAILURE TO NOTIFY THE A/E RESULTING IN ADDITIONAL COST SHALL BE THE GENERAL CONTRACTOR'S EXPENSE.
  - IN THE EVENT A CONFLICT IS FOUND OR AN INTERPRETATION IS REQUIRED, THE ARCHITECT SHALL RESPOND BASED ON THE OWNER'S APPROVAL.
  - CONTRACTOR RESPONSIBLE FOR VISITING SITE AS NECESSARY AND BECOMING FAMILIAR WITH ALL REQUIREMENTS PRIOR TO BID.
  - CONTRACTOR RESPONSIBLE FOR CONNECTING TO EXISTING UTILITIES AND/OR REPLACING AS SHOWN ON ENGINEERING DRAWINGS.
  - THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURE, FACILITIES, AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
  - IN CASE OF DAMAGE TO EXISTING FACILITY, CONTRACTOR'S PHOTOGRAPHIC DOCUMENTATION WILL BE BASIS FOR OWNER'S DECISION. IF CONTRACTOR CANNOT PROVIDE DOCUMENTATION, OWNER'S DECISION WILL BE FINAL.
  - PATCH AND REPAIR CEILINGS AND WALLS ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  - CONTROL JOINTS IN MASONRY ARE TO BE PLACED AT INTERVALS NO GREATER THAN 30' - 0". IF CONTROL JOINTS ARE NOT SHOWN ON PLANS OR ELEVATIONS, CONSULT ARCHITECT FOR LOCATIONS PRIOR TO PLACEMENT.
  - CONTRACTOR TO PROVIDE AND INSTALL SMOKE / CARBON MONOXIDE DETECTOR AS PER ALL APPLICABLE CODES.
  - ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE RELATIVE.
  - CONTRACTOR TO PROVIDE KNOX BOX. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
  - CONTRACTOR RESPONSIBLE FOR COORDINATING ALL MECHANICAL AND ELECTRICAL FIXTURES, EQUIPMENT, SWITCHES, THERMOSTATS, ETC. WITH FURNISHINGS, SHELVING, ETC.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY TEMPORARY MEASURES NECESSARY TO TEMPER THE SPACE IF THE PERMANENT ENCLOSURE IS NOT COMPLETE AND THE SCHEDULE MAY BE IMPACTED. ALL FINISHES ARE TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
  - PROVIDE TERMITE TREATMENT FOR NEW OR RENOVATED PROJECTS.
  - CONTRACTOR TO PROVIDE A SOIL TREATMENT WITH TERMITICIDE BY A LICENSED SPECIALIST. RECORD TERMITICIDE BRAND NAME, MANUFACTURER, AND QUANTITIES USED. PROVIDE A THREE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION. PROVIDE TWELVE MONTHS CONTINUATION SERVICE INCLUDING MONITORING, INSPECTION, AND RETREATMENT FROM THE DATE OF SUBSTANTIAL COMPLETION.
  - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.
  - ARCHITECT TO REVIEW ALL SHOP DRAWINGS AND MOCKUPS PRIOR TO INSTALLATION. GENERAL CONTRACTOR ASSUMES ALL LIABILITY FOR MATERIALS AND INSTALLATION, INCLUDING BUT NOT LIMITED TO CODE COMPLIANCE, FLASHING, AND DETAILING.
  - THESE PLANS ARE THE PROPERTY OF SOLEX ARCHITECTURE INC. AND ARE NOT TO BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION.

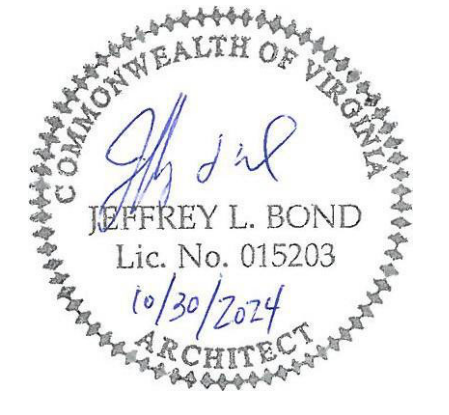
- GENERAL NOTES:**
- HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8" - 6" AFF).
  - PLATFORMS WITH FULL HEIGHT WALLS TO RECIEVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8" - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8" - 6" FLOOR-TO-FLOOR.
  - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8" - 0".
  - 90 DEGREE ANGLES ARE NOTED TO IDENTIFY STARTING LOCATION FOR FRAMING OF WALLS AND NOT NECESSARILY TO EXISTING WALLS.
  - ALL CORRIDOR AND STAIRWELL DOORS TO RECEIVE CLOSERS OR SPRING HINGES TO AUTOMATICALLY CLOSE.
  - DIMENSIONS SHOWN ARE FACE OF DRYWALL.
  - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.

SPRINKLER RISER ROOM, FIRE ALARM, AND HOUSE UTILITIES TO BE LOCATED IN BASEMENT. NO ADDITIONAL WORK TO BE PERFORMED.



**FIRST FLOOR ANNOTATION PLAN**  
Scale: 1/8" = 1'-0"

**SOLEX**  
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SHELTON STREET LLC  
**WAREHOUSE NO. 5**  
553 LYNN STREET, DANVILLE, VIRGINIA 24541  
CONSTRUCTION DOCUMENTS

| SHEET INFORMATION    |             |      |
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| REVISIONS            |             |      |
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| PROJECT NO. 20130011 |             |      |
| DRAWN BY CAP, JMW    |             |      |
| CHECKED BY KWW       |             |      |
| DATE 2024.10.30      |             |      |
| SCALE As indicated   |             |      |

**SHEET NAME**  
FIRST FLOOR  
ANNOTATION  
PLAN

**SHEET NUMBER**  
**A-101**



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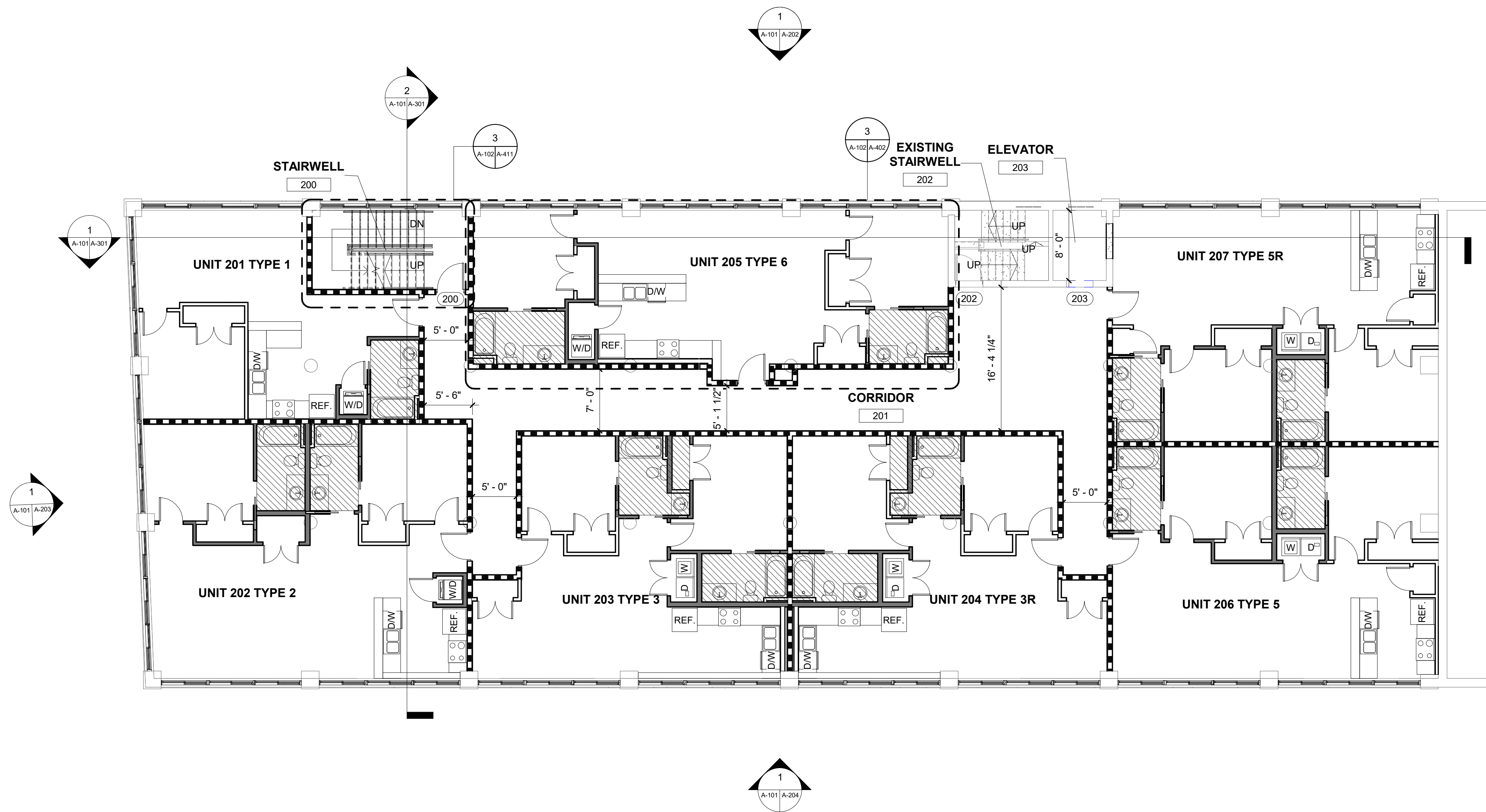
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- GENERAL NOTES:
- HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8" - 6" AFF). PLATFORMS WITH FULL HEIGHT WALLS TO RECIEVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8" - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8" - 6" FLOOR-TO-FLOOR.
  - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8" - 0".
  - 90 DEGREE ANGLES ARE NOTED TO IDENTIFY STARTING LOCATION FOR FRAMING OF WALLS AND NOT NECESSARILY TO EXISTING WALLS.
  - ALL CORRIDOR AND STAIRWELL DOORS TO RECEIVE CLOSERS OR SPRING HINGES TO AUTOMATICALLY CLOSE.
  - DIMENSIONS SHOWN ARE FACE OF DRYWALL.
  - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.



1  
A-201/A-102  
SECOND FLOOR ANNOTATION PLAN  
Scale: 1/8" = 1'-0"

SHEET INFORMATION

| REVISIONS |             |      |
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| NO.       | DESCRIPTION | DATE |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | CAP, KWW     |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

SHEET NAME

SECOND FLOOR  
ANNOTATION  
PLAN

SHEET NUMBER

A-102



1

2

3

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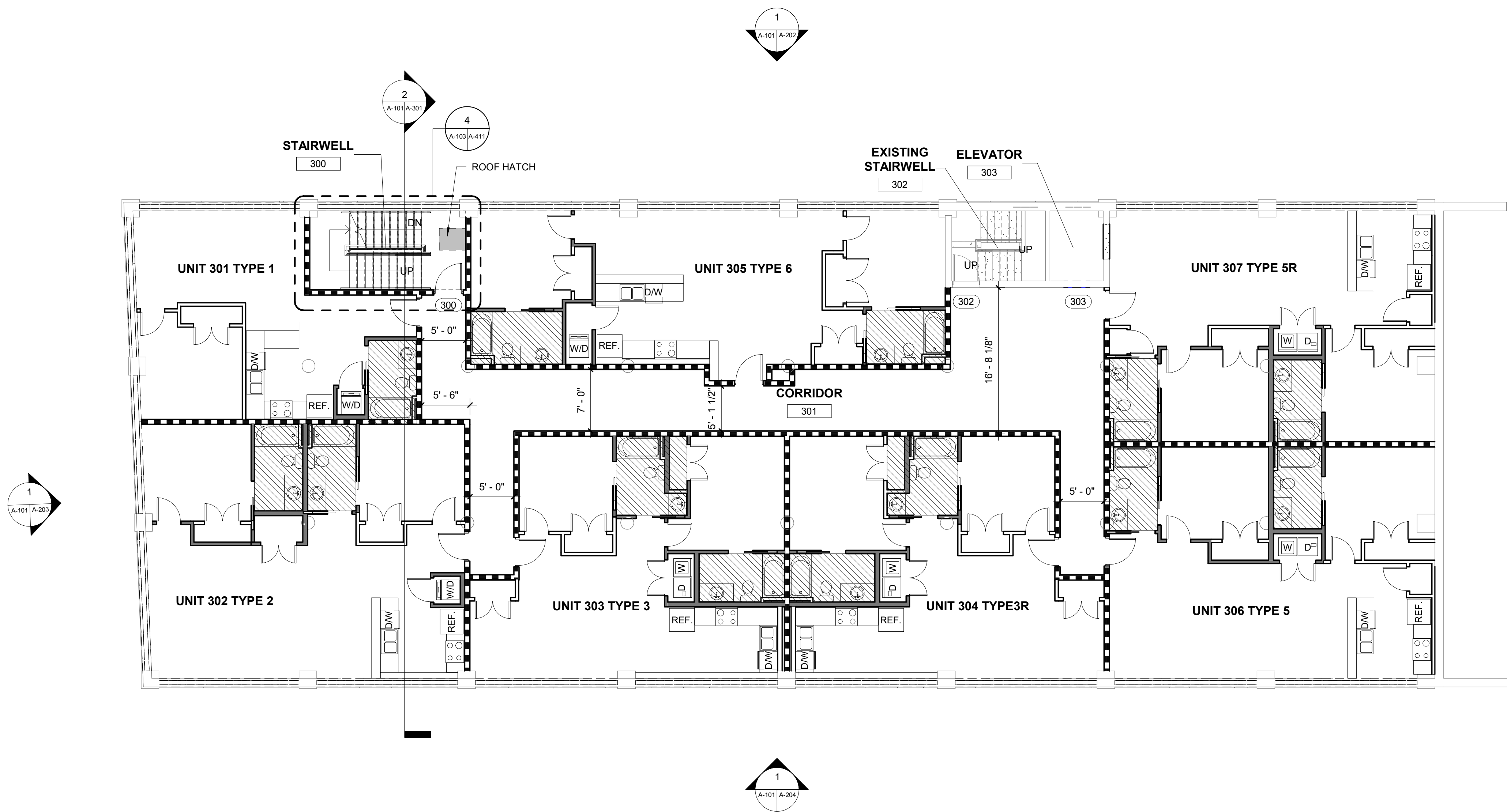
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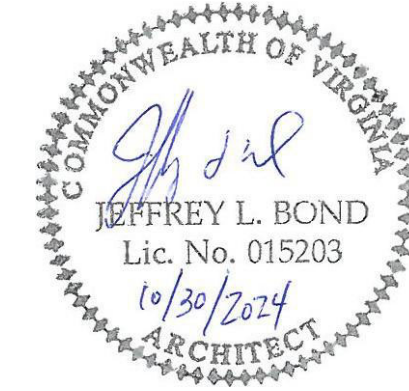
### THIRD FLOOR ANNOTATION PLAN

Scale: 1/8" = 1'-0"

- GENERAL NOTES:
- HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8" - 6" AFF).
  - PLATFORMS WITH FULL HEIGHT WALLS TO RECEIVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8" - 6" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8" - 6" FLOOR-TO-FLOOR.
  - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8" - 0".
  - 90 DEGREE ANGLES ARE NOTED TO IDENTIFY STARTING LOCATION FOR FRAMING OF WALLS AND NOT NECESSARILY TO EXISTING WALLS.
  - ALL CORRIDOR AND STAIRWELL DOORS TO RECEIVE CLOSERS OR SPRING HINGES TO AUTOMATICALLY CLOSE.
  - DIMENSIONS SHOWN ARE FACE OF DRYWALL.
  - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.



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SHELTON STREET LLC

## WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

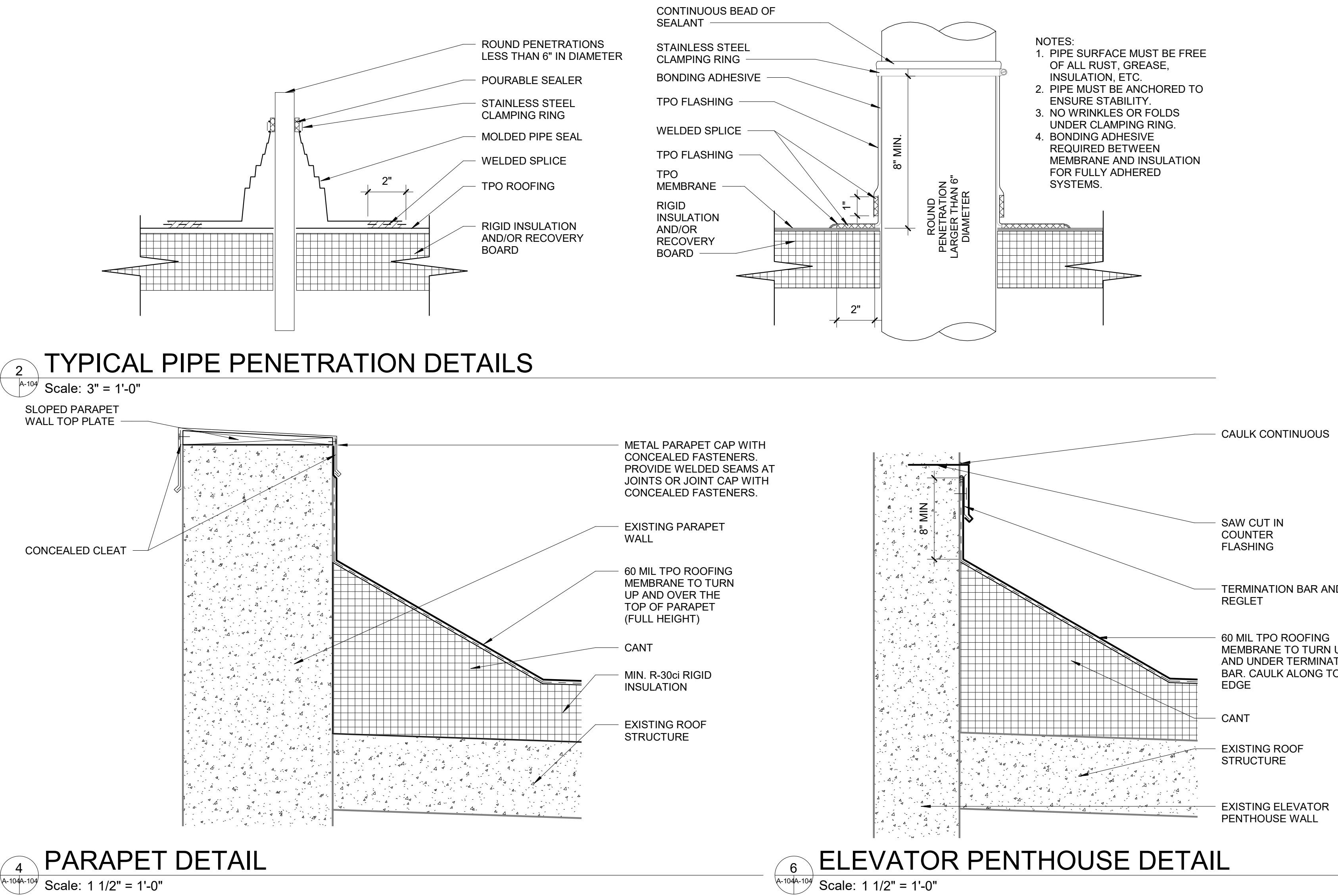
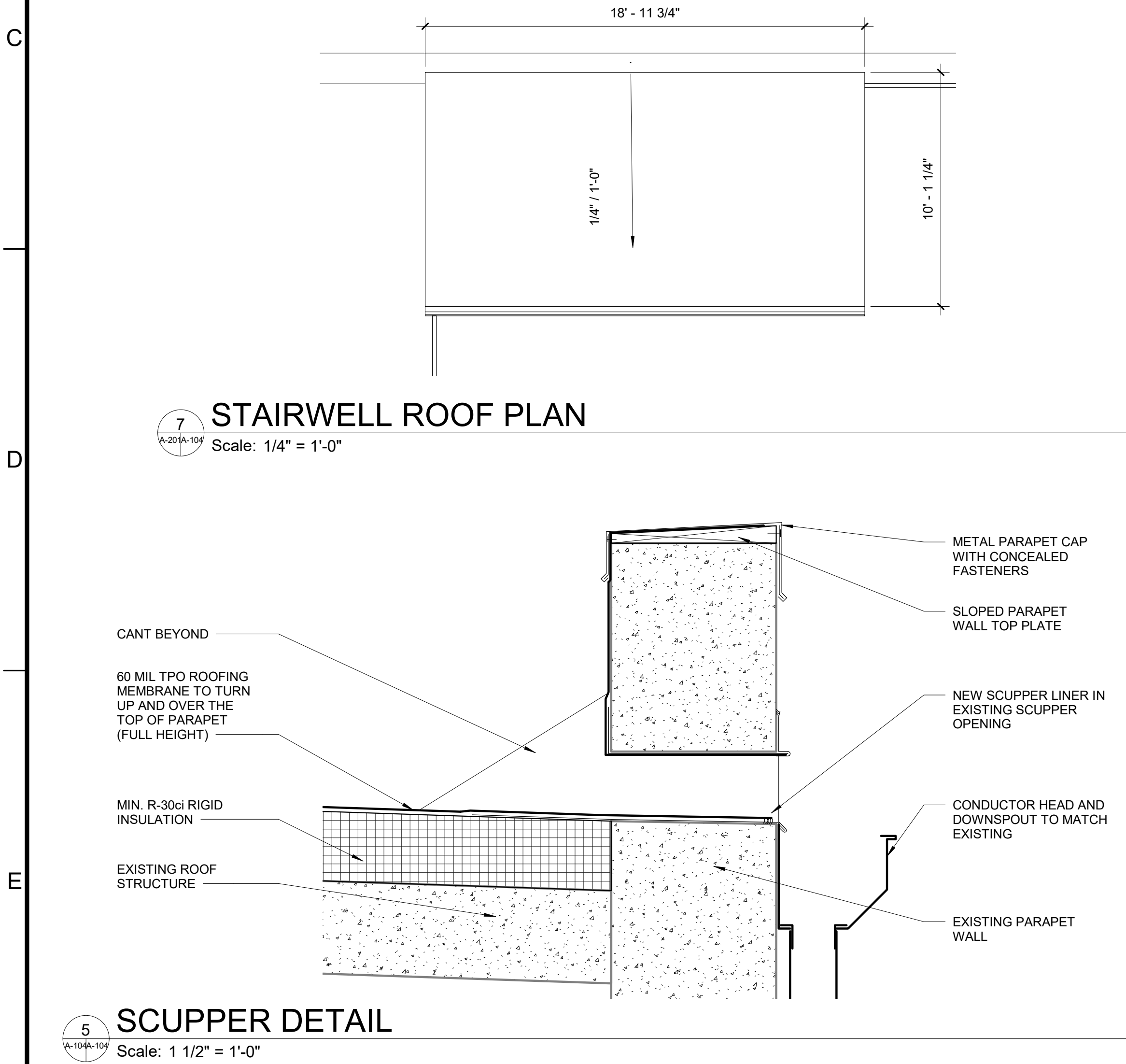
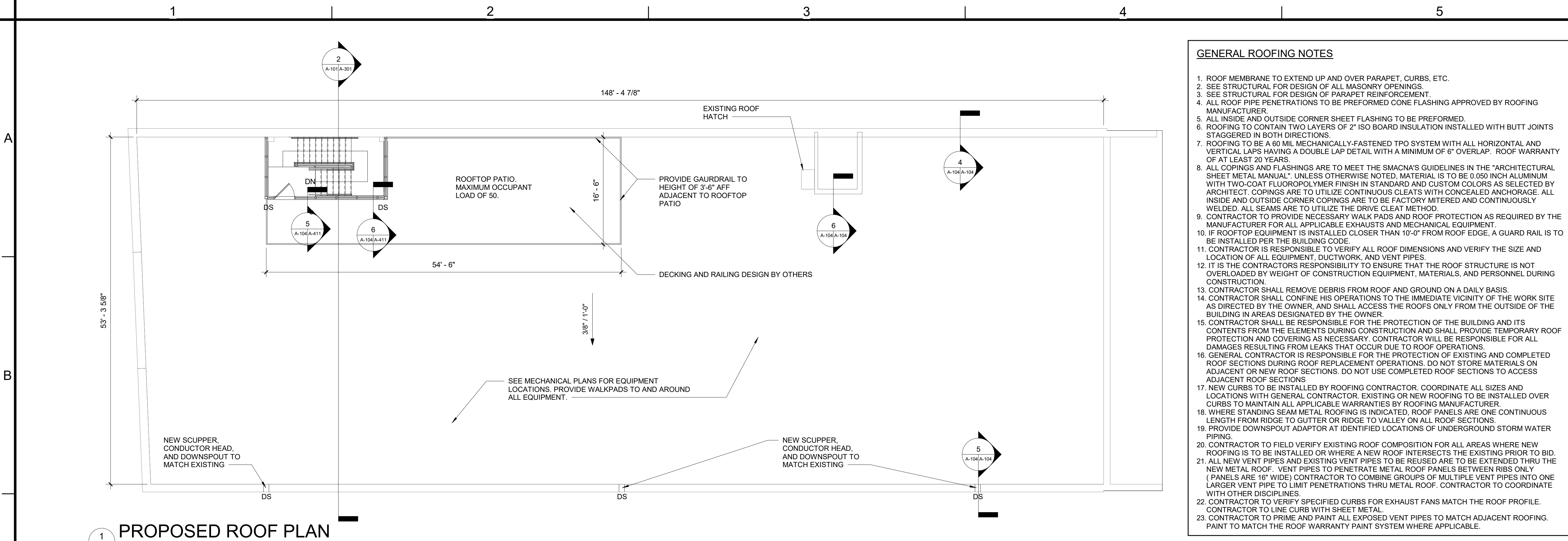
#### SHEET NAME

THIRD FLOOR  
ANNOTATION  
PLAN

#### SHEET NUMBER

# A-103





SHELTON STREET LLC

# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

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| NO.                  | DESCRIPTION | DATE |
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| PROJECT NO. 20130011 |             |      |
| DRAWN BY CAP/JMW     |             |      |
| CHECKED BY KWW       |             |      |
| DATE 2024.10.30      |             |      |
| SCALE As indicated   |             |      |

SHEET NAME

## ROOF PLAN, AND NOTES

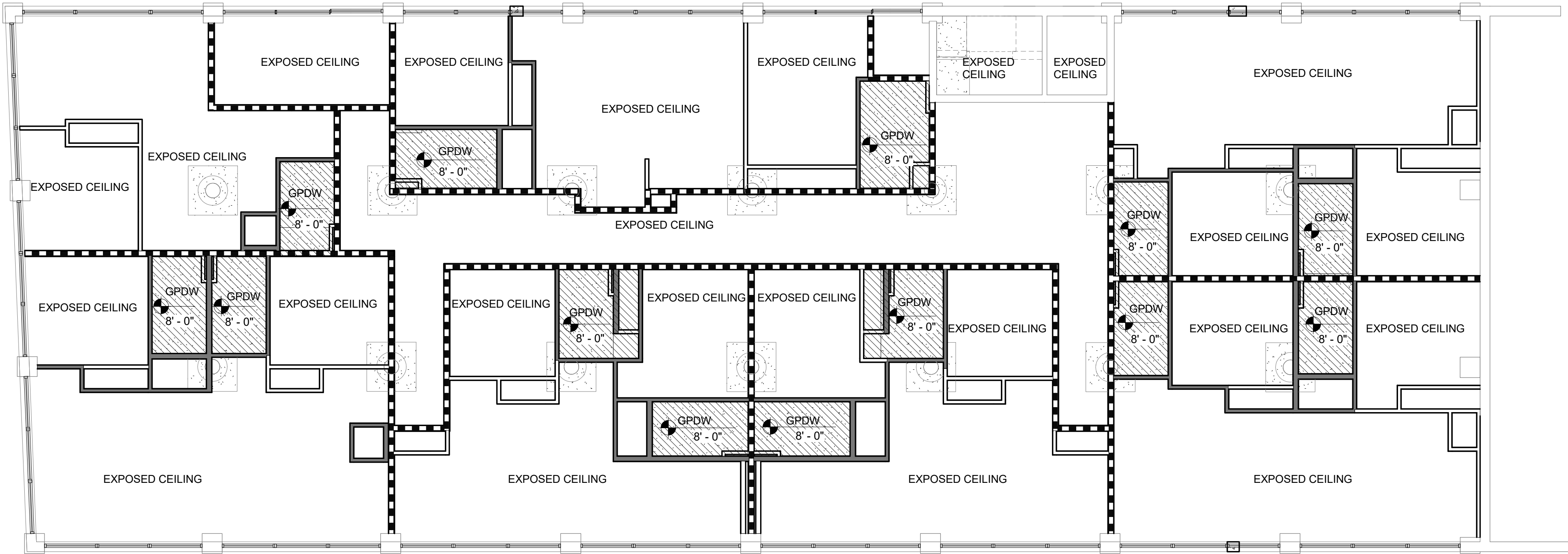
SHEET NUMBER

# A-104



- GENERAL CEILING NOTES**
- EXISTING CEILING PLAN SHOWN FOR REFERENCE ONLY. THE CONTRACTOR IS TO VERIFY THE EXISTING CONDITIONS AND COORDINATE ALL WORK WITH PROPOSED PLANS.
  - CONTRACTOR TO COORDINATE NEW WORK WITH HVAC AND ELECTRICAL. CONTRACTOR IS RESPONSIBLE FOR REQUIRED MODIFICATIONS TO HVAC DUCT AND DIFFUSERS/RETURNS TO ACCOMMODATE NEW LAYOUT.
  - CONTRACTOR RESPONSIBLE FOR REQUIRED MODIFICATIONS TO THE LIGHTING SYSTEM TO ACCOMMODATE THE NEW LAYOUT. EACH ROOM IS TO BE INDIVIDUALLY CONTROLLED. CONTRACTOR RESPONSIBLE FOR ENSURING THE LIGHTING FOOTCANDLE LEVELS ARE ADEQUATE AS REQUIRED BY CODE.
  - CONTRACTOR RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL CEILING MOUNTED AND LAY-IN FIXTURES, DIFFUSERS, ETC.
  - CONTRACTOR TO PERFORM FINAL SETTING OF ALL CEILING MOUNTED ITEMS. CONTRACTOR RESPONSIBLE FOR FINAL CLEANING OF ALL CEILING MOUNTED ITEMS.
  - ALL CEILINGS ARE TO REMAIN AT EXISTING HEIGHTS UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO COORDINATE ALL ABOVE CEILING TRADES TO AVOID CONFLICT.
  - CONTRACTOR RESPONSIBLE FOR PROVIDING AND INSTALLING NEW EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.
  - CEILING HEIGHTS INDICATED ON DRAWINGS ARE MINIMUM. CONTRACTOR TO RAISE CEILING AS HIGH AS POSSIBLE FOR PROJECT. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.
  - ALL CEILINGS TO CONTAIN R-19 FIBERGLASS BATTS INSTALLED ABOVE THE ENTIRE CEILING.

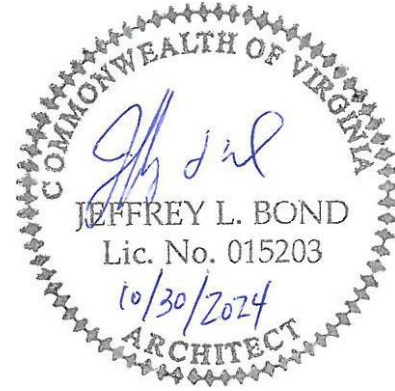
- GENERAL NOTES:**
- ALL CEILINGS IN HATCHED AREAS TO BE 8'-0" AFF, UNLESS NOTED OTHERWISE.
  - HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8' - 6" AFF).
  - PLATFORMS WITH FULL HEIGHT WALLS TO RECIEVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8' - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8' - 6" FLOOR-TO-FLOOR.
  - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8' - 6".



**FIRST FLOOR REFLECTED CEILING PLAN**  
Scale: 1/8" = 1'-0"



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# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | As indicated |

**SHEET NAME**

**FIRST FLOOR  
REFLECTED  
CEILING PLAN**

**SHEET NUMBER**

**A-111**

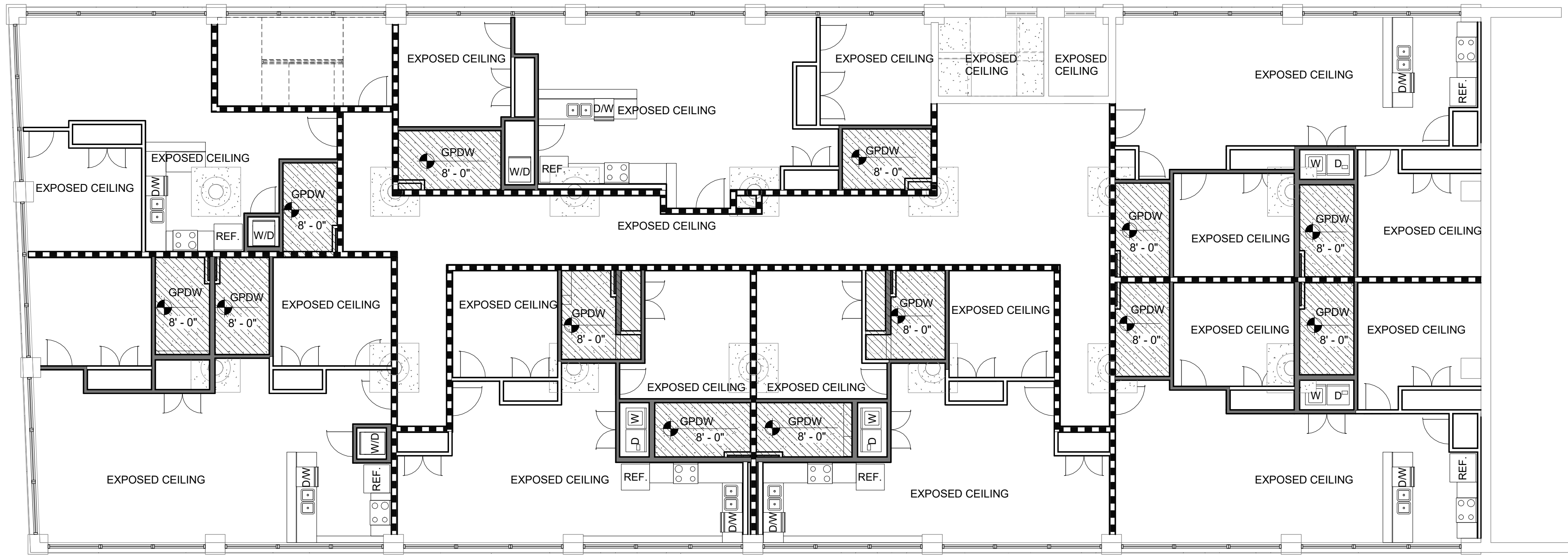


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- GENERAL NOTES:
- ALL CEILINGS IN HATCHED AREAS TO BE 8'-0" AFF, UNLESS NOTED OTHERWISE.
  - HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8' - 6" AFF). PLATFORMS WITH FULL HEIGHT WALLS TO RECEIVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8' - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8' - 6" FLOOR-TO-FLOOR.
  - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8' - 6".



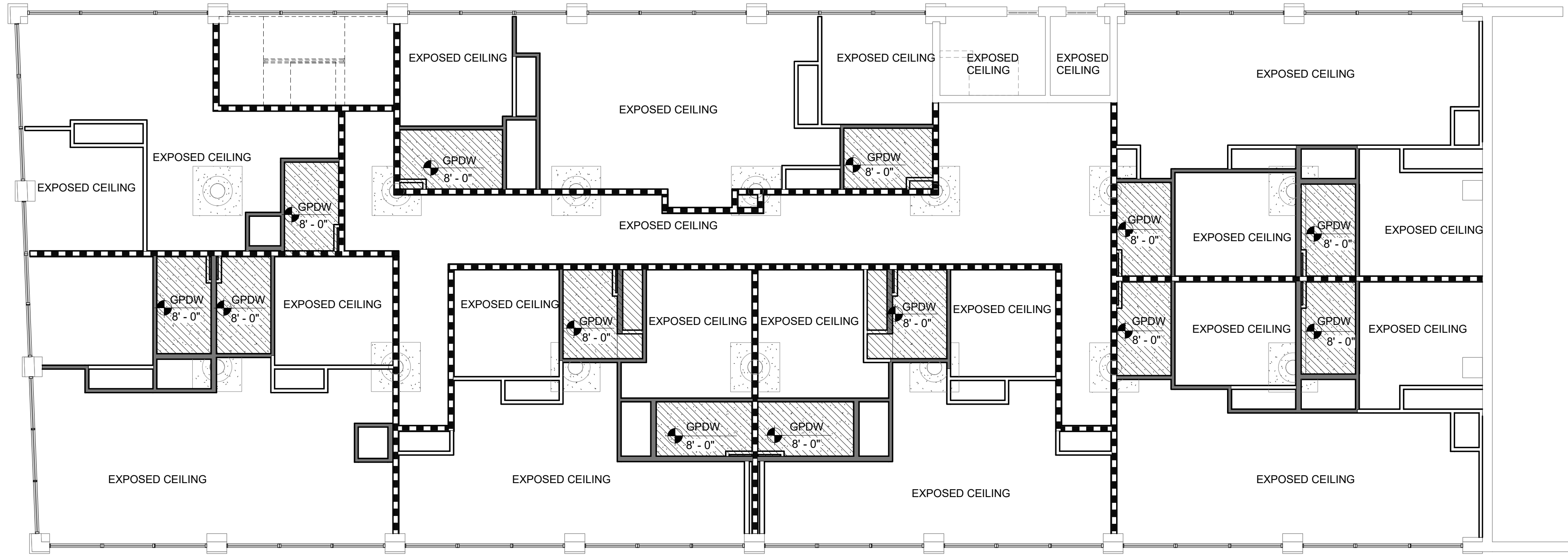
1  
A-201A-112

SECOND FLOOR REFLECTED CEILING PLAN

Scale: 1/8" = 1'-0"

D

E



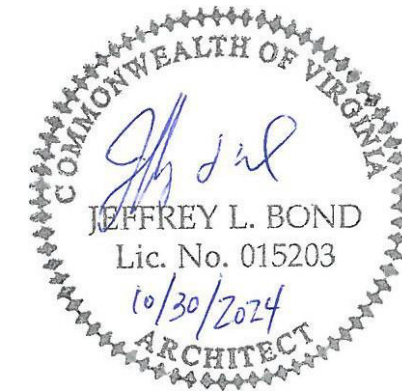
2  
A-201A-112

THIRD FLOOR REFLECTED CEILING PLAN

Scale: 1/8" = 1'-0"



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WAREHOUSE NO. 5

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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

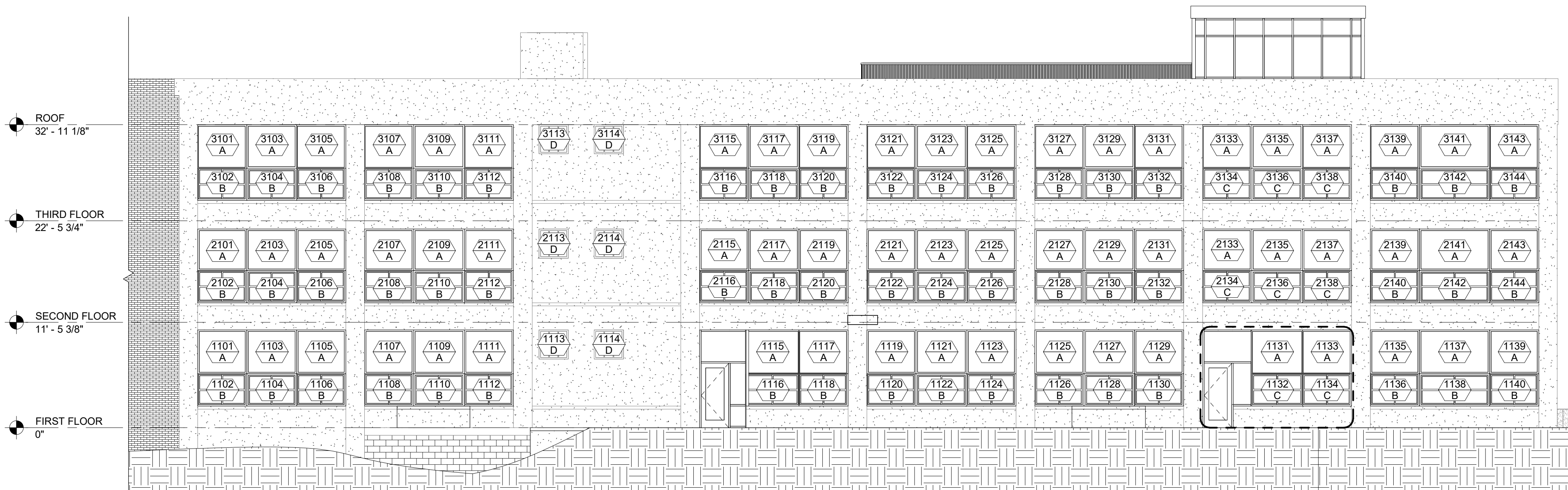
SHEET NAME

SECOND / THIRD  
FLOOR  
REFLECTED  
CEILING PLANS

SHEET NUMBER

A-112

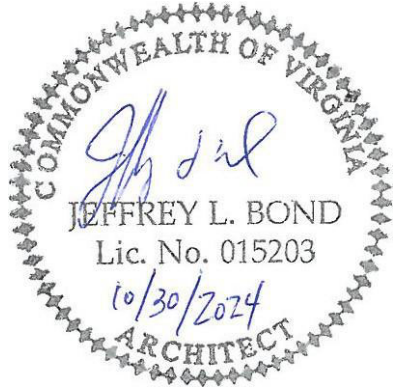




1 NORTH-WEST PROPOSED ELEVATION  
Scale: 1/8" = 1'-0"

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ARCHITECTURE

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# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

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| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | JLB          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

SHEET NAME

NORTH-WEST  
ELEVATION

SHEET NUMBER

A-201



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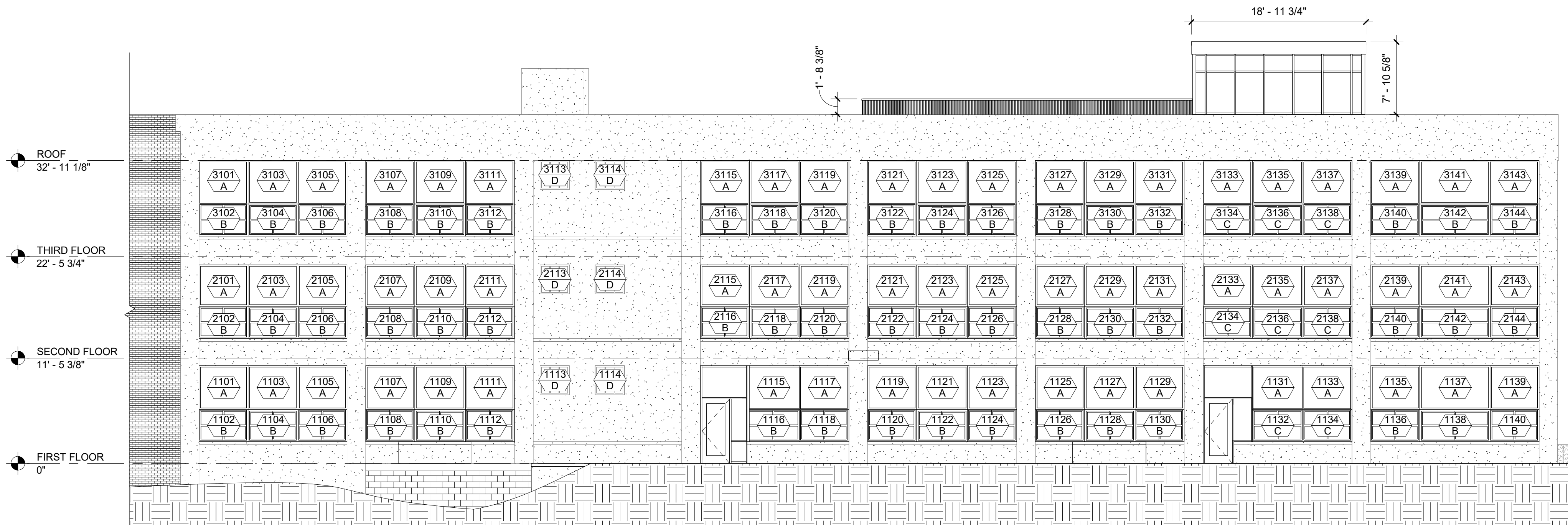
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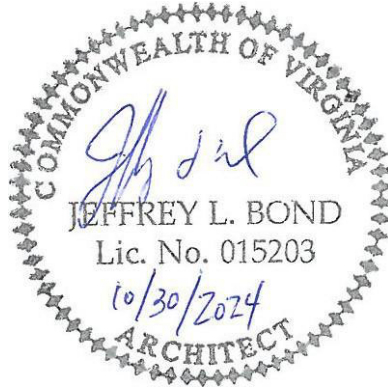
E



**1 NORTH-WEST PROPOSED ELEVATION WITH DIMENSIONS**  
Scale: 1/8" = 1'-0"



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# WAREHOUSE NO. 5

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CONSTRUCTION DOCUMENTS

## SHEET INFORMATION

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| PROJECT NO. | 20130011     |
| DRAWN BY    | KMW          |
| CHECKED BY  | JLB          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

## SHEET NAME

NORTH-WEST  
ELEVATION  
WITH  
DIMENSIONS

## SHEET NUMBER

A-202



A

B

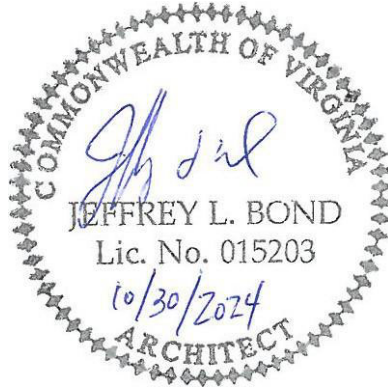
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SHELTON STREET LLC

# WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

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| PROJECT NO. | 20130011     |
| DRAWN BY    | KMW          |
| CHECKED BY  | JLB          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

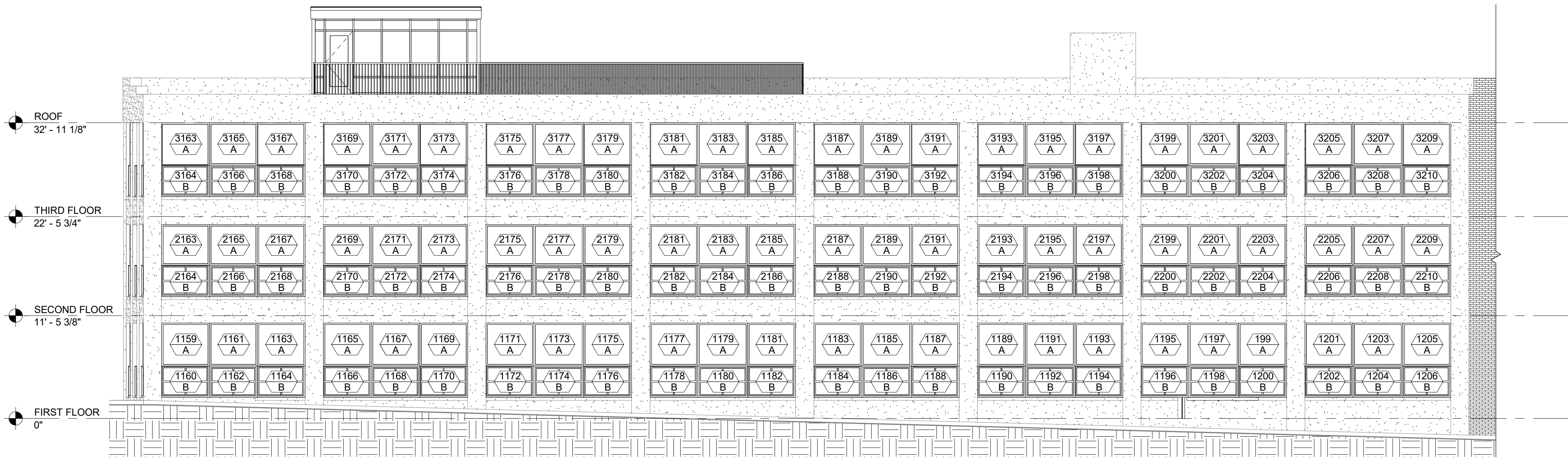
SHEET NAME

SOUTH-WEST  
ELEVATION

SHEET NUMBER

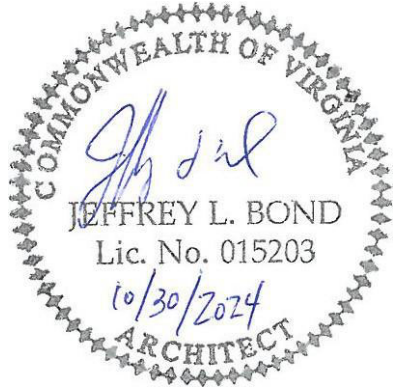
A-203





**SOUTH-EAST PROPOSED ELEVATION**  
Scale: 1/8" = 1'-0"

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SHELTON STREET LLC  
**WAREHOUSE NO. 5**

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

**SHEET INFORMATION**

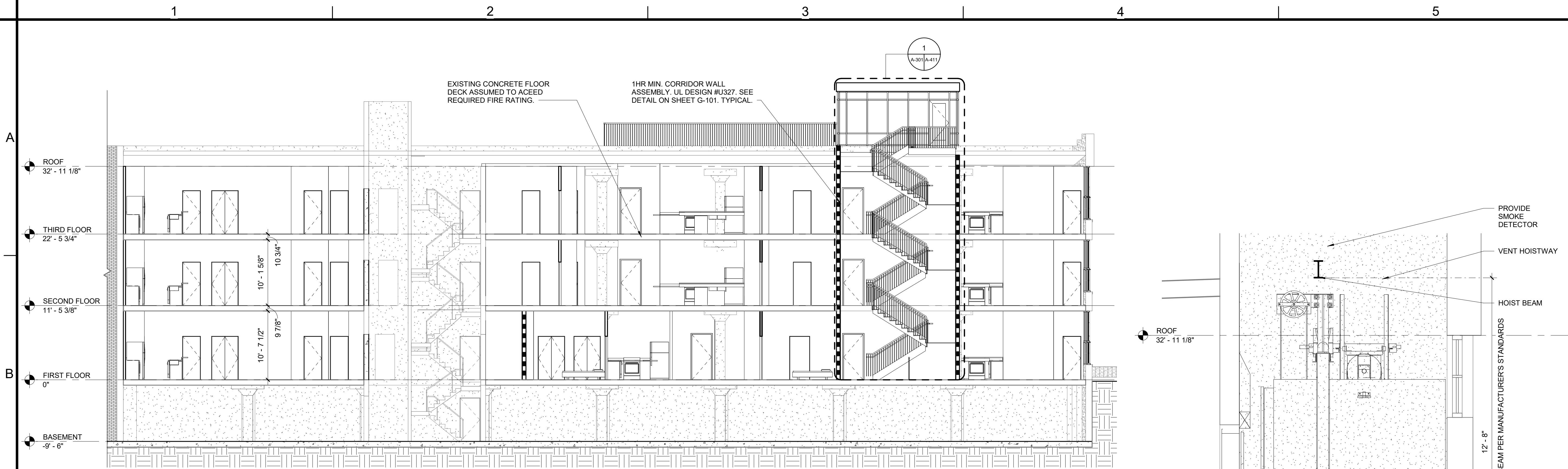
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| NO.       | DESCRIPTION | DATE |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | KMW          |
| CHECKED BY  | JLB          |
| DATE        | 2024.10.30   |
| SCALE       | 1/8" = 1'-0" |

**SHEET NAME**  
SOUTH-EAST  
ELEVATION

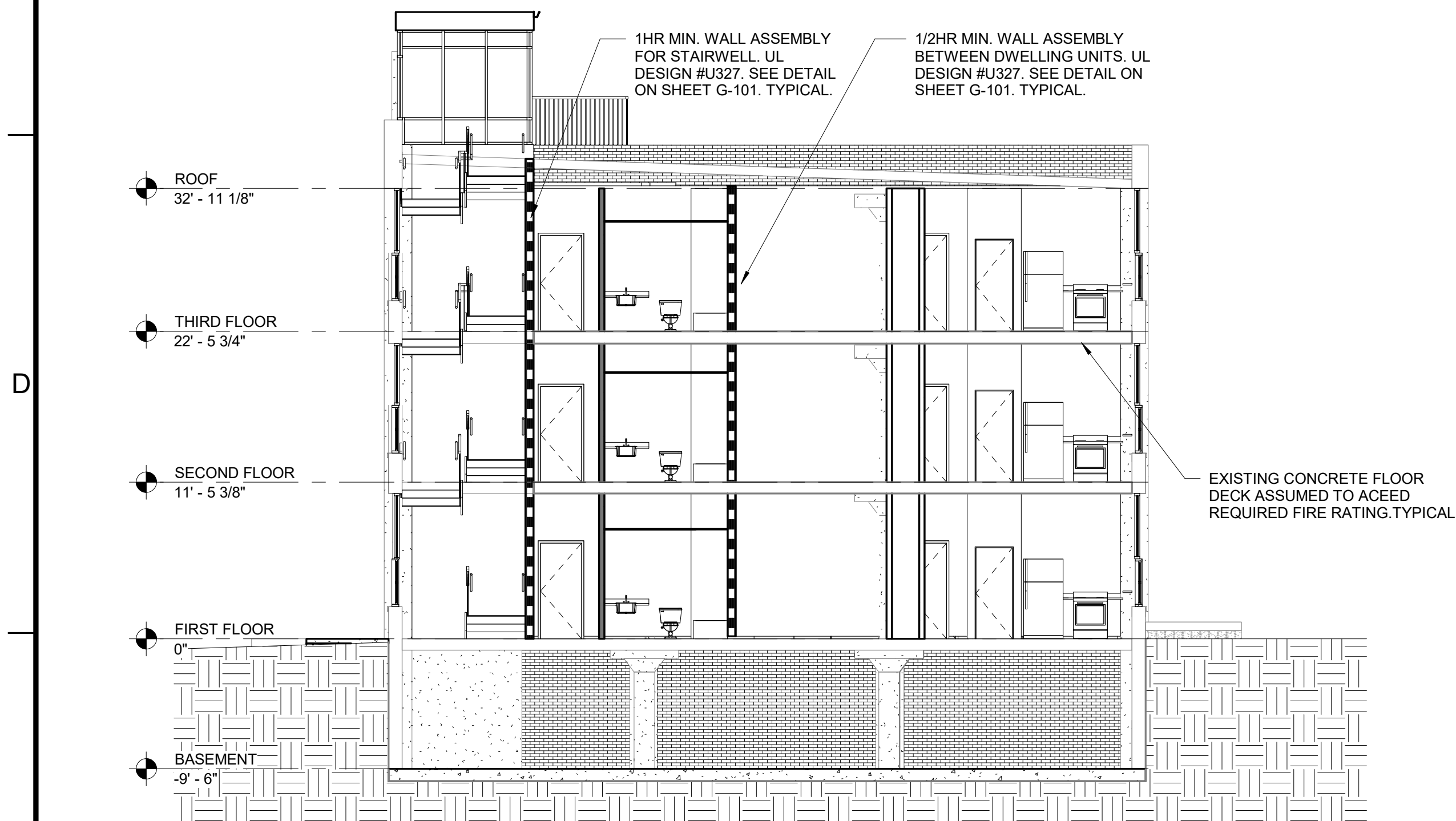
**SHEET NUMBER**  
A-204





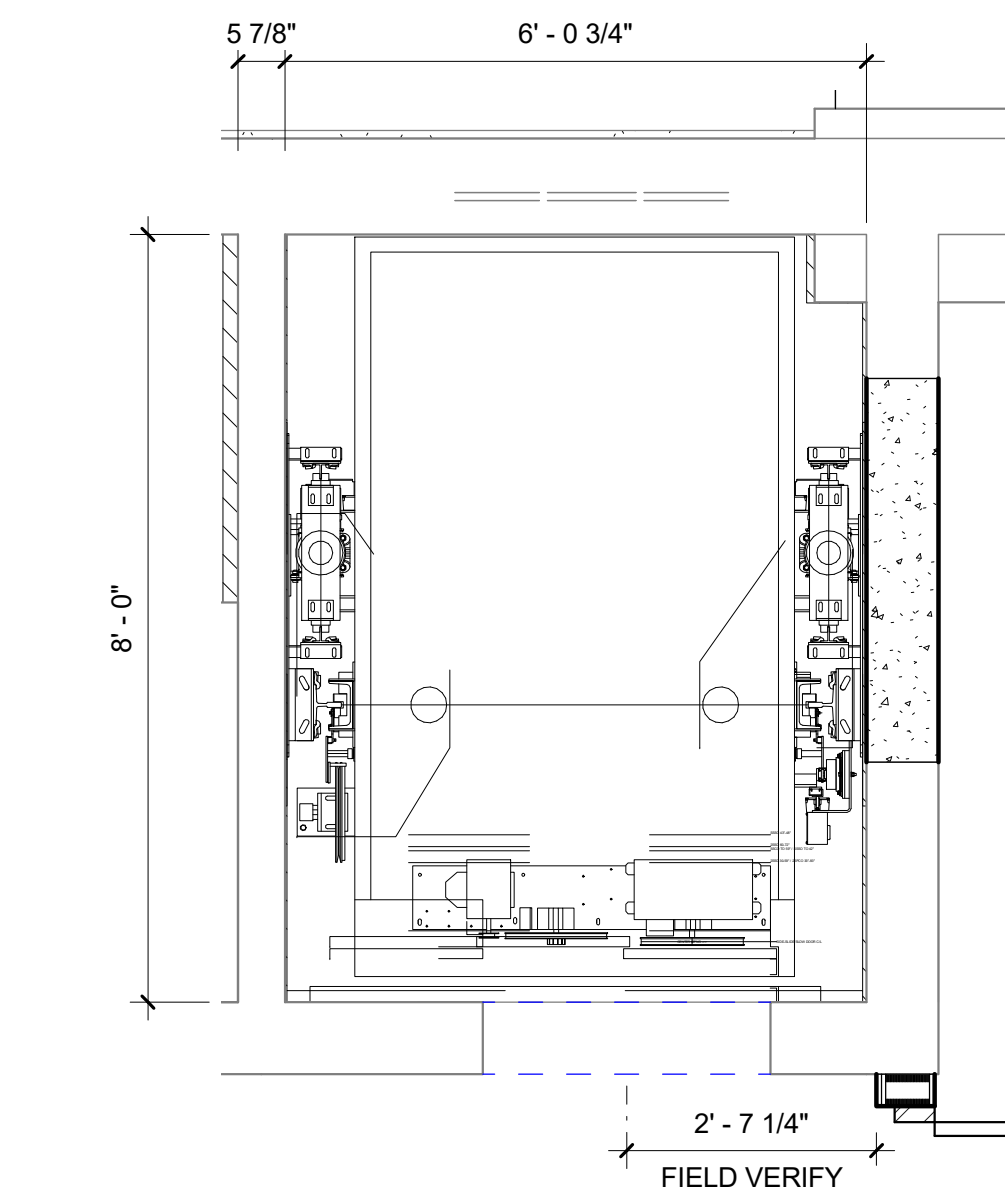
LONGITUDINAL BUILDING SECTION

Scale: 1/8" = 1'-0"



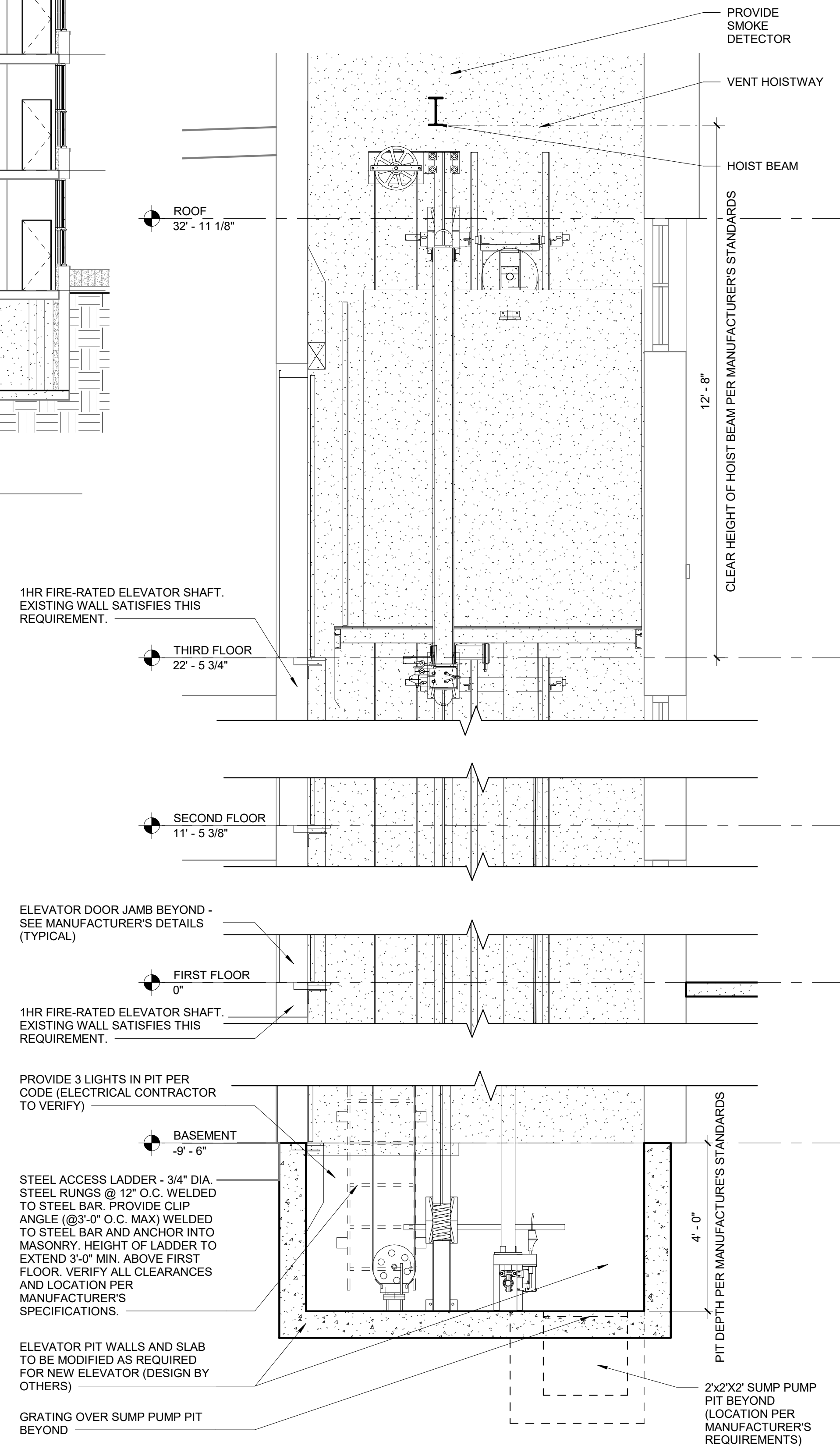
TRANSVERSE BUILDING SECTION

Scale: 1/8" = 1'-0"



ELEVATOR PLAN

Scale: 1/2" = 1'-0"



ELEVATOR SECTION

Scale: 1/2" = 1'-0"

SHEET INFORMATION

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|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
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| PROJECT NO. | 20130011     |
| DRAWN BY    | KMW          |
| CHECKED BY  | JLB          |
| DATE        | 2024.10.30   |
| SCALE       | As indicated |

SHEET NAME

BUILDING AND  
ELEVATOR  
SECTIONS

SHEET NUMBER

A-301



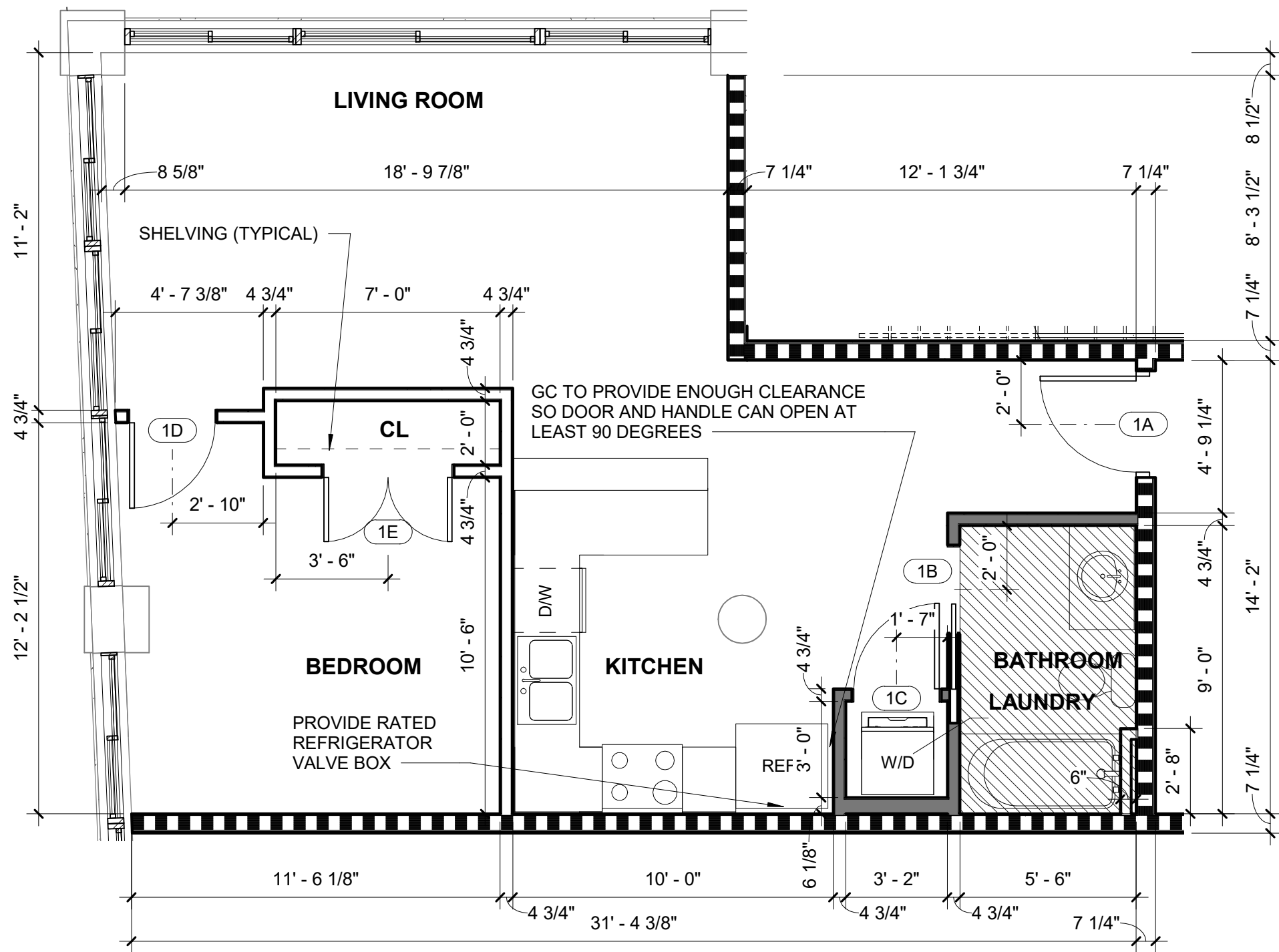
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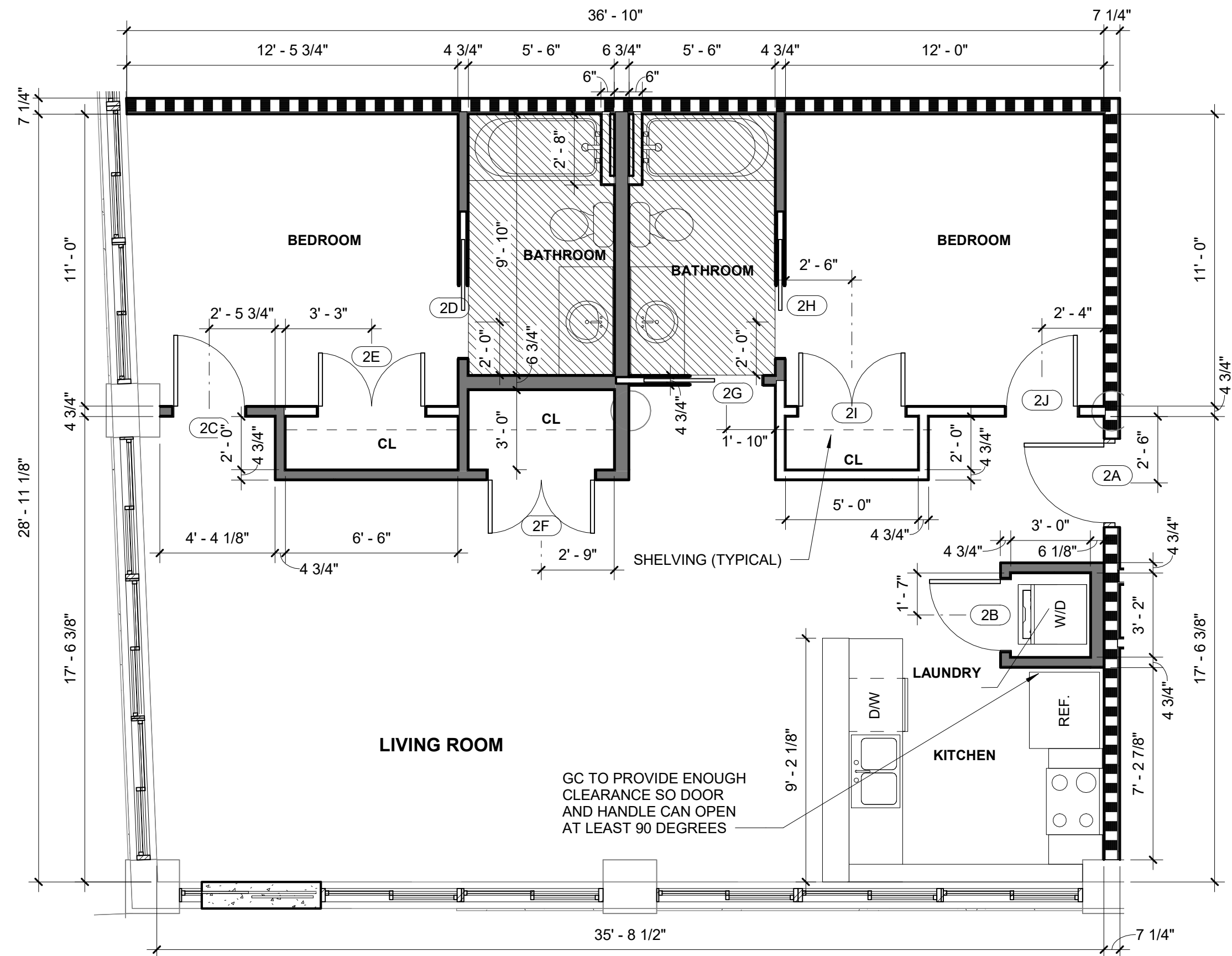


1 UNIT TYPE 1 (ONE BEDROOM)

Scale: 1/4" = 1'-0"

| DOOR SCHEDULE - UNIT 1 |          |           |         |       |          |       |          |         |      |            |                     |         |
|------------------------|----------|-----------|---------|-------|----------|-------|----------|---------|------|------------|---------------------|---------|
| DOOR NUMBER            | LEAF QTY | DOOR SIZE |         | PANEL |          | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE            | REMARKS |
|                        |          | WIDTH     | HEIGHT  | TYPE  | MATERIAL | TYPE  | MATERIAL | HEAD    | JAMB |            |                     |         |
|                        |          |           |         |       |          |       |          |         |      |            |                     |         |
| 1A                     | 1        | 3' - 0"   | 7' - 0" | F     | WD       | 01    | HM       | H1      | J1   | 20MIN.     | 1 (SINGLE ENTRANCE) | 1       |
| 1B                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 1C                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 1D                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 1E                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |

1. ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

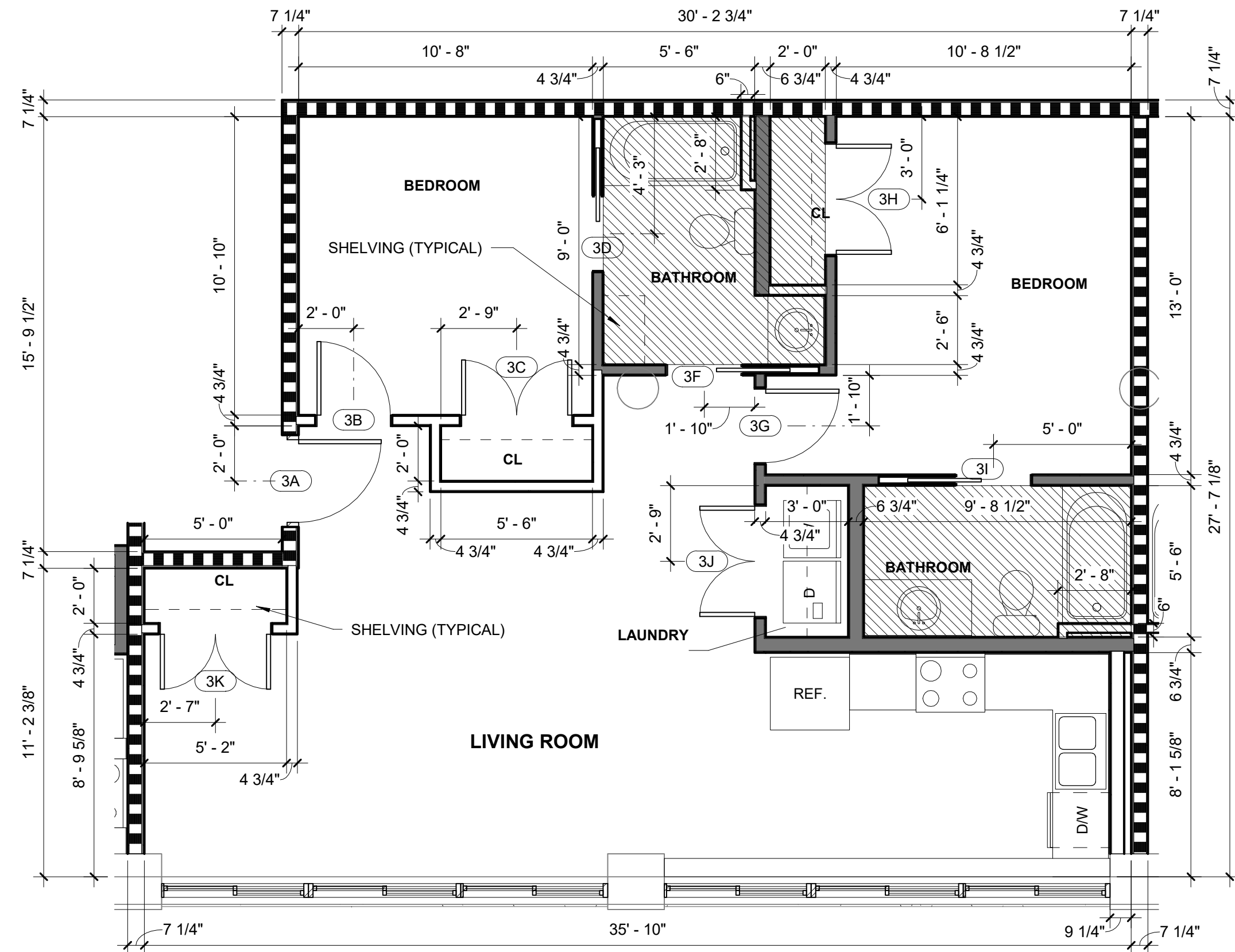


2 UNIT TYPE 2 (TWO BEDROOM)

Scale: 1/4" = 1'-0"

| DOOR SCHEDULE - UNIT 2 |          |           |         |       |          |       |          |         |      |            |                     |         |
|------------------------|----------|-----------|---------|-------|----------|-------|----------|---------|------|------------|---------------------|---------|
| DOOR NUMBER            | LEAF QTY | DOOR SIZE |         | PANEL |          | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE            | REMARKS |
|                        |          | WIDTH     | HEIGHT  | TYPE  | MATERIAL | TYPE  | MATERIAL | HEAD    | JAMB |            |                     |         |
| 2A                     | 1        | 3' - 0"   | 7' - 0" | F     | WD       | 01    | HM       | H1      | J1   | 20MIN.     | 1 (SINGLE ENTRANCE) | 1       |
| 2B                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 2C                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 2D                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 2E                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 2F                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 2G                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 2H                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 2I                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 2J                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |

1. ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".



3 UNIT TYPE 3 (TWO BEDROOM)

Scale: 1/4" = 1'-0"

| DOOR SCHEDULE - UNIT 3 |          |           |         |       |          |       |          |         |      |            |                     |         |
|------------------------|----------|-----------|---------|-------|----------|-------|----------|---------|------|------------|---------------------|---------|
| DOOR NUMBER            | LEAF QTY | DOOR SIZE |         | PANEL |          | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE            | REMARKS |
|                        |          | WIDTH     | HEIGHT  | TYPE  | MATERIAL | TYPE  | MATERIAL | HEAD    | JAMB |            |                     |         |
|                        |          |           |         |       |          |       |          |         |      |            |                     |         |
| 3A                     | 1        | 3' - 0"   | 7' - 0" | F     | WD       | 01    | HM       | H1      | J1   | 20MIN.     | 1 (SINGLE ENTRANCE) | 1       |
| 3B                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 3C                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 3D                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 3F                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 3G                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 3H                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 3I                     | 1        | 2' - 8"   | 6' - 8" | SR    | WD       | 01    | WD       | H3      | J3   |            |                     |         |
| 3J                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |
| 3K                     | 2        | 2' - 0"   | 6' - 8" | SR    | WD       | 01    | WD       | H2      | J2   |            |                     |         |

1. ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

## SHEET INFORMATION

## REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

PROJECT NO. 20130011

DRAWN BY KMW

CHECKED BY JLB

DATE 2024.10.30

SCALE 1/4" = 1'-0"

## SHEET NAME

UNIT TYPE 1,  
UNIT TYPE 2,  
AND UNIT TYPE  
3

## SHEET NUMBER

A-401



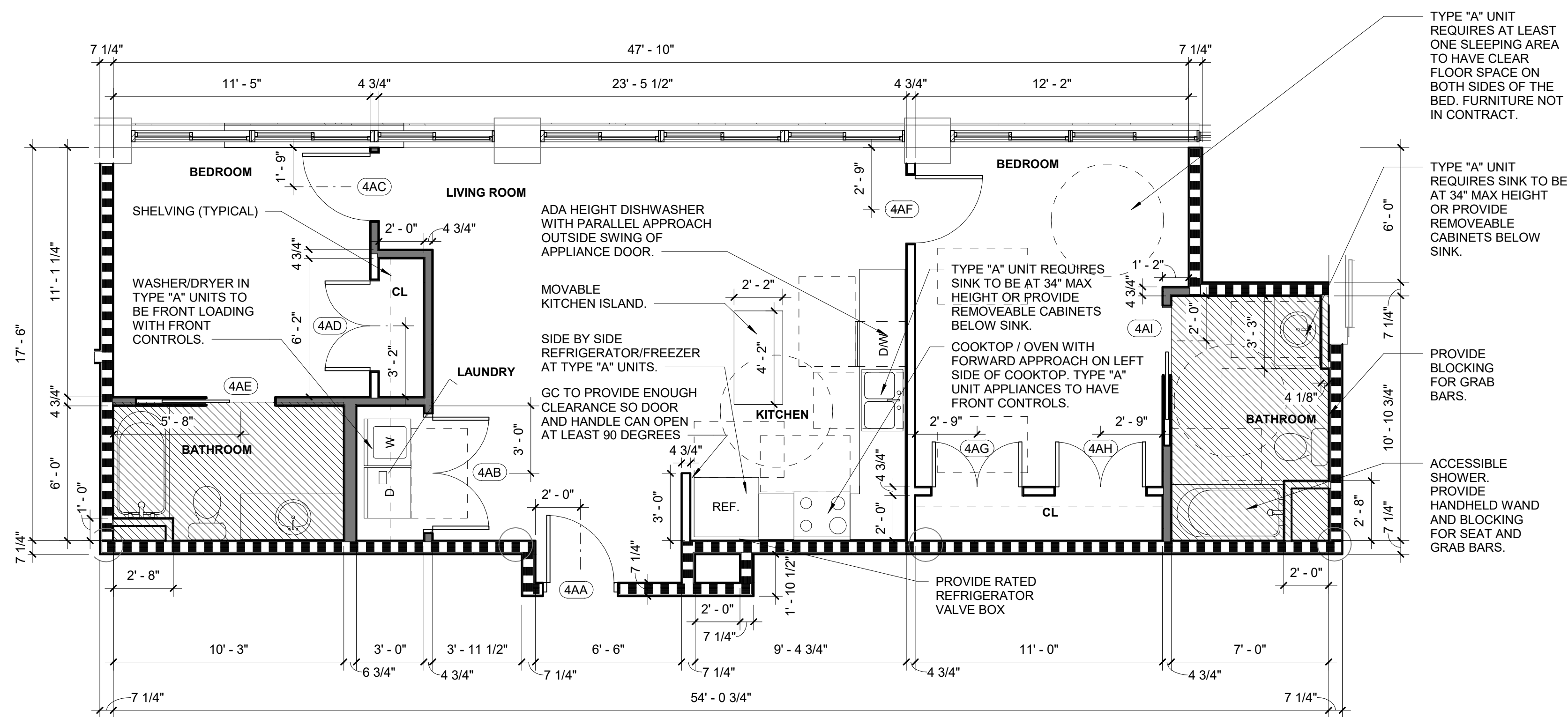
A

B

C

D

E

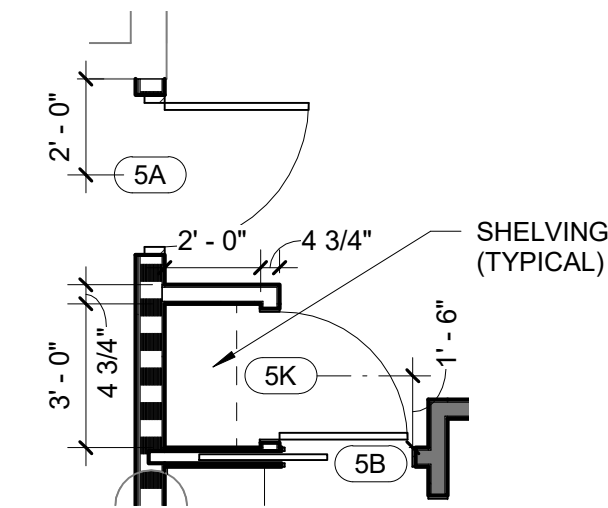


1 UNIT TYPE 4A (TWO BEDROOM)

Scale: 1/4" = 1'-0"

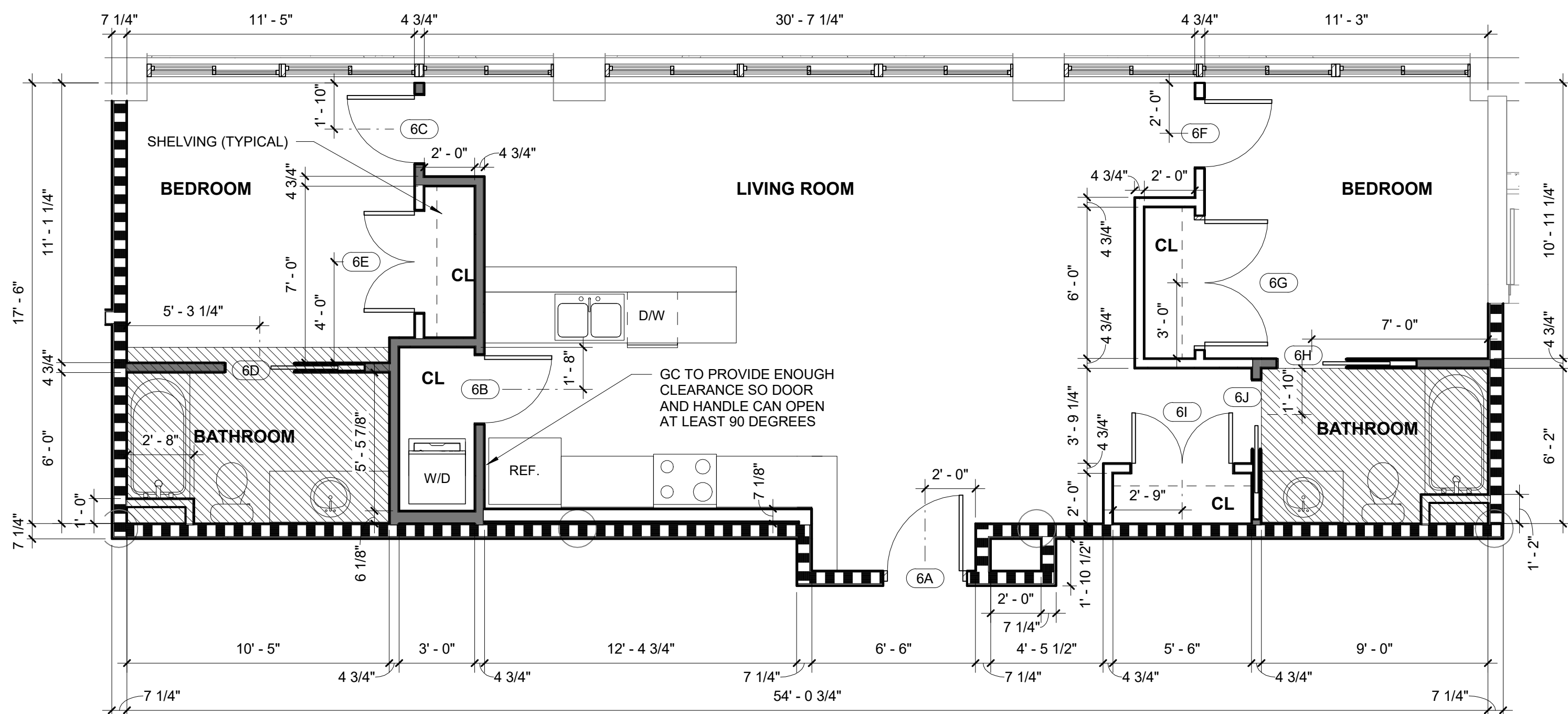
| DOOR SCHEDULE - UNIT 4 |          |           |        |       |       |          |         |      |            |          |                     |      |
|------------------------|----------|-----------|--------|-------|-------|----------|---------|------|------------|----------|---------------------|------|
| DOOR NUMBER            | LEAF QTY | DOOR SIZE |        | PANEL | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE | REMARKS             |      |
|                        |          | WIDTH     | HEIGHT |       | TYPE  | MATERIAL | HEAD    | JAMB |            |          |                     |      |
| 4AA                    | 1        | 3'-0"     | 7'-0"  | F     | WD    | 01       | HM      | H1   | J1         | 20MIN.   | 1 (SINGLE ENTRANCE) | 1, 2 |
| 4AB                    | 2        | 2'-6"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     | 2    |
| 4AC                    | 1        | 3'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     | 2    |
| 4AD                    | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     | 2    |
| 4AE                    | 1        | 3'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     | 2    |
| 4AF                    | 1        | 3'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     | 2    |
| 4AG                    | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     | 2    |
| 4AH                    | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     | 2    |
| 4AI                    | 1        | 3'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     | 2    |

- ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".
- ALL PASSAGE DOORS WITHIN TYPE A UNITS TO BE 32 INCHES CLEAR WHEN DOOR IS FULLY OPEN POSITION AS MEASURED FROM DOOR IN 90-DEGREE POSITION TO OPPOSITE DOOR STOP.



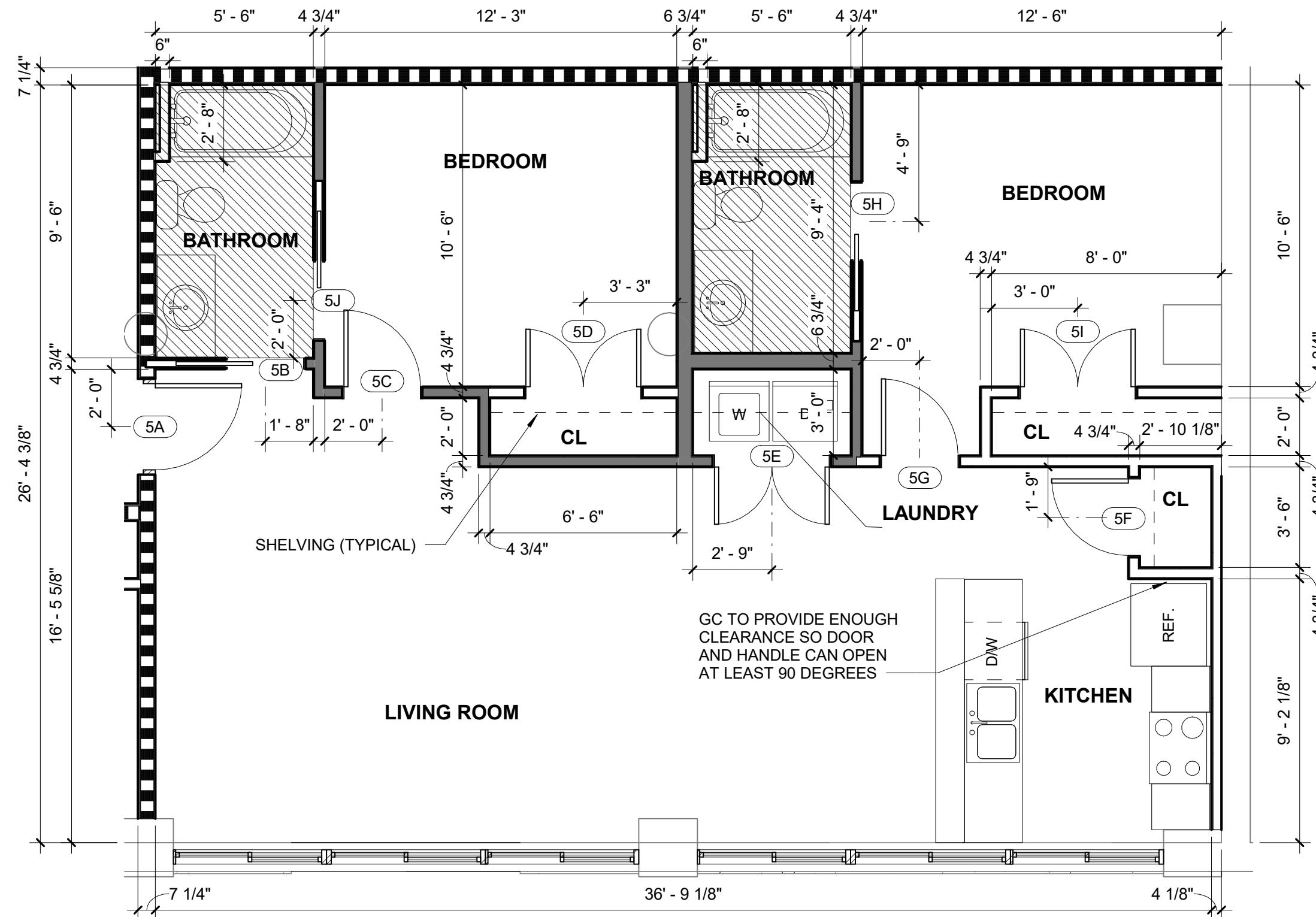
4 UNIT TYPE 5R ALTERATION

Scale: 1/4" = 1'-0"



3 UNIT TYPE 6 (TWO BEDROOM)

Scale: 1/4" = 1'-0"



2 UNIT TYPE 5 (TWO BEDROOM)

Scale: 1/4" = 1'-0"

| DOOR SCHEDULE - UNIT 5 |          |           |        |       |       |          |         |      |            |          |                     |   |
|------------------------|----------|-----------|--------|-------|-------|----------|---------|------|------------|----------|---------------------|---|
|                        | LEAF QTY | DOOR SIZE |        | PANEL | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE | REMARKS             |   |
|                        |          | WIDTH     | HEIGHT |       | TYPE  | MATERIAL | HEAD    | JAMB |            |          |                     |   |
| 5A                     | 1        | 3'-0"     | 7'-0"  | F     | WD    | 01       | HM      | H1   | J1         | 20MIN.   | 1 (SINGLE ENTRANCE) | 1 |
| 5B                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     |   |
| 5C                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 5D                     | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 5E                     | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 5F                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 5G                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 5H                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     |   |
| 5I                     | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 5J                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     |   |
| 5K                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |

- ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

| DOOR SCHEDULE - UNIT 6 |          |           |        |       |       |          |         |      |            |          |                     |   |
|------------------------|----------|-----------|--------|-------|-------|----------|---------|------|------------|----------|---------------------|---|
| DOOR NUMBER            | LEAF QTY | DOOR SIZE |        | PANEL | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE | REMARKS             |   |
|                        |          | WIDTH     | HEIGHT |       | TYPE  | MATERIAL | HEAD    | JAMB |            |          |                     |   |
| 6A                     | 1        | 3'-0"     | 7'-0"  | F     | WD    | 01       | HM      | H1   | J1         | 20MIN.   | 1 (SINGLE ENTRANCE) | 1 |
| 6B                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 6C                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 6D                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     |   |
| 6E                     | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 6F                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 6G                     | 2        | 2'-6"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 6H                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     |   |
| 6I                     | 2        | 2'-0"     | 6'-8"  | SR    | WD    | 01       | WD      | H2   | J2         |          |                     |   |
| 6J                     | 1        | 2'-8"     | 6'-8"  | SR    | WD    | 01       | WD      | H3   | J3         |          |                     |   |

- ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

## SHEET INFORMATION

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |

|             |              |
|-------------|--------------|
| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | 1/4" = 1'-0" |

## SHEET NAME

UNIT TYPE 4A,  
UNIT TYPE 5,  
AND UNIT TYPE  
6

## SHEET NUMBER

A-402



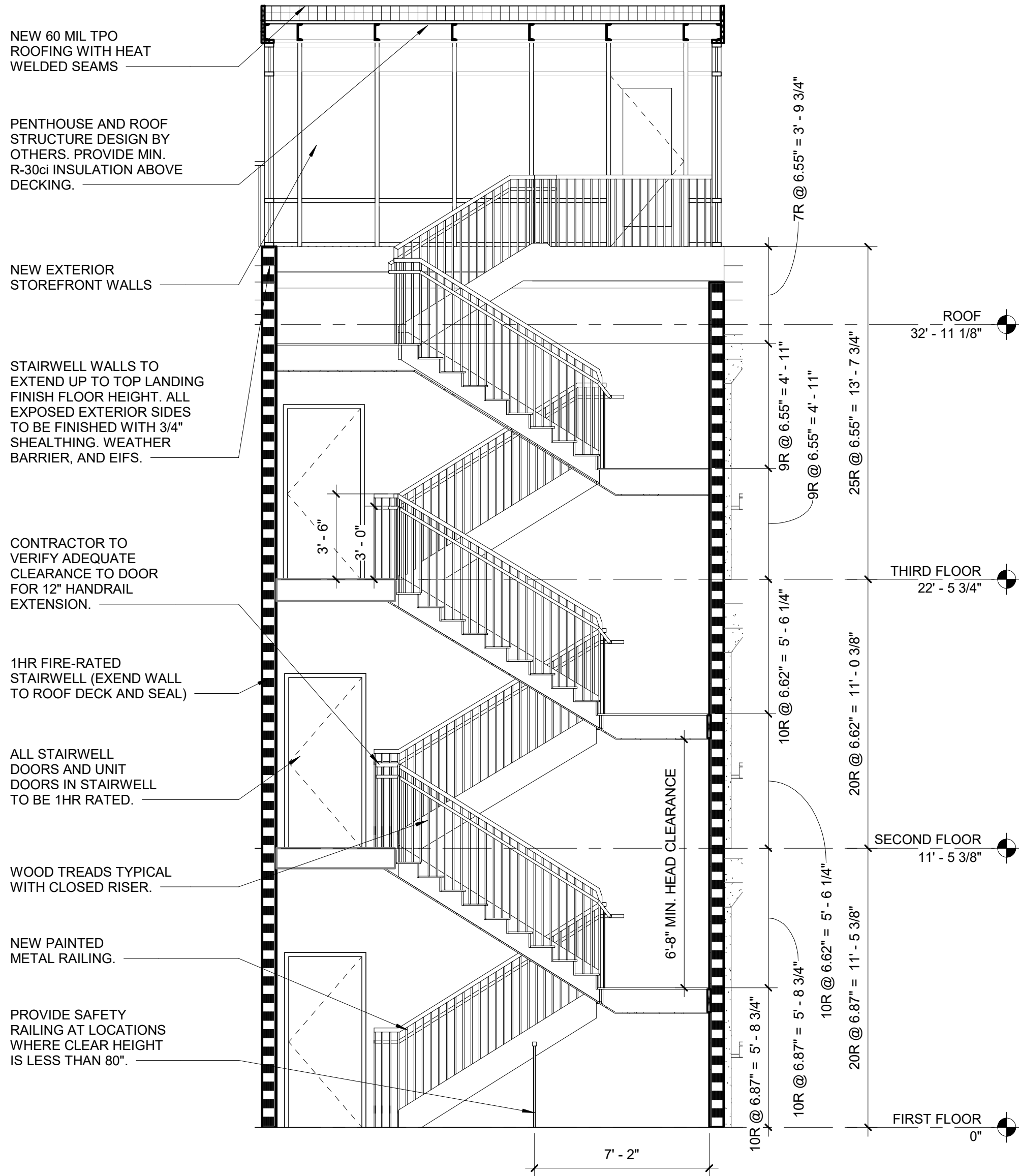
A

B

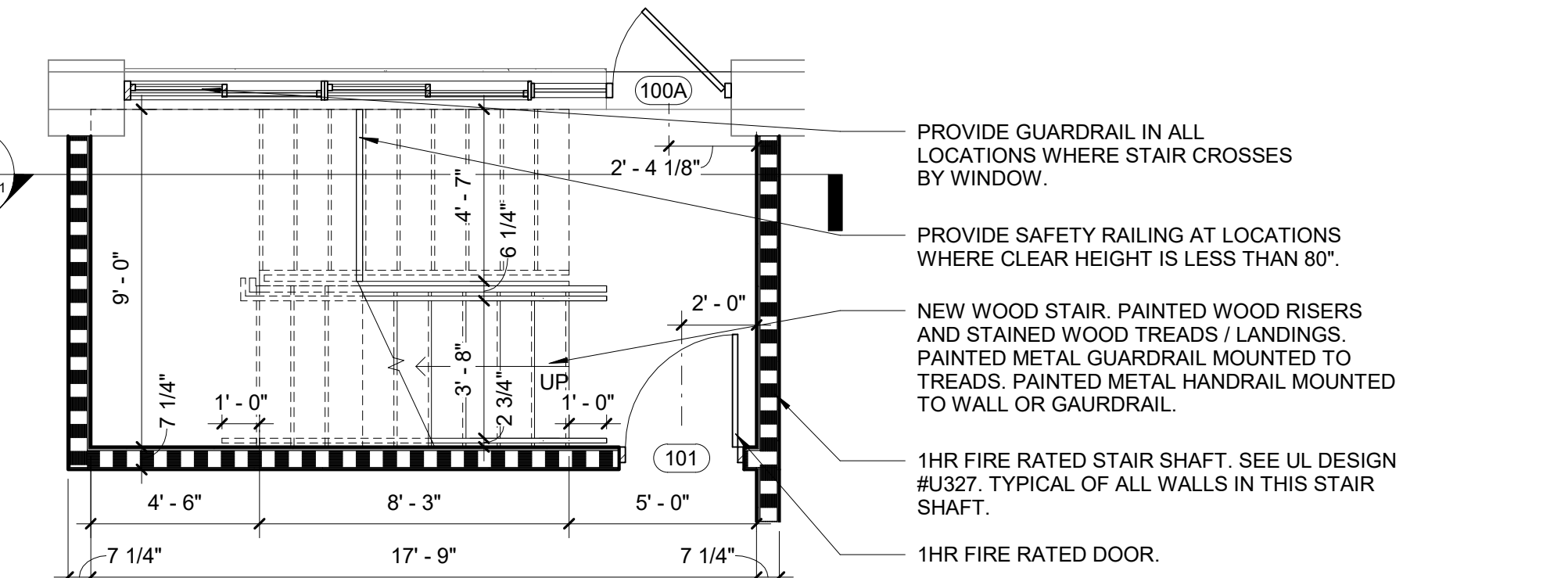
C

D

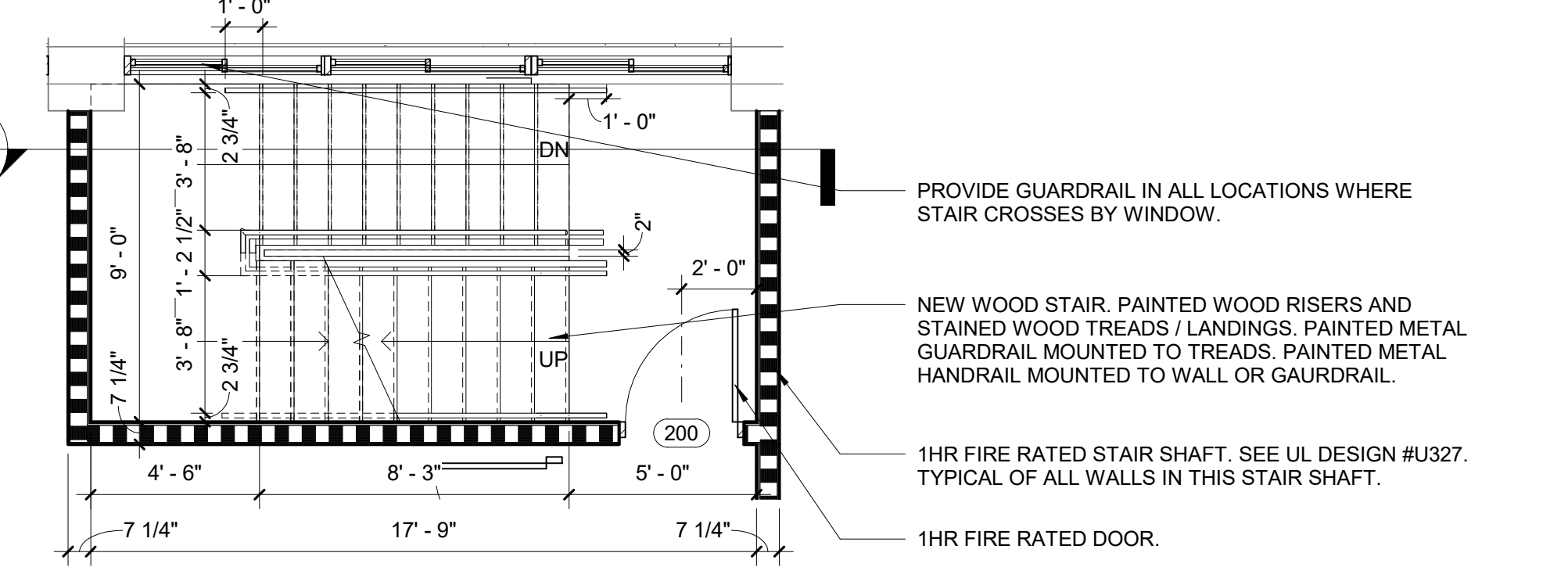
E



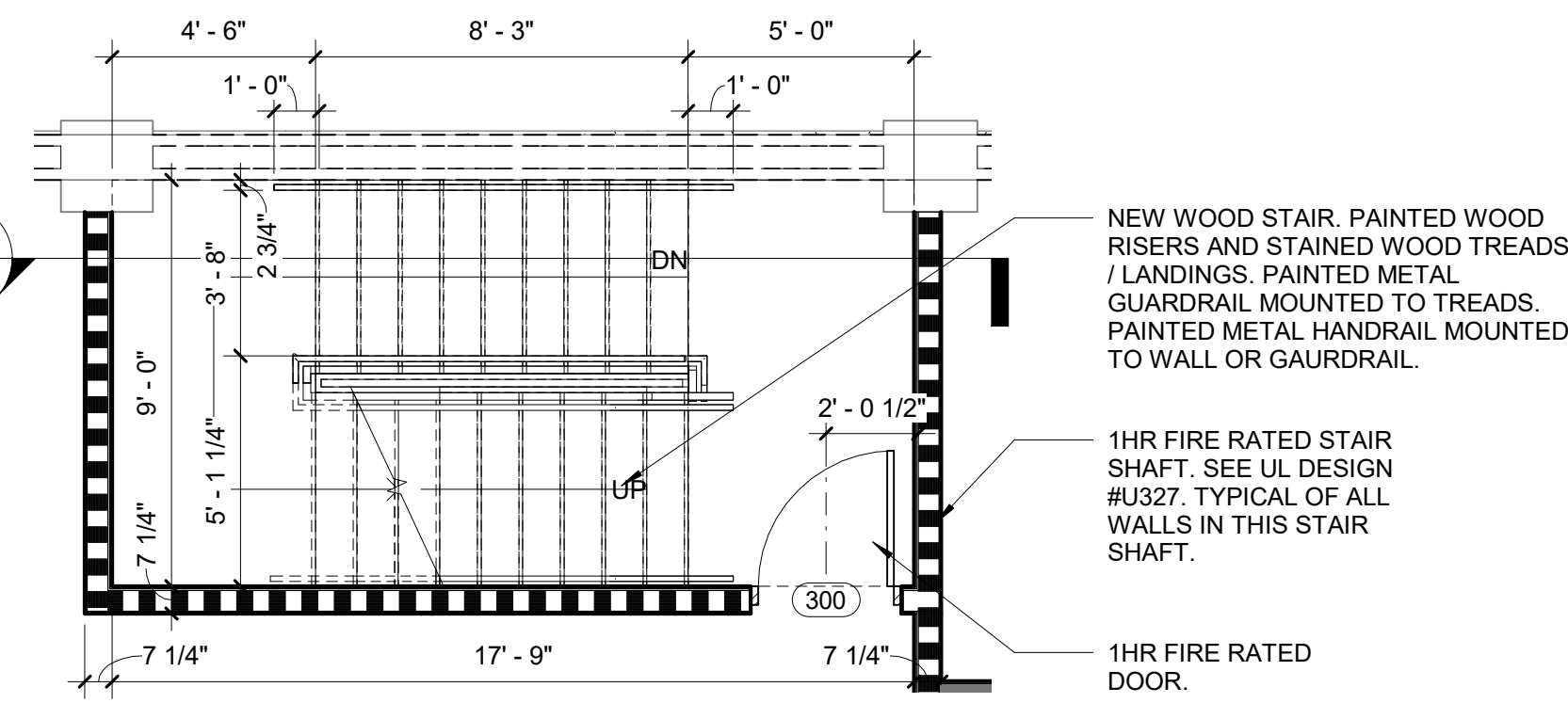
1 STAIR SECTION  
Scale: 1/4" = 1'-0"



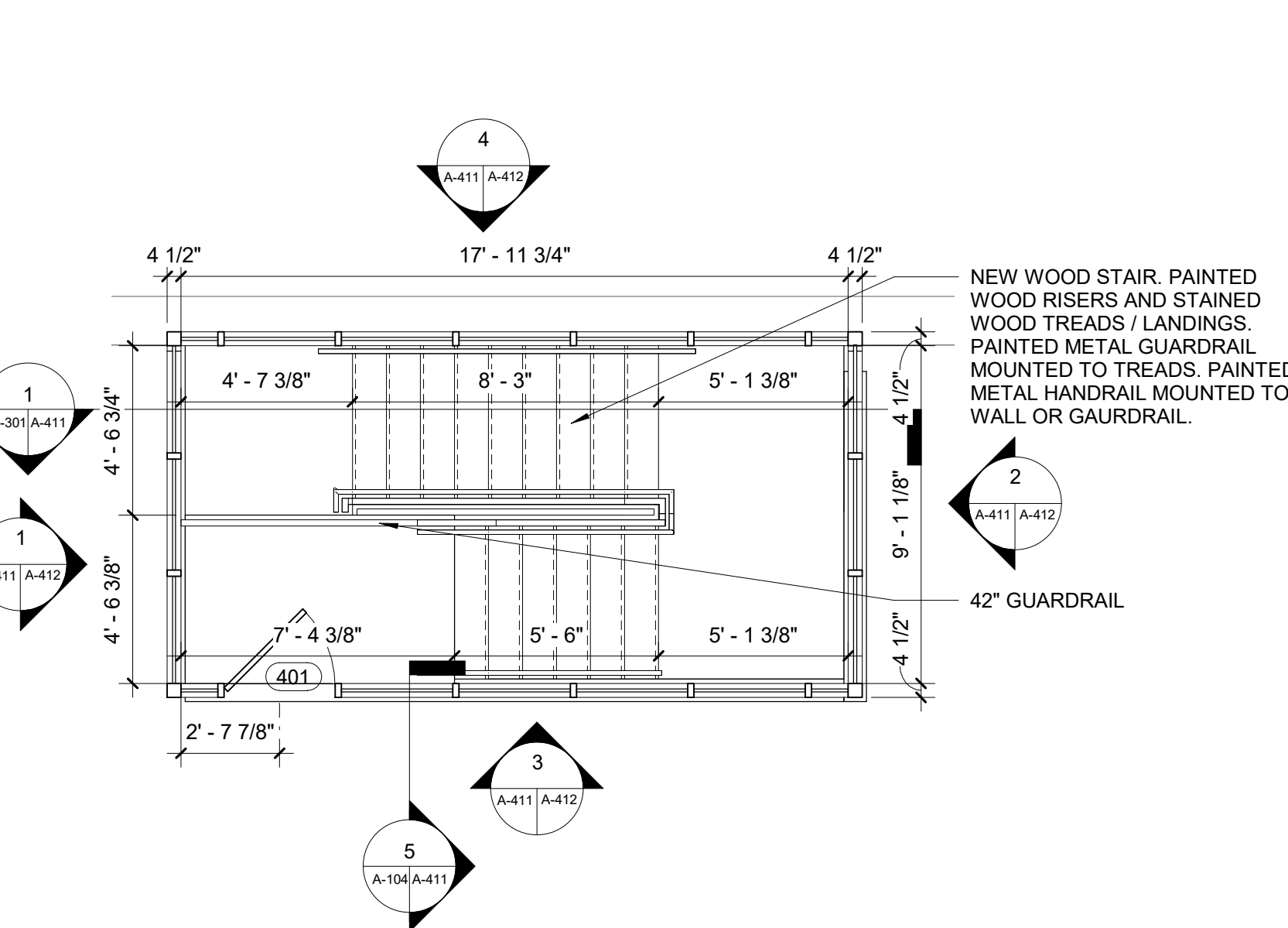
2 STAIR FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



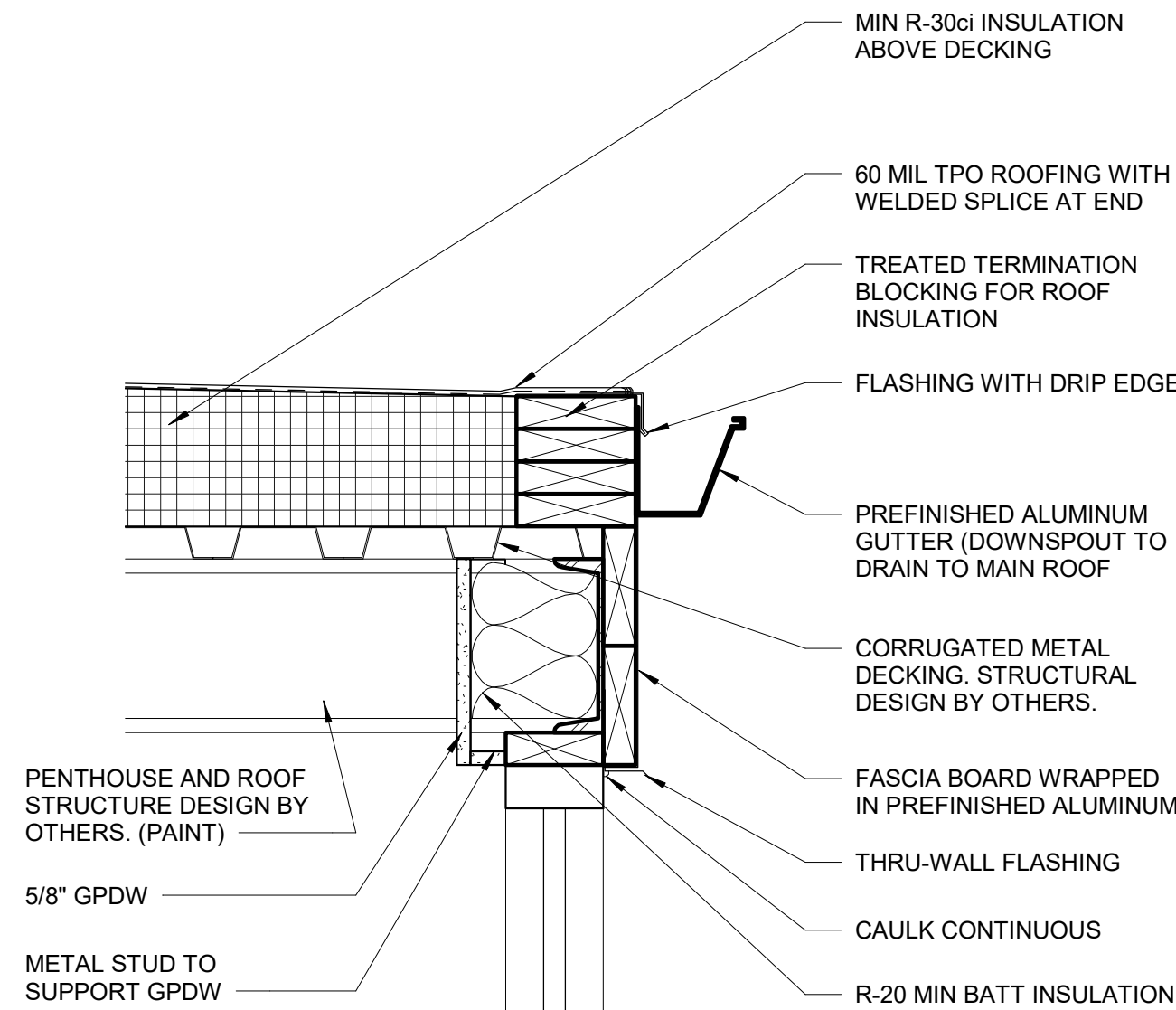
3 STAIR SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



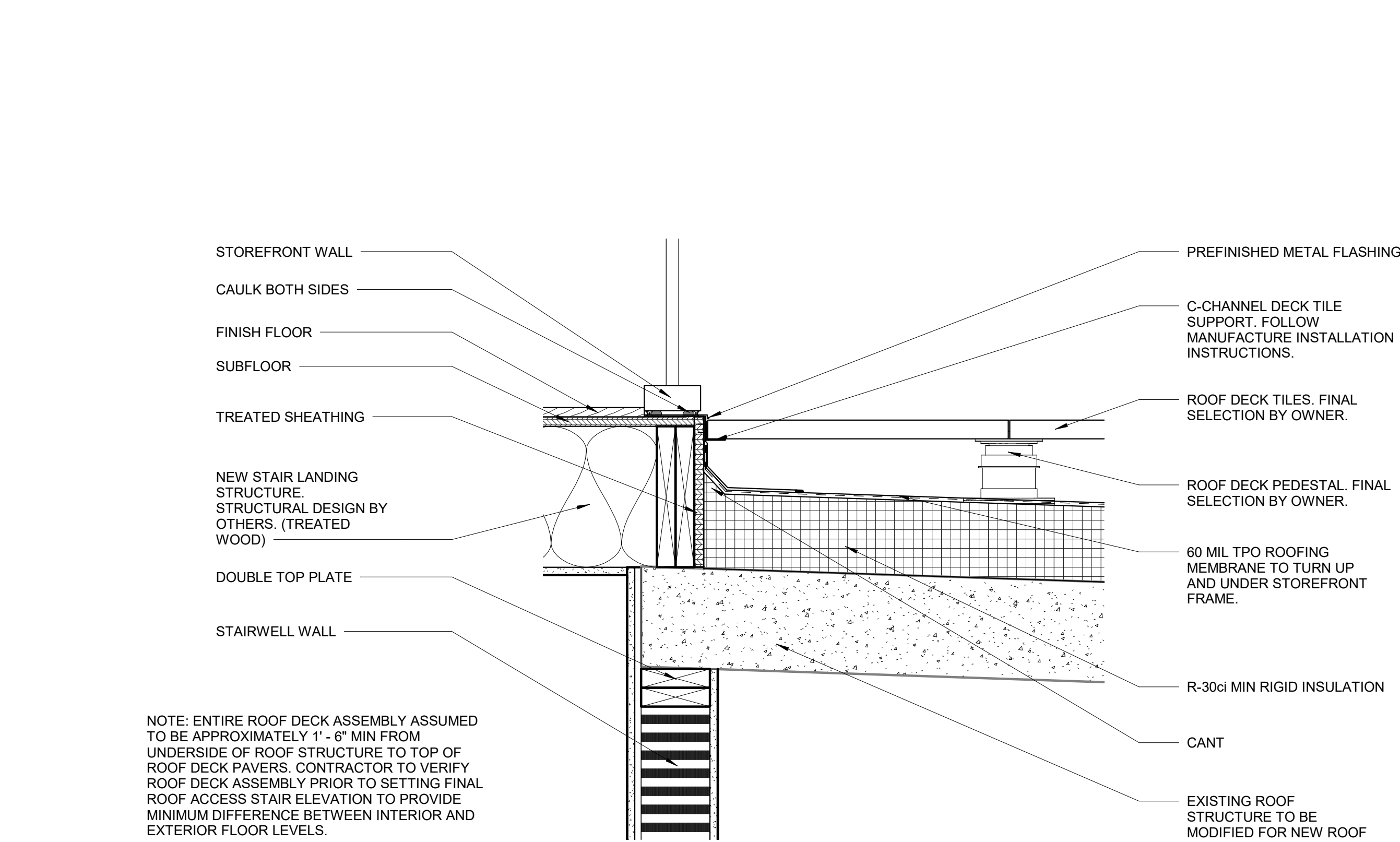
4 STAIR THIRD FLOOR PLAN  
Scale: 1/4" = 1'-0"



7 STAIR ROOF PLAN  
Scale: 1/4" = 1'-0"



6 PENTHOUSE GUTTER DETAIL  
Scale: 1 1/2" = 1'-0"



5 PENTHOUSE CURB DETAIL  
Scale: 1 1/2" = 1'-0"

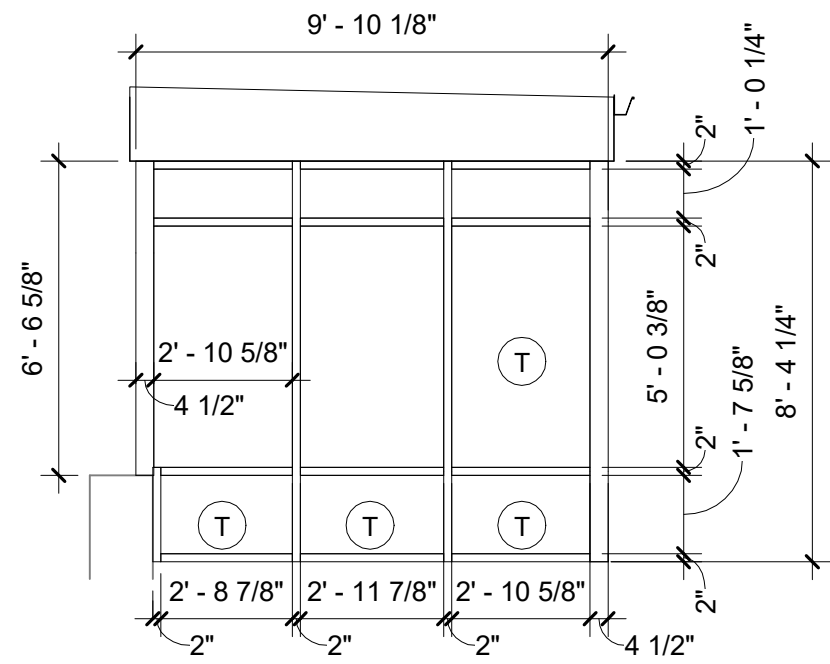
| SHEET INFORMATION    |              |      |
|----------------------|--------------|------|
| REVISIONS            |              |      |
| NO.                  | DESCRIPTION  | DATE |
|                      |              |      |
|                      |              |      |
| PROJECT NO. 20130011 |              |      |
| DRAWN BY             | JMW          |      |
| CHECKED BY           | KWW          |      |
| DATE                 | 2024.10.30   |      |
| SCALE                | As indicated |      |

SHEET NAME  
STAIR PLAN,  
ELEVATOR, AND  
SECTION

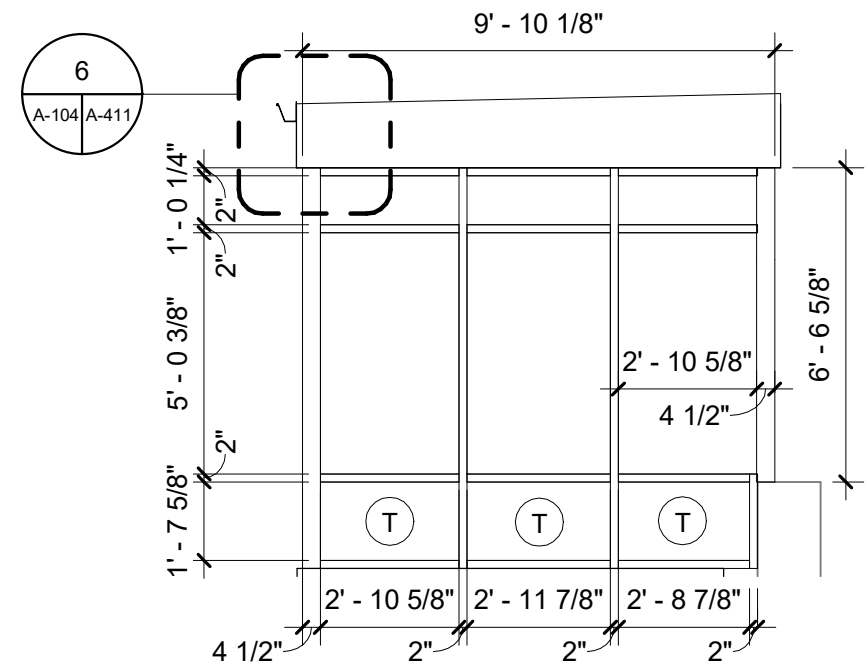
SHEET NUMBER  
A-411



A



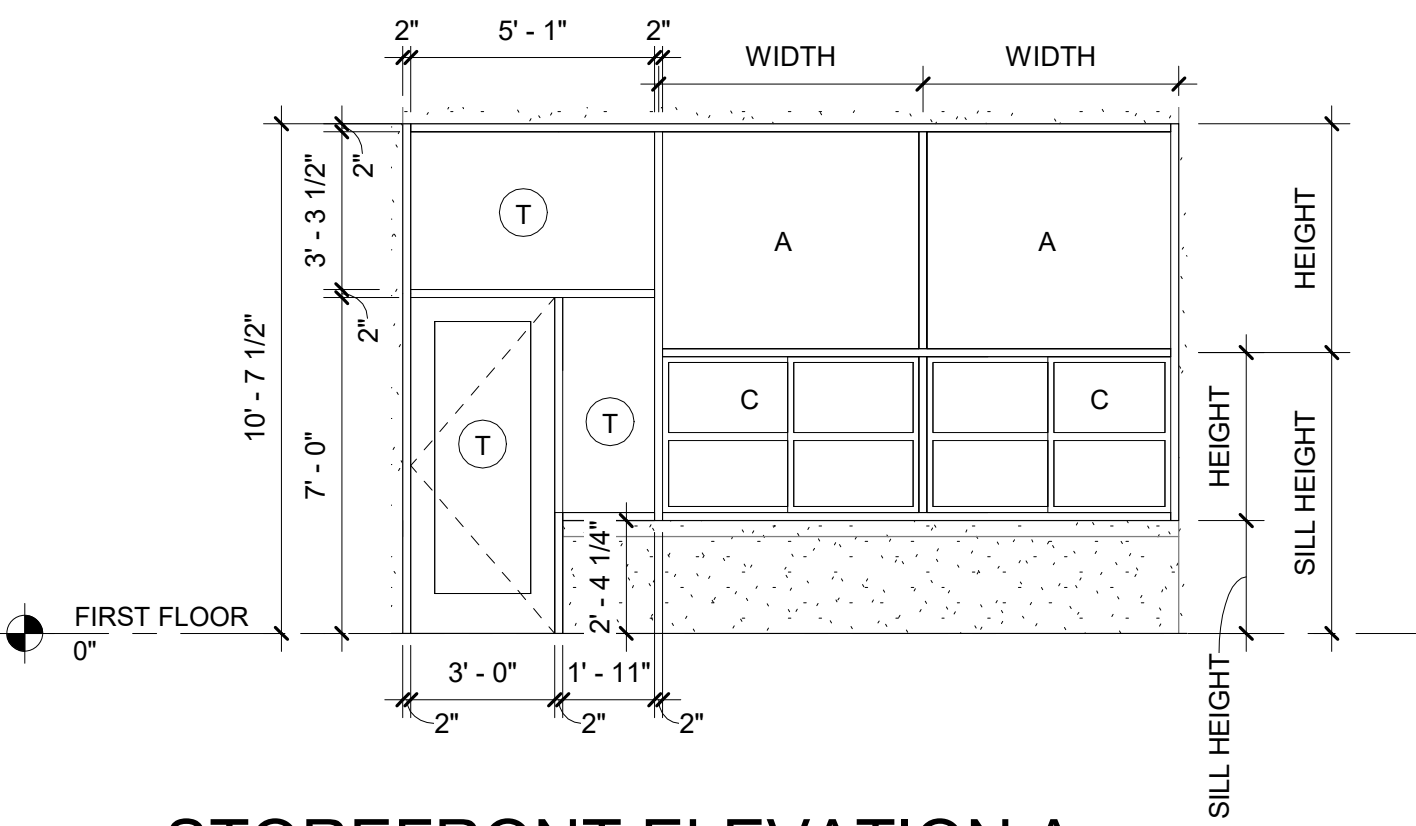
**1** PENTHOUSE STOREFRONT ELEVATION A  
Scale: 1/4" = 1'-0"



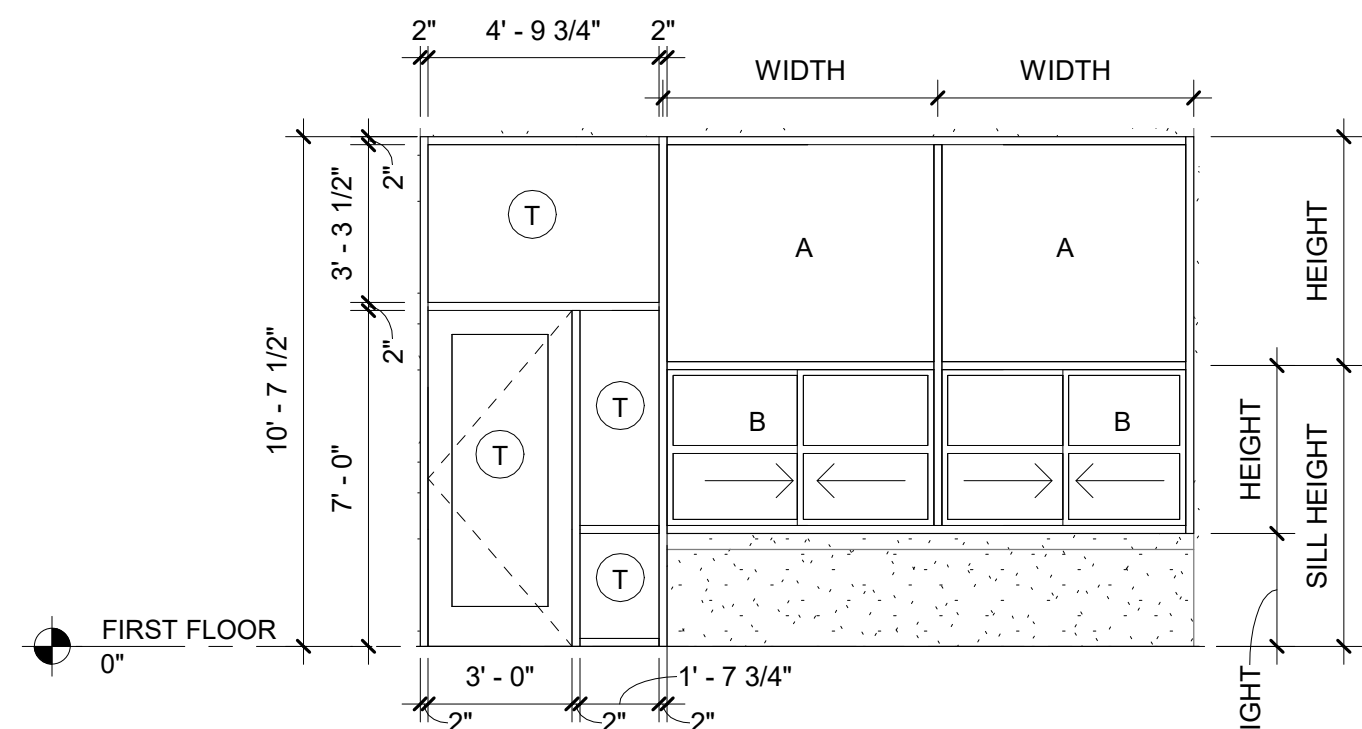
**2** PENTHOUSE STOREFRONT ELEVATION B  
Scale: 1/4" = 1'-0"

**GENERAL STOREFRONT NOTES**

NOTE: (T) SYMBOL INDICATES PANELS OF TEMPERED / SAFETY GLAZING

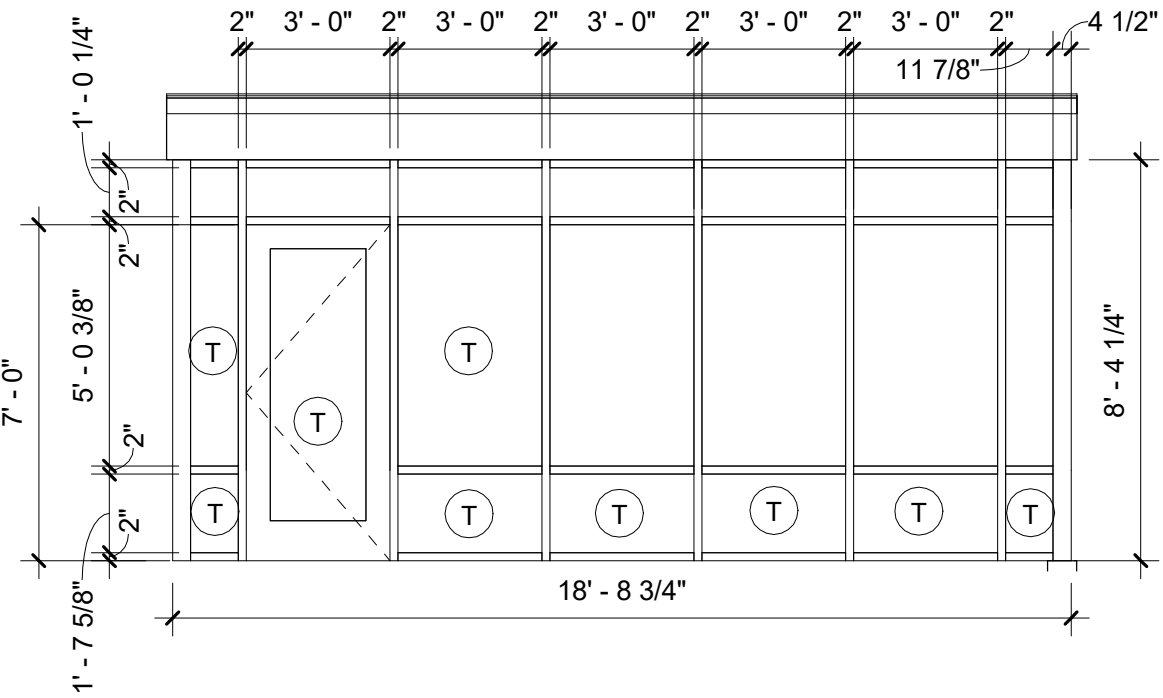


**5** STOREFRONT ELEVATION A  
Scale: 1/4" = 1'-0"



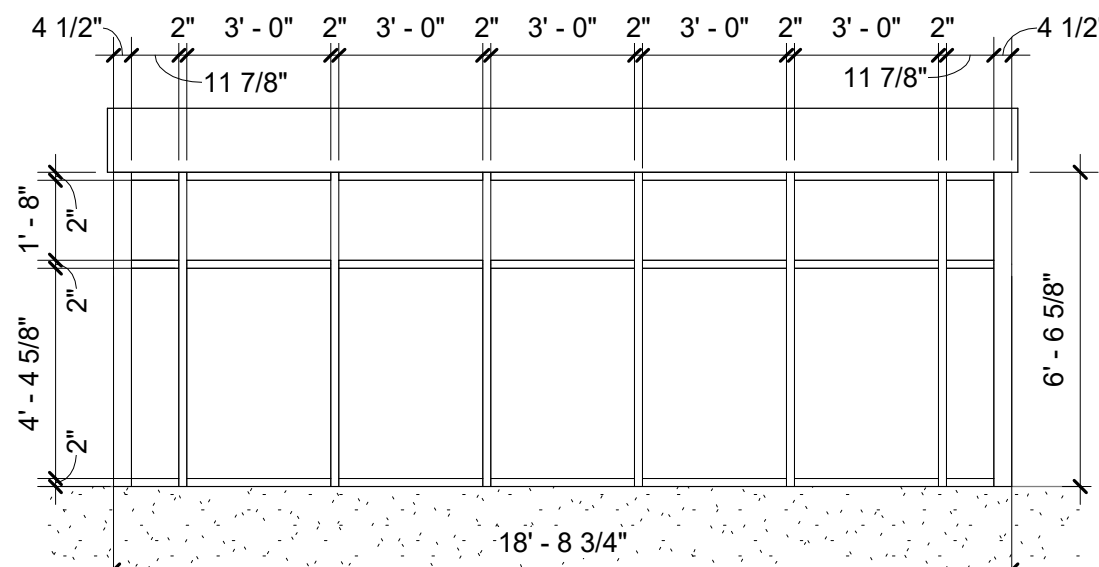
**6** STOREFRONT ELEVATION B  
Scale: 1/4" = 1'-0"

2



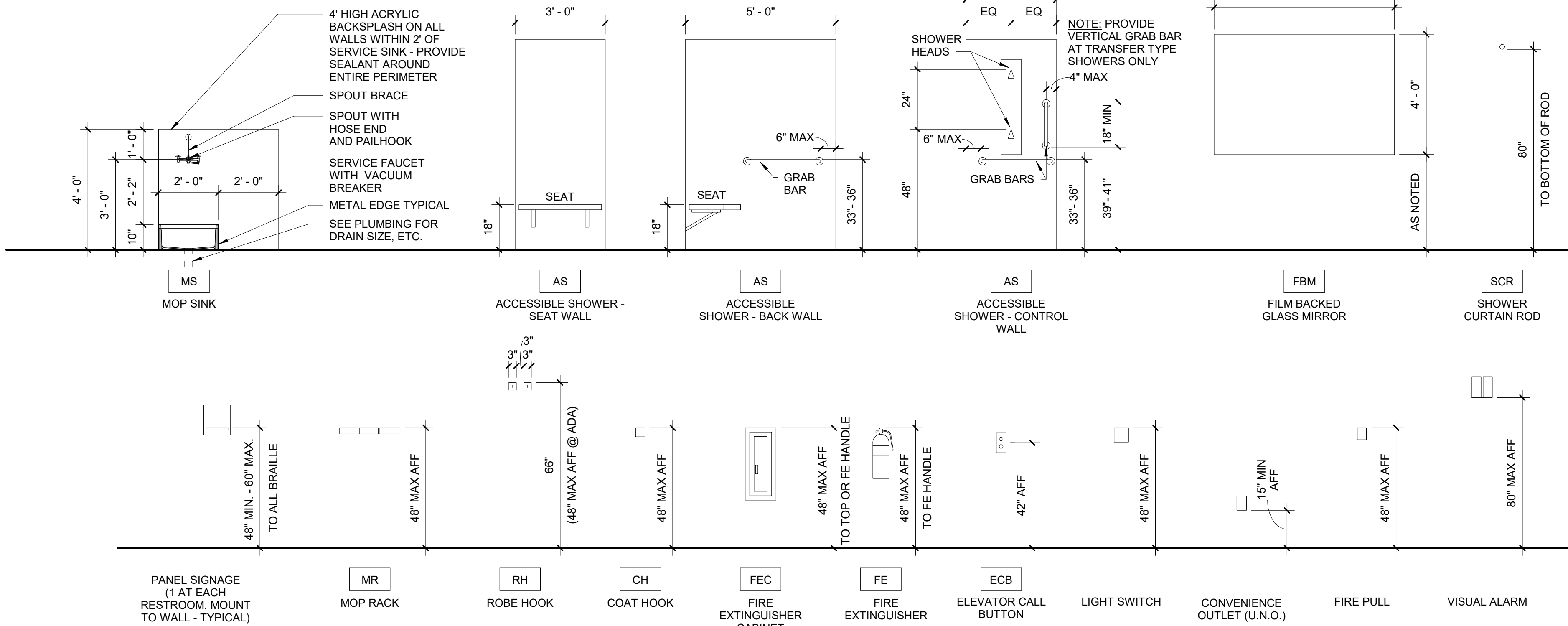
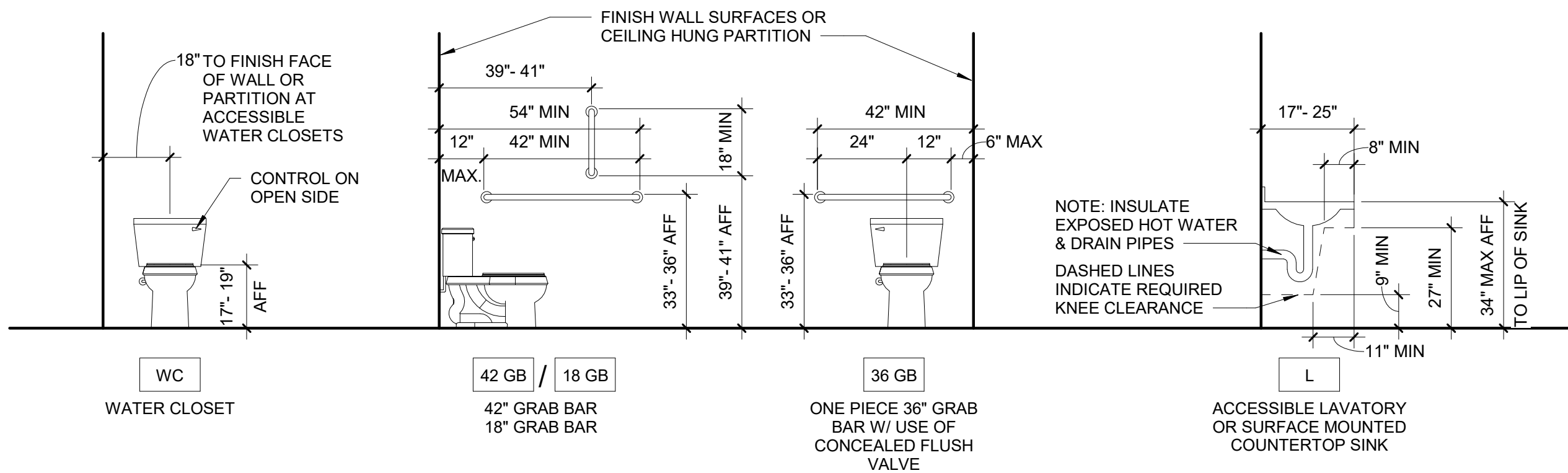
**3** PENTHOUSE STOREFRONT ELEVATION C  
Scale: 1/4" = 1'-0"

4



**4** PENTHOUSE STOREFRONT ELEVATION D  
Scale: 1/4" = 1'-0"

- NOTES:**
1. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING ACCESSORIES
  2. EQUIPMENT SHOWN IN THE MOUNTING HEIGHT LEGEND MAY OR MAY NOT BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE ABOVE LEGEND REPRESENTS A MASTER LIST OF TYPICAL EQUIPMENT COMPILED BY THE ARCHITECT.
  3. MOUNT EQUIPMENT AT HEIGHTS INDICATED UNLESS OTHERWISE NOTED
  4. REFER TO THE TOILET AND BATH ACCESSORIES SCHEDULE IN THE SPECIFICATIONS
  5. COMPLIANCE WITH ADA FOR INSTALLATION OF ALL THE ACCESSORIES AND EQUIPMENT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR.



**7** STANDARD FIXTURE MOUNTING HEIGHTS  
Scale: 3/8" = 1'-0"

**SHEET INFORMATION**

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |

|             |              |
|-------------|--------------|
| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | As indicated |

**SHEET NAME**

**STOREFRONT,  
WINDOW  
ELEVATIONS &  
RAMP PLAN /  
SECTION**

**SHEET NUMBER**

**A-412**



FIRST FLOOR WINDOW SCHEDULE

| Window Schedule |           |       |        |             |
|-----------------|-----------|-------|--------|-------------|
| Mark            | Type Mark | Width | Height | Sill Height |

|      |   |           |           |            |
|------|---|-----------|-----------|------------|
| 1101 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1102 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1103 | A | 5'-5"     | 4'-9 1/4" | 5'-10 1/4" |
| 1104 | B | 5'-5"     | 3'-6"     | 2'-4 1/4"  |
| 1105 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1106 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1107 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1108 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1109 | A | 5'-6 1/8" | 4'-9 1/4" | 5'-10 1/4" |
| 1110 | B | 5'-6 1/8" | 3'-6"     | 2'-4 1/4"  |
| 1111 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1112 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1113 | D | 3'-2 1/4" | 3'-2"     | 7'-5 1/2"  |
| 1114 | D | 3'-2 1/4" | 3'-2"     | 7'-5 1/2"  |
| 1115 | A | 5'-8 3/4" | 4'-9 1/4" | 5'-10 1/4" |
| 1116 | B | 5'-8 3/4" | 3'-6"     | 2'-4 1/4"  |
| 1117 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1118 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1119 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1120 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1121 | A | 5'-6 3/8" | 4'-9 1/4" | 5'-10 1/4" |
| 1122 | B | 5'-6 3/8" | 3'-6"     | 2'-4 1/4"  |
| 1123 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1124 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1125 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1126 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1127 | A | 5'-5 3/4" | 4'-9 1/4" | 5'-10 1/4" |
| 1128 | B | 5'-5 3/4" | 3'-6"     | 2'-4 1/4"  |
| 1129 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1130 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1131 | A | 5'-6 1/8" | 4'-9 1/4" | 5'-10 1/4" |
| 1132 | C | 5'-6 1/8" | 3'-6"     | 2'-4 1/4"  |
| 1133 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1134 | C | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1135 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1136 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1137 | A | 7'-7 1/2" | 4'-9 1/4" | 5'-10 1/4" |
| 1138 | B | 7'-7 1/2" | 3'-6"     | 2'-4 1/4"  |
| 1139 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1140 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1141 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1142 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1143 | A | 5'-3 5/8" | 4'-9 1/4" | 5'-10 1/4" |
| 1144 | B | 5'-3 5/8" | 3'-6"     | 2'-4 1/4"  |
| 1145 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1146 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1147 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1148 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1149 | A | 5'-1 3/4" | 4'-9 1/4" | 5'-10 1/4" |
| 1150 | B | 5'-1 3/4" | 3'-6"     | 2'-4 1/4"  |
| 1151 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1152 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1153 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1154 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1155 | A | 5'-3 1/4" | 4'-9 1/4" | 5'-10 1/4" |
| 1156 | B | 5'-3 1/4" | 3'-6"     | 2'-4 1/4"  |

| Window Schedule |           |       |        |             |
|-----------------|-----------|-------|--------|-------------|
| Mark            | Type Mark | Width | Height | Sill Height |

|      |   |           |           |            |
|------|---|-----------|-----------|------------|
| 1186 | B | 5'-6"     | 3'-6"     | 2'-4 1/4"  |
| 1187 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1188 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1189 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1190 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1191 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1192 | B | 5'-6"     | 3'-6"     | 2'-4 1/4"  |
| 1193 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1194 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1195 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1196 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1197 | A | 5'-6 3/8" | 4'-9 1/4" | 5'-10 1/4" |
| 1198 | B | 5'-6 3/8" | 3'-6"     | 2'-4 1/4"  |
| 1200 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1201 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1202 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |
| 1203 | A | 5'-6 3/4" | 4'-9 1/4" | 5'-10 1/4" |
| 1204 | B | 5'-6 3/4" | 3'-6"     | 2'-4 1/4"  |
| 1205 | A | 5'-4"     | 4'-9 1/4" | 5'-10 1/4" |
| 1206 | B | 5'-4"     | 3'-6"     | 2'-4 1/4"  |

SECOND FLOOR WINDOW SCHEDULE

| Window Schedule |           |       |        |             |
|-----------------|-----------|-------|--------|-------------|
| Mark            | Type Mark | Width | Height | Sill Height |

|      |    |           |           |            |
|------|----|-----------|-----------|------------|
| 2101 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2102 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2103 | A  | 5'-5"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2104 | B  | 5'-5"     | 3'-6"     | 2'-1 1/2"  |
| 2105 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2106 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2107 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2108 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2109 | A  | 5'-6 1/8" | 4'-6 1/8" | 5'-7 1/2"  |
| 2110 | B  | 5'-6 1/8" | 3'-6"     | 2'-1 1/2"  |
| 2111 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2112 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2113 | D  | 3'-2 1/4" | 3'-2"     | 6'-11 5/8" |
| 2114 | D  | 3'-2 1/4" | 3'-2"     | 6'-11 5/8" |
| 2115 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2116 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2117 | A  | 5'-5 1/2" | 4'-6 1/8" | 5'-7 1/2"  |
| 2118 | B  | 5'-5 1/2" | 3'-6"     | 2'-1 1/2"  |
| 2119 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2120 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2121 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2122 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2123 | A  | 5'-6 3/8" | 4'-6 1/8" | 5'-7 1/2"  |
| 2124 | B  | 5'-6 3/8" | 3'-6"     | 2'-1 1/2"  |
| 2125 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2126 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2127 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2128 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2129 | A  | 5'-5 3/4" | 4'-6 1/8" | 5'-7 1/2"  |
| 2130 | B  | 5'-5 3/4" | 3'-6"     | 2'-1 1/2"  |
| 2131 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2132 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2133 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2134 | C  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2135 | A  | 5'-6 1/8" | 4'-6 1/8" | 5'-7 1/2"  |
| 2136 | C  | 5'-6 1/8" | 3'-6"     | 2'-1 1/2"  |
| 2137 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2138 | C  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2139 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2140 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2141 | A  | 7'-7 1/2" | 4'-6 1/8" | 5'-7 1/2"  |
| 2142 | B  | 7'-7 1/2" | 3'-6"     | 2'-1 1/2"  |
| 2143 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2144 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2145 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2146 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2147 | 49 | 5'-3 5/8" | 4'-6 1/8" | 5'-7 1/2"  |
| 2148 | B  | 5'-3 5/8" | 3'-6"     | 2'-1 1/2"  |
| 2149 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2150 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2151 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2152 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |
| 2153 | A  | 5'-1 3/4" | 4'-6 1/8" | 5'-7 1/2"  |
| 2154 | B  | 5'-1 3/4" | 3'-6"     | 2'-1 1/2"  |
| 2155 | A  | 5'-4"     | 4'-6 1/8" | 5'-7 1/2"  |
| 2156 | B  | 5'-4"     | 3'-6"     | 2'-1 1/2"  |

| Window Schedule |           |       |        |             |
|-----------------|-----------|-------|--------|-------------|
| Mark            | Type Mark | Width | Height | Sill Height |

|      |   |           |           |           |
|------|---|-----------|-----------|-----------|
| 2157 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2158 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2159 | A | 5'-3 1/4" | 4'-6 1/8" | 5'-7 1/2" |
| 2160 | B | 5'-3 1/4" | 3'-6"     | 2'-1 1/2" |
| 2161 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2162 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2163 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2164 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2165 | A | 5'-3 5/8" | 4'-6 1/8" | 5'-7 1/2" |
| 2166 | B | 5'-3 5/8" | 3'-6"     | 2'-1 1/2" |
| 2167 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2168 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2169 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2170 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2171 | A | 5'-4 3/4" | 4'-6 1/8" | 5'-7 1/2" |
| 2172 | B | 5'-4 3/4" | 3'-6"     | 2'-1 1/2" |
| 2173 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2174 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2175 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2176 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2177 | A | 5'-6 3/8" | 4'-6 1/8" | 5'-7 1/2" |
| 2178 | B | 5'-6 3/8" | 3'-6"     | 2'-1 1/2" |
| 2179 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2180 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2181 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2182 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2183 | A | 5'-6 1/4" | 4'-6 1/8" | 5'-7 1/2" |
| 2184 | B | 5'-6 1/4" | 3'-6"     | 2'-1 1/2" |
| 2185 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2186 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2187 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2188 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2189 | A | 5'-6"     | 4'-6 1/8" | 5'-7 1/2" |
| 2190 | B | 5'-6"     | 3'-6"     | 2'-1 1/2" |
| 2191 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2192 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2193 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2194 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2195 | A | 5'-6"     | 4'-6 1/8" | 5'-7 1/2" |
| 2196 | B | 5'-6"     | 3'-6"     | 2'-1 1/2" |
| 2197 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2198 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2199 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2200 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2201 | A | 5'-6 3/8" | 4'-6 1/8" | 5'-7 1/2" |
| 2202 | B | 5'-6 3/8" | 3'-6"     | 2'-1 1/2" |
| 2203 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2204 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2205 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2206 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 2207 | A | 5'-6 3/4" | 4'-6 1/8" | 5'-7 1/2" |
| 2208 | B | 5'-6 3/4" | 3'-6"     | 2'-1 1/2" |
| 2209 | A | 5'-4"     | 4'-6 1/8" | 5'-7 1/2" |
| 2210 | B | 5'-4"     | 3'-6"     | 2'-1 1/2" |
| 3101 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3102 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |

THIRD FLOOR WINDOW SCHEDULE

| Window Schedule |           |       |        |             |
|-----------------|-----------|-------|--------|-------------|
| Mark            | Type Mark | Width | Height | Sill Height |

|      |   |           |           |           |
|------|---|-----------|-----------|-----------|
| 3103 | A | 5'-5"     | 4'-8 3/4" | 5'-8 5/8" |
| 3104 | B | 5'-5"     | 3'-6"     | 2'-2 5/8" |
| 3105 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3106 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3107 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3108 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3109 | A | 5'-6 1/8" | 4'-8 3/4" | 5'-8 5/8" |
| 3110 | B | 5'-6 1/8" | 3'-6"     | 2'-2 5/8" |
| 3111 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3112 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3113 | D | 3'-2 1/4" | 3'-2"     | 7'-3 3/8" |
| 3114 | D | 3'-2 1/4" | 3'-2"     | 7'-3 3/8" |
| 3115 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3116 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3117 | A | 5'-5 1/2" | 4'-8 3/4" | 5'-8 5/8" |
| 3118 | B | 5'-5 1/2" | 3'-6"     | 2'-2 5/8" |
| 3119 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3120 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3121 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3122 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3123 | A | 5'-6 3/8" | 4'-8 3/4" | 5'-8 5/8" |
| 3124 | B | 5'-6 3/8" | 3'-6"     | 2'-2 5/8" |
| 3125 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3126 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3127 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3128 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3129 | A | 5'-5 3/4" | 4'-8 3/4" | 5'-8 5/8" |
| 3130 | B | 5'-5 3/4" | 3'-6"     | 2'-2 5/8" |
| 3131 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3132 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3133 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3134 | C | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3135 | A | 5'-6 1/8" | 4'-8 3/4" | 5'-8 5/8" |
| 3136 | C | 5'-6 1/8" | 3'-6"     | 2'-2 5/8" |
| 3137 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3138 | C | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3139 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3140 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3141 | A | 7'-7 1/2" | 4'-8 3/4" | 5'-8 5/8" |
| 3142 | B | 7'-7 1/2" | 3'-6"     | 2'-2 5/8" |
| 3143 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3144 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3145 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3146 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3147 | A | 5'-3 5/8" | 4'-8 3/4" | 5'-8 5/8" |
| 3148 | B | 5'-3 5/8" | 3'-6"     | 2'-2 5/8" |
| 3149 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3150 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3151 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3152 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3153 | A | 5'-1 3/4" | 4'-8 3/4" | 5'-8 5/8" |
| 3154 | B | 5'-1 3/4" | 3'-6"     | 2'-2 5/8" |
| 3155 | A | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |
| 3156 | B | 5'-4"     | 3'-6"     | 2'-2 5/8" |
| 3157 | E | 5'-4"     | 4'-8 3/4" | 5'-8 5/8" |



A

B

C

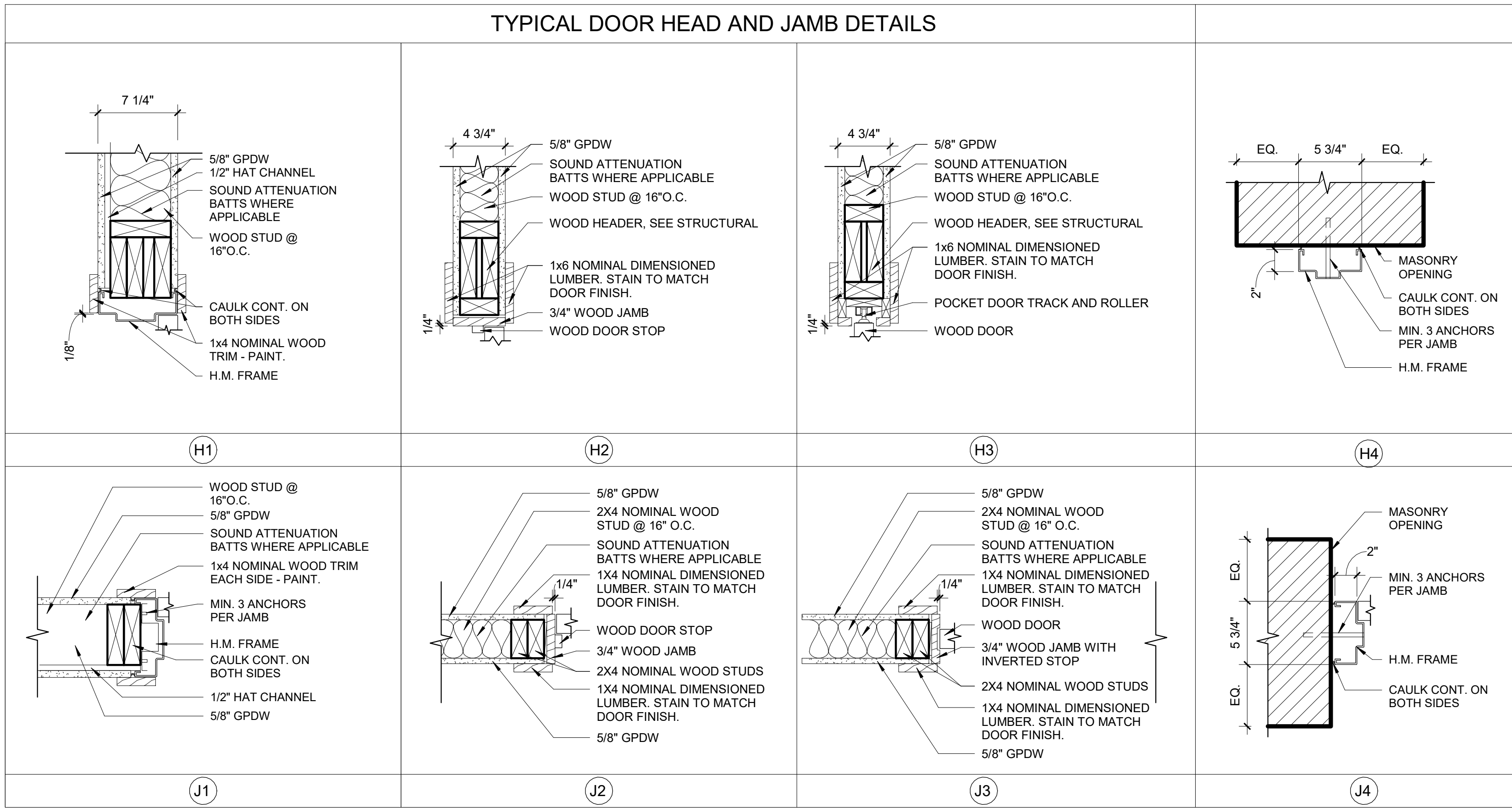
D

E

| FINISH SCHEDULE- OUTSIDE OF DWELLING UNITS |                                    |                        |                 |                  |             |               |             |                  |                |
|--------------------------------------------|------------------------------------|------------------------|-----------------|------------------|-------------|---------------|-------------|------------------|----------------|
| ROOM                                       |                                    | MATERIALS AND FINISHES |                 |                  |             |               |             |                  |                |
| NUMBER                                     | NAME                               | FLOOR MATERIAL         | FLOOR FINISH    | BASE MATERIAL    | BASE FINISH | WALL MATERIAL | WALL FINISH | CEILING MATERIAL | CEILING FINISH |
| 001                                        | MAIN BASEMENT                      | EXISTING CONCRETE      | POLISH AND SEAL | N/A              | N/A         | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 002                                        | ELECTRICAL / DATA                  | EXISTING CONCRETE      | POLISH AND SEAL | N/A              | N/A         | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 003                                        | ELEVATOR EQUIPMENT                 | EXISTING CONCRETE      | POLISH AND SEAL | N/A              | N/A         | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 004                                        | HOT WATER ROOM / JANITORIAL CLOSET | EXISTING CONCRETE      | POLISH AND SEAL | N/A              | N/A         | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 100                                        | STAIRWELL                          | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 101                                        | CORRIDOR                           | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 102                                        | EXISTING STAIRWELL                 | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 103                                        | ELEVATOR                           | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 104                                        | VESTIBULE                          | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 200                                        | STAIRWELL                          | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 201                                        | CORRIDOR                           | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 202                                        | EXISTING STAIRWELL                 | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 203                                        | ELEVATOR                           | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 300                                        | STAIRWELL                          | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 301                                        | CORRIDOR                           | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 302                                        | EXISTING STAIRWELL                 | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| 303                                        | ELEVATOR                           | EXISTING CONCRETE      | POLISH AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |

| FINISH SCHEDULE- WITHIN DWELLING UNITS |                                 |                |                  |             |               |             |                  |                |
|----------------------------------------|---------------------------------|----------------|------------------|-------------|---------------|-------------|------------------|----------------|
| ROOM                                   | MATERIALS AND FINISHES          |                |                  |             |               |             |                  |                |
| NAME                                   | FLOOR MATERIAL                  | FLOOR FINISH   | BASE MATERIAL    | BASE FINISH | WALL MATERIAL | WALL FINISH | CEILING MATERIAL | CEILING FINISH |
| BEDROOM                                | SOUND MAT AND HARDWOOD ASSEMBLY | STAIN AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| BATHROOM                               | CERAMIC TILE                    | SEAL           | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | GPDW             | PAINT          |
| LAUNDRY                                | SOUND MAT AND HARDWOOD ASSEMBLY | STAIN AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| KITCHEN                                | SOUND MAT AND HARDWOOD ASSEMBLY | STAIN AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |
| LIVING ROOM                            | SOUND MAT AND HARDWOOD ASSEMBLY | STAIN AND SEAL | DIMENSIONAL WOOD | PAINT       | GPDW          | PAINT       | EXPOSED          | CLEAN          |

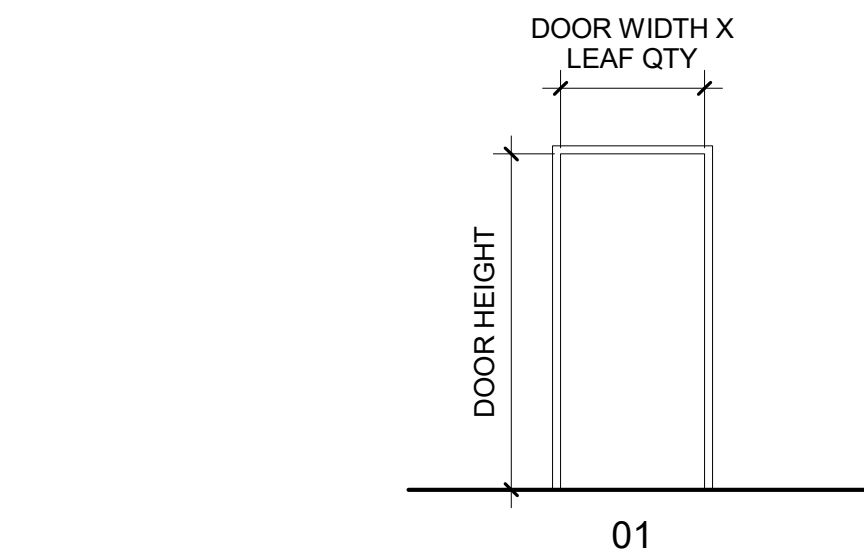
NOTE: VERIFY ALL FINISHES WITH OWNER.



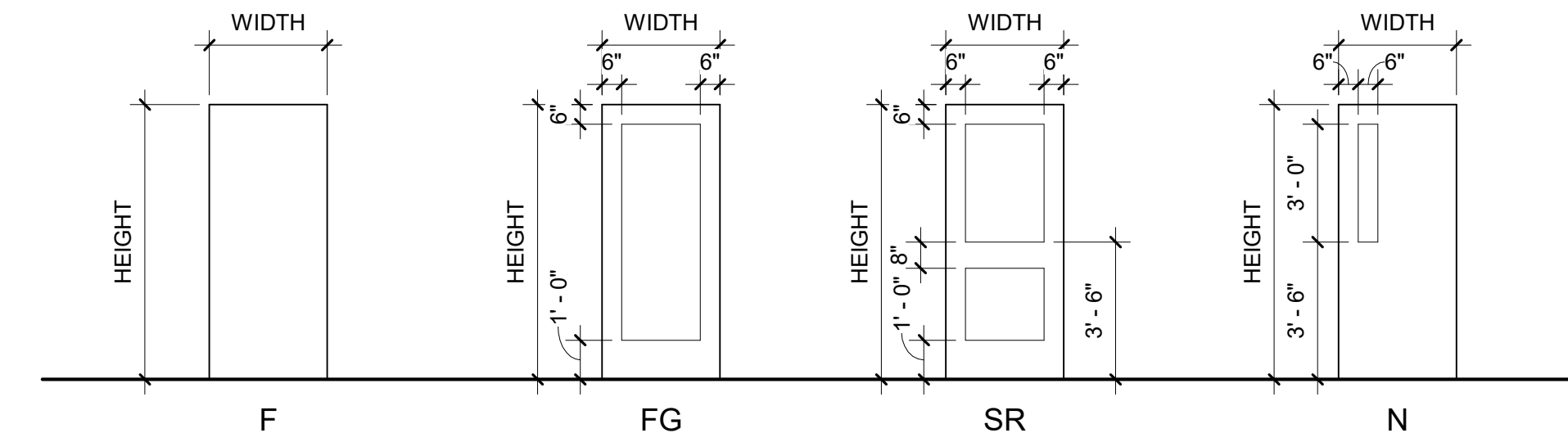
| DOOR SCHEDULE - OUTSIDE OF DWELLING UNITS |              |          |         |         |       |          |         |       |          |         |      |            |              |         |             |
|-------------------------------------------|--------------|----------|---------|---------|-------|----------|---------|-------|----------|---------|------|------------|--------------|---------|-------------|
| DOOR NUMBER                               | LEVEL        | DOOR     |         |         | PANEL |          |         | FRAME |          | DETAILS |      | FIRE LABEL | HARDWARE     | REMARKS | DOOR NUMBER |
|                                           |              | LEAF QTY | SIZE    |         | TYPE  | MATERIAL | GLAZING | TYPE  | MATERIAL | HEAD    | JAMB |            |              |         |             |
|                                           |              |          | WIDTH   | HEIGHT  |       |          |         |       |          |         |      |            |              |         |             |
| 002                                       | BASEMENT     | 1        | 3' - 0" | 7' - 0" | F     | WD       |         | 01    | HM       | H1      | J1   |            |              |         | 002         |
| 003                                       | BASEMENT     | 1        | 3' - 0" | 7' - 0" | F     | WD       |         | 01    | HM       | H1      | J1   |            |              |         | 003         |
| 004                                       | BASEMENT     | 1        | 3' - 0" | 7' - 0" | F     | WD       |         | 01    | HM       | H1      | J1   |            |              |         | 004         |
| 005                                       | BASEMENT     | 1        | 3' - 0" | 7' - 0" | F     | WD       |         | 01    | HM       | H1      | J1   |            |              |         | 005         |
| 006                                       | BASEMENT     | 1        | 3' - 0" | 7' - 0" | F     | WD       |         | 01    | HM       | H1      | J1   |            |              |         | 006         |
| 100A                                      | FIRST FLOOR  | 1        | 3' - 0" | 7' - 0" | FG    | ALUM.    | TEMP.   | 01    | ALUM.    | H4      | J4   |            | 4            |         | 100A        |
| 100B                                      | FIRST FLOOR  | 1        | 3' - 0" | 7' - 0" | FG    | ALUM.    | TEMP.   | 01    | ALUM.    | H4      | J4   |            | 4            |         | 100B        |
| 101                                       | FIRST FLOOR  | 1        | 3' - 0" | 7' - 0" | N     | WD       | D-H-60  | 01    | HM       | H1      | J1   | 1 HR       | 3 (PR RATED) |         | 101         |
| 102A                                      | FIRST FLOOR  | 1        | 3' - 0" | 7' - 0" | C     | N/A      |         | 01    | HM       | H1      | J1   |            |              |         | 102A        |
| 102B                                      | FIRST FLOOR  | 1        | 3' - 0" | 6' - 8" | N     | WD       | D-H-60  | 01    | HM       | H4      | J4   | 1 HR       | 3 (PR RATED) |         | 102B        |
| 103                                       | FIRST FLOOR  | 1        | 3' - 0" | 7' - 0" | ELEV. | N/A      |         | 01    | HM       | H1      | J1   | 1 HR       |              | 1       | 103         |
| 200                                       | SECOND FLOOR | 1        | 3' - 0" | 7' - 0" | N     | WD       | D-H-60  | 01    | HM       | H1      | J1   | 1 HR       | 3 (PR RATED) |         | 200         |

1. ELEVATOR DOOR TO BE PROVIDED PER MANUFACTURER'S STANDARDS.

| DOOR HARDWARE SCHEDULE |                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------|
| Hardware Set           | HARDWARE DEFINITION                                                                              |
| 1 (SINGLE ENTRANCE)    | CLOSER, 1 1/2 PAIR OF 5-KNUCKLE HINGES, LOCKSET, LEVER TYPE HANDLES, WEATHERSTRIPPING, AND SWEEP |
| 3 (PR RATED)           | CLOSER, 1 1/2 PAIR OF 5-KNUCKLE HINGES                                                           |
| 4                      | CLOSER, 1 1/2 PAIR OF 5-KNUCKLE HINGES, LOCKSET, LEVER TYPE HANDLES, WEATHERSTRIPPING, AND SWEEP |



2 STANDARD DOOR FRAME TYPES  
Scale: 1/4" = 1'-0"



3 STANDARD DOOR PANEL TYPES  
Scale: 1/4" = 1'-0"

SHEET INFORMATION

| REVISIONS |                |            |
|-----------|----------------|------------|
| NO.       | DESCRIPTION    | DATE       |
| 1         | BASEMENT ROOMS | 2024.11.04 |
|           |                |            |
|           |                |            |

|             |              |
|-------------|--------------|
| PROJECT NO. | 20130011     |
| DRAWN BY    | JMW          |
| CHECKED BY  | KWW          |
| DATE        | 2024.10.30   |
| SCALE       | As indicated |

SHEET NAME

DOOR  
SCHEDULES,  
ELEVATIONS,  
AND DETAILS

SHEET NUMBER

A-602





## 2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.





**SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY**

Prepared by:  
Planning Division  
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.





## YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:  
Planning Division  
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: December 9, 2024  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT APPLICATION PZ24-00598

Special Use Permit application PZ24-00598 filed by Garrett Shifflett to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 at 553 Lynn Street (Parcel 21670).

### RECOMMENDATION

The Planning Commission, at their December 9, 2024, meeting voted 5 - 0 to recommend approval of Special Use Permit application PZ24-00598 with the following condition:

1. The multifamily redevelopment at 553 Lynn Street may contain no more than twenty-five (25) units.

 RB  
\_\_\_\_\_  
Mr. Jimmy Bolton, Vice-Chair

# Council Letter City of Danville, Virginia



**CL - 1790**

**NEW BUSINESS F.**

## **City Council REGULAR MEETING**

**Meeting Date:** January 7, 2025

**Subject:** Moral Obligation Agreement By and Between the City of Danville, Virginia and the Virginia Small Business Financing Authority.

**From:** Corrie Bobe, Director of Economic Development and Tourism

---

## **COUNCIL ACTION**

A Resolution Authorizing and Approving the Execution of a Moral Obligation Agreement By and Between the City of Danville, Virginia and the Virginia Small Business Financing Authority.

### **SUMMARY**

The Danville-Pittsylvania Regional Industrial Facility Authority (RIFA) has secured approval from the Virginia Small Business Financing Authority (VSBFA) for a loan of \$1,895,000 to purchase the Oak Hill Plantation Property, which is adjacent to the Southern Virginia Megasite. The loan features a 20-year amortization schedule with a 10-year maturity and a fixed interest rate of 5.5%. There is no origination fee. As collateral, VSBFA requires a first lien position on the property, along with Moral Obligations from both the City of Danville and Pittsylvania County, the participating member localities of RIFA.

### **BACKGROUND**

This funding will be used to purchase the Oak Hill Plantation property, a 290-acre parcel identified as GPIN #1366-12-5834, located adjacent to the Southern Virginia Megasite. The property will not be incorporated into the Southern Virginia Megasite nor designated for industrial use. Instead, a concept plan will be developed for its long-term utilization. Additionally, Pittsylvania County must provide a Moral Obligation to support the loan.

### **RECOMMENDATION**

Staff recommends the approval of the Moral Obligation between the City of Danville, Virginia and the Virginia Small Business Financing Authority.

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### **Attachments**

1. Resolution
  2. Support Agreement
  3. EDLF Commitment Letter RIFA
-



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

RESOLUTION NO. 2024 \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF DANVILLE, VIRGINIA APPROVING  
SUPPORT AGREEMENT**

**WHEREAS**, the City Council of the City of Danville, Virginia (the **“City Council”**) has determined that it is in the best interests of the City of Danville, Virginia (the **“City”**) to lend its assistance to the Danville-Pittsylvania Regional Industrial Facility Authority, a political subdivision of the Commonwealth of Virginia (the **“Authority”**), of which the County is a member locality, in the issuance of the Authority’s promissory note in the original principal amount of up to \$1,895,000.00 due and payable in full in approximately 10 years (the **“Note”**) for the acquisition of that certain real property consisting of approximately 289.47 acres, being GPIN 1366-12-5834, commonly known as Berry Hill Road / 863 Dan River-Oak Hill Tr, together with all easements, rights-of-way and appurtenances thereunto belonging (the **“Land”**) and any improvements made to or upon the Land (collectively known as the **“Property”**), by the pledging of the County’s moral obligation to pay amounts due on the Note that are not paid when due by the Authority; and

**WHEREAS**, the proceeds of the Note and the loan evidenced thereby (the **“Loan”**) are to be used (i) to pay costs of the Property and (ii) to pay the costs of issuance of the Note, all to accomplish certain purposes of the Virginia Regional Industrial Facilities Act (the **“Act”**); and

**WHEREAS**, there has been presented to the City Council a plan for the financing of the Property involving the issuance of the Note by the Authority and the pledge of the moral obligation of the County, which would not create debt of the County for purposes of the Virginia Constitution and would promote industry and increase commerce in the County and the Commonwealth of Virginia; and

**WHEREAS**, the Authority expects to receive a proposal from the Virginia Small Business Financing Authority, a political subdivision of the Commonwealth of Virginia (**“VSBFA”**) for purchase of the Note, pursuant to a Loan Agreement between the Authority and VSBFA providing for the purchase of the Note and the loan of the monies from the sale of the Note to pay certain costs of acquiring the Property (the **“Loan Agreement”**), and the Authority will acquire and own the Property. Payment of the Note will be secured by, among other things, a lien on and security interest in the Property between the Authority and VSBFA, and in connection therewith, VSBFA has requested a moral obligation support agreement be entered into between the Authority and the County and a moral obligation support agreement be entered into between the Authority and the City of Danville, Virginia; and

**WHEREAS**, there has been presented to this meeting a draft of a Moral Obligation Support Agreement between the County and the Authority for the County to undertake a non-binding obligation to appropriate from time to time monies in connection with payments due under the Loan Agreement and the Note (the **“Support Agreement”**).

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF**

**DANVILLE, VIRGINIA that:**

1. The following plan for financing the Property is hereby approved. The Authority will be requested to issue the Note in the maximum amount of \$1,895,000.00 and to use the proceeds therefrom to finance costs of the Property and pay costs of issuance of the Note. The Authority will sell the Note to VSBFA and agree to repay the same pursuant to the Loan Agreement. The obligation of the County to make any payments under the Support Agreement will be subject to the Board of Supervisors making appropriations for such purpose from time to time. It is expected that the Note will be secured by the Loan Agreement, a certain lien on and security interest in the property, and the Support Agreement. It is hereby found and determined that the above-described plan is in the public interest, will benefit the inhabitants of the County, will increase commerce and will promote the safety, health, welfare, convenience and prosperity of the County and its citizens.

2. The Mayor or Vice Mayor of the City Council, either of whom may act, is hereby authorized and directed to execute and deliver the Support Agreement. The Mayor or Vice Mayor of the City Council, either of whom may act, is hereby authorized and directed to acknowledge and consent, as necessary, to the provisions of the Support Agreement and any other agreements, instruments, certificates or other documents required to be executed by the City in connection with the issuance of the Note.

3. The Support Agreement shall be in substantially the form submitted to this meeting, which is hereby approved, with such completions, omissions, insertions, and changes as may be approved by the officer executing it, his execution to constitute conclusive evidence of his approval of any such completions, omissions, insertions and changes.

4. The City Council, while recognizing that it is not empowered to make any binding commitment to make appropriations beyond the current fiscal year, hereby states its intent to make annual appropriations in future fiscal years in amounts sufficient to make all payments due under the Note pursuant to the Support Agreement to the extent such payments are not made when due by the Authority and hereby recommends that future City Councils do likewise during the term of the Note.

5. All other acts of the Mayor or Vice Mayor of the City Council and other officers of the Council that are in conformity with the purposes and intent of this resolution and in furtherance of the plan of financing, the issuance and sale of the Note and the financing of the Property are hereby approved, ratified and confirmed.

6. Nothing in this Resolution or the Support Agreement, the Note or any related documents shall constitute a debt or a pledge of the faith and credit or the taxing power of the City with respect to any sums which are or may become payable under the Support Agreement. All obligations of the City and the Council under the Support Agreement are subject to and dependent upon appropriation of funds by the City Council, and the City Council shall have no legally binding obligation under this resolution or in the Support Agreement to make any such appropriation or the payments provided for in the Support Agreement, the Support Agreement being a statement only of the present intent of the City Council.

7. This Resolution shall take effect immediately.

PASSED AND ADOPTED this 7<sup>th</sup> day of January 2025.

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Mayor  
City Council  
City of Danville, Virginia

ATTEST:

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Clerk  
City Council  
City of Danville, Virginia

The Resolution set forth above was adopted during an open meeting at a regular meeting of the Board of Supervisors of the County of Pittsylvania, Virginia, held on January 7, 2025, all in accordance with law, by the following votes:

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Clerk  
City Council  
City of Danville, Virginia



## MORAL OBLIGATION SUPPORT AGREEMENT OF THE CITY OF DANVILLE, VIRGINIA

**THIS MORAL OBLIGATION SUPPORT AGREEMENT**, dated as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by and between the **CITY OF DANVILLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the “**City**”) and **DANVILLE-REGIONAL INDUSTRIAL FACILITY AUTHORITY**, a political subdivision of the Commonwealth of Virginia (the “**Authority**”), recites and provides as follows.

### RECITALS

1. The Authority was created under the Virginia Regional Industrial Facilities Act (§15.2-6400 *et seq.*) of the *Code of Virginia*, 1950, as amended, to enhance the economic base for the member localities by developing, owning, and operating one or more industrial facilities on a cooperative basis involving its member localities. Each of the County and the City of Danville, Virginia, is a member locality of the Authority.

2. The Authority is developing its Southern Virginia Megasite at Berry Hill Industrial Park (the “**SVM**”), located in Pittsylvania County, Virginia, and desires to acquire that certain real property, adjacent to the SVM, consisting of approximately 289.47 acres, being GPIN 1366-12-5834, commonly known as Berry Hill Road / 863 Dan River-Oak Hill Tr, together with all easements, rights-of-way and appurtenances thereunto belonging (the “**Land**”) and any improvements made to or upon the Land (collectively known as the “**Property**”).

3. The Virginia Small Business Financing Authority, a political subdivision of the Commonwealth of Virginia (“**VSBFA**”), intends to lend to the Authority, pursuant to a loan agreement between VSBFA and the Authority dated \_\_\_\_\_ (the “**Loan Agreement**”), up to \$1,895,000.00 (the “**Loan**”) for the acquisition costs of the Property, and as part of the security for the Loan, the VSBFA has required the County to enter into this Moral Obligation Support Agreement (this “**Agreement**”).

4. The Loan is to be evidenced by a promissory note (the “**Note**”) executed by the Authority and held by the VSBFA.

### AGREEMENT

**NOW, THEREFORE**, for and in consideration of the premises, the promises and mutual benefits to be derived by the parties from entering into this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows.

1. The Authority has acquired an ownership interest in the Property (the “**Authority Interest in the Property**”), and is required to make monthly consecutive payments to VSBFA as set forth in the Note. Should the Authority fail to make such Note payments in full under the Loan, the Authority shall request an appropriation from the City to the Authority sufficient to assist the

Authority in making payments due under the Loan Agreement including current payments on the Note (the “**Deficiency Amount**”) in order to protect and maintain the Authority Interest in the Property.

2. No later than May 15 of each year, beginning May 15, 2025, the Authority shall notify the City Manager of the City (the “**City Manager**”) of the Deficiency Amount which the Authority desires the County to pay to the Authority in accordance with Section 1 above during the County’s fiscal year beginning the following July 1.

3. The City Manager shall include such Deficiency Amount requested pursuant to Section 2 above in his budget submitted to the City Council of the City of Danville, Virginia (the “**City Council**”) for the following fiscal year as an amount to be appropriated to or on behalf of the Authority. The City Manager shall deliver to the Executive Director of the Authority within 10 days after the adoption of the City’s budget for each fiscal year, but not later than July 15 of each year, a certificate stating whether the City Council has appropriated to or on behalf of the Authority the Deficiency Amount requested.

4. If at any time the Authority believes there is a Deficiency Amount or that amounts paid by the Authority under the Loan Agreement are insufficient to allow the Authority to fulfill its obligations under the Loan Agreement in meeting its debt service obligations under the Note, the Authority shall notify the City Manager of the amount of the Deficiency Amount or such insufficiency and the City Manager shall request a supplemental appropriation from the City Council in the amount necessary to make such payment.

5. The City Manager shall present each request for appropriation pursuant to paragraph 4 above to the City Council, and the City Council shall consider such request, at the City Council’s next regularly scheduled meeting at which it is possible to satisfy any applicable notification requirement. Not later than three (3) business days after such meeting, the City Manager shall notify the Authority as to whether the amount so requested was appropriated. If the City Council shall fail to make any such appropriation, the City Manager shall add the amount of such requested appropriation to the amount requested from the Authority and reported to the City by the City Manager for the City’s next fiscal year.

5. The City Council hereby undertakes a non-binding moral obligation to appropriate such amounts as may be requested from time to time pursuant to paragraphs 3, 4 and 5 above, to the fullest degree and in such manner as is consistent with the Constitution and laws of the Commonwealth of Virginia. The City Council, while recognizing that it is not empowered to make any binding commitment to make such appropriations in future fiscal years, hereby states its intent to make such appropriations in future fiscal years, and hereby recommends that future City Councils do likewise.

6. For and in consideration of VSBFA making the Loan to the Authority, and to further secure the repayment of the Note and the Loan, the Authority hereby assigns, grants and conveys to VSBFA all of its right, title and interest, now existing or hereafter arising, in and to all moneys received from the City pursuant to the provisions of this Agreement. The Authority and the City shall make, execute and deliver any papers, instruments and documents that may be

required by VSBFA to effectuate the purpose intended by this assignment. This Authority waives any right, legal or equitable, now existing or hereafter arising, to offset against, attach, levy upon, enjoin or otherwise delay the payment of such moneys hereby assigned on account of any claim or obligation between the Authority and the City.

7. If any clause, provision, or paragraph of this Agreement shall be held illegal or invalid by a court, the illegality or invalidity of such clause, provision, or paragraph shall not affect any of the remaining clauses, provisions, or paragraphs hereof, and this Agreement shall be construed and enforced as if such illegal or invalid clause, provision, or paragraph had not been contained herein. In case any question should arise as to whether any provision contained herein shall be in violation of law, then such provision shall be construed to the agreement of the parties hereto to the fullest extent permitted by law.

8. The City shall provide the VSBFA with the City's audited annual financial statements when available.

9. Nothing herein contained is or shall be deemed to be a lending of the credit of the City to the Authority or to any other person or entity, and nothing herein contained is or shall be deemed to be a pledge of the faith and credit or the taxing power of the City, nor shall anything herein contained legally bind or obligate the Board of Supervisors to appropriate funds for the purposes described herein.

10. Any notices or requests required to be given hereunder shall be deemed given if sent by registered or certified mail, postage prepaid, addressed (i) if to the City, to City Manager's Office, 427 Patton Street, Post Office Box 3300, Danville, Virginia, 24543 and (ii) if to the Authority, to 427 Patton Street, Post Office Box 3300, Danville, Virginia, 24543 Room 428, Attention: Chairman. Any party may designate any other address for notices or requests by giving notice.

11. It is the intent of the parties hereto that this Agreement shall be governed by the laws of the Commonwealth of Virginia. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.

[Signature page to follow]



**IN WITNESS WHEREOF**, the County and the Authority have caused this Agreement to be executed in their names and on their behalves as of the date first above written.

**CITY OF DANVILLE, VIRGINIA**

By: \_\_\_\_\_  
Mayor, Danville City Council

**DANVILLE-PITTSYLVANIA REGIONAL  
INDUSTRIAL FACILITY AUTHORITY**, a  
political subdivision of the Commonwealth of  
Virginia

By: \_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Clerk  
City Council  
City of Danville, Virginia

The undersigned authorized representative of VSBFA has executed this Agreement on its behalf as of the date first written above for the sole purpose of accepting the assignment to it made therein.

**VIRGINIA SMALL BUSINESS  
FINANCING AUTHORITY**

By: \_\_\_\_\_  
Executive Director

November 5, 2024

Matthew D. Rowe  
Director of Economic Development  
Pittsylvania County, Virginia  
427 Patton Street  
P.O. Box 3300  
Danville, VA 24543-3300

*RE: VSBFA Economic Development Loan Fund Commitment –Acquisition of 5981 Berry Hill Road*

Dear Matt:

I am pleased to advise that the Virginia Small Business Financing Authority (“Lender”) has approved the request of the Danville-Pittsylvania Regional Industrial Facility Authority (“Borrower”) for a loan in an amount not to exceed One Million Eight Hundred Ninety-Five Thousand Dollars (\$1,895,000) (the “Loan”) subject to the terms and conditions herein.

**1. Basic Terms:**

- (a) Borrower:** The Danville-Pittsylvania Regional Industrial Facility Authority (DPRIFA).
- (b) Loan Amount:** Not to exceed One Million Eight Hundred Ninety-Five Thousand Dollars (\$1,895,000.00).
- (c) Interest Rate:** Interest will be fixed at Interest will be fixed at five and a half percent (5.5%) per annum. Interest shall be computed based on the actual number of days the Loan is outstanding as if each year were composed of 365 days. In the event of default under any of the Loan Documents, the interest rate on the Loan may be increased by 5%.
- (d) Closing Date:** Closing shall take place no later than February 1, 2025.
- (e) Maturity Date:** The “Maturity Date” shall be ten years (120 months) from the Note Date.

- 2. Project Location:** Commercial property located at 5981 Berry Hill Road, Danville, Virginia 24541 (the “Property”).
- 3. Purpose of Loan:** To finance the acquisition of the 290-acre commercial property known as 5981 Berry Hill Road, Danville, Virginia 24541.
- 4. Payments:** The Loan shall be amortized on a Twenty (20) year basis with monthly payments for the first twelve (12) months calculated at interest only (the “Interest Period”). After the end of the Interest Period, Borrower shall make one hundred and eight (108) consecutive monthly principal and interest payments in the approximate amount of \$13,039.22 until the Maturity Date, at which time all outstanding amounts owing under the Loan are due in full.

Notwithstanding the foregoing, all principal, interest, late charges, and other outstanding amounts owing under the Loan shall be due and payable on the Maturity Date. Any payments which are not received by the

Lender within ten (10) days of the due date shall be subject to a late charge of five percent (5%), or \$250, whichever is less.

5. **Loan Advances:** The proceeds of the Loan will be advanced during the Interest Period in no more than six (6) draws.
6. **Guarantors:** The Loan will also be supported by a Moral Obligation from the City of Danville, Virginia (the "City") and from Pittsylvania County, Virginia (the "County")
7. **Collateral:** Repayment of the Loan will be secured by a First Deed of Trust on a 290-acre commercial property located at 5981 Berry Hill Road, Danville, Virginia 24541 (the "Collateral").

In no event shall Lender be required to enter into a subordination agreement (i) while a default under the Loan Documents shall have occurred and be continuing and (ii) by which Lender would waive or agree to postpone the exercise of any rights or remedies in the event of default under the Loan Documents. Lender shall require the parties referenced in this Section 7 to execute estoppel certificates and subordination and intercreditor agreements satisfactory to Lender in its sole discretion and provide Lender any information or documents requested.

8. **Quality of Documents and Items:** Each document and item required to be submitted to Lender pursuant to this Commitment shall be satisfactory in form and substance to Lender and its legal counsel, in their sole discretion.
9. **Required Jobs:** It is a requirement of the Loan that the Southern Virginia Mega Site Project adjacent to the Property (the "Project") shall create Two Thousand and Fifteen (2,015) permanent, full-time jobs at the Project as a result within five years of the date of loan closing (collectively, "Required Jobs"). Borrower shall provide evidence of such Required Jobs to Lender as requested.
10. **Conditions of Loan:** As conditions precedent to the Loan, all conditions and requirements in this Commitment must be satisfied to Lender's satisfaction, as determined by Lender in its sole discretion and Borrower must have provided or caused to be provided to Lender, and Lender must have received, reviewed and found satisfactory, the following:
  - (a) **Loan Documents:** Note, loan agreement, security agreement, Moral Obligation Support Agreements from the County of Pittsylvania, Virginia and City of Danville, Virginia, and other documents as Lender may require (collectively, the "Loan Documents"), duly executed, acknowledged and/or sworn to and delivered, upon the terms of this Commitment and containing such representations and warranties and affirmative and negative covenants, together with other additional terms and conditions, as Lender may require.
  - (b) **Authority and Capacity:** Evidence of the existence, good standing, authority, and capacity of the Borrower and their respective constituents and representatives as Lender may require. Borrower's organizational documents shall be subject to review and approval by Lender.
  - (c) **Survey:** N/A
  - (d) **Flood Hazards:** Evidence that the Collateral is not within an area identified as having special flood hazards or evidence of flood insurance as required by applicable law.
  - (e) **Insurance:** Borrower's effective, paid-up policies of fire and all-risk replacement cost coverage of all insurable Collateral with standard non-contributory mortgage clause in favor of Lender and with loss proceeds payable to Lender; comprehensive general public liability insurance with Lender as an additional insured; and such other or additional insurance, and covering such risks, as Lender



requires. All policies must be written by insurers, in amounts, with endorsements, and on terms and conditions satisfactory to Lender.

- (f) **Appraisal:** An “upon completion” appraisal is required with no less than a 90% loan to value, along with Final Title Policy.
- (g) **Financial Statements:** On an annual basis and within 180 days of Borrower’s and the City’s year-end, Borrower, City and County shall each provide copies of their respective audited year-end financial statements, in form and content satisfactory to Lender.
- (h) **Title Insurance:** A binding commitment for mortgagee title insurance in form satisfactory to Lender (with complete, legible copies of all plats and exception documents) at least twenty (20) days before Loan closing. Promptly after closing, Borrower shall provide Lender a mortgagee title policy in the Loan amount with only those exceptions or exclusions approved by Lender in writing and including all endorsements required by Lender.
- (i) **Attorney’s Opinion:** The written opinion(s) of counsel for Borrower addressed to Lender confirming the legal status and authority of Borrower, the due authorization, execution and delivery, and the validity, binding effect and enforceability of the Loan Documents, the creation, validity, and perfection of the liens and security interests created by the Loan Documents and such other matters as Lender requests. Such counsel and opinion(s) must be satisfactory to Lender.
- (j) **Project Condition and Compliance:** Evidence that the contemplated business operations at the Project comply with all applicable laws.
- (k) **Environmental Compliance/Report:** Evidence satisfactory to Lender that the Collateral does not contain and is not within any area designated as a hazardous waste site or as wetlands by any federal, state or other governmental authority, that such property of the Borrower nor any adjoining property does not contain or has ever contained any hazardous, toxic or regulated substance and that the intended use or activity on such property does not violate or could be subject to any response, remediation, clean-up or other obligation under any law or other legal requirement pertaining to health or the environment.
- (l) **Additional Conditions:** The Loan Documents shall contain standard negative covenants, including prohibition against (i) payment of dividends or distributions of any kind to equity holders or management; or (ii) repayment of loans made to a Borrower by equity holders or management; (iii) repayment of any subordinated debt. **Borrower agrees to provide financial information, and other information in support of Lender’s economic development reporting requirements (equity or capital investment, job creation, etc.), as may be reasonably requested from time to time.**
- (m) **Date for Submissions:** All submissions must be made, and all conditions must be satisfied by Borrower at least seven (7) business days prior to Loan closing (unless an earlier date is specified).
- (n) **Miscellaneous:** Such other evidence, documents, certificates and items requested by Lender that are customarily provided in loan transactions of this type or necessary in connection with any other requirement of this Commitment.

## 12. General Conditions

- 12.1 **Termination of Commitment:** Lender may terminate this Commitment if there shall have occurred, in the opinion of Lender, from the date of Borrower application for the Loan (a) any change in the ownership or capital structure of Borrower, (b) any material adverse change with respect to the security for the Loan or other source of repayment of the Loan, (c) any material

adverse change in the business or financial condition of the Borrower, or in any other state of facts submitted to Lender in connection with the Loan, (d) any damage to the Property by fire, casualty or other cause or any part of the Collateral is taken in condemnation or other like proceeding, or any such proceeding is pending at the time of Closing, or (e) any pending or threatened litigation by any Borrower, or any affiliate of any Borrower against Lender.

**12.2 Applicable Law:** THIS COMMITMENT AND THE LOAN DOCUMENTS SHALL BE GOVERNED ENTIRELY BY VIRGINIA LAW AND APPLICABLE UNITED STATES FEDERAL LAW.

**12.3 Entire Agreement:** The terms set forth above represent the entire understanding between Borrower and Lender with respect to the subject matter of this Commitment, and this Commitment supersedes any prior and contemporaneous agreements, commitments, discussions and understandings, oral or written, with respect to the subject matter hereof.

**12.4 Controlling Agreement:** This Commitment is hereby limited so that in no event shall the interest taken, reserved, contracted for, charged or received exceed the maximum nonusurious amount permitted by applicable law; and any provision possibly to the contrary shall be automatically reformed and the interest payable automatically reduced to such maximum amount, without necessity of execution of any amendment or new document.

**12.5 Assignability:** This Commitment cannot be assigned by Borrower without Lender's prior written approval, nor shall any third party rely hereon or be deemed a party benefited hereby.

**12.6 Costs:** Borrower shall pay all out-of-pocket costs and expenses incurred by Lender in connection with the Loan (pre- and post-closing), including, but not limited to, all insurance, appraisal, survey, recording, environmental, engineering, closing, escrow and title, title insurance fees and costs, and all fees and expenses of Lender's outside legal counsel and the cost of any other reports or tests deemed necessary by Lender to satisfy the requirements of Section 10(k). Such costs and expenses incurred at or prior to Loan closing shall be due and payable prior to the closing of the Loan. In the event the Loan Documents are not negotiated by Borrower or its counsel and Borrower is able to satisfy the conditions of this Commitment, Lender estimates that counsel fees for Lender will not exceed \$24,000.00. The provisions of this paragraph shall survive the expiration or termination of this Commitment.

If, for any reason, the credit transaction currently under discussion between us fails to close on or before February 1, 2025, Lender agrees to terminate such initial financing statement (unless Borrower otherwise agrees to extend such date in writing.)

**13. Acceptance; Termination:** This Commitment shall terminate automatically without notice at 5:00 p.m. Richmond local time on **December 15, 2024, unless before that time Borrower has accepted it by delivering to Lender one copy duly executed of this Commitment.** If all the conditions of this Commitment have not been satisfied or if Lender and Borrower are unable to agree on and reduce to writing all of the Loan Documents in a manner satisfactory to both of them by the Closing Date, time being of the essence, or if there has been any misrepresentation or any material error in anything submitted to Lender regarding the Loan or pursuant to any other provision hereof, the Lender shall have the option to terminate this Commitment. Upon any such termination, all obligations hereunder shall terminate except as specified in Section 12.6.

**14. Full Faith and Credit:** Nothing in this Commitment shall be construed to create an obligation on the part of the Commonwealth of Virginia or any political subdivision thereof to pay any amounts referred to herein or any interest or other costs incident thereto, except from the revenue of Lender and that neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof is pledged to the payment of any amounts due pursuant to this Commitment.

Matthew D. Rowe  
Danville-Pittsylvania Regional Industrial Facility Authority  
November 5, 2024

THE LOAN DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN AGREEMENTS BETWEEN THE PARTIES.

Very truly yours,

VIRGINIA SMALL BUSINESS FINANCING AUTHORITY

Linda Tackett



Linda K. Tackett  
Regional Lending Manager

The undersigned accept and agree to all the terms and conditions of the foregoing Commitment.

**Danville-Pittsylvania Regional Industrial Facility Authority (DPRIFA)**

By: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Date: \_\_\_\_\_

**BORROWER'S CLOSING ATTORNEY:**

Name: \_\_\_\_\_

Law Firm: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_



## EXHIBIT A

### FEDERAL REQUIREMENTS

1. **PAYMENT OF TAXES.** Economic Development Authority of Pulaski County Virginia (“Borrower”) certifies that it has paid all taxes due and payable to the U.S. Internal Revenue Service and the Commonwealth of Virginia as of the Closing Date of the Loan.

2. **NOT LOCATED IN FLOOD PLAIN.** Borrower certifies that the building, either securing this Loan or containing assets that secure this Loan, is not located in a flood plain, or is covered by flood insurance as required by applicable law in accordance with paragraph 8 below.

3. **CIVIL RIGHTS**

(a) Borrower certifies that it is, and will be, in compliance with all Federal requirements and Federal and State laws regarding Civil Rights, including but not limited to:

- (1) Section 601 of Title VI of the Civil Rights Act of 1964, codified at 42 U.S.C. 2000d et seq. (proscribing discrimination on the basis of race, color or national origin), and the Department of Commerce’s implementing regulations found at 15 CFR part 8;
- (2) 42 U.S.C. 3123 (Proscribing discrimination on the basis of sex);
- (3) 29 U.S.C. 794, as amended, and the Department of Commerce’s implementing regulations found at 15 CFR part 8b (proscribing discrimination on the basis of disabilities);
- (4) 42 U.S.C. 6101, as amended, and the Department of Commerce’s implementing regulations found at 15 CFR part 20;
- (5) 42 U.S.C. 6709 (proscribing discrimination on the basis of sex under the Local Public Works Program); and
- (6) Other Federal statutes, regulations and Executive Orders as applicable.

(b) Borrower will not intimidate, threaten, coerce, or discriminate against, any person for the purpose of interfering with any right or privilege secured by section 601 of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, Title IX of the Education Amendments of 1972, 42 U.S.C. 3123, 42 U.S.C. 6709, and the Age Discrimination Act of 1975, or because the person has made a complaint, testified, assisted, or participated in any manner in an investigation, proceeding, or hearing under this part.

4. **ENVIRONMENT.** Borrower certifies that it is, and will be, in compliance with all Federal and State laws, including but not limited to:

- a) The Clean Air Act, as amended (42 U.S.C. 7401 et seq.);
- b) The Federal Water Pollution Control Act, as amended (33 U.S.C. 1251 et seq.);
- c) The Coastal Zone Management Act of 1972, P.L. 92-583, as amended (16 U.S.C. 1451, et seq.);
- d) Executive Order 11988, Floodplain Management (May 24, 1977), and regulations and guidelines issued thereunder by the Economic Development Administration;
- e) Executive Order 11990, Protection of Wetlands (May 24, 1977);

- f) The Endangered Species Act of 1973 P.L. 93-205, as amended (16 U.S.C. 1531, et seq.);
- g) The Safe Drinking Water Act, P.L. 93-523, as amended (42 U.S.C. 300f-300J-26);
- h) The Wild and Scenic Rivers Act, as amended (16 U.S.C. 1271, et seq.);
- i) The Resource Conservation and Recovery Act of 1976, P.L. 94-580, as amended (42 U.S.C. 6901);
- j) Historical and Archeological Data Preservation Act, Pub. L. 86-523, as amended, 16 U.S.C. § 469a-1 et. seq.;
- k) National Historic Preservation Act of 1966, Pub. L. 89-665, as amended, 16 U.S.C. § 470 et.seq.;
- l) Flood Disaster Protection Act of 1973, Pub. L. 93-234, as amended, 42 U.S.C. § 4002 et seq.;
- m) Farmland Protection Policy Act, Pub. L. 97-98, as amended, 7 U.S.C. § 4201 et.seq.; and
- n) Other Federal Environmental Statutes and Executive Orders, and state laws as applicable.

**5. ENVIRONMENTAL REQUIREMENTS**

Borrower agrees to be responsible for all liabilities that might be incurred as a result of providing an award to assist, directly or indirectly, in the preparation of site construction, renovation, or repair of any facility or site, if applicable, to the extent that such liabilities are incurred because of ground water, surface soil, or other conditions caused by operations of Borrower or any of its predecessors on the property.

Borrower further agrees to provide a Phase I environmental audit of the real estate, if any, held as collateral acceptable to Lender and agrees to comply with applicable laws and statutes including, but not limited to, those listed in this Agreement.

**6. ELIGIBLE LENDING AREA**

Borrower agrees to maintain its operations within ☐ COUNTY of Pittsylvania, Virginia. In the event that operations are moved out of this community, the outstanding balance of the Loan will be immediately due and payable.

**7. EARTHQUAKE REQUIREMENTS.** For new building construction projects: Borrower is aware of and intends to comply with one of three model Codes outlined by the Committee on Seismic Safety in Construction (ICSSC): 1991 ICBO Uniform Building Code; 1992 Supplement to the BUCA National Building Code; or 1991 Amendments to the SBCC Standard Building Code.

**8. FLOOD HAZARD INSURANCE.** Where applicable, Borrower will obtain flood hazard insurance pursuant to the Flood Disaster Protection Act of 1973, P.L. 93-234, as amended (42 U.S.C. 4002, et seq.)

**9. DAVIS-BACON ACT.** Borrower certifies that if construction is being financed in whole or in part by the Loan and when any related construction contract exceeds \$2,000, it will comply with the Davis-Bacon Act, as amended [40 U.S.C. 276a-276a-5); 42 U.S.C. 3222]

**10. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT & ANTI-KICKBACK ACT**

Borrower certifies that, if applicable, it will comply with the Contract Work Hours and Safety Standards Act, as

Matthew D. Rowe  
Danville-Pittsylvania Regional Industrial Facility Authority  
November 5, 2024

amended (40 U.S.C. 327-333), and with the Anti-Kickback Act, as amended (40 U.S.C. 276(c); 18 U.S.C. 874).

**11. ACCESS FOR THE HANDICAPPED.** Borrower certifies that if the Loan is used in whole or in part to finance a building or facility intended for use by the public or the employment of physically handicapped, it must be accessible to the physically handicapped, pursuant to Public Law 90-480, as amended (42 U.S.C. 4151, et seq.), and the regulations issued thereunder.

**12. CONFLICT OF INTEREST**

a) Borrower certifies that, to its knowledge, no owner of an interest in Borrower is related by blood, marriage, law or business arrangement to the Lender or an employee of Lender or any member of Lender's Board of Directors, or a member of any other Board (hereinafter referred to as "other Board") which advises, approves, recommends or otherwise participates in decisions concerning loans or the use of grant funds.

b) Borrower certifies that it is aware that no officer, employee, or member of Lender's Board of Directors, or other Board, or person related to the officer employee, or member of the Board by blood, marriage, law, or business arrangement may receive any benefits resulting from the use of loan or grant funds, unless the officer, employee, or Board member affected first discloses to the Lender of public record the proposed or potential benefit and receives Lender's written determination that the benefit involved is not so substantial as to affect the integrity of Lender's decision process and of the services of the officer, employee or board member.

**13. NOTICE OF DEBARMENT.** Borrower agrees to notify the Lender immediately upon notification that it has been debarred, suspended, or otherwise excluded from receiving federal financial assistance.

Danville-Pittsylvania Regional Industrial Facility Authority (DPRIFA)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_



Matthew D. Rowe  
Danville-Pittsylvania Regional Industrial Facility Authority  
November 5, 2024

**EXHIBIT B**

**Virginia Small Business Financing Authority**

**Certification Regarding Debarment, Suspension, and Other Responsibility Matters**

Danville-Pittsylvania Regional Industrial Facility Authority  
Name of Applicant Business

02-0613321  
Tax ID #

- (1) The applicant business certifies, to the best of its knowledge and belief, that it and its principals:
- (a) Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency;
  - (b) Have not within a three-year period preceding the application for this loan been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local ) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification, and
  - (d) Have not, within a three-year period preceding the application for this loan, had any public transaction (Federal, State, or local) terminated for cause or default.
- (2) Where the applicant business is unable to certify to any of the statements in this certification, such applicant business shall attach an explanation to this proposal.

Borrower Name: Danville-Pittsylvania Regional Industrial Facility Authority

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Name and Title of Authorized Representative

Matthew D. Rowe  
Danville-Pittsylvania Regional Industrial Facility Authority  
November 5, 2024

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------|----------------------------|--------|--------------------------------|---|
| <b>Form W-9</b><br>(Rev. November 2005)<br>Department of the Treasury<br>Internal Revenue Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Request for Taxpayer<br/>Identification Number and Certification</b>                                                                                                                                                                              | <b>Give form to the<br/>requester. Do not<br/>send to the IRS.</b> |                        |                            |        |                                |   |
| Print or type<br>See Specific Instructions on page 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Name (as shown on your income tax return)                                                                                                                                                                                                            |                                                                    |                        |                            |        |                                |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Business name, if different from above                                                                                                                                                                                                               |                                                                    |                        |                            |        |                                |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶ ..... <input type="checkbox"/> Exempt from backup withholding |                                                                    |                        |                            |        |                                |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Address (number, street, and apt. or suite no.)                                                                                                                                                                                                      | Requester's name and address (optional)                            |                        |                            |        |                                |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | City, state, and ZIP code                                                                                                                                                                                                                            |                                                                    |                        |                            |        |                                |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | List account number(s) here (optional)                                                                                                                                                                                                               |                                                                    |                        |                            |        |                                |   |
| <b>Part I Taxpayer Identification Number (TIN)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| <p>Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3.</p> <p>Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center;">Social security number</td></tr><tr><td style="text-align: center;">    +          </td></tr><tr><td style="text-align: center;">or</td></tr><tr><td style="text-align: center;">Employer identification number</td></tr><tr><td style="text-align: center;">  +            </td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                      |                                                                    | Social security number | +                          | or     | Employer identification number | + |
| Social security number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
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| or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| Employer identification number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
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| <b>Part II Certification</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| <p>Under penalties of perjury, I certify that:</p> <ol style="list-style-type: none"><li>The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and</li><li>I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and</li><li>I am a U.S. person (including a U.S. resident alien).</li></ol> <p>Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the Instructions on page 4.)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 20%;"><b>Sign Here</b></td><td style="width: 60%;">Signature of U.S. person ▶</td><td style="width: 20%;">Date ▶</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                      |                                                                    | <b>Sign Here</b>       | Signature of U.S. person ▶ | Date ▶ |                                |   |
| <b>Sign Here</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Signature of U.S. person ▶                                                                                                                                                                                                                           | Date ▶                                                             |                        |                            |        |                                |   |
| <b>Purpose of Form</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| <p>A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.</p> <p><b>U.S. person.</b> Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:</p> <ol style="list-style-type: none"><li>Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),</li><li>Certify that you are not subject to backup withholding, or</li><li>Claim exemption from backup withholding if you are a U.S. exempt payee.</li></ol> <p>In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.</p> <p><b>Note.</b> If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.</p> <p>For federal tax purposes, you are considered a person if you are:</p> <ul style="list-style-type: none"><li>• An individual who is a citizen or resident of the United States,</li><li>• A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or</li><li>• Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.</li></ul> <p><b>Special rules for partnerships.</b> Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such businesses. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.</p> <p>The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:</p> <ul style="list-style-type: none"><li>• The U.S. owner of a disregarded entity and not the entity,</li></ul> |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |
| <small>Cat. No. 10231X Form W-9 (Rev. 11-2005)</small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |                                                                    |                        |                            |        |                                |   |

PLEASE RETURN THIS COMPLETED FORM WITH EXECUTED COMMITMENT LETTER