DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

March 4, 2025

7:00 PM

PRESIDING:	Alonzo L. Jones, Mayor	
CITY COUNCIL MEMBERS:	James B. Buckner, Vice Mayor L.G. "Larry" Campbell, Jr. Bryant Hood Barry P. Mayo	Dr. Gary P. Miller Sherman M. Saunders J. Lee Vogler, Jr., Madison J. Whittle
STAFF:	Ken F. Larking, City Manager Earl B. Reynolds, Jr., Deputy City Manager	W. Clarke Whitfield, Jr., City Attorney 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 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 - JAMES B. BUCKNER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine, have previously been discussed by City Council and/or introduced for First Reading. There will be no separate discussion on these items and they will be enacted by one motion. If discussion is desired by a Council Member or a citizen, the item(s) will be removed from the consent process and considered separately.

PUBLIC HEARING

A. Consideration of Approval of Minutes from the January 2, 2025 Inaugural Meeting and the February 4, 2025, Regular Council Meeting.
Council Letter Number CL - 1915.

Consideration of Approval of Minutes.

B. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for the Recreation Enrichment Program.
Council Letter Number CL - 1829.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for Funds in the Amount of $67,738 for a Recreation Enrichment Program and the Local In-Kind Share of $260,240 for a Total Appropriation of $327,978 and Appropriation of Same.
Final Adoption

C. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for the Danville Sheriff's Office Jail-Based Substance Use Disorder Treatment Program.
Council Letter Number CL - 1860.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenue from Virginia Department of Criminal Justice Services – Jail Based Substance Use Disorder Treatment Grant Program in the Amount of $150,000.00 for a Total Appropriation of $150,000 and Appropriating the Same.
Final Adoption

D. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Virginia Department of Transportation Project Appropriations.
Council Letter Number CL - 1864.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Capital Improvement Projects to be Undertaken Within the City of Danville and to be Financed Anticipating Revenues from Virginia Department of Transportation in the Amount of $4,483,772.
Final Adoption

APPOINTMENTS

A. Consideration of an Appointment to the West Piedmont Planning District Commission.
Council Letter Number CL - 1916.

1. A Resolution Appointing James Turner to the West Piedmont Planning District

Commission.

NEW BUSINESS

A. Consideration of a Special Use Permit Application for an Amendment of Conditions to Ordinance Number 2021-05.02 at Parcel 21481 (411 Craghead Street).
Council Letter Number CL - 1886.

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ24-00655, filed by Garrett Shifflett, Requesting a Special Use Permit to Allow a Waiver of Maximum Density at Parcel 21481 (411 Craghead Street) in Accordance with Article 3.L. Section C Item 13.

B. Consideration of Rezoning Application to Rezone Parcels 77304 and 77314 (Sellers Road) from S-R Suburban Residential to OT-R Old Town Residential.
Council Letter Number CL - 1887.

1. Public Hearing

2. An Ordinance Rezoning from S-R Suburban Residential to OT- R Old Town Residential Parcels ID 77304 and 77314 (Sellers Road).

C. Consideration of a Special Use Permit filed by Dan Hotel River St LLC to Allow a Hotel at Parcel 01078 (River Street).
Council Letter Number CL - 1888.

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ25- 00117, filed by Dan Hotel River Street LLC, Requesting a Special Use Permit to Allow a Use (Hotel) with Lot Frontage on the Dan River at Parcel 01078 (100 River Street) in Accordance with Article 3.L., Section C., Item 11.

D. Consideration of a Special Use Permit Application to Allow Attached Residential Dwellings at Parcel 20327 (849 Stokes Street).
Council Letter Number CL - 1889.

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ25- 00118, filed by Harshil Patel, Requesting a Special Use Permit to Allow Attached Residential Dwellings at Parcel 20327 (849 Stokes Street) in Accordance with Article 3.E. Section C., Item 1.

E. Consideration of a Request to Vacate a Right-of-Way Near Commerce Street.
Council Letter Number CL - 1861.

1. Public Hearing

2. An Ordinance Vacating Approximately 0.23 Acres of Public Right-of-Way Adjacent to Parcel Identification Numbers 52468, 53090 and 55464.

F. Consideration of a Request to Vacate a Right-of-Way Near Second Street.
Council Letter Number CL - 1862.

1. Public Hearing

2. An Ordinance Vacating Approximately 0.03 Acres of Public Right-of-Way Adjacent to Parcel Identification Numbers 01702 and 01703.

G. Consideration of the Release of City-Held Liens on Parcel #s 22407, 22408, 23726, 25855, and 25856.
Council Letter Number CL - 1911.

A Resolution Approving and Authorizing the Release of City-Held Liens Against Real Property Identified as Parcels #22407, #22408, #23726, #25855, and #25856, to Facilitate their Donation to the Danville Redevelopment and Housing Authority.

H. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Erosion Mitigation Airport Engineering Services.
Council Letter Number CL - 1912.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for Additional State Aviation Funding for the Purpose of Completing Engineering Services in the Amount of $71,744 Plus Local Share in the Amount of $7,972 to be Provided by a Transfer from Undesignated Capital Improvement Funds and Appropriating Same.
First Reading

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 - 1915 **CONSENT AGENDA A.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Approval of Meeting Minutes.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes.

Attachments

1. 01-02-25 Meeting Minutes
2. 02-04-25 Meeting Minutes

The Inaugural Meeting of the Danville City Council was held on January 2, 2025, at 12:00 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, Alonzo L. Jones, Barry P. Mayo, Dr. Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (9). *Dr. Miller entered the meeting at 12:02 p.m.*

Staff Members present were: City Manager Ken Larking, City Attorney W. Clarke Whitfield Jr., Assistant City Attorney Ryan Dodson and City Clerk Susan M. DeMasi.

MEETING CALLED TO ORDER

City Clerk Susan DeMasi called the meeting to order, welcomed everyone in attendance and introduced Assistant City Attorney Ryan Dodson who gave the Invocation. The Pledge of Allegiance followed.

PRESENTATION OF ELECTION CERTIFICATES

Ms. DeMasi noted the Certificates of Election had been placed at the seats of the recently re-elected Council Members.

OATHS OF OFFICE

Ms. DeMasi administered the Oath of Office to L.G. “Larry” Campbell, Jr., Barry P. Mayo, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J. Whittle.

ELECTION OF MAYOR

The next order of business was the election of Mayor for a two-year term commencing January 2, 2025, and ending December 31, 2026. Ms. DeMasi turned the floor over to City Attorney Clarke Whitfield to conduct the elections. Mr. Whitfield congratulated the five re-elected Council Members, and explained the Mayor and Vice Mayor elected today will serve for a two year term until December 31, 2026. Nominations do not require a second, and opened the floor for nominations for Mayor.

Council Member Campbell nominated Alonzo L. Jones for Mayor.

Council Member Saunders noted that anyone who was leading without any followers, are just taking a walk. Mayor Jones was leading, Council was walking with him.

There were no further nominations for Mayor and the nominations were closed.

Council Members voting for Mr. Jones were: Mr. Buckner, Rev. Campbell, Mr. Hood, Mr. Jones, Mr. Mayo, Dr. Miller, Mr. Saunders, Mr. Vogler and Mr. Whittle.

Alonzo L. Jones was elected to serve as Mayor for a two-year term commencing January 2, 2025, and ending December 31, 2026.

ELECTION OF VICE MAYOR

Mr. Whitfield opened the floor for nominations for Vice Mayor for a two-year term commencing January 2, 2025, and ending December 31, 2026.

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Council Member Vogler nominated James B. Buckner for Vice Mayor. Mr. Vogler noted, having worked closely with Mr. Buckner in both community and professional settings, he has witnessed firsthand his unwavering commitment to the people of Danville, his leadership abilities and his deep passion for the betterment of the City. He was a respected member of the community, known for his integrity, collaborative spirit and his ability to inspire those around him. Whether advocating for local businesses, volunteering at community events or working to improve public services, he has always put the interests of Danville first. His dedication to public service combined with his experience in both business and civic leadership, positions him as an excellent candidate to serve as Vice Mayor. Throughout his career, Mr. Buckner has demonstrated strong communication and problem-solving skills, qualities that will serve him well in this role. His approach to leadership was one of inclusivity, actively listening to diverse voices within the community and working to find solutions that benefit all residents. He understands the challenges facing the City and his vision for the future was one of growth, innovation and unity. Additionally, James has earned the respect of his peers, local organizations and citizens alike, thanks to his approachable demeanor and his ability to work with people of all backgrounds to find solutions to achieve common goals. His leadership was not defined by personal gain but by his sincere desire to make Danville a better place for all. It was for these reasons and many more, that Mr. Vogler stated he strongly supported James Buckner for the position of Vice Mayor, noting he was confident that his leadership will help continue the momentum of progress in Danville. He was certain Mr. Buckner will serve with the same dedication and excellence that he has shown throughout his life. Mr. Vogler noted he has been honored to serve with him on this Council and will be honored to serve with him as the next Vice Mayor, and strongly encouraged his colleagues to support him for Vice Mayor.

There were no further nominations for Vice Mayor and the nominations were closed.

Council Members voting for Mr. Buckner were: Mr. Buckner, Rev. Campbell, Mr. Hood, Mr. Jones, Mr. Mayo, Dr. Miller, Mr. Saunders, Mr. Vogler and Mr. Whittle.

James B. Buckner was elected to serve as Vice Mayor for a two-year term commencing January 2, 2025, and ending December 31, 2026.

DRAWING FOR COUNCIL SEATING

The last item of business conducted by Ms. DeMasi and Mr. Whitfield was the drawing for Council Seating. Following the drawing, there was a brief recess while the Mayor, Vice Mayor and Members of Council assumed their respective seats.

COMMUNICATIONS

City Manager Ken Larking noted his congratulations to all the newly re-elected Council Members and congratulations to the Mayor and Vice Mayor.

City Attorney Clarke Whitfield congratulated all the re-elected Council Members, congratulations to the Mayor for his re-election and Mr. Buckner for his election to Vice Mayor.

Vice Mayor Buckner thanked his colleagues on Council for their vote of confidence, and to his wife Jessica and son Elijah for being here, his brother and his daughter as well.

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Council Member Campbell noted he was thankful to everyone who gave him their vote of confidence to serve another four years; this will be his fifth term serving, and stated his congratulations to the Mayor and Vice Mayor. They have a good team.

Council Member Hood congratulated the re-elected Council Members and the Mayor and newly elected Vice Mayor Buckner. Mr. Hood thanked Dr. Miller for his service, and for the citizens for having trust in the Council

Council Member Mayo noted it was a great privilege to serve on Council, would like to thank everyone for coming out and thanked his wife for her support. Mr. Mayo congratulated the Council Members on being re-elected, thanked Dr. Miller for serving, and thanked the Mayor, he was a true leader.

Dr. Miller noted he has served on Council for a number of years, and this year was a tough election for Council members with all the national and state elections going on at the same time. The re-elected Council Members did an outstanding job, and Mayor Jones was a great leader.

Council Member Saunders noted it was a pleasure to serve on this body with the other Council members, while serving the City; he appreciated everyone's support. Mr. Saunders thanked the citizens for re-electing him, he was proud to serve on Council.

Council Member Vogler noted he was thankful to his fellow Council Members, and to the citizens of Danville for giving him this fourth term; he can remember being sworn in for the first time twelve years ago. The Council Members were blessed to do this job, and he was blessed to have his family here, his parents and his extended family; it was an honor to be able to do this. Mr. Vogler congratulated the Mayor and Vice Mayor on their election.

Council Member Whittle congratulated the Mayor and Vice Mayor, and everyone who ran this year. It was long, tough race, and noted his appreciation of his brother, of Anne, and City staff.

Mayor Jones recognized the family members and friends of the Council Members, noting he wanted to thank them for their support. Mayor Jones reviewed the Council's strategic goals: supporting education, continuing to grow Danville, continuing to reduce violent crime, and partnerships. In the past, Council Members sat down with the Superintendent and her staff to see how Council can help them. Mayor Jones noted he was going to be taking on that role with the City Manager and Police Chief Chris Wiles. What he, the City Manager and the Chief want to do, was to see how they can align themselves with Danville Public Schools. They want to support Dr. Hairston and the School Board, to make sure the students were safe, make sure the faculty and staff were safe, and make sure the community was safe. Some of the suggestions were to do community engagement in the school system, as it was done in the Police Department.

Mayor Jones noted all the great things happening in Danville; the City has announced many jobs that will come to the community from Microporous, and they were excited about Caesars. There were a lot of ambassadors in the City that support what the City was doing. Dr. Hairston said it very well, it was going to be one of the most impactful years they have ever seen. Mayor Jones noted he wanted to start this off by giving the helmet and shovel he received for the Microporous groundbreaking to one of the City's ambassadors, who support Danville and stand with the City. Mayor Jones presented them to Tammy Wright-Warren and her husband Craig Warren; Mayor Jones thanked them for all that they do to support the City.

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Mayor Jones thanked Council for electing him as Mayor, and thanked Mr. Vogler who served as his Vice Mayor his first term, thanked Dr. Miller for serving as his Vice Mayor his second term and now Mr. Buckner will serve as his next Vice Mayor.

The Meeting adjourned at 12:34 p.m.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

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February 4, 2025

The Regular February meeting of the Danville City Council was held on February 4, 2025, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: Vice Mayor James B. Buckner, L.G. “Larry” Campbell, Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry P. Mayo, Dr. Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (9*). Mr. Whittle entered the meeting at 7:01 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

Council Member Dr. Gary P. Miller gave the Invocation followed by the Pledge of Allegiance.

MEETING MINUTES

Upon Motion by Vice Mayor Buckner and second by Council Member Whittle, the Minutes from Regular Council Meeting held on January 7, 2025, were approved as presented. Draft copies of the minutes had been distributed prior to the meeting.

APPOINTMENTS

Consideration of Appointments to Boards and Commissions.

Vice Mayor Buckner **moved** for the adoption of the following Appointment Resolutions:

Resolution No. 2025-02.01 - A Resolution Reappointing Bryant Hood to the Dan River Business Development Board.

Resolution No. 2025-02.02 - A Resolution Reappointing Bryant Hood to the Danville Development Council.

Resolution No. 2025-02.03 - A Resolution Reappointing Sherman M. Saunders to the Employee Retirement Systems Board.

Resolution No. 2025-02.04 - A Resolution Reappointing J Lee Vogler to the Metropolitan Planning Organization.

Resolution No. 2025-02.05 - A Resolution Reappointing J Lee Vogler to the West Piedmont Planning District Commission.

Resolution No. 2025-02.06 - A Resolution Reappointing Barry Mayo to the Pittsylvania County Community Action Board.

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)

NEW BUSINESS

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION TO ALLOW ATTACHED RESIDENTIAL DWELLINGS AT PARCELS 00499 AND 00500 (ASPEN STREET)

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at Aspen Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 25, 2025, and January 28, 2025. 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. 2025-02.01

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00611, FILED BY MACD LENDING, LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW AN ATTACHED RESIDENTIAL DWELLING AT PARCELS 00499 AND 00500 (ASPEN STREET) IN ACCORDANCE WITH ARTICLE 3.E., SECTION C, ITEM 1.

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 AMENDING AND ADOPTING CHANGES TO THE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) FINANCING PROGRAM

Mayor Jones opened the floor for a Public Hearing regarding Changes to the C-PACE Program. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 21, 2025, and January 28, 2025. 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. 2025-02.02

AN ORDINANCE REPEALING AND REORDAINING IN ITS ENTIRETY CHAPTER 10.5, ENTITLED “COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) FINANCING PROGRAM”, OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED.

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

Council Member Whittle asked for clarification on this agenda item and Assistant Director of Economic Development, Kelvin Perry, stated this change was being made due to changes in the state program; the City needs to adopt those changes.

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 RESOLUTION TO TRANSFER OWNERSHIP OF PARCEL #59921 TO THE DANVILLE SCHOOL BOARD

Mayor Jones opened the floor for a Public Hearing regarding Transfer of Ownership of Parcel #59921. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 28, 2025. No one present desired to be heard and the Public Hearing was closed.

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

RESOLUTION NO. 2025-02.07

A RESOLUTION DECLARING CITY-OWNED PARCEL #59921 PINEY FOREST ROAD TO BE SURPLUS TO THE NEEDS OF THE CITY AND AUTHORIZING THE CITY MANAGER TO CONVEY SUCH PROPERTY TO THE SCHOOL BOARD OF THE CITY OF DANVILLE.

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 THE RELEASE OF CITY HELD LIENS ON FIVE PROPERTIES TO FACILITATE THEIR DONATION TO THE DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2025-02.08

A RESOLUTION APPROVING AND AUTHORIZING THE RELEASE OF CITY-HELD LIENS AGAINST REAL PROPERTY IDENTIFIED AS PARCELS #01542, #03684, #04560, #24020, AND #25759, TO FACILITATE THEIR DONATION TO THE DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY.

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

Vice Mayor Buckner noted the reason for doing this was the Danville Redevelopment and Housing Authority sees a need, and by the City releasing these liens, it will allow the DRHA to get these properties into the hands of developers, to turn them into tax producing properties for the City. Council Member Campbell asked if these had liens for unpaid taxes, and Assistant City Attorney Ryan Dodson stated these lots were currently owned by an elderly person who lives in Washington, D.C., who really does not have any other assets. Four out of the five properties have had demolitions on houses that were on the lots, as well as grass cuttings and trash pick up. The property owner has agreed to donate the properties to the DRHA, and Council can vote to release the liens on the properties. Several people have already expressed interest in two of the properties.

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

VOTE: 7-0-2
AYE: Buckner, Campbell, Mayo, Miller, Saunders, Vogler, and Whittle (9)
NAY: None (0)
ABSTAIN: Hood and Jones (2)

I, Bryant Hood, do hereby state that I have a conflict of interest regarding the Consideration of a Resolution Considering the Release of City Held Liens on Five Properties to Facilitate their Donation to the Danville Redevelopment and Housing Authority, listed on the agenda under New Business Item D. Therefore, pursuant to the State and Local Government Conflict of Interest Act, Virginia Code § 2.2-3112, I must abstain from voting on this agenda item.

Witness my signature this 4th day of February, 2025.

s/Bryant Hood

I, Alonzo L. Jones, do hereby state that I have a conflict of interest regarding the Consideration of a Resolution Considering the Release of City Held Liens on Five Properties to Facilitate their Donation to the Danville Redevelopment and Housing Authority, listed on the agenda under New Business Item D. Therefore, pursuant to the State and Local Government Conflict of Interest Act, Virginia Code § 2.2-3112, I must abstain from voting on this agenda item.

Witness my signature this 4th day of February, 2025.

s/Alonzo L. Jones

CONSIDERATION OF A RESOLUTION GRANTING AN EASEMENT TO LUMOS NETWORKS FOR INSTALLATION AND MAINTENANCE OF CABLE FIBER

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

RESOLUTION NO. 2025-02.09

A RESOLUTION AUTHORIZING THE CITY MANAGER TO CONVEY AN EASEMENT ACROSS PARCEL #76311 ON SOUTH BOSTON ROAD TO ALLOW FOR THE INSTALLATION AND MAINTENANCE OF CABLE FIBER.

The Motion was **seconded** by Vice Mayor Buckner 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 APPROVING AND AUTHORIZING THE CITY'S ACCEPTANCE OF REAL PROPERTY FROM THE DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

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RESOLUTION NO. 2025-02.10

A RESOLUTION APPROVING AND AUTHORIZING THE ACCEPTANCE OF REAL PROPERTY IDENTIFIED AS PARCEL #05002 LOCATED ON LOCUST LANE AND PARCEL #56948 LOCATED ON BISHOP AVENUE FROM THE DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY TO FACILITATE INFRASTRUCTURE IMPROVEMENTS.

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

VOTE:	7-0-2
AYE:	Buckner, Campbell, Mayo, Miller, Saunders, Vogler, and Whittle (9)
NAY:	None (0)
ABSTAIN:	Hood and Jones (2)

I, Bryant Hood, do hereby state that I have a conflict of interest regarding the Consideration of a Resolution Considering Approving and Authorizing the City's Acceptance of Real Property from the Danville Redevelopment and Housing Authority, listed on the Agenda as New Business Item F. Therefore, pursuant to the State and Local Government Conflict of Interest Act, Virginia Code § 2.2-3112, I must abstain from voting on this agenda item.

Witness my signature this 4th day of February, 2025.

s/Bryant Hood

I, Alonzo L. Jones, do hereby state that I have a conflict of interest regarding the Consideration of a Resolution Considering Approving and Authorizing the City's Acceptance of Real Property from the Danville Redevelopment and Housing Authority, listed on the Agenda as New Business Item F. Therefore, pursuant to the State and Local Government Conflict of Interest Act, Virginia Code § 2.2-3112, I must abstain from voting on this agenda item.

Witness my signature this 4th day of February, 2025.

s/Alonzo L. Jones

CONSIDERATION OF A RESOLUTION PETITIONING VDOT TO TRANSFER THREE PARCELS TO THE CITY

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

RESOLUTION NO. 2025-02.11

A RESOLUTION PETITIONING THE COMMONWEALTH TRANSPORTATION BOARD TO TRANSFER CERTAIN SURPLUS REAL PROPERTY TO THE CITY OF DANVILLE.

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

Council Member Whittle asked for clarification and Mr. Dodson explained when VDOT takes land to do infrastructure improvements, sometimes they have leftover land. There was a process for petitioning and the goal was to transfer the property back to the City and eventually get it on the tax rolls. One of the properties was part of the parking lot next to the Gingerbread House, near

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where the bridge improvements were done. One was on Ida Street where some power lines from Dominion used to run through there and the third one was off Franklin Turnpike. None of these properties were taxable at the moment, but if they were transferred back to City, they can do something with them.

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 DESIGNATING REVITALIZATION AREAS IN THE CITY OF DANVILLE

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

RESOLUTION NO. 2025-02.12

A RESOLUTION DESIGNATING U.S. CENSUS TRACTS 1, 2, 3, 4, 5, 6, 8, 9,10, 11, 12, 13.01, 13.02, AND 14 AS REVITALIZATION AREAS.

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

Council Member Whittle asked for clarification and Division Director of Housing Susan McCulloch explained the revitalization areas help those developers that were trying to apply for Virginia Housing funds, do so. If the properties were not in qualified census tracts, then Virginia Housing asks that the locality establish revitalization areas. This will help several active projects receive funding; it would be used for larger projects, either adaptive reuse, new construction, or mixed use.

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

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

CONSIDERATION OF A MORAL OBLIGATION TO THE VIRGINIA SMALL BUSINESS FINANCE AUTHORITY

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2025-02.13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA APPROVING SUPPORT AGREEMENT.

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,

DRAFT

Saunders, Vogler, and Whittle, (9)
NAY: None (0)

COMMUNICATIONS FROM VISITORS

Mayor Jones recognized Petrina Carter who spoke to Council regarding the poverty rate in the City.

COMMUNICATIONS

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

City Attorney Clarke Whitfield expressed his condolences on the passing of Council Member Campbell's mother.

Council Member Mayo expressed condolences to the Campbell family. Mr. Mayo noted he had the opportunity to speak to the committee in Richmond about the City's Charter, along with the City Attorney, Assistant City Attorney and Mary Franklin. It was a great opportunity to speak on behalf of Danville.

Council Member Miller gave a shout out to Kim Norris who was a teacher of the year in North Carolina last year; the fifty teachers of the year were invited by the NCAA to the National Championship game. Dr. Miller noted the Salvation Army does an amazing job offering a variety of programs and assistance for individuals, and encouraged citizens to go and get their flu shots.

Council Member Vogler expressed condolences to the Campbell family and noted his concern for utility rate increases; he will not be voting for any rate increases. Mr. Vogler stated baseball season was right around the corner and he will be available at the middle schools this Friday afternoon to speak to any students interested. Mr. Vogler stated that Dr. Miller has put in paperwork to run for the House of Delegates; good luck to all of those running this year.

Council Member Whittle expressed his condolences to the Campbell family.

Vice Mayor Buckner expressed condolences to the Campbell family, and invited everyone out to Luck's Boxing Gym (372 N Main Street) this Saturday at 2:00 pm, first bell at 2:30 pm, for a fundraiser to raise money for children who want to come to the gym, but the families cannot afford equipment. There will be a $10 donation for spectators, but citizens can give whatever they want.

Council Member Campbell thanked everyone for the love shown to him and the Campbell family during their time of grief, and thanked the City Manager for the report regarding crime rates. Rev Campbell noted he still feels like there was more that can be done to reduce crime. The utility situation was very concerning, he looked forward to future discussions, and was not in favor of a utility increase.

Council Member Hood expressed his condolences to the Campbell family, and gave a shout out to Reverend Ferrell at the warming center for all that he does, and to Ms. Carter for her diligence and commitment to the community. Mr. Hood thanked the City Manager for providing the disparity information, and noted the lower euthanasia rates at the shelter. Mr. Hood explained how minorities and small businesses can contact the City or go on the website to access information on how to bid on jobs.

DRAFT

Mayor Jones thanked Reverend Ferrell for the work that he, his family, and church have been doing to feed and house the individuals in the community who have needed help, and stated Council Member Campbell's comments made at his mother's homecoming were beautiful as was the ceremony at Bible Way. Mayor Jones noted that young people at Bible Way were going out into the community and mentoring other young people.

The meeting was adjourned at 8:54 pm.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

DRAFT

Council Letter
City of Danville, Virginia

CL - 1829 **CONSENT AGENDA B.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Amending the Budget Appropriation Ordinance for the Recreation Enrichment Program.

From: Charlene Presley, Division Director - Special Recreation

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COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for Funds in the Amount of $67,738 for a Recreation Enrichment Program and the Local In-Kind Share of $260,240 for a Total Appropriation of $327,978 and Appropriation of Same.

Final Adoption

SUMMARY

The Danville-Pittsylvania Community Services Board will award funds in the amount of $67,738 to the City's Department of Parks and Recreation for fiscal year 2025, for the Recreation Enrichment Program.

BACKGROUND

The Danville Danville-Pittsylvania Community Services Board will award funds in the amount of $67,738 to the City's Department of Parks and Recreation. This is a continuation of funding which the City receives each year. With these funds, the Special Recreation Division provides recreation, leisure education, socialization and cultural services for individuals with intellectual impairments. The funds will be matched with in-kind funds of $260,240 for a total of $327,978. The in-kind funds are included in the City's Fiscal Year 2025 budget.

RECOMMENDATION

It is recommended that the City Council adopt an ordinance appropriating funds to the City's Department of Parks and Recreation.

Attachments

1. Ordinance

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR FUNDS IN THE AMOUNT OF $67,738 FOR A RECREATION ENRICHMENT PROGRAM AND THE LOCAL IN-KIND SHARE OF $260,240 FOR A TOTAL APPROPRIATION OF $327,978 AND APPROPRIATION OF SAME.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenues for funds from Danville-Pittsylvania Community Services to the Department of Parks and Recreation Enrichment Program, Special Recreation Division, in the amount of $67,738 and in-kind services in the amount of $260,240 for the purpose of operating a Recreation Enrichment Program to provide services for the individuals with intellectual impairments, appropriating same within the Special Grants Fund, such appropriations be as follows:

ANTICIPATED REVENUES

Description	Account No.	Amount
Categorical Aid - State		
Danville-Pittsylvania Community Services	60299000-45620	$ 67,738
Local Share		
In-Kind Services Recreation Enrichment Program	60300000-44890	260,240
	Total	**$ 327,978**

ANTICIPATED EXPENDITURES

Description	Account No.	Amount
Recreation Enrichment	60299999-50	$ 67,738
Recreation Enrichment – In Kind		
Salaries & Wages	60300000-59500	$ 207,583
FICA	60300000-59510	15,636
Retirement	60300000-59520	3,009
Insurance	60300000-59530	8,250
Automotive/Motor Pool Rental	60300000-59615	12,880
Utilities	60300000-59625	11,736
Telephone	60300000-59635	1,146
	Sub-total	$ 260,240
	Total	**$ 327,978**

AND BE IT FURTHER ORDAINED, that all other accounts and provisions of the Fiscal Year 2025 Budget Appropriation Ordinance not hereby amended shall continue in full force and effect unless and until hereafter further amended or repealed: and

BE IT FINALLY ORDAINED, that this appropriation shall be continuing appropriation, and such appropriation shall carry forward from year to year until such funds are expended for the purpose for which they were appropriated.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

Council Letter
City of Danville, Virginia

CL - 1860 **CONSENT AGENDA C.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Danville Sheriff's Office Jail-Based Substance Use Disorder Treatment Program.

From: Aisha Gwynn, Grant Administrator

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenue from Virginia Department of Criminal Justice Services – Jail Based Substance Use Disorder Treatment Grant Program in the Amount of $150,000.00 for a Total Appropriation of $150,000 and Appropriating the Same.

Final Adoption

SUMMARY

The Danville Sheriff's Office was awarded a $150,000.00 grant by the Department of Criminal Justice Services for the implementation of a Jail-Based Substance Use Disorder Treatment Program at the Danville City Jail. The resulting program, called Alpha+ (Plus) will operate January 1, 2025-December 31, 2027.

BACKGROUND

The Virginia Department of Criminal Justice Services (DCJS) administers special funds designated to support Virginia Opioid Use Reduction and Jail-Based Substance Use Disorder (SUD) Treatment and Transition programs. The grant program is intended to expand access to substance use disorder treatment and transitional services for individuals incarcerated in local and regional jails in Virginia. The Danville Sheriff's Office was awarded the maximum award of $150,000.00 to implement similar programs at the Danville City Jail for a three-year period.

RECOMMENDATION

It is recommended that Council approve the Budget Appropriation for $150,000.00 awarded to the Danville Sheriff's Office from Virginia Department of Criminal Justice Services for the implementation of a Jail-Based Substance Use Disorder Treatment Program at the Danville City Jail.

Attachments

1. Ordinance

PRESENTED:_____

ADOPTED:_____

ORDINANCE NO. 2025-_____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM VIRGINIA DEPARTMENT OF CRIMIAL JUSTICE SERVICES – JAIL BASED SUBSTANCE USE DISODER TREATMENT GRANT PROGRAM IN THE AMOUNT OF $150,000.00 FOR A TOTAL APPROPRIATION OF $150,000 AND APPROPRIATING THE SAME.

WHEREAS the Danville Sheriff's Office has been awarded a grant from the Virginia Department of Criminal Justice Services – Jail based Substance Use Disorder Treatment Program of $150,000;

AND WHEREAS the funding will be used to fund a jail-based substance use disorder treatment program at the Danville City Jail.

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2025 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenue from the Virginia Department of Criminal Justice of $150,000, for a total of $150,000, such revenue and appropriation to be as follows:

ANTICIPATED REVENUE

Description	Account No.	Amount
Virginia Department of Criminal Justice Jail-Based Substance Use Disorder (SUD) Treatment	61960000-47060	$ 150,000

ANTICIPATED EXPENDITURES

Description	Account No.	Amount
Virginia Department of Criminal Justice Jail-Based Substance Use Disorder (SUD) Treatment	61960999-50	$ 150,000

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated; and

BE IT FINALLY ORDAINED that all other accounts and provisions of the Fiscal Year 2025 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

APPROVED:

_____
MAYOR

ATTEST:

_____
CLERK

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

Council Letter
City of Danville, Virginia

CL - 1864 **CONSENT AGENDA D.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Amending the Fiscal Year 2025 Budget Appropriation for Virginia Department of Transportation Project Appropriations.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

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COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Capital Improvement Projects to be Undertaken Within the City of Danville and to be Financed Anticipating Revenues from Virginia Department of Transportation in the Amount of $4,483,772.

Final Adoption

SUMMARY

The Commonwealth Transportation Board has approved, and the Virginia Department of Transportation (VDOT) has allocated, Revenue Sharing program funds for two projects in the City of Danville totaling $4,483,772. These allocations need to be appropriated into the Capital Projects Fund account.

BACKGROUND

VDOT's Revenue Sharing Program provides localities with a funding source for transportation improvement projects. The Revenue Sharing projects that were allocated funds are as follows:

- UPC 121003 – Richmond Boulevard Pedestrian Access - Pedestrian improvements on Richmond Boulevard from Moffett Street to Justin Lane.
- UPC 125454 – Broadnax Street / Betts Street Improvements - Pedestrian improvements on Broadnax Street and Betts Street from Davis Street to Winslow Street.

RECOMMENDATION

It is recommended that City Council approve the Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Appropriate Revenue Sharing Program funds as allocated from the Virginia Department of Transportation.

Attachments

1. Ordinance

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-___.___

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE FOR CAPITAL IMPROVEMENT PROJECTS TO BE UNDERTAKEN WITHIN THE CITY OF DANVILLE AND TO BE FINANCED ANTICIPATING REVENUES FROM VIRGINIA DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF $4,483,772.

WHEREAS the City of Danville requested the Virginia Department of Transportation to allocate program funds from the Revenue Sharing Program for two pedestrian improvement projects in the City of Danville; and

WHEREAS the City of Danville has received notification from the Virginia Department of Transportation that the Commonwealth Transportation Board has approved total allocations in the amount of $4,483,772; and

WHEREAS, the projects and allocations are listed in the Virginia Department of Transportation Six-Year Improvement Program; and

WHEREAS, these funds will be appropriated for use in Fiscal Year 2025.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and is hereby, amended by using anticipated revenues from the Virginia Department of Transportation in the amount of $4,483,772, and such funds to be appropriated as follows:

ANTICIPATED REVENUES

Description	Account No.	Amount
UPC 121003 – Richmond Boulevard Pedestrian Access	61946000-47465	$ 2,751,709
UPC 125454 – Broadnax/Betts St. Improvements	61933000-47465	1,732,063
	TOTAL	$ 4,483,772

ANTICIPATED EXPENDITURES

Description	Account No.	Amount
UPC 121003 – Richmond Boulevard Pedestrian Access	61946999-50	$ 2,751,709
UPC 125454 – Broadnax/Betts St. Improvements	61933999-50	1,732,063
	TOTAL	$ 4,483,772

BE IT FURTHER ORDAINED that a flexible budget is hereby authorized whereby appropriations may be increased to the extent that actual revenues exceed the original revenue budget amount;

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated;

AND BE IT FINALLY ORDAINED that all other accounts and provisions of the Fiscal Year 2025 Budget Appropriation Ordinance as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

Council Letter
City of Danville, Virginia

CL - 1916 **APPOINTMENTS A.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Appointment to Board.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

1. A Resolution Appointing James Turner to the West Piedmont Planning District Commission.

Attachments

1. Resolution

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 - __ . ___

A RESOLUTION APPOINTING JAMES TURNER TO THE WEST PIEDMONT PLANNING DISTRICT COMMISSION TO FILL AN UNEXPIRED TERM.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that James Turner be, and he is hereby appointed as a member of the West Piedmont Planning District Commission to fill the unexpired term of Kimberly Walker ending October 31, 2025.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Council Letter
City of Danville, Virginia

CL - 1886 **NEW BUSINESS A.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Special Use Permit Application filed by Garrett Shifflett for an Amendment of Conditions to Ordinance Number 2021-05.02 at Parcel 21481 (411 Craghead Street).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ24-00655, filed by Garrett Shifflett, Requesting a Special Use Permit to Allow a Waiver of Maximum Density at Parcel 21481 (411 Craghead Street) in Accordance with Article 3.L. Section C Item 13.

SUMMARY

On May 4, 2021, City Council adopted Ordinance 2021-05.02. The Ordinance granted a Special Use Permit for a waiver of maximum density in accordance with Article 3.L Section C. Item 13 at 411 Craghead Street with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre;
2. The development's parking program includes off-site parking on public surface lots and street supplemented by approximately 70 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations; and
4. The development provides no less than six (6) bicycle parking spaces.

The applicant, Garrett Shifflett, acquired the property on 10-04-21 and construction began shortly thereafter. The project was completed and received a Certificate of Occupancy on July 14, 2023, for 112 units and 2500 sf of commercial space. At the time of completion, the project met the conditions set forth in Ordinance 2021-05.02. Since that time, property nearby and adjacent has transferred to new owners. During those transactions it was discovered that twenty-four (24) of the parking spaces included in the Ordinance 2021-05.02 were previously deeded to others and could no longer be used in conjunction with the development at 411 Craghead Street. This discovery left forty-eight (48) spaces for the applicant's use.

Today's application request by Garrett Shifflett is to amend the conditions of Ordinance 2021-05.02 from 70 on-site parking spaces to forty-eight (48) on-site parking spaces. The situation that lead to the amendment request was unforeseen by the applicant and at no fault of the applicant nor the development.

Fifty-two notices were sent to surrounding property owners within three hundred feet of the subject

property. Thirty-four responses were received, seven were unopposed and twenty-seven were opposed.

On February 10, 2025, the City Planning Commission voted 7-0 to recommend approval of Special Use Permit PZ24-00655 to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 at Parcel 21481 (411 Craghead Street) with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre;
2. The development's parking program includes off-site parking on public surface lots and street supplemented by approximately 48 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations; and
4. The development provides no less than six (6) bicycle parking spaces.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to grant a Special Use Permit for a waiver of maximum density at Parcel 21481 (411 Craghead Street) with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre;
2. The development's parking program includes off-site parking on public surface lots and street supplemented by approximately 48 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations; and
4. The development provides no less than six (6) bicycle parking spaces.

Attachments

1. Ordinance
2. Application
3. Ordinance 2021-05.02
4. Carrington Center Deed
5. Dimon Deed
6. 411 Craghead Street - Aerials Map
7. 411 Craghead Street - Owners Zoning Map
8. 411 Craghead Street - Land Use Map
9. Planning Commission Recommendation

PRESENTED:_____

ADOPTED: _____

ORDINANCE NO. 2025____._____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00655, FILED BY GARRETT SHIFFLETT, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM DENSITY AT PARCEL 21481 (411 CRAGHEAD 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 PZ24-00655, filed by Garrett Shifflett, requesting a Special Use Permit to allow a waiver of maximum density at Parcel ID 21481 (411 Craghead Street) in accordance with Article 3.L. Section C Item 13, be and the same is hereby received; with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre:

2. The development's parking program includes off-site parking on public surface lots and street supplemented by 48 on-site parking spaces;

3. The development's parking program includes no less than two (2) electric vehicle charging stations;

4. The development provides no less than six (6) bicycle parking spaces.

BE IT FURTHER ORDAINED THAT in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ24-00655, filed by Garrett Shifflett, requesting a Special Use Permit to allow a waiver of maximum density at Parcel ID 21481 (411 Craghead Street) in accordance with Article 3.L. Section C Item 13, is hereby granted and approved, with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre:

2. The development's parking program includes off-site parking on public surface lots and street supplemented by 48 on-site parking spaces;

3. The development's parking program includes no less than two (2) electric vehicle charging stations;

4. The development provides no less than six (6) bicycle parking spaces.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

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:	411 Craghead Street, Parcel 21479, 21480, 21481, 21482, 24373
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: Applicant originally received a Special Use Permit for 411 Craghead St in 2021. Due to no fault of the applicant, a new permit must be obtained due to multiple title issues regarding the on site parking lot.

12/27/2024

Applicant's Signature | 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. 2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. 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

Parcel 21479, 21480, 21481, 21482, 24373

Project Description and Compatibility

In 2021, a SUP was granted for 411 Craghead for an adaptive reuse of the existing structure. The approved ordinance stated:

1. The development is limited to 115 residential units and a 3,000 square foot commercial space for a residential density of 75 units per acre;

2. The development's parking program includes off-site parking on public surface lots and streets supplemented by approximately 70 on-site parking spaces;

3. The development's parking program includes no less than two (2) electric vehicle charging stations; and

4. The development provides no less than six (6) bicycle parking spaces.

The project was completed in 2023 with 112 residential units, a 2,500 square foot commercial space, and the requested on-site parking spaces that included electric vehicle charging stations and bicycle spaces; meeting the requirements of the approved ordinance. Recently, due to no fault of the applicant, two separate title issues regarding easements on the on-site parking lot were uncovered. The applicant now has 48 total parking spaces, two of which are the EV charging stations. The impacted spaces from the easements are still parking spaces, but belong to the respective property owners (no loss of physical parking spaces). Applicant is reapplying for a new permit to adjust for the number of parking spaces to bring the building back into compliance.

52
51

PRESENTED: May 4, 2021

ADOPTED: May 4, 2021

ORDINANCE NO. 2021 – 05 . 02

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION 2021-110 FOR A MAXIMUM DENSITY WAIVER IN ACCORDANCE WITH ARTICLE 3.L SECTION C.13. OF DANVILLE ZONING ORDINANCE, AT 411 CRAGHEAD STREET (PARCEL ID#S 21479, 21480, 21481, 21482, AND 24373).

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 PLSUP 2021-110, filed by Garrett Shifflett on behalf of Richmond Cedarworks, LLC requests a Special Use Permit for a maximum density waiver in accordance with Article 3.L Section C.13. of Danville Zoning Ordinance, at 411 Craghead Street (Parcel ID# 21479, 21480, 21481, 21482, and 24373), is hereby received; and

BE IT FURTHER ORDAINED, that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PLSUP-2021-110, filed by Garrett Shifflett on behalf of Richmond Cedarworks LLC requests a Special Use Permit for a maximum density waiver in accordance with Article 3.L Section C.13. of Danville Zoning Ordinance, at 411 Craghead Street (Parcel ID# 21479, 21480, 21481, 21482, and 24373), is hereby approved, with the following conditions:

1. The development is limited to 115 residential units and a 3,000 square foot commercial space for a residential density of 75 units per acre;
2. The development' s parking program includes off-site parking on public surface lots and streets supplemented by approximately 70 on-site parking spaces;
3. The development' s parking program includes no less than two (2) electric vehicle charging stations; and
4. The development provides no less than six (6) bicycle parking spaces.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO
FORM AND LEGAL SUFFICIENCY:

CITY ATTORNEY

07-5554
INSTRUMENT NO.
CITY OF DANVILLE, VA

PG 0044 NOV 26 5

Tax Account #24370 and 24373

THIS DEED OF CORRECTION, made this 16th day of November, 2007, by and between **DANVILLE 2006, LLC, a Virginia limited liability company,** Grantor, party of the first part; and **CARRINGTONCENTER, LLC, a Virginia limited liablity company,** Grantee, party of the second part;

WITNESSETH

WHEREAS, by Deed dated October 16, 1007, recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, (the "Clerk's Office") on November 2, 2007, as Instrument No. 07-5255, at page 62, Danville 2006, LLC, a Virginia limited liability company, conveyed to CarringtonCenter, LLC, a Virginia limited liability company, all of Tract 4 and a one-sixth undivided interest in Tract 2, as shown on Map Showing Survey of Property for American Interior, Incorporated, dated September 29, 1973, made by H. S. Peirce, Surveyor, recorded in the Clerk's Office in Map Book 9, at page 7: and

WHEREAS, it was the intent of the parties that CarringtonCenter, LLC be conveyed all of Tract 4 and an easement to use eight (8) contiguous parking spaces located along the southern boundary of Tract 2 (the "Newton Street Side") and not a one-sixth undivided interest in Tract 2; and

WHEREAS, this Deed of Correction is made to correct that error.

NOW, THEREFORE, THAT for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey with

Return to:
Prepared by:
Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

Printed On 05/13/2009 By DANVILLE CIRCUIT COURT

General Warranty and English Covenants of Title, unto CarringtonCenter, LLC, a Virginia limited liability company, Grantee, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

TRACT 4 fronting 56.75 feet on the northern boundary of Bridge Street as shown on Map Showing Survey of Property for American Interiors, Incorporated, dated September 29, 1973, made by H. S. Peirce, Surveyor, recorded in the Clerk's Office of the Circuit Court of Danville, Virginia, in Map Book 9, at page 7, and is more particularly described as follows:

BEGINNING at an R.J.R monument in the eastern boundary of Newton Street being N. 43° 24' E. 225.01 feet from the intersection of Newton Street with Bridge Street; thence S. 43° 15' E. 85.50 feet to an R. J. R. monument; thence S. 43° 24' W. 75.01 feet to an iron in the northern boundary of property belonging to Danville Welding Company; thence with said northern boundary N. 43° 15' W. 28.75 feet to an iron; thence with the western boundary of said Danville Welding Company S. 43° 24' W. 150.00 feet to an iron in the northern boundary of Bridge Street; thence with said Bridge Street N. 43° 15' W. 56.75 feet to an iron, the intersection with the eastern boundary of Newton Street; thence with said Newton Street N. 43° 24' E. 225.01 feet to the monument of beginning, and being, in fact, Parcel No. 4, as shown on the above referred to map and which has a calculated area of 14,902 square feet, more or less, (0.3420 acres).

Grantor further grants and conveys unto the Grantee an exclusive, perpetual easement to use those eight (8) contiguous parking spaces located along the southern boundary (the "Newton Street side"), and reasonable perpetual, nonexclusive access, ingress and egress to and from said parking spaces for vehicular and pedestrian traffic, located on Tract 2 as shown on Map Showing Survey of Property for American Interiors, Incorporated, dated September 29, 1973, made by H. S. Peirce, Surveyor, recorded in the Clerk's Office of the Circuit Court of Danville, Virginia, in Map Book 9, at page 7, and more particularly described as follows:

BEGINNING at an R.J.R. monument at the intersection of the southern boundary of Bridge Street with the western boundary of Newton Street; thence with Newton Street S. 43° 02' W. 178.48 feet to an iron, a corner to Dibrell Brothers, Inc.; thence with said Dibrell Brothers, Inc. the following four calls, N. 43° 21' W. 116.01 feet to an iron; thence N. 43° 07' E. 8.51 feet to an iron; thence N. 43° 21' W. 64.73 feet to an R.J.R. monument; thence N. 42° 45' E. 170.03 feet to an iron in the southern boundary of Bridge Street; thence with said Bridge Street S. 43° 21' E. 181.57 feet to the monument of beginning; and being, in fact, Parcel No. 2 as shown on the above referred to map and which has a calculated area of 31,715 square feet, more or less,

Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

(0.7281 acre).

LESS AND EXCEPT 0.003 acre, now a part of Lot E2 conveyed by deed dated April 29, 2005, from Dimon Incorporated, a Virginia corporation, successor to Dibrell Brothers Incorporated, to Danville Land Development Company, a Virginia corporation, recorded in the aforesaid Clerk's Office as Document No. 05-2237, and as shown on Plat of Survey for Dimon Incorporated and Danville Land Development Company dated March 24, 2005, by Shanks Associates, P.C., recorded in the aforesaid Clerk's Office as Document No. 05-2238.

The easement granted shall touch, concern and run with the land. The Grantee shall be responsible for a one-sixth share of the real estate taxes, insurance, and maintenance of Tract 2 as it currently exists.

The above parcels of property being, in fact, a part of the property conveyed to Danville 2006, LLC, a Virginia limited liability company and Sheppard M. Kolb, as tenants in common, by Deed from Alliance One International, Inc., (successor to Dibrell Brothers, Incorporated), a Virginia corporation, dated September 19, 2006, recorded in the aforesaid Clerk's Office as Instrument No. 06-4471, at page 4; and a part of the property conveyed to Danville 2006, LLC, a Virginia limited liability company by Deed from Sheppard M. Kolb dated August 24, 2007, recorded in the aforesaid Clerk's Office as Instrument No. 07-4277, at page 154.

This conveyance is further made **SUBJECT** to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

WITNESS the following signature and seal:

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543

PG 0047 NOV 28 5

DANVILLE 2006, LLC, a Virginia limited liability company

By _____ **(SEAL)**
Robert Bruce Johnson-Member/Manager

STATE OF Virginia

CITY/~~COUNTY~~ OF Lynchburg, to-wit:

The foregoing instrument was acknowledged before me this 26 day of November, 2007 2007, by Robert Bruce Johnson, Member/Manager of Danville 2006, LLC, a Virginia limited liability company

My commission expires: 1-31-08

Carolyn W. Wooldridge
NOTARY PUBLIC

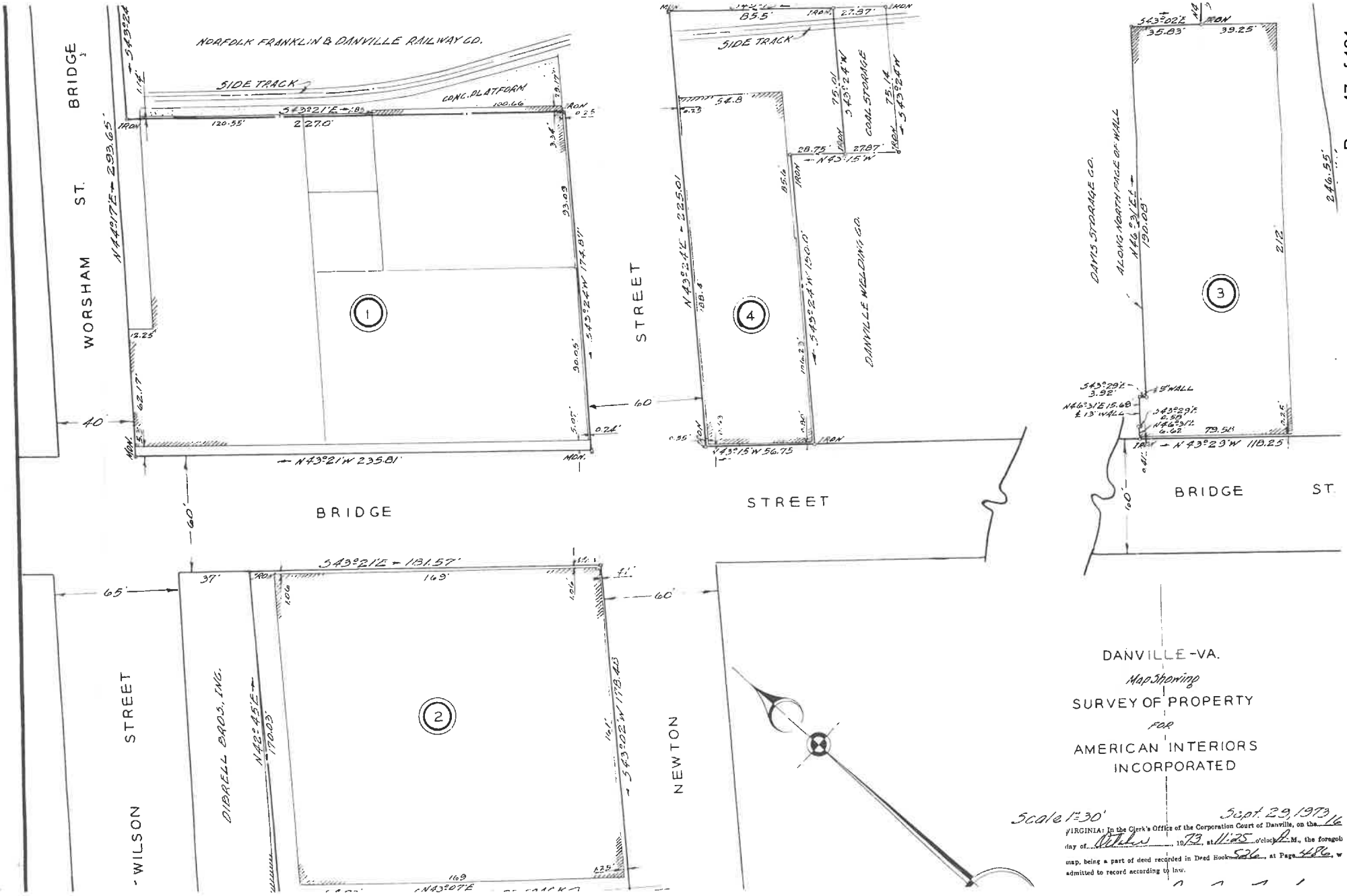
CAROLYN W. WOOLDRIDGE
NOTARY PUBLIC
REG. #342654
MY COMMISSION EXPIRES 1/31/08
COMMONWEALTH OF VIRGINIA

State Tax	039	
City Tax	214	
Transfer	212	
Grantor Tax	~~036/320~~ 442	2.00
DPF	036	
OPF	035	
Clerk	301	14.50
VSLF	145	1.50
TFF	106	5.00
Total	$	23.00

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF DANVILLE
The foregoing instrument with acknowledgement was admitted to record on Nov 28, 2007 at 4:00 P M.
TESTE: GERALD A. GIBSON, CLERK

Given/Mailed to: B Vaughan

Robert T. Vaughan, Jr., P.C.
Law Office
P. O. Box 1704
Danville, Virginia 24543


NORFOLK FRANKLIN & DANVILLE RAILWAY CO.
SIDE TRACK
CONC. PLATFORM
WORSHAM ST.
BRIDGE
STREET
BRIDGE
STREET
BRIDGE
ST.
WILSON STREET
NEWTON
DIBRELL BROS. INC.
DANVILLE WELDING CO.
COAL STORAGE
DAVIS STORAGE CO.
ALONG NORTH FACE OF WALL
N 43°21'W 235.81'
S 43°21'E 293.65'
S 43°21'E 131.57'
N 43°15'W 56.75
N 43°29'W 118.25'
N 43°07'E
S 43°02'E 178.43'
N 42°45'E 170.03'
S 43°29'E 225.01
N 43°15'W 190.0'
S 43°24'W 174.87'
S 43°24'W 190.0'
S 43°24'W 190.23'
S 43°02'E 246.55'
N 46°31'E 190.08'
S 43°29'E 3.92'
N 46°31'E 15.68
± 13' WALL
S WALL
1
2
3
4
DANVILLE-VA.
Map Showing
SURVEY OF PROPERTY
FOR
AMERICAN INTERIORS
INCORPORATED
Scale 1"=30'
Sept. 29, 1973
VIRGINIA: In the Clerk's Office of the Corporation Court of Danville, on the 16
day of October, 1973, at 11:25 o'clock A.M., the foregoing
map, being a part of deed recorded in Deed Book 526, at Page 486, was
admitted to record according to law.

05-2237
INSTRUMENT NO.
CITY OF DANVILLE, VA.

PG0001 MAY-9 PM

This deed was prepared without the benefit of a title examination

PIN – 92-21489 – 92-21490 – Part of 92-21482 & 92-24373

THIS **DEED** made this 29th day of April, 2005, by and between **DIMON INCORPORATED,** a Virginia corporation, successor to Dibrell Brothers Incorporated, acting by and through its duly authorized officer, party of the first part, "Grantor"; **DANVILLE LAND DEVELOPMENT COMPANY,** a Virginia corporation, party of the second part, "Grantee";

WITNESSETH

THAT for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the said party of the second part, all of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

Lot E2, containing **0.172 acre,** fronting 37.24 feet on the southwestern margin of **Bridge Street,** and running 192.13 feet on the southeastern margin of Wilson Street, and 189.77 feet along agreed line on southeastern margin of Lot E2, as shown on Plat of Survey for Dimon Incorporated and Danville Land Development Company dated March 24, 2005, made by Shanks Associates, P.C. to be recorded in the Clerk's Office of the Circuit Court of Danville, Virginia; and being, the property conveyed to the grantor as follows: (1) and being part of the property conveyed by Deed dated

Prepared by:
ANDY W. SINCLAIR
Attorney at Law
219 Patton Street
anville, Virginia 24541
EL) 434-792-8722
AX) 434-797-1639

November 1, 1927, from The Hughes Memorial School to Dibrell Brothers, Incorporated, of record in the aforesaid Clerk's Office in Deed Book 136, at page 257; (2) Deed dated May 7, 1948, from Danville Warehouse Company, Incorporated, to Dibrell Brothers, Incorporated, of record in Deed Book 227, at page 270; (3) and being part of the property conveyed by deed dated November 9, 1948, from William P. Scott and Cordie K. Scott, his wife, to Dibrell Brothers, Incorporated, of record in Deed Book 231, at page 18; (4) and being part of the property conveyed by Deed in Dissolution dated June 30, 1978, from American Interiors Incorporated, a Virginia corporation, to Dibrell Brothers, Incorporated, of record in the aforesaid Clerk's Office in Deed Book 613, at page 390; to which map and deed references are here made for a more particular description of the property herein conveyed.

This conveyance specifically includes a 0.003 acre triangular strip along the southeastern margin of subject property.

Dibrell Brothers, Incorporated, has merged with Dimon Incorporated.

This conveyance is made subject to all easements, rights of way and restrictive covenants of record and affecting said property and specifically the following:

A. This conveyance is made **SUBJECT** to the Party Wall Easement Agreement dated December 1, 2004, from Dimon Incorporated to Michael G. Benton and Phyllis Crews Benton of record in the aforesaid Clerk's Office as Instrument No. 04-6312 for the connection and support of the "elevated walkway".

B. Dimon Incorporated and Danville Land Development Company, by their duly authorized officers do also hereby grant and convey a joint and reciprocal easement for vertical and longitudinal support for that portion of the building which is located at point "D" to "E" as shown on Plat of Survey for Dimon Incorporated and Danville Land Development Company.

That said property line exists for a height of three floors and each party agrees to an easement to support that portion of the building owned by the other including, but not limited to, maintaining support beams which

Prepared by:
RANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
(TEL) 434-792-8722
(FAX) 434-797-1639

extend through both properties and to maintain any wall or doors that separate the properties at the property line.

The parties to this deed and their successors in title shall be licensed and permitted to enter upon the premises of the other in order to make necessary repairs and maintenance of each respective building; each party reserves the right to place a permanent wall between the properties on the property line if same does not violate any city ordinance or does not created a violation of any such order by the placement of a permanent wall.

In the event either property is destroyed by fire or other casualty, the right to require support will not be extinguished except by an agreement in writing to be signed by both parties and their successors in title.

The cost of maintaining support on either side of the property line shall be borne by each respective property owner and its successors in title.

This reciprocal support agreement may not be modified, amended or terminated without a written agreement signed by the parties or their successors in title.

This covenant of support shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in title and assigns.

C. The parties of the first part do hereby also further grant and convey an easement to Danville Land Development Company for the use of ten (10) parking spaces located in the parking lot owned by the party of the first part adjacent to the property hereby conveyed and to the east of said property.

The ten (10) parking spaces are designated by "yellow" markings to indicate the specific spaces and the use of said spaces shall be without the payment of any rent and shall run with the land and be binding upon and inure to the benefit of the parties to this deed and their successors in title.

The easement for the use of ten (10) parking spaces may not be modified or terminated without an agreement in writing between the parties to this deed or their successors in title.

Prepared by:
RANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
(TEL) 434-792-8722
(FAX) 434-797-1639

TO HAVE AND TO HOLD the above described property unto the said party of the second part in fee simple absolute.

WITNESS the following signature and seal:

DIMON, INCORPORATED

By _____(SEAL)

DANVILLE LAND DEVELOPMENT COMPANY

By _____(SEAL)
George B. Buchanan, Sr.-President

STATE OF VIRGINIA
CITY OF DANVILLE

The foregoing instrument was acknowledged before me this 3rd day of May, 2005, by John O. Hunnicutt, in his capacity as Vice President Administration of Dimon Incorporated, a Virginia corporation, successor to Dibrell Brothers Incorporated.

My commission expires: May 31, 2008.

_____
Notary Public

Prepared by:
RANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
(TEL) 434-792-8722
(FAX) 434-797-1639

STATE OF VIRGINIA
CITY OF DANVILLE

The foregoing instrument was acknowledged before me this 9th day of May, 2005, by George B. Buchanan, Sr. in his capacity as President of Danville Land Development Company.

My commission expires: 2/28/06.

Theresa R. Hayden
Notary Public

	yy2	.01
State Tax	039	525.00
City Tax	214	175.00
Transfer	212	1.00
Grantor Tax	038/220	210.00
DPF	036	10.00
Clerk	301	14.50
VSLF	145	1.50
TFF	106	5.00
Total	$	942.01

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF DANVILLE
The foregoing instrument with acknowledgement was admitted to record on May 9 2005, at 10:33a M.
See Map 05-2238
TESTE: GERALD A. GIBSON, CLERK
Given/Mailed to: Cole

Prepared by:
RANDY W. SINCLAIR
Attorney at Law
219 Patton Street
Danville, Virginia 24541
(TEL) 434-792-8722
(FAX) 434-797-1639

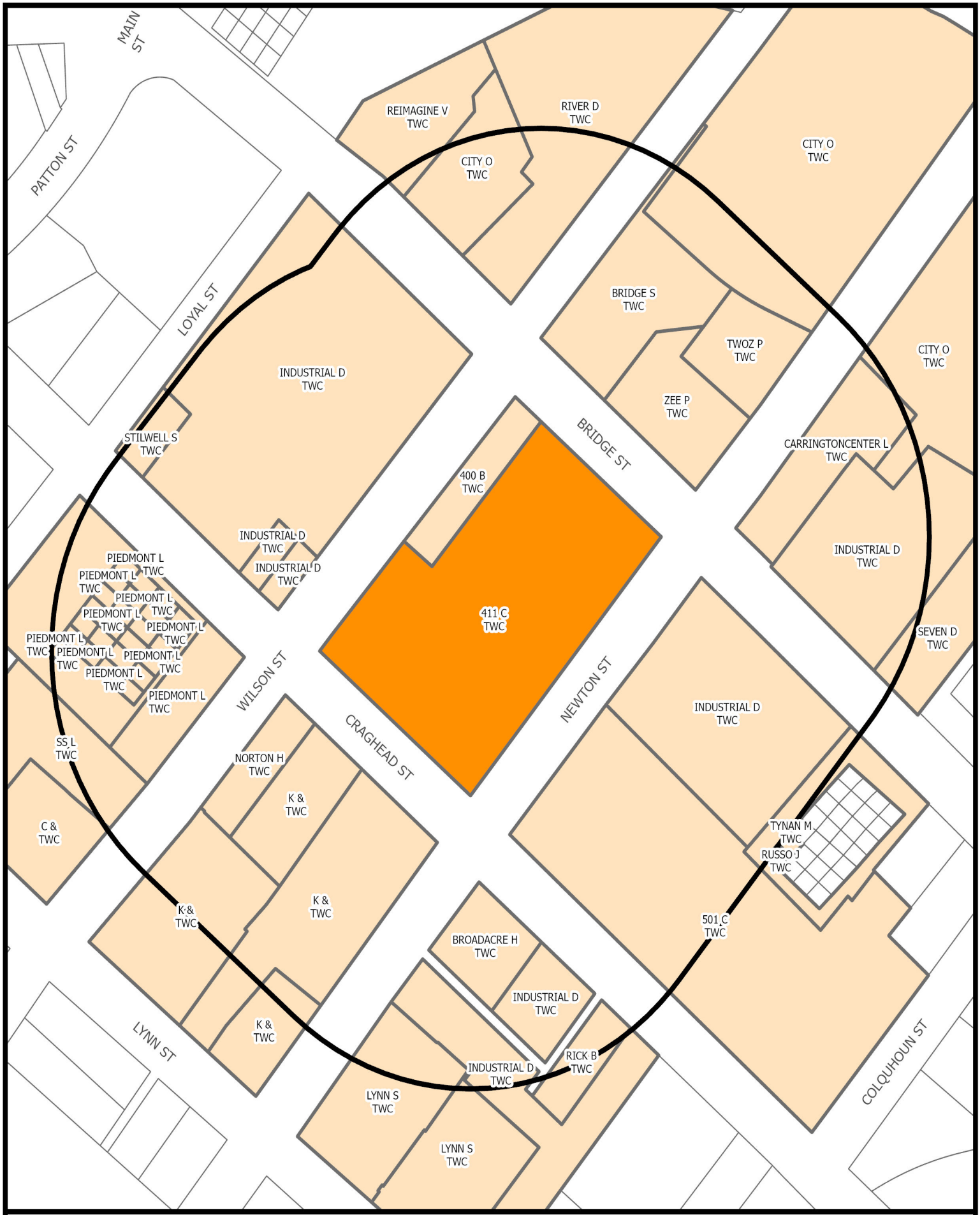
2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/7/2025

N

DANVILLE VIRGINIA

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.



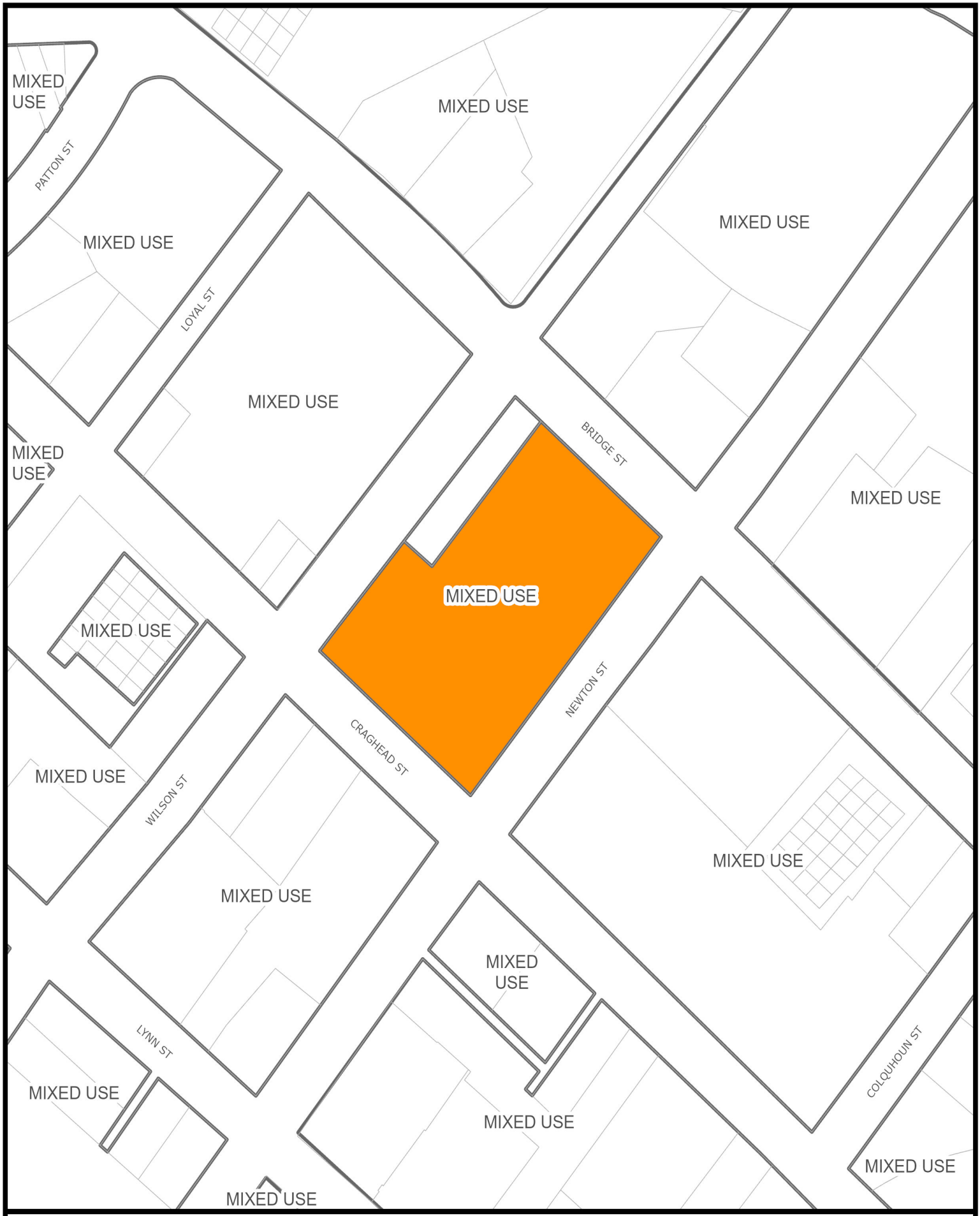
SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/7/2025

N

DANVILLE VIRGINIA

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
1/7/2025

N

DANVILLE VIRGINIA

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: FEBRUARY 10, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ24-00655

Special Use Permit application PZ24-00655 filed by Garrett Shifflett for an amendment of conditions on Ordinance Number 2021.05.02. at Parcel 21481 (411 Craghead Street).

RECOMMENDATION

The Planning Commission, at their February 10, 2025, meeting voted 7-0 to recommend approval of Special Use Permit application PZ24-00655 with the following conditions:

1. The development is limited to 115 residential units and a 3,000 sf commercial space for a residential density of 75 units per acre:
2. The development's parking program includes off-site parking on public surface lots and street supplemented by 48 on-site parking spaces;
3. The development's parking program includes no less than two (2) electric vehicle charging stations;
4. The development provides no less than six (6) bicycle parking spaces.

Steve Petrick RB

Mr. Steve Petrick, Chair

Council Letter
City of Danville, Virginia

CL - 1887 **NEW BUSINESS B.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Rezoning Application to Rezone Parcels 77304 and 77314 (Sellers Road).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing

2. An Ordinance Rezoning from S-R Suburban Residential to OT- R Old Town Residential Parcels ID 77304 and 77314 (Sellers Road).

SUMMARY

The applicants, Jeffrey McDowell and James Farruggio, have recently purchased vacant Parcels 77304 and 77314 on Sellers Road. The applicants propose to subdivide the property to create multiple single family housing units. Parcels 77304 and 77314 are zoned S-R, Suburban Residential and served by public utilities. The S-R designation regulates the minimum lot size at 10,000 sf.

To maximize the use of the parcels, the applicants would like to rezone the subject parcels from S-R to OT-R, Old Town Residential. The OT-R designation regulates the minimum lot size at 6,500 sf, allowing the creation of a higher number of subdivided lots. With a zoning designation of OT-R, the subject properties can be subdivided into sixteen (16) separate lots with a fifty-foot public right-of-way.

The area surrounding the subject parcels is S-R and there is no OT-R in the immediate area. However, there is a need for new construction of single family homes. The proposed project could assist with filling this need and be a benefit to the City as a whole.

Twenty-six notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Five responses were received, all five were opposed.

On February 10, 2025, the City Planning Commission voted 4-3 to recommend approval of Rezoning Request PZ25-00115 to rezone Parcels 77304 and 77314 (Sellers Road) from S-R Suburban Residential to OT-R Old Town Residential.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcels 77304 and 77314 from S-R, Suburban Residential to OT-R, Old Town Residential.

Attachments

1. Ordinance
2. Application - Sellers Road
3. Plat
4. Sellers Road - Aerials Map

---

5. Sellers Road - Owners Zoning Map
6. Sellers Road - Land Use Map
7. Planning Commission Recommendation

PRESENTED:_____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM S-R SUBURBAN RESIDENTIAL TO OT-R OLD TOWN RESIDENTIAL PARCELS ID 77304 AND 77314 (SELLERS ROAD)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Jeffrey McDowell and James Farruggio, have requested to rezone from the S-R Suburban Residential zoning district to the OT-R Old Town Residential zoning district, Parcel IDs 77304 and 77314 (Sellers Road), 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 PZ25-00115, filed by Jeffrey McDowell and James Farruggio, requesting to rezone from the S-R Suburban Residential zoning district to the OT-R Old Town Residential zoning district, Parcel IDs 77304 and 77314 (Sellers Road) 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 PZ25-00115, filed by Jeffrey McDowell and James Farruggio, requesting to rezone from the S-R Suburban Residential zoning district to the OT-R Old Town Residential zoning district, of the City of Danville, Virginia Zoning District Map, and is hereby approved, and

BE IT FINALLY ORDAINED that Parcel IDs 77304 and 77314 of the City of Danville, Virginia Zoning District Map is hereby amended to reflect the same.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

CITY OF DANVILLE
Community Development
Division of Planning and Zoning

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 #: P225-00115 PC Meeting Date: Feb 10, 2025

Date Received: 1-9-25 Received By: Lisa Jones

Parcel ID: 9389/9562 Zoning District: SR

Existing Zoning: SR Proposed Zoning: _____

APPLICANT PROVIDED INFORMATION

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

Property Address: No. A2+ Nos. 52-67 Sellars Road Gross Area/Net Area: 4.6 Acres

Property Location: N☐ S☐ E☐ W☐ Side of: 58 east

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

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

Name: Jeffrey McDowell / James Farruggio Telephone: 434-728-5087 / 804-301-8513

Mailing Address: 124 - River Oak Dr. Danville, Va. 24541

Email Address: Danvillepro@aol.com / jimFarruggio@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: Jeffrey E. McDowell / James Farruggio Telephone: 434-728-5087 / 804-301-8513

Mailing Address: 124 - River Oak Dr. Danville, Va. 24541

Email Address: danvillepro@aol.com / jimFarruggio@gmail.com

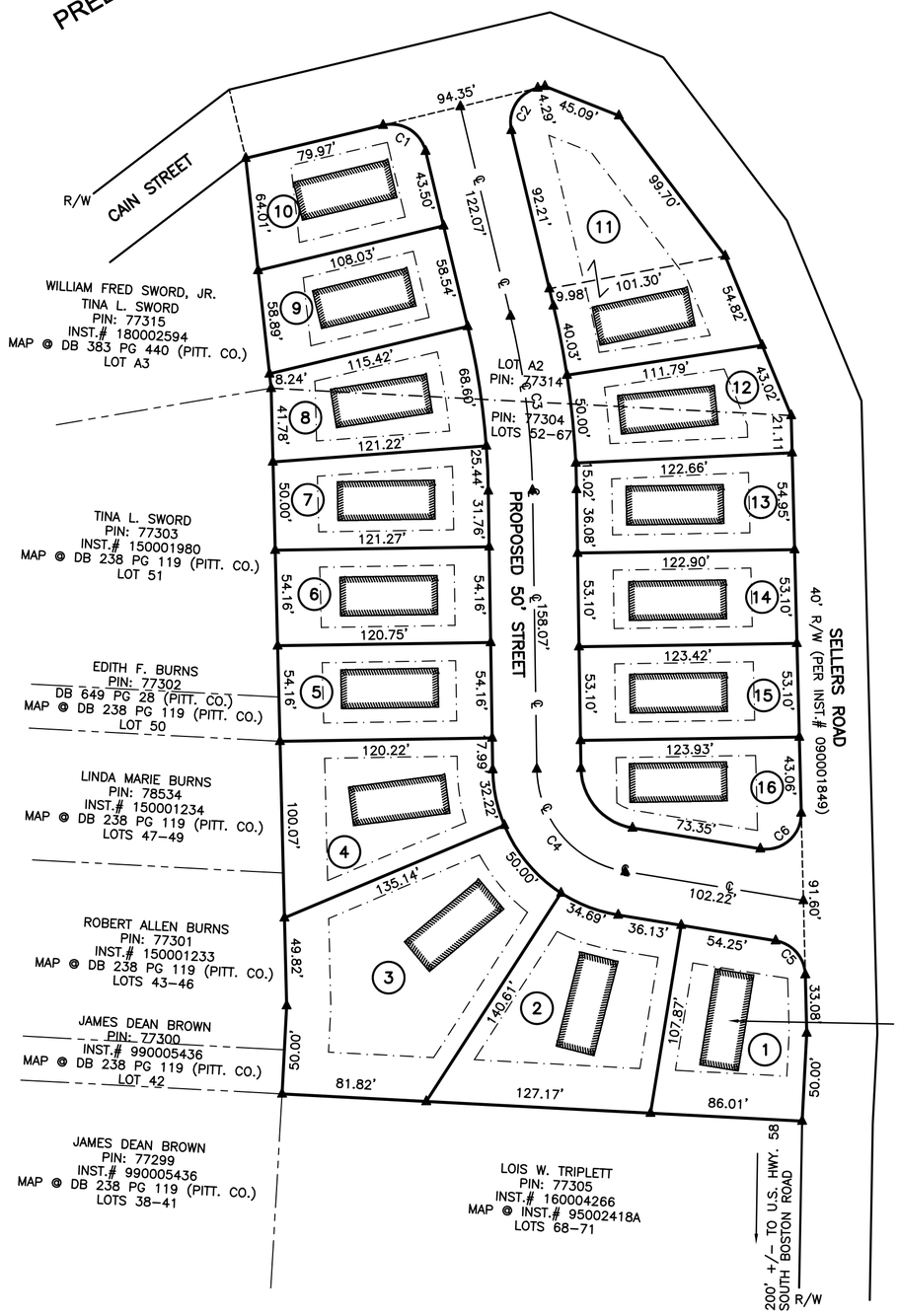
1-9-2025 — Applicant Signature date

1-9-2025 — 1/9/25 — Property Owner Signature (if not applicant) date

PIN's: 77304 & 77314

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.29'	S 58°32'18" E	90°00'52"
C2	20.00'	31.51'	28.35'	N 31°27'42" E	90°16'57"
C3	453.70'	99.60'	99.40'	S 07°10'57" E	12°34'40"
C4	59.75'	83.27'	76.69'	S 40°48'56" E	79°50'37"
C5	20.00'	27.68'	25.52'	S 41°05'37" E	79°17'16"
C6	20.00'	35.16'	30.80'	N 48°54'23" E	100°42'44"

PRELIMINARY PLAT



PRELIMINARY PLAT

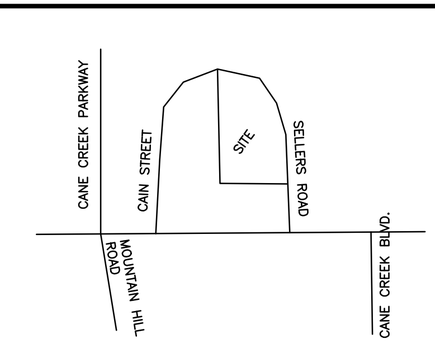
(1) 0.187 +/- Acres 8140 Sq. Feet	(6) 0.15 +/- Acres 6554 Sq. Feet	(11) 0.314 +/- Acres 13665 Sq. Feet
(2) 0.261 +/- Acres 11362 Sq. Feet	(7) 0.149 +/- Acres 6509 Sq. Feet	(12) 0.154 +/- Acres 6710 Sq. Feet
(3) 0.362 +/- Acres 15798 Sq. Feet	(8) 0.161 +/- Acres 7023 Sq. Feet	(13) 0.15 +/- Acres 6505 Sq. Feet
(4) 0.211 +/- Acres 9192 Sq. Feet	(9) 0.15 +/- Acres 6534 Sq. Feet	(14) 0.15 +/- Acres 6540 Sq. Feet
(5) 0.15 +/- Acres 6525 Sq. Feet	(10) 0.15 +/- Acres 6519 Sq. Feet	(15) 0.151 +/- Acres 6567 Sq. Feet
		(16) 0.153 +/- Acres 6659 Sq. Feet

TO BE RE-ZONED TO OT-R (OLD TOWN RESIDENTIAL).
FRONT YARD SETBACK = 20 FEET
INTERIOR SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 25 FEET (RESIDENCE) 5 FEET (ACCESSORY USES)

22' X 55' PROPOSED DWELLING (TYPICAL)

CURRENT OWNERS: PIN: 77304 ROBERT M. HALEY ESTATE
WILL INST.# 240000155
INST.# 090001478
MAP @ INST.# 090001849
MAP @ DB 278 PG 119 (PITTSYLVANIA CO.)
LOTS 52-67

PIN: 77314 ROBERT M. HALEY ESTATE
WILL INST.# 240000155
INST.# 090001478
MAP @ INST.# 090001849
MAP @ DB 383 PG 440 (PITTSYLVANIA CO.)
LOT A2



LOCATION MAP N.T.S.

LEGEND

▲	COMPUTED POINT
PIN	PARCEL ID NUMBER
R/W	RIGHT-OF-WAY

PLAT NORTH
MAP @ INST.# 090001849

COMMONWEALTH OF VIRGINIA
PATRICK T. CRANE
Lic. No. 2476
LAND SURVEYOR
PRELIMINARY PLAT

ALL LOT LINES ARE PRELIMINARY AND SUBJECT TO CHANGE.

THIS MAP IS BASED ON PLATS OF RECORD.
NO FIELD WORK WAS PERFORMED THIS DATE.

THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 9-29-2010.
SEE COMMUNITY PANEL 51143C0654E.

DANVILLE VIRGINIA

BEING PIN's : 77304 & 77314
PRELIMINARY SKETCH SHOWING PROPOSED LOTS AND STREET

FOR :

JEFF MCDOWELL & JIM FARRUGGIO

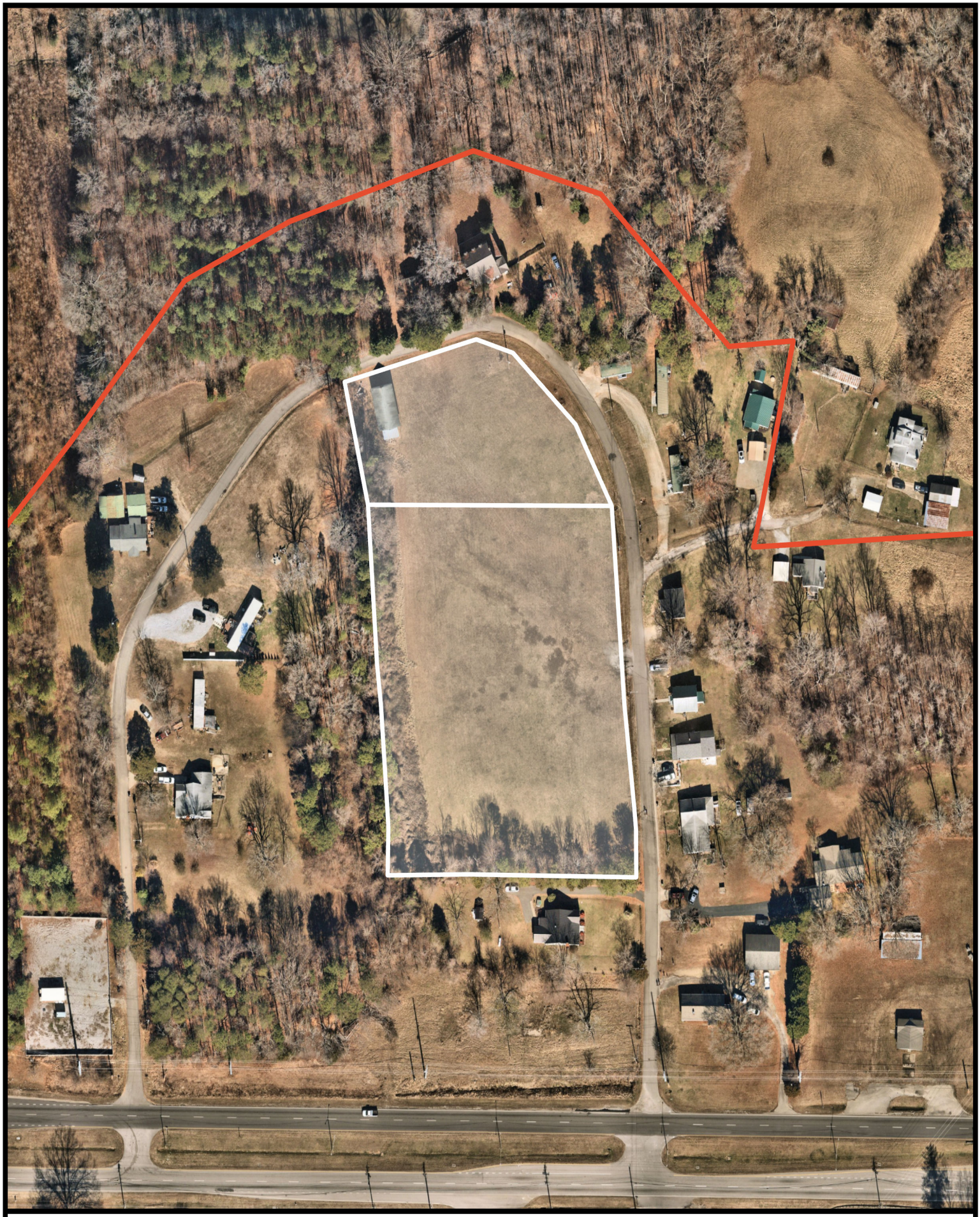
DATE : OCTOBER 4, 2024

SCALE : 1"=60'

0 60 120 180

FILE:24101

CRANE SURVEYING PLLC
113 TALBOTT DRIVE
(434)250-3713
DANVILLE, VA. 24540
pcrane@cranesurveying.com



2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/17/2025

N

DANVILLE VIRGINIA

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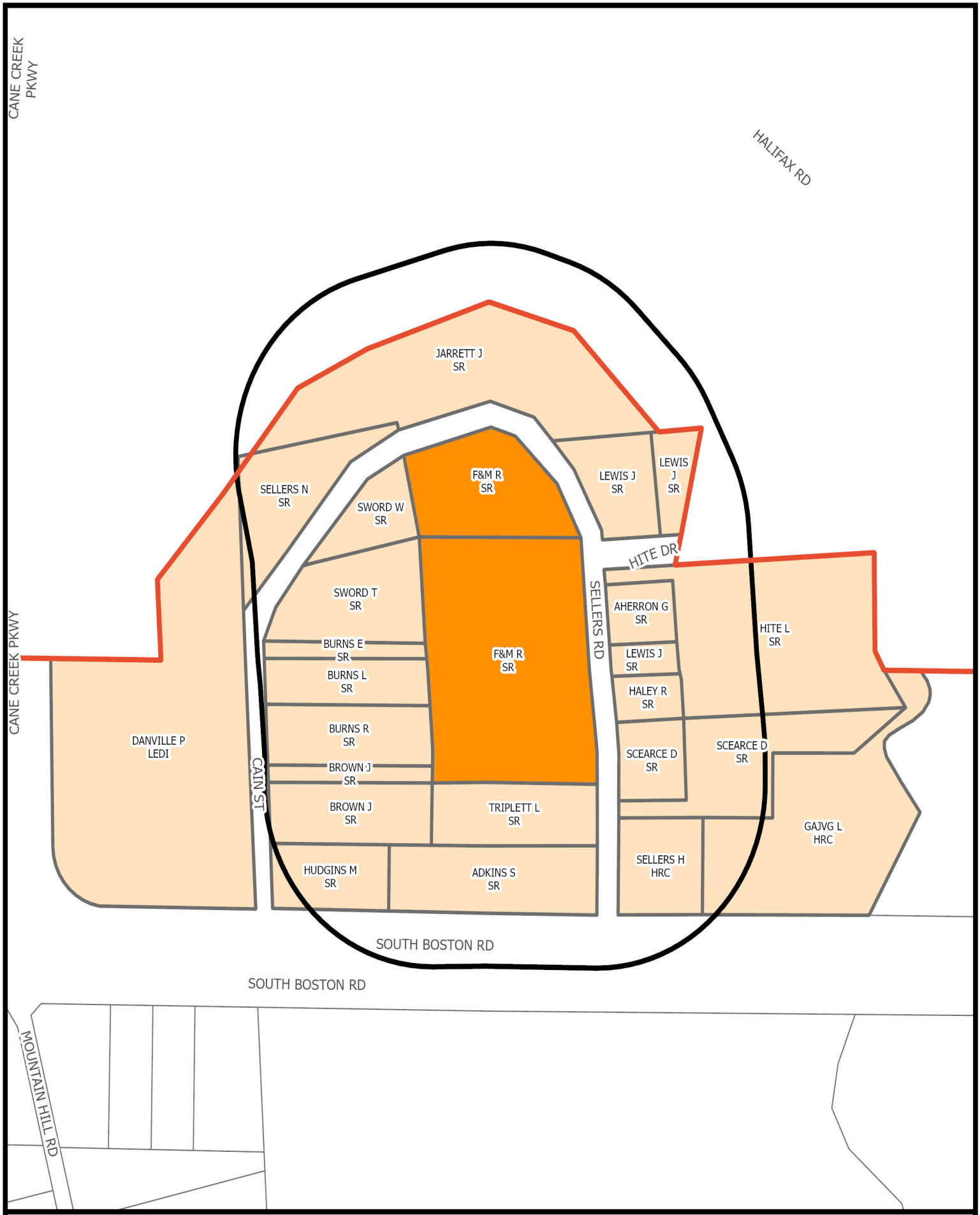

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/17/2025

N

DANVILLE VIRGINIA

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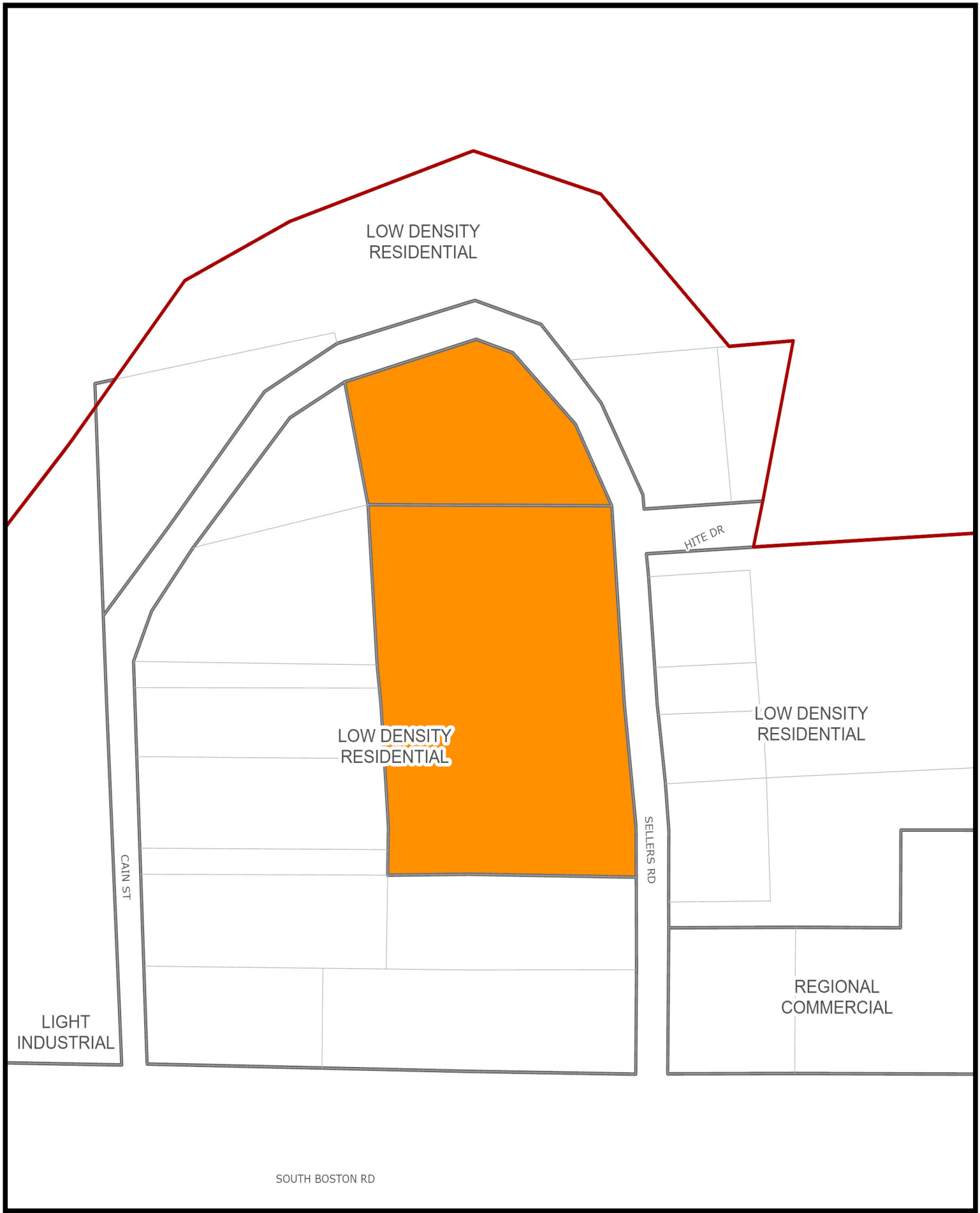

YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/17/2025

N

DANVILLE VIRGINIA

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CITY OF DANVILLE
Community Development
Division of Planning and Zoning

MEMORANDUM

DATE: FEBRUARY 10, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING REQUEST APPLICATION PZ25-00115

Rezoning application PZ25-00115 filed by Jeffrey McDowell and James Farruggio to rezone Parcels 77304 and 77314 (Sellers Road) from S-R Suburban Residential to OT-R Old Town Residential.

RECOMMENDATION

The Planning Commission, at their February 10, 2025, meeting voted 4-3 to recommend approval of Rezoning Request PZ25-00115.

RB

Mr. Steve Petrick, Chair

Council Letter
City of Danville, Virginia

CL - 1888 **NEW BUSINESS C.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Special Use Permit filed by Dan Hotel River St LLC to Allow a Hotel at Parcel 01078 (River Street).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ25- 00117, filed by Dan Hotel River Street LLC, Requesting a Special Use Permit to Allow a Use (Hotel) with Lot Frontage on the Dan River at Parcel 01078 (100 River Street) in Accordance with Article 3.L., Section C., Item 11.

SUMMARY

Article 3.L Section C Item 11 requires that a Special Use Permit be issued for uses with lot frontage on the Dan River. The applicant, Dan Hotel River St LLC, has requested approval to construct a hotel at 100 River Street. 100 River Street contains lot frontage on the Dan River, therefore, a Special Use Permit is necessary prior to construction.

The applicant is proposing a four-story, 120 room Hyatt Studio at this location. 100 River Street is located in the River District. The proposed site plan and design received approval during the January 24th meeting of the River District Design Commission.

A Special Use Permit is required for uses along the Dan River to allow the City Planning Commission and City Council the opportunity to review the proposed development for compatibility with the surrounding area, viewshed and recreational opportunities the Dan River provides.

Nineteen notices were sent to surrounding property owners within three hundred feet of the subject property. Four responses were received, all four (4) were unopposed.

On February 10, 2025, the City Planning Commission voted 7-0 to recommend approval of Special Use Permit PZ25-00117 to uses with lot frontage on the Dan River (hotel) at Parcel 01078 (100 River Street).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to uses with lot frontage on the Dan River (hotel) in accordance with Article 3.L Section C Item 11 at Parcel 01078 (100 River Street).

Attachments

1. Ordinance
2. Special Use Permit Application - Hyatt Studios

---

3. RDDC Meeting Presentation Hyatt Studios
4. Letter from The River Partnership
5. 100 River Street - Aerials Map
6. 100 River Street - Owners Zoning Map
7. 100 River Street - Land Use Map
8. Planning Commission Recommendation

PRESENTED:_____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00117, FILED BY DAN HOTEL RIVER STREET LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A USE (HOTEL) WITH LOT FRONTAGE ON THE DAN RIVER AT PARCEL 01078 (100 RIVER STREET) IN ACCORDANCE WITH ARTICLE 3.L., SECTION C., ITEM 11.

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 PZ25-00117, filed by Dan Hotel River Street LLC, requesting a Special Use Permit to allow a use (hotel) with lot frontage on the Dan River at Parcel ID 01078 (100 River Street) in accordance with Article 3.L. Section C Item 11, be and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00117, filed by Dan Hotel River Street LLC, requesting a Special Use Permit to allow a use (hotel) with lot frontage on the Dan River Parcel ID 01078 (100 River Street) in accordance with Article 3.L., Section C., Item 11, is hereby granted and approved.

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:	36.59032, -79.38624 - 100 River Street, Danville, VA, 24540
Applicant:	Dan Hotel River St LLC
Applicant's Address:	1070 West Trinity Ave, Durham NC 27701
Applicant's Phone Number:	(919) 616-6216
Applicant's Email:	rory@1standmaindevelopment.com

Describe Proposed Request: The proposed project is a 4-story Hyatt Studios 120- room hotel that is a joint venture between LMG and 1st and Main Development. This hotel will be the River District's first branded hotel and involves the redevelopment of an existing brownfield site with direct access to the Riverwalk. The site and landscaping plan will provide a landscaping screen between the parking areas and the road and river as well as avoid wetlands and the floodway that are on the property.

Rory Dowling 1/10/2025

Applicant's Signature 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. 2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. 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.

Hyatt Studios Riverfront - Danville VA

River District Design Commission

1/9/25

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

Project Overview

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

- Joint venture between LMG and 1st & Main Development - $30M investment
- 120-room, 4-story Hyatt Studios hotel at 100 River St.
- River District's first branded hotel
- Redevelopment of existing brownfield site
- Direct access to Riverwalk

Existing Conditions

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

100 River St – looking SW

100 River St – looking South

220 River St – looking South

210 River St – looking South

200 River St – looking South

Staff Recommendations

LMG | Lansing Melbourne Group

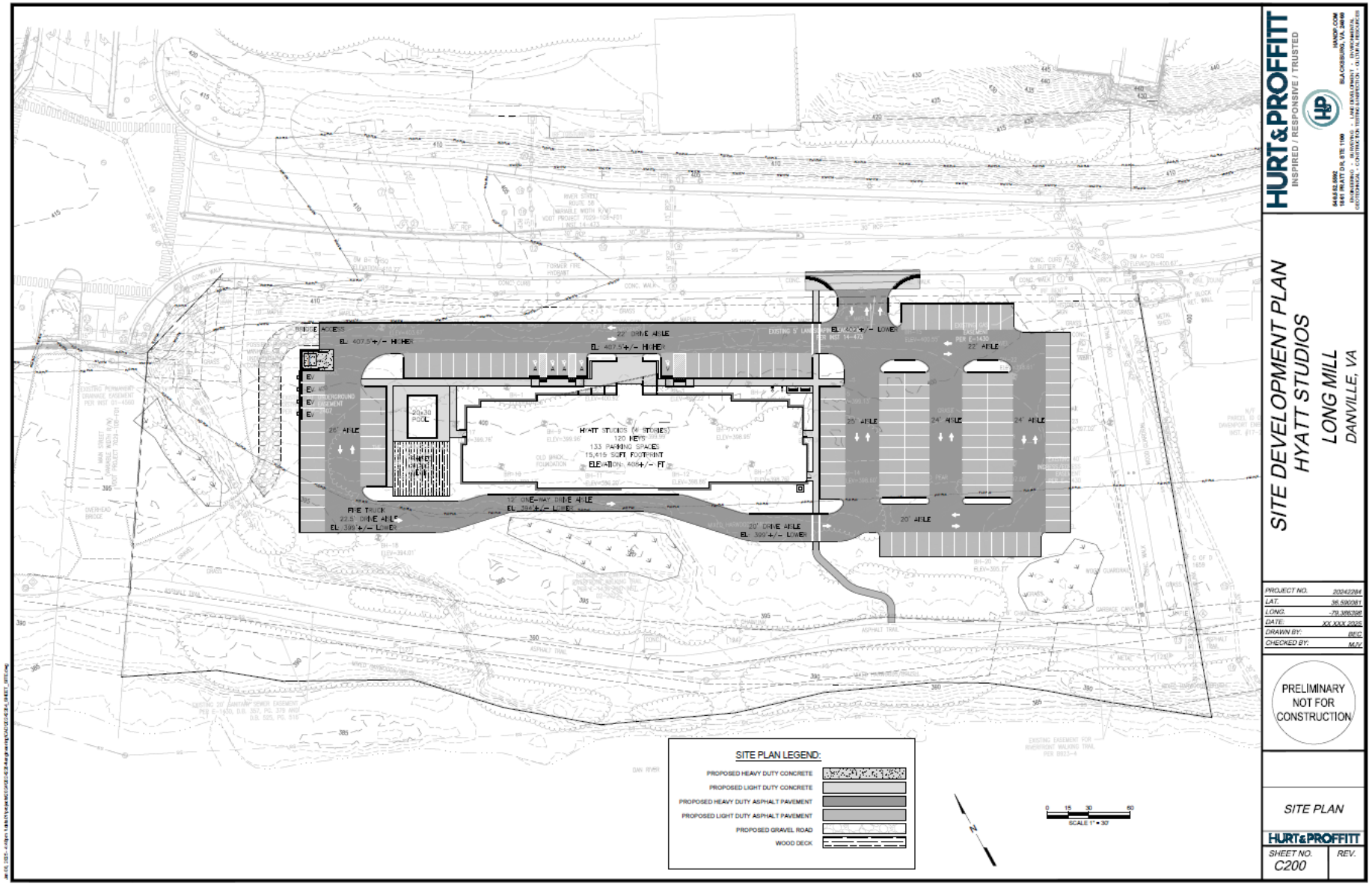
1ST & MAIN DEVELOPMENT

1. Provide a landscape screen between all parking areas and the view from both the road and the river (Chapter 4 Section 3 Item 4).
2. Alter the exterior construction materials so that brick is the predominant exterior material on all sides (Chapter 4 Section 4 Item 3).
3. The window construction must be wood, wood clad in vinyl or prefinished metal, or form aluminum or other appropriate metals (Chapter 4 Section 5 Item 5).

Site Plan

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT



Site Plan

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

A BUFFER HEDGE
B EXISTING STREET TREES
C NATIVE SHRUBS
D EXISTING WETLAND AND VEGETATION
E CONNECTOR WALK TO GREENWAY
F EXISTING WALK TO GREENWAY
G OUTDOOR GATHER DECK
H POOL
I TRASH ENCLOSURE

HYATT STUDIOS

JANUARY 9, 2025

SCALE IN FEET

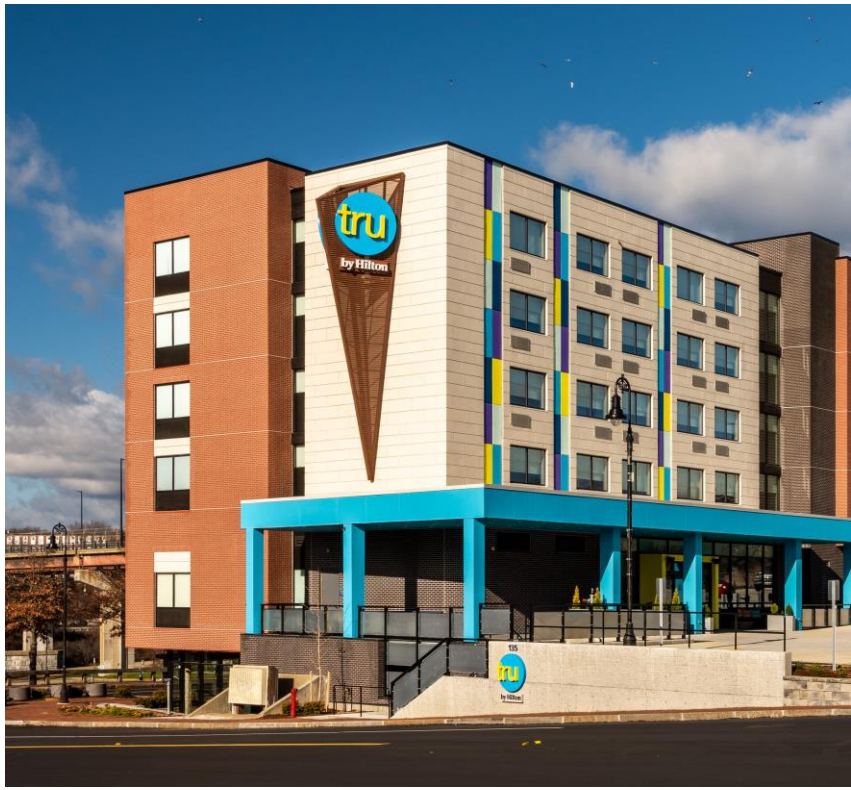
Preliminary Rendering

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

NewBrick

- Lightweight, higher strength engineered brick
- Matches size and texture of clay
- Customizable colors and grout



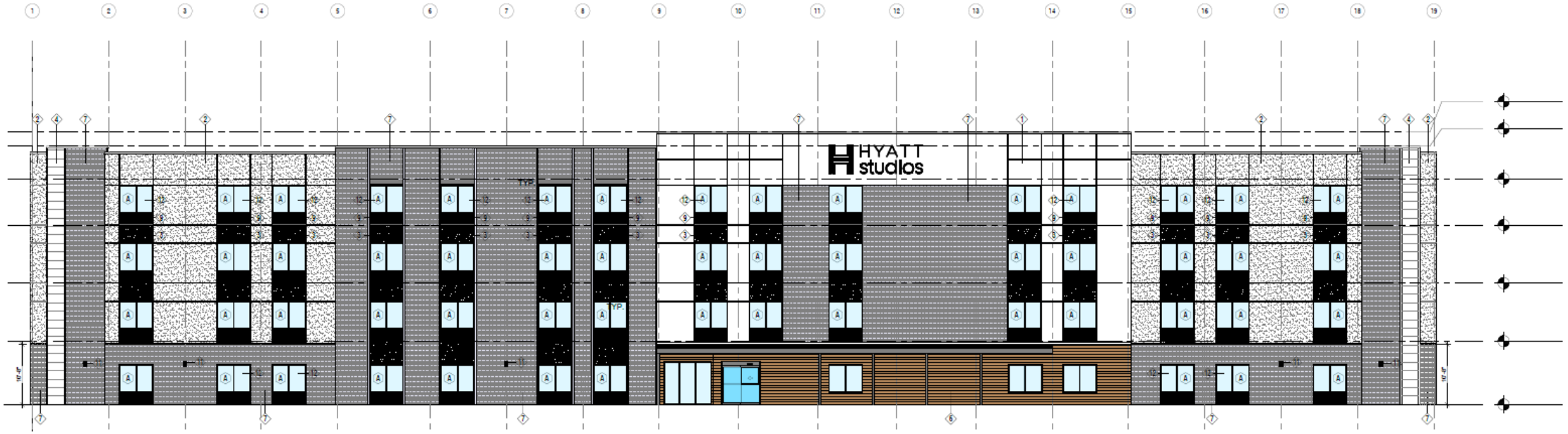
Example of NewBrick - Tru (Manchester, NH)

North Elevation & Materials

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
TAG #	MATERIAL	MANUFACTURER	SIZE / COLOR
1	EIFS	STO CORP	TO MATCH BENJAMIN MOORE 1471 SHORELINE COSTA
2	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
3	EIFS	STO CORP	COLOR TO MATCH #4 & #5
4	FIBER CEMENT 5/16" SMOOTH 'PANEL-IN-CHANNEL'	JAMES HARDIE PANEL & CHANNEL	18"H x 72"W, COLOR PLUS TECHNOLOGY, AGED PEWTER, WITH PREFINISHED RECESSED METAL TRIM
6	$7\frac{1}{4}$" FIBER CEMENT LAP SIDING - CEDAR MILL	JAMES HARDIE	6"H EXPOSURE, CEDARMILL LAP SIDING w/ PREFINISHED RECESSED METAL CORNER TRIM COLOR PLUS FINISH, STATEMENT COLLECTION, RICH ESPRESSO ALTERNATE OPTIONS: • DREAM COLLECTION, WOODPILE, • STATEMENT COLLECTION, KHAKI BROWN
7	THIN BRICK - MODULAR SIZE	GLEN-GERY	BLACK HILLS VELOUR WITH DARK MORTAR
8	DOWNSPOUT	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
9	PTAC LOUVER	BY G.C.	PREFINISHED TO MATCH WINDOW FRAME
10	ROOF SCUPPER	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
11	WALL SCONCE	WF1 FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE	
12	METAL WINDOW FRAME	BY G.C.	TO MATCH LACANTINA DOORS, DARK BRONZE ANODIZED



C6 NORTH ELEVATION

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

1/8 INCH = 1 FOOT (1:96)

APPENDIX

Development Team Leadership

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

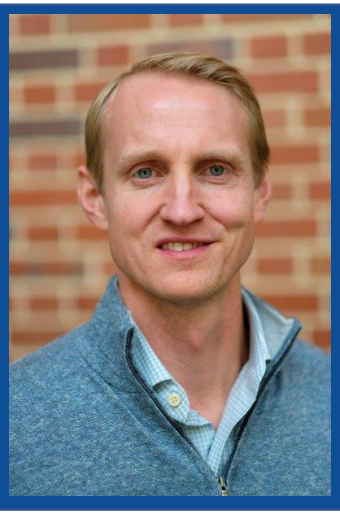
Peter Flotz

CEO & Founder, LMG

Mr. Flotz is managing member of Florida-based Lansing Melbourne Group, LLC (LMG). LMG has developed over 22 million square feet of projects in the United States since 2003 and has partnered with many well-known institutions such as Fortress, Goldman Sachs, Wachovia and General Electric.

LMG has consulted throughout the world on real-estate development operations and large-scale parking solutions.

Prior to starting LMG, Mr. Flotz ran the parking and design finance practice for the largest design firm in the world, HNTB. Among his many accomplishments there, he grew division revenues from $2 million to $26 million in three years (a 1,200% increase). Career highlights include his work on large development projects for the Howard Hughes Estate, Killington Ski Resort, Mel Simon Properties, Forest City Enterprises, the Broward County Convention Center, the Fashion Mall at Plantation, and Quantum Park in Boynton Beach.



Rory Dowling

Owner, First & Main Development

Mr. Dowling is owner of NC-based 1st & Main Development. 1st & Main focuses primarily on urban, mixed-use projects involving public – private partnerships and unique financing techniques. As both owner and consultant, Rory has gained significant experience in structuring and executing complex projects in unique markets across VA, NC and SC. His work has spanned across many different project types including mixed-use, adaptive reuse, hotels, ground-up multi-family, townhomes, municipal complexes, community centers, and even a parking garage.

Rory has completed over $75M and consulted on over $250M of redevelopment efforts including the adaptive reuse of 5 prominent historic structures, master developing 20-acres of riverfront property for a mixed-use town center, and the adaptive reuse of an historic black commercial corridor across the street from two HBCUs.

Rory received a dual master's degree from UNC Chapel Hill in Business and City & Regional Planning and holds a Bachelor's degree from Washington & Lee University. He lives with his wife and two children in Durham, NC.

Projected Schedule

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

April 2025	April 2025	July 2025	July 2026	August/Sept 2026
Close on Financing	Begin Sitework	Begin vertical construction	Complete construction	Grand Opening

South Elevation & Materials

LMG | Lansing Melbourne Group

1ST & MAIN DEVELOPMENT

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
TAG #	MATERIAL	MANUFACTURER	SIZE / COLOR
1	EIFS	STO CORP	TO MATCH BENJAMIN MOORE 1471 SHORELINE COSTA
2	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
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4	FIBER CEMENT 5/16" SMOOTH 'PANEL-IN-CHANNEL'	JAMES HARDIE PANEL & CHANNEL	18"H x 72"W, COLOR PLUS TECHNOLOGY, AGED PEWTER, WITH PREFINISHED RECESSED METAL TRIM
6	7¼" FIBER CEMENT LAP SIDING - CEDAR MILL	JAMES HARDIE	6"H EXPOSURE, CEDARMILL LAP SIDING w/ PREFINISHED RECESSED METAL CORNER TRIM COLOR PLUS FINISH, STATEMENT COLLECTION, RICH ESPRESSO ALTERNATE OPTIONS: • DREAM COLLECTION, WOODPILE, • STATEMENT COLLECTION, KHAKI BROWN
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11	WALL SCONCE	WF1 FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE	
12	METAL WINDOW FRAME	BY G.C.	TO MATCH LACANTINA DOORS, DARK BRONZE ANODIZED

A6 SOUTH ELEVATION

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

1/8 INCH = 1 FOOT (IN FEET)

The River Partnership LLC
554 Craghead Street
Danville VA 24541

December 30, 2024

To the City of Danville,

Please be advised that the River Partnership LLC is working with LMG Dan Master Venture LLC for the sale of the property formerly known as Longmill. LMG and is currently conducting their due diligence to develop the property for multifamily units and a hotel.

The partnership supports the applications for special use permits and River District Design Commission considerations for Dan Hotel River St LLC.

I am available to answer any questions at 434-250-8486 cell.

Very best regards,

Rick J Barker
Managing Partner

2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/13/2025

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DANVILLE VIRGINIA

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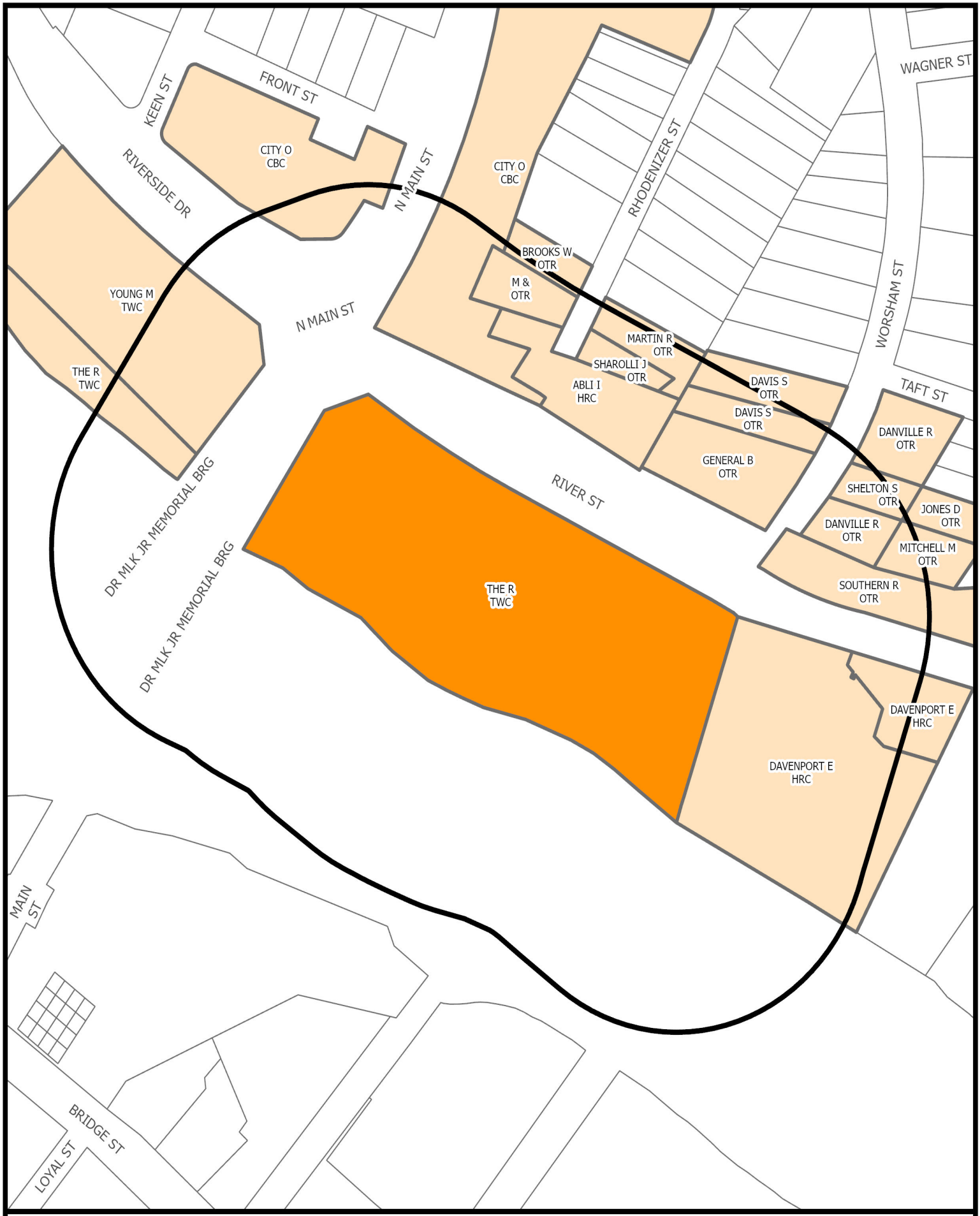

SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/13/2025

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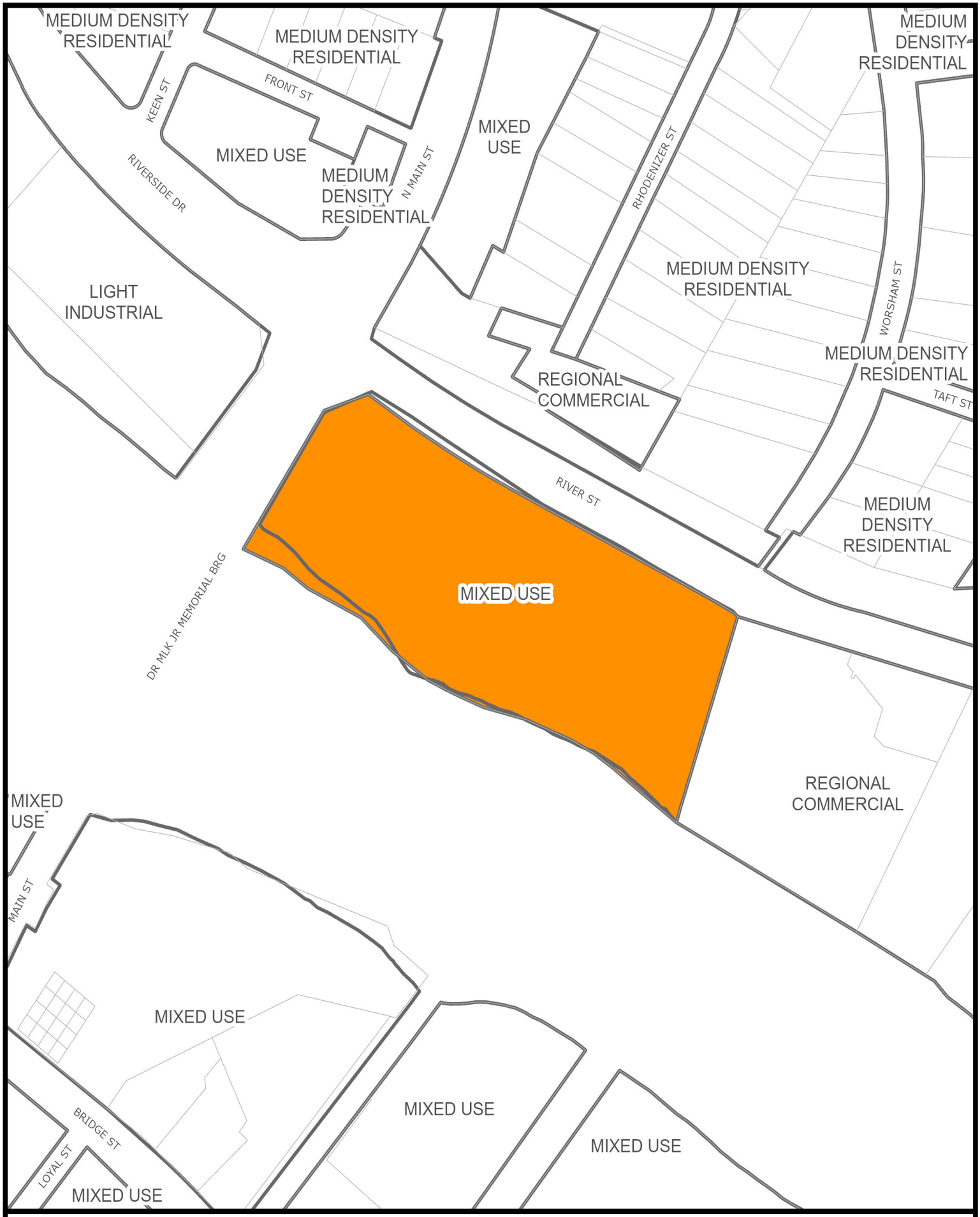

YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
1/13/2025

N

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CITY OF DANVILLE
Community Development
Division of Planning and Zoning

MEMORANDUM

DATE: FEBRUARY 10, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00117

Special Use Permit PZ25-00117 filed by Dan Hotel River St LLC to allow use (hotel) with lot frontage on the Dan River in accordance with Article 3.L Section C Item 11 at Parcel 01078 (River Street).

RECOMMENDATION

The Planning Commission, at their February 10, 2025, meeting voted 7-0 to recommend approval of Special Use Permit application PZ25-00117.

Steve Petrick RB

Mr. Steve Petrick, Chair

Council Letter
City of Danville, Virginia

CL - 1889 **NEW BUSINESS D.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Special Use Permit Application to Allow Attached Residential Dwellings at Parcel 20327 (849 Stokes Street).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ25- 00118, filed by Harshil Patel, Requesting a Special Use Permit to Allow Attached Residential Dwellings at Parcel 20327 (849 Stokes Street) in Accordance with Article 3.E. Section C., Item 1.

SUMMARY

849 Stokes Street is zoned OT-R, Old Town Residential and contains a 1,758 square foot two-story, single-family residential dwelling. The applicant is requesting to alter the floor plan of the existing single family home to create an upper and lower two unit attached dwelling. The lower level will be a three bedroom, two bath apartment and the upper level will be a one bedroom, one bath apartment.

The applicant has provided a floor plan for review and off-street parking is available. The surrounding structures are a mixture of single family, duplex and triplex structures.

The Comprehensive Plan encourages varying housing types within our neighborhoods. Varying housing types encourages affordability and provides style options for people at all stages of life (Policy H.1).

Seventy (70) notices were sent to surrounding property owners within 300 feet of the subject property. Eight responses were received, all eight were unopposed.

On February 10, 2025, the City Planning Commission voted 7-0 to recommend approval of Special Use Permit PZ25-00118 to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcel 20327 (849 Stokes Street).

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of PZ25-00118 filed by Harshil Patel to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcel 20327 (849 Stokes Street).

Attachments

1. Ordinance
2. Special Use Permit Application
3. 849 Stokes - Owner Consent Contract

---

4. 849 Stokes Street - Floor Plan - Existing and Proposed
5. 849 Stokes Street - Aerials Map
6. 849 Stokes Street - Owners Zoning Map
7. 849 Stokes Street - Land Use Map
8. Planning Commission Recommendation

PRESENTED:_____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00118, FILED BY HARSHIL PATEL, REQUESTING A SPECIAL USE PERMIT TO ALLOW ATTACHED RESIDENTIAL DWELLINGS AT PARCEL 20327 (849 STOKES STREET) IN ACCORDANCE WITH ARTICLE 3., E. SECTION C., ITEM 1.

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 PZ25-00118, filed by Harshil Patel, requesting a Special Use Permit to allow attached residential dwellings at Parcel ID 20327 (849 Stokes Street) in accordance with Article 3.E., Section C., Item 1, be and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00118, filed by Harshil Patel, requesting a Special Use Permit to allow attached residential dwellings at Parcel ID 20327 (849 Stokes Street) in accordance with Article 3.E., Section C., Item 1, is hereby granted and approved.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

Authentisign ID: BDF13048-4BD1-EF11-88CF-002248299057

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 #:	PZ25-00118	PC Meeting Date:	Feb. 10, 2025
Date Received:	Jan. 13, 2025	Received By:	Arsenio Day
Parcel ID:	20327	Address:	849 Stokes St.
Existing Zoning:	Otr	Future Land Use:	Otr

APPLICANT PROVIDED INFORMATION

Property Location:	849 STOKES ST, DANVILLE, VA 24541
Applicant:	HARSHIL PATEL
Applicant's Address:	106 JEANETTE DR, DANVILLE, VA 24540
Applicant's Phone Number:	551-200-1350
Applicant's Email:	INFOPAVUCAPITAL@GMAIL.COM

Authentisign ID: BDF13048-4BD1-EF11-88CF-002248299057

Describe Proposed Request: This proposal seeks approval to renovate an existing two-story single-family residence into two separate residential apartments, one on each floor. The proposed design includes creating two independent living units, each with private entrances, while maintaining a shared common hallway and staircase to ensure functional access and safety.

This renovation is intended to optimize the efficient use of the property by providing additional residential options within the same structure, aligning with the City of Danville's goals for sustainable urban housing development. The project will comply with all applicable building codes and zoning regulations. Detailed existing and proposed floor plans are included with this application for review.

Harshil Patel : (Paru Capital LLC)		Authentisign John Homes	01/13/25
Applicant's Signature	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. 2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. 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.

Authentisign ID: BDF13048-4BD1-EF11-88CF-002248299057

January 11, 2025

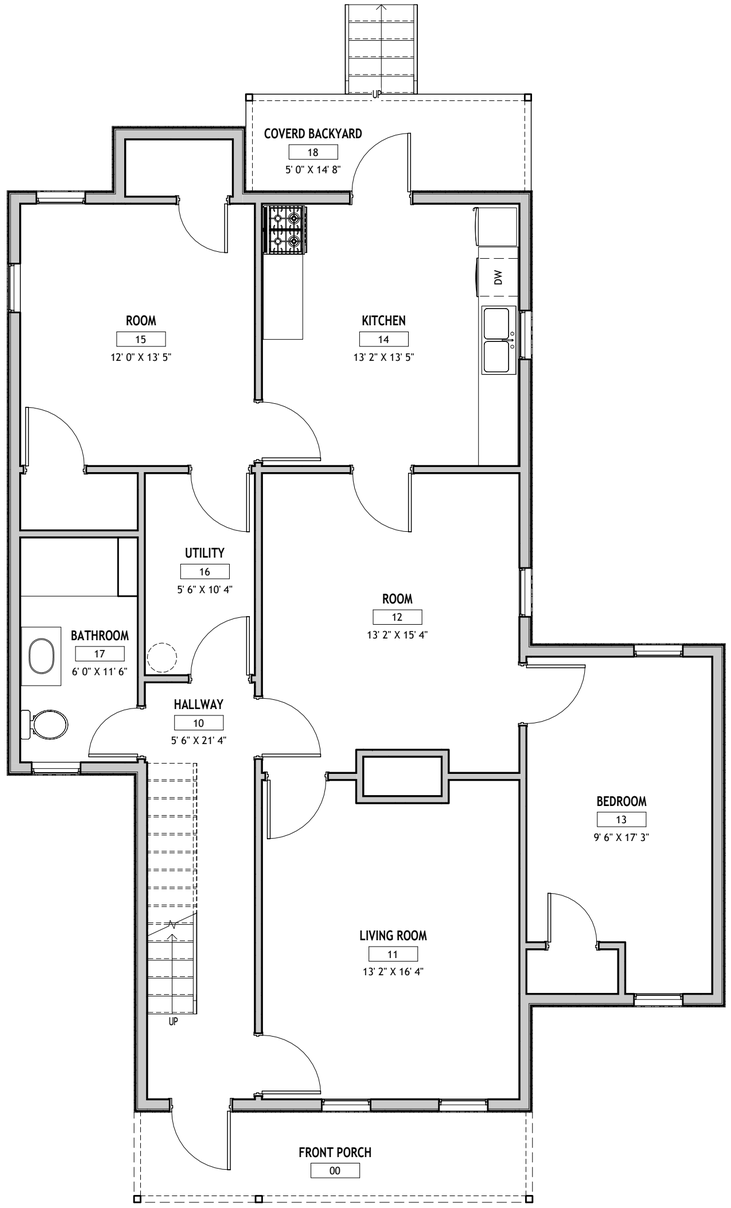
City of Danville Community Development
Division of Planning and Zoning

RE: Special Use Application for rezoning 849 Stokes Street for Duplex Use

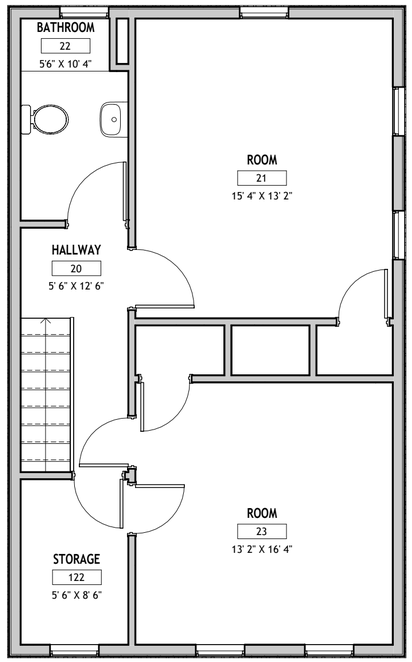
As owner of 849 Stokes Street, consent is hereby given for the applicant, Harshil Patel of Pavucapital LLC, to submit a special use permit application to convert the single family house to a duplex. Also attached is copy of the contract of purchase which gives the applicant/buyer permission to apply for this rezoning change.

Authentisign
John Homes
Arielkingdomholdings12 LLC

01/13/25
Date



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

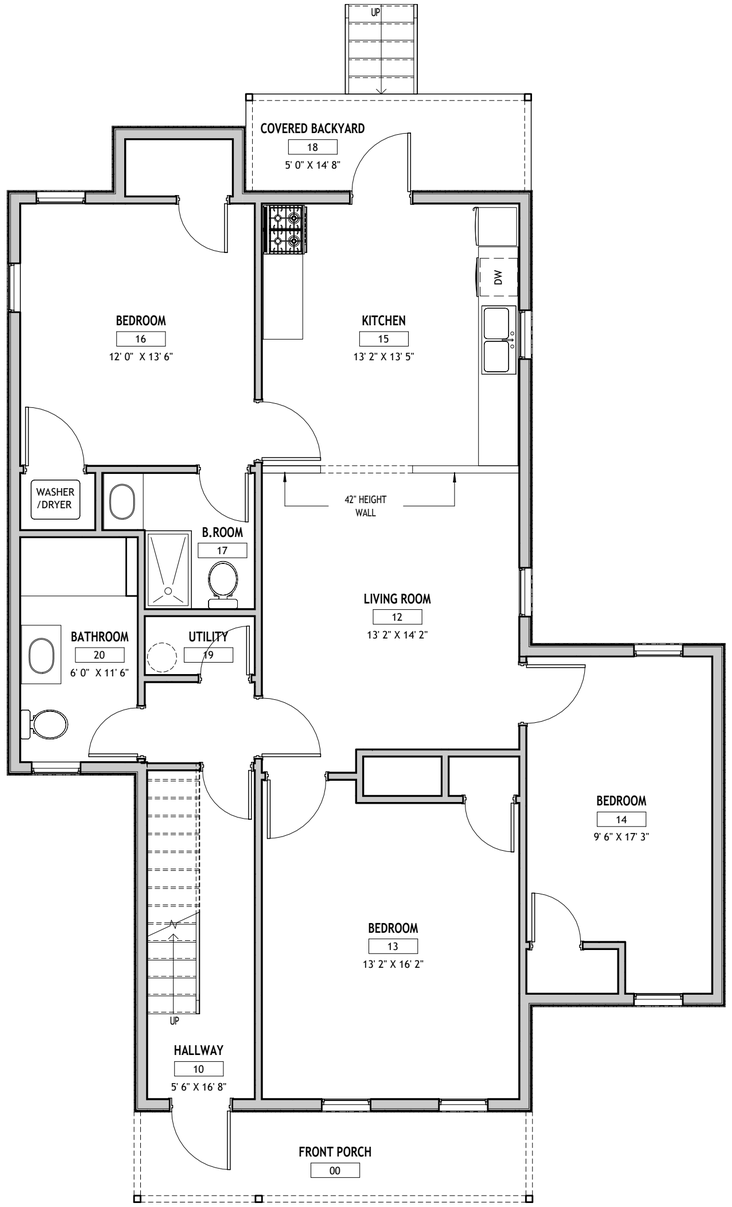


2 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

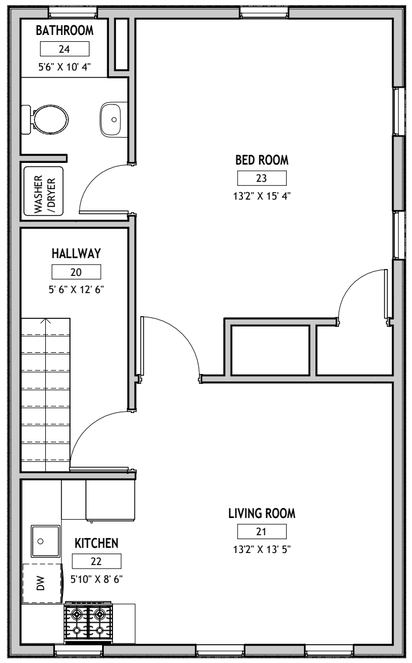
EXISITNG FLOOR PLAN

HARSHIL PATEL
849 Stokes St, Danville, VA 24541

ABHI PANCHAL | abhipanchal09@gmail.com
+1 984-888-3477 | ARCHITECTURAL DESIGNER



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



2 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLAN

HARSHIL PATEL

849 Stokes St, Danville, VA 24541

ABHI PANCHAL | abhipanchal09@gmail.com
+1 984-888-3477 | ARCHITECTURAL DESIGNER

2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
1/15/2025

N

DANVILLE VIRGINIA

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
1/15/2025

N

DANVILLE VIRGINIA

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
1/15/2025

N

DANVILLE VIRGINIA

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: FEBRUARY 10, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00118

Special Use Permit application PZ25-00118 filed by Harshil Patel to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at Parcel 20327 (849 Stokes Street).

RECOMMENDATION

The Planning Commission, at their February 10, 2025, meeting voted 7-0 to recommend approval of Special Use Permit application PZ25-00118.

Steve Petrick RB

Mr. Steve Petrick, Chair

Council Letter
City of Danville, Virginia

CL - 1861 **NEW BUSINESS E.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Request to Vacate Right-of-Way Near Commerce Street.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

---

COUNCIL ACTION

1. Public Hearing

2. An Ordinance Vacating Approximately 0.23 Acres of Public Right-of-Way Adjacent to Parcel Identification Numbers 52468, 53090 and 55464.

SUMMARY

Artha Danville, LLC, owner of Parcel Identification Numbers 52468 and 53090, is requesting that the City of Danville vacate approximately 0.23 acres of City right-of-way adjacent to these parcels.

BACKGROUND

The owner of Parcel ID #52468 and #53090 is requesting that the City of Danville vacate approximately 0.23 acres of City right-of-way adjacent to these parcels for the purpose of consolidation and development. If vacated, the right-of-way will be split between Parcel Identification Numbers 52468, 53090, and 55464. The owner of Parcel ID #55464 has agreed to this request. All applicable city departments have reviewed the request and no concerns were indicated. Public notice has been published as required. As allowed by Section 15.2-2006 of the Code of Virginia, 1950, as amended, the City of Danville has a policy in which applicants can request City Council to vacate right-of-way adjacent to their property. The applicant is responsible for paying the actual cost incurred by the City regarding the public hearing advertisement plus a fee for processing the application.

RECOMMENDATION

It is recommended that City Council adopt the accompanying Ordinance vacating approximately 0.23 acres of right-of-way near Commerce Street, adjacent to Parcel Identification Numbers 52468, 53090, and 55464.

Attachments

1. Ordinance
2. Plat
3. Reference Map

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-___.___

AN ORDINANCE VACATING APPROXIMATELY 0.23 ACRES OF PUBLIC RIGHT-OF-WAY ADJACENT TO PARCEL IDENTIFICATION NUMBERS 52468, 53090 and 55464.

WHEREAS**,** pursuant to Sections 15.2-2006 and 15.2-2008 of the Code of Virginia, 1950, as amended, the governing body intends to move to vacate a portion of the public right-of-way containing 0.23 acres, more or less, to the abutting property owners at Parcel Identification Numbers 52468, 53090, and 55464, at no cost other than the application fee and public hearing advertisement cost, as shown on an exhibit prepared by the Office Of The City Engineer, project number B-1405, a copy of which is attached hereto, and made a part hereof, for a more particular description of said right of way; and

WHEREAS, the owner of Parcel Identification Numbers 52468 & 53090, Artha Danville, LLC, has requested in writing that the unused right-of-way adjacent to Parcel Identification Numbers 52468, 53090 and 55464 be vacated for the purpose of consolidation and development; and

WHEREAS, project number B-1405, a copy of which is attached hereto, and made a part hereof, establishes a sanitary sewer easement for an existing sanitary sewer line within the vacated area; and

WHEREAS, the owner of Parcel Identification Number 55464, KHC Associates, LLC, has agreed to the request and will accept their portion of the vacated right-of-way; and

WHEREAS, the owner of Parcel Identification Numbers 52468 & 53090 has agreed to pay the cost of the application fee and public hearing advertisement cost; and

WHEREAS, the City has agreed to vacate the aforementioned right-of-way at no cost other than the application fee and public hearing advertisement cost; and

WHEREAS, it appears to the City Council that due notice of the aforesaid vacation has been given as required by law, and that such vacation would be in the best public interest.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that a portion of the public right-of-way located adjacent to Parcel Identification Numbers 52468, 53090, and 55464 containing 0.23 acres, more or less, as shown on an exhibit prepared by the Office Of The City Engineer, project number B-1405, a copy of which is attached hereto, and made a part hereof, for a more particular description of said right-of-way, is hereby vacated and abandoned to the abutting property owners at Parcel Identification Numbers 52468, 53090, and 55464 at no cost other than the application fee and public hearing advertisement cost; and

BE IT FURTHER ORDAINED, that the Council of the City of Danville, Virginia, hereby authorizes and directs the City Manager to execute on behalf of the City any required deeds and agreements related thereto; and

BE IT FINALLY ORDAINED, that a certified copy of this Ordinance and Exhibit be recorded and indexed in the Deed book at the Clerk's Office of the Circuit Court of the City of Danville, Virginia.

Approved:

_____
Mayor

ATTEST:

_____
Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

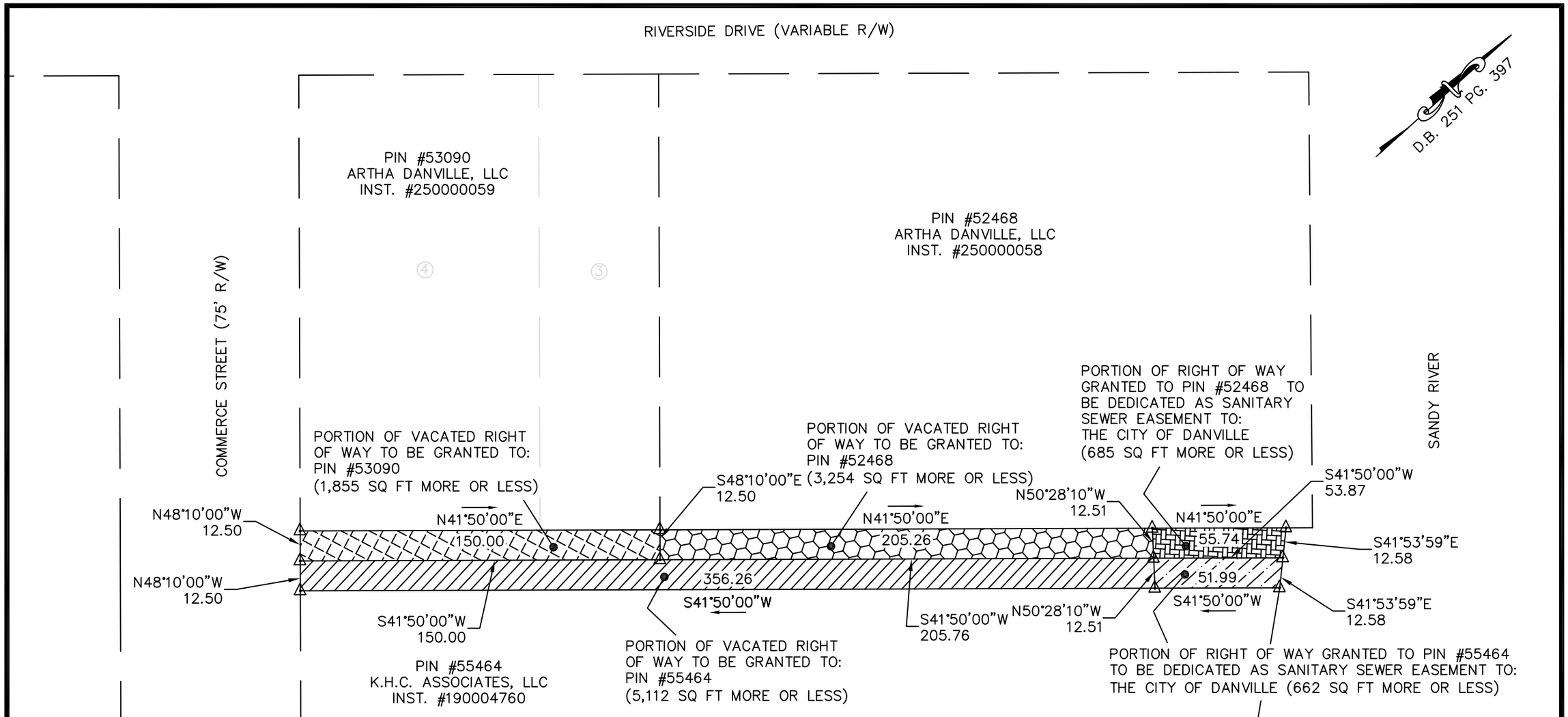


EXHIBIT SHOWING:
A 25' ALLEY BEING VACATED BY: CITY OF DANVILLE AND
SANITARY SEWER EASEMENT BEING GRANTED TO: CITY OF DANVILLE
TOTAL AREA OF VACATED ALLEY= 10,221 SQUARE FEET OR 0.23 ACRES MORE OR LESS
TOTAL AREA OF SANITARY SEWER EASEMENT= 1,347 SQ FT OR 0.03 ACRES MORE OR LESS

SCALE 1"=50' DATE: JANUARY 27, 2025

NOTE: DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY; THIS EXHIBIT IS BASED ON RECORD DEEDS AND OR PLATS, AND WAS NOT FIELD SURVEYED.

PREPARED BY THE OFFICE OF THE CITY ENGINEER

PROJECT NO.: B-1405

MAP - FOR REFERENCE ONLY

1/24/2025, 2:17:35 PM

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Danville GIS

Council Letter
City of Danville, Virginia

CL - 1862 **NEW BUSINESS F.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Request to Vacate a Right-of-Way Near Second Street.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

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COUNCIL ACTION

1. Public Hearing

2. An Ordinance Vacating Approximately 0.03 Acres of Public Right-of-Way Adjacent to Parcel Identification Numbers 01702 and 01703.

SUMMARY

Mr. Elias Cushi, owner of Parcel Identification Numbers 01702 and 01703, is requesting that the City of Danville vacate approximately 0.03 acres of City right-of-way adjacent to these parcels.

BACKGROUND

The owner of Parcel Identification Numbers 01702 and 01703 is requesting that the City of Danville vacate approximately 0.03 acres of City right-of-way adjacent to his parcels for the purpose of consolidation and development. All applicable City departments have reviewed the request and no concerns were indicated. Public notice has been published as required.

As allowed by Section 15.2-2006 of the Code of Virginia, 1950, as amended, the City of Danville has a policy in which applicants can request City Council to vacate right-of-way adjacent to their property. The applicant is responsible for paying the actual cost incurred by the City regarding the public hearing advertisement plus a fee for processing the application.

RECOMMENDATION

It is recommended that City Council adopt the accompanying Ordinance vacating approximately 0.03 acres of right-of-way near Second Street, adjacent to Parcel Identification Numbers 01702 and 01703.

Attachments

1. Ordinance
2. B-1404
3. Reference Map

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-___.___

AN ORDINANCE VACATING APPROXIMATELY 0.03 ACRES OF PUBLIC RIGHT-OF-WAY ADJACENT TO PARCEL IDENTIFICATION NUMBERS 01702 AND 01703.

WHEREAS**,** pursuant to Sections 15.2-2006 and 15.2-2008 of the Code of Virginia, 1950, as amended, the governing body intends to move to vacate a portion of the public right-of-way containing 0.03 acres, more or less, to the abutting property owner at Parcel Identification Numbers 01702 & 01703, at no cost other than the application fee and public hearing advertisement cost, as shown on an exhibit prepared by the Office Of The City Engineer, project number B-1404, a copy of which is attached hereto, and made a part hereof, for a more particular description of said right of way; and

WHEREAS, the owner of Parcel Identification Numbers 01702 & 01703 has requested in writing that the unused right-of-way in between Property Identification Number 01702 and Parcel Identification Number 01703, both of which are owned by Elias Cushi, be vacated for the purpose of consolidation and development; and

WHEREAS, the owner of Parcel Identification Numbers 01702 & 01703 has agreed to pay the cost of the application fee and public hearing advertisement cost and to consolidate said portion of right-of-way into the adjacent Parcel Identification Numbers 01702 & 01703, by a separate plat recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia within two (2) years of the date this ordinance of vacation is executed; and

WHEREAS, the City has agreed to vacate the aforementioned right-of-way at no cost other than the application fee and public hearing advertisement cost, but if the said portion of right-of-way is not consolidated into the adjacent Parcel Identification Numbers 01702 & 01703, by a separate plat recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia by the property owner within two (2) years of the date this ordinance of

vacation is executed, such portion of right-of-way shall automatically revert back to right-of-way; and

WHEREAS, it appears to the City Council that due notice of the aforesaid vacation has been given as required by law, and that such vacation would be in the best public interest.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that a portion of the public right-of-way located adjacent to Parcel Identification Numbers 01702 & 01703, containing 0.03 acres, more or less, as shown on an exhibit prepared by the Office Of The City Engineer, project number B-1404, a copy of which is attached hereto, and made a part hereof, for a more particular description of said right-of-way, is hereby vacated and abandoned to the abutting property owner at Parcel Identification Numbers 01702 & 01703 at no cost other than the application fee and public hearing advertisement cost, but if the said portion of right-of-way is not consolidated into the adjacent Parcel Identification Numbers 01702 & 01703 by a separate plat recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia by the property owner within two (2) years of the date this ordinance of vacation is executed, such portion of right-of-way shall automatically revert back to right-of-way ; and

BE IT FURTHER ORDAINED, that the Council of the City of Danville, Virginia, hereby authorizes and directs the City Manager to execute on behalf of the City any required deeds and agreements related thereto; and

BE IT FINALLY ORDAINED, that a certified copy of this Ordinance and Exhibit be recorded and indexed in the Deed book at the Clerk's Office of the Circuit Court of the City of Danville, Virginia.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

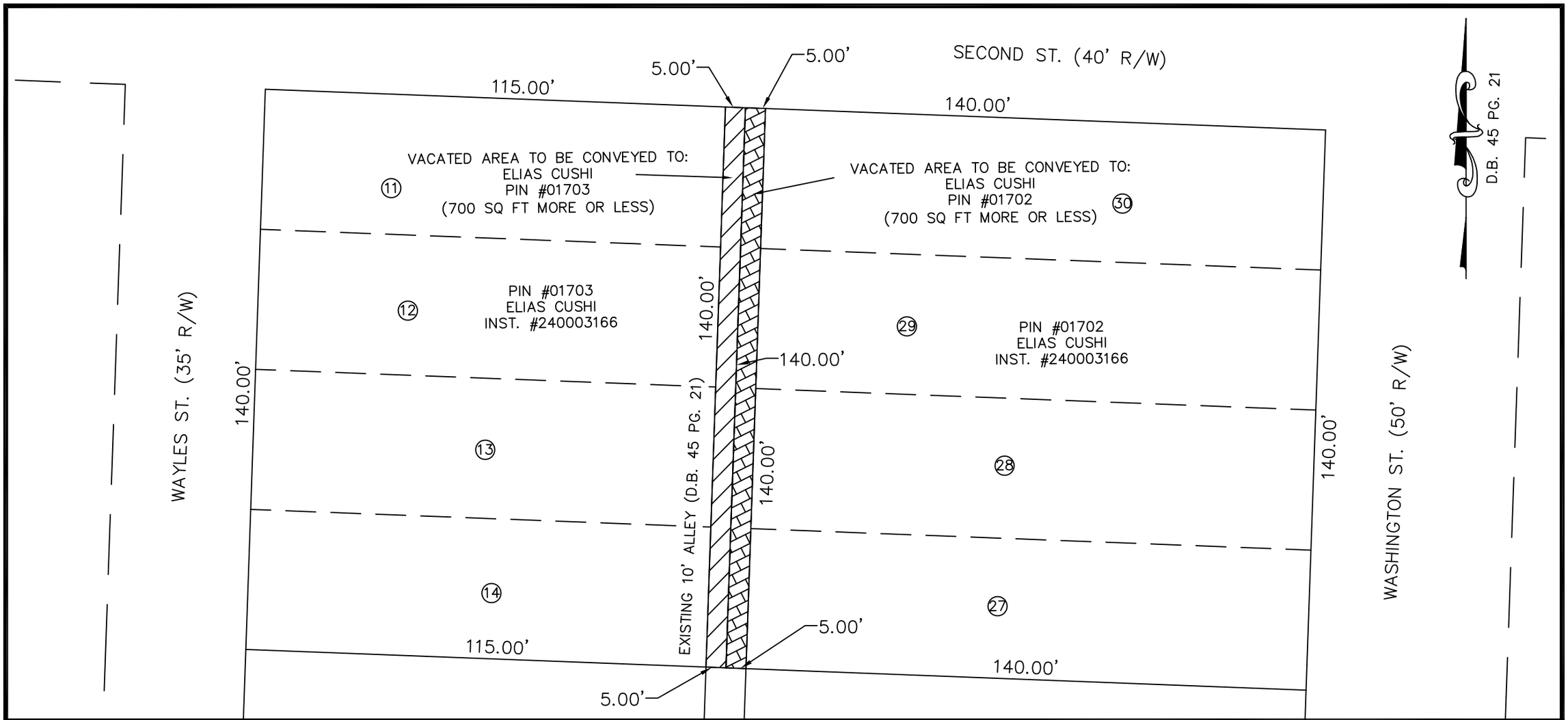

EXHIBIT SHOWING:
A PORTION OF A 10' ALLEY BEING VACATED BY: CITY OF DANVILLE
(1,400 SQUARE FEET OR 0.03 ACRES TOTAL MORE OR LESS)
TO: ELIAS CUSHI

SCALE 1"=30' DATE: JANUARY 22, 2025

NOTE: DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY; THIS EXHIBIT IS BASED ON RECORD DEEDS AND OR PLATS, AND WAS NOT FIELD SURVEYED.

PREPARED BY THE OFFICE OF THE CITY ENGINEER

PROJECT NO.: B-1404

MAP - FOR REFERENCE ONLY

1/22/2025, 2:43:44 PM

1:600

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Danville GIS

ArcGIS Web AppBuilder

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | See web site for license constraints. | Virginia Geographic Information Network

Council Letter
City of Danville, Virginia

CL - 1911 **NEW BUSINESS G.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Release of City Liens on Parcel #s 22407, 22408, 23726, 25855, and 25856.

From: Ken Gillie, Director of Community Development

COUNCIL ACTION

A Resolution Approving and Authorizing the Release of City-Held Liens Against Real Property Identified as Parcels #22407, #22408, #23726, #25855, and #25856, to Facilitate their Donation to the Danville Redevelopment and Housing Authority.

SUMMARY

Staff is requesting that the City Council authorize releasing existing liens and associated collection costs and interest affecting Parcel #s 22407, 22408, 23726, 25855, and 25856, contingent upon the actual transfer of the Parcels.

BACKGROUND

The City currently holds approximately $15,970 in nuisance abatement liens and associated collection costs and interest against five parcels on Cabell Street, Beauregard Street, and Valley Street identified as Parcel #s 22407, 22408, 23726, 25855, and 25856.

The nuisance abatement liens relate to the demolition of unsafe structures in 2023 and 2024. The properties are all located in either the Monument-Berryman Conservation Area or the Holbrook-Ross Historic District. The present owners recently inherited the property, and wish to donate the land to the City's land trust, currently managed by the Danville Redevelopment and Housing Authority, in exchange for the release of the delinquencies and liens. Partnering with the owners on this furthers the City's goals of blight eradication and new development in targeted areas, and saves the City any further legal costs and delays for what would otherwise be the same result. The donation is dependent upon the City releasing the recorded nuisance abatement liens and associated costs to allow clear title to transfer.

Under State law, City Council can release nuisance abatement liens to facilitate the transfer of an otherwise unmarketable lot. City Staff has determined that releasing the outstanding nuisance abatement liens to facilitate the property transfer would be of benefit to the City by eliminating likely future maintenance costs, increasing the taxable value and productive use of the Parcel, and assisting the DRHA in developing new affordable housing.

RECOMMENDATION

City staff recommends releasing existing liens and associated collection costs and interest affecting Parcel #s 22407, 22408, 23726, 25855, and 25856, contingent upon the actual transfer of the Parcels for the stated purpose.

Attachments

1. Resolution

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

A RESOLUTION APPROVING AND AUTHORIZING THE RELEASE OF CITY-HELD LIENS AGAINST REAL PROPERTY IDENTIFIED AS PARCELS #22407, #22408, #23726, #25855, AND #25856, TO FACILITATE THEIR DONATION TO THE DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY.

WHEREAS, there exists two (2) City-held liens and approximately $15,968.29 collectively in delinquent taxes, associated collection costs, and interest against certain real properties in the City of Danville, identified as Tax Parcels #22407 (Cabell Street), #22408 (Cabell Street), #23726 (Valley Street), #25855 (605 Cabell Street), and #25856 (Beauregard Street), (collectively "the Properties"); and

WHEREAS, the delinquent taxes, liens, associated collection costs, and interest greatly exceed the tax assessed value of some of the Properties, making those lots presently unmarketable; and

WHEREAS, the present owner of the Properties desires to donate the Properties to the City and to the Danville Redevelopment and Housing Authority, as trustee for the City of Danville; and

WHEREAS, under Va. Code §15.2-906(4) a locality may release such lien against a particular property in order to facilitate its sale or transfer to an unrelated, bona fide purchaser.

NOW THEREFORE, BE IT RESOLVED, by the City Council of Danville, Virginia that all delinquent taxes, abatement charges, City-held liens, associated collection costs, and interest of record against Tax Parcels #22407, #22408, #23726, #25855, and #25856 be released to facilitate their donation to the City and to the Danville Redevelopment and Housing Authority, as trustee for the City of Danville, provided such donation actually occurs.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

Council Letter
City of Danville, Virginia

CL - 1912 **NEW BUSINESS H.**

City Council REGULAR MEETING

Meeting Date: March 4, 2025

Subject: Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Erosion Mitigation Airport Engineering Services.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for Additional State Aviation Funding for the Purpose of Completing Engineering Services in the Amount of $71,744 Plus Local Share in the Amount of $7,972 to be Provided by a Transfer from Undesignated Capital Improvement Funds and Appropriating Same.

First Reading

SUMMARY

Significant erosion has occurred in an area of the airfield near the airport's south ramp caused by deficiencies associated with the ramp's storm water system. The Virginia Department of Aviation has recommended a funding request to complete engineering services to address this situation.

BACKGROUND

Due to deficiencies associated with the south ramp's storm water detention basin, a significant ditch has formed along several hundred feet of airport property that parallels Taxiway A, which fills with water. Due to the erosion caused by the storm water detention basin, it is challenging for airport maintenance staff to access and remove small trees and brush from this area. The primary goal of the project is to complete design services to preserve the storm water system through rehabilitation activities and eliminate the erosion that has been created, so the area does not serve as a habitat for wildlife activity that could cause operational safety issues for pilots.

RECOMMENDATION

It is recommended that City Council approve an ordinance to appropriate state funding to complete airport engineering services.

Attachments

1. Ordinance

PRESENTED:_____

ADOPTED:_____

ORDINANCE NO. 2025-_____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR ADDITIONAL STATE AVIATION FUNDING FOR THE PURPOSE OF COMPLETING ENGINEERING SERVICES IN THE AMOUNT OF $71,744 PLUS LOCAL SHARE IN THE AMOUNT OF $7,972 TO BE PROVIDED BY A TRANSFER FROM UNDESIGNATED CAPITAL IMPROVEMENT FUNDS AND APPROPRIATING SAME.

WHEREAS, engineering design services are needed to mitigate erosion that has developed adjacent Taxiway A to support safe operations for the Danville Regional Airport.

WHEREAS, the engineering services project will be funded at eighty percent with state capital aid.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2025 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues for a grant from the Virginia Department of Aviation in the amount of $71,744 such funds to be appropriated as follows:

ANTICIPATED REVENUES

Description	Account No.	Amount
Stormwater Erosion Mitigation		
State Aviation Funds	62033000-45712	$ 71,744
Recoveries and Rebates	62033000-43810	7,972
		$ 79,716

ANTICIPATED EXPENDITURES

Description	Account No.	Amount
Stormwater Erosion Mitigation	62033999-50	$ 79,716

BE IT FURTHER ORDAINED, that a transfer from the Capital Projects Undesignated Capital Improvement Funds unallocated revenue and appropriation is hereby authorized to cover the local share as follows:

TRANSFER FROM

Description	Account No.	Amount
Recoveries and Rebates	60000022-43810	($ 7,972)
Unallocated Funds	60000022-6999	($ 7,972)

AND BE IT FINALLY ORDAINED, that all other accounts and provisions of the Fiscal Year 2025 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Approved as to
Form and Legal Sufficiency:

_____
City Attorney