



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

May 12, 2025

2:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Rezoning application PZ25-00203 filed by Thomas Mickens to rezone Parcel 20035 (North Ridge Street) from OT-R Old Town Residential to CB-C Central Business.
2. Rezoning application PZ25-00228 filed by Averett University to rezone Parcel 72810 (671 Mt. Cross Road) from HRC, Highway Retail Commercial to TO-C, Transitional Office.
3. Code amendment request PZ25-00261 filed by Belk Architecture to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 3.K Section C to create Item 31 "Waiver of Maximum Density".
4. Special Use Permit application PZ25-00243 filed by 18F Danville LLC to allow multifamily dwellings at Parcel 21498 (18 Floyd Street) as principal use in accordance with Article 3.K Section C.
5. Special Use Permit application PZ25-00249 filed by Seamster Family, LLC to allow a commercial communication tower at Parcel 78111 (680 River Park Drive) in accordance with Article 2 Section R.
6. Rezoning application PZ25-00250 filed by Danville Ventures, LLC to rezone Parcel 55063 (West Main Street) from OT-R Old Town Residential to HR-C Highway Retail Commercial.
7. Special Use Permit application PZ25-00254 filed by BCH Properties, LLC to allow a contractor's office, shop, and storage yard at Parcel 21609 (810 Industrial Avenue) in accordance with Article 3.O Section C Item 5.
8. Rezoning application PZ25-00255 filed by Blackstone Building Group LLC to rezone Parcels 77922, 77921, 77920, 77919, 77925, and 71138 from S-R Suburban Residential

to A-R Attached Residential.

9. Rezoning application PZ25-00256 filed by Blackstone Building Group LLC to rezone Parcels 77918 and 77608 from S-R Suburban Residential to "Conditional" N-C Neighborhood Commercial.
10. Rezoning application PZ25-00257 filed by Blackstone Building Group LLC to rezone Parcel 71143 (Kayewood Lane) from S-R Suburban Residential to HR-C Highway Retail Commercial.
11. Special Use Permit application PZ25-00258 filed by Preferred Management Group to allow more than one (1) short-term rental per parcel at Parcel 23409 (1021 Main Street) in accordance with Chapter 41 Article 2 Section Y.

IV. APPROVAL OF MINUTES

1. Minutes from April 7, 2025

V. PLANNING DIRECTOR'S REPORT

VI. ADJOURNMENT

STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00203 filed by Thomas Mickens to rezone Parcel 20035 (North Ridge Street) from OT-R Old Town Residential to CB-C Central Business.

SUMMARY

Thomas Mickens has requested to rezone Parcel 20035, located on North Ridge Street from OT-R Old Town Residential to CB-C Central Business. Parcel 20035 is an approximately 16,000 square foot parking lot near the corner of North Ridge Street and Edwin Court.

Commercial parking lots are not permitted by right in the OT-R Old Town Residential zoning classification. The applicant has proposed to use the parking lot for parking space rental for neighboring uses. It is necessary that the property is rezoned to allow this operation.

In accordance with Article 3.K, Section B, Item 17 of the Zoning Code a CB-C Central Business District allows for "parking garages and parking lots (private or public, as a principal use". Allowing the rezoning of Parcel 20035 is in line with the mixed-use corridor designation set forth by the comprehensive plan.

Fifty (50) notices were sent to neighbors within 300 feet of the subject property. One (1) unopposed response was received.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of rezoning application PZ25-00203 filed by Thomas Mickens to rezone Parcel 20035 from OT-R Old Town Residential to CB-C Central Business District.

ATTACHMENTS

1. Ridge St 1
2. Ridge St 2
3. Aerials Map
4. Owners Zoning Map

Deadline: April 14
Meeting: May 12



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 #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	_____
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Proposed Zoning:	_____

APPLICANT PROVIDED INFORMATION

Applicant: Thomas Mickens

Applicant's Address: 221 Beach 80th Street, Apt. 6 H
Rockaway Beach, NY 11693

DANVILLE, VA

Applicant's Phone Number: (917) 488-3898 / 804-412-5033

Applicant's Email: +mickens663@yahoo.com

Purpose for Proposed Amendment: Rezoning from residential parking lot to a commercial parking lot

Property Address: 21 Ridge Ct Gross Area/ Net Area: _____

Property Location: ☒ N ☐ S ☐ E ☐ W Side of: Radio Station

Between: Grove St. and Edwin Ct.

Proffered Conditions: _____

 3/13/25
Applicant's Signature Date

Property Owner's Signature Date
(if not applicant)



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/4/2025



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.



STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00228 filed by Averett University to rezone Parcel 72810 (671 Mt. Cross Road) from HRC, Highway Retail Commercial to TO-C, Transitional Office.

SUMMARY

671 Mt. Cross Road was once used as a single-family detached residential dwelling on approximately 1.5 acres adjacent to the north entrance of Averett University. The property was sold to Averett University in 2022. Averett has since utilized this structure as a golf clubhouse and an athletic office for athletic coaches and staff. The clubhouse's garage is also used as an indoor driving range when inclement weather prevents the golf team from practicing outdoors.

The current use of the property is in violation of the Zoning Code. A notice of violation was issued on March 5, 2025. To bring the current operation into compliance, Averett is requesting to rezone the property from HR-C Highway Retail Commercial to TO-C Transitional Office. Rezoning 671 Mt. Cross Road aligns with the initiative to encourage adaptive reuse of the Comprehensive Plan and has the same zoning classification as the adjacent athletic campus.

The TO-C zoning designation will allow Averett University to continue to provide school activities at this location in compliance with the Zoning Code and will provide an opportunity for consolidation with the adjacent North Campus property.

Fourteen (14) notices were sent to neighbors within 300 feet of the subject property. Four (4) unopposed responses were received.

RECOMMENDATION

Planning Staff recommends that the Planning Commission recommend approval of PZ25-00228 to rezone Parcel 72810 (671 Mt. Cross Road) from HRC Highway Retail Commercial to TO-C, Transitional Office with the following conditions:

1. Off-street parking must be provided in accordance with Article 8, Section C, which states: All off-street parking and loading areas must be constructed of all-weather, stabilized, dust-free surface paving with curb, gutters, and drainage improvements. A waiver may be requested from the Zoning Administrator for uses requiring less than (6) spaces in accordance with Article 8 Section C.
2. The existing sign must be removed from the principal structure and/or a sign permit

application be submitted to the Planning Division for approval, in accordance with Article 10 of the zoning code.

ATTACHMENTS

1. 2025.03.28_Rezoning Application_671 Mount Cross Rd
2. Aerials Map
3. Owners Zoning Map
4. 2025.03.05 - Zoning Violation at 671 Mt Cross Road



Deadline: April 14th
PC May 12th CC June 3rd
CITY OF DANVILLE
Community Development
Division of Planning and Zoning

REZONING APPLICATION \$400.00

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 #: _____ PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Address: _____
Existing Zoning: _____ Proposed Zoning: _____

APPLICANT PROVIDED INFORMATION

Applicant: Averett University of Danville Virginia
Applicant's Address: 420 West Main Street, Danville, VA 24541

DANVILLE, VA

Applicant's Phone Number: 434.791.5700

Applicant's Email: dmiller@averett.edu

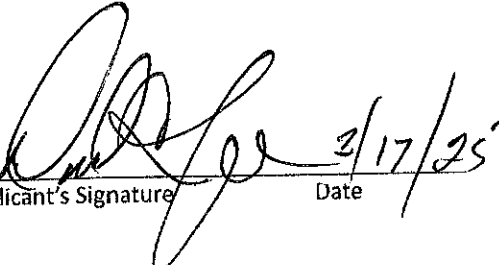
Purpose for Proposed Amendment: Averett purchased the house at 671 Mt. Cross Rd and
uses the space for coach's offices and storage along with hitting net in the garage area can be
used for practicing on bad weather days so needs to be zoned commercial.

Property Address: 671 Mt Cross Rd
Danville, VA Gross Area/ Net Area: Aprox 1.36 Acres

Property Location: ☒ N ☐ S ☐ E ☒ W Side of: Davis Auto Sales

Between: Davis Auto Sales and Entrance to Averett North Campus

Proffered Conditions: _____

 3/17/25
Applicant's Signature Date
Property Owner's Signature (if not applicant) Date

671 Mount Cross Rd

The house is owned by Averett University. The house was bought and is used for office space for four coaches, storage area in the basement for equipment and supplies and there are golf hitting nets in the garage area that can be used for an indoor practice facility for golf during inclement weather. There is not normal foot traffic normally, it is just the coaches working in their offices or occasional meetings with a player if scheduled. No classes or routine events held in the house.



CITY OF DANVILLE, VIRGINIA
DIVISION OF CUSTOMER ACCOUNTS
P O BOX 3308
DANVILLE, VIRGINIA 24543

REAL ESTATE TAX BILL

Bill Number:	20121	BILL DATE:	05/05/2024
Installment:	2 of 2	DUE DATE:	06/05/2024
Fiscal Year:	July 1, 2023 - June 30, 2024		

PROPERTY LOCATION	ACCOUNT NO
671 MT CROSS RD	14959

LEGAL DESCRIPTION	PARCEL ID NO
APPROX 1.36 AC PT NOS 10-18 SEC B MT CROSS RD	93 72810 234

PROPERTY OWNERS ON JULY 1
AVERETT UNIVERSITY OF DANVILLE VIRGINIA

ASSESSMENTS OF JULY 1					TAX		CREDITS	TAX DUE	
Land	Use and Improvement	Abatement	Total		Tax Rate	Annual Tax	Senior/Disabled	1st Half	2nd Half
5,500	61,100	0	66,600		\$0.84	559.44	0.00	0.00	245.51
1. Questions concerning payment should be directed to the Division of Customer Accounts at 434-799-5125. FAILURE TO PAY Failure to pay taxes by the due date will subject the account to further collection action, resulting in additional significant costs and fees associated with the collection of delinquent taxes. 2. PENALTY: Penalty applied to the 1st half tax on December 6th. Penalty applied to the 2nd half tax on June 6th. Penalty for failure to pay tax by due date shown will be 10% or \$10.00 whichever is greater not to exceed the amount of tax due. Schedule of penalties is as follows: (1) \$ 0 - \$10.00 - 100% of tax (2) \$ 10.00 - \$100.00 - \$10.00 (3) OVER \$100.00 - 10% of tax 3. INTEREST: If taxes are not paid by due date, interest of 10% per annum will be applied to the unpaid balance. Interest on the delinquent portion of this bill is calculated up to the due date. If payment is made before the due date, the interest will be adjusted. SEE BACK FOR TAX EXEMPTION OR ASSESSMENT VALUE INFORMATION WHEN PROPERLY RECEIPTED BY THE CITY OF DANVILLE THIS IS YOUR OFFICIAL TAX RECEIPT 4. Amounts shown as "other fees" represent unpaid nuisance abatements and resulting liens.					DELINQUENT TAXES				
					Years	Amount			
					2022	\$0.00			
					2021	\$0.00			
					2020	\$0.00			
					2019	\$0.00			
					2018	\$0.00			
					2017	\$0.00			
					2016	\$0.00			
					2015	\$0.00			
					2014	\$0.00			
					2013	\$0.00			
					2012	\$0.00			
					2011	\$0.00			
					2010	\$0.00			
					2009	\$0.00			
					2008	\$0.00			
					2007	\$0.00			
					2006	\$0.00			
					2005	\$0.00			
					2004	\$0.00			
					2003	\$0.00			
					TOTAL	\$0.00			
10-01-14-110002-526104					DELINQUENT				0.00
					PENALTY	0.00		0.00	0.00
					INTEREST	0.00		0.00	0.00
					OTHER FEES				0.00
					TOTAL DUE BY			6/5/2024	
					TOTALS	0.00			245.51

This tax bill includes all current and/or delinquent taxes. However, if your delinquent taxes have been referred to the outside collections agency for collection, you must contact TACS (866-951-0742) for the delinquent amount due including additional fees before any payment can be made on current taxes.

Please make checks payable to "CITY OF DANVILLE" and return with the payment stub below

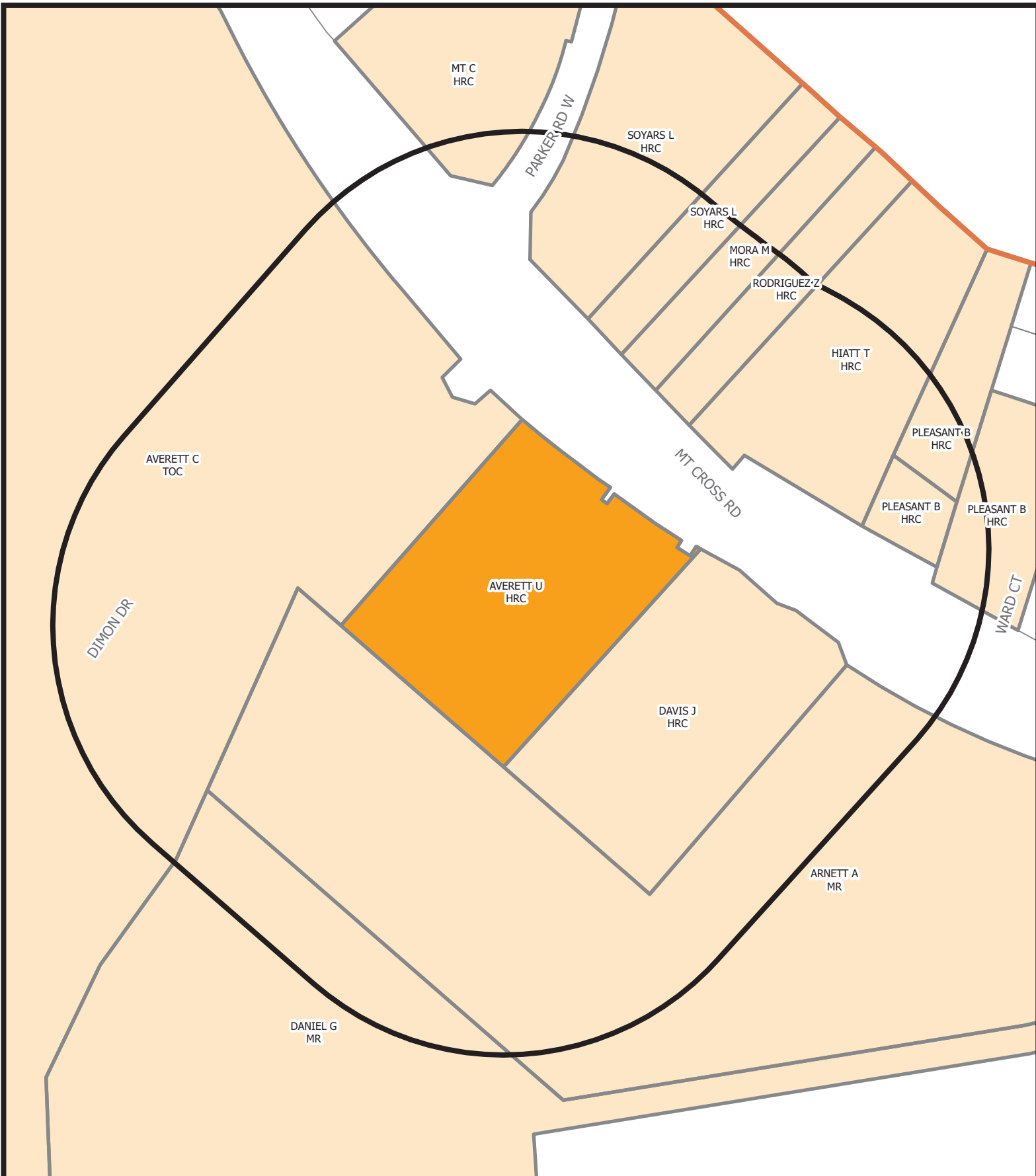


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/28/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/28/2025



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CITY OF DANVILLE

Community Development Division of Planning and Zoning

March 5, 2025

AVERETT UNIVERSITY OF
DANVILLE VIRGINIA
420 W MAIN STREET
DANVILLE, VA 24541

RE: Zoning Violation at 671 MT. CROSS ROAD

Dear Property Owner:

The purpose of this letter is to inform you of a violation of the Zoning Code at 671 Mt. Cross Road. Commercial Recreation Establishment at the above location is being conducted without a City of Danville Business License and/or Zoning Clearance. Operations at this location must cease until this violation is resolved.

Please note that this property is located within the HRC Highway Retail Commercial classification. Commercial recreation facilities (indoor and outdoor) within the HRC district require a Special Use Permit or Rezoning. Please contact our office immediately to rectify this violation.

Please contact our office at (434) 799-5260 Ext. 3783 within (10) ten days to address your intention to abate this violation.

Sincerely,

A handwritten signature in black ink that reads "Lisa Jones".

Lisa Jones
Planning Technician
434-799-5260 Ext. 3783
joneslk@danvilleva.gov



STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Code amendment request PZ25-00261 filed by Belk Architecture to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 3.K Section C to create Item 31 "Waiver of Maximum Density".

SUMMARY

A request was received by Belk Architecture to amend Article 3.K Section C to create Item 31 "Waiver of Maximum Density". This amendment would allow a property owner to apply for a Special Use Permit to exceed the current maximum density in the CB-C Central Business Commercial Zoning District with a Special Use Permit granted by City Council.

The applicant, in partnership with 18F Danville, LLC, proposes to renovate 18 Floyd Street into 41 multifamily dwelling units. A waiver of the maximum allowable density is required to move forward with the project.

A waiver of the maximum density is permitted by Special Use Permit in the TW-C, Tobacco Warehouse Commercial District. Amending the Zoning Code to allow a waiver of maximum density in the CB-C district creates consistency within the River District and promotes the Comprehensive Plan's goals of encouraging adaptive reuse, urban residential development, and revitalizing underutilized properties within the River District.

RECOMMENDATION

Planning staff recommends the following amendment to Article 3.K Section C of Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986, as amended. Language proposed to be added is in *italics*.

ARTICLE 3.K: - CB-C, Central Business Commercial
C. - Uses Permitted by Special Use Permit.
31. Waiver of Maximum Density

ATTACHMENTS

None

STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ25-00243 filed by 18F Danville LLC to allow multifamily dwellings at Parcel 21498 (18 Floyd Street) as principal use in accordance with Article 3.K Section C.

SUMMARY

18F Danville LLC has filed a Special Use Permit to allow multifamily dwellings at Parcel 21498 (18 Floyd Street) currently zoned CB-C Central Business District. The applicant has proposed the renovation of the Morotock Manufacturing Company building located at 18 Floyd Street. Built circa 1907, the building was originally constructed as a textile mill. The proposed project encompasses site improvements, removal of relic building systems, demolition, and a complete renovation of the 32,535-square-foot building that currently stands vacant. The rehabilitation will include brick repair and re-pointing, new historic replica windows with replacement wood sills where needed, new roof membrane, new and renovated exit stairs, new finishes, replacement gutters, and repainting of the existing ghost sign. 18F Danville LLC's plan outlines 41 market-rate apartment units, related amenities, and two small leasable offices. There are thirty-five (35) one-bedroom and six (6) two-bedroom units available. The Description of Rehabilitation was approved by the National Parks Service on 10/09/2024 and a Certificate of Appropriateness was granted by the River District Design Commission on 04/10/2025.

The creation of forty-one (41) units on 0.373 acres exceeds the density regulations. A Special Use Permit in accordance with Article 3.K section C Item 31 "Waiver of maximum density" is required. By right, construction could occur at a rate of twenty-four (24) units per acre or approximately eight (8) units.

Although designated parking is not required in the CBC Central Business District zoning classification, the applicant has submitted a diagram of available parking in the area. Also submitted is a site plan that proposes a small parking area directly behind the principal structure for drop-off/maintenance, accessible parking, and trash/recycling collection. An existing paved alley currently accessed from North Floyd will be extended around the back of the building to connect to Spring Street, providing 1-way access to the rear of the building from Spring Street to North Floyd Street. Surrounding available public parking will be utilized for the balance of resident parking.

Twenty-four (24) notices were sent to neighbors within 300 feet of the subject property. One

(1) unopposed response was received.

RECOMMENDATION

Approval of Special Use Permit application PZ25-00243 aligns with the mixed-used initiative for the downtown and warehouse districts, as well as increased housing opportunities as outlined in the Comprehensive Plan. Planning staff recommends that the Planning Commission recommends approval of PZ25-00243 at 18 Floyd Street (Parcel 21498) for a waiver of maximum density in accordance with Article 3.K Section C Item 31.

ATTACHMENTS

1. 18 North Floyd SPECIAL USE PERMIT APPLICATION
2. 240218_Morotock Civil Plans
3. 250417_LTR_2025_0331_Warrant
4. Morotock Apartments Rendering
5. 18 Floyd St Aerials Map
6. 18 Floyd St Owners Zoning Map
7. Morotock Parking Map



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:	18 North Floyd Street ID# 21498
Applicant:	18F Danville LLC, (Rory Dowling – 1st and Main Development)
Applicant's Address:	1007 West Trinity Ave, Durham NC 27701
Applicant's Phone Number:	(919) 616-6216
Applicant's Email:	rory@1standmaindevelopment.com / andy@belkarchitecture.net

Describe Proposed Request:

This project (Morotock Apartments) is a historic tax-credit renovation of an abandoned 3-story + basement historic textile mill, a contributing building in the Downtown Danville National Register Historic District, at 18 North Floyd Street (corner of N. Floyd and Spring Street). The project encompasses site improvements, removal of relic building systems, minor demolition, and complete renovation into a multi-family apartment building with 41 market-rate apartment units, related amenities, and two small leasable offices. The existing site will be cleaned up and improved to provide a small parking area directly behind the building for drop-off/maintenance, accessible parking, and trash/recycling collection. An existing paved alley currently accessed from North Floyd will be extended around the back of the building to connect to Spring Street, providing 1-way access to the rear of the building from Spring Street to North Floyd Street. Surrounding available public parking will be utilized for the balance of resident parking.

We respectfully request a Use waiver (Residential in a Commercial district) and a Residential Density wavier (41 units per 0.38 acres under a limit of 24 units per acre) for the reasons outlined below.

<u>Rory Dowling</u>	<u>4/7/2025</u>	<u>See authorization letter</u>	<u> </u>
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. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons. **(see above)**
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.

3-Compatibility Statement:

[Comprehensive Plan] Morotock Apartments will contribute to a higher residential density of Danville's urban core. By increasing the residential density, Morotock Apartments supports many of the Comprehensive Plan's tenets, including Land Use, Transportation, Infrastructure, Housing, Economy, Environment, and Culture. Renovating the historic building will contribute to and enhance the neighborhood character of the Downtown Danville Historic District, in lieu of tearing the building and its architectural heritage down. Residents will have walkable access to many local services and amenities, minimizing the need to drive to the similar destinations as in many other neighborhoods, and engaging with their neighborhood community. The Danville Transit System hub at Spring and Union is next door, providing easy access to all Danville bus routes. The renovation itself is a meaningful sustainable action, recycling building materials that would otherwise end up in a landfill, significantly reducing the project's carbon footprint, and preserving the embodied energy of this building relative to a newly constructed apartment building. Morotock Apartments will contribute to housing options throughout Danville, and will not physically displace any low- or moderate-income residents, as it is currently a derelict and abandoned building. The project will contribute to Danville's tax base, strengthen its economic resilience, and will spark further private sector investment in the neighborhood and surrounding city. It will contribute to a growing, vibrant, and dynamic urban neighborhood, providing modern homes for people who work downtown and in greater Danville.

[Applicable Zoning District] While the zoning district is CB-C (Central Business-Commercial), the requested residential use and density for the project is compatible with CB-C district because of the mixed-use nature of so many of the Comprehensive Plan's Big Ideas. Applying a residential use to the land and building in this context, encourages a mix of commercial destinations with walkability, public transportation, downtown living, and a vibrant diverse neighborhood. A district with only commercial uses throughout would fail to achieve most of the Comprehensive Plan's goals. The Central Business District's residential density limit is 24 units per acre. While the number of units in this project (41 units / 0.38 acres) exceeds that limit, we feel compatibility and use is still achieved for the above reasons.

[Surrounding Properties] Morotock Apartments will be compatible with surrounding properties. Surrounding property uses include a transportation hub, Danville Parks and Recreation offices, a bank, restaurants, Main Street shops, senior and affordable apartments. A new residential use proximate to these surrounding properties will not only provide many of these uses with new customers and users, but will also provide Morotock Apartment residents with many walkable commercial destinations, as well as access to the greater city via Danville Transit public transportation.

[Current and Future Neighborhood Conditions] The current neighborhood is a mixture of various uses and abandoned buildings. A new residential use is compatible with current conditions because of the Comprehensive Plan goals outlined above. Compatibility with current conditions is also illustrated by utilizing a long-abandoned building for a new use. The new residential use is also compatible with a future neighborhood (shaped by the Comprehensive Plan). The Comprehensive plan envisions vibrant, walkable neighborhoods with destinations

and services interconnected. Having a residential use as one of many other uses with its neighborhood, contributes to this interconnectedness.

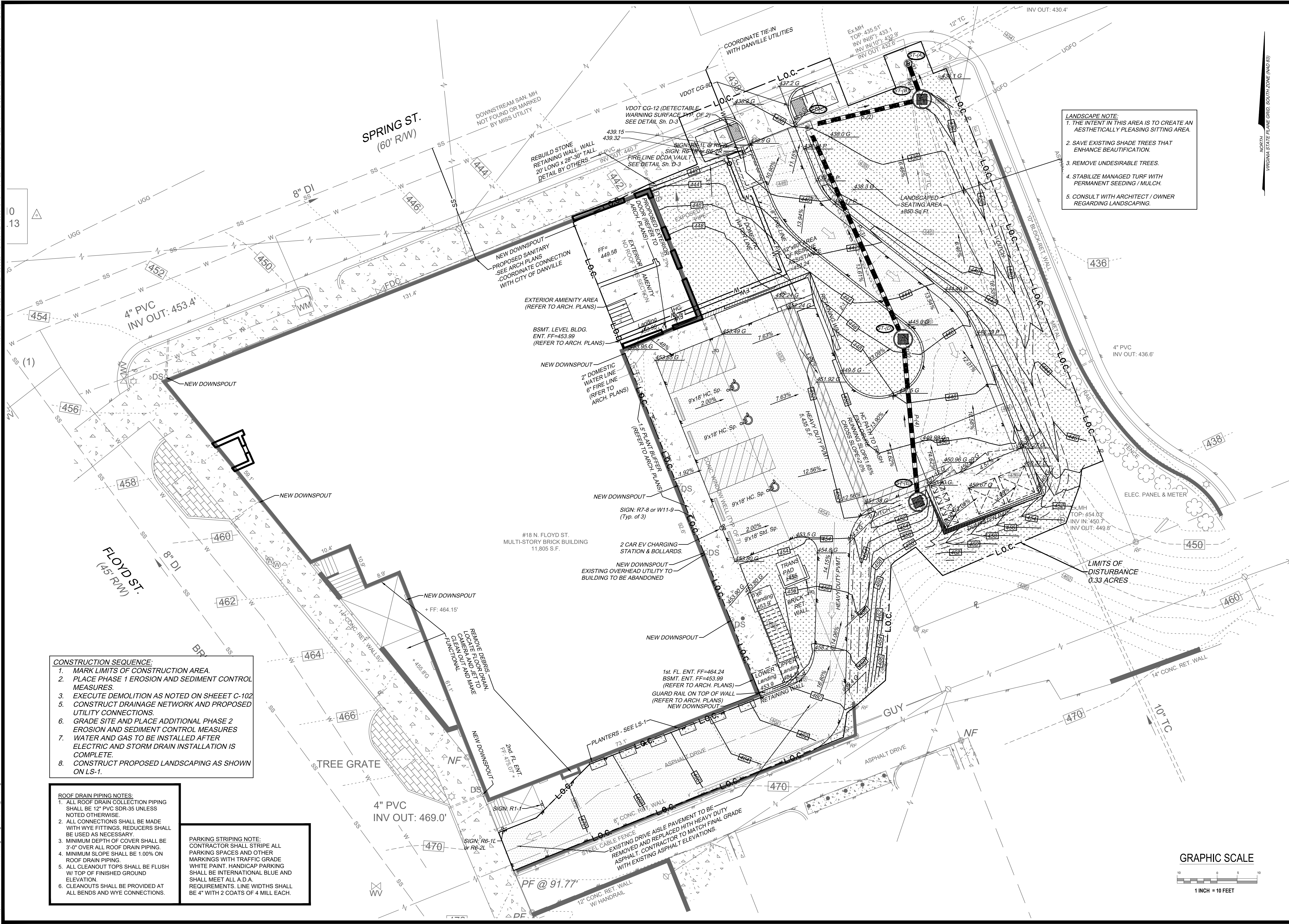
[Pedestrian and vehicular traffic patterns, on- and off-site] The project will be compatible with existing pedestrian and vehicular traffic patterns. The project (on a corner) is bordered by wide sidewalks along both North Floyd and Spring Streets. Building residents (and visitors) will be able to easily access and utilize these sidewalks to engage with the community. The building has 4 distinct entrances to the southeast facing Floyd Street, while 2 additional entrances on the back of the building will enable pedestrian access to and from Spring Street, via a new sloped drive. The existing site will be improved to provide a small parking area for drop-off/maintenance, accessible parking, and trash/recycling collection directly behind the building, accessed via a 1-way vehicular drive from Spring Street to N. Floyd Street. The balance of resident parking will be provided by surrounding public parking. Both North Floyd and Spring Streets are 2-lane 2-way streets with slow local automobile traffic. A 4-way stop with striped cross-walks is at the intersection of North Floyd and Spring. Because Morotock Apartments will have minimal on-site parking, and will be utilizing available public parking for most residents, vehicles coming and going from the site itself will be minimal and occasional, impacting current neighborhood traffic loads minimally, and will be compatible with the slow pace of local vehicular traffic patterns. *Traffic impact memo is attached to this application.*

[Adequate Public Facilities] This project is an interior building renovation containing private apartments with their own restrooms. There will be no demand generated for public facilities.

HURT&PROFFITT	
<i>SHEET NO.</i> C-101	<i>REV.</i>

THIS SHEET IS INTENDED TO BE REPRODUCED AT 24"X36". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.

Dec 09, 2024 - 9:43am Z:\2024\20240218\Engineering\CAD\240218_Site_2.dwg



LANDSCAPE NOTE:
1. THE INTENT IN THIS AREA IS TO CREATE AN AESTHETICALLY PLEASING SITTING AREA.
2. SAVE EXISTING SHADE TREES THAT ENHANCE BEAUTIFICATION.
3. REMOVE UNDESIRABLE TREES.
4. STABILIZE MANAGED TURF WITH PERMANENT SEEDING / MULCH.
5. CONSULT WITH ARCHITECT / OWNER REGARDING LANDSCAPING.

- CONSTRUCTION SEQUENCE:
1. MARK LIMITS OF CONSTRUCTION AREA.
 2. PLACE PHASE 1 EROSION AND SEDIMENT CONTROL MEASURES.
 3. EXECUTE DEMOLITION AS NOTED ON SHEET C-102
 5. CONSTRUCT DRAINAGE NETWORK AND PROPOSED UTILITY CONNECTIONS.
 6. GRADE SITE AND PLACE ADDITIONAL PHASE 2 EROSION AND SEDIMENT CONTROL MEASURES
 7. WATER AND GAS TO BE INSTALLED AFTER ELECTRIC AND STORM DRAIN INSTALLATION IS COMPLETE.
 8. CONSTRUCT PROPOSED LANDSCAPING AS SHOWN ON LS-1.

- ROOF DRAIN PIPING NOTES:
1. ALL ROOF DRAIN COLLECTION PIPING SHALL BE 12" PVC SDR-35 UNLESS NOTED OTHERWISE.
 2. ALL CONNECTIONS SHALL BE MADE WITH WYE FITTINGS, REDUCERS SHALL BE USED AS NECESSARY.
 3. MINIMUM DEPTH OF COVER SHALL BE 3'-0" OVER ALL ROOF DRAIN PIPING.
 4. MINIMUM SLOPE SHALL BE 1.00% ON ROOF DRAIN PIPING.
 5. ALL CLEANOUT TOPS SHALL BE FLUSH W/ TOP OF FINISHED GROUND ELEVATION.
 6. CLEANOUTS SHALL BE PROVIDED AT ALL BENDS AND WYE CONNECTIONS.

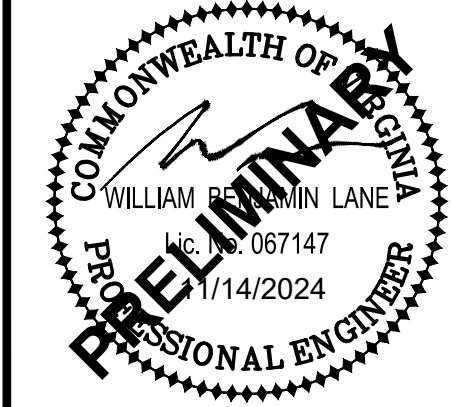
PARKING STRIPING NOTE:
CONTRACTOR SHALL STRIPE ALL PARKING SPACES AND OTHER MARKINGS WITH TRAFFIC GRADE WHITE PAINT. HANDICAP PARKING SHALL BE INTERNATIONAL BLUE AND SHALL MEET ALL A.D.A. REQUIREMENTS. LINE WIDTHS SHALL BE 4" WITH 2 COATS OF 4 MILL EACH.

HURT&PROFFITT
INSPIRED / RESPONSIVE / TRUSTED

HANDP.COM
GRETN, VA. 24557
112 SOUTH MAIN STREET
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

SITE PLAN
FOR
18 FLOYD STREET PROJECT
CITY OF DANVILLE, VA

PROJECT NO. 20240218
LAT. 36.58784°
LONG. -79.39464°
DATE: 05-31-2024
DRAWN BY: KM
CHECKED BY: WBL



REVIEW
SET

HURT&PROFFITT
SHEET NO. C-103
REV.



2025 March 31

Mr. Rory Dowling
Dan Hotel River St., LLC
1070 West Trinity Ave.
Durham, NC 27701
rory@1standmaindevelopment.com

Re: Morotock Lofts Due Diligence
Traffic Impact Assessment
Danville, Virginia
JN 20250417

Dear Mr. Dowling:

Hurt & Proffitt, Inc. has prepared this analysis for a proposed residential site at 18 Floyd St in Danville, Virginia. The proposed site will convert the existing structure to one and two-bedroom apartments with access to Floyd Street and Spring Street. In order to better understand the impacts this development will have on the existing traffic network, we have prepared an amendment to the Traffic Signal Warrant Analysis prepared by Dewberry dated September 19, 2024. The Dewberry study presented turning movement counts at Memorial Drive and Spring Street as well as a signal warrant analysis. For this analysis, we used the background data from the Dewberry report and proposed site traffic, based on the ITE Trip Generation 11th Ed. (LUC 221 – Multifamily Housing (Mid-Rise)). Based on the ITE methodology, the proposed development is anticipated to generate 186 Vehicles Per Day (VPD) based on 41 residential units.

The purpose of this analysis is to update the 2024 signal warrant analysis for the intersection of University Drive and Spring Street and to identify any major anticipated impacts to the intersection.

Existing Site Conditions

Currently, the site includes a vacant building.

Proposed Site Conditions

The proposed site will include 41 apartments for rent. For the purposes of this analysis, it was assumed that 100% of the site traffic would enter and exit the site at the Memorial Dr and Spring Street intersection. This ensures a worst case scenario.

Traffic Analysis

Based on the Dewberry signal warrant analysis, The 12-hour turning movement counts for the study intersection were prepared on May 30, 2024. In order to adjust the background counts to the anticipated build-out year, 2026, we grew the counts at 4.0% for three years. Between 2017 and 2023, the daily traffic volumes published by VDOT have grown at an annually compounded rate of 4.0%. The Analysis of the historic VDOT traffic counts on Memorial Dr is attached to this letter. Using the grown turning movement counts, the daily trip generation was distributed to the intersection based on the 15-minute interval distribution for the 12-hour counts.

To estimate the traffic generation from the site, the ITE land use code 221 (Multifamily Housing Mid-Rise) was evaluated. The Weekday, AM Peak Hour, and PM Peak Hour trip generation charts are attached to this letter. The proposed residential building is expected to generate 186 daily trips with 15 additional trips in the morning peak hour and 16 additional trips in the evening peak hour. This analysis used the average rates because they generated the largest volume of site traffic. This will ensure the analysis presents the worst case scenario. All of the site traffic was distributed to the intersection of Memorial Dr and Spring St although we anticipate only 50% of the site traffic utilizing this intersection. See Table 1 for the trip generation numbers.

Table 1: Trip Generation – Big Stone Gap Dollar General

Land Use			Area	Daily	AM Peak Hour			PM Peak Hour			
					Enter	Exit	Total	Enter	Exit	Total	
SITE TRAFFIC											
221	Multi Family Mid-Rise		41	DU	186	3	12	15	10	6	16

References:

Trip Generation, 11th Edition, Institute of Transportation Engineers, Web-based App.

Site traffic was distributed to Spring St based off the daily background 15-minute splits. All site traffic was rounded up, resulting in a daily trip generation of 275 analyzed trips which presents a worst case scenario. At the studied intersection, site traffic was distributed on Memorial Dr. based on the background turning movements at the intersection. After growing the background traffic and including the proposed site traffic to the studied intersection, the MUTCD signal warrants 1 and 2 are met.

- **Warrant 1: Eight-Hour Vehicular Volumes**. The eight-hour volume is used to evaluate the need for a traffic signal for two potential purposes. Condition A evaluates intersections where a large volume of intersecting traffic is the cause for a traffic signal. Condition B evaluated intersections where Condition A is not met but volumes on the major street are heavy enough to cause significant delays on the minor street.
- **Warrant 2: Four-Hour Vehicular Volumes**. The four-hour volume is used to evaluate the need for a traffic signal in situations where a high volume of traffic is experienced on both of the intersecting roads at an intersection.

Conclusions

Based on the available background data and an evaluation of the MUTCD signal warrants for the intersection of University Dr and Spring St, the proposed site traffic is not anticipated to warrant additional traffic control measures.

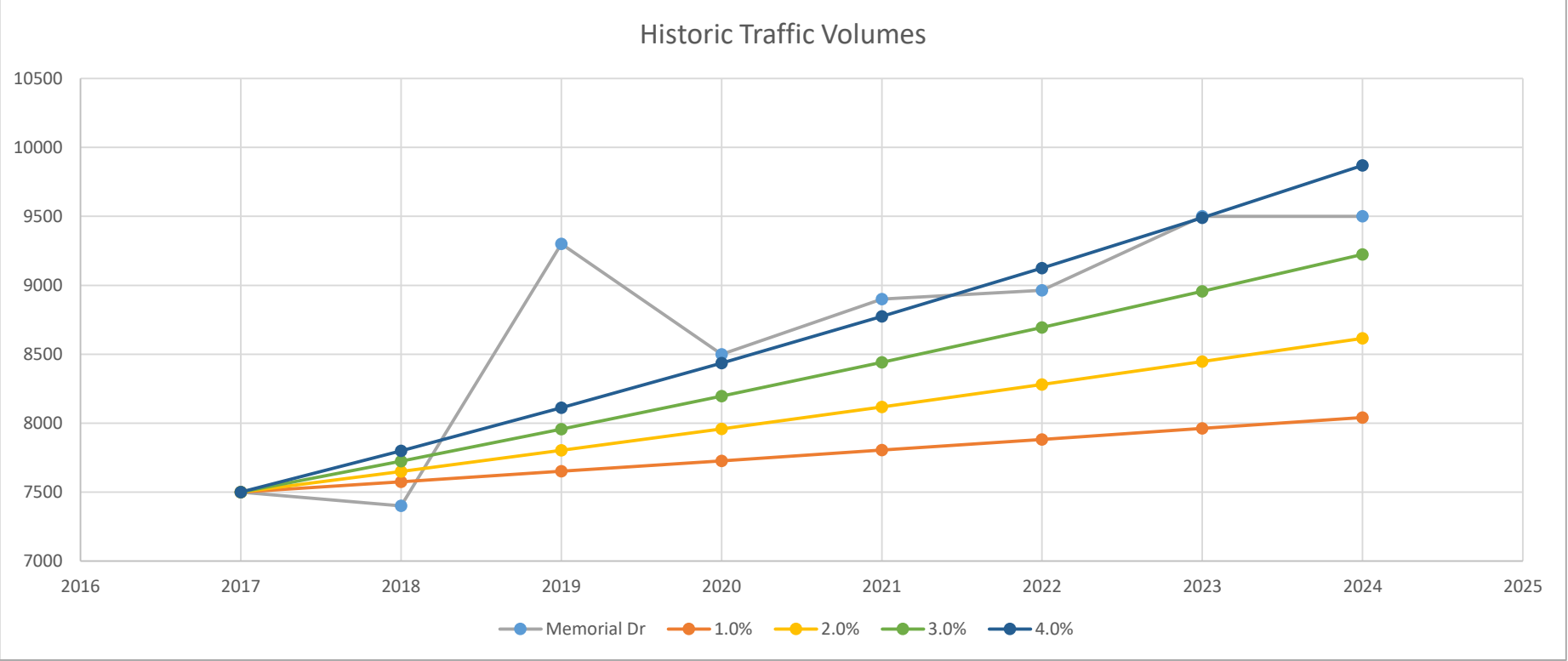


Sincerely,

Hurt & Proffitt, INC.

J. Michael Johnson, PE
Project Manager

Attachments



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

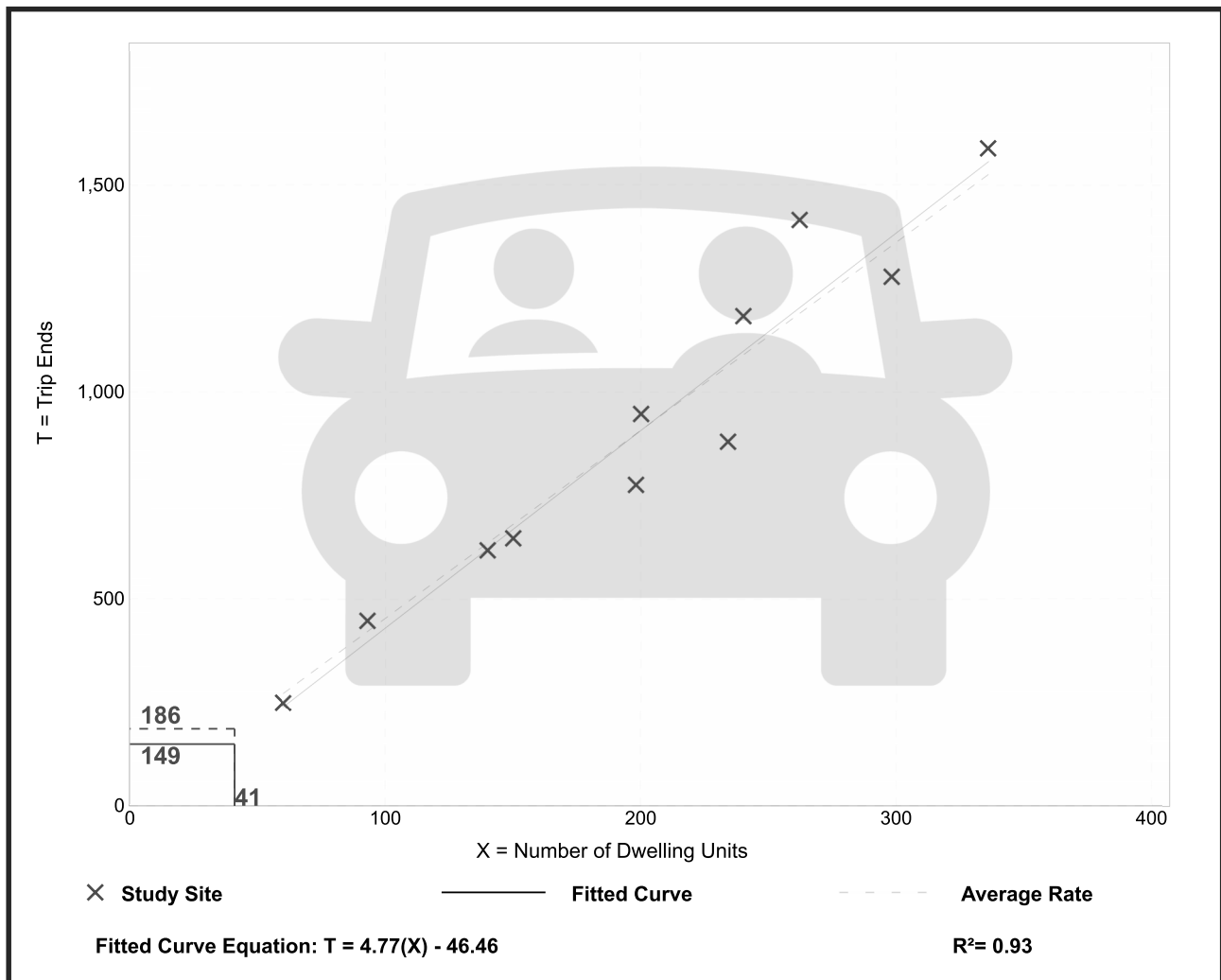
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Vehicle Trip Ends vs:	Dwelling Units
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	30
Avg. Num. of Dwelling Units:	173
Directional Distribution:	23% entering, 77% exiting

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

The figure is a scatter plot with a background image of a car. The x-axis is labeled 'X = Number of Dwelling Units' and ranges from 0 to 500. The y-axis is labeled 'T = Trip Ends' and ranges from 0 to 300. Data points are marked with 'x'. A solid line represents the fitted curve, and a dashed line represents the average rate. The fitted curve equation is $T = 0.44(X) - 11.61$ with $R^2 = 0.91$. A legend at the bottom identifies the symbols: 'x' for Study Site, a solid line for Fitted Curve, and a dashed line for Average Rate.

X (Number of Dwelling Units)	T (Trip Ends)
15	10
25	15
35	20
45	25
55	30
65	35
75	40
85	45
95	50
105	55
115	60
125	65
135	70
145	75
155	80
165	85
175	90
185	95
195	100
205	105
215	110
225	115
235	120
245	125
255	130
265	135
275	140
285	145
295	150
305	155
315	160
325	165
335	170
345	175
355	180
365	185
375	190
385	195
395	200
405	205
415	210
425	215
435	220
445	225
455	230
465	235
475	240
485	245
495	250

Vehicle Trip Ends vs:	Dwelling Units
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	31
Avg. Num. of Dwelling Units:	169
Directional Distribution:	61% entering, 39% exiting

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

T = Trip Ends

X = Number of Dwelling Units

× Study Site

— Fitted Curve

- - - Average Rate

Fitted Curve Equation: $T = 0.39(X) + 0.34$

$R^2 = 0.91$

16

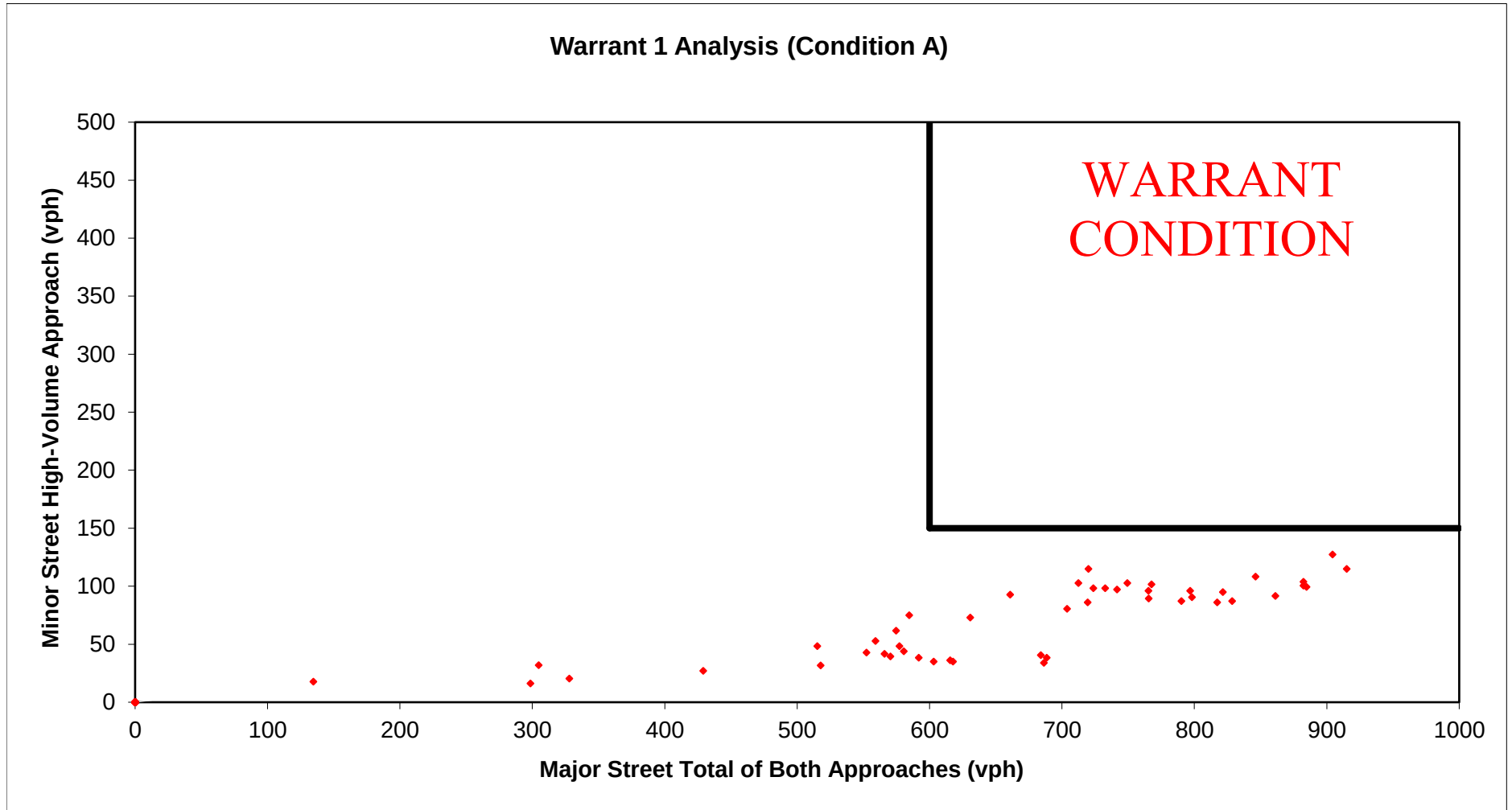
16

41

MUTCD Signal Warrant Summary Sheet
Memorial Drive & Spring St

Warrant 1, Eight Hour Vehicular Volume

Hours Meeting Condition A 0
Hours Meeting Condition B 1



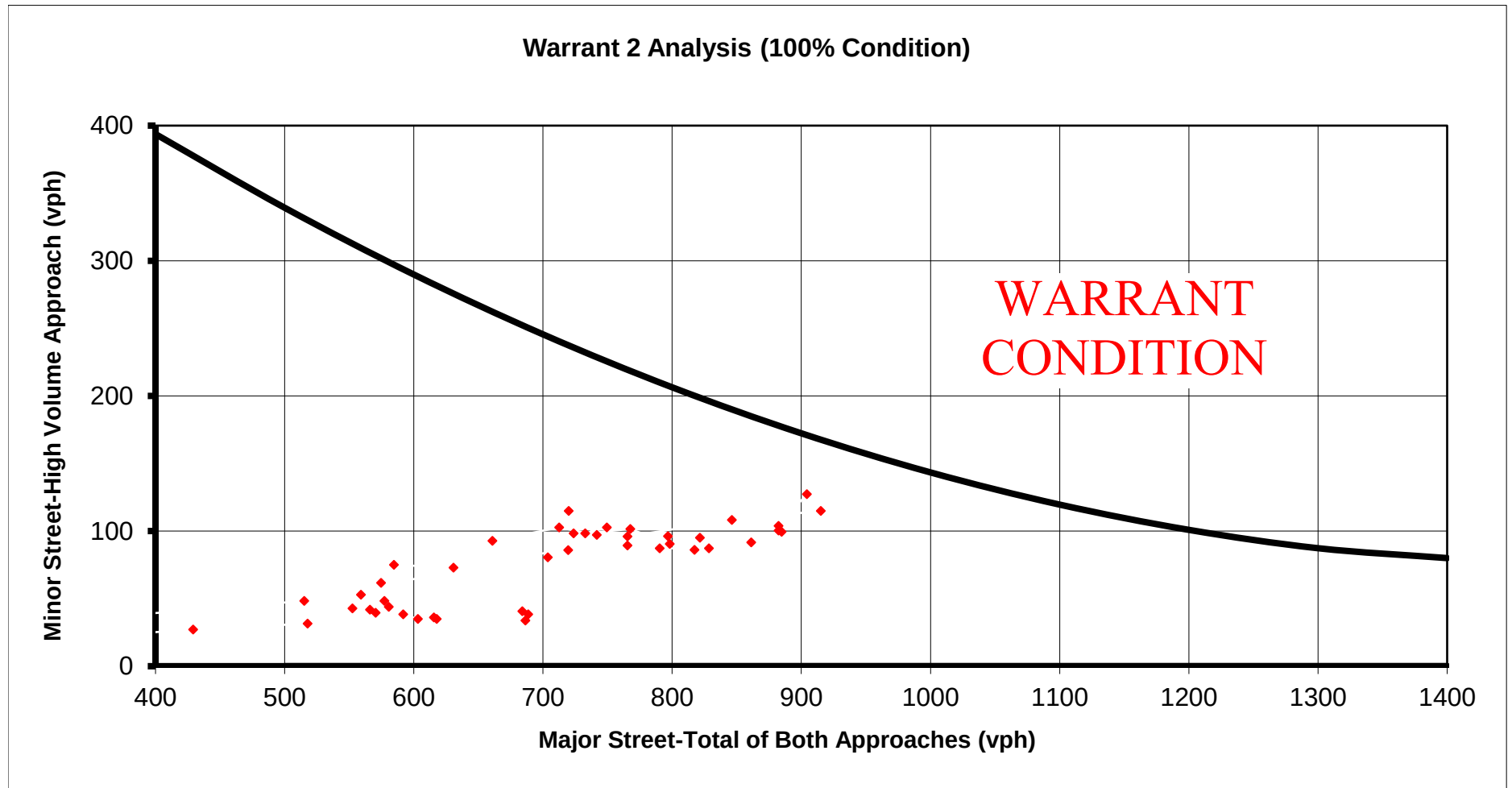
MUTCD Signal Warrant Summary Sheet
Memorial Drive & Spring St

Warrant 2, Four Hour Vehicular Volume

Hours Meeting 100% Condition 0

Hours Meeting 75% Condition 6

The 75% condition applies to areas with a posted
speed limit of 45mph or greater





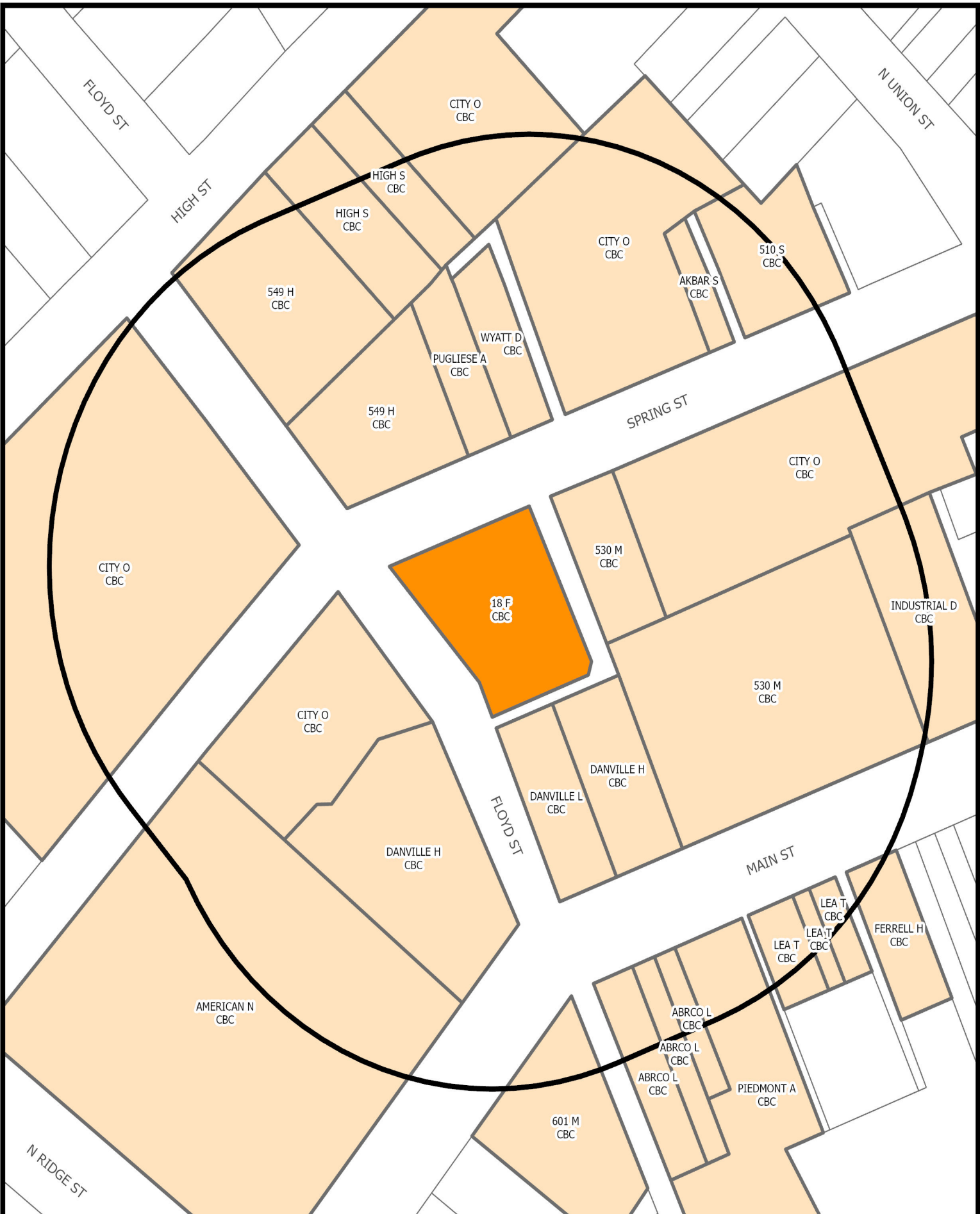


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/9/2025



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.



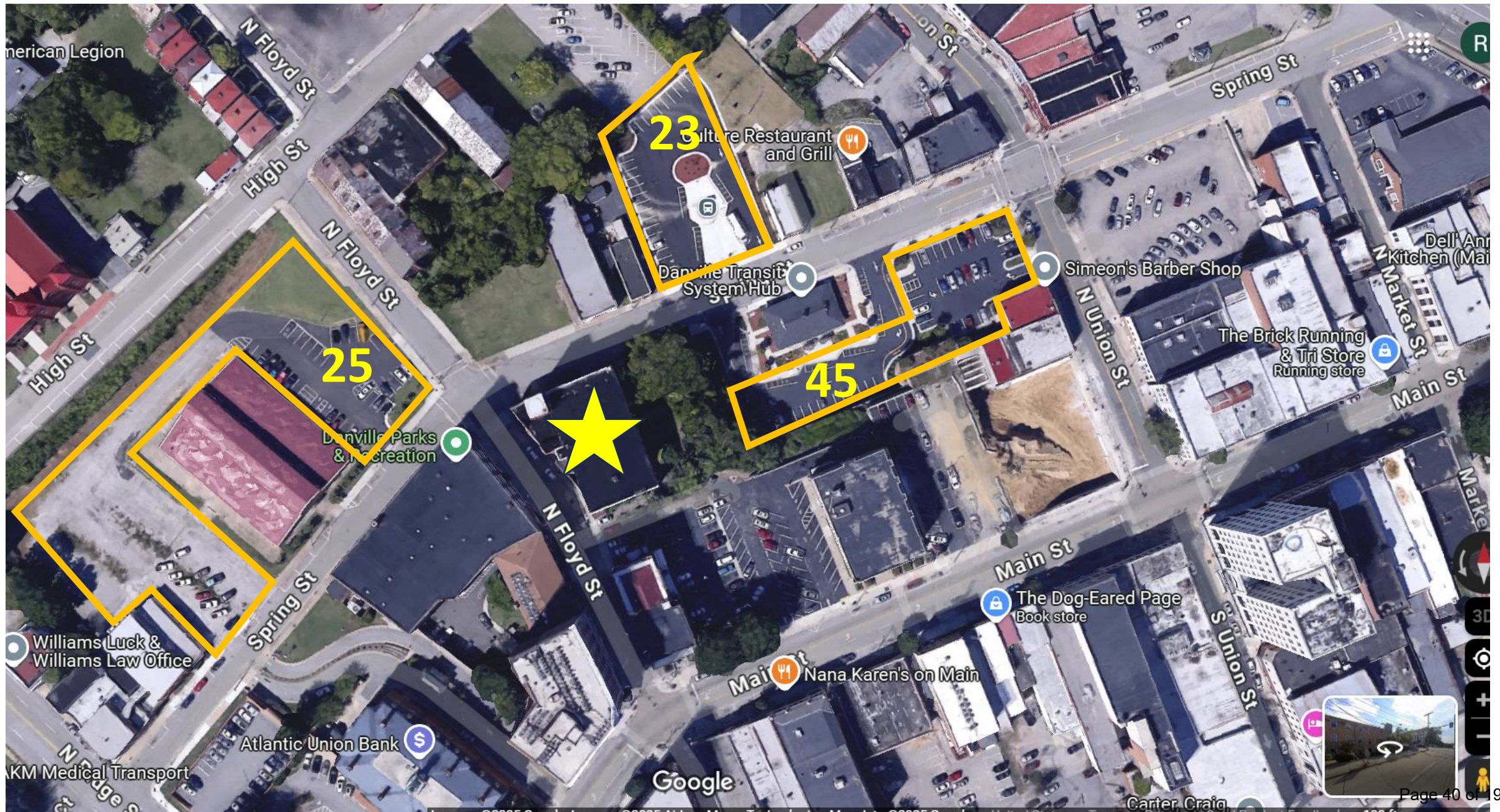
SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/9/2025



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.

Morotock Lofts – Available Public Parking



STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ25-00249 filed by Seamster Family, LLC to allow a commercial communication tower at Parcel 78111 (680 River Park Drive) in accordance with Article 2 Section R.

SUMMARY

Seamster Family, LLC has requested a Special Use Permit at Parcel 78111 to allow a commercial communication tower to be constructed at 680 River Park Drive. Parcel 78111 consists of Wilco, Inc. and approximately 10 acres of land located near the corner of Stinson Drive. The parcel is zoned LED-I, Light Economic Development. Communication towers are not permitted by right in the LED-I zoning classification. In accordance with Article 3.O, Section C, Item 4 of the Zoning Code “communication towers and antennae” are permitted by special use permit.

Article 2 Section R of the Zoning Code regulates the criteria for the construction of a communication tower. Special Use Permit PZ25-00249 has met the criteria set forth in Article 2, Section 9. The applicants have also received approval for construction of a communication tower no greater than 175' from the FAA (document attached).

Located approximately 1500' away from the subject property, at 271 Stinson Drive, is an existing communication tower. Our Zoning Code and Comprehensive Plan encourage co-location of communication structures whenever feasible. The existing pole was erected several years ago and is at full capacity. Therefore, the current application has been submitted for a new tower to provide a location for additional antennas for wireless communication.

Approval of the Special Use Permit application at 680 River Park Drive corresponds with Chapter 4 of the Comprehensive Plan to enhance telecommunication.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of Special Use Permit application PZ25-00249 to allow a commercial communication tower at Parcel 78111 in accordance with Article 2 Section R.

ATTACHMENTS

1. Application
2. SUP and EFR Cover Letter DANVILLE AIRPORT(107833483.1) SUBMITTED 4-10-2025

3. DANVILLE AIRPORT Eligible Facilities Modification Request(107700649.1) AS SUBMITTED 4-10-2025
4. DANVILLE AIRPORT - SUP SITE PLAN - 20250226 FOR SUBMITTAL
5. DANVILLE AIRPORT Balloon Test Results SUBMITTAL 4-10-2025
6. DANVILLE AIRPORT Visual Analysis Requested Locations.pdf SUBMITTAL 4-10-2025
7. DANVILLE AIRPORT SPOA & APPLICATION EXECUTED 4-10-2025 SUBMITTAL
8. VA-T24.11 Dan River NT2 Colocation Letter 4.10.2025
9. DANVILLE AIRPORT Communications Facility SUP Application Narrative AS SUBMITTED 4-10-2025
10. VA-T24.11 Dan River FAA Determination 04.25.25
11. 680 River Park Dr Aerials Map
12. 680 River Park Dr Owners Zoning Map
13. 680 River Park Dr Aerials Map
14. 680 River Park Dr Owners Zoning Map



CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING

USE: _____

CASE NUMBER: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

TAX MAP NUMBER: _____

RECEIVED BY: _____

DATE FILED: _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: Parcel: 9.894 acres; Lease area: 5,825 sf Property Address: 680 River Park Drive

Property Location: N S E W Side of: River Park Drive, east of U.S. Route 29 / U. S. Route 58 (Danville Expressway)

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Verizon Wireless proposes installation of a wireless communications facility as an accessory use on property currently used for Wilco, Inc. The communications facility would consist of a 150' monopole with ground equipment within a fenced compound + access/utilities easement.

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

1. NAME: Seamster Family, LLC TELEPHONE: 434-793-2521
MAILING ADDRESS: 680 River Park Drive, Danville, VA 24540
SIGNATURE: [Signature] DATE: 4-4-2025
SIGNATURE: [Signature] DATE: 4-4-2025
EMAIL ADDRESS: joshseamster@wilcojansan.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: Cellco Partnership d/b/ Verizon Wireless TELEPHONE: 434-951-5728 MAILING
ADDRESS: c/o Lori Schweller, Williams Mullen, 323 2nd St., Ste 900, Charlottesville, VA 22902
EMAIL ADDRESS: LSchweller@williamsmullen.com; scai@bci-mail.com
SIGNATURE: Lori H. Schweller DATE: 4/10/2025

P.O. Box 3300 Danville, VA 24543

434-799-5260 Fax 434-797-8919

www.danville-va.gov

WILLIAMS MULLEN

Direct Dial: 434.951.5728
lschweller@williamsmullen.com

April 10, 2025

VIA EMAIL: burtotr@danvilleva.gov

Ms. Renee Burton
Division Director of Planning
Community Development Department
427 Patton Street
Danville, VA 24541

Re: Applications for a Special Use Permit and an Eligible Facilities Modification Request from Celco Partnership d/b/a Verizon Wireless (the "Applicant") to allow construction and operation of a communications tower and related communications facility equipment on Parcel ID 78111, 680 River Park Drive, Danville, Virginia 24378 (the "Property")

Dear Ms. Burton:

On behalf of the Applicant, attached please find the following:

1. Special Use Permit Application Form signed by the landowner and the Applicant with Special Limited Power of Attorney executed by the landowner;
2. Special Use Permit Narrative;
3. Zoning Plans;
4. Photographs and photosimulations;
5. Line of Sight Profiles;
6. Collocation Policy Letter; and
7. Eligible Facilities Request to permit the communications tower to be constructed 20' taller than the SUP approved height of 150.

The application and mailing fee will be submitted electronically.

We would appreciate your letting us know as soon as possible if you need additional information or have questions about the materials. If scheduling permits, we look forward to presenting the application to the Planning Commission at its May 12, 2025 meeting.

Very truly yours,



Lori H. Schweller

Enclosures
cc: Bamman Consulting, LLC

Verizon Wireless
“Danville Airport” Project Eligible Facilities Modification Request

April 10, 2025

APPLICATION FOR TWENTY FOOT (20’) HEIGHT EXTENSION TO COMMUNICATIONS TOWER ON PARCEL ID 7811, 680 RIVER PARK DRIVE, DANVILLE, VIRGINIA 24540 (THE “PROPERTY”) FOLLOWING APPROVAL OF SPECIAL USE PERMIT

Cellco Partnership, d/b/a Verizon Wireless (hereinafter “Verizon Wireless”) is seeking a Special Use Permit from the City Council for the proposed installation of a wireless communications facility (the “Facility”) described as a 150’ monopole tower (plus three-foot lightning rod) with related ground equipment. The maximum height currently permitted under the Zoning Ordinance is 150’, and Verizon Wireless’ Special Use Permit application is for 150’.

By this Eligible Facilities Modification request, the Applicant requests administrative approval of an additional 20’ of height, as authorized by Federal Regulation 47 C.F. R. § 1.6100 Wireless Facility Modifications, so that the Facility will have an approved height of 170’ and may be constructed to 170’. Enclosed is Sheet SP-3 (“Elevation”) of the Site Development Plans prepared by Bamman Consulting, LLC, dated February 26, 2025 (the “Plans”), submitted with the Special Use Permit Application. The Elevation drawing shows the proposed 20’ extension to the 150’ monopole for which approval is requested by the Special Use Permit application.

State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities--§ 1.6001 to § 1.6100 (the “Regulations”) stems from the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409(a), now codified at 47 U.S.C. § 1455 (the “Spectrum Act”). The Spectrum Act provides that “a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimension of such tower or base station.” On October 17, 2014, the FCC adopted Ruling 14-153, published January 8, 2015, effective April 8, 2015, and codified at 47 C.F.R. § 1.6100. The Regulations define the operable terms necessary to interpret the Spectrum Act.

For reference, the definitions from subsection (b) of 47 C.F.R. § 1.6100 are provided below. This request is for administrative approval to modify the approved tower by increasing the height 20’ to accommodate an additional wireless provider. Under subsection (7)(i) such modification is not a substantial modification and may be approved administratively as an eligible facilities request.

“(2) **Collocation.** The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

(3) **Eligible facilities request.** Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- (i) Collocation of new transmission equipment;
- (ii) Removal of transmission equipment; or
- (iii) Replacement of transmission equipment.

(4) **Eligible support structure.** Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) **Existing.** A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process,

provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) **Site.** For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of the date that the original support structure or a modification to that structure was last reviewed and approved by a State or local government, if the approval of the modification occurred prior to the Spectrum Act or otherwise outside of the section 6409(a) process.

(7) **Substantial change.** A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i) through (iv).

(8) **Transmission equipment.** Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) **Tower.** Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.”

If the requested Special Use Permit is approved, Verizon Wireless requests that the City approve administratively an increase of the allowed height of the monopole by 20’ to 170’ without first requiring

construction of the 150' monopole. Rather, once approved, the City has the option of considering the monopole as an existing tower and approving the modification as an eligible facilities request. Albemarle County and other localities have adopted this process to avoid the inefficiency of requiring the wireless provider to install a tower before it may apply for an extension, which is problematic given the segmented nature of the monopole structure and the disruption of the construction process generally. In fact, in Albemarle County, wireless facilities are routinely approved at 20' below the requested height, and the building permit is issued for 20' taller without any further application.

The Regulations also provides guidance on the review of applications for eligible facility modification requests. These process regulations are provided here for reference:

(c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) Documentation requirement for review. When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) Timeframe for review. Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) Tolling of the timeframe for review. The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

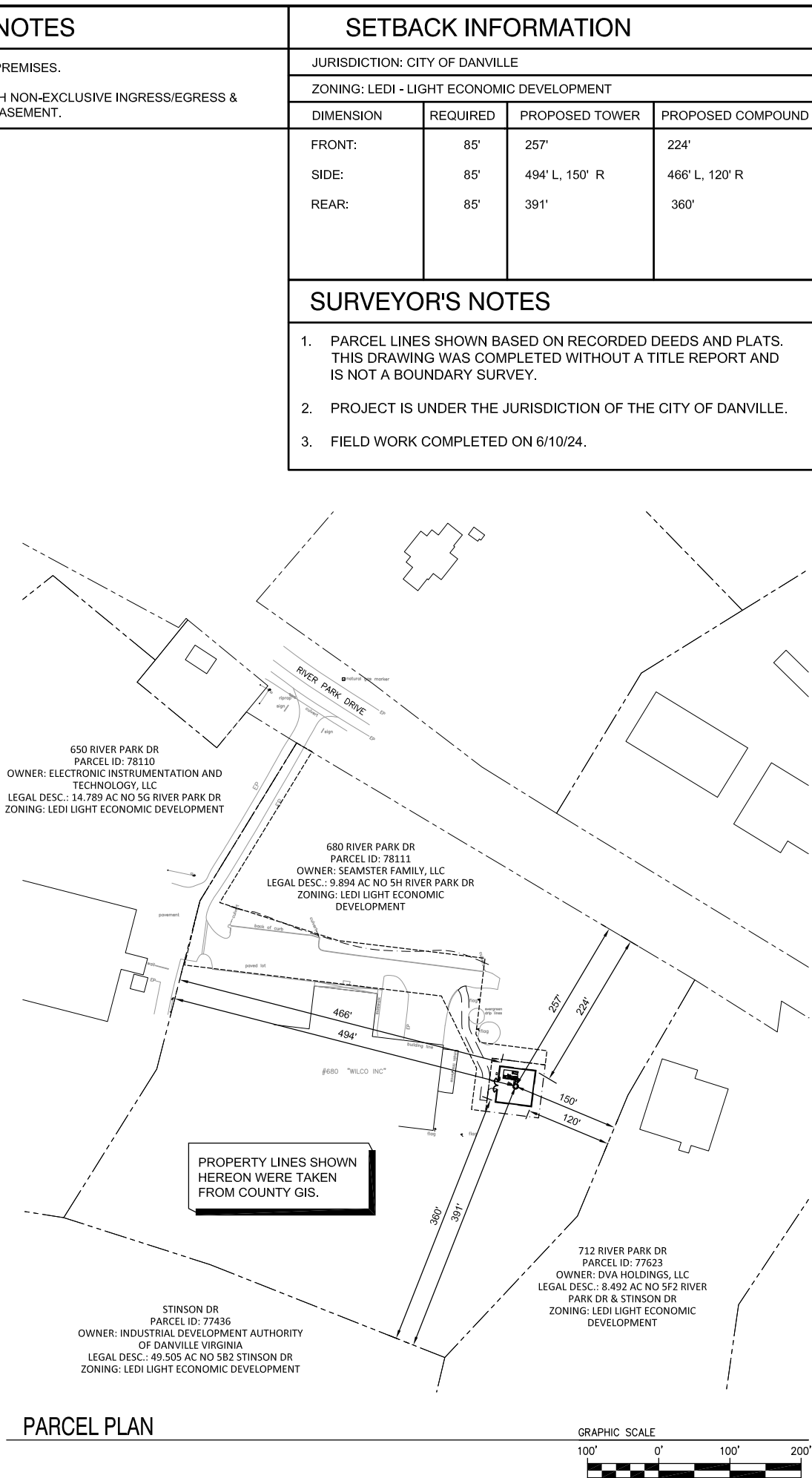
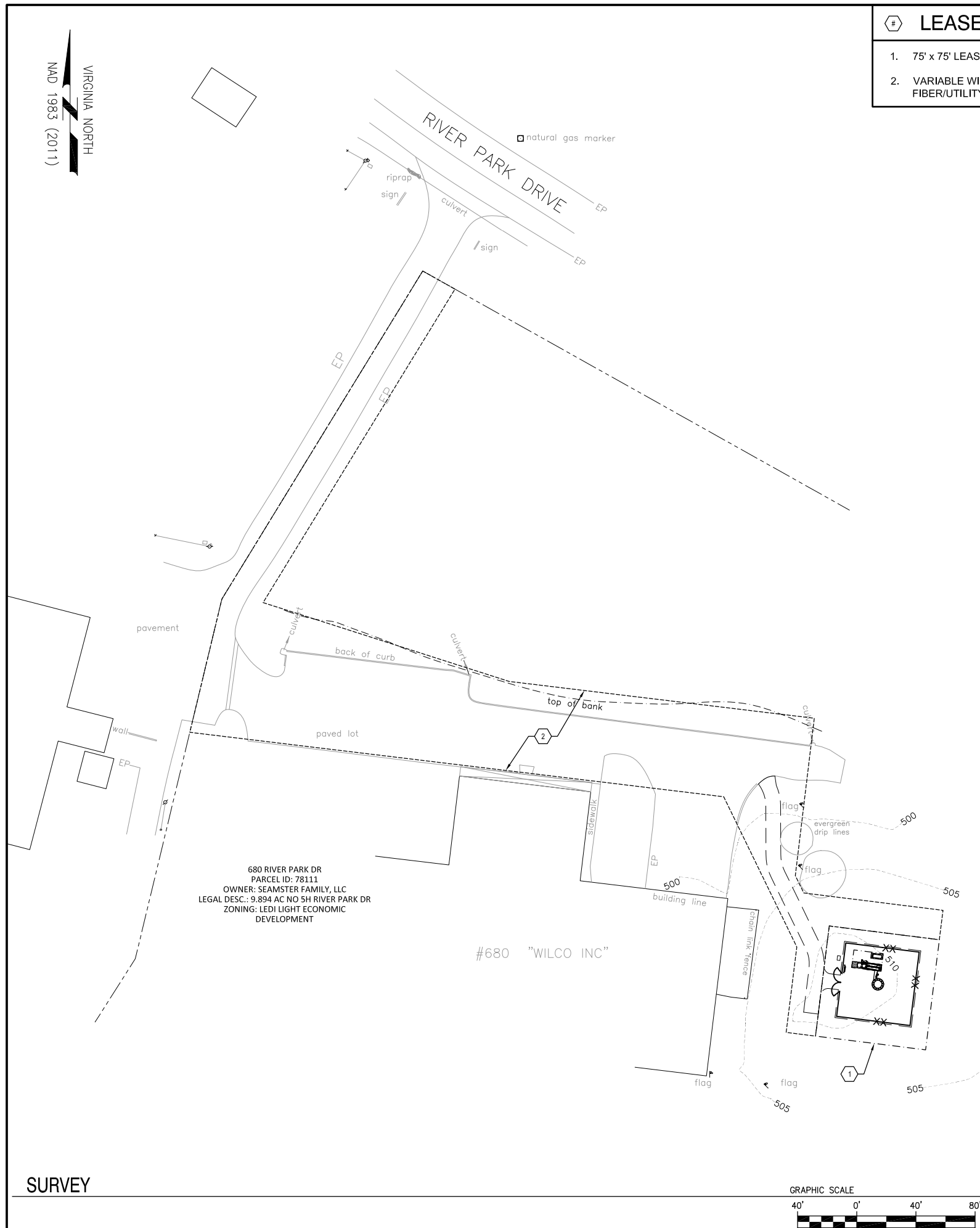
(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) Failure to act. In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

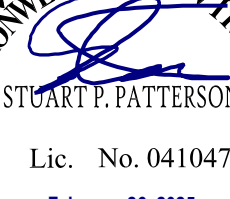
(5) Remedies. Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

We thank you for your consideration of this application. Please contact Lori Schweller, attorney for the Applicant, with questions at 434-951-5728.





14489 ST ANDREWS LN
ASHLAND, VA 23005



1831 RADY COURT
RICHMOND, VA 23222



SITE INFO:

**DANVILLE
AIRPORT**

680 RIVER PARK DRIVE
DANVILLE, VA
24540

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP
TTV DATE:	3/11/24
COMM. NO.	-

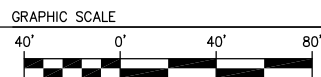
SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	PRELIMINARY CONSTRUCTION DWGS	07/20/24
2	FINAL CONSTRUCTION DRAWINGS	11/20/24
3	PRELIMINARY ZONING DRAWINGS	11/20/24
4	CUP SITE PLAN SUBMITTAL	02/26/25

SHEET NAME:

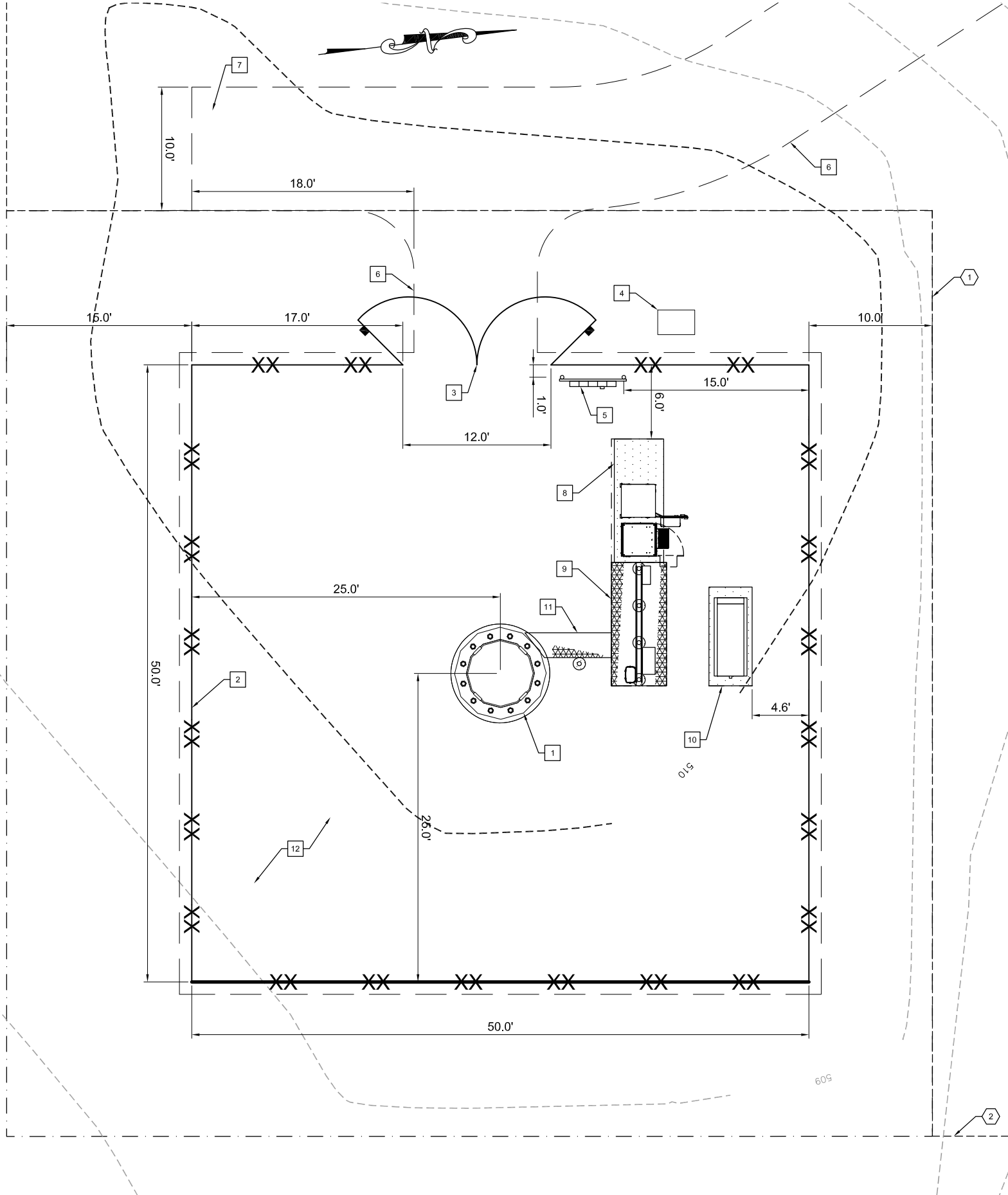
PARCEL PLAN

SHEET NO.:

Z-1



ENLARGED SITE PLAN



GENERAL NOTES

- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. PROPOSED UTILITIES INSIDE THE COMPOUND SHALL BE HAND DUG. UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6" LIFTS WITH DETECTABLE WARNING TAPE WITHIN BACKFILLED NATIVE MATERIAL. GEOTEXTILE FABRIC AND STONE SHALL BE RESTORED TO TO EXISTING CONDITIONS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) BEFORE LAND DISTURBANCE COMMENCEMENT AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
- THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
- ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEED AND ESTABLISH A PERMANENT VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE LAYOUT AND CONSTRUCTION STAKING. LOCATION OF EXISTING STRUCTURES AND UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR.
- ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.

LEASE NOTES

- 75' x 75' LEASE PREMISES.
- VARIABLE WIDTH NON-EXCLUSIVE INGRESS/EGRESS AND FIBER/UTILITY EASEMENT.

CONSTRUCTION NOTES

- NEW MONOPOLE TOWER. SEE SHEET SP-3.
- 7' HIGH CHAIN LINK FENCE WITH 3-STRAND BARBED WIRE.
- 12' WIDE DOUBLE ACCESS GATE.
- FIBER HANDHOLE.
- 6FT H-FRAME.
- 10' WIDE GRAVEL ACCESS ROAD. CONTRACTOR SHALL INSTALL ROAD WITHIN EASEMENT.
- GRAVEL TURN-AROUND AND PARKING AREA.
- 4' x 10' CONCRETE PAD FOR EQUIPMENT CABINETS.
- 10' HIGH x 10' LONG EQUIPMENT STAND WITH DUAL ICE BRIDGE CANOPY FOR POWER PANEL, TELCO ENCLOSURE, AND OVP(S).
- 3.5' x 8' CONCRETE PAD FOR GENERATOR.
- ICE BRIDGE FOR ANTENNA CABLE(S).
- GRAVEL COMPOUND.



14489 ST ANDREWS LN
ASHLAND, VA 23005



1831 RADY COURT
RICHMOND, VA 23222



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AIRPORT

680 RIVER PARK DRIVE
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24540

DESIGN:	SPP
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REVIEW:	SPP
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SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	PRELIMINARY CONSTRUCTION DWGS	07/20/24
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4	CUP SITE PLAN SUBMITTAL	02/26/25

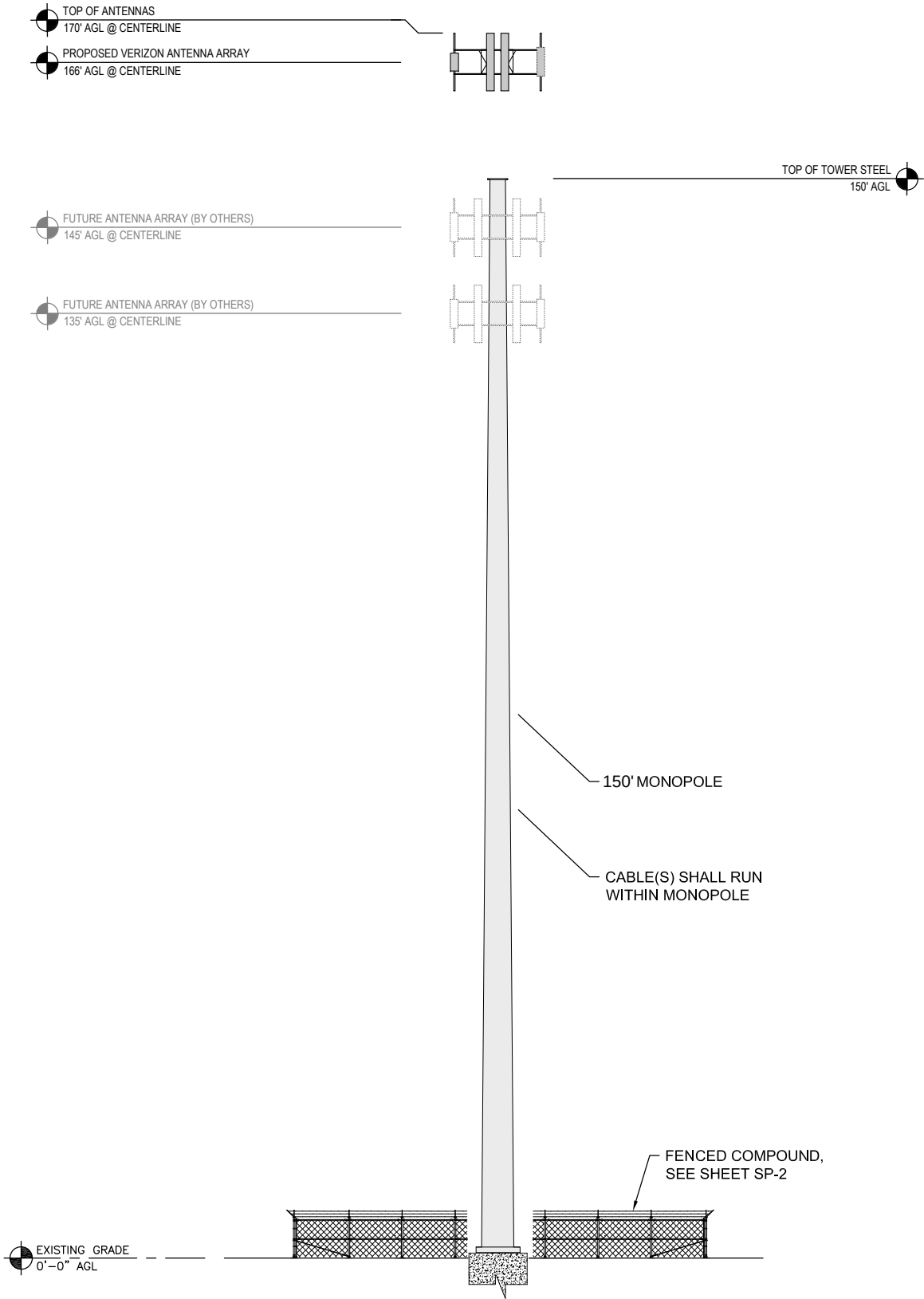
SHEET NAME:

ENLARGED SITE
PLAN

SHEET NO.:

SP-2

G:\My Drive\BCI WORKING\DANVILLE\DWG\WORKING\Sheets\SP\SP-3.dwg Wed, 20 Nov 2024 - 5:36pm marre



ELEVATION
NO SCALE

GENERAL NOTES

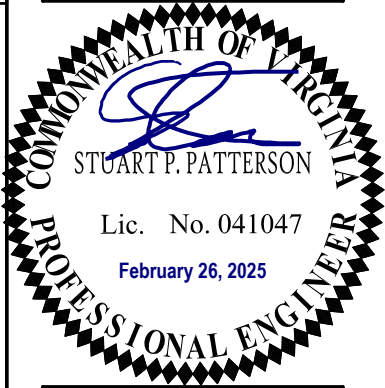
1. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-H REQUIREMENTS.
2. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
3. MONOPOLE AND FOUNDATION DESIGNED BY OTHERS.
4. TOWER SHALL HAVE A GALVANIZED STEEL FINISH.



14489 ST ANDREWS LN
ASHLAND, VA 23005



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RICHMOND, VA 23222



SITE INFO:

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680 RIVER PARK DRIVE
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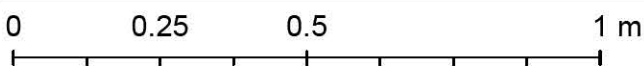
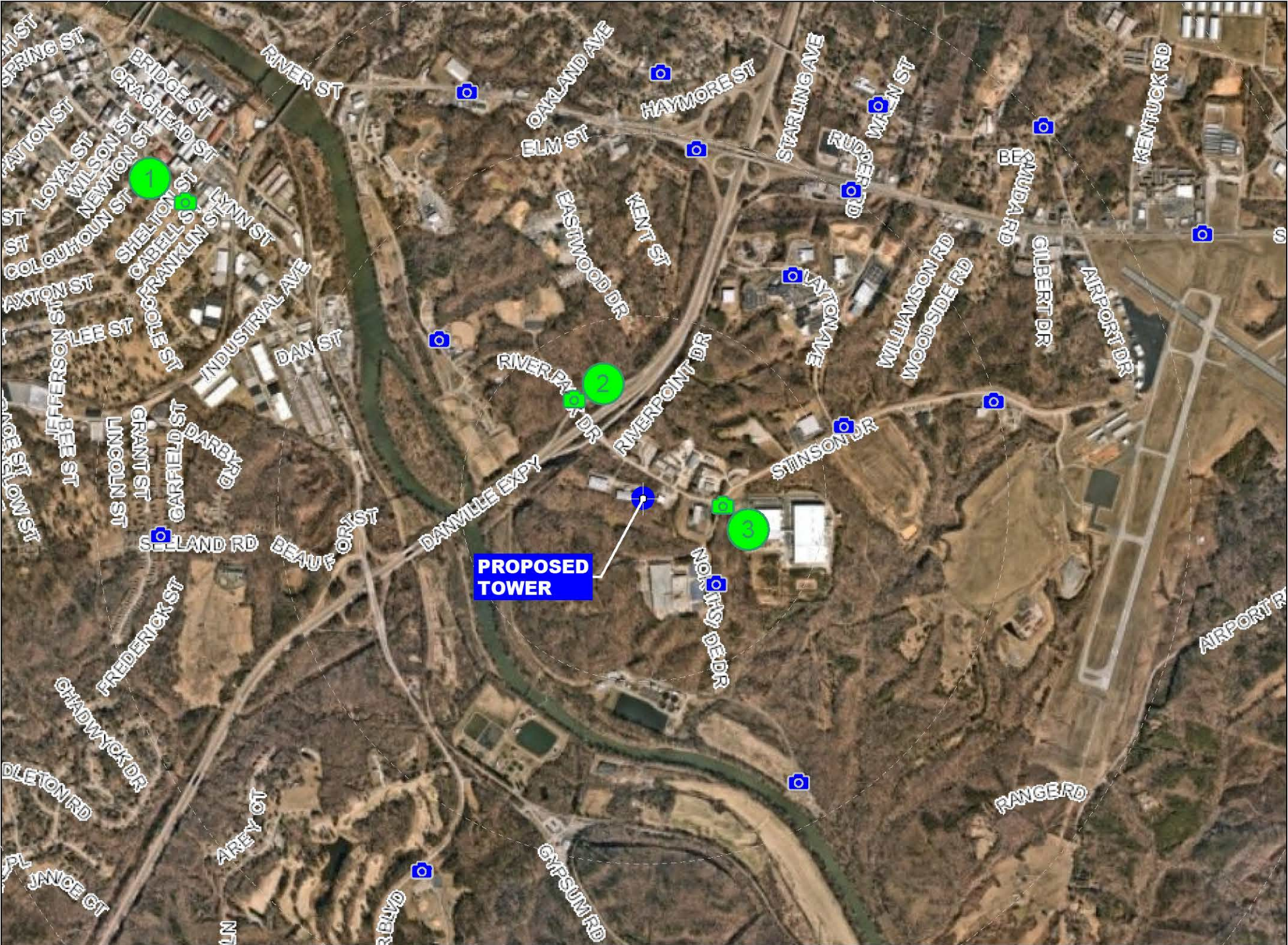
SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	PRELIMINARY CONSTRUCTION DWGS	07/20/24
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4	CUP SITE PLAN SUBMITTAL	02/26/25

SHEET NAME:

ELEVATION

SHEET NO.:

SP-3



SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER

LOCATION: 680 RIVER PARK DRIVE, DANVILLE, VA 24540
N36.570531056° W79.364133811°



SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER



PHOTO LOCATION: MONUMENT ST & CABELL ST
36°34'56.8"N 79°23'13.5"W

PHOTO SIMULATION OF 170' MONOPOLE TOWER
DISTANCE TO TOWER = 1.5 MILES



SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER



PHOTO LOCATION: MONUMENT ST & CABELL ST
36°34'56.8"N 79°23'13.5"W

PHOTO SIMULATION OF 170' MONOPOLE TOWER
DISTANCE TO TOWER = 1.5 MILES



SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER

2

PHOTO LOCATION: RIVER PARK DRIVE & 58 WEST RAMP
36°34'27.2"N 79°22'02.9"W

PHOTO SIMULATION OF 170' MONOPOLE TOWER
DISTANCE TO TOWER = 0.33 MILES



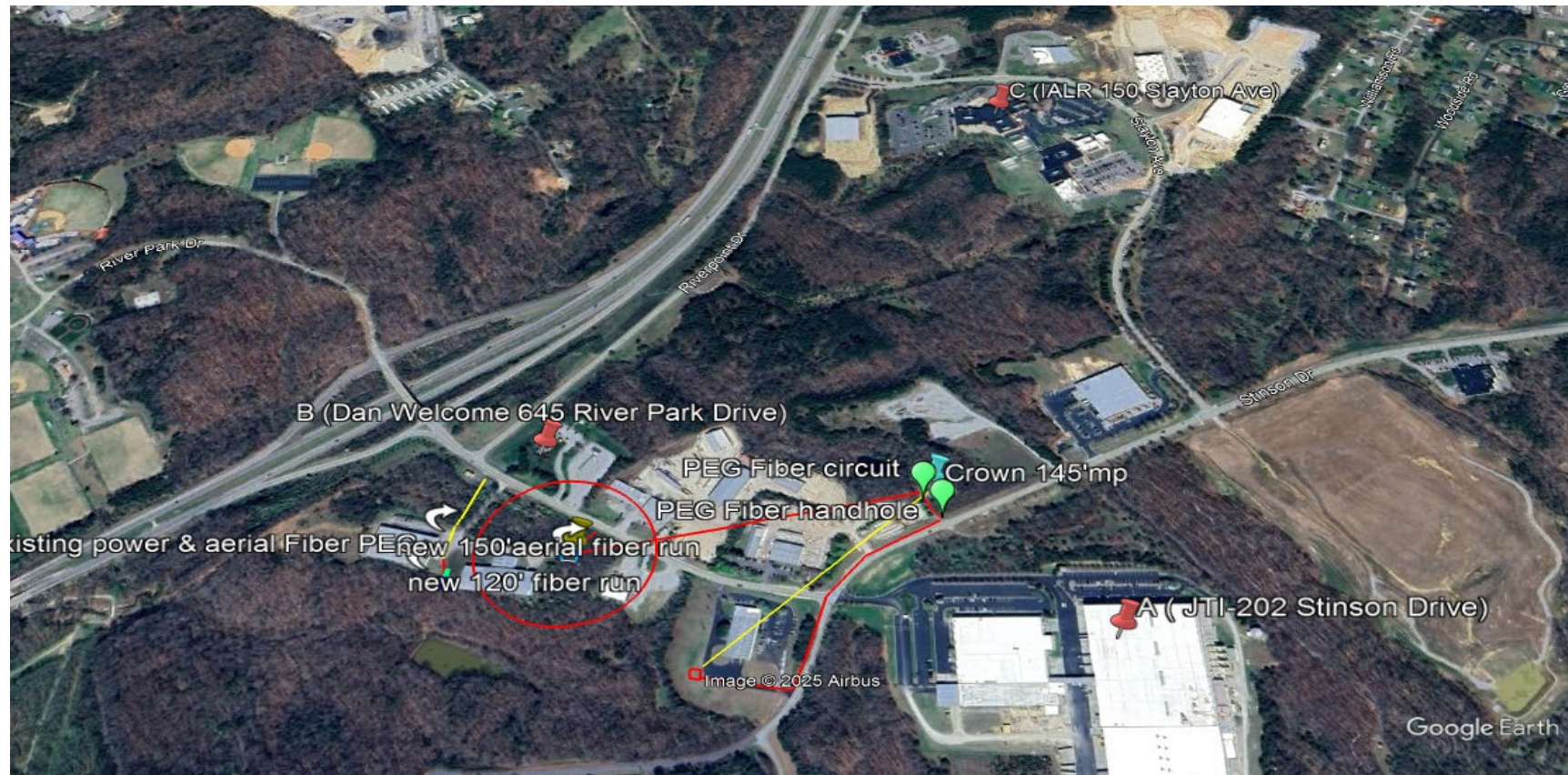
SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER

3

PHOTO LOCATION: RIVER PARK DRIVE & STINSON DR
36°34'12.9"N 79°21'36.8"W

PHOTO SIMULATION OF 170' MONOPOLE TOWER
DISTANCE TO TOWER = 0.22 MILES

JTI, 202 Stinson Drive (A)
Danville Welcome Center, 645 River Park Drive (B)
IALR, 150 Slayton Avenue (C)





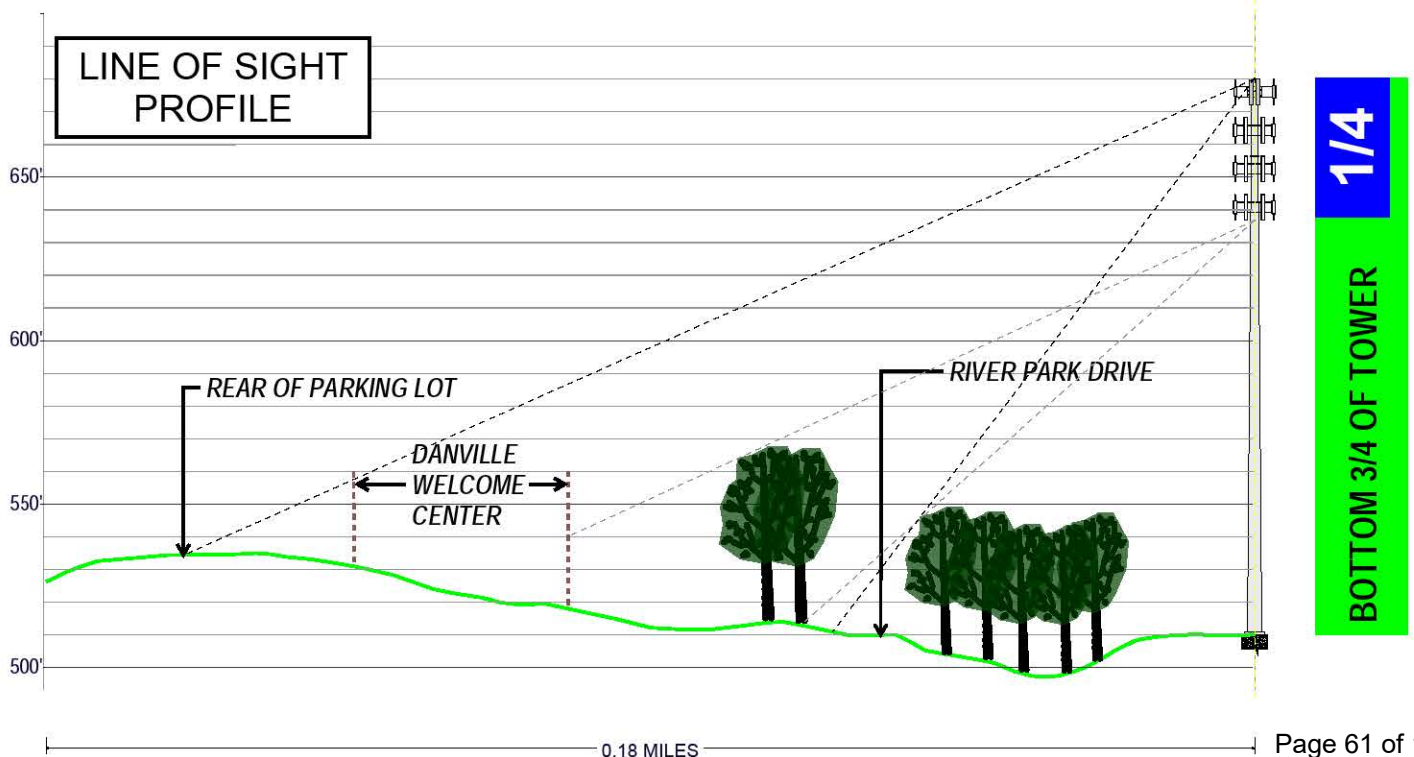
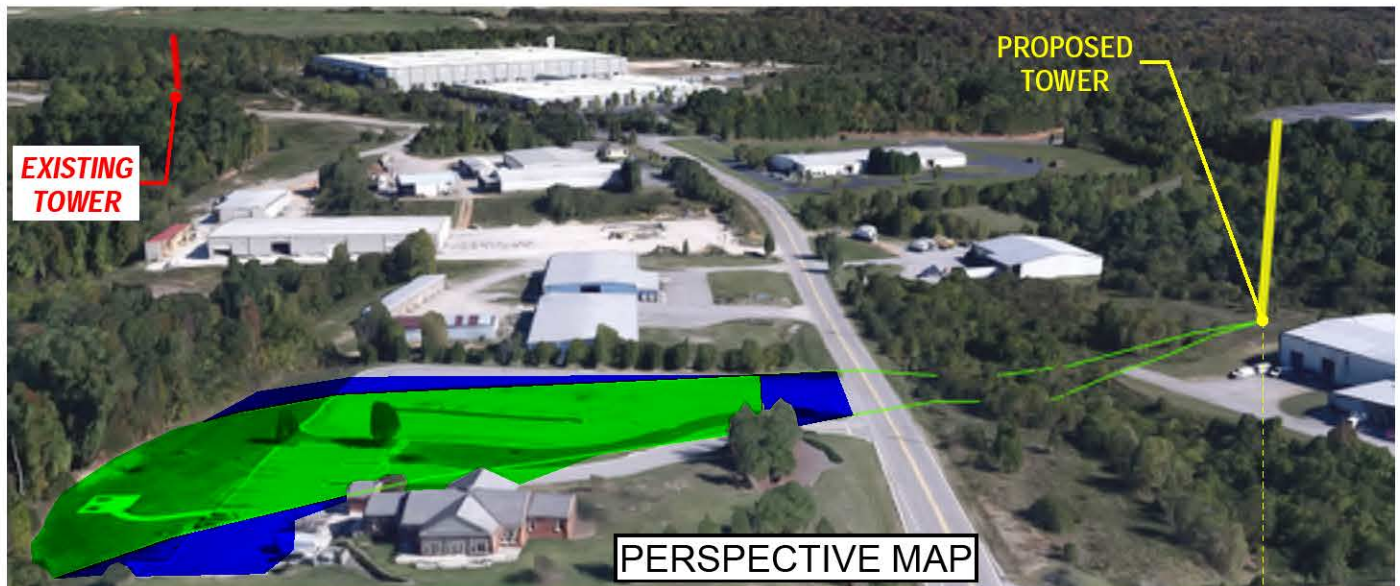
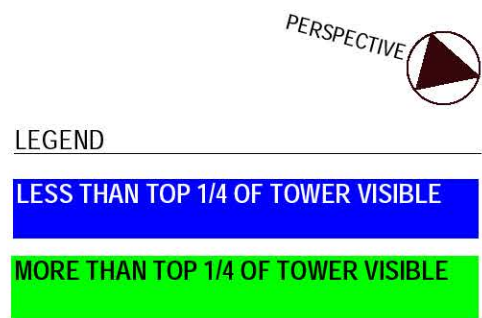
SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER

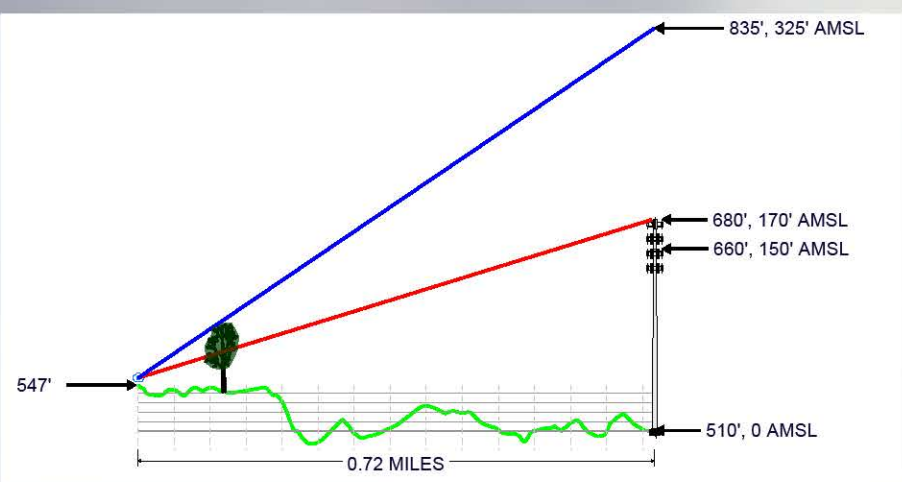


PHOTO LOCATION: RIVER PARK DRIVE & STINSON DR
36°34'12.9"N 79°21'36.8"W

PHOTO SIMULATION OF 170' MONOPOLE TOWER
DISTANCE TO TOWER = 0.22 MILES

DANVILLE WELCOME CENTER - VISIBILITY ANALYSIS





SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER

PHOTO LOCATION: 150 Slayton Ave

BALLOON NOT VISIBLE
DISTANCE TO TOWER = 0.72 MILES

DANVILLE AIRPORT

**SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATION**

KNOW ALL MEN BY THESE PRESENTS:

That Seamster Family LLC is the sole owner (the "Owner") of that certain parcel of real property located in the City of Danville, Virginia, identified as Parcel 78111, containing approximately 9.894 acres, located at 680 River Park Drive, Danville, VA 24540 (the "Property"), and

That I do hereby make, constitute and appoint:

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS and/or its agents, including but not limited to Sean Cai and Sean Bamman of Bamman Consulting, LLC; and Lori H. Schweller, Esq., Valerie Long, Esq. and Tyler Rosa, Esq. of Williams Mullen with the authority to act as agent for the sole purpose of filing any land use, zoning, special use permit, substantial accord permit, site plan, or building permit applications and related documents and materials necessary to obtain all governmental approvals required to install and construct a wireless communications facility on the Property and to do and perform all acts and make any representations necessary during the zoning, special exception, conditional use, substantial accord, site plan, and building permitting meetings, hearings, and other processes with regards to such approvals.

To act as my true and lawful attorney-in-fact for and in our name, place and stead with full power and authority we would have if acting personally to seeking conditional or special use, special exception, variance, or site plan approval, substantial accord determination, administrative zoning approval, building permit, or any modification to any of the aforementioned or to any existing development standards or requirements and to set forth and offer such legally acceptable voluntarily proffered conditions, or amendments, modifications or deletions thereto, that in the agents' discretion are deemed reasonable, appropriate and necessary.

This Limited Power of Attorney shall not terminate until the last to occur of the following: (a) the proposed communications facility is approved and constructed; (b) it is revoked, rescinded, or modified by the Owner; or (c) five (5) years have elapsed from the date set forth below.

WITNESS the following signature:

SEAMSTER FAMILY, LLC,

DANVILLE AIRPORT

a Virginia limited liability company

By: Betsy S. Clay Seamster Family LLC
Name: Betsy S. Clay
Title: Partner

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF Danville

I, Nancy Carter, a Notary Public in and for the State and County/City aforesaid, do hereby certify that Betsy S. Clay whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same on behalf of Seamster Family LLC, a Virginia limited liability company, being duly authorized to do so.

Given under my hand this 4 day of April, 2025.

Nancy Carter
Notary Public

Registration Number: 199123

My Commission expires: Oct 31, 2028





CITY OF DANVILLE

SPECIAL USE PERMIT APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the Special Use Permit as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

APPLICATION IS HEREBY MADE FOR A SPECIAL USE PERMIT TO AUTHORIZE THE FOLLOWING
USE: _____

CASE NUMBER: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

TAX MAP NUMBER: _____

RECEIVED BY: _____

DATE FILED: _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT
(PLEASE TYPE OR PRINT)

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

Gross Area/Net Area: Parcel: 9.894 acres; Lease area: 5,625 sf Property Address: 680 River Park Drive

Property Location: N S E W Side of: River Park Drive, east of U.S. Route 29 / U. S. Route 58 (Danville Expressway)

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

EXPLANATION OF REQUEST:

1. PROPOSED USE FOR THE SPECIAL USE PERMIT:

Please provide a site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

Verizon Wireless proposes installation of a wireless communications facility as an accessory use on property currently used for Wilco, Inc. The communications facility would consist of a 150' monopole with ground equipment within a fenced compound + access/utilities easement.

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

1. NAME: Seamster Family, LLC TELEPHONE: 434-793-2521

MAILING ADDRESS: 680 River Park Drive, Danville, VA 24540

SIGNATURE: [Signature] DATE: 4-4-2025

SIGNATURE: [Signature] DATE: 4-4-2025

EMAIL ADDRESS: joshseamster@wilcojansan.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: Cellco Partnership d/b/ Verizon Wireless TELEPHONE: 434-951-5728 MAILING

ADDRESS: c/o Lori Schweller, Williams Mullen, 323 2nd St., Ste 900, Charlottesville, VA 22902

EMAIL ADDRESS: LSchweller@williamsmullen.com; scai@bci-mail.com

SIGNATURE: Lori H. Schweller DATE: 4/10/2025



April 10, 2025

Division Director of Planning Community Development Department
427 Patton Street
Danville, VA 24541

RE: Colocation Policy Letter
Parcel Address: 680 River Park Drive, Danville, VA 24560
Parcel #: 78111

To Whom It May Concern:

This letter is to serve as a written agreement between Network Towers II, LLC. and the City of Danville Planning & Community Development Department that the proposed tower will be made available for collocation to other service providers at commercially reasonable rates and designed to accommodate at least (3) total telecommunication users.

Respectfully,

Brandi Hale

Brandi Hale
Program Manager

NETWORK TOWERS
8601 Six Forks Road | Suite 540 | Raleigh, NC | 27615
M 919.717.1941



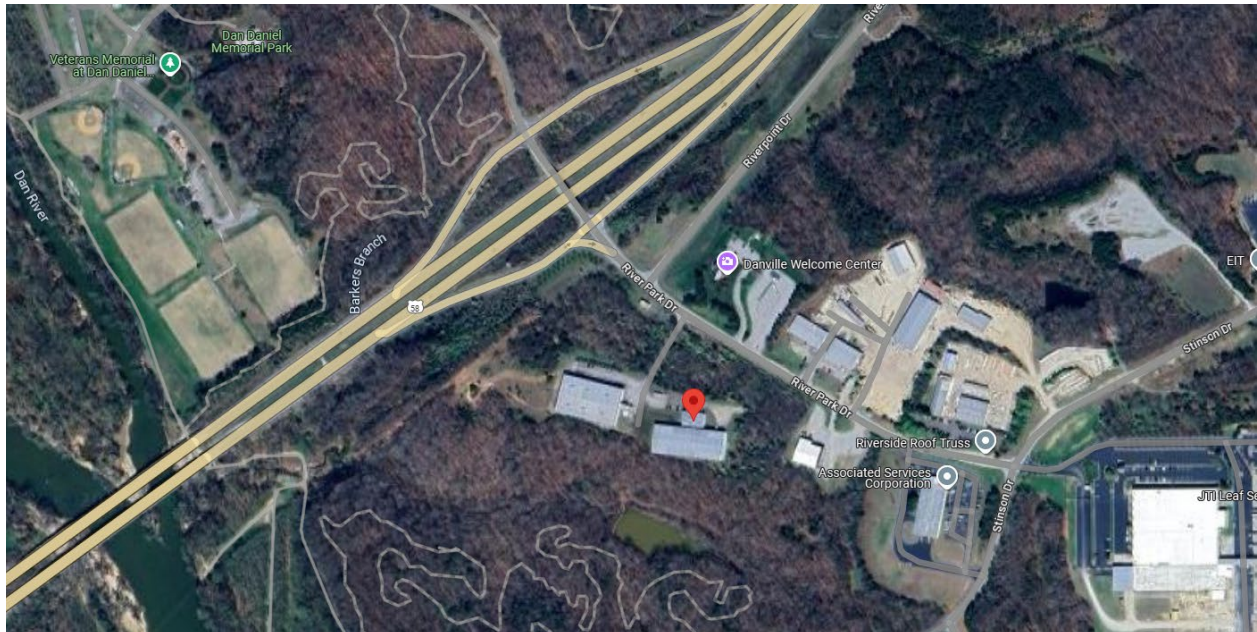
Verizon Wireless
“Danville Airport” Project Special Use Permit Application and
Project Narrative
April 10, 2025

APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW A COMMUNICATIONS TOWER AND RELATED COMMUNICATIONS FACILITY EQUIPMENT ON PARCEL ID 78111, 680 RIVER PARK DRIVE, DANVILLE, VIRGINIA 24540 (THE “PROPERTY”)

Pursuant to Article 3.0.C(4) and Article R(6)(b) of the City of Danville Zoning Ordinance, last amended February 3, 2025 (the “Zoning Ordinance”), Cellco Partnership, d/b/a Verizon Wireless (hereinafter “Verizon Wireless”) seeks a Special Use Permit from the City Council for the proposed installation of a wireless communications facility as described herein (the “Site” or the “Facility”). The proposed installation is critical to Verizon Wireless’s goal of providing much needed new wireless service to the Dan Daniels Memorial Park, Riverpark Drive, and Industrial park areas. The Facility will consist of a 150’ monopole tower (plus three-foot lightning rod) with related ground equipment. The Facility would be built, owned, and operated by Network Towers, which would manage leasing to Verizon Wireless and other wireless providers.

The subject parcel is zoned LED-I, Light Economic Development District (LED-I). Pursuant to Article 3.0.C(4) and Article R(6)(b) of the Zoning Ordinance, commercial communication towers are permitted by approval of a Special Use Permit in the LED-I, Light Economic Development District, subject to the provisions of Article R.-Communication Towers and Antennas.

Site Location:



Site Description

As shown on the Site Development Plans prepared by Bamman Consulting, LLC, dated February 26, 2025 (the “Plans”), enclosed, Verizon Wireless proposes to construct a new wireless facility monopole at

a height of 150' (plus lightning rod) (the "Tower") with antennas and related equipment within a 75' x 75' lease area on the Property. The Tower would be constructed with sufficient strength to support at least three additional antenna arrays to enable service from other wireless providers. Verizon Wireless will have an equipment shelter, generator for backup power, and other ground equipment within the 50' x 50' fenced compound within the lease area. The Site would be accessed by an existing twelve-foot (12') road (to be improved with gravel) within a variable width access and utility easement for ingress and egress and utilities connecting to River Park Drive.

Compliance with the City of Danville Zoning Ordinance

The proposed Verizon Wireless Site complies with the requirements of the Danville Zoning Ordinance (copied in **bold**) as follows:

Article 3.0: LED-I, Industrial District (Light Economic Development District)

C(4): Communications towers and antennas are permitted by special use permit

Article 2. – General Regulations

R. – Communication Towers and Antennas.

1. For the purpose of this ordinance, commercial communication towers shall include any pole, tower, tripod, telescoping mast, or any other structure, not to include a building or water tower, which supports a device used for the transmission, retransmission or reception of electronic signals or information for commercial use as interpreted by the Director of Planning/Zoning Administrator.

2. Commercial communication antennas shall include any device that is designed, and/or adaptable, for mounting on preexisting or new structures, for example nonresidential buildings or water towers, and used for transmission, retransmission, or reception of electronic signals or information for commercial use as interpreted by the Director of Planning/Zoning Administrator.

3. A commercial antenna that is used for the one hundred and eighty (180) degree transmission, retransmission or reception of electronic signals or information for commercial use shall be considered a directional or panel antenna.

4. A commercial antenna that is used for the three hundred and sixty (360) degree transmission, retransmission or reception of electronic signals or information for commercial use shall be considered an omnidirectional or whip antenna.

5. No telecommunication tower(s) shall be located within five hundred (500) feet of a residential zoning district unless the applicant can otherwise demonstrate by providing coverage, interference and capacity analysis that the proposed location of the antenna is necessary to meet the frequency reuse and spacing needs of the wireless telecommunications facility and to provide adequate coverage and capacity to areas which cannot be adequately served by locating the tower(s) in a less sensitive area.

The proposed Tower will not be within five hundred (500) feet of a residential zoning district. The Site is within an industrial park immediately east of U.S. Route 29 / U.S. Route 58 (Danville Expressway). All surrounding parcels are used for non-residential purposes.

6. Commercial communication tower(s) otherwise conforming to all the applicable provisions of this ordinance are hereby permitted subject to approval of a special use permit in the following zoning districts when the tower(s) is considered an accessory use:

- a. HR-C, Highway Retail Commercial District;**
- b. LED-I, Light Economic Development District;**
- c. M-I, Manufacturing District.**

The Site is zoned LED-I Light Economic Development District. A communications tower is permitted with the approval of a special use permit.

7. Commercial communication antenna(s) are permitted by right in the following locations regardless of the underlying zoning district:

- a. Church sites when camouflaged as steeples or bell towers;**
- b. Park sites when compatible with the existing environment and nature of the park;**
- c. Government, school, utility and institutional sites; and**
- d. Other commercial or industrial buildings or structures so long as they are camouflaged to match the color or texture of the structure on which they are mounted.**

The industrial and commercial buildings in this area are not tall enough for attached or stealth antennas. To provide needed service in this area, Verizon Wireless needs a taller facility than can be provided by antennas incorporated into the structure of a building.

8. The maximum height for commercial communication towers shall be one hundred and fifty (150) feet. An additional twenty (20) feet of antenna height may be added onto the maximum one hundred and fifty (150) foot tower height for the installation of omnidirectional or whip antenna for a total height of tower and antenna to be a maximum of one hundred and seventy (170) feet from grade. The minimum setback distance from the base of the commercial communications tower to any property line or to any adjacent nonresidential structure shall be equal to one-half (½) the total combined height of the tower and antenna, unless the City Manager or Planning Commission grants a waiver due to special or unusual characteristics.

This application requests a special use permit (SUP) for a 150' tall monopole, which is the maximum currently allowed under the Zoning Ordinance. If approved, the Applicant requests consideration of its application for administrative approval of an additional 20' of height, authorized by Federal Regulation 47 C.F. R. § 1.6100 Wireless Facility Modifications.

9. The following general criteria shall be considered in determining the appropriateness of sites for commercial communication tower(s) and commercial communication antenna(s) when considering a special use permit:

- a. Whether the proposed tower is to be located in an area where it would be unobtrusive to surrounding uses and would not substantially detract from the local aesthetic or neighborhood character;**

The Tower would be located in an industrial park near the expressway so would not have a negative impact on homes or scenic land.

- b. Whether the application represents a request for multiple use of a proposed tower(s) as is recommended in the City's Comprehensive Plan; and**

At the proposed height, the Tower could be used by several wireless providers.

c. Whether the application exhibits how the site and the tower(s) and/or antenna(s) will be designed and arranged to accommodate future multiple users.

As shown on the elevation Sheet SP-3, the monopole will have room for at least two arrays at 150'. The extension will provide room for Verizon Wireless' antenna array at 170'. As shown on Sheet SP-2 of the Plans, the compound will have room for the ground equipment of several wireless providers.

The Facility will be owned and managed by Network Towers. Please see enclosed the Collocation Policy Letter from Network Towers confirming that the Tower will be available to other service providers.

10. Photo simulations of the "before and after" visual impacts of the tower(s) shall be submitted to the City with the special use permit application.

11. Line of sight profiles depicting the proposed tower with attached antenna(s) and arrays from no fewer than three (3) locations, including all critical viewsheds determined by the Director of Planning/Zoning Administrator, shall be submitted at the time of initial application for all towers in excess of fifty (50) feet.

Items 10 and 11 are addressed by the enclosed photo simulations (1-3) and line of sight analyses (4-5). The photo simulations were produced by raising a balloon to the height of the proposed tower (with proposed 20' extension) and creating simulations with computer modeling. Please see the enclosed map of locations: Green Circles indicate photo simulation locations, and blue cameras indicate locations where the balloon was not visible.

Locations:

1. Monument Street and Cabell Street (distance to tower – 1.5 miles), additional photograph with insert showing balloons is included for reference;
2. River Park Drive and 58 West Ramp (distance to tower – 0.33 mile);
3. 202 Stinson Drive / River Park Drive and Stinson Drive (distance to tower – 0.22 mile);
4. 150 Slayton Avenue (no visibility);
5. Welcome Center at 645 River Park Drive – visibility analysis.

12. Directional or panel antenna may not exceed three (3) feet in width and twelve (12) feet in height per individual antenna, and must be either sufficiently screened so as not to be visible from a public right-of-way or camouflaged by the use of color, textures or materials so as to match the surface on which they are mounted.

The panel antennas on the Tower will not exceed these size limits. They will be mounted in arrays on the Tower and will not be screened or camouflaged. However, they will be gray in color, matching the monopole.

13. Omnidirectional or whip antenna may not exceed three (3) feet in width and twenty (20) feet in height per individual antenna, and must be either sufficiently screened so as not to be visible from a public right-of-way or camouflaged by the use of color, textures or materials so as to match the surface on which they are mounted.

Noted. These antennas are not planned at this time.

14. In the event the tower(s) and antenna array(s) shall serve as the primary use of the property, any accessory facility or building greater than one hundred (100) square feet will be designed so as to be architecturally compatible with principal structures on the site and shall be compatible with the surrounding natural or built-up environment.

The Facility will be an accessory use to the primary use of the Property, which is for Wilco, Inc., a cleaning supplies and equipment provider.

15. No communications equipment shall be installed which will interfere in any way with the City's emergency communications system.

Noted.

16. Advertising or signage provided for any use other than to provide warning or equipment instruction and/or any other information pertinent to the safe operation of the facility on any portion of the tower and/or antenna or any other accessory facility shall be prohibited, and each tower shall maintain a gray or other neutral colored finish.

The Applicant will comply with this restriction.

17. Towers shall not be artificially lighted, unless required by the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA) or other applicable authority. If lighting is required, the Planning Commission and the City Council shall review the available lighting alternatives and approve the engineering design solution that would create the least visual disturbance to the surrounding area.

The Facility is under review by the Federal Aviation Administration (Proposed Case 2025-AEA-2686-OE; Structure Name VA-T24.11 Dan River, accepted by the FAA on March 4, 2025). The Applicant will provide the City with the FAA's letter of determination regarding lighting and marking as soon as it is available. Due to staff shortage issues at the FAA, responses are taking longer than usual.

18. Tower(s) and antenna(s) in excess of fifty (50) feet in height shall include screening as deemed necessary by the Director of Planning/Zoning Administrator.

Because of its location in an industrial area, the Applicant is not proposing screening other than fencing around the ground equipment.

19. The applicant shall possess a communication license issued by the FCC and any other federal regulatory agency as deemed necessary by the City, and the site selection, design and operation of the facility must meet all applicable State and Federal requirements and regulations.

Verizon Wireless is licensed by the FCC to provide wireless services in the area and will comply with all applicable State and Federal regulations and requirements.

20. If at any time the use of the tower(s) and/or antenna(s) ceases, the owner or lessee of the tower(s) and/or antenna(s) shall dismantle and remove it within six (6) months after ceasing to use it, unless:

a. A binding lease agreement with another wireless communications provider on the same tower has been executed in which case an additional six (6) months shall be granted; or

b. The City requests, in writing, that the tower(s) and/or antenna(s) be reserved for City use.

The Applicant will comply with this requirement.

21. Radio antennae, including amateur radio antennae, may be located in the rear yards of residences and commercial uses without height restrictions so long as sufficient "fall area" is provided either on the subject property or on an adjacent property with written permission from the owner of said property. Said written authorization must be recorded with the deed of the adjacent property.

Not applicable.

(Ord. No. 2004-02.04, Art. 2, § R, 2-17-04; Ord. No. 2005-02.02, 2-1-05; Ord. No. 2009-12.06, 12-15-09; Ord. No. 2012-04.06, 4-17-12)

ARTICLE 6. - SPECIAL USE PERMITS

B. - General Standards and Criteria for Special Use Permit Review.

All applications for special use permit shall be reviewed using the following criteria:

1. The proposed use shall be:

a. In harmony with the adopted Comprehensive Plan;

2030 Comprehensive Plan.

The proposed Site is east of the Expressway, west of the Airport within a large industrial area zoned Light Economic Development identified as Planning Area 8 in southeast Danville. This area is designed for Light Industrial on the Future Land Use Map.

Though the Comprehensive Plan contains no specific reference to wireless communications, such information infrastructure is essential to economic development, healthcare, public safety, and general convenience. Future land use for Planning Area 8 is light economic and manufacturing, which will require robust wireless telecommunications and internet services.

b. In harmony with the intent and purpose of the zoning district in which the use is proposed to be located; and

c. In harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development.

The Facility will blend in with the industrial uses in the area. There are no residential communities in the area that could be negatively affected by the Site's visual impact.

2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.

Wireless facilities do not use public water and sewer. The Site is already served by a well-developed street network and is easily accessible to fire protection.

3. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

The Site will not affect any ecological, scenic, or historic resources. The Applicant is required to assess all such potential impacts in compliance with Federal regulations.

4. The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.

The Site is only a 5,625 square foot lease area on an existing industrial parcel and will have no impact on the development of adjacent properties or surrounding parcels.

(Ord. No. 2004-02.04, Art. 6, § B, 2-17-04)

C. - Special Conditions.

1. In granting any special use permit, the City Council may impose any conditions necessary to assure that the proposed use will conform with the requirements of this section and will continue to do so. The City Council may take all necessary actions to ensure compliance with the conditions imposed.

2. The City Council may impose reasonable standards as deemed necessary to protect the public interest and welfare. Such standards may include, but need not be limited to:

- a. More restrictive sign standards.**
- b. Additional open space, landscaping or screening requirements.**
- c. Additional yard requirements.**
- d. Special lighting requirements.**
- e. Time limitations on hours of operation.**
- f. Additional off-street parking and loading requirements.**
- g. Additional utility, drainage and public facility requirements.**
- h. Additional right-of-way and public access requirements.**
- i. Additional requirements to ensure compatibility with the Comprehensive Plan.**
- j. Conditions for renewal, extension, expiration, and/or revocation of special use permit.**

3. The City Council may specify time limits or expiration dates for a special use permit, including provisions for periodic review and renewal.

Please note that, pursuant to Va. Code Sec. 15.2-2316.4:2, a locality may not “(l)imit the duration of the approval of an application except, a locality may require that construction of the approved project shall commence within two years of final approval and be diligently pursued to completion.”

(Ord. No. 2004-02.04, Art. 6, § C, 2-17-04)

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 as established by the City Council.

Please see attached a special use permit application signed by the Applicant and by the Property Owner. Also enclosed is a limited power of attorney executed by the property owner giving the Applicant authority to pursue necessary land use approvals for the Project.

Filing fee for the special use permit application will be submitted electronically.

2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.

Noted.

3. The application shall include the following information:

a. A preliminary site plan in accordance with the Site Plan Regulations.

Please see the enclosed Plans.

b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.

The communications tower will operate continually and will include a generator to provide service in the event of a power failure. Technicians will visit the site for periodic maintenance, but it is an unmanned facility.

c. 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.**

As described in the narrative above, a communications tower is permitted in the LED-I, Industrial District (Light Economic Development District) with approval of a special use permit. Wireless communications infrastructure is essential to economic development, healthcare, public safety, and general convenience. The Comprehensive Plan's future land use for Planning Area 8, in which the Site is located, is light economic and manufacturing, which will require robust wireless telecommunications and internet services. Surrounding properties are also in industrial or commercial districts, and no residential neighborhoods are in proximity to the Site. The Project will not cause any increase in pedestrian or vehicular traffic; following a short period of construction, the Site will receive technician visits for maintenance every couple of months or in the case of emergencies.

Conclusion

Verizon Wireless is pleased to propose the Facility to improve wireless service in Danville. The proposal meets the requirements of the Zoning Ordinance and is consistent with the goals and strategies of the City's 2024 Comprehensive Plan. We respectfully request that a special use permit be granted because the Site is in harmony with the purpose and intent of the Zoning Ordinance supports the public health, safety and general welfare. Good wireless communications service is an essential utility, needed by citizens and travelers for safety, government communications, economic development, education and healthcare, and general convenience. We appreciate your consideration of this application.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-AEA-2686-OE

Issued Date: 04/25/2025

Greg Tully
Network Towers II LLC
6095 Marshalee Drive
Suite 300
Elkridge, MD 21075

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole VA-T24.11 Dan River
Location:	Danville, VA
Latitude:	36-34-13.91N NAD 83
Longitude:	79-21-50.88W
Heights:	510 feet site elevation (SE) 175 feet above ground level (AGL) 685 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 10/25/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Victoria Rosenthal-Williams, at (404) 305-6071, or Victoria.M-CTR.Rosenthal-Wil@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AEA-2686-OE.

Signature Control No: 649214379-655074537

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Frequency Data
Map(s)

cc: FCC

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Case Description for ASN 2025-AEA-2686-OE

Construct a 170' monopole with 5' lighting rod total 175'

Frequency Data for ASN 2025-AEA-2686-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W



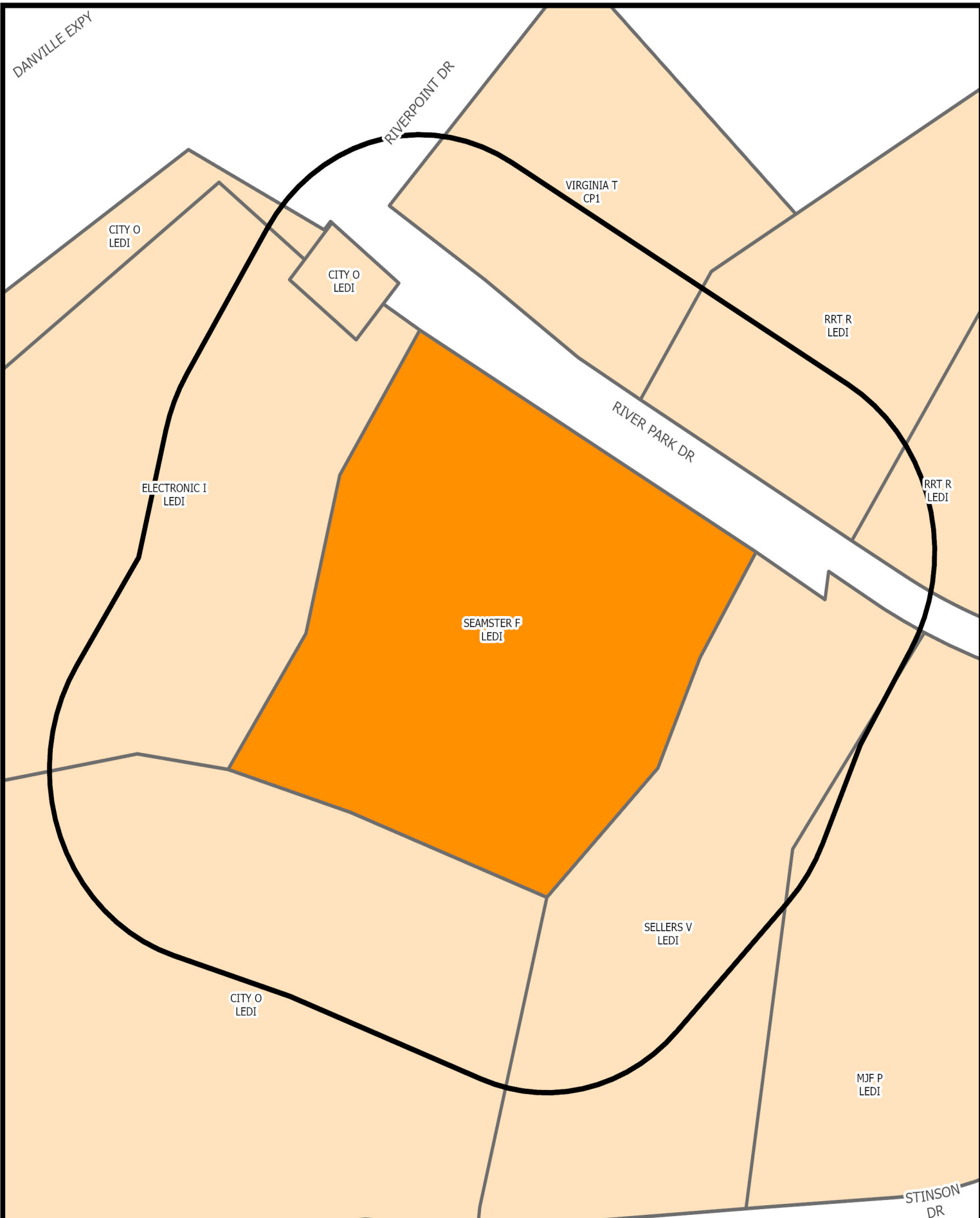


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/9/2025



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
4/9/2025



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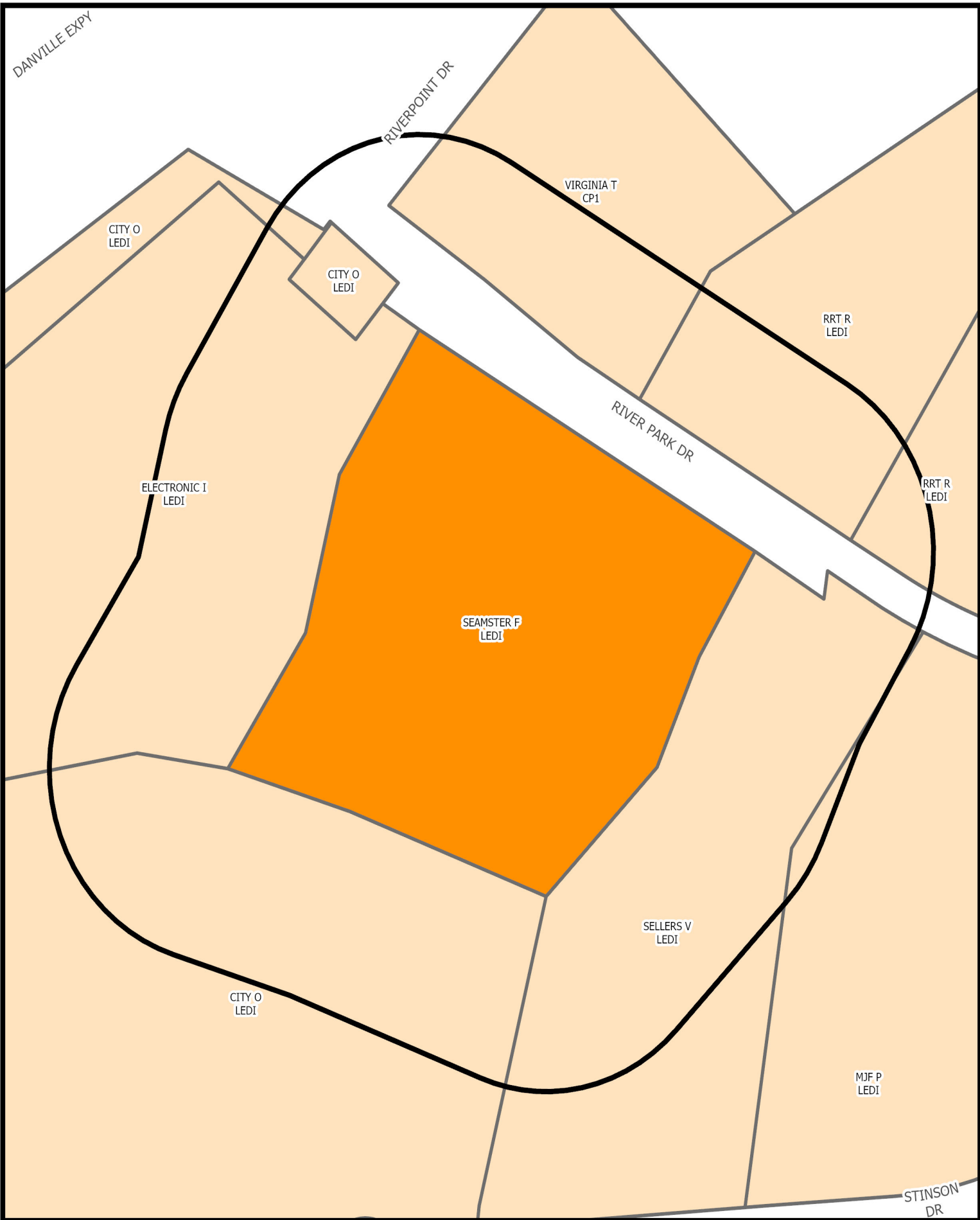


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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4/9/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00250 filed by Danville Ventures, LLC to rezone Parcel 55063 (West Main Street) from OT-R Old Town Residential to HR-C Highway Retail Commercial.

SUMMARY

Danville Ventures, LLC has filed an application to rezone Parcel 55063, on West Main Street, from OT-R Old Town Residential to HR-C Highway Retail Commercial. Parcel 55063 is approximately one-third (1/3) of an acre currently being used as a parking lot adjacent to RISE Dispensary. The applicant has requested to rezone Parcel 55063 to allow for the consolidation of this parcel with the adjacent parcel where RISE Dispensary is located (Parcel 57238). Parcel 55063 will be used for additional parking to accommodate RISE's growing clientele.

Commercial parking lots are not permitted by right in the OT-R Old Town Residential zoning classification. Further, parcels must be of the same zoning classification for consolidation. Approval of rezoning application PZ25-00250 aligns with increased use of West Main Street as a primary gateway and corridor through the city in accordance with the Comprehensive Plan.

Eighteen (18) notices were sent to neighbors within 300 feet of the subject property. One (1) unopposed response was received.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of rezoning application PZ25-00250 filed by Danville Ventures, LLC to rezone Parcel 55063 (West Main Street) from OT-R Old Town Residential to HR-C Highway Retail Commercial with the following condition(s):

1. Parcel 55063 must be consolidated with Parcel 57238.

ATTACHMENTS

1. REZONING APPLICATION 09252024_202502211419585169 (1)
2. 2025-04-09 - 816 WEST MAIN DANVILLE
3. C2400080 Rise Dispensary - Phase II - Danville, VA - ReZoning Application
4. Aerials Map
5. Owners Zoning Map



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 #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	_____
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Proposed Zoning:	_____

APPLICANT PROVIDED INFORMATION

Applicant: Danville Ventures LLC

Applicant's Address: 24020 Shell Rd, Abingdon, VA 24211

DANVILLE, VA

Applicant’s Phone Number: sam@the57group.com

Applicant’s Email: 423-502-6542

Purpose for Proposed Amendment: Consolidate parcels 55063 and 57238

Property Address: 816 W. Main Street Gross Area/ Net Area: 0.2929 acres

Property Location: N ☒ S ☐ E ☐ W ☐ Side of: W. Main Street

Between: Wood Avenue and Park Avenue

Proffered Conditions: _____

_____	_____	DocuSigned by: <u>SAM BLANKENSHIP</u> 7EF79C0C8F0D441...	<u>4/10/2025</u>
Applicant’s Signature	Date	Property Owner’s Signature (if not applicant)	Date

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DANVILLE VENTURES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, AND BEING A PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF DANVILLE, VIRGINIA BY INSTRUMENT NUMBER 21-4812.

THE CONSOLIDATION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

SIGNED _____ DATE _____

NAME _____ TITLE _____

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

_____, OF _____
I, _____, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
_____, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS _____ DAY OF _____, 20____.

_____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY APPROVAL CERTIFICATION:

I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

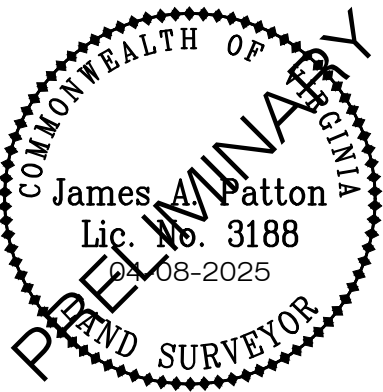
CITY ENGINEER _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

CITY OF DANVILLE SURVEYOR'S CERTIFICATE (SUBDIVISIONS):

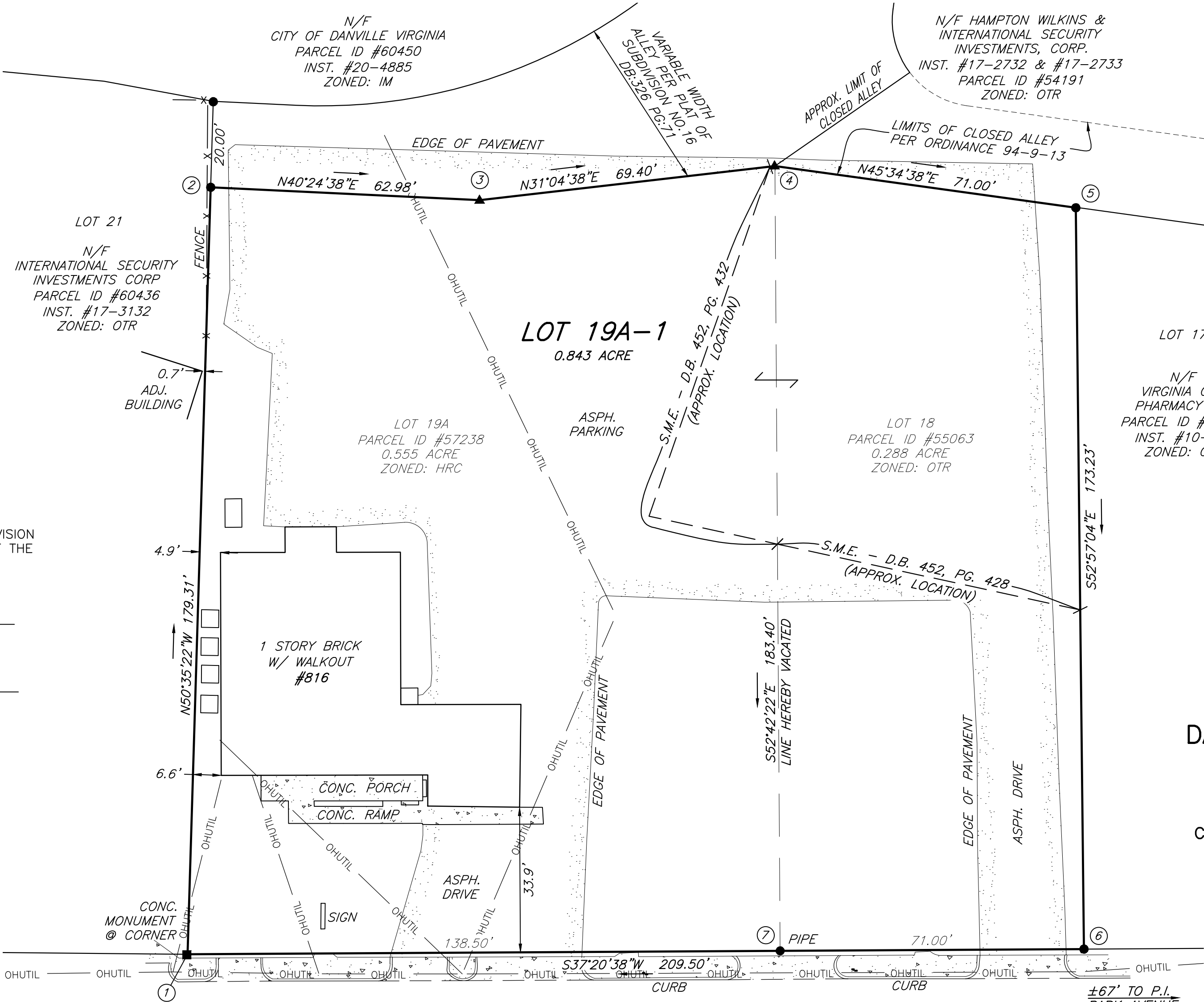
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS 8TH DAY OF APRIL, 2025.

JAMES A. PATTON _____ LS 3188

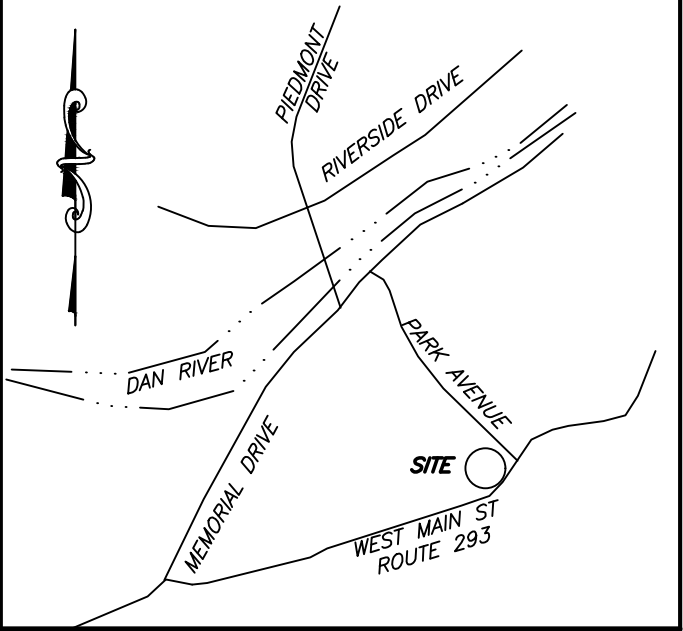


NOTES:

1. OWNER OF RECORD: DANVILLE VENTURES, LLC
2. LEGAL REFERENCE: INSTRUMENT #21-4812
3. TAX MAP NUMBERS: PARCEL ID #55063, PARCEL ID #57238
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0633E EFFECTIVE 09-29-2010.
6. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.
7. NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN, FOR CLARITY.
8. SUBJECT PARCELS ARE ZONED "OTR - OLD TOWN RESIDENTIAL" AND "HRC - HIGHWAY RETAIL COMMERCIAL" PER CITY OF DANVILLE GIS. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

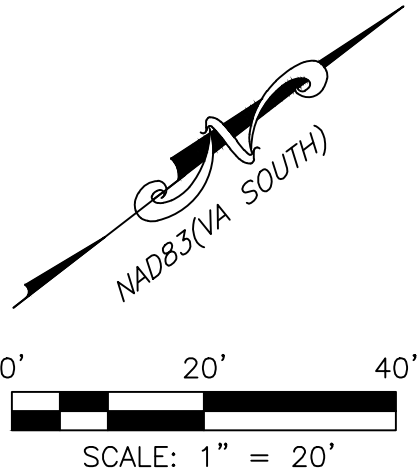


WEST MAIN STREET
VA ROUTE 293 - 60' R/W



VICINITY MAP
NOT TO SCALE

LEGEND	
●	- IRON PIN FOUND
▲	- MAG NAIL FOUND
DB/PG	- DEED BOOK/PAGE
R/W	- RIGHT OF WAY
S.M.E.	- SEWER MAIN EASEMENT



COMBINATION/LOT LINE VACATION FOR
DANVILLE VENTURES, LLC

SHOWING THE COMBINATION OF
LOT 18 SECTION J
SUBDIVISION NO. 16, SHEET NO. 4
DEED BOOK 326 PAGES 71 & 72
AND LOT 19A

COMBINATION/LOT LINE VACATION FOR
DANVILLE VENTURES, LLC

INSTRUMENT #240001019
CREATING HEREON
LOT 19A-1 (0.843 ACRE; 36,740 SQ. FT.),
SITUATE AT 816 WEST MAIN STREET
CITY OF DANVILLE, VIRGINIA
SURVEYED APRIL 2, 2025
DATED APRIL 8, 2025
JOB #R0067765
SCALE: 1" = 20'
SHEET 1 OF 1

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF DANVILLE.

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / balzer.cc | westwoodsps.com

DRAWN BY: SHW
CHECKED BY: JAP



April 10, 2025

**City of Danville
Community Development
Division of Planning and Zoning
427 Patton St.
Danville, VA 24541**

Attn: Renee Burton, Division Director of Planning

**Re: Re-Zoning Application: Parcel 55063
Legal Description: Lot 18 Section J Subdivision No. 16, Sheet No. 4 Deed Book 326 Pages 71 & 72**

Dear Mrs. Burton:

Danville Ventures LLC (Property Owner) proposes to change the zoning classification of Parcel 55063 from the current zoning (OTR Old Town Residential) to HRC Highway Retail Commercial to allow for consolidation of Parcel 55063 and Parcel 57238.

Current conditions on Parcel 55063 consist of existing asphalt pavement parking lot. The property owner intends to re-construct and improve the asphalt parking area to suit the needs of the existing business on the adjacent parcel (Refer to pending City of Danville Application #C24-000583).

The proposed use for Parcel 55063 is to serve as additional parking for the existing business located Parcel 57238. Operating hours will be as follows:

- Mon-Thur, and Sat: 9am-7pm
- Fri: 9am-8pm
- Sun: 1pm-5pm

The business operates with 7 employees on a typical day and receives approximately 150 patrons per day plus approximately an additional 50 patrons who attempt to enter but are turned away due to ineligibility to enter the facility.

A Preliminary Combination Plat is enclosed herein for your review.

Respectfully Submitted,

The W-T Group, LLC



**Jim Glascott, PE CPESC
Principal in Charge, Civil Engineering**

Attachments: Preliminary Combination Plat, Re-Zoning Application



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/14/2025



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
4/14/2025



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STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ25-00254 filed by BCH Properties, LLC to allow a contractor's office, shop, and storage yard at Parcel 21609 (810 Industrial Avenue) in accordance with Article 3.O Section C Item 5.

SUMMARY

BCH Properties, LLC has filed an application for a Special Use Permit at 810 Industrial Avenue (Parcel 21609), to allow a contractor's office, shop, and storage yard. Parcel 21609 is approximately 2.25 acres on Industrial Avenue, near Jefferson Street and is currently zoned LED-I, Light Economic Development.

A contractor's office, shop and storage yard are not permitted by right in the LED-I, Light Economic Development zoning classification. However, Article 3.O Section C Item 5 allows for such use by Special Use Permit. Approval of Special Use Permit PZ25-00254 aligns with the light industrial land use outlined in the Comprehensive Plan to provide opportunities to concentrate employment near major transportation corridors.

Thirty-three (33) notices were sent to neighbors within 300 feet of the subject property. One (1) unopposed response was received.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of Special Use Permit PZ25-00254 at 810 Industrial Avenue (Parcel 21609), to allow a contractor's office, shop, and storage yard with the following condition(s):

1. All outdoor storage must be fenced with opaque screening. 810 Industrial Avenue does not have a rear yard, therefore, all materials stored on site will be visible from the public right of way. Installation of a fence with opaque screening will enhance the appearance.

ATTACHMENTS

1. Application
2. Deed
3. Aerials Map
4. Owners Zoning Map



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 #:	<u>P225-00254</u>	PC Meeting Date:	<u>May 12</u>
Date Received:	<u>4/14</u>	Received By:	<u>Williams</u>
Parcel ID:	<u>21609</u>	Address:	<u>810 Industrial</u>
Existing Zoning:	<u>LED-I</u>	Future Land Use:	<u>—</u>

APPLICANT PROVIDED INFORMATION

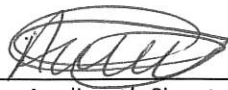
Property Location:	<u>810 industrial ave Danville Va. 24541</u>
Applicant:	<u>Ana G Ortega</u>
Applicant's Address:	<u>453 parker Rd Danville Va 24540</u>
Applicant's Phone Number:	<u>813 898 3815</u>
Applicant's Email:	<u>898 3815@gmail.com</u>

Describe Proposed Request: we trying to sell

flooring

Tile

granite Coontestops



Applicant's Signature

04/14/2025

Date



Property Owner's Signature
(if not applicant)

04/14/2025

Date

PLEASE ATTACH THE FOLLOWING

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

25-378
INSTRUMENT NO.
CITY OF DANVILLE, VA

25-680
INSTRUMENT NO.
CITY OF DANVILLE, VA

PG 0066 FEB -4 25 PG 0035 FEB 19 25

PID: 21609

Prepared by/Return to:
B. Cabell Barrow (VSB # 87299)
P.O. Box 11111
Danville, VA 24543

THIS DEED IS RE-RECORDED TO
REFLECT THE CORRECT NAME OF
THE GRANTEE TO BCH PROPERTIES,
LLC

Sales Price: \$925,000.00

Assessed Value: \$265,300.00

Title Insurance Company: Chicago Title Insurance Company

Send Tax Bill To: BCH PROPERTIES, LLC
~~BHC PROPERTIES, LLC~~
810 Industrial Avenue
Danville, VA 24541

BCH PROPERTIES, LLC
~~BHC PROPERTIES, LLC~~

FROM: DEED

PIEDMONT LANDS OF VIRGINIA, L.L.C.

THIS DEED OF BARGAIN AND SALE, made this 3rd day of February, 2025, by and between **PIEDMONT LANDS OF VIRGINIA, L.L.C.**, a Virginia limited liability company, party of the first part and Grantor herein, and **BCH PROPERTIES, LLC**, a Virginia limited liability company, party of the second part and Grantee herein, and ~~BHC PROPERTIES, LLC~~, a Virginia limited liability company, party of the second part and Grantee herein.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the Grantor, the Grantor does hereby bargain, sell, grant and convey, in fee simple with General Warranty and English Covenants of Title, unto the Grantee, all of Grantor's rights, title and interest in and to that certain lot or parcel of land, together with improvements located thereon and appurtenances thereunto appertaining, situate in the City of Danville, Virginia, and more particularly described as follows:

TRACT 1, fronting 953.19 feet on the northern edge of Industrial Avenue, containing

2.182 acres, as shown on Plat of Survey for Samuel S. Thomas, Jr. and Ellen F. Thomas, Showing Lot 1, Producer Whse. Co., property dated August 22, 1995, made by Shanks Associates, P.C., Engineers-Surveyors-Planners, recorded in the Clerk's Office of the Circuit Court of the City of Danville as Instrument 95-3497-A, and BEING, IN FACT, the same property conveyed to Piedmont Lands of Virginia, L.L.C., a Virginia limited liability company, from Samuel S. Thomas, Jr., by deed dated May 15, 2014, recorded in the aforesaid Clerk's Office as Instrument No. 14-1744, at page 0001, to which plat and deed reference is here made for a more particular description of the property herein conveyed.

This conveyance is made subject to all easements, rights-of-way, and restrictive covenants now of record or affecting the said property.

WITNESS the following signature and seal all as of the day and year first written above:

GRANTOR:

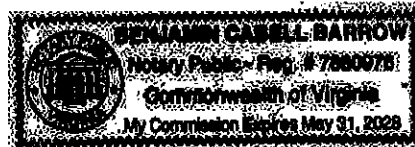
**PIEDMONT LANDS OF VIRGINIA, L.L.C.,
a Virginia limited liability company**

By  (SEAL)
William J. Gentry
Its: Managing Member

STATE OF VIRGINIA

CITY/COUNTY OF DANVILLE, TO-WIT:

The foregoing Deed was sworn to and acknowledged before me this 3rd day of February, 2025, by William J. Gentry, Jr., Managing Member of Piedmont Lands of Virginia, L.L.C., a Virginia limited liability company, Grantor herein.


Notary PublicMy commission expires: 2-31-2028Notary Registration Number: 7460976

INSTRUMENT 250000378
RECORDED IN THE CLERK'S OFFICE OF
DANVILLE CIRCUIT COURT ON
FEBRUARY 4, 2025 AT 03:10 PM
\$925.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 68.1-602 OF THE VA. CODE
STATE: \$462.50 LOCAL: \$462.50
GERALD A. GIBSON, CLERK
RECORDED BY: AGH

INSTRUMENT 250000683
RECORDED IN THE CLERK'S OFFICE OF
DANVILLE CIRCUIT COURT ON
FEBRUARY 19, 2025 AT 11:22 AM
GERALD A. GIBSON, CLERK
RECORDED BY: EXD

COURT ADDRESS:
P. O. BOX 3300
DANVILLE, VA 24543
PHONE # 434-799-5168



OFFICIAL RECEIPT
DANVILLE CIRCUIT COURT
DEED RECEIPT

DATE : 02/04/2025
RECEIPT # : 25000001021
CASHIER : ASH
INSTRUMENT : 2500000378
GRANTOR : PIEDMONT LLANDS OF VIRGINIA LLC
GRANTEE : BHC PROPERTIES LLC
RECEIVED OF : B CABELL BARROW PLLC
ADDRESS : 810 INDUSTRIAL AVE DANVILLE, VA 24541
CHECK : \$6,351.33
CHECK NUMBER : 3399
DESCRIPTION 1 : 953.19' INDUSTRIAL AVE TRACT 1
NAMES : 0

CASE # : 590CLR2500000378

FILING TYPE : DBS
RECORDED : 02/04/2025
EX : N
EX : N
PAYMENT : FULL PAYMENT
AT : 15:10
LOC : CI
PCT : 100%

PAGE :

PAGES : 003
OP : 0

CONSIDERATION : \$925,000.00
AVAL : \$265,300.00

PIN OR MAP : 21609

035	VIRGINIA OUTDOOR FOUNDATION	\$3.00	145	VSLF	\$3.50
036	DEED PROCESSING FEE	\$20.00	212	TRANSFER FEE	\$1.00
038	STATE GRANTOR TAX	\$462.50	214	CITY GRANTEE TAX	\$770.83
039	STATE GRANTEE TAX	\$2,312.50	220	COUNTY GRANTOR TAX	\$462.50
108	TECHNOLOGY TRST FND	\$5.00	301	CLERK RECORDING/INDEXING FEE	\$14.50

TENDERED : \$ 6,351.33
AMOUNT PAID : \$ 4,055.33
APPLIED TO NEXT CASE : \$ 2,296.00

PAYOR'S COPY

CLERK OF COURT : GERALD A. GIBSON

RECEIPT COPY 1 OF 2

Receipt : 25000001498

COURT ADDRESS:
P. O. BOX 3300
DANVILLE, VA 24543
PHONE # :434-799-5163



OFFICIAL RECEIPT
DANVILLE CIRCUIT COURT
DEED RECEIPT

DATE : 02/19/2025
RECEIPT # : 25000001498
CASHIER : CXD
INSTRUMENT : 250000583
GRANTOR : PIEDMONT LANDS OF VIRGINIA LLC
GRANTEE : BCH PROPERTIES LLC
RECEIVED OF : B CABELL BARROW PLLC
ADDRESS : 810 INDUSTRIAL AVE DANVILLE, VA 24541
CHECK : \$26.00
CHECK NUMBER : 2380
DESCRIPTION 1 : RE: INST 25-378
2 : 953.19' INDUSTRIAL AVE
CONSIDERATION : \$0.00
AVAL : \$0.00

CASE # : 590CLR250000583
FILING TYPE : RI
RECORDED : 02/19/2025
EX : N
EX : N
PAGE :
PAYMENT : FULL PAYMENT
AT : 11-22
LOC : CI
PCT : 100%

OP : 0
NAMES : 0

PAGES : 003

PIN OR MAP : 21609

RECORDING		FEE	
035	VIRGINIA OUTDOOR FOUNDATION	\$3.00	
106	TECHNOLOGY TRST FND	\$5.00	
145	VSLF		\$3.50
301	CLERK RECORDING/INDEXING FEE		\$14.50

TENDERED : \$ 26.00
AMOUNT PAID : \$ 26.00

PAYOR'S COPY

CLERK OF COURT : GERALD A. GIBSON

RECEIPT COPY 1 OF 2



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/14/2025



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Page 103 of 192

STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00255 filed by Blackstone Building Group LLC to rezone Parcels 77922, 77921, 77920, 77919, 77925, and 71138 from S-R Suburban Residential to A-R Attached Residential.

SUMMARY

In July 2024, Blackstone Building Group LLC received approval for a Special Use Permit (SUP) for a Planned Unit Development (PUD) on Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608. An alteration of the development plans necessitates that Blackstone Building Group LLC provide new applications for review. Rezoning application PZ25-00255 has been submitted to rezone Parcels 77922, 77921, 77920, 77919, 77925, and 71138 from S-R Suburban Residential to A-R Attached Residential for the construction of three hundred and three (303) attached dwellings. This application addresses the remaining residential portion of the proposed development, in addition to the application recommended for approval at the April Planning Commission meeting.

The development includes a total of 303 townhome-style dwellings, with some designated for workforce housing and others for adults 55 and older. These homes will be located on separate lots, with the surrounding areas managed by a Homeowners Association (HOA). The development is required to provide open space and recreational areas totaling at least twenty-five percent (25%) of the common space. The applicant has submitted additional materials outlining the layout and planned equipment for these areas, which are intended to encourage recreation and activity.

The subject properties currently have inadequate water pressure to serve the proposed units and the required fire suppression system. The applicant, Blackstone Group, LLC, is coordinating with the Department of Utilities on a water extension project to upgrade the system. The applicant is also in discussion with the Division of Engineering regarding the development of a public road and improvements to Kayewood Lane to serve the proposed units. Development of the units as outlined in this rezoning request will make the applicant eligible to apply for a reimbursement program for road construction.

Ninety-nine (99) notices were sent to neighbors within 300 feet of the subject property. Two (2) unopposed responses were received.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of PZ25-

00255 with the following conditions.

1. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations (TIA was completed 09-21-24);
2. A minimum of 35% of the building exteriors will be masonry;
3. The height of each building may not exceed three (3) stories or 45 feet; and
4. Parking shall not be placed in the front yard (Riverside Drive) of the development.

ATTACHMENTS

1. Application
2. M1. Master Plan
3. 7 UNIT REAR LOAD DANVILLE TOWNHOMES PERMIT 12.6.24.
4. Aerials Map
5. Vandola Owners Zoning Map



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 #: PZ 25-00255 PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: 77925, 77922, 77921, 77920, 77919, 71138 Address: Vandola/Kayewood
Existing Zoning: SR Proposed Zoning: A-R

APPLICANT PROVIDED INFORMATION

Applicant: Blackstone Building Group
Applicant's Address: 4932 Dominion Blvd #106 Glen Allen, VA

Applicant's Phone Number: 757-510-2451

Applicant's Email: _____

Purpose for Proposed Amendment: _____

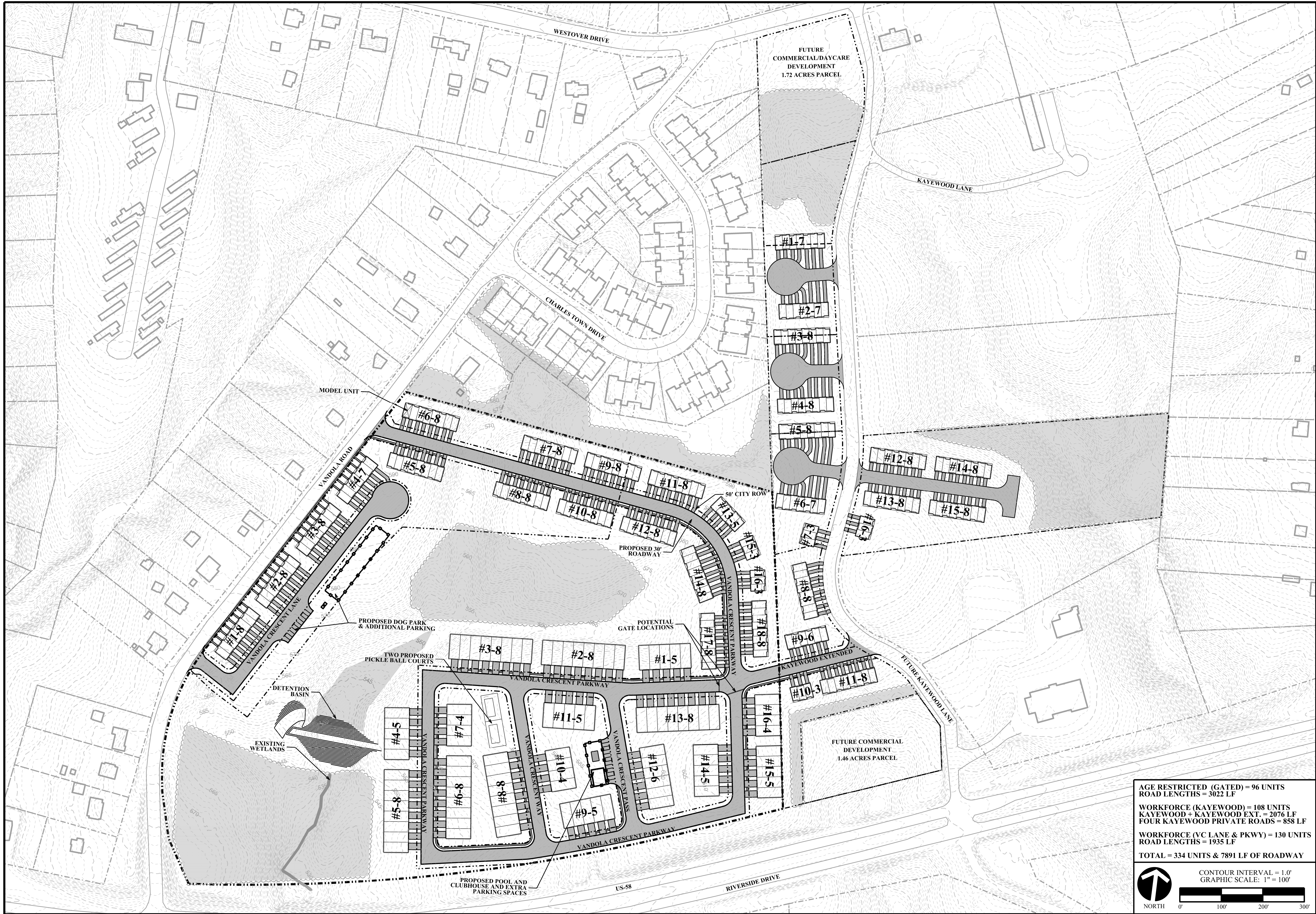
Property Address: _____ Gross Area/ Net Area: _____

Property Location: ☐ N ☐ S ☐ E ☐ W ☐ Side of: _____

Between: _____ and _____

Proffered Conditions: _____

			
Applicant's Signature	Date	Property Owner's Signature (if not applicant)	Date
	4/14/15		
Contract owner ALERT			

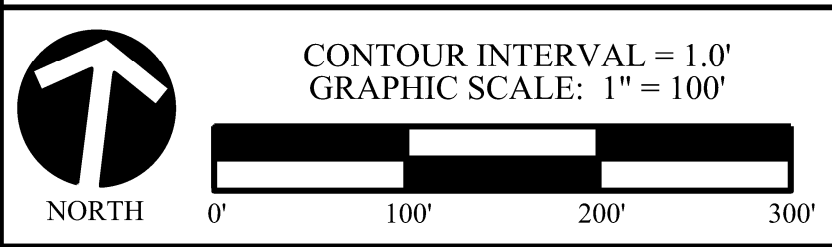


AGE RESTRICTED (GATED) = 96 UNITS
ROAD LENGTHS = 3022 LF

WORKFORCE (KAYEWOOD) = 108 UNITS
KAYEWOOD + KAYEWOOD EXT. = 2076 LF
FOUR KAYEWOOD PRIVATE ROADS = 858 LF

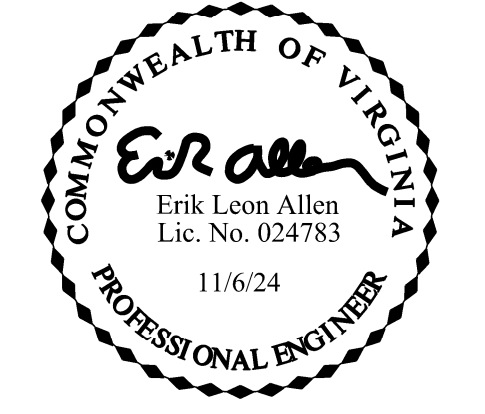
WORKFORCE (VC LANE & PKWY) = 130 UNITS
ROAD LENGTHS = 1935 LF

TOTAL = 334 UNITS & 7891 LF OF ROADWAY



WATERSHED
CONSULTING
P.O. Box 7216
RICHMOND, VA 23221
(804) 304-4659
WWW.WATERSHEDVA.COM

VANDOLA CRESCENT
MASTER PLAN
(REFERENCE ONLY)
CITY OF DANVILLE, VIRGINIA



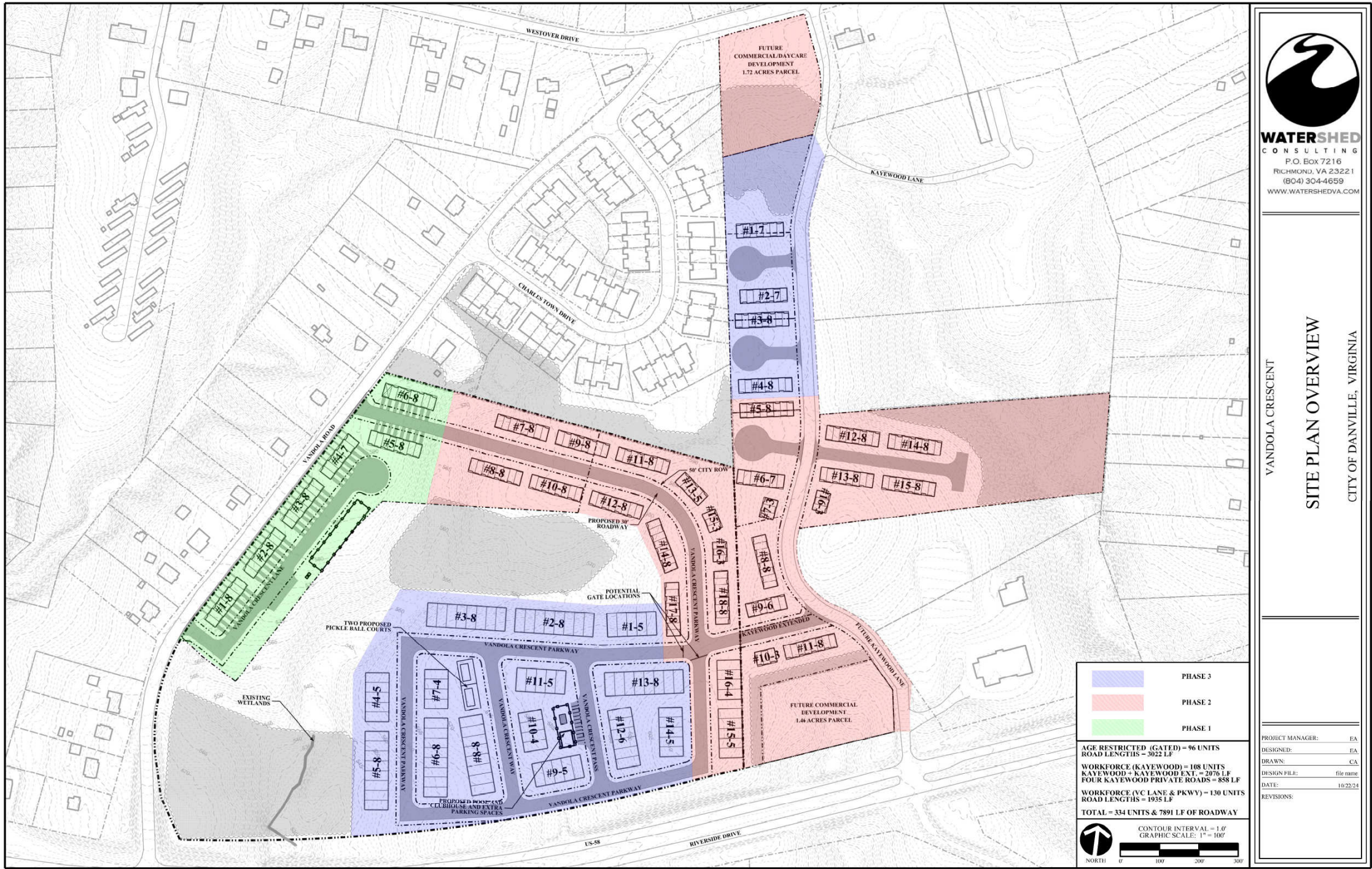
PROJECT MANAGER:	EA
DESIGNED:	EA
DRAWN:	CA
DESIGN FILE:	file name
DATE:	11/6/24
REVISIONS:	

LONGEVITY SOLUTIONS



PER UNIT AREA CALCULATIONS	
Heated Area	
1st Floor Livable	269 SF
2nd Floor Livable	537 SF
3rd Floor	537 SF
	1344 SF
Unheated Area	
Garage	257 SF
	257 SF
Total	1600 SF

VANDOLA CRESCENT
7 UNIT REAR LOAD
PHASE 1



SHEET INDEX	
0-COVER	
A-0.00	Cover
2-ARCHITECTURE	
A-1.00	Foundation Plan
A-2.00	1st Floor Plan
A-2.20	2nd Floor Plan
A-2.30	3rd Floor
A-2.50	Roof Plan
A-3.00	Elevations
A-3.10	Elevations
A-3.20	Elevations
A-3.30	Elevations
A-4.00	Building Sections
A-6.00	Standard Details
3-ELECTRICAL	
E-2.10	1st Floor Electrical Plan
E-2.20	2nd Floor Electrical Plan
E-2.30	3rd Floor Electrical Plan
4-STRUCTURAL	
S-2.00	1st Floor Structural Plan
S-2.10	1st Floor Bracing Plan
S-2.20	2nd Floor Structural Plan
S-2.30	2nd Floor Bracing Plan
S-2.50	Roof Structural plan

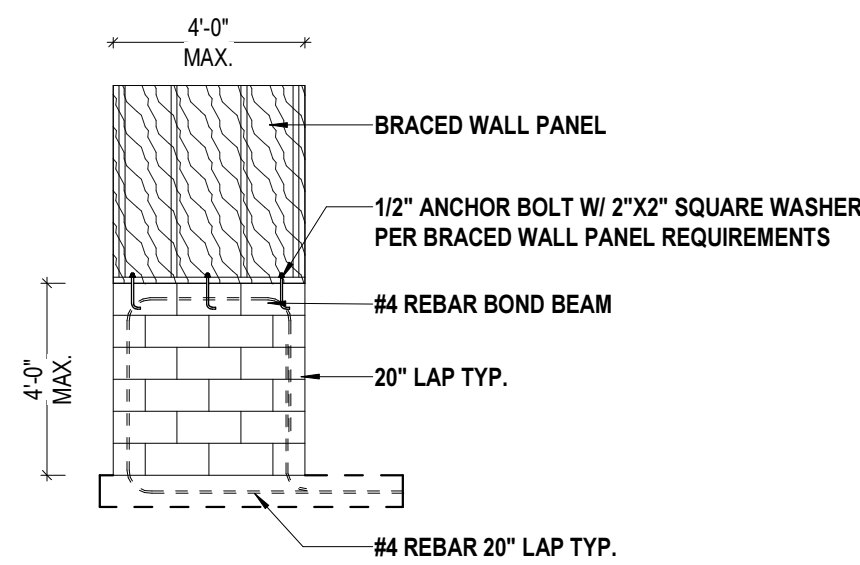


Longevity Home Solutions

age in place • multigenerational • adaptability

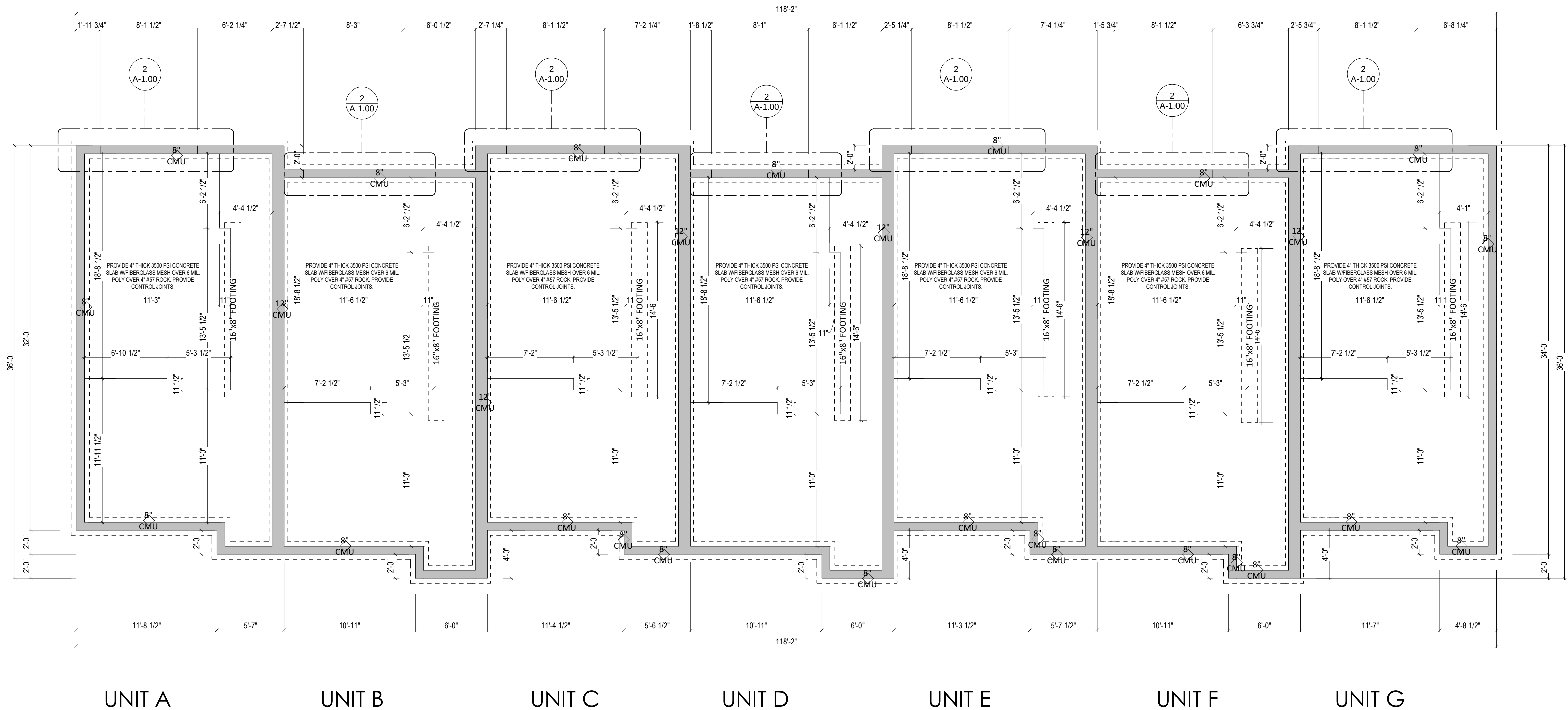
PERMIT SET

NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



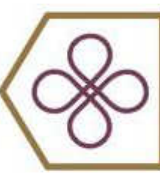
2 STEM WALL DETAIL

A-1.00 1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



1 FOUNDATION PLAN

A-1.00 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Longevity Home Solutions
age in place - multigenerational - adaptability

Rick Byers
(804) 217-8367
4932 Dominion Blvd
Suite 106
Glen Allen, VA 23060

CLIENT LONGEVITY SOLUTIONS

ADDRESS DANVILLE

PROJECT MULTI-FAMILY

SERIES 7 UNIT REAR LOAD

SHEET Foundation Plan

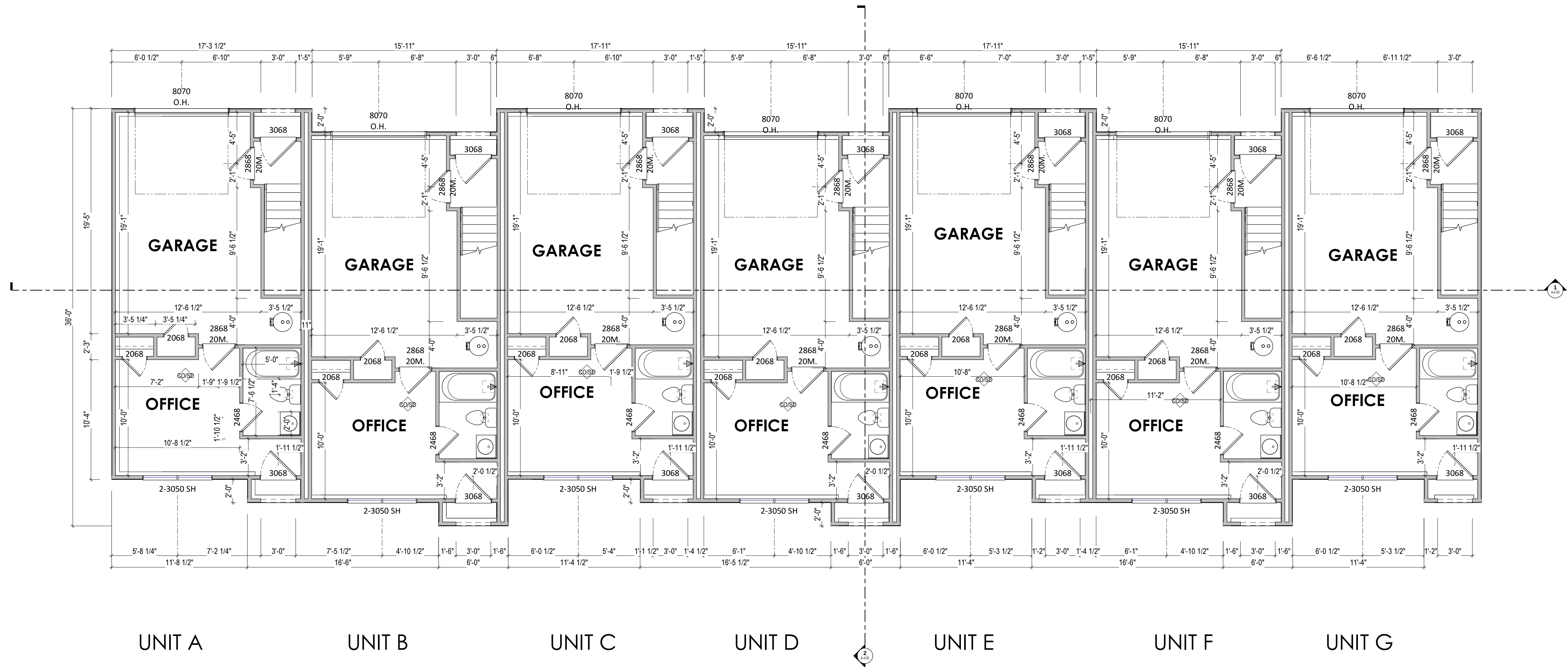
ISSUE DATE 12/6/24

DRAWN BY PINNACLE DESIGN
RVA

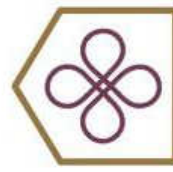
SHEET NUMBER

A-1.00

NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 1ST FLOOR PLAN
A-2.00 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

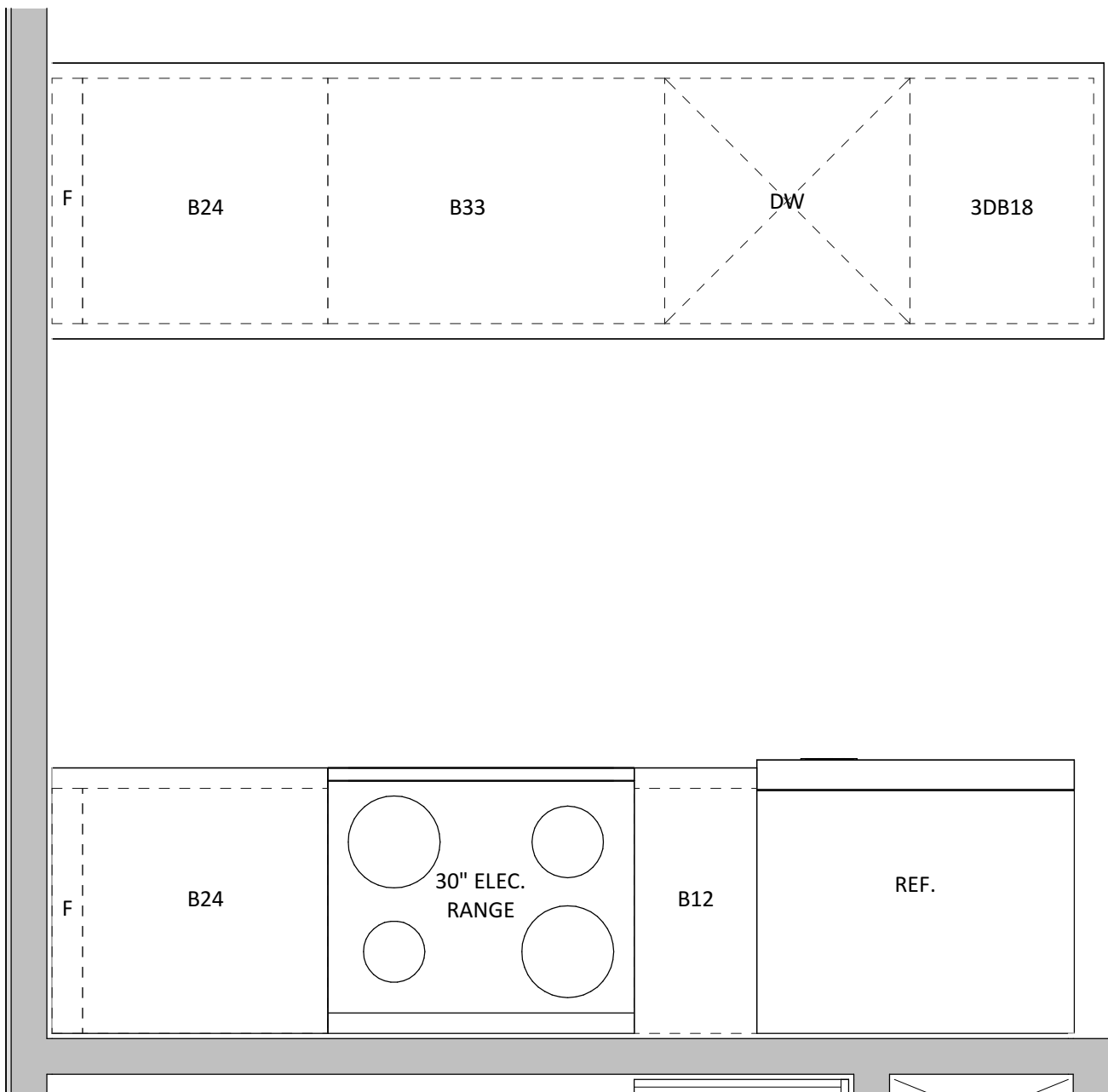
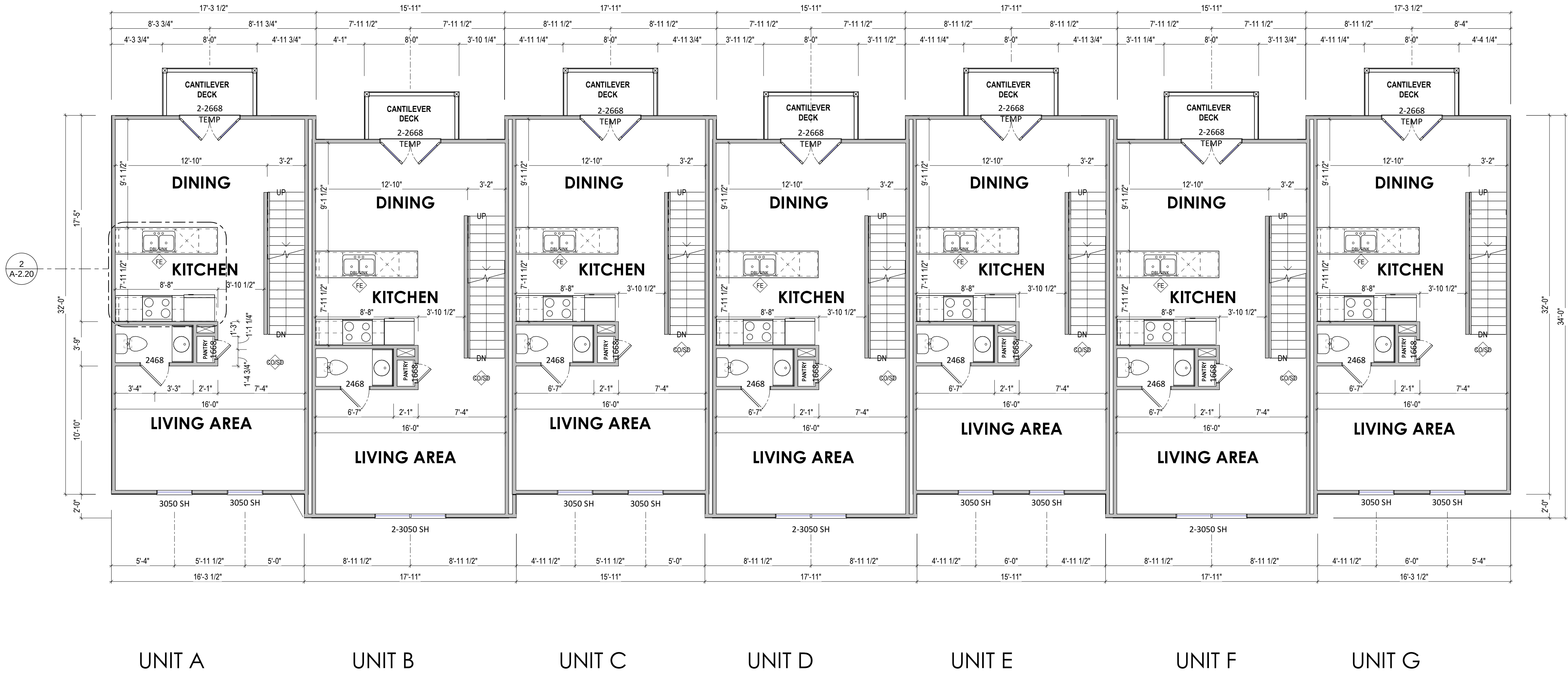


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CLIENT	LONGEVITY SOLUTIONS		
	DANVILLE		
	ADDRESS		
PROJECT	MULTI-FAMILY		
	7 UNIT REAR LOAD		
	SHEET		
ISSUE DATE			1st Floor Plan
12/6/24			
DRAWN BY			
PINNACLE DESIGN			RVA
SHEET NUMBER			
A-2.00			

NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 **2ND FLOOR PLAN**
A-2.20 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

2 **KITCHEN LAYOUT**
A-2.20 3/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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CLIENT **LONGEVITY SOLUTIONS**

ADDRESS **DANVILLE**

PROJECT **MULTI-FAMILY**

SERIES **7 UNIT REAR LOAD**

SHEET **2nd Floor Plan**

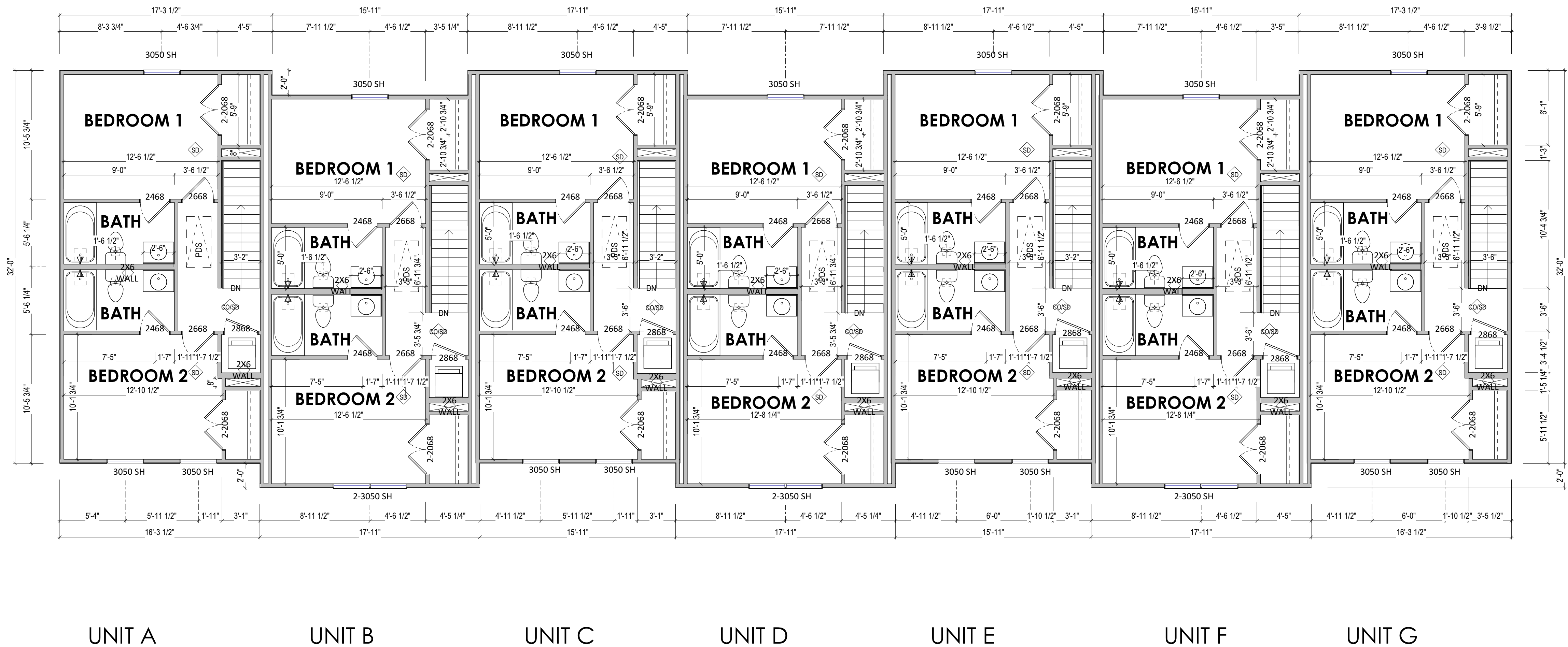
ISSUE DATE **12/6/24**

DRAWN BY **PINNACLE DESIGN
RVA**

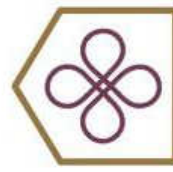
SHEET NUMBER

A-2.20

NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 3RD FLOOR PLAN
A-2.30 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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PROJECT
MULTI-FAMILY

SERIES
7 UNIT REAR LOAD

SHEET
3rd Floor

ISSUE DATE
12/6/24

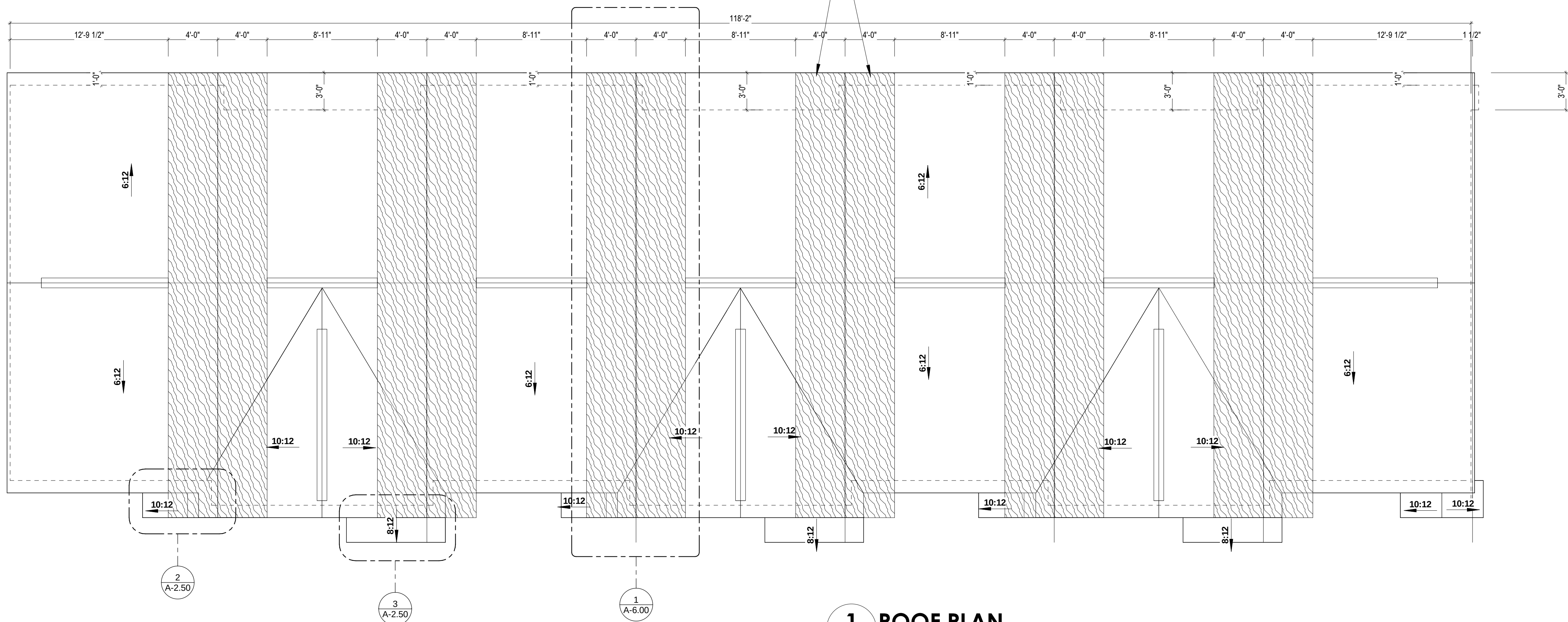
DRAWN BY
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RVA**

SHEET NUMBER
A-2.30

GENERAL ROOF PLAN NOTES:

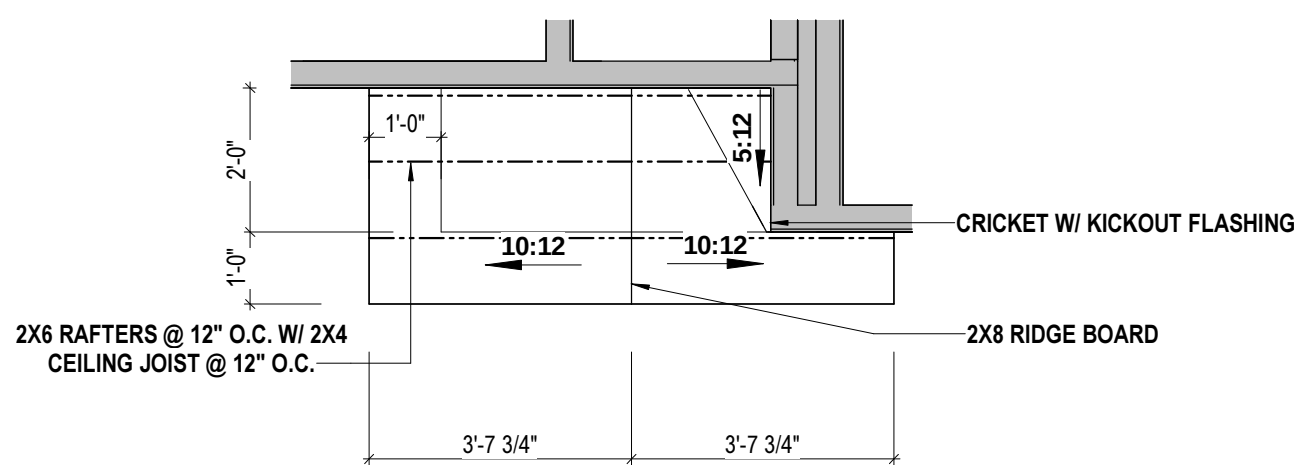
- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING. U.N.O. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

4FT FIRED RATED PLYWOOD EACH SIDE OF SEPERATION LINE. TYP;



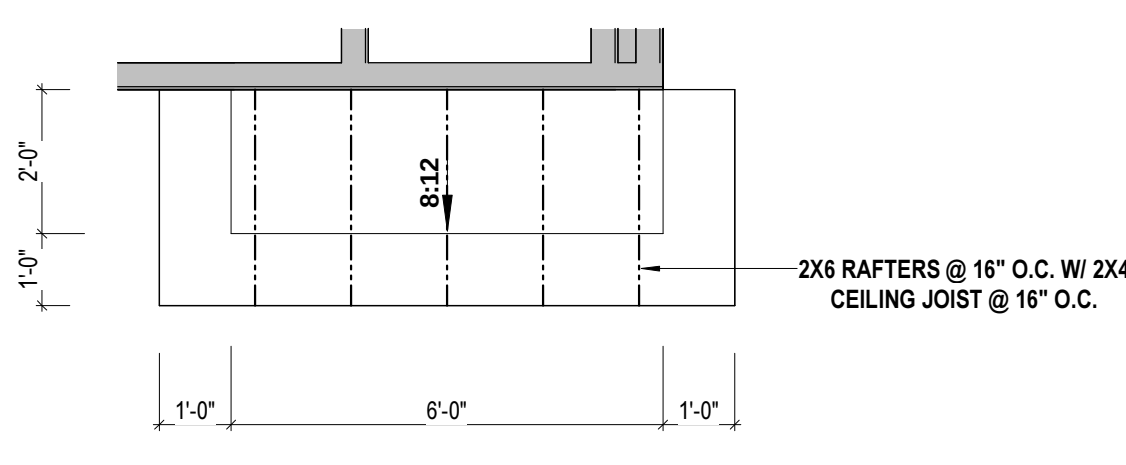
1 ROOF PLAN

A-2.50 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



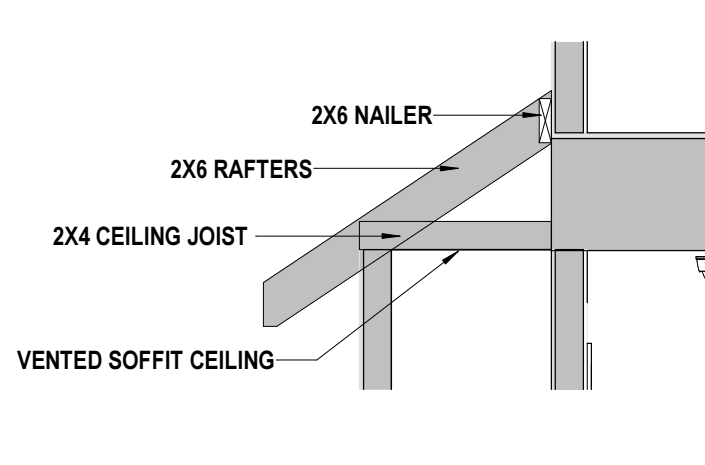
2 GABLE PORCH ROOF DETAIL

A-2.50 3/8" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



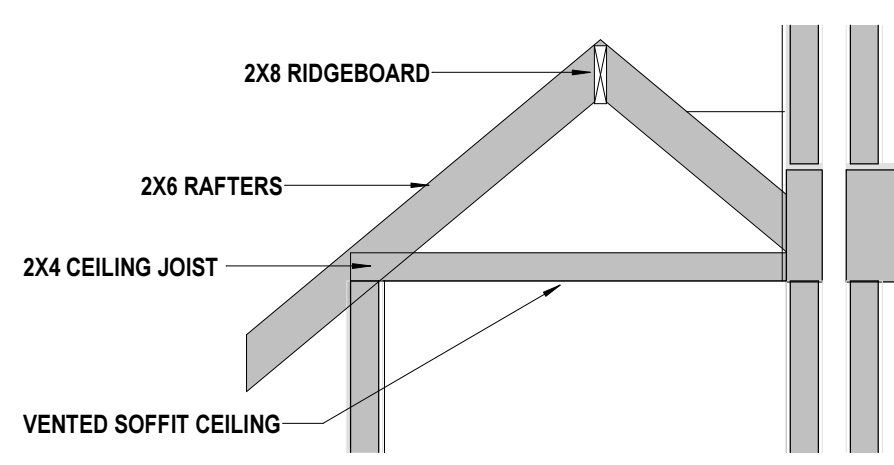
3 SHED PORCH ROOF DETAIL

A-2.50 3/8" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



4 SHED ROOF SECTION

A-2.50 1/2" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



5 GABLE ROOF SECTION

A-2.50 1/2" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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PROJECT
MULTI-FAMILY

SERIES
7 UNIT REAR LOAD

SHEET
Roof Plan

ISSUE DATE
12/6/24

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**PINNACLE DESIGN
RVA**

SHEET NUMBER
A-2.50



X-Window Schedule			
Type	Width	Height	Count
Window_Single Hung 3050	3' - 0"	5' - 0"	23
Window_Twin Single Hung 3050	6' - 0"	5' - 0"	13

X-Door Schedule						
Type	Width	Height	Description	Count	Rough Height	Rough Width
Door_Exterior Double Swing Full Lite 2668	5' - 0"	6' - 8"	Ext. Double Swing Door - Full Lite	7	6' - 10"	5' - 2"
Door_Exterior Single Swing 3068	3' - 0"	6' - 8"	Ext. Single Swing Door	14	6' - 10"	3' - 2"
Door_Exterior Single Swing Fire Rated 2868	2' - 8"	6' - 8"	Ext. Single Swing Fire Rated Door	14	6' - 10"	2' - 10"
Door_Interior Double Swing 2068	2' - 0"	6' - 8"	Int. Double Swing Door	14	6' - 10"	4' - 2"
Door_Interior Single Swing 1668	1' - 6"	6' - 8"	Int. Single Swing Door	7	6' - 10"	1' - 8"
Door_Interior Single Swing 2068	2' - 0"	6' - 8"	Int. Single Swing Door	14	6' - 10"	2' - 2"
Door_Interior Single Swing 2468	2' - 4"	6' - 8"	Int. Single Swing Door	28	6' - 10"	2' - 6"
Door_Interior Single Swing 2668	2' - 6"	6' - 8"	Int. Single Swing Door	14	6' - 10"	2' - 8"
Door_Interior Single Swing 2868	2' - 8"	6' - 8"	Int. Single Swing Door	7	6' - 10"	2' - 10"
Garage Door_4 Panel 8070	8' - 0"	7' - 0"	1 Car Garage Door	7	7' - 1 1/2"	8' - 3"

1

A-3.00

3/16" = 1'-0"

FRONT VIEW

WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

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7 UNIT REAR LOAD

SHEET

Elevations

ADDRESS

DANVILLE

ISSUE DATE

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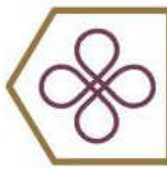
SHEET NUMBER

A-3.00

Page 115 of 192



1 REAR VIEW
A-3.10 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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PROJECT **MULTI-FAMILY**

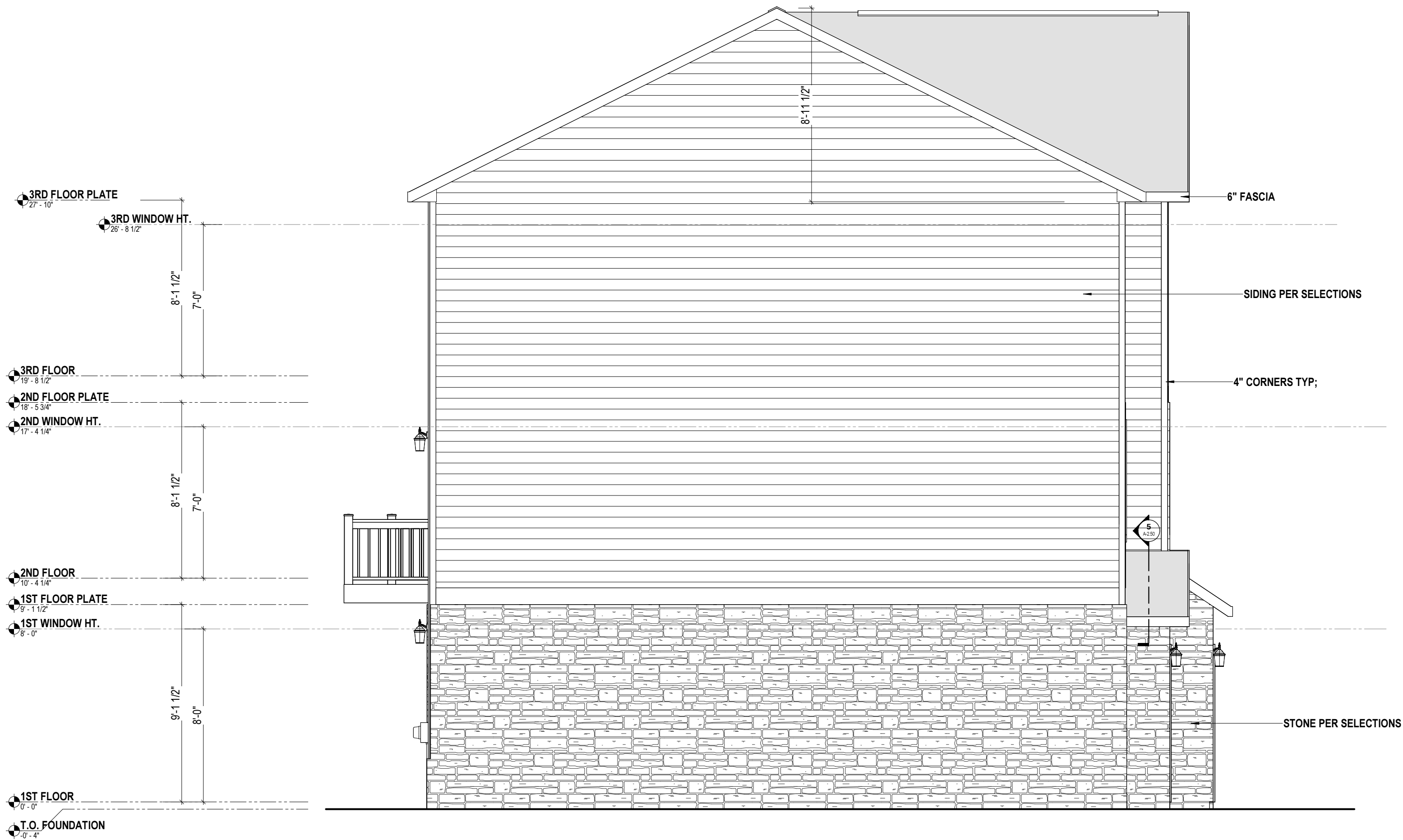
SERIES **7 UNIT REAR LOAD**

SHEET **Elevations**

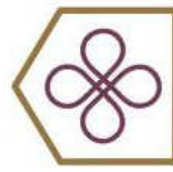
ISSUE DATE
12/6/24

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**PINNACLE DESIGN
RVA**

SHEET NUMBER
A-3.10



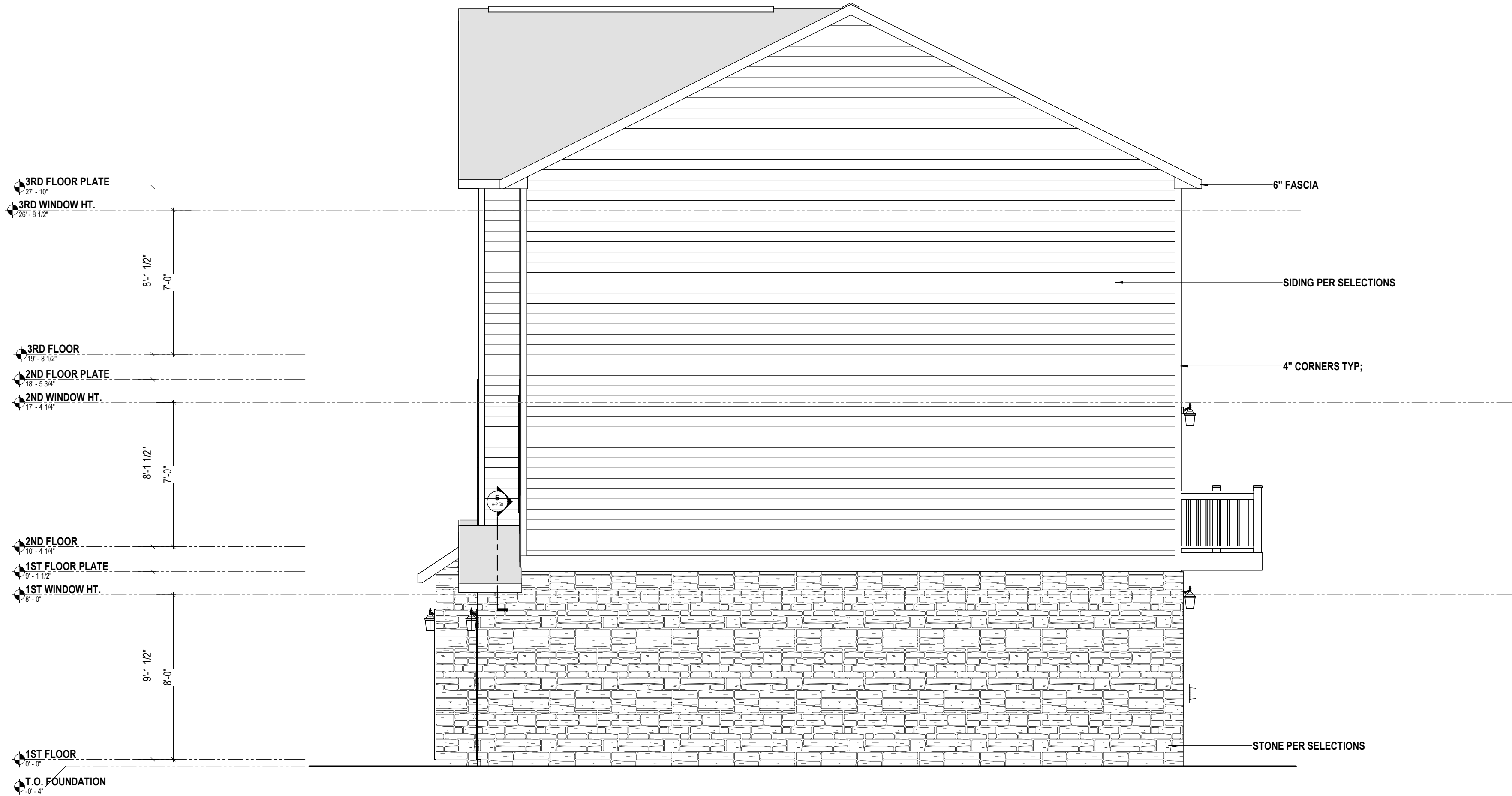
1 LEFT VIEW
A-3.20 1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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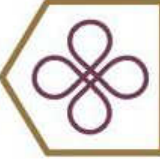
PROJECT MULTI-FAMILY	CLIENT	LONGEVITY SOLUTIONS	
	SERIES		ADDRESS
	7 UNIT REAR LOAD		DANVILLE
ISSUE DATE		Elevations	
12/6/24			
DRAWN BY			
PINNACLE DESIGN			
RVA			
SHEET NUMBER		A-3.20	

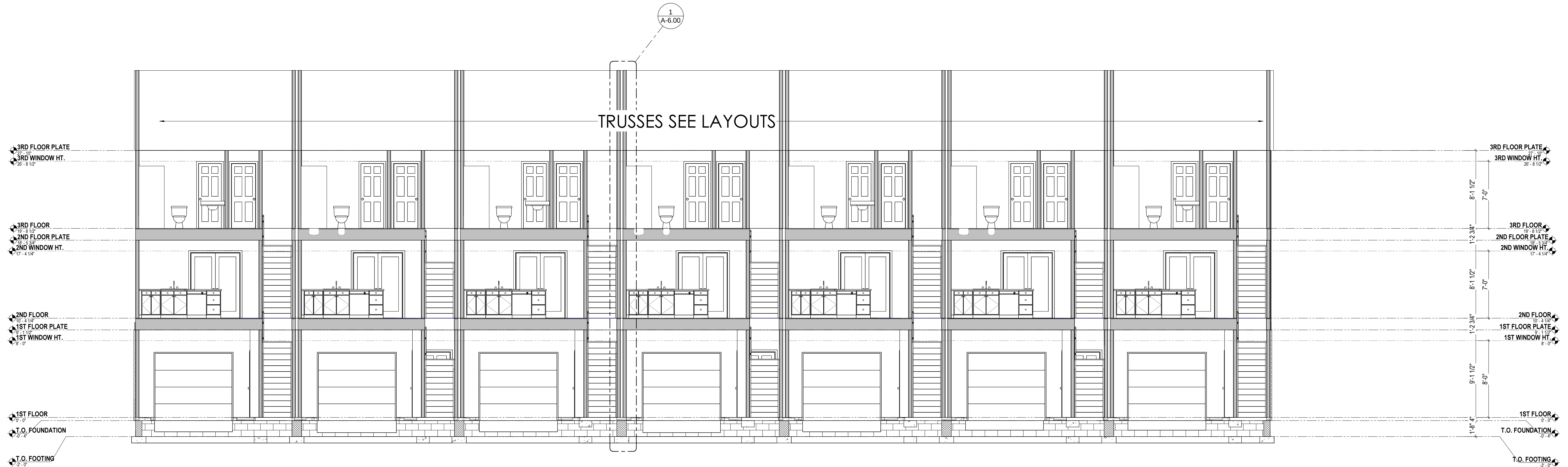


1 RIGHT VIEW

A-3.30

1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

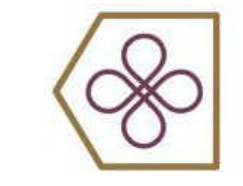
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PROJECT	CLIENT		
	LONGEVITY SOLUTIONS		
	ADDRESS		
SERIES	DANVILLE		
	7 UNIT REAR LOAD		
	Elevations		
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SHEET NUMBER			
A-3.30			



1 BUILDING SECTION 1
A-4.00 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



2 BUILDING SECTION 2
A-4.00 1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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A-4.00

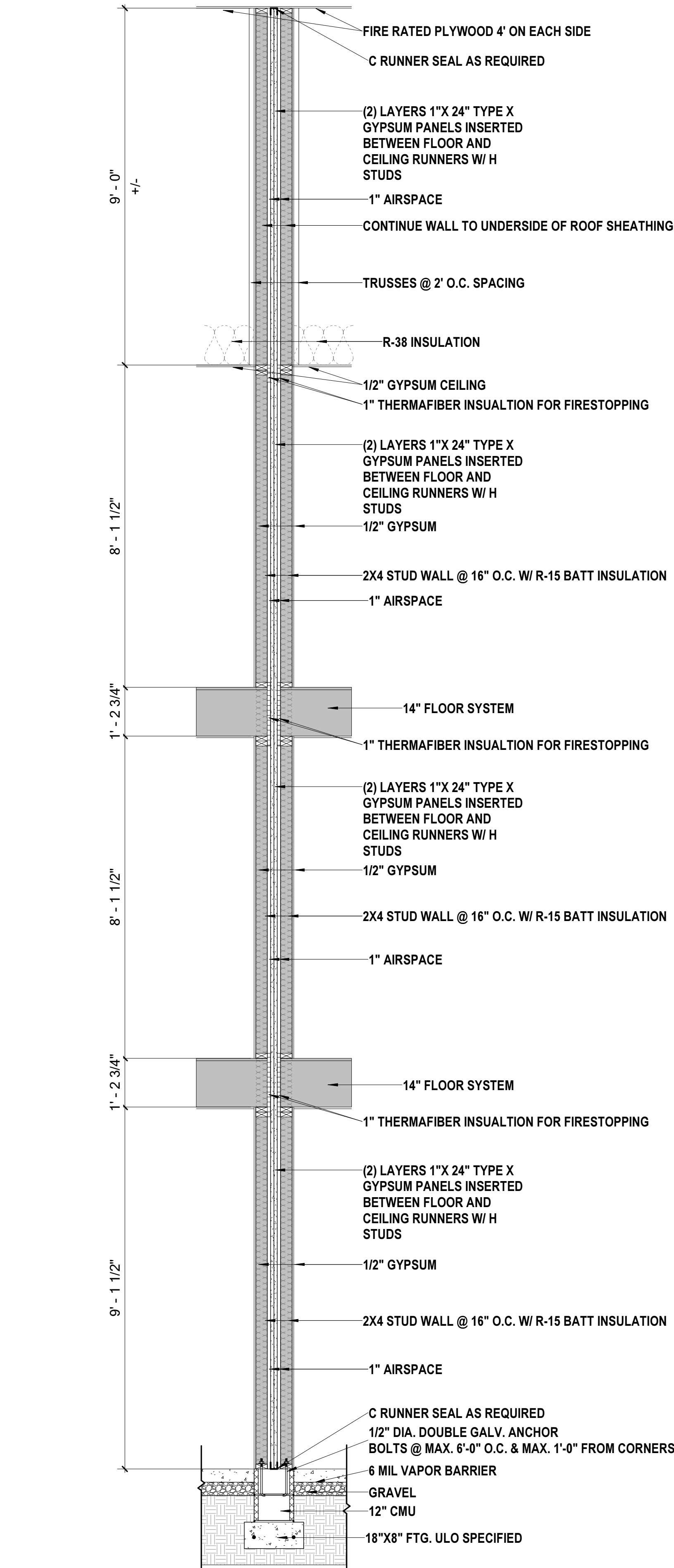
ADDRESS
DANVILLE

SERIES
7 UNIT REAR LOAD

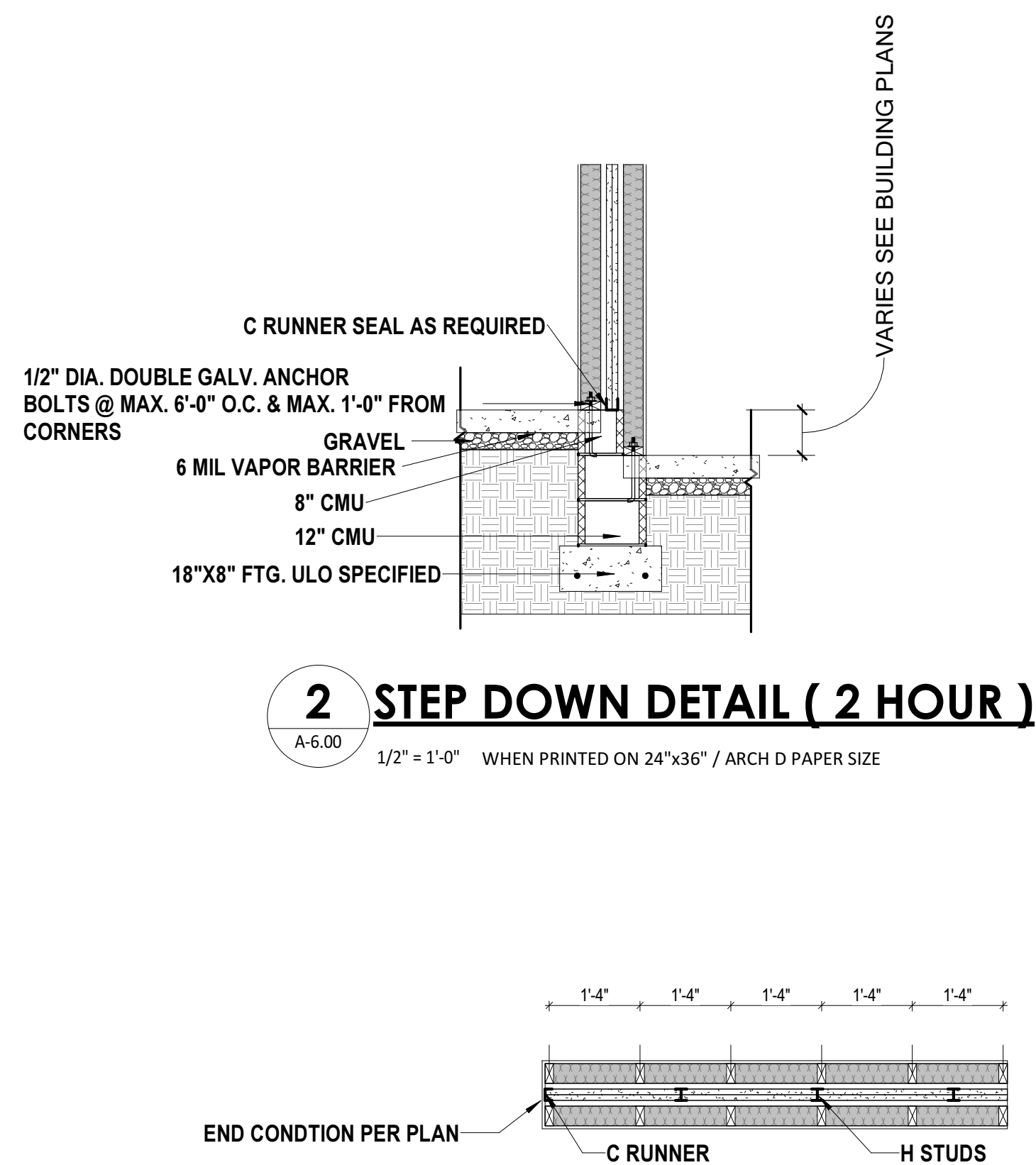
SHEET
Building Sections

SHEET NUMBER
A-4.00

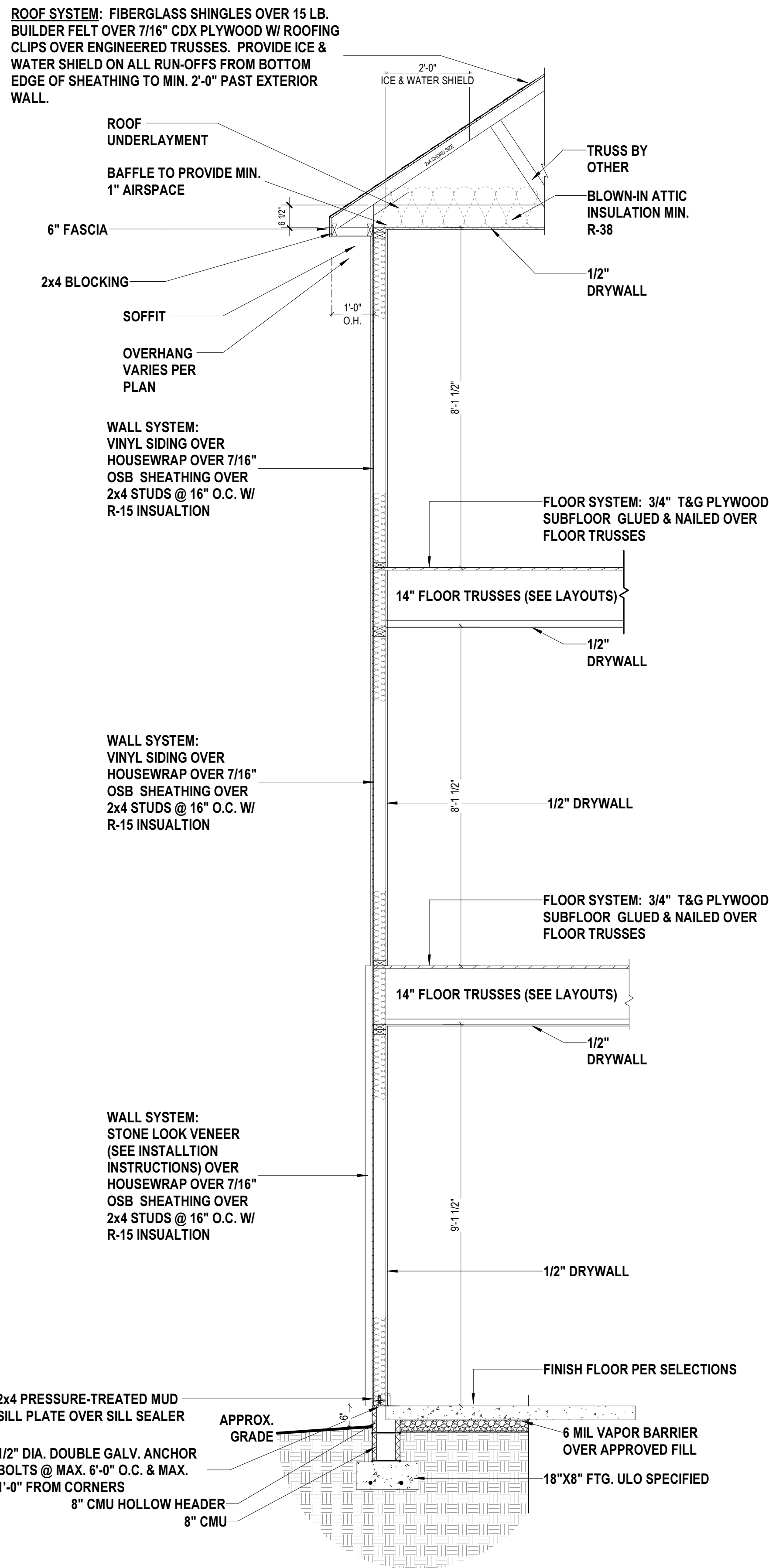
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A-4.00



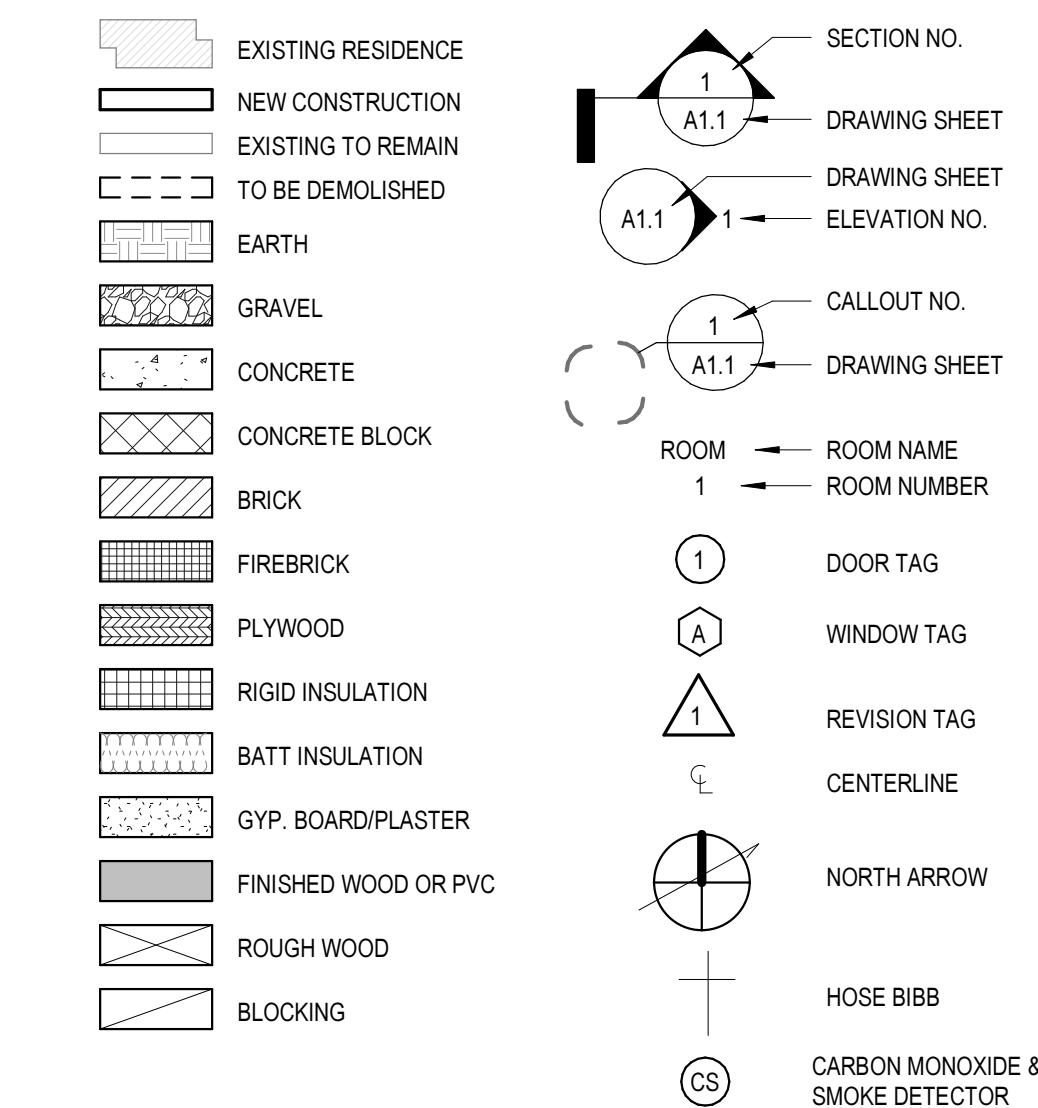
1 UL U336 FIRE SEPERATION DETAIL (2 HOUR)
A-6.00 1/2" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



3 UL U336 ASSEMBLY DETAIL
A-6.00 1/2" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



4 TYPICAL WALL SECTION
A-6.00 1/2" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



5 PROJECT LEGEND
A-6.00 1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
CONC	CONCRETE
CONT	CONTINUOUS
DIM	DIMENSION
DN	DOWN
EXTG	EXISTING
FBGL	FIBERGLASS
FTG	FOOTING
GALV	GALVANIZED
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HGHT	HEIGHT
INCL	INCLUDE
MAX	MAXIMUM
MECH	MECHANICAL
NIC	NOT IN CONTRACT
O.C.	ON CENTER
PT	PRESSURE-TREATED
P.B.O.	PROVIDED BY OWNER
POLY	POLYETHYLENE
T&G	TONGUE AND GROOVE
TYP.	TYPICAL
UNO	UNLESS NOTE OTHERWISE
W/	WITH
W/O	WITHOUT

PROJECT
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Page 121 of 192



1 2ND FLOOR ELECTRICAL PLAN
E-2.20 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DOOR BELL BUTTON
	3-WAY SWITCH		DOOR BELL CHIME
	4-WAY SWITCH		GARAGE DOOR BOTTOM
	GARAGE SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET		WEATHERPROOF OUTLET
	DUPLEX OUTLET		CEILING OUTLET
	GROUND FAULT OUTLET		FLOOR OUTLET
	SMOKE DETECTOR		CARBON MONOXIDE & SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR		DATA OUTLET
	TELEVISION OUTLET		TELEPHONE OUTLET
	SERVICE PANEL		GARAGE DISPOSAL
	SERVICE METER		ACCENT LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT		DOUBLE SCONCE
	TRACK LIGHT		STAR LIGHT
	BATH FAN & LIGHT		BATH FAN
	CLOSET LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT		TIGHT REFLECTOR LIGHT
	FLUSH MOUNT LIGHT		HANGING LIGHT
	HANGING PENDANT LIGHT		MINIATURE PLUG LIGHT
	RECESSED CAN LIGHT		RECESSED RECESS LIGHT
	FLUORESCENT LIGHT		FLUORESCENT LIGHT
	CEILING FAN		LIGHT w/ FAN
	LIGHTED CEILING FAN		LIGHT & FAN



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2nd Floor Electrical Plan

ISSUE DATE

12/6/24

DRAWN BY

PINNACLE DESIGN
RVA

SHEET NUMBER

E-2.20



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SERIES
7 UNIT REAR LOAD

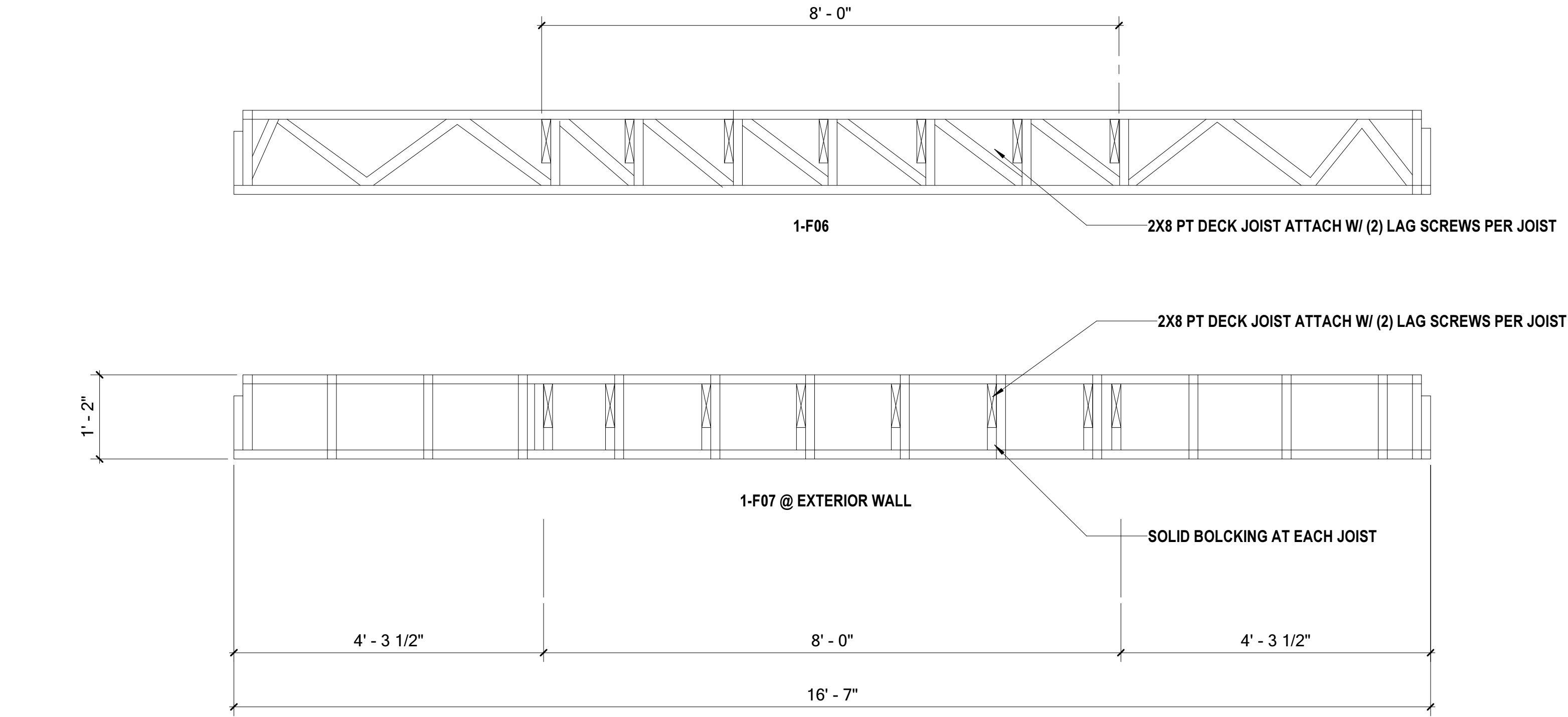
SHEET
3rd Floor Electrical Plan

ISSUE DATE
12/6/24

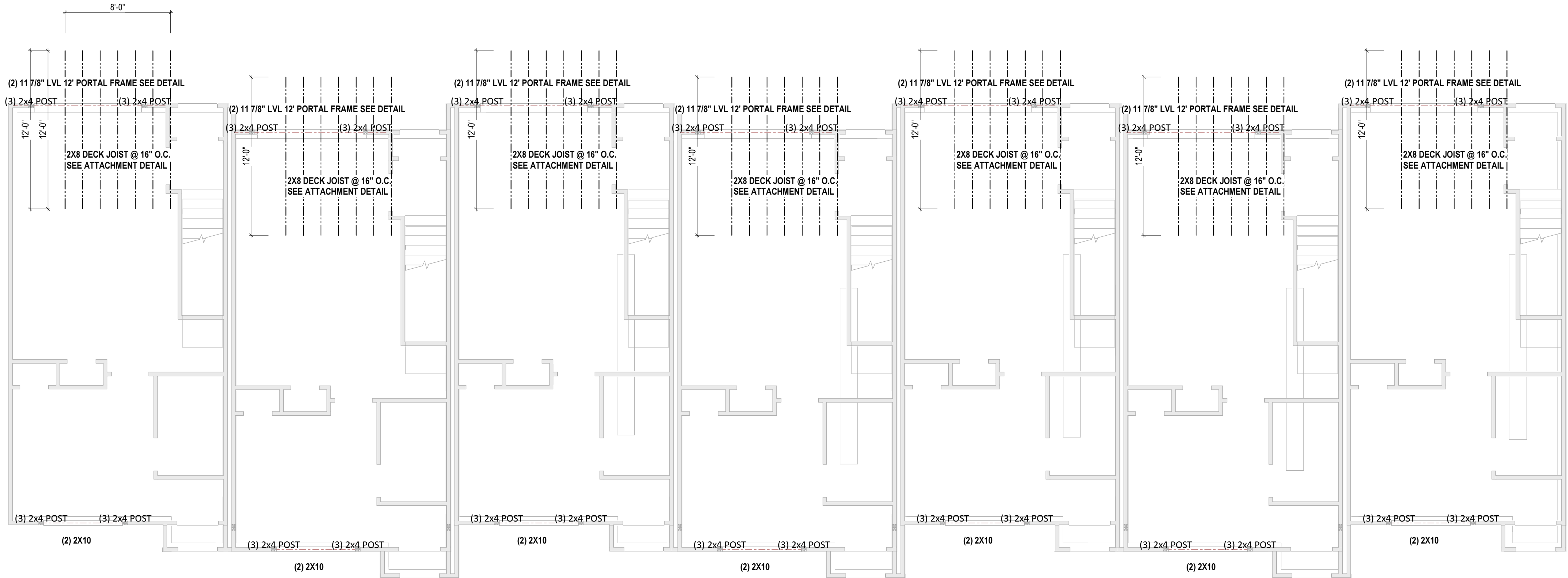
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PINNACLE DESIGN
RVA

SHEET NUMBER
E-2.30

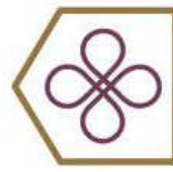
NOTE:
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3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



2 DECK ATTACHMENT DETAIL
S-2.00 3/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



1 1ST FLOOR STRUCTURAL PLAN
S-2.00 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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age in place - multigenerational - adaptability

Rick Byers
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4932 Dominion Blvd
Suite 106
Glen Allen, VA 23060

CLIENT
LONGEVITY SOLUTIONS

ADDRESS
DANVILLE

PROJECT
MULTI-FAMILY

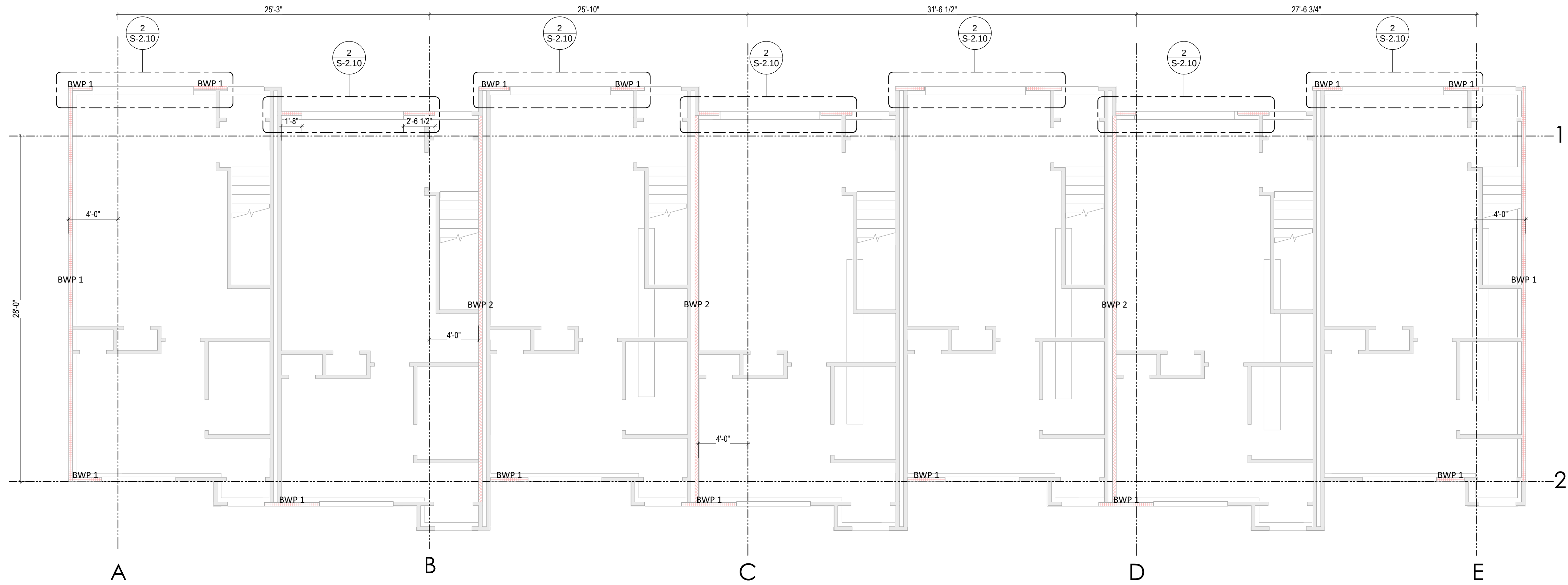
SERIES
7 UNIT REAR LOAD

SHEET
1st Floor Structural Plan

ISSUE DATE
12/6/24

DRAWN BY
**PINNACLE DESIGN
RVA**

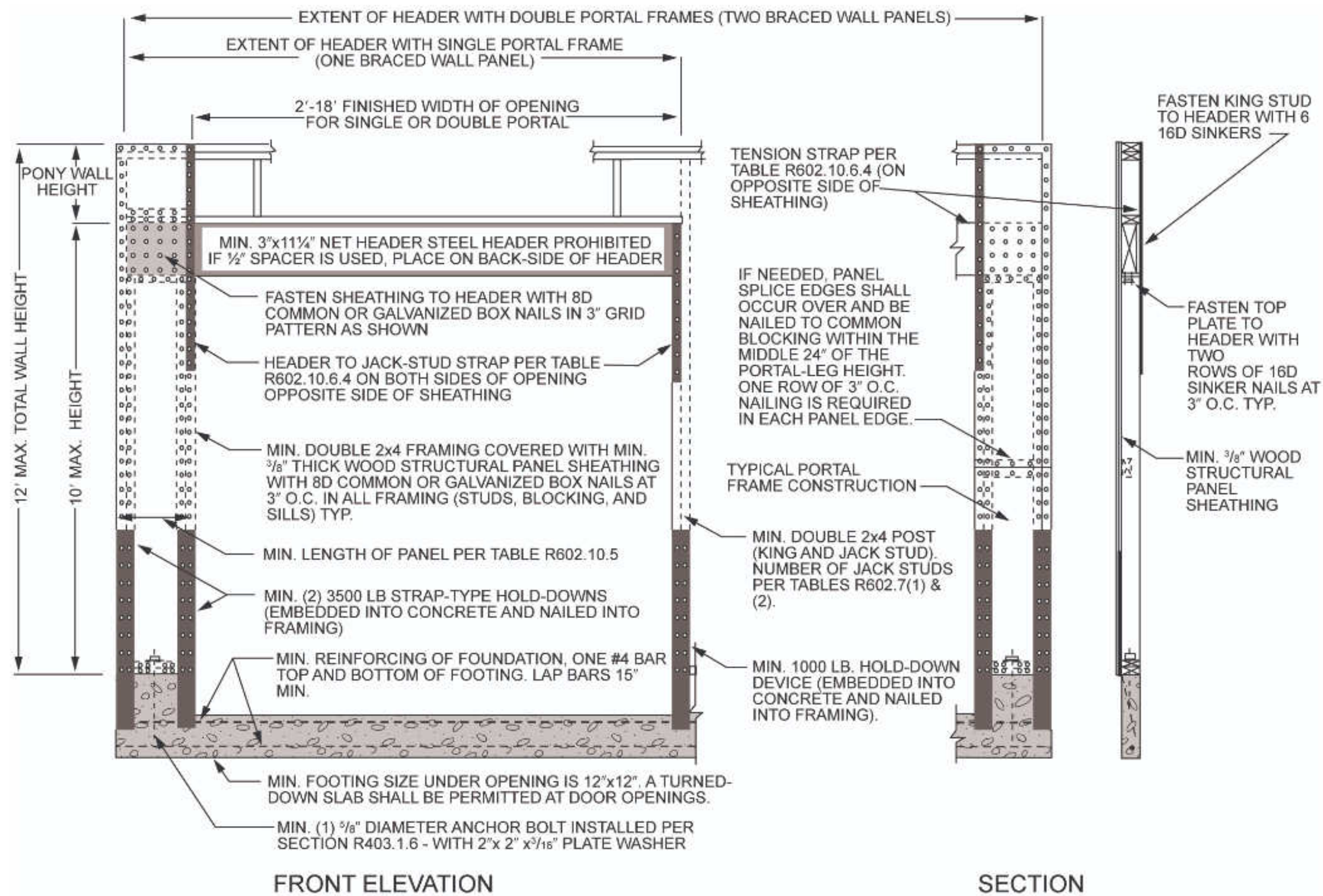
SHEET NUMBER
S-2.00



1 1ST FLOOR BRACING PLAN
S-2.10 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

R602.10.6.2 Method PFH: Portal Frame With Hold-Downs

Method PFH braced wall panels shall be constructed in accordance with Figure R602.10.6.2.



FRONT ELEVATION

SECTION

2 PORTAL FRAME DETAIL - GARAGE2

S-2.10 3/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Classic Wall Bracing Worksheet
per 2018 Virginia Residential Code Section R602.10

Ultimate Wind Speed (mph)		115																	
BWL Designation		A		B		C		D		E		1		2					
No. of Floors above BWL		2		2		2		2		2		2		2					
BWP Method		CS-WSP		GB		GB		GB		CS-WSP		CS-WSP		CS-WSP					
Average BWL Spacing (ft)		25.55		25.55		28.67		29.5		30.2		28		28					
Tabular Requirement (ft)		11.10		23.22		25.87		26.58		13.08		12.20		12.20					
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00				
	Eave-to-Ridge Ht. (ft)	9.00	0.98	9.00	0.98	9.00	0.98	9.00	0.98	9.00	0.98	9.00	0.98	9.00	0.98				
	Max. Wall Ht. (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95				
	No. of BWLs	2	1.00	4	1.45	4	1.45	4	1.45	2	1.00	≥5	1.80	≥5	1.80				
	Onlt Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00				
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00				
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00				
Fasteners @ 4' o.c.?		Yes	0.83	Yes	0.70	Yes	0.70	Yes	0.70	Yes	0.83	Yes	0.83	Yes	0.83				
Required BWP Length (ft)		8.98		21.94		24.45		25.11		10.11		15.08		15.08					
Actual BWPs	Contributing Length (ft)	1	CS-WSP	32.00	GB (se)	31.25	GB (se)	31.25	GB (se)	31.25	CS-WSP	32.00	CS-WSP	3.00	CS-WSP	2.86			
	WSP-actual	2											CS-WSP	3.99	CS-WSP	3.00			
	GB-actual	3											CS-WSP	3.75	CS-WSP	4.50			
	GB-actual	4											CS-WSP	3.99	CS-WSP	3.00			
	GB-actual	5											CS-WSP	3.75	CS-WSP	4.50			
	GB-actual	6											CS-WSP	3.99	CS-WSP	2.33			
	GB-actual	7											CS-WSP	4.13					
Actual BWP Length (ft)		32.00		31.25		31.25		31.25		32.00		26.80		16.99					
Actual ≥ Required?		PASS		PASS		PASS		PASS		PASS		PASS		PASS					
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
BWP 10' from Ends?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
Continuous Sheathing End Conditions	End 1	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BWL Compliance		PASS		PASS		PASS		PASS		PASS		PASS		PASS					

To report an error or bug, call 703-324-1842, TTY 711

A Fairfax County, Virginia Publication

Classic VRC2018 - 7/26/2021



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PROJECT
MULTI-FAMILY

SERIES
7 UNIT REAR LOAD

SHEET
1st Floor Bracing Plan

ISSUE DATE
12/6/24

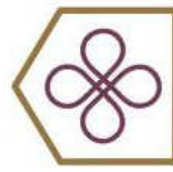
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RVA

SHEET NUMBER

S-2.10



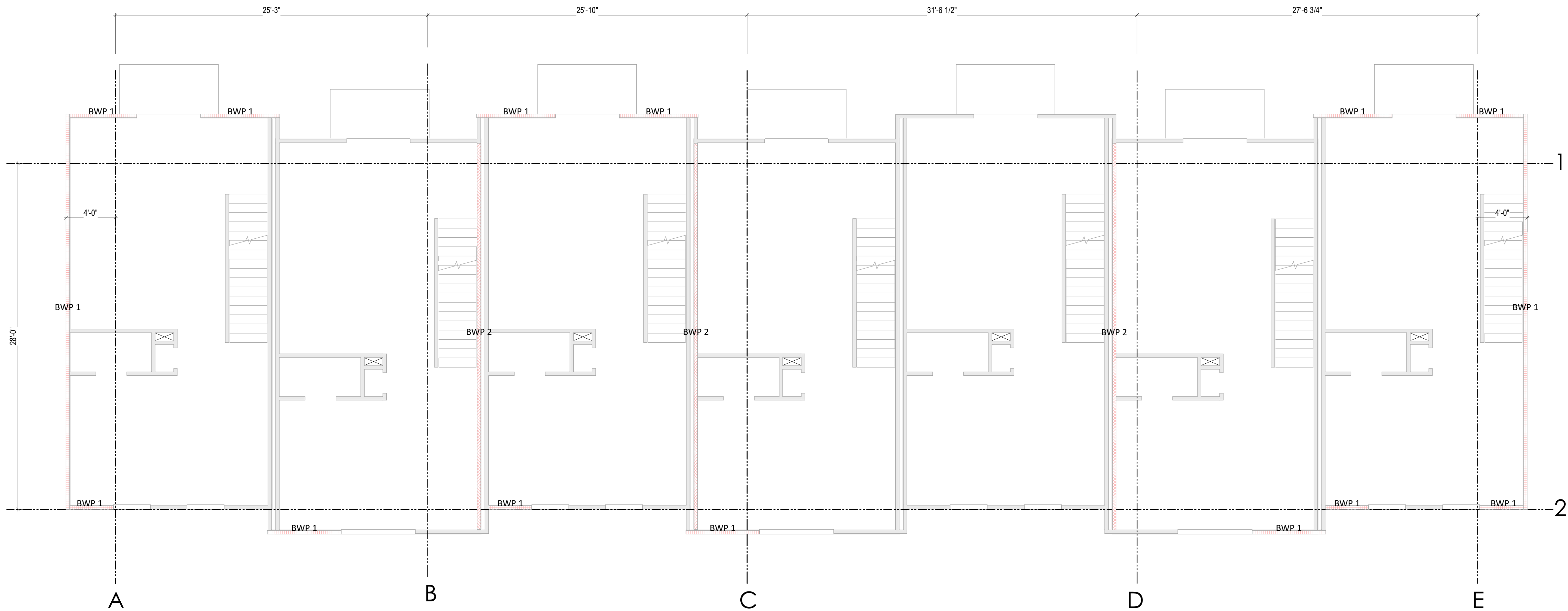
1 2ND FLOOR STRUCTURAL PLAN
S-2.20 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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Suite 106
Glen Allen, VA 23060

PROJECT	CLIENT		LONGEVITY SOLUTIONS
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	DANVILLE		
SERIES	PROJECT		MULTI-FAMILY
	7 UNIT REAR LOAD		
	SHEET		
ISSUE DATE		2nd Floor Structural Plan	
12/6/24			
DRAWN BY		PINNACLE DESIGN	
RVA			
SHEET NUMBER		S-2.20	



1

2ND FLOOR BRACING PLAN

S-2.30
3/16" =
1'-0"

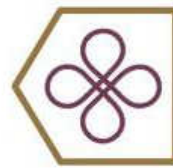
WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Classic Wall Bracing Worksheet

per 2018 Virginia Residential Code Section R602.10

Ultimate Wind Speed (mph)		115																		
BWL Designation		A		B		C		D		E		1		2						
No. of Floors above BWL		1		1		1		1		1		1		1						
BWP Method		CS-WSP		GB		GB		GB		CS-WSP		CS-WSP		CS-WSP						
Average BWL Spacing (ft)		34.25		34		31.3		29.5		30.2		28		28						
Tabular Requirement (%)		10.06		20.20		18.72		17.73		9.06		8.50		8.50						
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00					
	Eave-to-Ridge Ht. (ft)	9.00	0.97	9.00	0.97	9.00	0.97	9.00	0.97	9.00	0.97	9.00	0.97	9.00	0.97					
	Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90					
	No. of BWLs	2	1.00	4	1.45	4	1.45	4	1.45	2	1.00	≥5	1.60	≥5	1.60					
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00					
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00					
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00					
	Fasteners @ 4" o.c.?	Yes	0.83	Yes	0.70	Yes	0.70	Yes	0.70	Yes	0.83	Yes	0.83	Yes	0.83					
Required BWP Length (ft)		7.29		17.90		16.58		15.71		6.56		9.85		9.85						
Actual BWPs	Contributing Length (ft)	BWP Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	
		1	CS-WSP	32.00	GB (ss)	31.25	GB (ss)	31.25	GB (ss)	31.25	CS-WSP	32.00	CS-WSP	5.66	CS-WSP	3.85				
		2											CS-WSP	6.33	CS-WSP	6.00				
		3											CS-WSP	6.33	CS-WSP	3.50				
		4											CS-WSP	6.33	CS-WSP	6.00				
		5											CS-WSP	6.33	CS-WSP	6.00				
		6											CS-WSP	6.33	CS-WSP	3.50				
		7												CS-WSP	3.85					
Actual BWP Length (ft)		32.00		31.25		31.25		31.25		32.00		37.31		32.70						
Actual ≥ Required?		PASS		PASS		PASS		PASS		PASS		PASS		PASS						
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		Yes		Yes		Yes						
≥ 2 Panels to BWL?		Yes		Yes		Yes		Yes		Yes		Yes		Yes						
BWP 10' from Ends?		Yes		Yes		Yes		Yes		Yes		Yes		Yes						
Continuous Sheathing End Conditions		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	
		1	1	1	1	1	1	1	1	1	1	1	1	1	1					
BWL Compliance		PASS		PASS		PASS		PASS		PASS		PASS		PASS						



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PROJECT
MULTI-FAMILY

SERIES
7 UNIT REAR LOAD

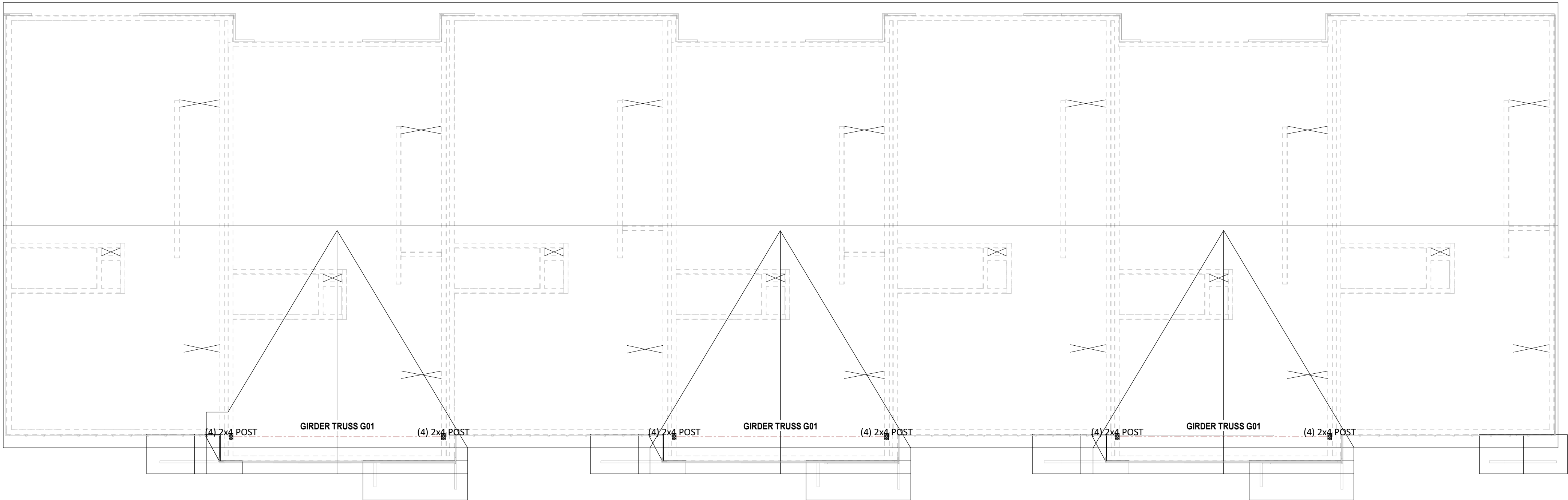
SHEET
2nd Floor Bracing Plan

ISSUE DATE
12/6/24

DRAWN BY
PINNACLE DESIGN
RVA

SHEET NUMBER

S-2.30



1

ROOF FRAMING PLAN

S-2.50

3/16" =
1'-0"

WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE

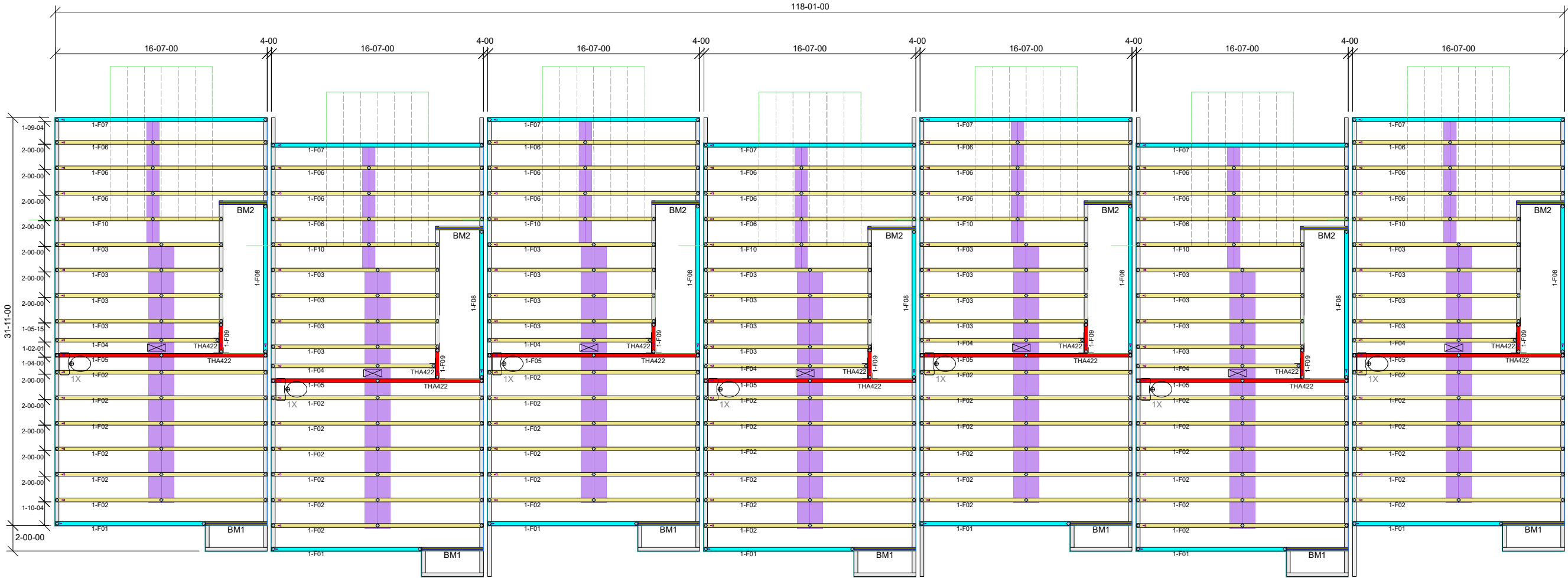
PROJECT MULTI-FAMILY		CLIENT LONGEVITY SOLUTIONS	
SERIES 7 UNIT REAR LOAD	ADDRESS DANVILLE	Rick Byers (804) 217-8367 4932 Dominion Blvd Suite 106 Glen Allen, VA, 23060	
SHEET Roof Structural plan		Longevity Home Solutions age in place · multigenerational · adaptability	
ISSUE DATE 12/6/24			
DRAWN BY PINNACLE DESIGN RVA			
SHEET NUMBER S-2.50			

1. All bracing, blocking, beams, purlins @ 2'0" o.c., ledger, etc. provided by others.
2. Roof truss to roof truss connections provided by Riverside Roof Truss.
3. Truss to building connections provided by others.

Refer to Sealed drawings for connection detail of multiple ply trusses.

NOT ALL TRUSSES ARE SYMMETRICAL AND MAY NOT PERFORM CORRECTLY IF INSTALLED BACKWARDS.
PLEASE REFER TO SEALS WHILE SETTING TRUSSES TO ENSURE TRUSSES ARE ORIENTED CORRECTLY

Dimensions shown are stud to stud
and do not include sheathing



Products				
PlotID	Length	Product	Plies	Net Qty
BM1	6-00-00	1 3/4" x 14" (2.0E 3100) LVL	2	14
BM2	4-00-00	1 3/4" x 14" (2.0E 3100) LVL	2	14

Truss Connector Total List		
Manuf	Product	Qty
Simpson	THA422	14



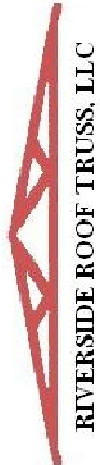
=THIS SYMBOL INDICATES THE LEFT END OF TRUSS - REFER TO SEALED TRUSS DRAWINGS TO AVOID SETTING TRUSSES BACKWARDS!

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, columns, and sufficient blocking in floor cavity under point loads is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 Donifrio Drive, Madison, WI 53179.

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY: _____ APPROVED BY: _____ DATE: _____



733 RIVER PARK DRIVE
DANVILLE, VA 24540
(434) 793-0217
FAX: (434) 799-8767

RIVERSIDE ROOF TRUSS, LLC

Roof Surface Area: 4748 Sq. Ft.
Floor Surface Area: 7410 Sq. Ft.

Hanger Conversion Chart

USP	JUS26	LUS26
	THD26	HUS26
	THD26-2	HHUS26-2
	HJC26	THJA26
	MSH422	THA422

Client: LESTER HOME CENTER

Job Name: LONGEVITY TOWNHOMES - 7 UNIT

Model: REAR LOAD - 2ND FL

Lot #: Subdivision:

Order #: 24-7179-A Zach Gibson

Designer: M B

Date: 12/6/2024

- NOT ALL TRUSSES ARE SYMMETRICAL AND MAY NOT PERFORM CORRECTLY IF INSTALLED BACKWARDS. PLEASE REFER TO SEALS WHILE SETTING TRUSSES TO ENSURE TRUSSES ARE ORIENTED CORRECTLY

118-01-00



Products



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SHOP DRAWING APPROVAL

REVIEWED BY: _____

APPROVED BY: _____

DATE: _____

Client: **LECTER HOME CARE**

Job Name: **LONGEVITY TOWNHOMES - 7 UNIT**

Model: **REAR LOAD - 3RD FL**

Lot #:	Subdivision:
--------	--------------

Order #:	Sales Rep:	Designer:	Date:
24-7179-A	Zach Gibson	M B	12/6/2024

Hanger Conversion Chart

Simpson

LUS26

000111
070111

THJA26
THA422

**733 RIVER PARK
DRIVE
DANVILLE, VA 24540
(434) 793-0217
FAX: (434) 799-8767**

RIVERSIDE ROOF TRUSS, LLC

Roof Surface Area: 4748 Sq. Ft.
Floor Surface Area: 7410 Sq. Ft.

- NOT ALL TRUSSES ARE SYMMETRICAL AND MAY NOT PERFORM CORRECTLY IF INSTALLED BACKWARDS. PLEASE REFER TO SEALS WHILE SETTING TRUSSES TO ENSURE TRUSSES ARE ORIENTED CORRECTLY

[illegible]

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design.	SHOP DRAWING APPROVAL THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.
---	---

 RIVERSIDE ROOF TRUSS, LLC	733 RIVER PARK DRIVE DANVILLE, VA 24540 (434) 793-0217 FAX: (434) 799-8767	Hanger Conversion Chart		Client: LESTER HOME CENTER
		USP	Simpson	Job Name: LONGEVITY TOWNHOMES - 7 UNIT
		JUS26	LUS26	Model: REAR LOAD ROOF
		THD26	HUS26	Lot #: Subdivision:
		THD26-2	HHUS26-2	
		HJC26	THJA26	Order #: 24-7179-A Zach Gibson
		MSH422	THA422	Sales Rep: Designer: M B
Roof Surface Area: 4748 Sq. Ft. Floor Surface Area: 7410 Sq. Ft.		Date: 12/6/2024		



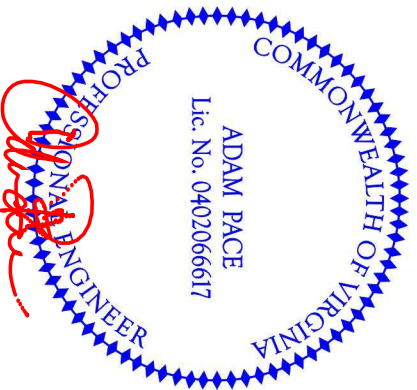
 =THIS SYMBOL INDICATES THE LEFT END OF TRUSS - REFER TO SEALED TRUSS DRAWINGS TO AVOID SETTING TRUSSES BACKWARDS

Re: 24-7179-A
LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Riverside Roof Truss.

Pages or sheets covered by this seal: 170034549 thru 170034560

My license renewal date for the state of Virginia is June 30, 2025.



Pace, Adam

December 9, 2024

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	G01	Common Gilder	3	2	170034549

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:44:13 2024 Page 2
ID: X8EXmwxLfNu3wIF89upO5LjB5TQ-n_Js_KDIPVl_12tRivmOYgmzxHgsNbhXhH8_7yBkbo

NOTES-

11) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 1450 lb down and 137 lb up at 2-0-12, 1450 lb down and 137 lb up at 4-0-12, 1450 lb down and 137 lb up at 6-0-12, 1450 lb down and 137 lb up at 8-0-12, 1450 lb down and 137 lb up at 10-0-12, 1450 lb down and 137 lb up at 12-0-12, and 1450 lb down and 137 lb up at 14-0-12, and 1457 lb down and 131 lb up at 16-0-12 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.

LOAD CASE(S) Standard

1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15

Uniform Loads (plf)

Vert: 1-3=-51, 3-5=-51, 6-10=-20

Concentrated Loads (lb)

Vert: 8=-1116(B) 9=-1116(B) 13=-1116(B) 14=-1116(B) 15=-1116(B) 16=-1116(B) 17=-1116(B) 18=-1122(B)

 **WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/22/03 BEFORE USE.**

Design valid for use only with Mitek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see **ANSI/TPI 1 Quality Criteria, and DSB-22** available from Truss Plate Institute (www.tpiinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcscorp.com).

Mitek®

16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / Mitek-US.com

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	T02GE	Common Supported Gable	12	1	170034552

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:44:15 2024 Page 1
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0-11-0

15-11-8
15-11-8

31-11-0
15-11-8

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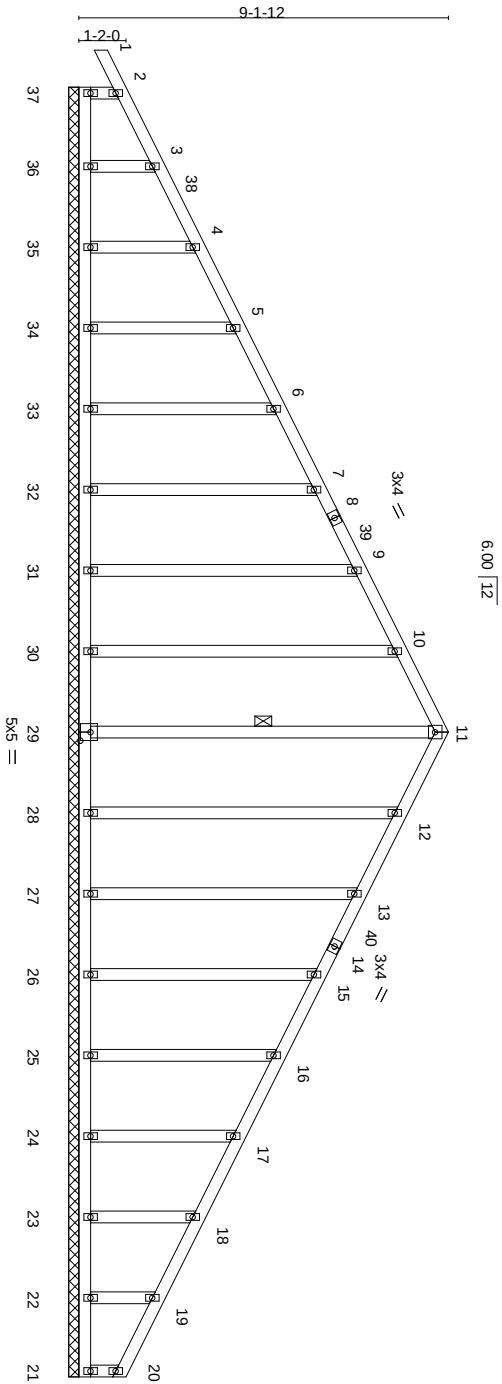


Plate Offsets (X,Y)--- [20:0-0,0-0,0-0],[29:0-2,8-0,3-0]

31-11-0
31-11-0

LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL (roof)	2-0-0	TC	in (loc)	L/d	
Snow (Pl/Pg)	1.15	BC	0.00	1	180
TCDL	1.15	WB	0.00	1	120
BCLL	0.0 *	Matrix-R	0.00	n/a	n/a
BCDL	10.0				Weight: 213 lb FT = 20%

LUMBER-

TOP CHORD 2x4 SP DSS +Ecept*
1-8,14-20: 2x4 SP No.1
BOT CHORD 2x4 SP DSS
WEBS 2x4 SP No.3
OTHERS 2x4 SP No.3

BRACING-

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS 1 Row at midpt
11-29

REACTIONS.

All bearings 31-11-0.
(lb) - Max Horz 37=147(LC 13)
Max Uplift All uplift 100 lb or less at joint(s) 37, 21, 30, 31, 32, 33, 34, 35, 28, 27, 26, 25, 24, 23 except 36=-133(LC 16), 22=-118(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 37, 21, 29, 30, 31, 32, 33, 34, 35, 36, 28, 27, 26, 25, 24, 23, 22

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 7-9=-98/260, 9-10=-117/313, 10-11=-133/357, 11-12=-133/357, 12-13=-117/313,
13-15=-98/260

NOTES-

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph, TCCL=6.0psf, BCDL=6.0psf, h=25ft, Cat. II; Exp C; Enclosed; MMFRS (envelope) gable end zone and C-C Corner(3E) -0-11-0 to 2-8-3, Exterior(2N) 2-8-3 to 15-11-8, Corner(3R) 15-11-8 to 19-6-11, Exterior(2N) 19-6-11 to 31-9-4 zone: cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MMFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TP1.1.
- TCLL: ASCE 7-16; P=20.0 psf (roof LL; Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; P=15.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp ; Ce=1.0; Cs=1.00; Ct=1.10
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 15.4 psf on overhangs non-concurrent with other live loads.
- All plates are 2x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- Gable studs spaced at 2-0-0 oc.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 37, 21, 30, 31, 32, 33, 34, 35, 28, 27, 26, 25, 24, 23 except (if lb) 36=133, 22=118.



December 9, 2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MW-7473 rev. 1/22/2023 BEFORE USE.
Design valid for use only with Mitek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see **ANSI/TPIA Quality Criteria**, and **DSB-22** available from Truss Plate Institute (www.tpiinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcscorp.com).

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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	T03GE	Common Supported Gable	2	1	

Riverside Roof Truss, LLC, Danville, Va - 24541.

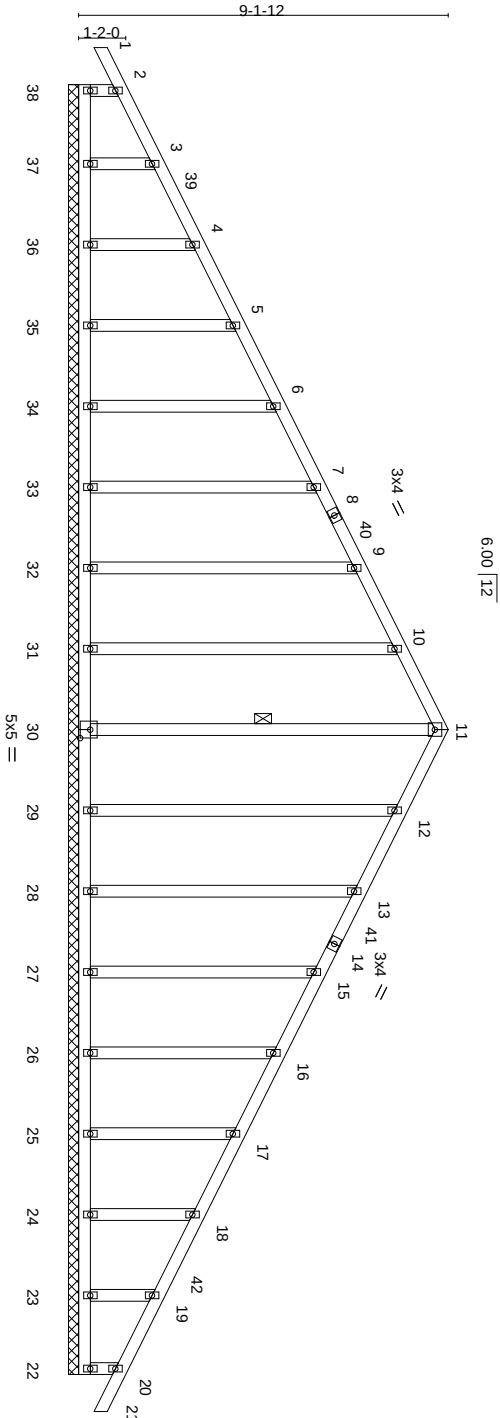
Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:44:16 2024 Page 1
ID:X8EXmXLFu3Wf89uPO5Jy5TQ-CZP2U0n5aKKrUmR6R3TOAIVu9Ylun5dEtoasYBkaz

0-11-0
0-11-0
15-11-8
15-11-8

31-11-0
15-11-8

Scale = 1:57.0



LOADING (psf)		SPACING-		CSL		DEFL.		PLATES		GRIP	
TCLL (roof)	20.0	Plate Grip DOL	2-0-0	TC	0.15	in (loc)	l/defl	L/d	MT20	244/190	
Snow (P/Pg)	15.4/20.0	Lumber DOL	1.15	BC	0.03	Vert(L)	-0.00	21	n/r	180	
TCDL	10.0	Rep Stress Incr	YES	WB	0.20	Vert(CT)	-0.00	21	n/r	120	
BCLL	0.0 *	Code	IRC2021/PI2014	Matrix-R		Horz(CT)	0.00	22	n/a	n/a	
BCDL	10.0								Weight: 215 lb	FT = 20%	

LUMBER-	2x4 SP DSS +E+cept*	BRACING-	TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
TOP CHORD	1-8, 14-21: 2x4 SP No.1	BOT CHORD	1 Row at midpt	
WEBS	2x4 SP DSS	WEBS		
OTHERS	2x4 SP No.3			

REACTIONS. All bearings 31-11-0.
(lb) - Max Horiz 38=144(LC 15)
Max Uplift All uplift 100 lb or less at joint(s) 38, 22, 31, 32, 33, 34, 35, 36, 29, 28, 27, 26, 25, 24 except 37=-129(LC 16), 23=-118(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 38, 22, 30, 31, 32, 33, 34, 35, 36, 37, 29, 28, 27, 26, 25, 24, 23

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 7-9=-94/264, 9-10=-112/317, 10-11=-128/361, 11-12=-128/361, 12-13=-112/317, 13-15=-94/264

- NOTES-**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph, TCCL=6.0psf, BCDL=6.0psf, h=25ft, Cat. II; Exp C; Enclosed; MMFRS (envelope) gable end zone and C-C Corner(3E) -0-11-0 to 2-8-3, Exterior(2N) 2-8-3 to 15-11-8, Corner(3F) 15-11-8 to 19-6-11, Exterior(2N) 19-6-11 to 32-10-0 zone; cantilever left and right exposed : end vertical left and right exposed; C-C for members and forces & MMFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TP1 1.
 - TCLL: ASCE 7-16; P=20.0 psf (roof LL; Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; P=15.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 15.4 psf on overhangs non-concurrent with other live loads.
 - All plates are 2x4 MT20 unless otherwise indicated.
 - Gable requires continuous bottom chord bearing.
 - Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
 - Gable studs spaced at 2-0-0 oc.
 - Gable studs spaced at 2-0-0 oc.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 38, 22, 31, 32, 33, 34, 35, 36, 29, 28, 27, 26, 25, 24 except (if=lb) 37=129, 23=118.



December 9, 2024

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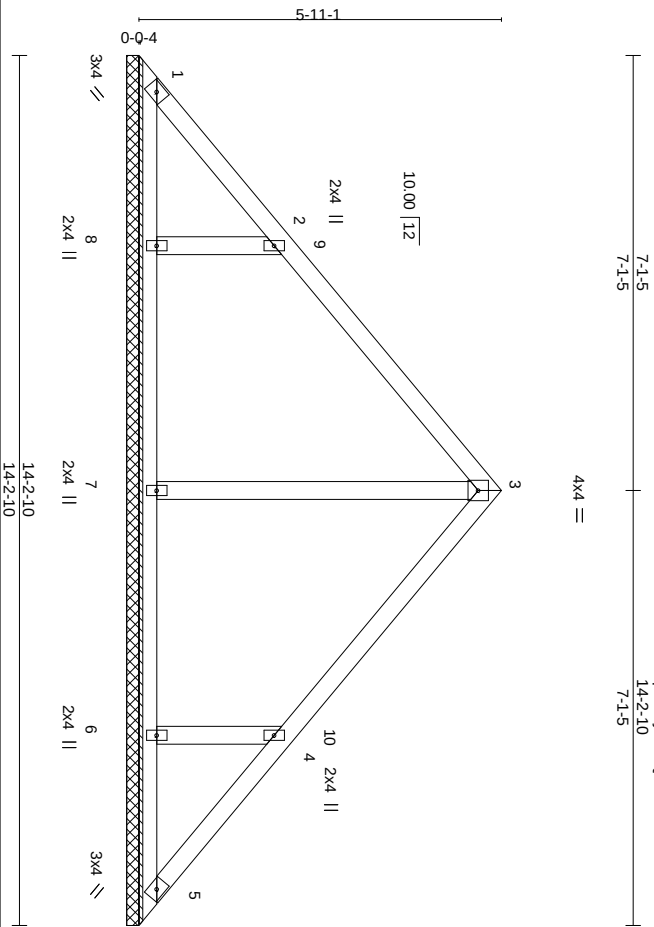
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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	V02	Valley	3	1	170034556

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:44:18 2024 Page 1
ID:X8EXHWLflN3wF89pO5LYB5TQ-8Xxvhol6x7L4owqES5xbOpnyAsmnyO5YmWelyBkax



Scale = 1:37.6

LOADING (psf)	SPACING-	CSI.	DEFL.	In (loc)	l/d	PLATES	GRIP
TCLL (roof)	2-0-0	TC	0.26	n/a	n/a	MT20	244/190
Snow (P/P/g)	15.4/20.0	BC	0.12	n/a	n/a		
TCDL	10.0	WB	0.10	n/a	n/a		
BCLL	0.0 *	Matrix-S	0.00	5	n/a		
BCDL	10.0					Weight: 61 lb	FT = 20%

LUMBER-

TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.3

BRACING-

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS.

All bearings 14-2-10.
(lb) - Max Horz 1=-146(LC 12)
Max Uplift All uplift 100 lb or less at joint(s) 1, 5 except 8=-188(LC 16), 6=-187(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 1, 5, 7 except 8=360(LC 22), 6=360(LC 23)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-8=-288/229, 4-6=-288/228

NOTES-

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TC DL=6.0psf; BC DL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MMWFRS (envelope) gable end zone and C-C-Exterior(2E) 0-4-13 to 4-0-1, Interior(1) 4-0-1 to 7-1-5, Exterior(2R) 7-1-5 to 10-8-8, Interior(1) 10-8-8 to 13-9-12 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MMWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-16; P=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; Pf=15.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp ; Ce=1.0; Cs=1.00; Ct=1.10
- 4) Unbalanced snow loads have been considered for this design.
- 5) Gable requires continuous bottom chord bearing.
- 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5 except (it=lb) 8=188, 6=187.



December 9, 2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/22/023 BEFORE USE.

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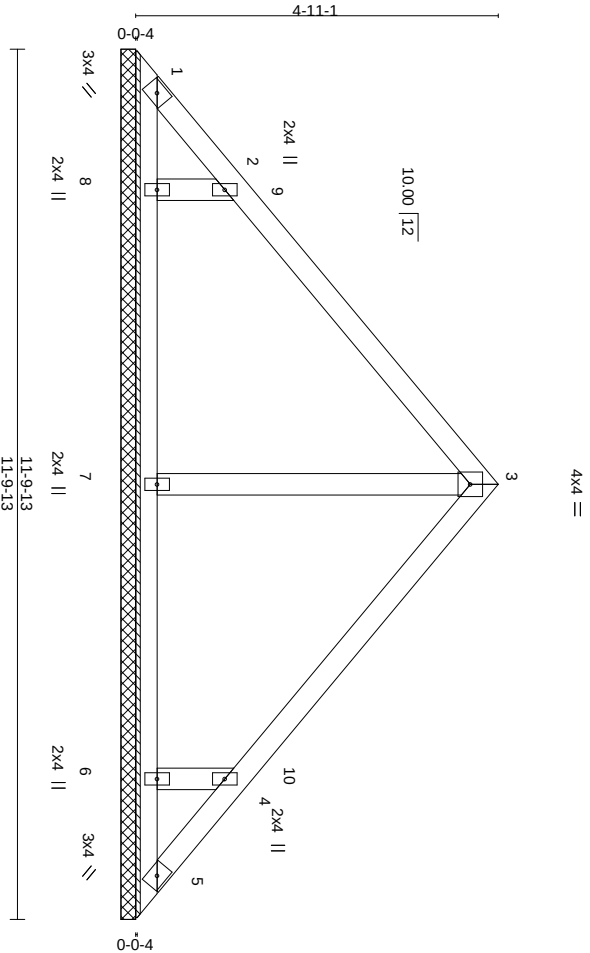
Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	V03	Valley	3	1	170034557

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:44:19 2024 Page 1
ID:X8EKHXKLfNu3wF89upO05LYB5TQ-c75a61pzFFuYv0NzCaepw_OMW0VHWYJC6SAhJBkaw

Scale = 1:31.3



LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL (roof)	2-0-0	TC	in (loc)	L/d	
Snow (P/P/g)	1.15	0.26	n/a	n/a	999
TCDL	1.15	0.12	n/a	n/a	999
BCLL	0.0 *	0.08	Horz(CT)	0.00	5 n/a n/a
BCDL	10.0	Matrix-S			
				Weight: 48 lb	FT = 20%

LUMBER-	2x4 SP No.2	BRAGING-	TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD	2x4 SP No.2	BOT CHORD		Rigid ceiling directly applied or 10-0-0 oc bracing.
OTHERS	2x4 SP No.3			

REACTIONS. All bearings 11-9-13.

(lb) - Max Horz 1=-120(LC 12)
Max Uplift All uplift 100 lb or less at joint(s) 1, 5 except 8=-177(LC 16), 6=-177(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 1, 5, 7 except 8=357(LC 22), 6=357(LC 23)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-8=-301/258, 4-6=-301/258

NOTES-

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MMWFRS (envelope) gable end zone and C-C-Exterior(2E) 0-4-13 to 4-0-1, Interior(1) 4-0-1 to 5-10-14, Exterior(2R) 5-10-14 to 9-6-2, Interior(1) 9-6-2 to 11-4-15 zone; cantilever left and right exposed; and vertical left and right exposed;C-C for members and forces & MMWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16; P=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; Pf=15.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp; Ce=1.0; Cs=1.00; Ct=1.10
- Unbalanced snow loads have been considered for this design.
- Gable requires continuous bottom chord bearing.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5 except (it=lb) 8=177, 6=177.



December 9, 2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/22/03 BEFORE USE.

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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	V04	Valley	3	1	170034558

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:44:19 2024 Page 1

ID:X8EXMxLfu3wF69u05LjB5TQ-c75a61p2FtFuYV0nZcAepwzMM7YipYJG6SAnyBkav



Scale = 1:26.4

LOADING (psf)	SPACING-	CSI.	DEFL.	In (loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	Vert(L/L)	n/a	999	MT20	244/190
Snow (P/P/g)	15.4/20.0	Lumber DOL	1.15	Vert(CT)	n/a	999		
TCDL	10.0	Rep Stress Incr	YES	Horz(CT)	0.00	n/a		
BCLL	0.0 *	Code IRC2021/TP12014						
BCDL	10.0						Weight: 36 lb	FT = 20%

LUMBER-	BRACING-
TOP CHORD	TOP CHORD
BOT CHORD	BOT CHORD
OTHERS	OTHERS

2x4 SP No.2	2x4 SP No.2
2x4 SP No.3	2x4 SP No.3
OTHERS	OTHERS
REACTIONS.	REACTIONS.
(size)	(size)
Max Horz 1=9-4-6, 3=9-4-6, 4=9-4-6	Max Horz 1=9-4-6, 3=9-4-6, 4=9-4-6
Max Uplift 1=34(LC 17), 3=46(LC 17), 4=12(LC 16)	Max Uplift 1=34(LC 17), 3=46(LC 17), 4=12(LC 16)
Max Grav 1=206(LC 22), 3=206(LC 23), 4=324(LC 2)	Max Grav 1=206(LC 22), 3=206(LC 23), 4=324(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

- NOTES-
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-16; VuIt=115mph (3-second gust) Vasd=91mph; TCdL=6.0psf; BCdL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MMFRS (envelope) gable end zone and C-C Exterior(2E) 0-4-13 to 4-0-1, Interior(1) 4-0-1 to 4-8-8, Exterior(2R) 4-8-8 to 8-3-11, Interior(1) 8-3-11 to 9-0-3 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MMFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) TOLL: ASCE 7-16; P=20.0 psf (roof LL; Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; Pf=15.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp; Ce=1.0; Cs=1.00; Ct=1.10
 - 4) Unbalanced snow loads have been considered for this design.
 - 5) Gable requires continuous bottom chord bearing.
 - 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3, 4.



December 9, 2024

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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	V05	Valley	3	1	170034559

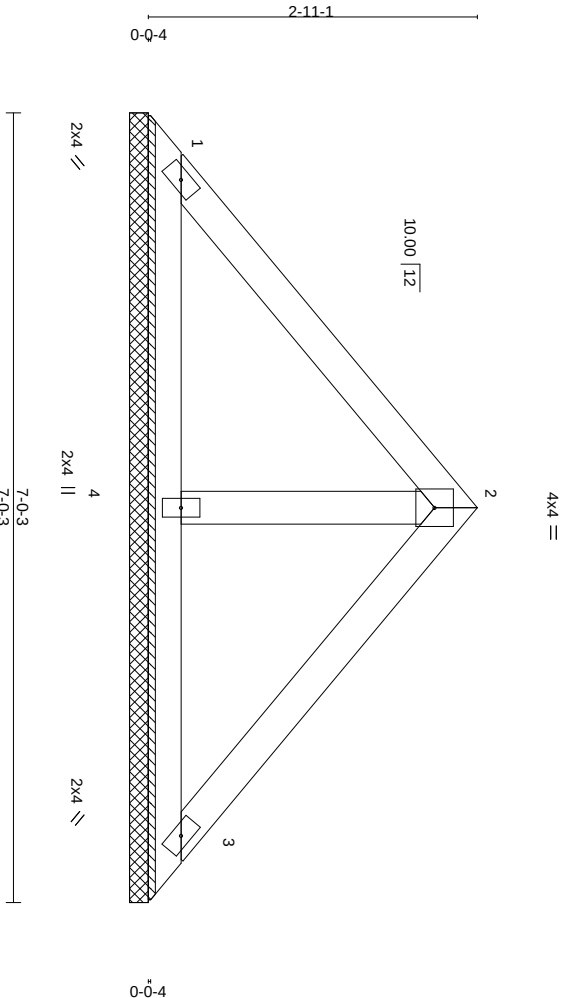
Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

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3-6-2 3-6-2 7-0-3 3-6-2

Scale = 1:20.5



LOADING (psf)	SPACING-	CSL	DEFL.	In (loc)	l/d	PLATES	GRIP
TCLL (roof)	20-0	2-0-0	TC	0.24	Vert(L)	n/a	999
Snow (P/P/g)	15.4/20.0	Lumber DOL	BC	0.10	Vert(CT)	n/a	999
TCDL	10.0	Rep Stress Incr	WB	0.03	Horz(CT)	0.00	3
BCLL	0.0 *	Code IRC2021/TP12014	Matrix-P				n/a
BCDL	10.0						n/a

LUMBER-

TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.3

BRACING-

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS.

(size) 1=7-0-3, 3=7-0-3, 4=7-0-3
Max Horz 1=68(LC 12)
Max Uplift 1=34(LC 17), 3=42(LC 17)
Max Grav 1=171(LC 22), 3=171(LC 23), 4=212(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-16; VuIt=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MMFRS (envelope) gable end zone and C-C Exterior(ZE) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MMFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-16; P=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; Pf=15.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp ; Ce=1.0; Cs=1.00; Cf=1.10
- 4) Unbalanced snow loads have been considered for this design.
- 5) Gable requires continuous bottom chord bearing.
- 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3.



December 9, 2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/22/023 BEFORE USE.

Design valid for use only with Mitek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see **ANSI/TPI1 Quality Criteria**, and **DSB-22** available from Truss Plate Institute (www.tpiinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

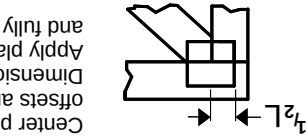
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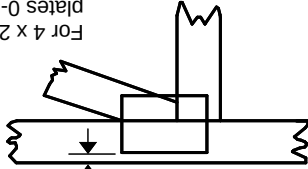
Symbols

PLATE LOCATION AND ORIENTATION

Center plate on joint unless x, y offsets are indicated.
Dimensions are in ft-in-sixteenths.
Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.



This symbol indicates the required direction of slots in connector plates.

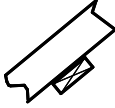


* Plate location details available in Mitek software or upon request.

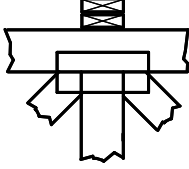
PLATE SIZE

4 X 4

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.



Indicated by symbol shown and/or by text in the bracing section of the (supports) occur. Icons vary but reaction section indicates joint number/letter where bearings occur.



BEARING

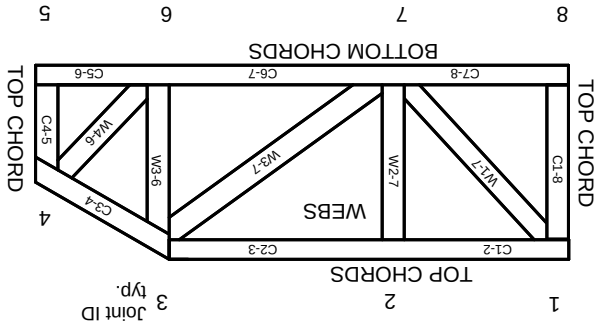
Indicates location where bearings (supports) occur. Icons vary but number/letter where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TFP1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-22: Design Standard for Bracing.
Building Component Safety Information, Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses.

Numbering System

6-4-8
dimensions shown in ft-in-sixteenths
(Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.
CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

Product Code Approvals

ICC-ES Reports:
ESR-1988, ESR-2362, ESR-2685, ESR-3282
ESR-4722, ESL-1388

Design General Notes

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.
Lumber design values are in accordance with ANSI/TFP 1 section 6.3 These truss designs rely on lumber values established by others.

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Mitek Engineering Reference Sheet: MII-7473 rev. 1/2/2023

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

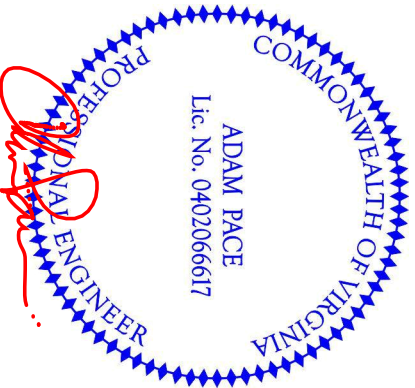
1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TFP 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TFP 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TFP 1 Quality Criteria.
21. The design does not take into account any dynamic or other loads other than those expressly stated.

Re: 24-7179-A
LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Riverside Roof Truss.

Pages or sheets covered by this seal: 170034617 thru 170034630

My license renewal date for the state of Virginia is June 30, 2025.



December 9, 2024

Pace, Adam

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F01	Floor Supported Gable	7	1	170034617

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:34 2024 Page 1
ID:X8EXwMLN3vIF89upO5LYB5TQ-hydk2sINZQIbHK8XkOaX1051ncHemBPmJ5O5yBKyp

0-1-8

Scale = 1:1.9.4

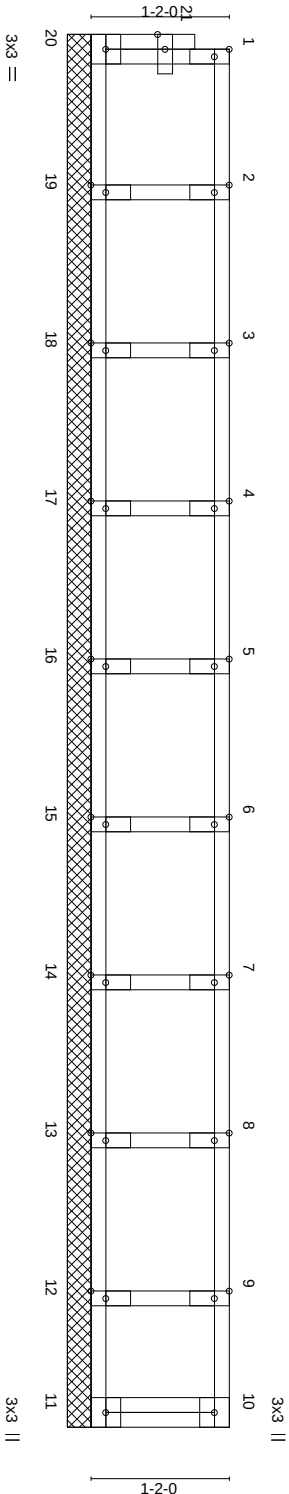


Plate Offsets (X, Y)--- [1:Edge:0-0-12],[21:0-1-8,0-0-12]

11-9-1
11-9-1

LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	L/d	PLATES	GRIP
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	Vert(LL)	n/a	-	n/a	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.01	Vert(CT)	n/a	-	n/a		
BCLL 0.0	Rep Stress Incr	YES	WB 0.03	Horz(CT)	0.00	11	n/a		
BCDL 5.0	Code IRC2021/TP12014		Matrix-R					Weight: 51 lb	FT = 20%F, 11%E

LUMBER-

TOP CHORD 2x4 SP No.2(flat)
BOT CHORD 2x4 SP No.2(flat)
WEBS 2x4 SP No.3(flat)
OTHERS 2x4 SP No.3(flat)

BRACING-

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

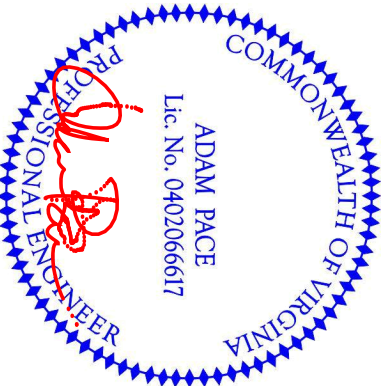
REACTIONS.

(lb) - Max Grav All reactions 250 lb or less at joint(s) 20, 11, 19, 18, 17, 16, 15, 14, 13, 12

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-

- 1) All plates are 1.5x4 MT20 unless otherwise indicated.
- 2) Gable requires continuous bottom chord bearing.
- 3) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- 4) Gable studs spaced at 1-4-0 oc.
- 5) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.
- 6) CAUTION. Do not erect truss backwards.



December 9, 2024

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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F04	Floor	7	1	170034620

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:35 2024 Page 1
ID:X8EXWKLNU3VFB9up0SLJB5TQ-988JGBJ7PKUSVUJ9H1Jp4Ez32BK9NINZbN2YvYKYo

0-1-8
0-8-2 1-3-0

2-0-0

0-7-14
Scale = 1:21.3

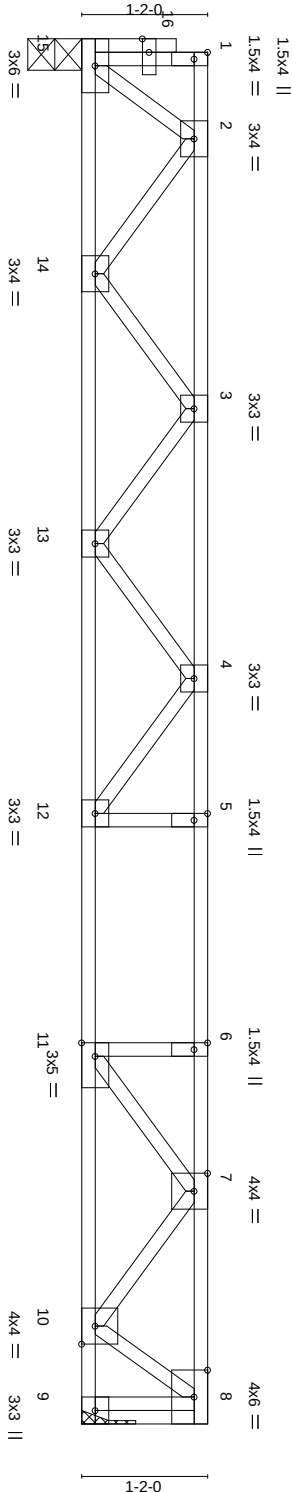


Plate Offsets (X,Y)---		[1:Edge 0-0-12], [1:10-1-8,Edge], [16:0-1-8,0-0-12]		7-3-10 7-3-10		8-3-10 1-0-0		9-3-10 1-0-0		12-10-0 3-6-6	
LOADING	(psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	I/dell	L/d	PLATES	GRIP
TCLL	40.0	Plate Grip DOL	1.00	TC	Vert(LL)	-0.20	12-13	>765	480	MT20	244/190
TCDL	15.0	Lumber DOL	1.00	BC	Vert(CT)	-0.29	12-13	>519	360		
BCLL	0.0	Rep Stress Incr	YES	WB	Horz(CT)	0.03	9	n/a	n/a		
BCDL	5.0	Code IRC2021/TP12014		Matrix-S						Weight: 65 lb	FT = 20%#F, 11%E

LUMBER-

TOP CHORD 2x4 SP No.1(flat)
BOT CHORD 2x4 SP No.1(flat)
WEBS 2x4 SP No.3(flat)

BRACING-

TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. Except: 2-2-0 oc bracing: 12-13.

REACTIONS.

(size) 9=Mechanical, 15=0-3-8
Max Grav 9=755(LC 1), 15=748(LC 1)

FORCES.

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 8-9=707/0, 2-3=-1203/0, 3-4=-2101/0, 4-5=-2034/0, 5-6=-2034/0, 6-7=-2034/0, 7-8=-450/0
BOT CHORD 14-15=0/579, 13-14=0/1819, 12-13=0/2279, 11-12=0/2034, 10-11=0/1265
WEBS 6-11=-452/0, 4-12=-413/98, 3-13=0/368, 3-14=-801/0, 2-14=0/813, 2-15=-951/0, 7-11=0/1039, 7-10=-1061/0, 8-10=0/749

NOTES-

- 1) Unbalanced floor live loads have been considered for this design.
- 2) Refer to girder(s) for truss to truss connections.
- 3) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.
- 4) CAUTION, Do not erect truss backwards.



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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F05	FLOOR GIRDER	7	1	170034621

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:35 2024 Page 1
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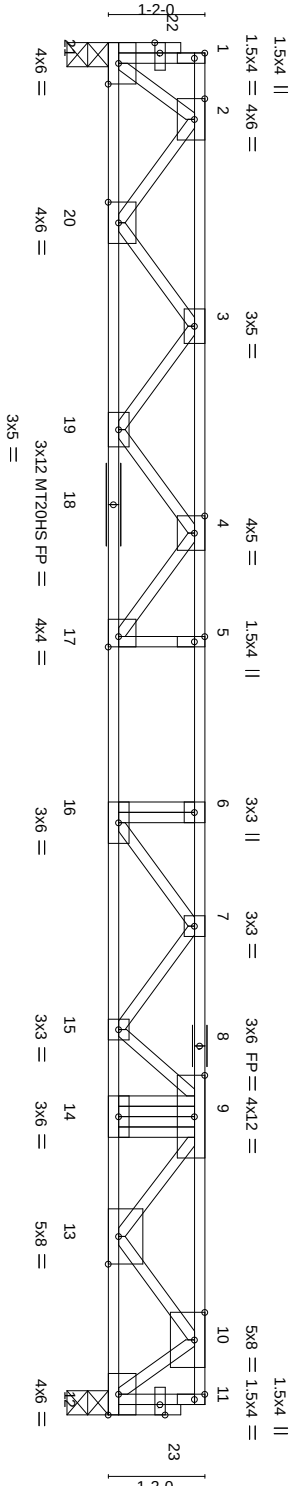


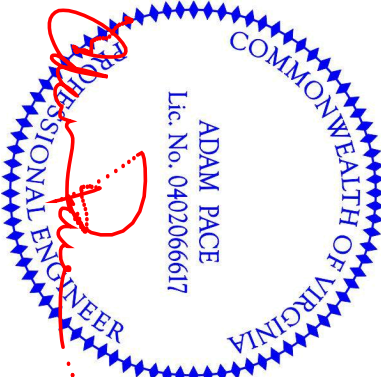
Plate Offsets (X,Y)---		[1.Edge:0-0-12],[12.Edge:0-1-8],[17:0-1-8.Edge],[22:0-1-8,0-0-12],[23:0-1-8,0-0-12]	
LOADING (psf)		SPACING-	2-0-0
TCLL	40.0	Plate Grip DOL	1.00
TCDL	15.0	Lumber DOL	1.00
BCLL	0.0	Rep Stress Incr	NO
BCDL	5.0	Code IRC2021/TP12014	
LUMBER-		CSI.	TC 0.98
TOP CHORD	2x4 SP DSS(flat)	BC 0.89	
BOT CHORD	2x4 SP DSS(flat)	WB 0.61	
WEBS		Matrix-S	
BRACING-		DEFL.	in (loc) l/dell
TOP CHORD		Vert(LL)	-0.30 15-16 >657
BOT CHORD		Vert(CT)	-0.45 15-16 >434
		Horz(CT)	0.07 12 n/a
		L/d	480 360
		PLATES	MT20H
		GRIP	244/190
			187/143
		Weight:	89 lb FT = 20%F, 11%E

REACTIONS. (size) 21=0-3-8, 12=0-3-8
Max Grav 21=1150(LC 1), 12=1628(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
2-3=-2006/0, 3-4=-3787/0, 4-5=-5167/0, 5-6=-5167/0, 6-7=-5167/0, 7-9=-5070/0, 9-10=-2904/0
20-21=-0/887, 19-20=-0/3081, 17-19=-0/4521, 16-17=-0/5167, 15-16=-0/5301, 14-15=-0/4763, 13-14=-0/4764, 12-13=-0/1240
5-17=-489/0, 4-17=-0/1127, 4-19=-955/0, 3-19=-0/919, 3-20=-1399/0, 2-20=-0/1457, 2-21=-1454/0, 7-16=-525/81, 7-15=-301/0, 9-15=-0/430, 9-13=-2296/0, 10-13=-0/2167, 10-12=-2070/0

NOTES-
1) Unbalanced floor live loads have been considered for this design.
2) All plates are MT20 plates unless otherwise indicated.
3) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.
4) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 911 lb down at 12-11-12 on top chord. The design/selection of such connection device(s) is the responsibility of others.
5) In the LOAD CASE(s) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Floor Live (balanced): Lumber Increase=1.00, Plate Increase=1.00
Uniform Loads (p/l)
Vert: 12-21=-10, 1-11=-110
Concentrated Loads (lb)
Vert: 9=-831(F)



December 9, 2024

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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F07	Floor Supported Gable	7	1	170034623

Riverside Roof Truss, LLC, Danville, Va - 24541.

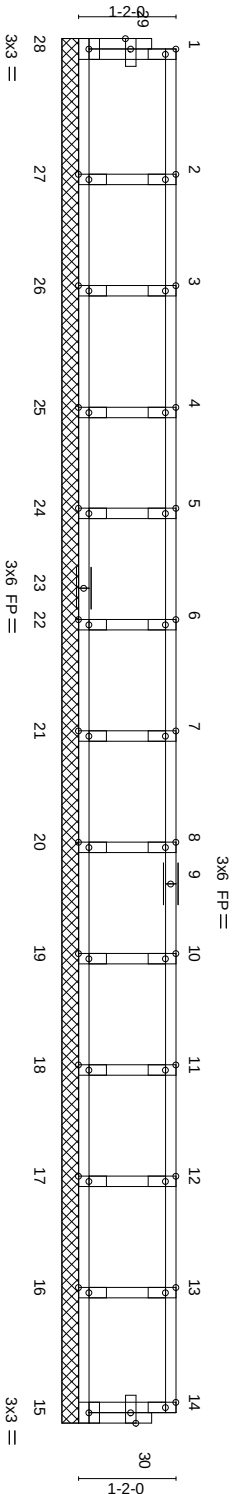
Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:36 2024 Page 1
ID:X8EXwXLTnU3rF89upO5LYB5TQ-dKK5T XkdA10JXehLUkq2cSSR7bhHe6G3iq00CUy8Kyn

0-1/8"

0-1/8"

Scale = 1:27.6



LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in (loc)	I/defl	L/d	PLATES	GRIP
TCLL 40.0	Plate Grip DOL	1.00	TC 0.12	Vert(LL)	n/a	-	n/a	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.02	Vert(CT)	n/a	-	n/a		
BCLL 0.0	Rep Stress Incr	YES	WB 0.04	Horz(CT)	0.00	15	n/a		
BCDL 5.0	Code IRC2021/TP12014		Matrix-R					Weight: 69 lb	FT = 20%#F, 11%#E

LUMBER-

TOP CHORD 2x4 SP No.2(flat)
BOT CHORD 2x4 SP No.2(flat)
WEBS 2x4 SP No.3(flat)
OTHERS 2x4 SP No.3(flat)

BRACING-

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

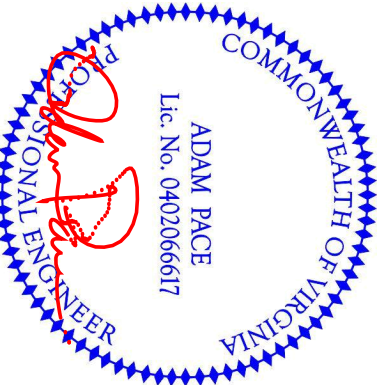
REACTIONS.

(lb) - Max Grav All reactions 250 lb or less at joint(s) 28, 15, 27, 26, 25, 24, 22, 21, 20, 19, 18, 17, 16

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-

- 1) All plates are 1.5x4 MT20 unless otherwise indicated.
- 2) Gable requires continuous bottom chord bearing.
- 3) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- 4) Gable studs spaced at 1-4-0 oc.
- 5) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.



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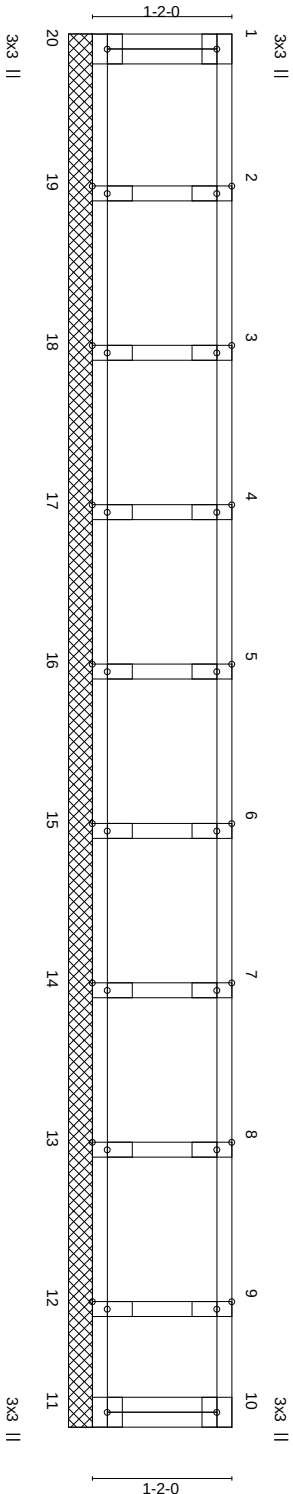
Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F08	Floor Supported Gable	8	1	170034624

Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:36 2024 Page 1
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Scale = 1:1.19.3



LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	L/defl	L/d	PLATES	GRIP
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.02	Vert(CT)	n/a	-	n/a	999		
BCLL 0.0	Rep Stress Incr	YES	WB 0.03	Horz(CT)	0.00	11	n/a	n/a		
BCDL 5.0	Code IRC2021/PI2014		Matrix-R						Weight: 51 lb	FT = 20%F, 11%E

LUMBER-										
TOP CHORD	2x4 SP No.2(flat)									
BOT CHORD	2x4 SP No.2(flat)									
WEBS	2x4 SP No.3(flat)									
OTHERS	2x4 SP No.3(flat)									
BRACING-										
TOP CHORD										
BOT CHORD										

REACTIONS. All bearings 11-7-14.
(lb) - Max Grav All reactions 250 lb or less at joint(s) 20, 11, 19, 18, 17, 16, 15, 14, 13, 12

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

- NOTES-**
- 1) All plates are 1.5x4 MT20 unless otherwise indicated.
 - 2) Gable requires continuous bottom chord bearing.
 - 3) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
 - 4) Gable studs spaced at 1-4-0 oc.
 - 5) Recommend 2x6 Strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.



December 9, 2024

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WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/22/2023 BEFORE USE.

Design valid for use only with Mitek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see **ANSI/TPI1 Quality Criteria**, and **DSB-22** available from Truss Plate Institute (www.tpiinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcscorp.com).

Job	Truss	Truss Type	QTY	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F09	FLOOR GIRDER	7	1	170034625

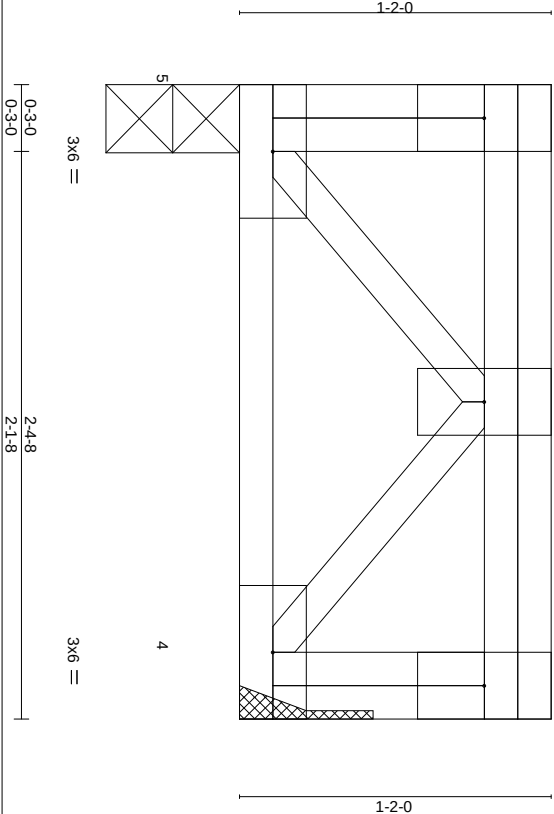
Riverside Roof Truss, LLC, Danville, Va - 24541.

Job Reference (optional)

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:37 2024 Page 1
ID:X8EXWKLfNu3wF89uPO5Jb5TO-6XITtHtFLl8A8osYPSMH9tYb_airgFs2gXm1nYbKym
3x6 ||

1 3x6 || 0-11-4 2 3x6 || 6 3

Scale = 1:8.6



LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	L/defl	L/d	PLATES	GRIP
TCLL 40.0	Plate Grip DOL	1.00	TC 0.32	Vert(LL)	0.00	5	****	480	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.25	Vert(CT)	-0.00	4-5	>999	360		
BCLL 0.0	Rep Stress Incr	NO	WB 0.23	Horz(CT)	0.00	4	n/a	n/a		
BCDL 5.0	Code IRC2021/TP12014		Matrix-P						Weight: 19 lb	FT = 20%F, 11%E

LUMBER-

TOP CHORD 2x4 SP No.2(flat)
BOT CHORD 2x4 SP No.2(flat)
WEBS 2x4 SP No.3(flat)

BRACING-

TOP CHORD Structural wood sheathing directly applied or 2-4-8 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS.

(size) 5=0-3-1, 4=Mechanical
Max Grav 5=719(LC 1), 4=941(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

BOT CHORD 4-5=0/741
WEBS 2-4=-1008/0, 2-5=-1008/0

NOTES-

- Refer to girder(s) for truss to truss connections.
- Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.
- Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 650 lb down at 1-4-3 on top chord. The design/selection of such connection device(s) is the responsibility of others.
- In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard

1) Dead + Floor Live (balanced): Lumber Increase=1.00, Plate Increase=1.00

Uniform Loads (plf)

Vert: 4-5=-10, 1-3=-110

Concentrated Loads (lb)

Vert: 2=-650(B) 6=-755



December 9, 2024

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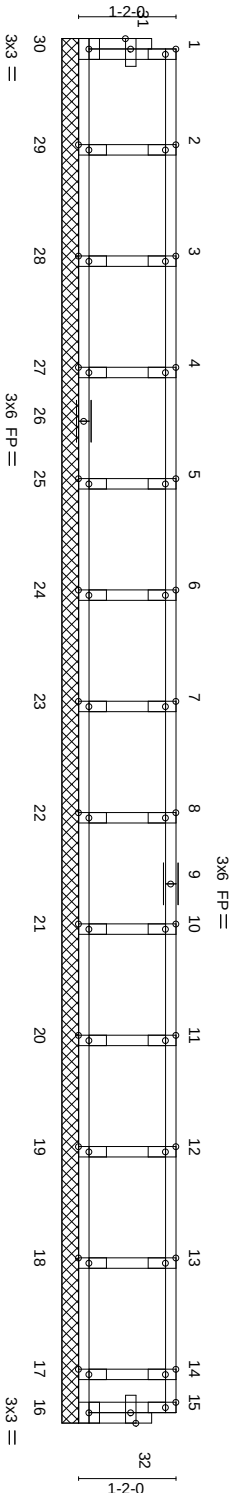


Plate Offsets (X, Y) --		[1:Edge:0-0-12],[31:0-1-8,0-0-12],[32:0-1-8,0-0-12]
		16-7-0 16-7-0

LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	I/dell	L/d	PLATES	GRIP
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.02	Vert(CT)	n/a	-	n/a	999		
BCLL 0.0	Rep Stress Incr	YES	WB 0.03	Horz(CT)	0.00	16	n/a	n/a		
BCDL 5.0	Code IRC2021/TP12014		Matrix-R						Weight: 70 lb	FT = 20%#F, 11%#E

LUMBER-

TOP CHORD 2x4 SP No.2(flat)
BOT CHORD 2x4 SP No.2(flat)
WEBS 2x4 SP No.3(flat)
OTHERS 2x4 SP No.3(flat)

BRACING-

TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

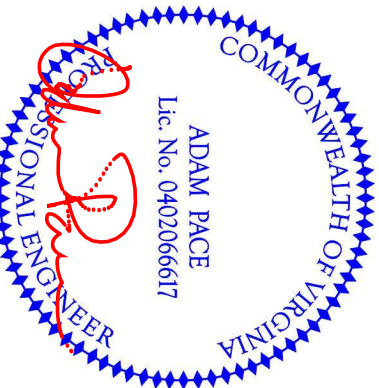
REACTIONS.

(lb) - Max Grav All reactions 250 lb or less at joint(s) 30, 16, 29, 28, 27, 25, 24, 23, 22, 21, 20, 19, 18, 17

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-

- 1) All plates are 1.5x4 MT20 unless otherwise indicated.
- 2) Gable requires continuous bottom chord bearing.
- 3) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- 4) Gable studs spaced at 1-4-0 oc.
- 5) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.



December 9, 2024

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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	2-F02	Floor	70	1	170034628

Riverside Roof Truss, LLC, Danville, Va - 24541.

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:38 2024 Page 1
ID: X8EXiwxLflNu3wIF89UpO5JyB5TQ-aj5uDMu6G1mYRkZ9uWBS9OKz2aO7HKHJZDyBKvI
Job Reference (optional)

0-1-8
1 | 0-8-0 | 1-3-0 |

2-0-0 |

0-8-0 | 0-1-8
Scale = 1:27.8

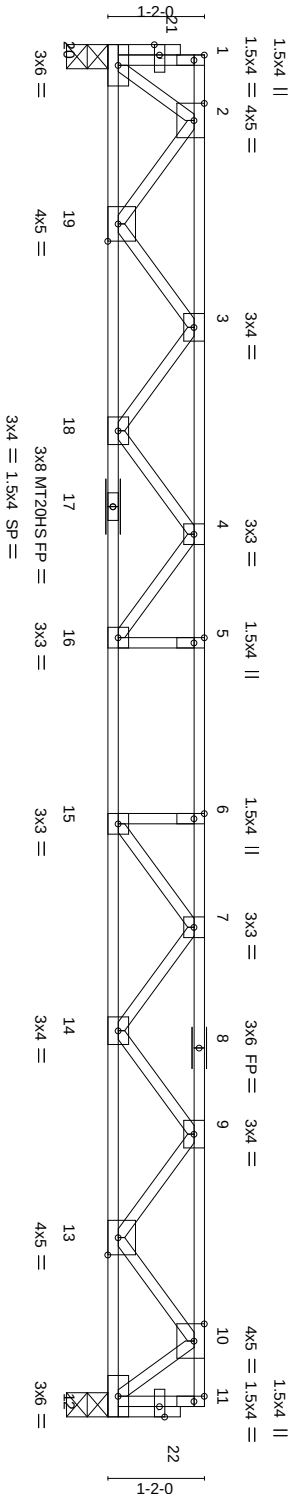


Plate Offsets (X,Y)---		[1:Edge:0-0-12],[21:0-1-8,0-0-12],[22:0-1-8,0-0-12]		7-3-8		8-3-8		9-3-8		16-7-0	
				7-3-8		1-0-0		1-0-0		7-3-8	
LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in (loc)	I/dell	L/d	PLATES	GRIP		
TCLL 40.0	Plate Grip DOL	1.00	TC 0.67	Vert(LL)	-0.23	15-16	>862	MT20	244/190		
TCDL 15.0	Lumber DOL	1.00	BC 0.99	Vert(CT)	-0.34	15-16	>575	MT20HS	187/143		
BCLL 0.0	Rep Stress Incr	YES	WB 0.56	Horz(CT)	0.06	12	n/a				
BCDL 5.0	Code IRC2021/TP12014		Matrix-S			n/a	n/a	Weight: 83 lb	FT = 20% ϕ F, 11% ϕ E		

LUMBER-

TOP CHORD 2x4 SP No.2(flat)
BOT CHORD 2x4 SP No.2(flat) *Except*
12-17: 2x4 SP No.1(flat)
WEBS 2x4 SP No.3(flat)

BRACING-

TOP CHORD Structural wood sheathing directly applied or 5-6-13 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. Except:
2-2-0 oc bracing: 16-18.

REACTIONS.

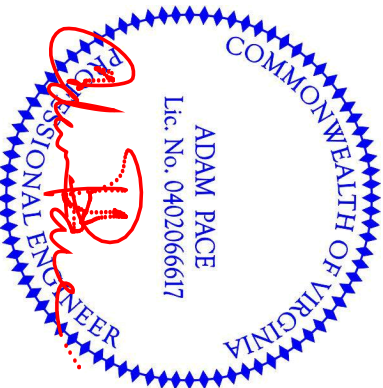
(size) 20=0-3-8, 12=0-3-8
Max Grav 20=973(LC 1), 12=973(LC 1)

FORCES.

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
2-3=-1646/0, 3-4=-3042/0, 4-5=-3790/0, 5-6=-3790/0, 6-7=-3790/0, 7-9=-3041/0, 9-10=-1646/0
19-20=0/743, 18-19=0/2520, 16-18=0/3532, 15-16=0/3790, 14-15=0/3532, 13-14=0/2520, 12-13=0/743
5-16=-288/0, 6-15=-288/0, 4-16=-20/631, 4-18=-639/0, 3-18=0/679, 3-19=-1138/0, 2-19=0/1175, 2-20=-1230/0, 7-15=-20/632, 7-14=-639/0, 9-14=0/679, 9-13=-1138/0, 10-13=0/1175, 10-12=-1229/0

NOTES-

- 1) Unbalanced floor live loads have been considered for this design.
- 2) All plates are MT20 plates unless otherwise indicated.
- 3) The Fabrication Tolerance at Joint 17 = 11%
- 4) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.



December 9, 2024

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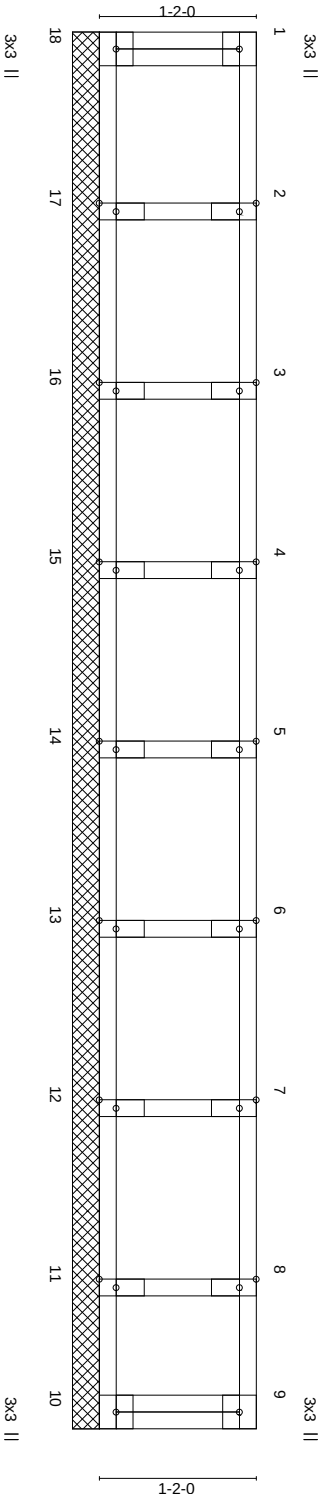
16023 Swingley Ridge Rd.
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Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	2-F04	Floor Supported Gable	7	1	170034630

Riverside Roof Truss, LLC, Danville, Va - 24541.

8,730 s Oct 31 2024 Mitek Industries, Inc. Fri Dec 6 08:46:38 2024 Page 1
ID:X8EXmXLfUu3Wf89uPO5LjB5TQ-ajstuDMu6G1mYRkZ9WtBn7OzCaab7HKHJZDyBKvI
Job Reference (optional)

Scale = 1:17.1



		10-4-10		10-4-10	
		10-4-10		10-4-10	
LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	PLATES
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	Vert(LL) in (loc)	GRIP
TCDL 15.0	Lumber DOL	1.00	BC 0.02	n/a	MT20 244/190
BCLL 0.0	Rep Stress Incr	YES	WB 0.03	Vert(CT) n/a	
BCDL 5.0	Code IRC2021/TP12014		Matrix-R	Horz(CT) 0.00	Weight: 46 lb FT = 20%F, 11%E

LUMBER-	BRACING-	
TOP CHORD 2x4 SP No.2(flat)	TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD 2x4 SP No.2(flat)	BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 2x4 SP No.3(flat)		
OTHERS 2x4 SP No.3(flat)		

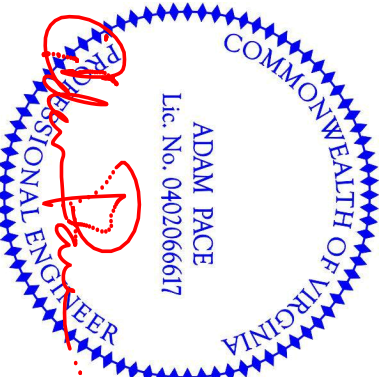
REACTIONS. All bearings 10-4-10.

(lb) - Max Grav All reactions 250 lb or less at joint(s) 18, 10, 17, 16, 15, 14, 13, 12, 11

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-

- 1) All plates are 1.5x4 MT20 unless otherwise indicated.
- 2) Gable requires continuous bottom chord bearing.
- 3) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- 4) Gable studs spaced at 1-4-0 oc.
- 5) Recommend 2x6 Strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.



December 9,2024

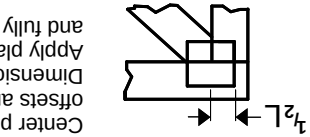
WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/22/2023 BEFORE USE.
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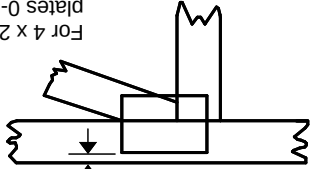
Symbols

PLATE LOCATION AND ORIENTATION

Center plate on joint unless x, y offsets are indicated.
Dimensions are in ft-in-sixteenths.
Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0-¹/₁₆" from outside edge of truss.



This symbol indicates the required direction of slots in connector plates.

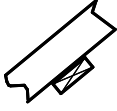


* Plate location details available in Mitek software or upon request.

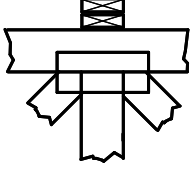
PLATE SIZE

4 X 4

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.



Indicated by symbol shown and/or by text in the bracing section of the (supports) occur. Icons vary but reaction section indicates joint number/letter where bearings occur.



BEARING

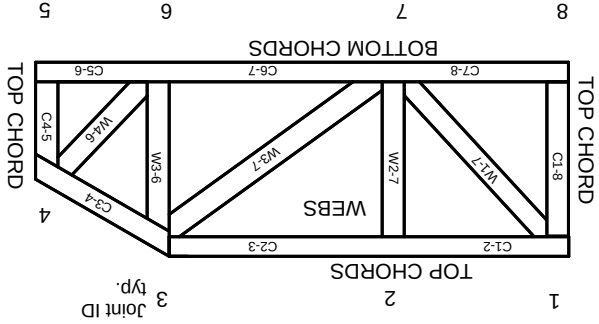
Indicates location where bearings (supports) occur. Icons vary but number/letter where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI-1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-22: Design Standard for Bracing.
Building Component Safety Information, Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses.

Numbering System

6-4-8
dimensions shown in ft-in-sixteenths
(Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.
CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

Design General Notes

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.
Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

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Mitek Engineering Reference Sheet: MII-7473 rev. 1/2/2023

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.
21. The design does not take into account any dynamic or other loads other than those expressly stated.

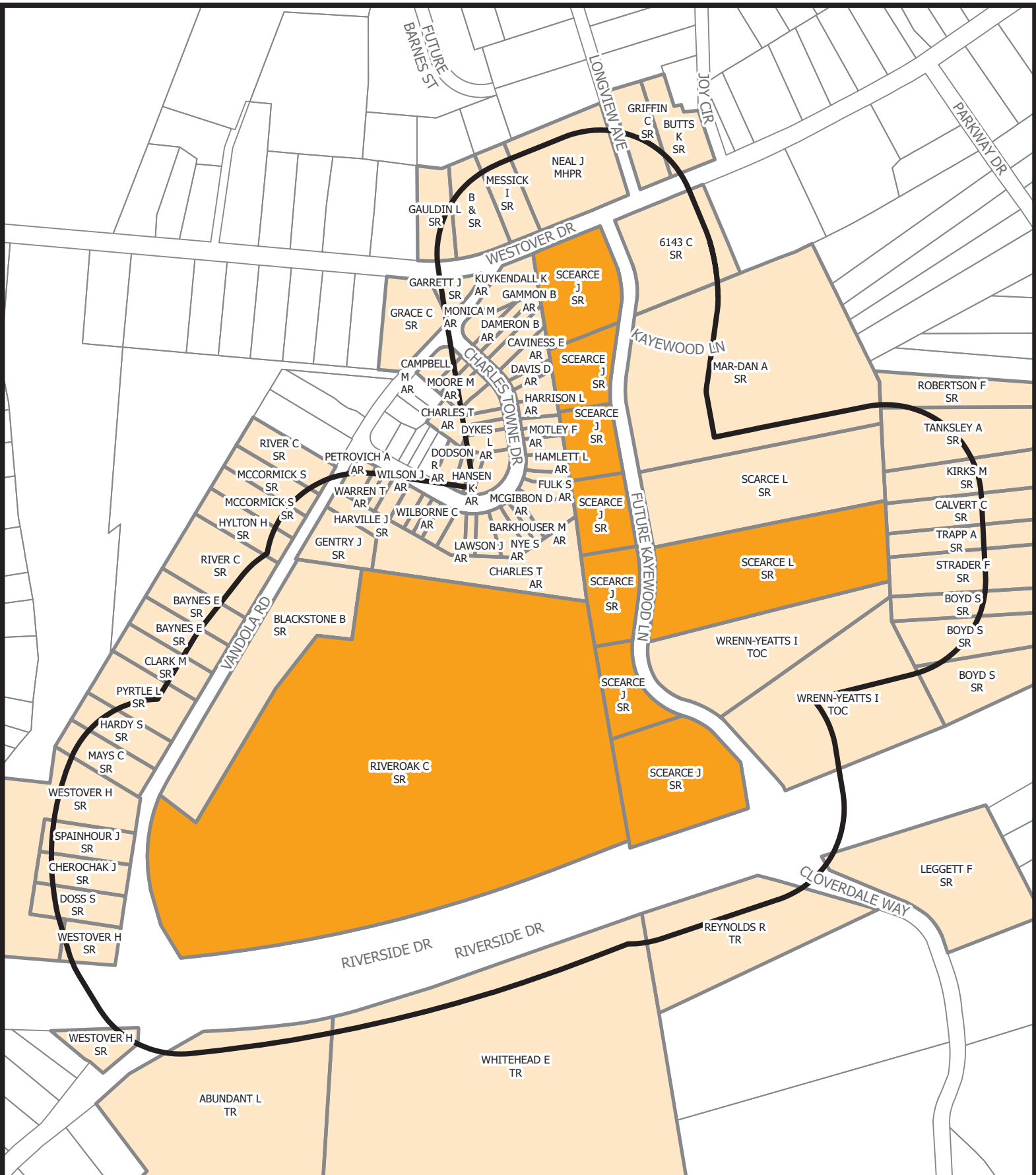


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/22/2025



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
4/22/2025



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STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00256 filed by Blackstone Building Group LLC to rezone Parcels 77918 and 77608 from S-R Suburban Residential to "Conditional" N-C Neighborhood Commercial.

SUMMARY

Blackstone Building Group LLC has submitted Application PZ25-00256 to rezone Parcels 77918 and 77608 from S-R Suburban Residential to Conditional N-C Neighborhood Commercial. The rezoning would allow a commercial use to complement the proposed residential development on Riverside Drive. The N-C Neighborhood Commercial district is intended for low-intensity commercial development, providing opportunities for small, neighborhood-oriented businesses. This request is consistent with the Residential Mixed-Use Corridor designation along Westover Drive, as identified in PLAN Danville.

As part of the application, the applicant has agreed to limit the range of permitted uses through proffered conditions to ensure the commercial activities are compatible with the surrounding residential development.

Ninety-nine (99) notices were sent to neighbors within 300 feet of the subject property. Two (2) unopposed responses were received.

RECOMMENDATION

Planning Staff recommends that the Planning Commission recommend approval of PZ25-00256 to rezone Parcels 77918 and 77608 from S-R Suburban Residential to "Conditional" N-C Neighborhood Commercial per the attached proffered list and with the following conditions:

1. Parcels 77918 and 77608 must be consolidated.
2. Parking shall not be placed in the front yard (Westover Drive) of the development.

ATTACHMENTS

1. Application
2. Conditional Rezoning- Westover
3. Aerials Map
4. Vandola Owners Zoning Map



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 #: P225-00256 PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: 77608, 77918 Address: Kayewood

Existing Zoning: S-R Proposed Zoning: N-C

APPLICANT PROVIDED INFORMATION

Applicant: _____

Applicant's Address: _____

DANVILLE, VA

Applicant's Phone Number: _____

Applicant's Email: _____

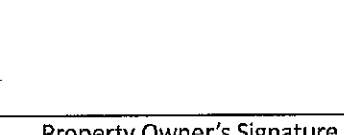
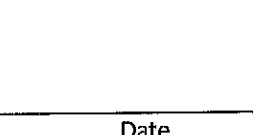
Purpose for Proposed Amendment: _____

Property Address: _____ Gross Area/ Net Area: _____

Property Location: N ☐ S ☐ E ☐ W ☐ Side of: _____

Between: _____ and _____

Proffered Conditions: _____

		
Applicant's Signature	Date	Property Owner's Signature (if not applicant)
	4/14/15	
	BBH Loan Unit Owner Agent	

B. Permitted Uses.

Permitted uses shall be those in the following categories which do not exceed (1) 3,000 sq. ft. in gross floor area per establishment, (2) 12,000 sq. ft. gross floor area per building, (3) or a floor area ratio (FAR) of 0.30 per lot.

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

(Ord. No. 2004-02.04, Art. 3.J, § B, 2-17-04; Ord. No. 2009-12.08, 12-15-09; Ord. No. 2011-10.05, 10-18-11; Ord. No. 2013-06.01, 6-4-13; Ord. No. 2014-08.09, 8-19-14; Ord. No. 2019-07.05, 7-2-19; Ord. No. 2021-07.07, 7-6-21; Ord. No. 2022-02.03, Exh. A, 2-1-22; Ord. No. 2023-04.06, 4-4-23)

C. Special Permit Uses.

1. ~~Any use which has drive-in facilities.~~
2. ~~Commercial recreational establishments (limited to indoor uses).~~
3. ~~Convenience stores (with gasoline sales).~~
4. Day care facilities (adult and children).
5. ~~Fast food restaurants.~~
6. ~~Funeral homes.~~
7. ~~Gasoline sales establishments (with no repair services and no outdoor vehicle storage).~~
8. ~~Private post office and delivery service establishments.~~
9. Public and private schools and colleges.

-
10. Public utilities.
 11. Plant nurseries.
 - ~~12. Repair service establishments (non-motor vehicle related and without outdoor service).~~
 - ~~13. Restaurants.~~
 14. Schools, colleges and universities, public or private.
 15. Use which exceeds 3,000 sq. ft. in gross floor area or a floor area ratio of 0.30 (excluding retail sales).
 16. Waiver of yard requirements.
 17. Caretaker's residence.
 - ~~18. Homeless shelter.~~
 - ~~19. Microbrewery or micro-winery.~~
 20. Urban agriculture.
 - ~~21. Distillery.~~
 22. Waiver to maximum sign area.
 - ~~23. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).~~

Applicant's Signature:



Date:

5/1/25

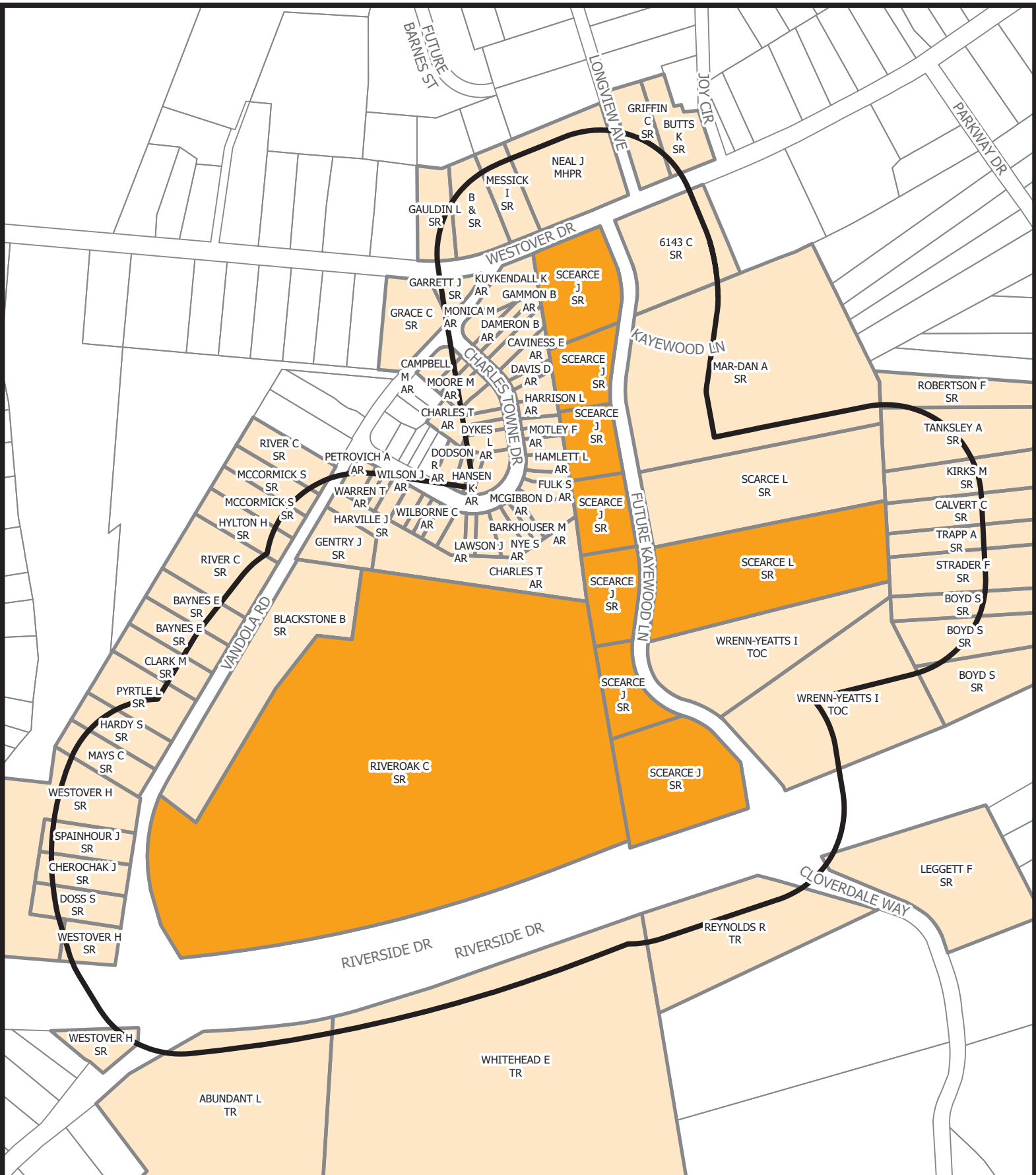


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/22/2025



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
4/22/2025



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STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ25-00257 filed by Blackstone Building Group LLC to rezone Parcel 71143 (Kayewood Lane) from S-R Suburban Residential to HR-C Highway Retail Commercial.

SUMMARY

Blackstone Building Group, LLC filed Application PZ25-00257 to rezone Parcel 71143 from S-R Suburban Residential to HR-C Highway Retail Commercial, as the remaining commercial component of their proposed development.

The applicant proposes a small-scale, multi-tenant retail building on the property located at the corner of Kayewood Lane and Riverside Drive to serve the existing community as well as the development planned for the surrounding vacant parcels. The units are intended to accommodate restaurants, offices, and retail uses, with the HR-C Highway Retail Commercial zoning classification allowing for this broader range of commercial activities.

PLAN Danville designates this portion of Riverside Drive as a Residential Mixed-Use Corridor, and the HR-C Highway Retail Commercial zoning classification is in line with this designation.

Ninety-nine (99) notices were sent to neighbors within 300 feet of the subject property. Two (2) unopposed responses were received.

RECOMMENDATION

Planning Staff recommends that the Planning Commission recommend approval of PZ25-00257 to rezone Parcel 71143 from S-R Suburban Residential to HR-C Highway Retail Commercial with the following conditions:

1. Egress may only be on Kayewood Lane.

ATTACHMENTS

1. Application
2. VANDOLA COMMERCIAL PARCEL 2.4.25.
3. Aerials Map
4. Vandola Owners Zoning Map



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 #: PZ25-00257 PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: 71143 Address: Kayewood

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

APPLICANT PROVIDED INFORMATION

Applicant: _____

Applicant's Address: _____

DANVILLE, VA

Applicant's Phone Number: _____

Applicant's Email: _____

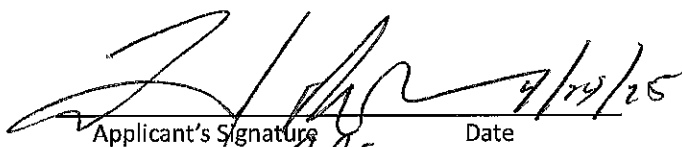
Purpose for Proposed Amendment: _____

Property Address: _____ Gross Area/ Net Area: _____

Property Location: N ☐ S ☐ E ☐ W ☐ Side of: _____

Between: _____ and _____

Proffered Conditions: _____

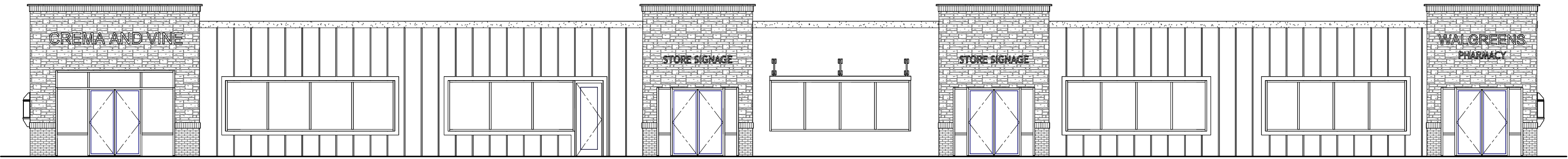
 7/14/25
Applicant's Signature _____ Date _____

Property Owner's Signature _____ Date _____
(if not applicant)
Comment owner ABOUT

LONGEVITY SOLUTIONS

PARCEL AREA CALCULATIONS

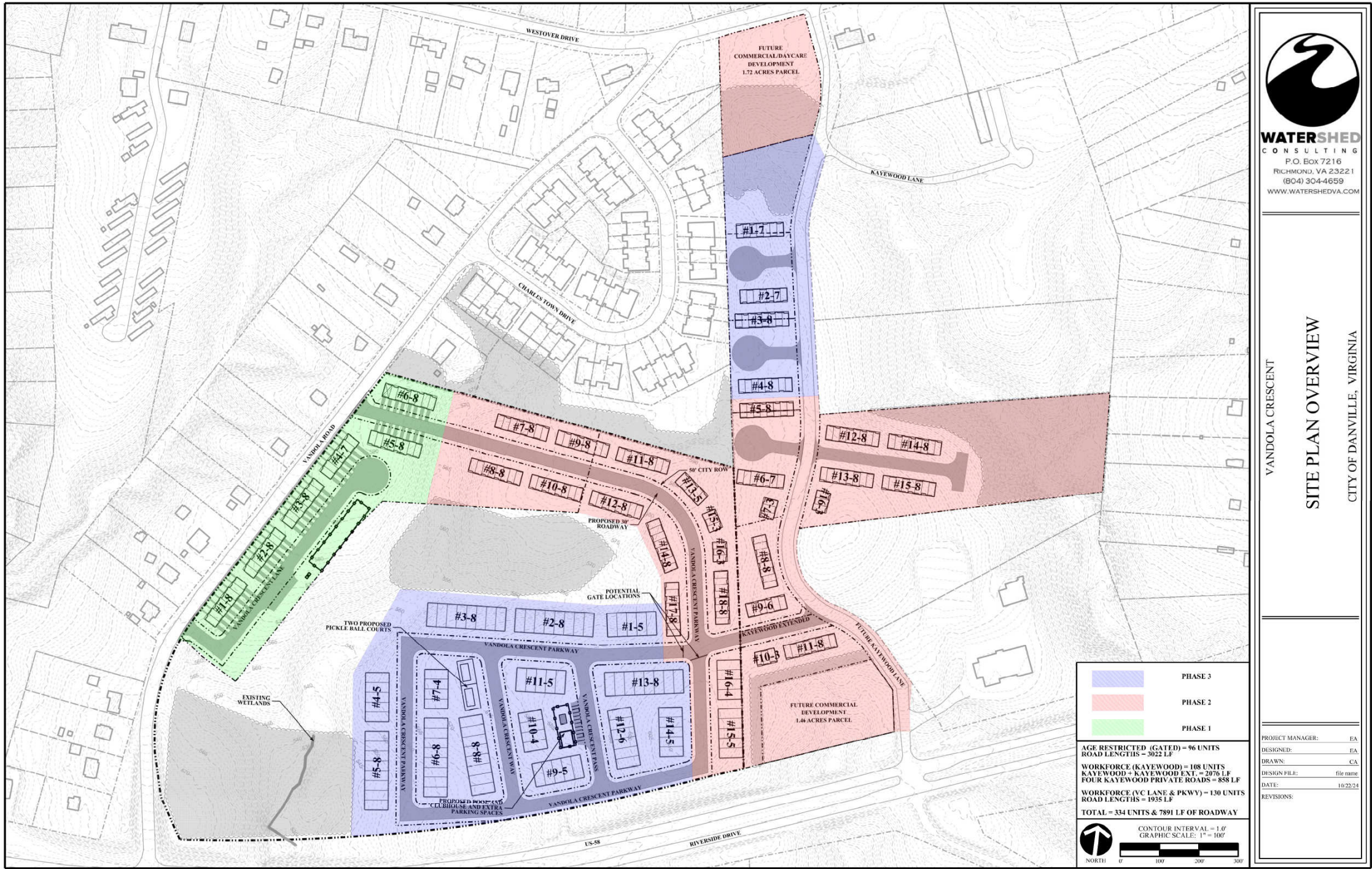
Heated Area	
CREMA AND VINE	2984 SF
PARCEL A	1137 SF
PARCEL B	1137 SF
PARCEL C	1145 SF
	6403 SF
Total	6403 SF

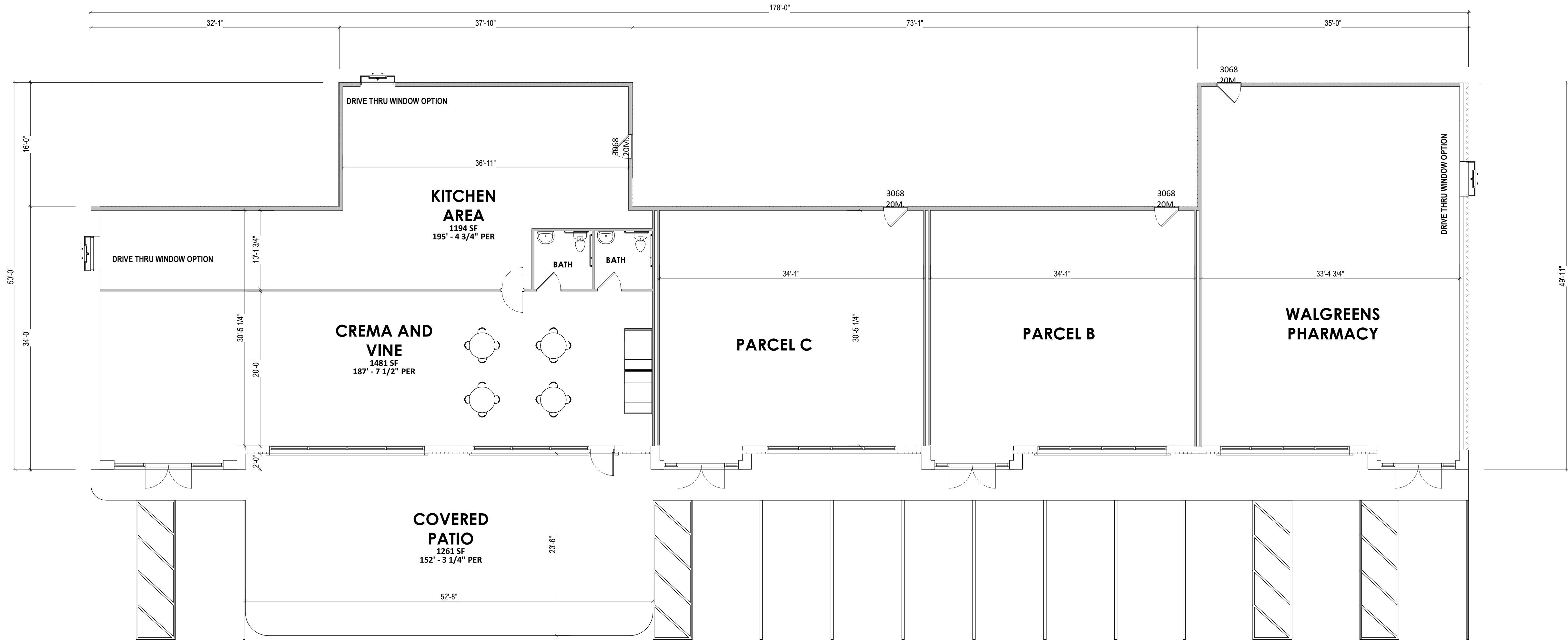


COMMERCIAL
NEW CONSTRUCTION
18'-0" FROM
APPROXIMATE GRADE

VANDOLA CRESCENT
COMMERCIAL PARCEL
PHASE 1

THE FOLLOWING
STRUCTURAL
REQUIREMENTS ARE
SPECIFIC TO DANVILLE,
VIRGINIA
FROST DEPTH-12 INCHES
SNOW LOAD - 20 PSF
ULTIMATE DESIGN WIND SPEED
FOR RISK
DESIGN WIND SPEED -
90MPH, 3-SECOND GUST





1 1ST FLOOR PLAN
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Longevity Home Solutions
age in place - multigenerational - adaptability

Rick Byers
(804) 217-8367
4932 Dominion Blvd
Suite 106
Glen Allen, VA 23060

CLIENT
LONGEVITY SOLUTIONS

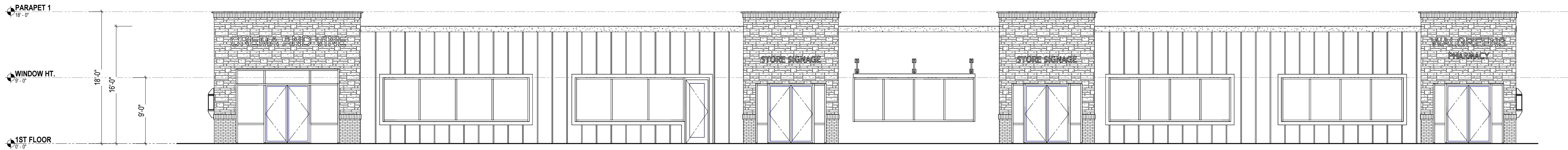
ADDRESS
DANVILLE

PROJECT
COMMERCIAL
SERIES
VANDOLA COMMERCIAL PARCEL
SHEET
1st Floor Plan

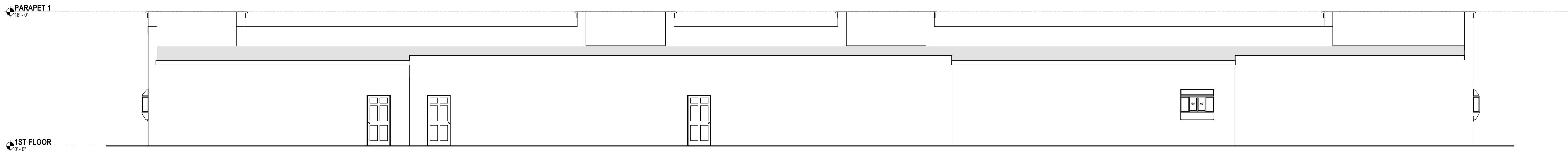
ISSUE DATE
2/4/25

DRAWN BY
**PINNACLE DESIGN
RVA**

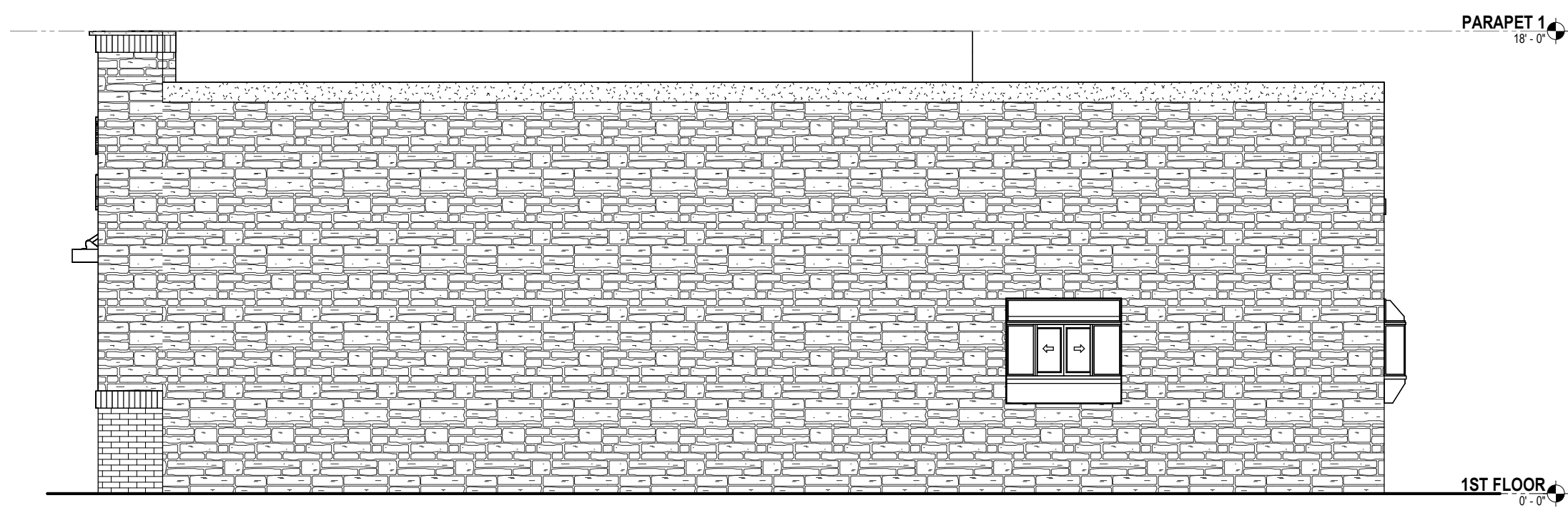
SHEET NUMBER
A-2.00



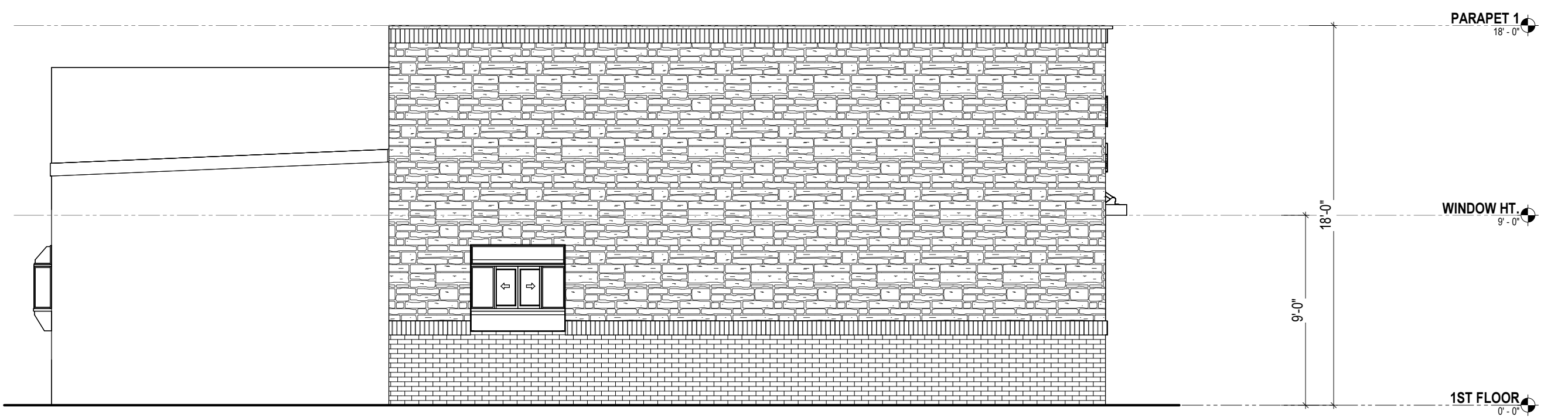
1 FRONT VIEW
A-3.00
1/8" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



4 REAR VIEW
A-3.00
1/8" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



2 RIGHT VIEW
A-3.00
3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



3 LEFT VIEW
A-3.00
3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Longevity Home Solutions
age in place - multigenerational - adaptability

Rick Byers
(804) 217-8367
4932 Dominion Blvd
Suite 106
Glen Allen, VA 23060

CLIENT
LONGEVITY SOLUTIONS

ADDRESS
DANVILLE

PROJECT
COMMERCIAL

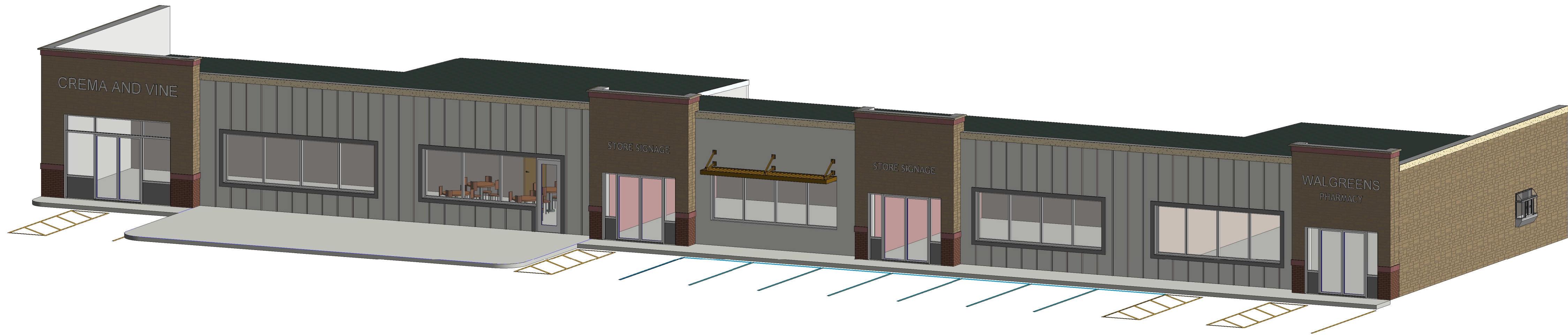
SERIES
VANDOLA COMMERCIAL PARCEL

SHEET
Elevations

ISSUE DATE
2/4/25

DRAWN BY
**PINNACLE DESIGN
RVA**

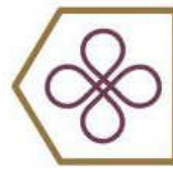
SHEET NUMBER
A-3.00



1
A-2.75

3D VIEW

WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Longevity Home Solutions
age in place • multigenerational • adaptability

Rick Byers
(804) 217-8367
4932 Dominion Blvd
Suite 106
Glen Allen, VA 23060

PROJECT	CLIENT		LONGEVITY SOLUTIONS
	ADDRESS		
	DANVILLE		
SERIES	VANDOLA COMMERCIAL PARCEL		SHEET
ISSUE DATE		3-D	
2/4/25			
DRAWN BY			
PINNACLE DESIGN			
RVA			
SHEET NUMBER			
A-2.75			



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/22/2025



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STAFF REPORT

DATE: May 12, 2025
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ25-00258 filed by Preferred Management Group to allow more than one (1) short-term rental per parcel at Parcel 23409 (1021 Main Street) in accordance with Chapter 41 Article 2 Section Y.

SUMMARY

Special Use Permit application PZ25-00258 is a request filed by Preferred Management Group to allow more than one (1) short-term rental per parcel at 1021 Main Street (Parcel 23409) in accordance with Chapter 41 Article 2 Section Y. Parcel 23409 is approximately 0.5 acres with three multifamily residential structures and an asphalt parking lot in the rear of the property.

Four (4) legal non-conforming short-term rentals are active at 1021 Main Street. The property is zoned TO-C, Transitional Office Commercial, which allows short-term rentals by Special Exception Permit. The property has historically operated as a multifamily complex and the existing short-term rentals were active prior to the Special Exception Permit zoning requirements. The four (4) existing short-term rentals are operating legally and may continue to operate even if the requested Special Use Permit is not approved.

The applicant, Preferred Management Group, is requesting a Special Use Permit to allow for more than one (1) short term rental per parcel in accordance Article 2 Section Y Item 2c which states "[w]ith the exception of CB-C and TW-C, no more than one (1) Short-Term Rental per parcel without a Special Use Permit". Therefore, the applicant's request to add another short-term rental may not occur without a Special Use Permit. The existing short-term rentals and the new will be in compliance if a Special Use Permit is granted.

If the Planning Commission determines a recommendation of approval of a Special Use Permit for more than one (1) short-term rental at 1021 Main Street, the Planning Staff recommends that the recommendation of approval be conditioned to allow no more than five (5) short term rentals at 1021 Main Street.

Another approach to having multiple short-term rental units within the existing structures at 1021 Main Street would be to request a Special Use Permit for a hotel/motel in accordance with Article 3.I Section C Item 24. A hotel/motel would allow multiple units per structure and would require an upgrade of the structure to meet the commercial building code.

Thirty-four (34) notices were sent to neighbors within 300 feet of the subject property. Three (3) unopposed responses were received.

RECOMMENDATION

The Planning Commission may consider the following options:

1. Recommend approval of Special Use Permit application PZ25-00258 as submitted.
2. Recommend approval of Special Use Permit application PZ25-00258 with the condition that no more than five (5) short-term rentals be allowed at 1021 Main Street.
3. Recommend denial of Special Use Permit application PZ25-00258.

ATTACHMENTS

1. Aerials Map
2. Owners Zoning Map
3. inspectionsfax@danvilleva.gov_20250425_065848
4. Short Term Rental



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/25/2025



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/25/2025



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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:	<u>Dawn Baker</u>
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Future Land Use:	_____

APPLICANT PROVIDED INFORMATION

Property Location:	<u>1021 Main Street</u>
Applicant:	<u>BJD LLC</u>
Applicant's Address:	<u>116213 Riverpointe Drive Charlotte, NC 28228</u>
Applicant's Phone Number:	<u>704-587-9596</u>
Applicant's Email:	<u>Dawn@bjdteam.com</u>

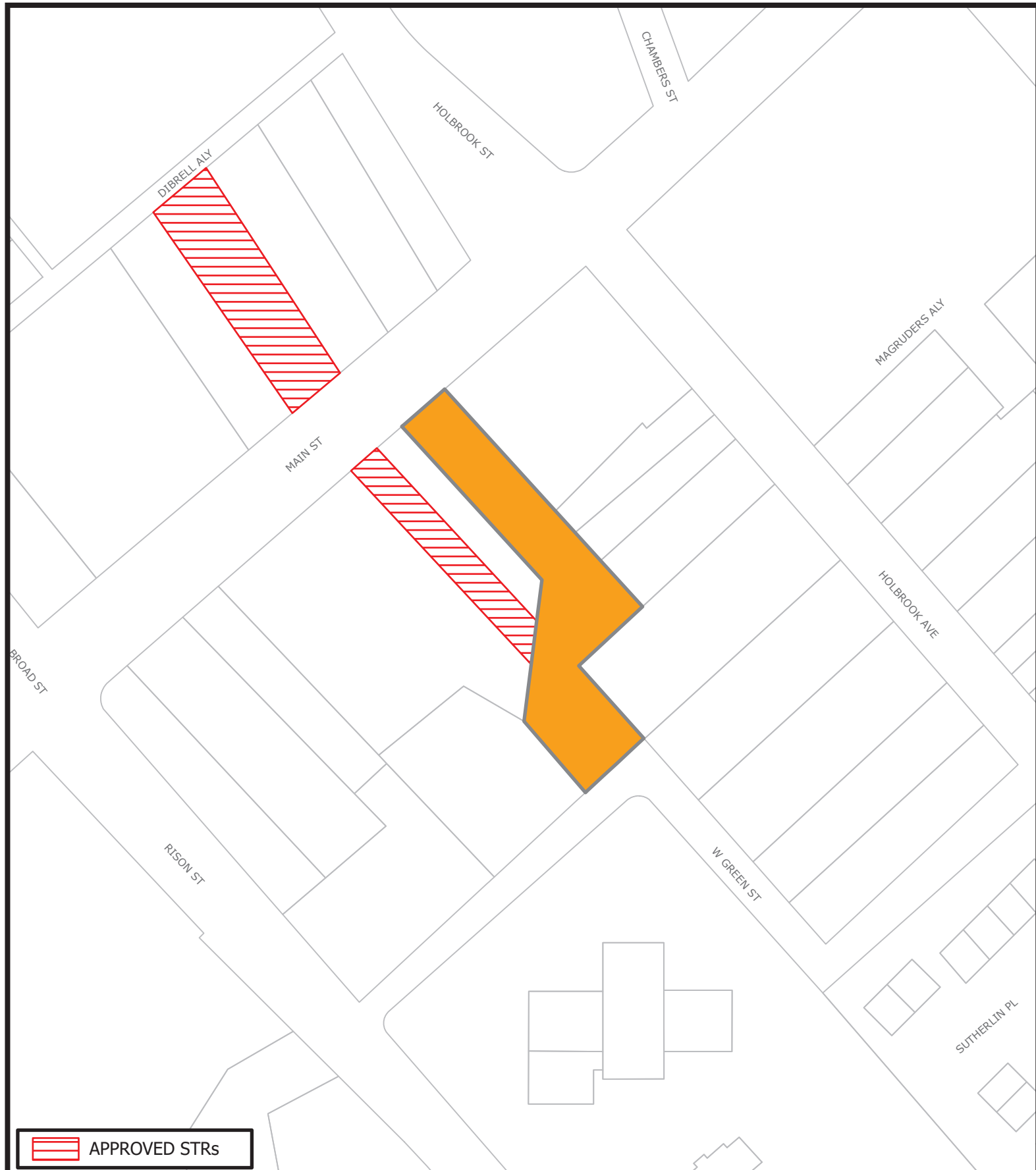
DANVILLE, VA

Describe Proposed Request: We are requesting a special use permit to have multiple STRs on one parcel.

DocuSigned by: <u>Dawn Baker</u> 91905C85935747A	<u>4/15/2025</u>		
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. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. A written statement of proposed project compatibility with the following:
 - a. The Comprehensive Plan.
 - b. The applicable zoning district.
 - c. The surrounding properties.
 - d. Current and future neighborhood conditions.
 - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
 - f. Adequate public facilities.
4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - a. The architectural elevations and floor plans of proposed building(s).
 - b. Traffic impact analysis.
 - c. Fiscal impact analysis.
 - d. Parking and site circulation analysis.
 - e. Photographs of property and surrounding area.
 - f. Environmental impact statement.



SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:
Planning Division
4/29/2025



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**Council Letter
City of Danville, Virginia**



CL - 2079

NOT FOR PUBLIC HEARING 1.

Planning Commission REGULAR MEETING

Meeting Date: May 12, 2025

Subject:

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

SUMMARY

The applicant is requesting approval of a Major Subdivision Plat for the property located at Parcel 70925 on Vandola Road, a portion of which extends into Pittsylvania County. The proposal involves subdividing approximately 7.085 acres into four (4) lots.

Each of the four (4) proposed lots meets the subdivision and zoning standards, including a minimum lot area of 10,000 square feet, a minimum lot width of 80 feet, and road frontage, as required by Chapter 35.5 of the Danville City Code and Article 3.C of the Zoning Code.

RECOMMENDATION

Planning staff recommends approval of Major Subdivision Plat for Parcel 70925 (96 Vandola Rd).

Attachments

1. Parcel 70925 Vandola Subdivision
-

NOTES:
1. HORIZONTAL CONTROL: VIRGINIA STATE PLANE COORDINATES
(SOUTH ZONE, NAD83, U.S. SURVEY FEET).
OBTAINED USING OPUS, NATIONAL GEODETIC SURVEY.
2. NORTH ARROW IS GRID NORTH. ALL DISTANCES ARE
HORIZONTAL GROUND DISTANCES.

H & H RENTALS LLC
INST. # 70923
MB 22 PG 454

5.044 +/- ACRES
IN CITY OF DANVILLE
CURRENTLY ZONED: SR SUBURBAN RESIDENTIAL
PIN: 70925
INST.# 240003893
MAP © DB 246 PG 396(COUNTY)
DB 812 PG 329 CITY OF DANVILLE UTILITY EASEMENT
DB 693 PG 8 (COUNTY) C & P TELEPHONE EASEMENT

1.981 +/- ACRES
IN PITTSYLVANIA COUNTY
CURRENTLY ZONED: A-1 AGRICULTURAL
PIN: 1387-96-4964
INST.# 240004862
MAP © DB 246 PG 396

LEGEND

- | | | |
|------|-----|--------------------------|
| ⊙ | IRF | IRON ROD FOUND |
| ⊙ | IRS | IRON ROD SET |
| □ | ECM | CITY MONUMENT FOUND |
| ▲ | | COMPUTED POINT |
| | PIN | PARCEL ID NUMBER |
| —○— | UP | UTILITY POLE |
| R/W | | RIGHT-OF-WAY |
| OU | | OVERHEAD UTILITY LINE |
| SSM | | SANITARY SEWER MANHOLE |
| NTS | | NOT TO SCALE |
| SSCO | | SANITARY SEWER CLEAN=OUT |
| PED | | TELEPHONE PEDESTAL |

GRID NORTH
NAD83 VA. SOUTH ZONE

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

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

**SITUATED IN
WESTOVER MAGISTERIAL DISTRICT
BEING PIN : 1387-96-4964
CITY PIN: 70925
PLAT OF SUBDIVISION SHOWING
NEW LOTS 1-4
PLAT OF SURVEY
FOR :**

NEW LEAF VENTURES LLC

DATE : APRIL 29, 2025

SCALE : 1"=60'



FILE: 25038



113 TALBOTT DRIVE
(434)250-3713

Page 189 of 192

SANITARY SEWER LINE EASEMENT TABLE		
LINE	BEARING	DISTANCE
L1	N 04°32'33" E	145.80'
L2	N 31°53'15" E	80.97'
L3	N 49°09'37" E	94.70'
L4	N 74°25'12" W	45.71'
L5	S 11°30'01" W	25.82'
L6	N 31°53'15" E	88.75'
L7	N 31°53'15" E	1.84'
L8	N 49°09'37" E	106.92'

THIS SURVEY DOES NOT REQUIRE APPROVAL BY THE
PITTSYLVANIA COUNTY SUBDIVISION AGENT.

PITTSYLVANIA CO. SUBDIVISION AGENT DATE

CITY APPROVAL:
I CERTIFY THAT THE PLATTING AND SUBDIVISION ARE IN ACCORDANCE
WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN
ACCORDANCE WITH SECTION 35.5-6 OF THE CODE OF THE CITY OF
DANVILLE 1986, AS AMENDED. THIS PLAT MAY BE SUBMITTED FOR
RECORDING.

CITY ENGINEER _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

APPROVING AUTHORITY FOR NEW LEAF VENTURES LLC DATE

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

I _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: APRIL 29, 2025.
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CURRENT OWNER: NEW LEAF VENTURES LLC

**PLANNING COMMISSION MINUTES
APRIL 7, 2025**

MEMBERS PRESENT

**Mr. Petrick
Mr. Dodson
Mr. Jones
Ms. Evans
Mr. Khan
Mr. Ranson**

MEMBERS ABSENT

Mr. Townes

STAFF

**Renee Burton
Cynthia Lester
Clarke Whitfield
Shanika Williams
Stefanie Jackson**

ITEMS FOR PUBLIC HEARING:

1. Special Use Permit Application PZ25-00164 filed by Christine Fuston to allow a child day care center in accordance with Article 3.M Section C Item 6 at (Parcel 51471) 1218 West Main Street.

Mr. Petrick opened the Public Hearing.

Ms. Fuston stated. Our goal is to provide childcare for families and parents that work the non-traditional hours such as Ceasar, as well as other factories that are in the area.

Ms. Evans stated. Will you be improving the parking lot?

Mr. Fuston stated. We are actually working with some of the neighbors now to be able to rent some of their parking spots for our employees. For now, most of our parents will not be permanently parking there. We will have car attendants that kind of go through the drive-thru line and get the kids out just as the school would, to be able to move traffic along. The only time a parent would be parking there is if they were dropped off for 24-hour care, then they would have to come in and check in their child. Go through some paperwork. Realistically, we don't expect more than four or five cars in our parking lot at a time. We are trying to get the neighbors to rent four or five of their parking spaces. We are waiting to see what we can do here before we go bug everyone.

Mr. Dodson stated. Have you operated a daycare center before?

Ms. Fuston stated. Yes, I had an in-home childcare center in Greensboro, NC.

Mr. Dodson stated. How many children did you have?

Ms. Fuston stated. We went in rotation up to 12.

Mr. Jones stated. The Planning division suggests that 50% of the parking is to be located behind the structure and looking at the picture I don't see any place for that. How do you plan to solve that?

Mr. Fuston stated. That is what we're looking here to be able to get approved of what we need to do to be able to improve this part.

Ms. Fuston stated. We will also be leasing the building, so we will have to work with the owner on that.

Mr. Jones stated. I see the parking lot behind the building, but I know that it belongs to Caesars. Have you spoken with them, or would that be approved?

Ms. Fuston stated. That was going to be one of our next steps that we went forward with. I have been doing a little research online and it did say that it was public and Caesar. We wanted to check with you guys first before we moved forward.

Mr. Fuston stated. I am an employee of Caesars, so I would be able to find out what we can work out, because currently they are not using that parking lot for anything.

Mr. Petrick stated. Staff was this written up as a condition, the parking issue?

Ms. Burton stated. It is not a condition on the special use permit. However, as development occurs, it will be mandatory. It's a requirement per code.

Mr. Petrick stated. So, this is required for a permit, is that what you're saying?

Ms. Burton stated. Yes, before her certificate of occupancy can be issued. And we will talk to them about capacity depending on how many children you have and staff members per shift and we'll be able to work that out. There is also a requirement that parking can be on a separate parcel as long as it's within 300 feet of your particular operation. So, we'll be able to work with you to get that figured out. If you do have to add parking for your own business, that is where the 50% requirement in the rear will come in. So, as it expands then we must go in that direction.

Mr. Petrick closed the Public Hearing.

Ms. Evans stated. Staff, the report indicates one space per employee which they are looking at offsite parking, and 1 space per 4 children/clients. They are indicating they will be rotating, is that ok or does it need to be how many children or client they have on different days parking space for every 4?

Ms. Burton stated. We are working on a per-shift basis. So, probably three shifts eight hours each. However many employees and children on each shift is how we will determine. So, whatever that maximum number may be, that will determine the number of parking spaces required.

Mr. Petrick stated. So say if you have 28 children then you will require 7 additional spaces.

Ms. Burton stated. Yes, whenever she's the busiest, we'll take the employees plus the 1 for 4 on the children, make that total and that will be the parking that is required. That will be what she has on site, if we need to extend it to the rear or if she needs to have some off premises with an agreement, we can work that out.

Mr. Dodson made a motion to approve application PZ25-00164. Ms. Evans seconded the motion. The motion passed by a 6-0 vote.

2. Rezoning application PZ25-00194 filed by Blackstone Building Group LLC to rezone (Parcel 78585) Vandola Road from S-R Suburban Residential to A-R Attached Residential.

Mr. Petrick opened the Public Hearing.

Mr. Byers stated. I am with Blackstone Building Group, theoretically nothing has changed from the original approval except adding lot lines. It's the same buildings, everything on site is exactly the same as was approved previously. We were just not aware of the right of way reimbursement and some of the other water issues that crept up later in time. We've agreed to the 50/50 program to fund 50% of that.

Ms. Evans stated. You say nothing has changed, why are you looking to attach residential now?

Mr. Byers stated. It was attached originally. The only thing different is we did not have lot lines because we were going to condo the HOA the exterior, but we cannot get the reimbursement agreement done. It has to be actually platted lots, so we've had to come in and make each individual town home on its own deeded lot versus a pad.

Ms. Cherochak stated. I am a resident at 60 Vandola Road and I knew it would remain the same and it was just going to be rezoned just so the city would do the maintenance or help reimburse the cost. My concern is we have a major development going on in Longwood and I know the traffic survey was done last year and we will be getting a lot of traffic coming down Vandola to get to 58 or to cross over to connect with the bypass. I'm concerned I may not be able to get out of my driveway. This traffic is going to be a nightmare.

Mr. Petrick closed the Public Hearing.

Ms. Evans made a motion to approve application PZ25-00194 with the 4 recommendations from the Planning department. Mr. Ranson seconded the motion. The motion was approved by a 6-0 vote.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The March 10, 2025, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 2:24 p.m.

s/Cynthia Lester

APPROVED