



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

REVISED

June 3, 2025

7:00 PM

PRESIDING: Alonzo L. Jones, Mayor

CITY COUNCIL MEMBERS: James B. Buckner, Vice Mayor
L.G. "Larry" Campbell, Jr.
Bryant Hood
Barry P. Mayo

Dr. Gary P. Miller
Sherman M. Saunders
J. Lee Vogler, Jr.,
Madison J. Whittle

STAFF: Ken F. Larking, City Manager
Earl B. Reynolds, Jr., Deputy City Manager

W. Clarke Whitfield, Jr., City Attorney
Susan M. DeMasi, City Clerk

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

Time and Place of Meeting

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

Communications from Visitors

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

Guidelines for Public Hearings

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

MEETING CALLED TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE TO THE FLAG

MEETING MINUTES

- A. Consideration of Approval of Minutes from Regular Council Meeting held on May 6, 2025.

APPOINTMENTS

- A. Consideration of Appointments to Boards and Commissions.
Council Letter Number CL - 2080.
1. A Resolution Reappointing Eugene Jackson to the Airport Commission.
 2. A Resolution Reappointing Fred Shanks to the Airport Commission.
 3. A Resolution Appointing Gary Terry to the Danville Community College Board.
 4. A Resolution Reappointing Ralph Price to the Danville Development Council.
 5. A Resolution Reappointing Phillip Hall to the Danville Development Council.
 6. A Resolution Reappointing Lori Eanes-Brooks to the Danville Pittsylvania Community Services Board.
 7. A Resolution Reappointing Adrian Watlington to the Danville Pittsylvania Community Services Board.
 8. A Resolution Reappointing Mary Williamson to the Danville Utility Commission.
 9. A Resolution Appointing Krystal Farmer to the Danville Utility Commission.
 10. A Resolution Reappointing Tammy Warren to the Danville Community Policy and Management Team.
 11. A Resolution Reappointing Tyrell Payne to the Transportation Advisory Committee.

NEW BUSINESS

- A. Consideration of Rezoning Application filed by Thomas Mickens Requesting Rezoning at Parcel 20035 (North Ridge Street).
Council Letter Number CL - 2093.
1. Public Hearing
 2. An Ordinance Rezoning from OT-R Old Town Residential to CB-C Central Business Commercial Parcel ID 20035 (North Ridge Street).
- B. Consideration of Rezoning Application filed by Averett University Requesting Rezoning at 671 Mt. Cross Road.
Council Letter Number CL - 2094.
1. Public Hearing
 2. An Ordinance Rezoning from HR-C Highway Retail Commercial to "Conditional" TO-C Transitional Office Commercial Parcel ID 72810 (671 Mount Cross Road).
- C. Consideration of a Request filed by Belk Architecture to Amend Chapter 41 entitled "Zoning

Ordinance" of the City of Danville, to Amend Article 3.K Section C to create Item 31 "Waiver of Maximum Density".

Council Letter Number CL - 2095.

1. Public Hearing
2. An Ordinance Amending Chapter 41 Entitled, "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986, As Amended, More Specifically Article 3.K., Section C., to Create Item 31 "Waiver of Maximum Density".

D. Consideration of Special Use Permit Application filed by 18F Danville LLC to Allow Multifamily Dwellings at 18 Floyd Street.

Council Letter Number CL - 2096.

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00243 filed by 18F Danville, LLC Requesting a Special Use Permit to Allow a Waiver of Maximum Density at Parcel 21498 (18 Floyd Street) In Accordance with Article 3.K., Section C., Item 31.

E. Consideration of Special Use Permit Application filed by Seamster Family, LLC to Allow a Commercial Communication Tower at 680 River Park Drive .

Council Letter Number CL - 2097.

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00249 filed by Seamster Family LLC Requesting a Special Use Permit to Allow a Commercial Communication Tower at Parcel 78111 (680 River Park Drive) in Accordance with Article 2., Section R.

F. Consideration of a Special Use Permit Application filed by BCH Properties, LLC to Allow a Contractor's Office, Shop, and Storage Yard at 810 Industrial Avenue.

Council Letter Number CL - 2098.

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00254 filed by BCH Properties, LLC Requesting a Special Use Permit 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.

G. Consideration of Rezoning Application filed by Blackstone Building Group LLC to Rezone Parcels 77922, 77921, 77920, 77919, 77925, and 71138.

Council Letter Number CL - 2099.

1. Public Hearing
2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" A-R Attached Residential Parcel IDS 77922, 77921, 77920, 77919, 77925 and 71138 (Kayewood Lane).

H. Consideration of Rezoning Application filed by Blackstone Building Group LLC to Rezone Parcels 77918 and 77608.

Council Letter Number CL - 2100.

1. Public Hearing

2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" Neighborhood Commercial Parcel ID#S 77918 and 77608 (Westover Drive).
- I. Consideration of Rezoning Application PZ25-00257 filed by Blackstone Building Group LLC to Rezone Parcel 71143 (Kayewood Lane).
Council Letter Number CL - 2101.
1. Public Hearing
 2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" HR-C Highway Retail Commercial Parcel ID 71143 (Kayewood Lane).
- J. Consideration of a Special Use Permit filed by Preferred Management Group to Allow More than One Short-Term Rental per Parcel at 1021 Main Street.
Council Letter Number CL - 2102.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ25- 00258 filed by Preferred Management Group Requesting a Special Use Permit to Allow more than One (1) Short-Term Rental per Parcel at Parcel 23409 (1021 Main Street) In Accordance with Article 2., Section Y.
- K. Consideration of Revisions to the Personnel System.
Council Letter Number CL - 2027.
- An Ordinance Amending the Personnel System of the City of Danville Providing for the Classification, Compensation, and Employee Development for Employment Positions of the City.
- L. Consideration of the Renewal of the Pemberton Lofts Lease Agreement.
Council Letter Number CL - 2024.
- A Resolution Approving and Authorizing a Lease Agreement for Facilities at Pemberton Lofts to City of Danville to Provide a Location for Careteam Corporate Health Center.
- M. Consideration of the City of Danville Budget, Capital and Special Projects Plan, and Budget Appropriation Ordinance.
Council Letter Number CL - 1976.
1. Public Hearing
 1. A Resolution Approving the Budgets of the Various Funds of the City of Danville for the Fiscal Year Ending June 30, 2026.
First Reading
 2. A Resolution Approving the Fiscal Year 2026 Capital and Special Projects Plan for the City of Danville, Virginia.
First Reading
 3. Budget Appropriation Ordinance for Fiscal Year 2026
First Reading
- N. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from Casino Gaming Taxes to Fund Reimbursement to Danville Utilities.
Council Letter Number CL - 2103.
- An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from the Casino Gaming Taxes to Fund a Reimbursement to Danville Utilities an

Appropriation in the Amount of \$5,250,000 and Appropriating the Same.

First Reading

- O. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Land and Water Conservation Grant.

Council Letter Number CL - 2051.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenue from Virginia Department of Conservation and Recreation – Land and Water Conservation Fund in the Amount of \$625,964 and to Provide for the Local Share in the Amount of \$625,964 for a Total of \$1,251,928 and Appropriating the Same.

First Reading

COMMUNICATIONS FROM VISITORS

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

COMMUNICATIONS

A. City Manager

B. Deputy City Manager

C. City Attorney

D. City Clerk

E. Roll Call

CLOSED MEETING

As Permitted by Subsection (A)(3) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for discussion or consideration of the acquisition of real property or of the disposition of publicly held real property; and

As Permitted by Subsection (A)(5) of Section 2.2-3711 of the Code of Virginia, 1950, as amended for discussion concerning a prospective business or industry related to economic development.

A. Motion to Convene in Closed Meeting

B. Motion to Reconvene in Open Meeting

C. Motion to Certify Closed Meeting

ADJOURNMENT

Council Letter
City of Danville, Virginia



CL - 2117

MEETING MINUTES A.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Approval of Meeting Minutes.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes from Regular Council Meeting held on May 6, 2025.

Attachments

1. Meeting Minutes
-

May 6, 2025

The First Regular May meeting of the Danville City Council was held on May 6, 2025, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: James B. Buckner, L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry Mayo, Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (9).

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

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Sherman M. Saunders gave the Invocation followed by the Pledge of Allegiance.

ANNOUNCEMENTS AND SPECIAL PRESENTATIONS

Presentation: 2025 American Planning Association Sustainability Community Award
Presented by: Renee Burton, City of Danville Division Director of Planning

Ms. Burton presented Council with the 2025 American Planning Association Sustainability Community Award, noting the City's application received a perfect score. Ms. Burton stated that staff was proud of this achievement, proud of their community for the development of the plan, and proud of their home.

Proclamation: Make Danville Shine Month
Presented to: Dana Kern, Housing and Redevelopment Specialist, Community Development

Mayor Jones read the proclamation for Make Danville Shine Month and encouraged all citizens to come together to clean up, paint up, and fix up Danville. Ms. Kerns stated the official kickoff was this past Saturday at the community market. Public Works will be waiving some fees for bulk debris, and they had T-shirts left over available on a first-come serve basis.

Presentation: Mayor's 2025 Educator of the Year Award
Presented by: Mayor Alonzo Jones

Mayor Jones asked Dr. Angela Hairston, Superintendent of Danville Public Schools, and her husband to come to the podium. Mayor Jones wished Dr. Hairston a very happy birthday and presented her with the Mayor's 2025 Educator of the Year Award. Mayor Jones discussed the accomplishments that Dr. Hairston and her staff have achieved over the years, and Council members thanked Dr. Hairston for her work.

CONSENT AGENDA

Mayor Jones opened the floor for a Public Hearing regarding Budget Items on the Consent Agenda. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 29, 2025. No one present desired to be heard.

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

A. Consideration of Approval of Minutes from Regular Council Meeting held on April 1, 2025.

May 6, 2025

B. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for a Grant and Loan from the Virginia Tobacco Region and Revitalization Commission.

Ordinance No. 2025-04.02, An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for a Virginia Tobacco Region and Revitalization Commission \$750,000 Grant and \$750,000 Loan to Assist with the City's Mount Cross Road Battery Energy Storage System.

C. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide Support to the Neighbors Helping Neighbors Program.

Ordinance No. 2025-04.03, An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from the Casino Gaming Taxes to Provide Support to Neighbors Helping Neighbors in the Amount of \$200,000 and Appropriating the Same.

D. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Fund a One-Year Utility Customer Credit

Ordinance No. 2025-04.04, an Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Fund a One-Year Utility Customer Credit Using Excess Casino Gaming Taxes in an Amount not to Exceed \$2,400,000 and Appropriating Same.

E. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Fund the City Residential HVAC/Insulation Project

Ordinance No. 2025-04.05, An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from Casino Gaming Taxes to Fund a City Residential HVAC/Insulation Project in the Amount of \$500,000 and Appropriating Same.

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

Council Member Whittle asked that Item D be pulled for discussion.

Council Member Campbell **Amended his Motion** to approve items A, B, C, and E. The Motion was **seconded** by Council Member Saunders and carried by the following vote:

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

Mr. Whittle noted he would like to see if the Utility Rate increase goes through before they vote on Consent Agenda Item D. City Attorney Clarke Whitfield noted they would need to Amend the Agenda to move Consent Item D to New Business as Item M. Mr. Whittle made a **Motion** to Move Consent Agenda Item D to New Business Item M; the Motion was **seconded** by Council Member Vogler and carried by the following vote:

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

May 6, 2025

APPOINTMENTS

Consideration of Appointments to Boards and Commissions

Vice Mayor Buckner **moved** for adoption of Appointment Resolutions entitled:

Resolution No. 2025-05.01 - A Resolution Appointing Lucius Chandler to Fill an Unexpired Term on the Danville Redevelopment and Housing Authority.

Resolution No. 2025-05.02 - A Resolution Appointing Barry Mayo to fill An Unexpired Term on the Danville Redevelopment and Housing Authority.

Resolution No. 2025-05.03 - A Resolution Appointing Kristen Barker to the Danville Development Authority for a Term Ending November 20, 2025.

Resolution No. 2025-05.04 - A Resolution Appointing James Bebeau to the Danville Development Authority for a Term Ending November 20, 2026.

Resolution No. 2025-05.05 - A Resolution Appointing John Laramore to the Danville Development Authority for a Term Ending November 20, 2026.

Resolution No. 2025-05.06 - A Resolution Appointing Philip Hall to the Danville Development Authority for a Term Ending November 20, 2026.

Resolution No. 2025-05.07 - A Resolution Appointing Robert Woodall to the Danville Development Authority for a Term Ending November 20, 2026.

Resolution No. 2025-05.08 - A Resolution Appointing Russell Reynolds to the Danville Development Authority for a Term Ending November 20, 2028.

Resolution No. 2025-05.09 - A Resolution Appointing T. Neal Morris to the Danville Development Authority for a Term Ending November 20, 2028.

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

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

NEW BUSINESS

CONSIDERATION OF SPECIAL USE PERMIT APPLICATION FILED BY KARE PARTNERS, LLC AT PARCEL 77074 (119 CANE CREEK BOULEVARD)

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 119 Cane Creek Boulevard. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 22, 2025, and April 29, 2025.

Mayor Jones recognized Jennifer Lon, who noted she oversees real estate for Kare Partners, and Alexandria Jones, Regional Manager, who spoke to Council about why Kare Partners would like

May 6, 2025

to come into Danville to begin services for special needs children. Flyers were provided to Council, and Ms. Jones reviewed the different services their company provided. No one further desired to be heard, and the Public Hearing was closed.

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

ORDINANCE NO. 2025-05.01

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25- 00160, FILED BY KARE PARTNERS, LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW USES BY RIGHT AND BY SPECIAL USE PERMIT IN THE HR-C HIGHWAY RETAIL COMMERCIAL ZONING DISTRICT (CHILD THERAPEUTIC DAY SUPPORT SERVICES) AT PARCEL 77074 (119 CANE CREEK BOULEVARD) IN ACCORDANCE WITH ARTICLE 3.O., SECTION C., ITEM 15.

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

Council Member Saunders asked if there was an age limit for services, and Ms. Jones stated for rehab services, OT, PT, and speech therapy, that would go from 18 months to the age of 18. The ABA services were for ages 2 – 10 in clinic and 2 – 12 in home. All services are billed through Medicaid and other insurances. They were currently working with Mr. Townes about providing transportation to and from services; parents were responsible for dropping off and picking up their children. All services were one-on-one without a cap on services; it depends on growth. Council Member Vogler stated this was straightforward because it was a needed service. This company has been providing services for almost 20 years with 20 locations.

After further questions and discussion, Council Member Saunders moved to **Amend the Motion** to include the condition that Kare Partners meet with the school system, DPCS, and other agencies that provide services to the community. The **Motion was seconded** by Council Member Campbell and carried by the following vote:

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

CONSIDERATION OF SPECIAL USE PERMIT APPLICATION FILED BY CHRISTINE FUSTON TO ALLOW A CHILD DAY CARE CENTER AT 1218 WEST MAIN STREET.

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 1218 West Main Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 22, 2025, and April 29, 2025.

Mayor Jones recognized Christine Fuston who spoke to Council about opening a 24/7 child care center, that gives full time, part time as well as drop in options for parents who do not work flexible work hours. It would be for children between 6 to 13 years, with a safe place to go. No one further desired to be heard, and the Public Hearing was closed.

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

ORDINANCE NO. 2025-05.02

May 6, 2025

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25- 00164 FILED BY CHRISTINE FUSTON TO ALLOW A CHILD DAY CARE CENTER AT PARCEL 51471 (1218 WEST MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.M., SECTION C., ITEM 6.

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

Council Member Vogler noted he thought this was absolutely needed and a great location. In response to Council Member Mayo, Ms. Fuston noted it would be a 24-hour facility.

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

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

CONSIDERATION OF REZONING APPLICATION FILED BY BLACKSTONE BUILDING GROUP LLC TO REZONE PARCEL 78585 (VANDOLA ROAD).

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application at Parcel 78585 (Vandola Road). Notice of the Public Hearing was published in the *Danville Register & Bee* on April 22, 2025, and April 29, 2025.

Mayor Jones recognized Rick Byers from Blackstone Building Group, the developer, who noted he was there to answer any questions. The project was approved last summer under a Master Plan; subsequently, several months later, there were some items that came up including water issues on Vandola Road. They have come to a 50/50 agreement with the Utility Department for a water main extension. Phase 1 has not changed but because it was a mixed-use development there were some different structure sizes and lot widths. They have also added a daycare which will come before Council in the next month. They were advised by Planning to resubmit this under four different rezonings because there doesn't seem to be a Master Plan with an overlay district that would capture all the nuances of this mixed-use development. No one further desired to be heard, and the Public Hearing was closed.

Vice Mayor Buckner **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2025-05.03

AN ORDINANCE GRANTING 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.

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

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

May 6, 2025

CONSIDERATION OF ADJUSTING UTILITY RATES FOR UTILITY SERVICES

Mayor Jones opened the floor for a Public Hearing regarding Adjusting Utility Rates. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 29, 2025, and May 3, 2025. No one present desired to be heard and the Public Hearing was closed.

Item Failed due to lack of Motion.

ORDINANCE NO. 2025-05.04

AN ORDINANCE ADJUSTING UTILITY RATES FOR UTILITY SERVICES EFFECTIVE JULY 1, 2025.

CONSIDERATION OF THE FISCAL YEAR 2026 DANVILLE PUBLIC SCHOOLS BUDGET

Mayor Jones opened the floor for a Public Hearing regarding Danville Public Schools Budget. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 29, 2025.

Mayor Jones recognized Ty'quan Graves, Chair of the Danville Public School Board, who thanked the Mayor for recognizing the Superintendent as Educator of the Year, appreciation for Council for their ongoing support of Danville Public Schools, and consideration of this year's budget. Mr. Graves noted they were deeply grateful that Council continued to put the students first and ensure that education remains a top priority in the City. No one further desired to be heard and the Public Hearing was closed.

Upon **Motion** by Council Member Vogler and **second** by Council Member Mayo, a Resolution entitled:

RESOLUTION NO. 2025-05.10

A RESOLUTION APPROVING THE BUDGET OF THE SCHOOL BOARD OF THE CITY OF DANVILLE FOR THE FISCAL YEAR ENDING JUNE 30, 2026.

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

CONSIDERATION OF FEE CHANGES EFFECTIVE JULY 1, 2025

Mayor Jones opened the floor for a Public Hearing regarding Fee Changes. Notice of the Public Hearing was published in the *Danville Register & Bee* on April 29, 2025 and May 6, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-05.05

AN ORDINANCE AMENDING AND ESTABLISHING AND INCREASING CERTAIN FEES OF THE CITY OF DANVILLE EFFECTIVE JULY 1, 2025.

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

May 6, 2025

CONSIDERATION OF THE ISSUANCE OF DANVILLE IDA LEASE REVENUE BONDS

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

RESOLUTION NO. 2025-05.11

A RESOLUTION APPROVING AND AUTHORIZING A PLAN TO FINANCE CERTAIN ECONOMIC DEVELOPMENT PROJECTS THROUGH THE ISSUANCE OF A LEASE REVENUE BOND BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

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

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

CONSIDERATION OF REPEALING AND REORDAINING CHAPTER 23.1 ENTITLED "NOISE" OF THE DANVILLE CITY CODE

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

ORDINANCE NO. 2025-05.06

AN ORDINANCE REPEALING AND REORDAINING IN ITS ENTIRETY CHAPTER 23.1, ENTITLED "NOISE", OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED.

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

Council Member Campbell asked the City Manager to explain to the citizens how this agenda item came about and how it would be measured. City Manager Ken Larking asked Assistant City Attorney Ryan Dodson and Police Chief Chris Wiles to come forward. Mr. Dodson stated this noise ordinance was still largely what was currently in place. The few changes they were making included amending the definition of a motor vehicle as there have been some instances of off-road motor vehicles creating noise; that was currently not covered by what was in the Code. They have also expanded "quiet areas;" there were stricter rules in place and they added hospitals and retirement facilities to those that currently exist for schools. As far as how to measure it, it was not based off a decibel reading using equipment; that can create issues where calibration was concerned. It was based off whether or not it can be heard off of the property. If music or loud noises were heard off the property after 10:00 pm, and 11:00 pm on Friday and Saturday; it would be a Class 2 misdemeanor and can be fined. Council Member Vogler noted this was based off feedback from citizens where issues came up and the police department's hands were tied because of the ordinances on the books. Vice Mayor Buckner wanted citizens to know that this does not affect music venues and other permit approved concerts or activities.

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, Vogler, and Whittle (9)

May 6, 2025

NAY: None (0)

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION
ORDINANCE FOR THE COMPREHENSIVE SERVICES ACT**

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

ORDINANCE NO. 2025-05.07

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY APPROPRIATING COMPREHENSIVE SERVICES ACT FUNDS AND PROVIDING LOCAL MATCHING FUNDS FOR A TOTAL AMOUNT OF \$5,709,442 AND APPROPRIATING SAME.

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

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION
ORDINANCE FOR THE VICTIM WITNESS GRANT PROGRAM**

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

ORDINANCE NO. 2025-05.08

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A GRANT FROM THE STATE FOR A VICTIM WITNESS PROGRAM IN THE AMOUNT OF \$177,083, WITH A LOCAL MATCH OF \$1,250 FOR A TOTAL OF \$178,333 AND APPROPRIATING SAME.

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

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION
ORDINANCE FOR A SHIELD GRANT IN THE AMOUNT OF \$15,381**

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

ORDINANCE NO. 2025-05.09

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM VIRGINIA DEPARTMENT OF CRIMINAL JUSTICE SERVICES–BJA FISCAL YEAR 2024 BYRNE/JAG PROGRAM BALLISTIC SHIELD GRANT IN THE AMOUNT OF \$15,381 AND APPROPRIATING THE SAME.

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

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION
ORDINANCE FOR A CIT MARCUS ALERT CO-RESPONSE GRANT IN THE AMOUNT OF
\$100,000**

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

May 6, 2025

ORDINANCE NO. 2025-05.10

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM VIRGINIA DEPARTMENT CRIMINAL JUSTICE SERVICES – FY 2025 CIT/MARCUS ALERT GRANT PROGRAM IN THE AMOUNT OF \$100,000 AND APPROPRIATING SAME.

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

CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO FUND A ONE-YEAR UTILITY CUSTOMER CREDIT

ITEM NOT CONSIDERED AS CONSENT AGENDA ITEM D FAILED.

ORDINANCE NO. 2025-04.04

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO FUND A ONE-YEAR UTILITY CUSTOMER CREDIT USING EXCESS CASINO GAMING TAXES IN AN AMOUNT NOT TO EXCEED \$2,400,000 AND APPROPRIATING SAME.

COMMUNICATIONS

There were no communications from the City Manager, Deputy City Manager, or City Clerk. City Attorney Clarke Whitfield thanked Vice Mayor Buckner for presenting the Law Day Proclamation and representing the City.

Council Member Miller spoke about the graduation at the IALR for defense manufacturing, and the event this past weekend at Gentry Farms. Dr. Miller wished all the mothers a Happy Mother's Day.

Council Member Saunders thanked everyone for their conversation tonight and stated to the City Manager that later he would like some type of report to show how Danville was growing, and the areas of the City that were growing.

Council Member Vogler reminded everyone that the utility increase was not coming because there was no vote. Mr. Vogler gave a shout out to the Danville Middle School baseball team for making the playoffs.

Council Member Whittle noted the precision machinery program at the IALR was wonderful.

Vice Mayor Buckner thanked the City Attorney for the recognition of presenting the Law Day proclamation to a packed house of people, it was an absolute honor to do so. Mr. Buckner noted the Make Danville Shine event was great and it was good to see the City involved in events like that.

Council Member Campbell expressed concern for the future regarding food banks and the crisis coming for the people in the community. Rev Campbell hoped to find a way to address this and similar issues to help those in the community.

Council Member Hood spoke about the past week's events that happened throughout Danville, and congratulated Ms. Hood on the launch of her magazine. Mr. Hood noted he attended the

May 6, 2025

graduation ceremony for advanced manufacturing held at the Institute earlier that morning; it was amazing to see what was happening daily in Danville. Mr. Hood gave a shout out to DHRA resident services for the continuum of care for those unhoused and the success stories that are starting to emerge from this program.

Mayor Jones noted it was Teacher's Appreciation Week and thanked all the teachers in the school system. This coming week God's Storehouse will be having their Stamp Out Hunger program and asked citizens to please donate or provide any assistance if they were able. Mayor Jones thanked all the school board members for the work they do and for working so well with Council.

The meeting was adjourned at 8:40 pm.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

**Council Letter
City of Danville, Virginia**



CL - 2080

APPOINTMENTS A.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Appointments to Boards and Commissions.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

1. A Resolution Reappointing Eugene Jackson to the Airport Commission.
2. A Resolution Reappointing Fred Shanks to the Airport Commission.
3. A Resolution Appointing Gary Terry to the Danville Community College Board.
4. A Resolution Reappointing Ralph Price to the Danville Development Council.
5. A Resolution Reappointing Phillip Hall to the Danville Development Council.
6. A Resolution Reappointing Lori Eanes-Brooks to the Danville Pittsylvania Community Services Board.
7. A Resolution Reappointing Adrian Watlington to the Danville Pittsylvania Community Services Board.
8. A Resolution Reappointing Mary Williamson to the Danville Utility Commission.
9. A Resolution Appointing Krystal Farmer to the Danville Utility Commission.
10. A Resolution Reappointing Tammy Warren to the Danville Community Policy and Management Team.
11. A Resolution Reappointing Tyrell Payne to the Transportation Advisory Committee.

Attachments

1. Appointment Resolutions
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION REAPPOINTING FRED O. SHANKS, III, AS A MEMBER OF
THE AIRPORT COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Fred O. Shanks, III be, and he is hereby reappointed as a member of the Airport Commission for a three-year term commencing July 1, 2025 and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ___. __

**A RESOLUTION REAPPOINTING EUGENE JACKSON AS A MEMBER OF
THE AIRPORT COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Eugene Jackson be, and he is hereby reappointed as a member of the Airport Commission for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ___. __.

**A RESOLUTION APPOINTING GARY TERRY AS A MEMBER OF THE
DANVILLE COMMUNITY COLLEGE BOARD.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Gary Terry be, and he is hereby appointed as a member of the Danville Community College Board for a four-year term commencing July 1, 2025, and ending June 30, 2029.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____. __

**A RESOLUTION REAPPOINTING RALPH PRICE AS A MEMBER OF THE
DANVILLE DEVELOPMENT COUNCIL.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Ralph Price be, and he is hereby reappointed as a member of the Danville Development Council for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ___. __.

**A RESOLUTION REAPPOINTING PHILIP HALL AS A MEMBER OF THE
DANVILLE DEVELOPMENT COUNCIL.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Philip Hall be, and he is hereby reappointed as a member of the Danville Development Council for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ___. __

**A RESOLUTION REAPPOINTING LORI EANES-BROOKS AS A MEMBER OF
THE DANVILLE PITTSYLVANIA COMMUNITY SERVICES BOARD.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Lori Eanes-Brooks be, and she is hereby reappointed as a member of the Danville Pittsylvania Community Services Board for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – __. __

**A RESOLUTION REAPPOINTING ADRIAN WATLINGTON AS A MEMBER OF
THE DANVILLE PITTSYLVANIA COMMUNITY SERVICES BOARD.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Adrian Watlington be, and she is hereby reappointed as a member of the Danville Pittsylvania Community Services Board for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION REAPPOINTING MARY WILLIAMSON AS A MEMBER OF
THE DANVILLE UTILITY COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Mary Williamson be, and she is hereby reappointed as a member of the Danville Utility Commission for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION APPOINTING KRYSTAL FARMER AS A MEMBER OF THE
DANVILLE UTILITY COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Krystal Farmer be, and she is hereby appointed as a member of the Danville Utility Commission for a three-year term commencing July 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION REAPPOINTING TAMMY WARREN AS A MEMBER OF THE
DANVILLE COMMUNITY POLICY AND MANAGEMENT TEAM.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Tammy Warren be, and she is hereby reappointed as a member of the Danville Community Policy and Management Team for a one-year term commencing July 1, 2025, and ending June 30, 2026.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION REAPPOINTING TYRELL PAYNE AS A MEMBER OF THE
TRANSPORTATION ADVISORY COMMITTEE.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Tyrell Payne be, and he is hereby reappointed as a member of the Transportation Advisory Committee, to serve as such for a four-year term commencing July 1, 2025, and ending June 30, 2029.

APPROVED:

MAYOR

ATTEST:

CLERK

Council Letter City of Danville, Virginia



CL - 2093

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Consideration of Rezoning Application at Parcel 20035 (North Ridge Street).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from OT-R Old Town Residential to CB-C Central Business Commercial Parcel ID 20035 (North Ridge Street).

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 current 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. On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request PZ25-00203 to rezone from OT-R, Old Town Residential to CB-C Central Business District.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcel 20035 from OT-R Old Town Residential to CB-C Central Business District.

Attachments

1. Ordinance
 2. Ridge Street - Rezoning Application
 3. Ridge Street - Rezoning - signature page
 4. Aerials Map
 5. Owners Zoning Map
 6. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL TO
CB-C CENTRAL BUSINESS COMMERCIAL PARCEL ID 20035 (NORTH RIDGE STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986,
as amended, Thomas Mickens, has requested to rezone from the OT-R Old Town Residential
zoning district to the CB-C Central Business Commercial zoning district, Parcel ID 20035
(North Ridge Street), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville,
Virginia, that the report of the Planning Commission recommending approval of Rezoning
Application PZ25-000203, filed by Thomas Mickens, requesting to rezone from the OT-R Old
Town Residential zoning district to the CB-C Central Business Commercial zoning district,
Parcel ID 20035 (North Ridge Street) of the City of Danville, Virginia Zoning District Map, is
hereby received; and

BE IT FURTHER ORDAINED, that in consideration of said report and the public
hearing this day held by Council, Rezoning Application PZ25-00203, filed by Thomas Mickens,
requesting to rezone from the OT-R Old Town Residential zoning district to the CB-C Central
Business Commercial zoning district, Parcel 20035 (North Ridge Street) of the City of Danville,
Virginia Zoning District Map, and is hereby approved; and

BE IT FINALLY ORDAINED, that Parcel ID 20035 of the City of Danville,
Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Deadline: 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.





CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00203

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.

RECOMMENDATION

The Planning Commission, at their MAY 12, 2025, meeting voted 5-0 to recommend approval of Rezoning application PZ25-00203.

 RB

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2094

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Rezoning Application filed by Averett University Requesting Rezoning at 671 Mt. Cross Road.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from HR-C Highway Retail Commercial to "Conditional" TO-C Transitional Office Commercial Parcel ID 72810 (671 Mount Cross Road).

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. This conversion was completed without approvals or permits.

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.

On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request 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.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance rezoning Parcel 72810 (671 Mt. Cross Road) from HRC Highway Retail Commercial to "Conditional" 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. Ordinance
 2. Exhibit A
 3. Rezoning Application - 671 Mount Cross Rd
 4. Aerials Map
 5. Owners Zoning Map
 6. Zoning Violation at 671 Mt Cross Road
 7. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM HR-C HIGHWAY RETAIL COMMERCIAL TO “CONDITIONAL” TO-C TRANSITIONAL OFFICE COMMERCIAL PARCEL ID 72810 (671 MOUNT CROSS ROAD).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Averett University, has requested to rezone from the HR-C Highway Retail Commercial zoning district to the TO-C Transitional Office Commercial zoning district, Parcel ID 72810 (671 Mount Cross Road), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ25-00228 filed by Averett University, requesting to rezone from the HR-C Highway Retail Commercial to the “Conditional” TO-C Transitional Office Commercial zoning district, Parcel ID 72810 (671 Mount Cross Road) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED, that in accordance with the Code of the City of Danville, Virginia, the conditions proffered by Averett University, requesting to rezone from HR-C, Highway Retail Commercial to “Conditional” TO-C Transitional Office Commercial at Parcel ID 72810 (671 Mount Cross Road) of the City of Danville, Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof by reference are accepted, and approved; and

BE IT FURTHER ORDAINED, that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ25-00203, filed by Averett University, requesting to rezone from the HR-C Highway Retail Commercial zoning district to the “Conditional” TO-C Transitional Office Commercial at Parcel ID 72810 (671 Mount Cross

Road), of the City of Danville, Virginia Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof, be, and the same are, hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID 72810 of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Exhibit A

CITY OF DANVILLE

BEFORE THE CITY COUNCIL:

IN RE: "CONDITIONAL" REZONING OF APPROXIMATELY 1.51 ACRES AT 671 MOUNT CROSS ROAD, OTHERWISE KNOWN AS PARCEL 72810, OF THE CITY OF DANVILLE, VIRGINIA, ZONING DISTRICT MAP

PROFFER OF CONDITIONS:

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. The applicant is requesting to rezone to allow the existing use of athletic training facility.

TO THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL FOR THE
CITY OF DANVILLE, VIRGINIA.

Being in accordance with Sec.15.2-2296 of the Code of Virginia, 1950, as amended, the Petitioner, the City of Danville, hereby voluntarily proffers the following conditions to the rezoning, from HR-C, Highway Retail Commercial to "Conditional" TO-C, Transitional Office, of the parcel of land described above:

The property shall be zoned "Conditional TO-C, Transitional Office as provided in the Code of the City of Danville, Virginia, 1986, as amended, 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.

Applicant

Date



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

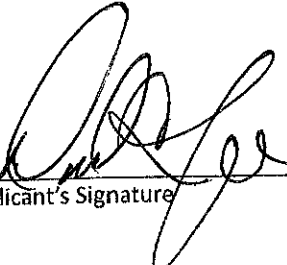
Purpose for Proposed Amendment: Averett purchased the house at 671 Mt. Cross Rd and
uses the space for coach's offices and storage along with hitting net in the garage area can be
used for practicing on bad weather days so needs to be zoned commercial.

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

ASSESSMENT AS 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
					INTEREST		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

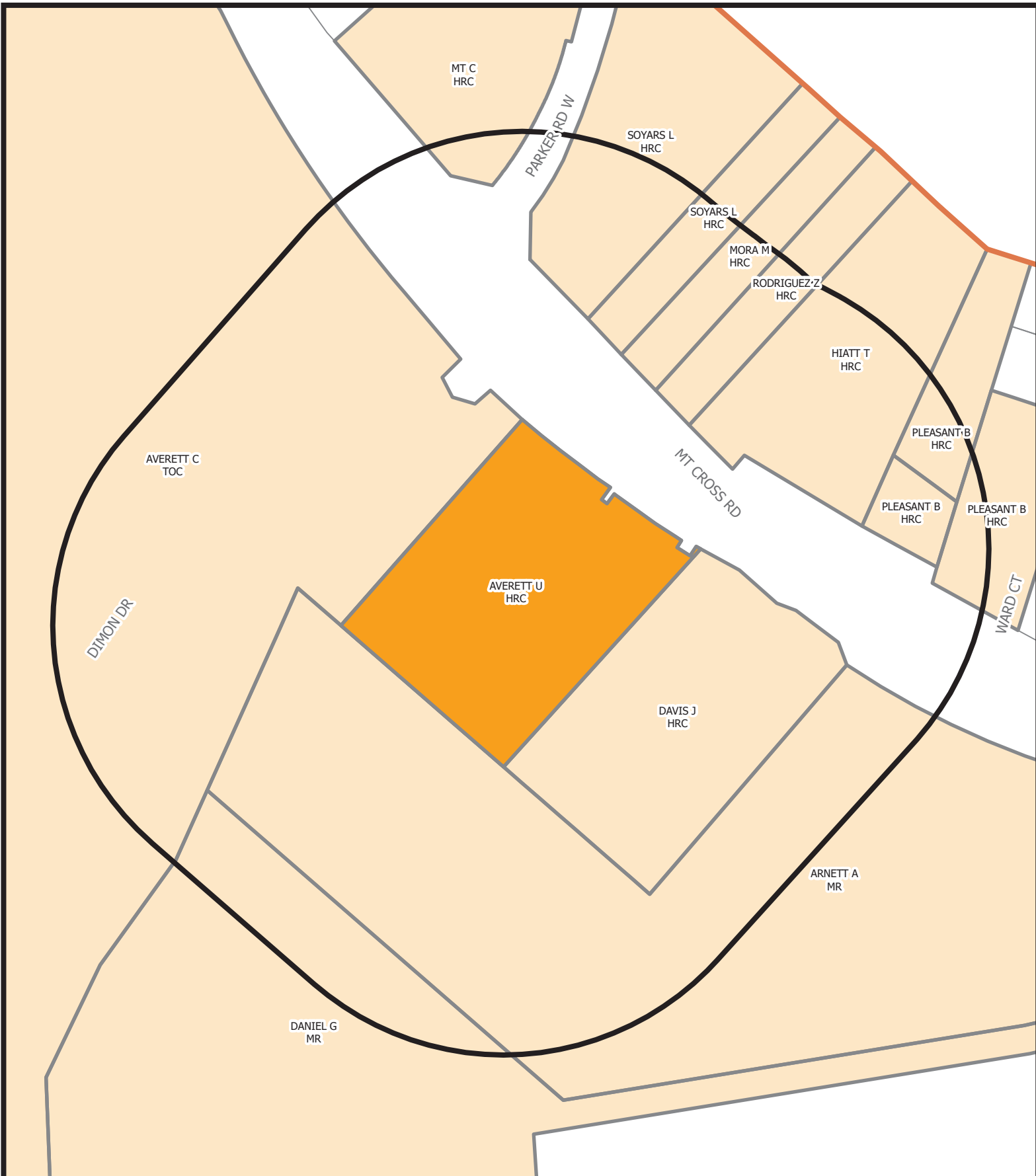


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
3/28/2025



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
3/28/2025



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.



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 cursive script that reads "Lisa Jones".

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





CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00228

Rezoning application PZ25-00228 filed by Averett University to rezone Parcel 72810 (671 Mt. Cross Road) from HRC, Highway Retail Commercial to "Conditional" TO-C, Transitional Office Commercial.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Rezoning application PZ25-00228 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.

A handwritten signature in blue ink that reads "Steve Petrick" followed by the initials "RB".

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2095

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Request by Belk Architecture to Amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Amending Chapter 41 Entitled, "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986, As Amended, More Specifically 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.

On May 12, 2025, the City Planning Commission voted 5–0 to recommend approval of the Code Amendment PZ25-00261 to amend Article 3.K Section C of Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986, as amended.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended, specifically, Article 3.K Section C. 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

1. Ordinance
 2. Code Change Amendment Application
 3. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE AMENDING CHAPTER 41 ENTITLED, "ZONING ORDINANCE" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED, MORE SPECIFICALLY ARTICLE 3.K., SECTION C., TO CREATE ITEM 31 "WAIVER OF MAXIMUM DENSITY".

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of an amendment to Chapter 41 entitled "Zoning Ordinance" of the Code to the City of Danville, Virginia, 1986, as amended, specifically, to amend Article 3.K., Section C., to create Item 31 "Waiver of Maximum Density" be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, to approve an amendment to Chapter 41 entitled "Zoning Ordinance" of the Code to the City of Danville, Virginia, 1986, as amended, specifically, to amend Article 3.K., Section C., to create Item 31 "Waiver of Maximum Density", is hereby amended and reordained to read as follows:

Article 3.K CB-C Central Business Commercial

Section C Uses Permitted by Special Use Permit

31. Waiver of Maximum Density

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development Division of Planning and Zoning

CODE CHANGE AMENDMENT

The City Council, with the advice of the City Planning Commission, is authorized by the Municipal Code to change the Zoning Code as long as this action is justified by the PUBLIC NECESSITY, GENERAL WELFARE, OR GOOD ZONING PRACTICE.

PROCEDURE

1. **The Applicant** obtains a copy of the Zoning Code Section, which they wish to have amended.
2. **The Applicant** files this application with the Department of Community Development accompanied by a \$400 application fee.
3. **The Department** checks the application and material for accuracy and completeness.
4. **The Department** sends the application through the Development Review Process for comments from other City Departments.
5. **The Department** sets the case for a public hearing before the City Planning Commission and publishes legal notice of the public hearing in the local newspaper.
6. **The Department**, prior to the public hearing, analyzes the Code Change Amendment application and prepares a written report with a recommendation for the City Planning Commission. The report is made available to the applicant prior to the hearing date.
7. **The City Planning Commission** holds a public hearing at which the applicant and those interested in the requested Code Change Amendment should attend. Those attending may present testimony and evidence for and against the proposed Code Change Amendment. The City Planning Commission reviews the request and decides on a recommendation to the City Council based on compliance with the Comprehensive Plan, staff reports, and the results of the public hearing.
8. **The Department** sets the case for a public hearing before the City Council and publishes legal notices of the public hearing in the local newspaper.
9. **The City Manager** prepares and submits a written recommendation to the City Council.
10. **The City Council** holds a public hearing at which the applicant and those interested in the requested Code Change Amendment should attend. Those attending may present testimony and evidence for and against the proposed Code Change Amendment. The City Council makes its decision based on the City Planning Commission and City Managers recommendations, compliance with the Comprehensive Plan, and the results of the public hearing.

If the City Council approves the Code Change Amendment, it is adopted by Ordinance and unless otherwise noted, is effective immediately.

Every action, by an affected party, contesting a decision of the City Council to adopt, or failing to adopt a proposed Code Change Amendment, shall be filed with the Danville Circuit Court within sixty (60) days of the date of Council's decision.

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL
Application is hereby made for the Code Change Amendment as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

Case Number: _____ Date Filed: _____
Date Received: _____ Received By: _____
Code Section Affected: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

Applicant: Andrew Shull (Belk Architecture)
Applicant's Address: 735 Ninth Street, Durham NC, 27701
Applicant's Phone Number: (919) 286-2575
Applicant's Email: andy@belkarchitecture.net
Purpose for Proposed Amendment: _____

	
Applicant's Signature	Date
	4/16/2025
Property Owner's Signature (if not applicant)	Date



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: CODE AMENDMENT APPLICATION PZ25-00261

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".

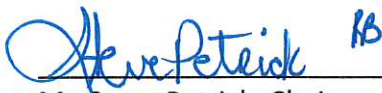
RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Code Amendment application PZ25-00261. 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


Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2096

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Special Use Permit Application filed by 18F Danville LLC to Allow Multifamily Dwellings at 18 Floyd Street.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00243 filed by 18F Danville, LLC Requesting a Special Use Permit to Allow a Waiver of Maximum Density at Parcel 21498 (18 Floyd Street) In Accordance with Article 3.K., Section C., Item 31.

SUMMARY

18F Danville LLC has filed a Special Use Permit, PZ25-00243, 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. 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

unopposed response was received.

On May 12, 2025, the City Planning Commission voted 5–0 to recommend approval of Special Use Permit application PZ25-00243 to allow multifamily dwellings at Parcel 21498 (18 Floyd Street).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow multifamily dwellings in accordance with Article 3.K Section C Item 31 at Parcel 21498 (18 Floyd Street).

Attachments

1. Ordinance
 2. 18 North Floyd Special Use Application
 3. 240218 Morotock Civil Plans
 4. Warrant Analysis
 5. Morotock Apartments Rendering
 6. 18 Floyd St Aerials Map
 7. 18 Floyd St Owners Zoning Map
 8. Morotock Parking Map
 9. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00243 FILED BY 18F DANVILLE, LLC REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF MAXIMUM DENSITY AT PARCEL 21498 (18 FLOYD STREET) IN ACCORDANCE WITH ARTICLE 3.K., SECTION C., ITEM 31.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00243, filed by 18F Danville LLC, requesting a Special Use Permit to allow a waiver of maximum density at Parcel ID 21498 (18 Floyd Street) in accordance with Article 3.K., Section C., Item 31, be and the same is hereby received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00243, filed by 18F Danville LLC, requesting a Special Use Permit to allow a waiver of maximum density at Parcel ID 21498 (18 Floyd Street) in accordance with Article 3.K., Section C., Item 31, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

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

APPLICANT PROVIDED INFORMATION

Property Location:	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.

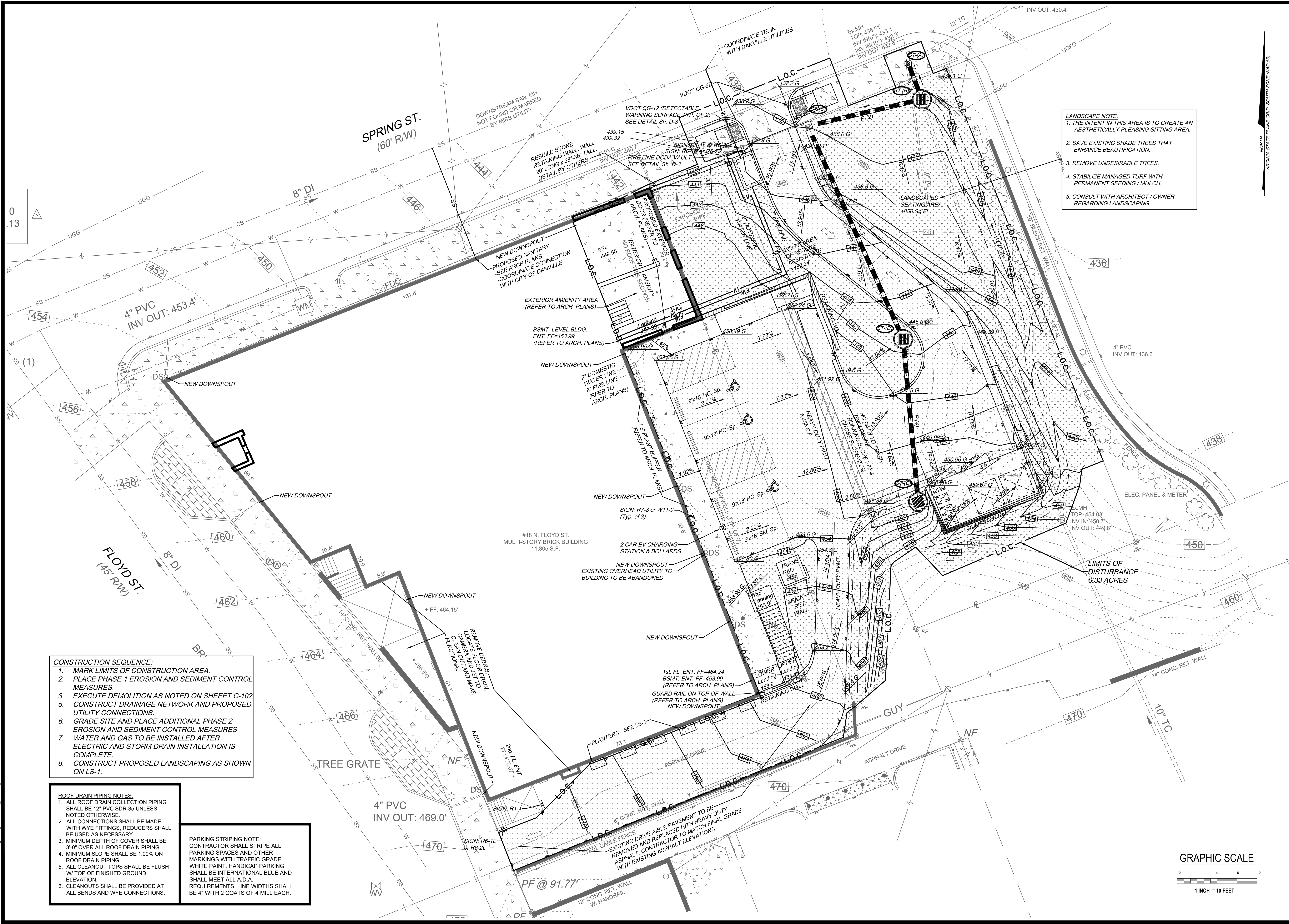
[Pedestrian and vehicular traffic patterns, on- and off-site] The project will be compatible with existing pedestrian and vehicular traffic patterns. The project (on a corner) is bordered by wide sidewalks along both North Floyd and Spring Streets. Building residents (and visitors) will be able to easily 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	
SHEET NO. <i>C-101</i>	REV.

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



HURT&PROFFITT
INSPIRED / RESPONSIVE / TRUSTED

HANDP.COM
GRETN, VA. 24557

112 SOUTH MAIN STREET
GRETN, VA. 24557

434.656.8961

ENVIRONMENTAL
ENGINEERING

LAND DEVELOPMENT

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

COMMONWEALTH OF VIRGINIA
WILLIAM L. HURTT
PROFESSIONAL ENGINEER
1/14/2024

REVIEW SET

HURT&PROFFITT
SHEET NO. C-103
REV.

Page 66 of 357



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.

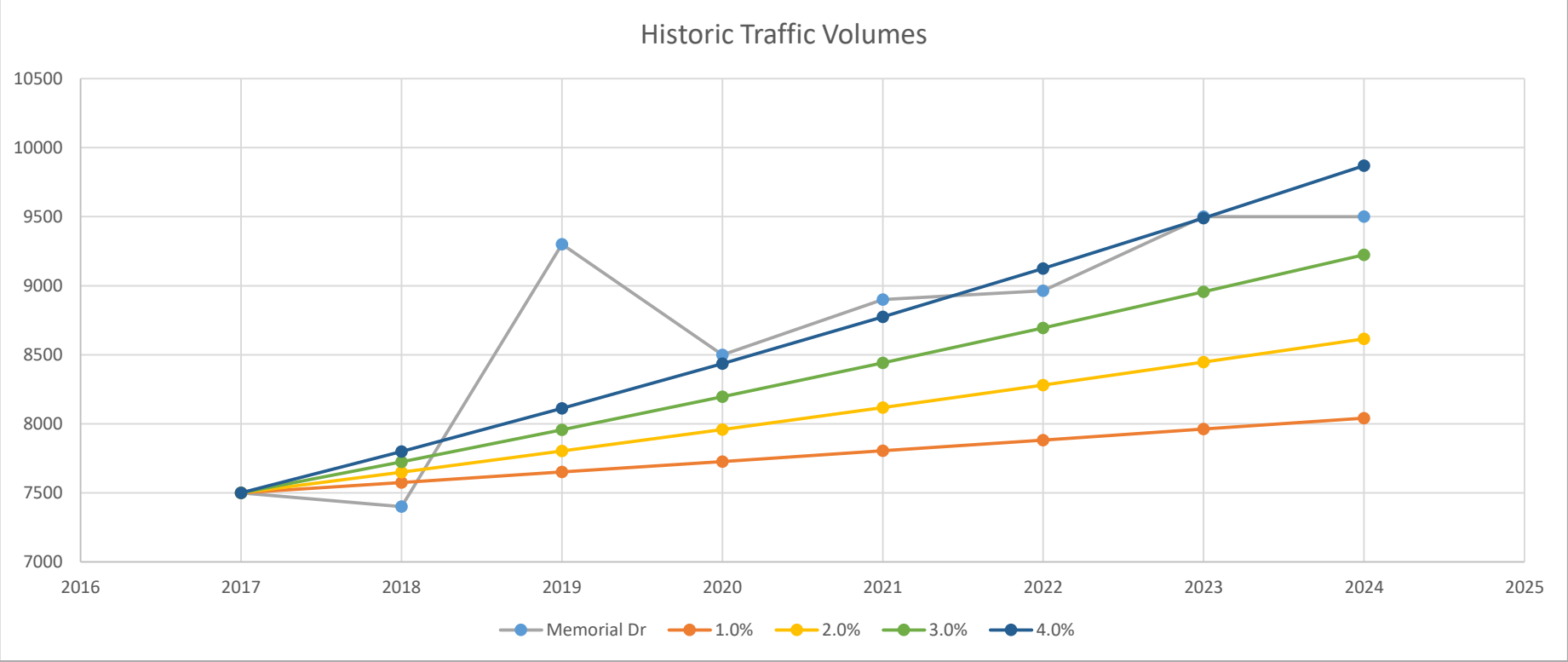


Sincerely,

Hurt & Proffitt, INC.

J. Michael Johnson, PE
Project Manager

Attachments



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

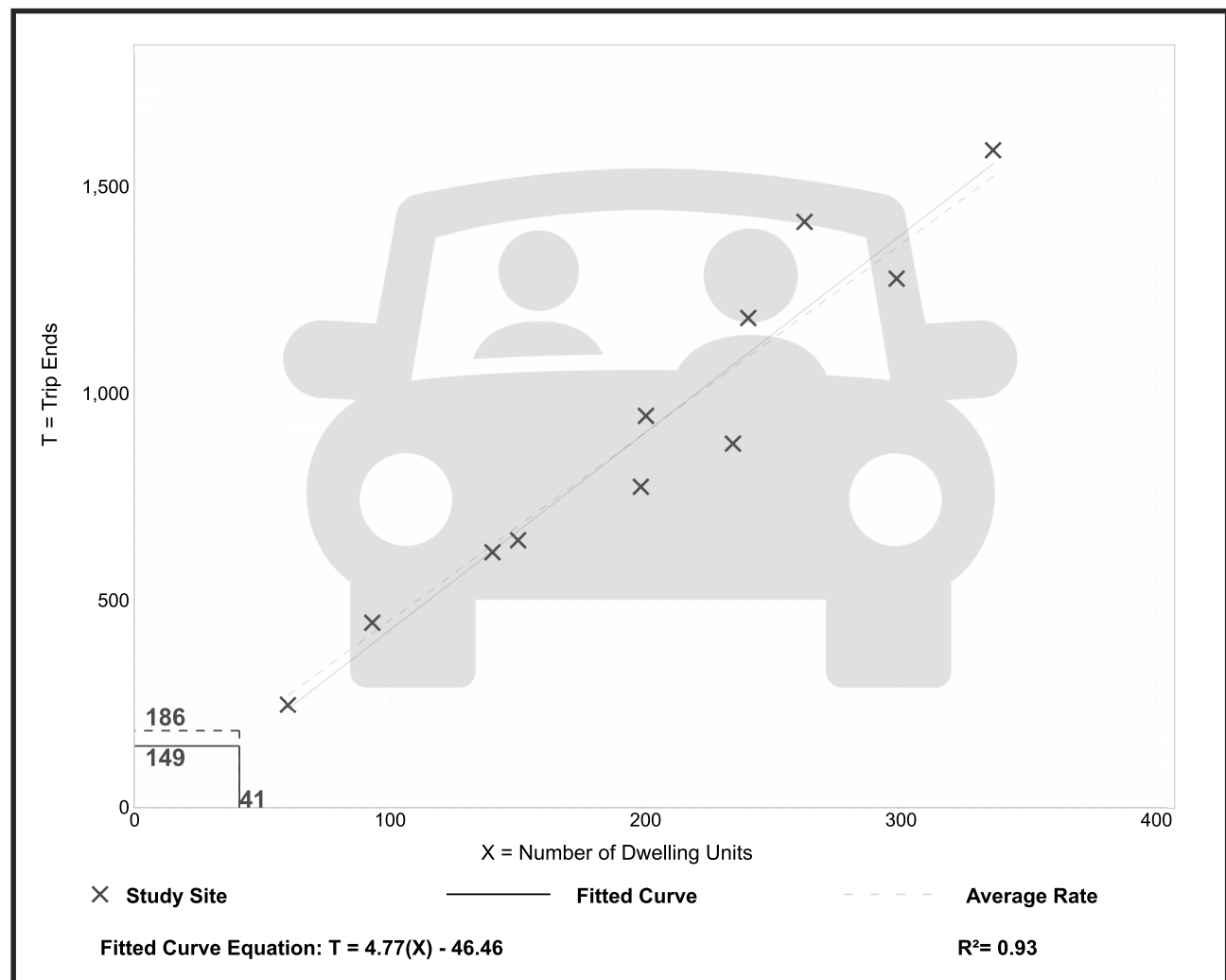
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



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

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

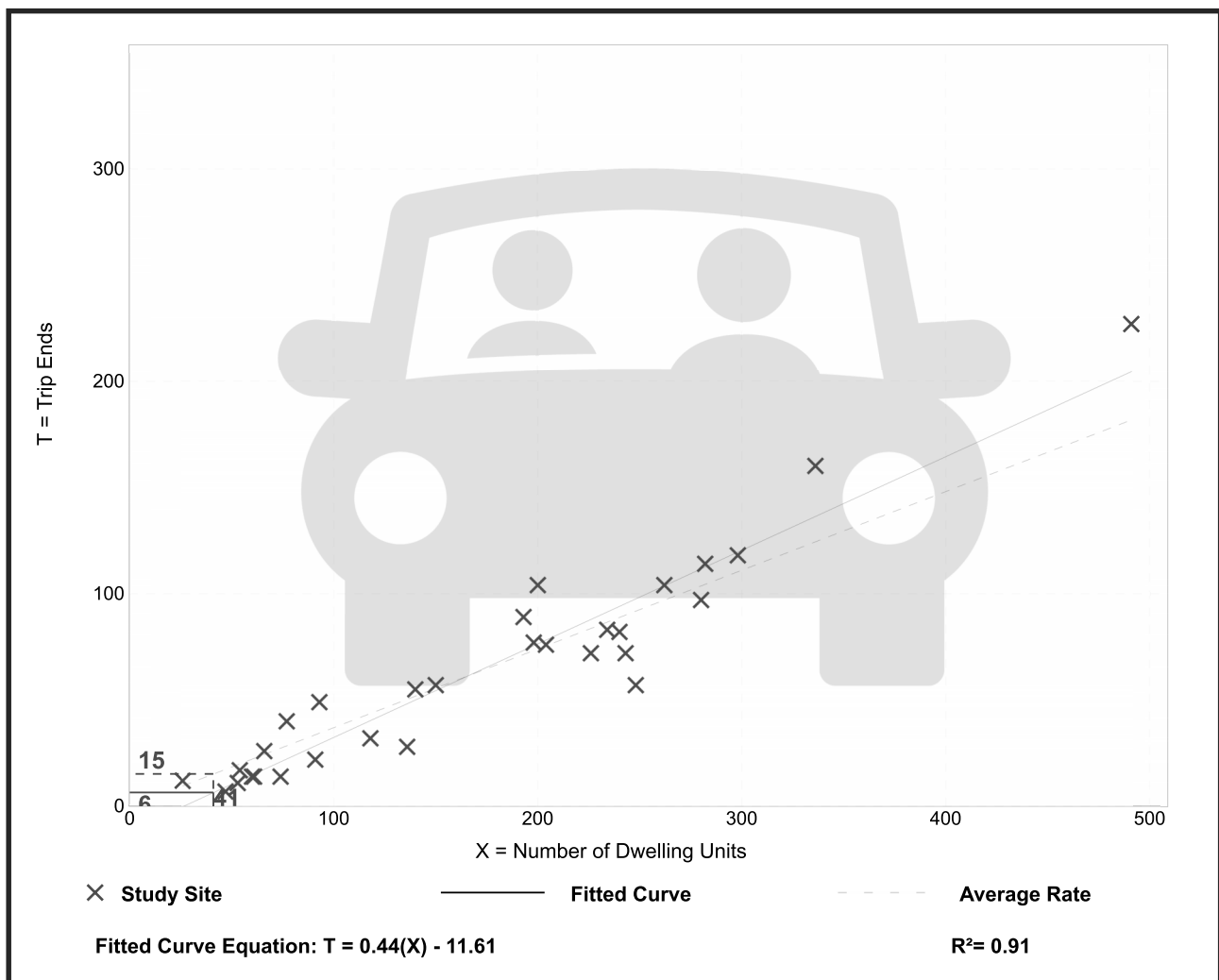
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Figure 1: Scatter Plot of Trip Ends vs. Number of Dwelling Units

The graph displays the relationship between the Number of Dwelling Units (X-axis) and Trip Ends (Y-axis). The Y-axis is labeled "T = Trip Ends" and ranges from 0 to 200. The X-axis is labeled "X = Number of Dwelling Units" and ranges from 0 to 500. A large, light gray car icon is overlaid on the plot area.

Legend:

- X Study Site**: Represented by 'X' marks.
- Fitted Curve**: Represented by a solid line.
- Average Rate**: Represented by a dashed line.

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

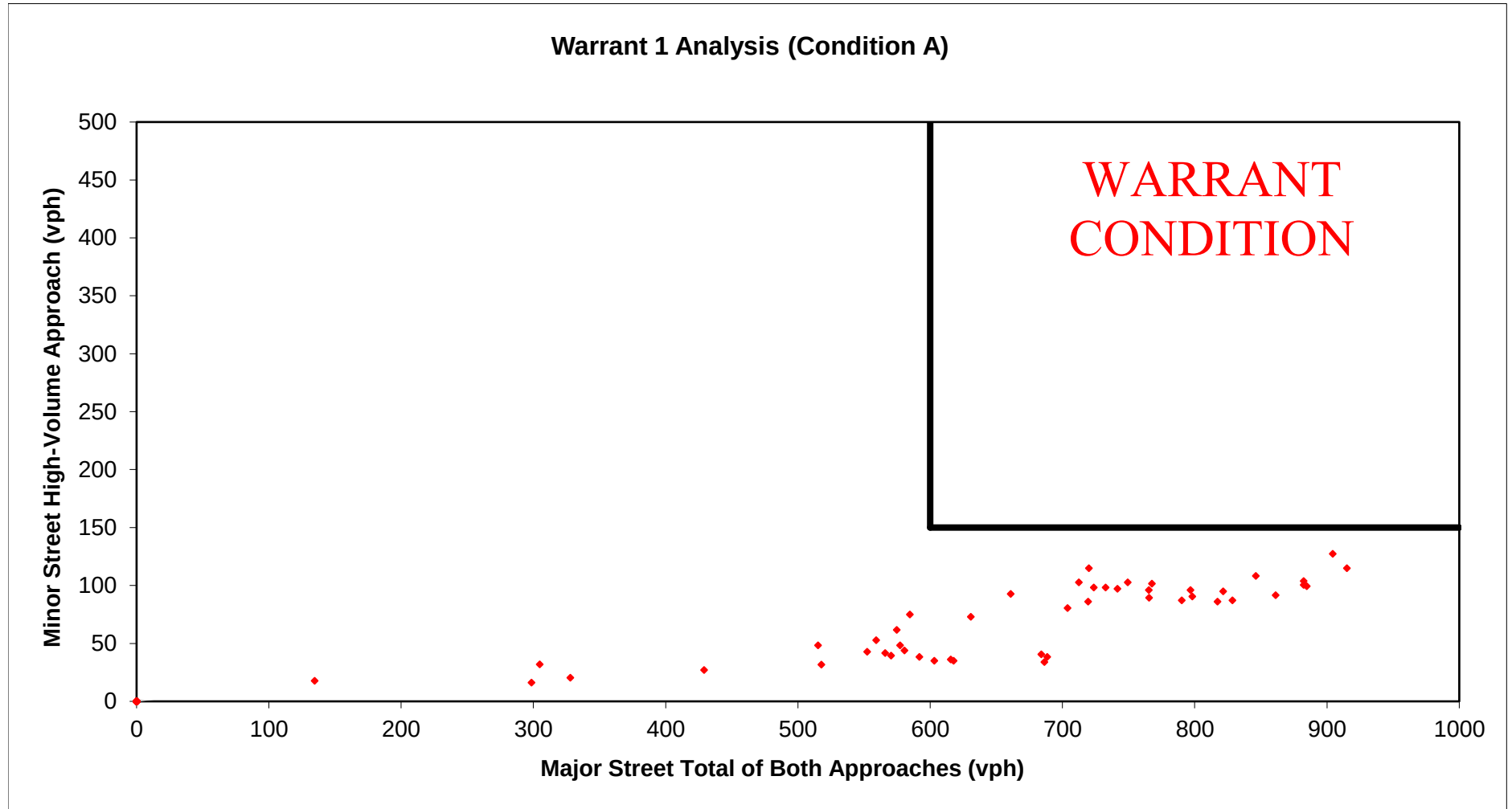
R-squared Value: $R^2 = 0.91$

A specific data point is highlighted with a box and labeled with the number 16, indicating a study site with 16 dwelling units and 16 trip ends.

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



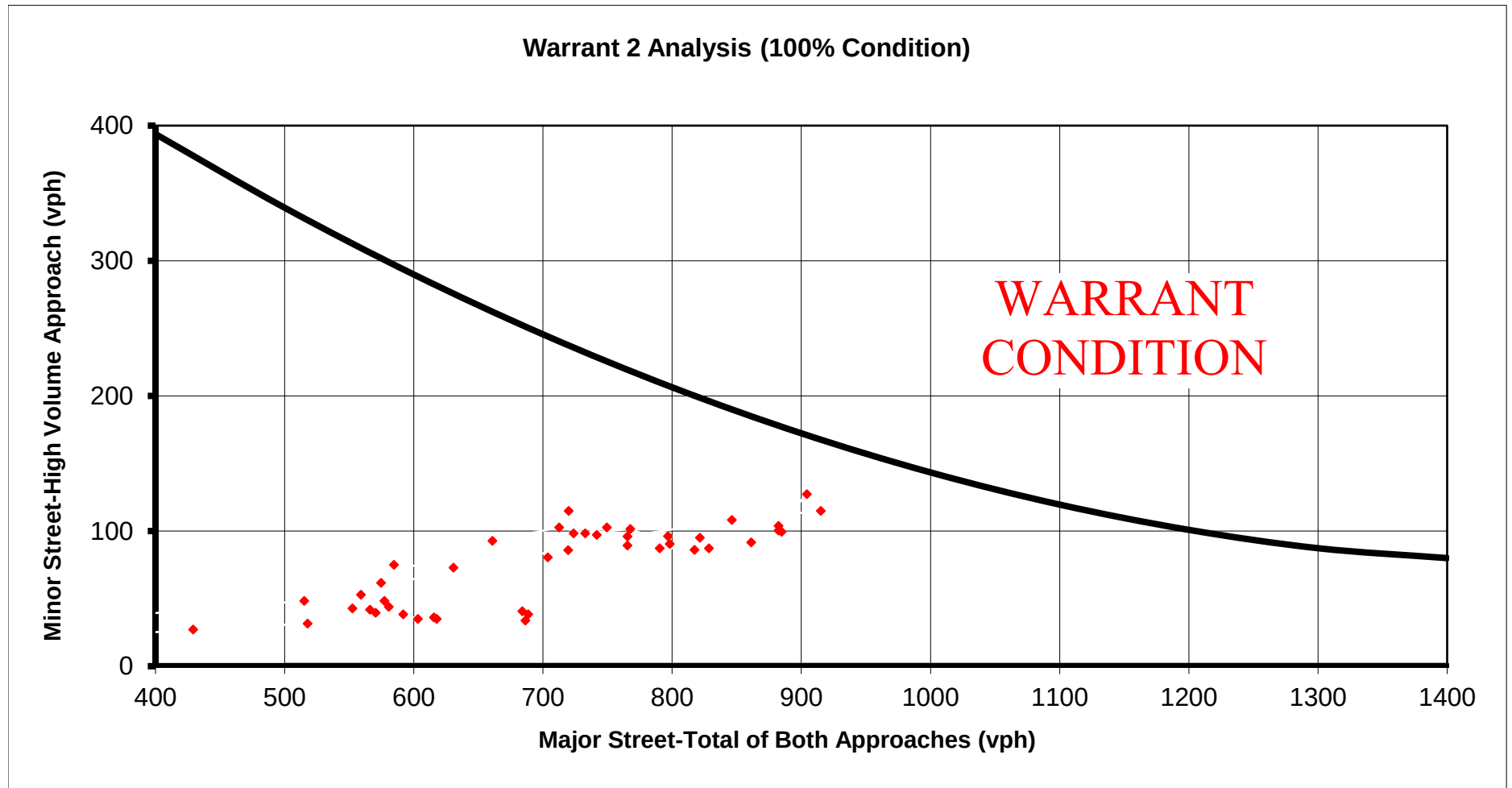
MUTCD Signal Warrant Summary Sheet
Memorial Drive & Spring St

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





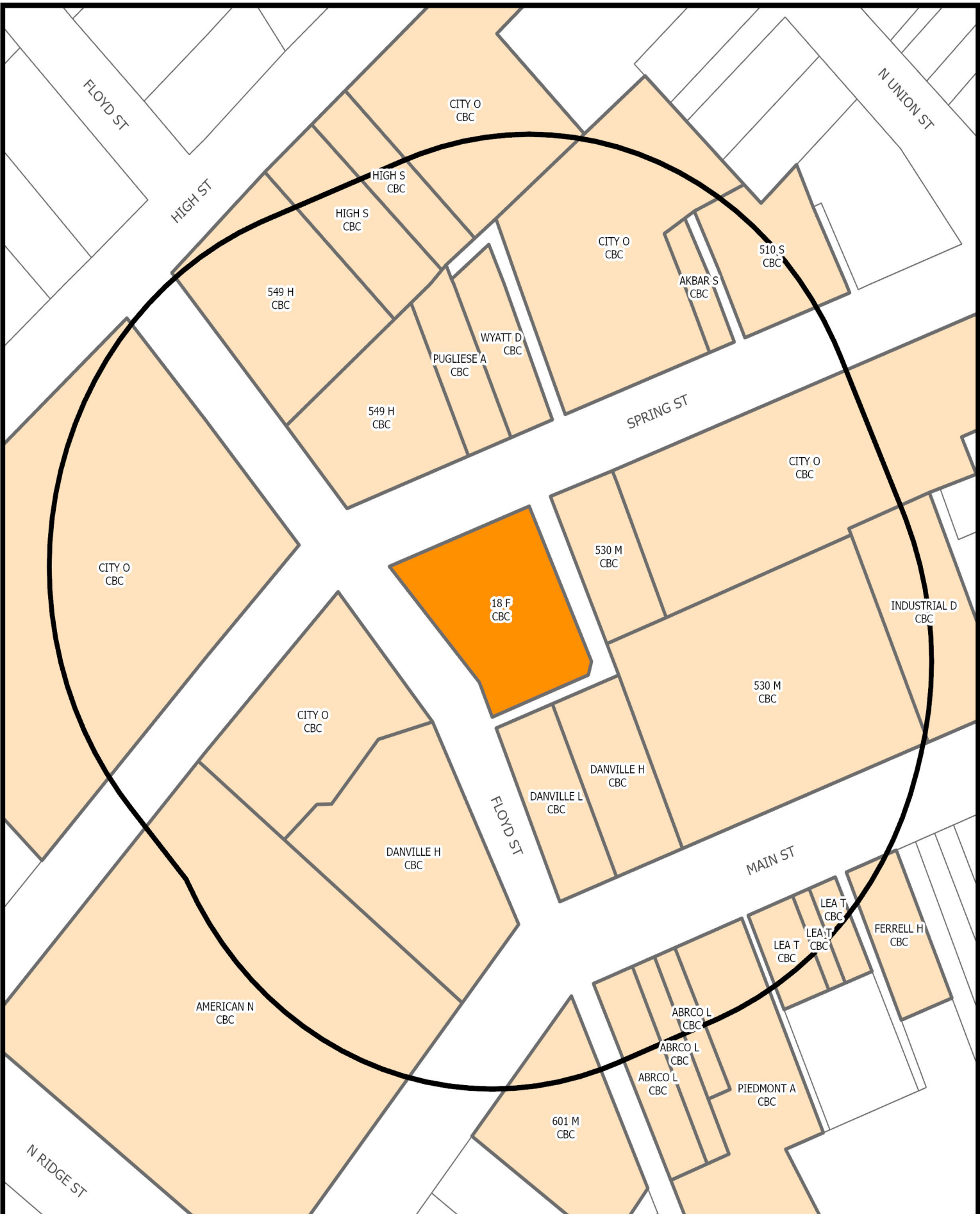


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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.



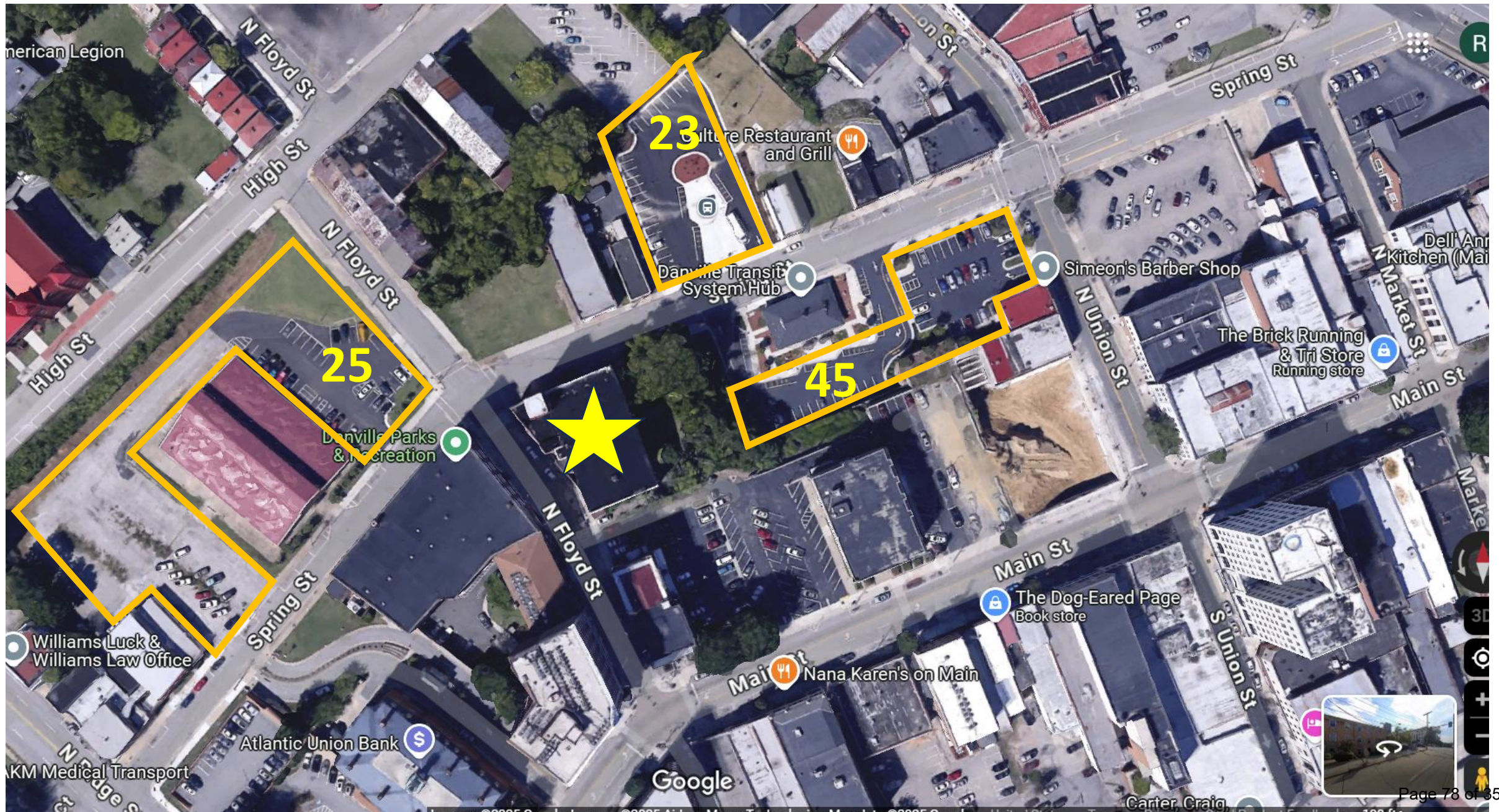
SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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





CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00243

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.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Special Use Permit application PZ25-00243.

A handwritten signature in blue ink that reads "Steve Petrick" followed by the initials "RB". The signature is written over a horizontal line.

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2097

NEW BUSINESS E.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Special Use Permit Application to Allow a Commercial Communication Tower at 680 River Park Drive.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00249 filed by Seamster Family LLC Requesting a Special Use Permit 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 is 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 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.

On May 12, 2025, the City Planning Commission voted 5–0 to recommend approval of Special Use Permit Application PZ25-00249 filed by Seamster Family, LLC to allow a commercial communication tower at Parcel 78111 (680 River Park Drive).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to grant a Special Use Permit to allow a commercial communication tower in accordance with Article 2 Section R at Parcel 78111 (680 River

Attachments

1. Ordinance
 2. Application
 3. Special Use Permit Cover Letter
 4. Danville Airport Eligible Facilities Modification Request
 5. Danville Airport - Site Plans
 6. Danville Airport - Balloon Test Results
 7. Danville Airport Visual Analysis Requested Locations
 8. Danville Airport Special Limited Power of Attorney and Application
 9. Network Towers Colocation Letter
 10. Danville Airport - Special Use Permit Application Narrative
 11. VA-T24.11 Dan River FAA Determination 04.25.25
 12. 680 River Park Drive - Aerials Map
 13. 680 River Park Drive - Owners Zoning Map
 14. 680 River Park Drive - Aerials Map
 15. 680 River Park Drive - Owners Zoning Map
 16. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00249 FILED BY SEAMSTER FAMILY LLC REQUESTING A SPECIAL USE PERMIT TO ALLOW A COMMERCIAL COMMUNICATION TOWER AT PARCEL 78111 (680 RIVER PARK DRIVE) IN ACCORDANCE WITH ARTICLE 2., SECTION R.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00249, filed by Seamster Family, LLC, requesting a Special Use Permit to allow a commercial communication tower at Parcel ID 78111 (680 River Park Drive) in accordance with Article 2., Section R, be, and the same is hereby, received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00249, filed by Seamster Family LLC, requesting a Special Use Permit to allow a commercial communication tower at Parcel ID 78111 (680 River Park Drive) in accordance with Article 2., Section R, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



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

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.

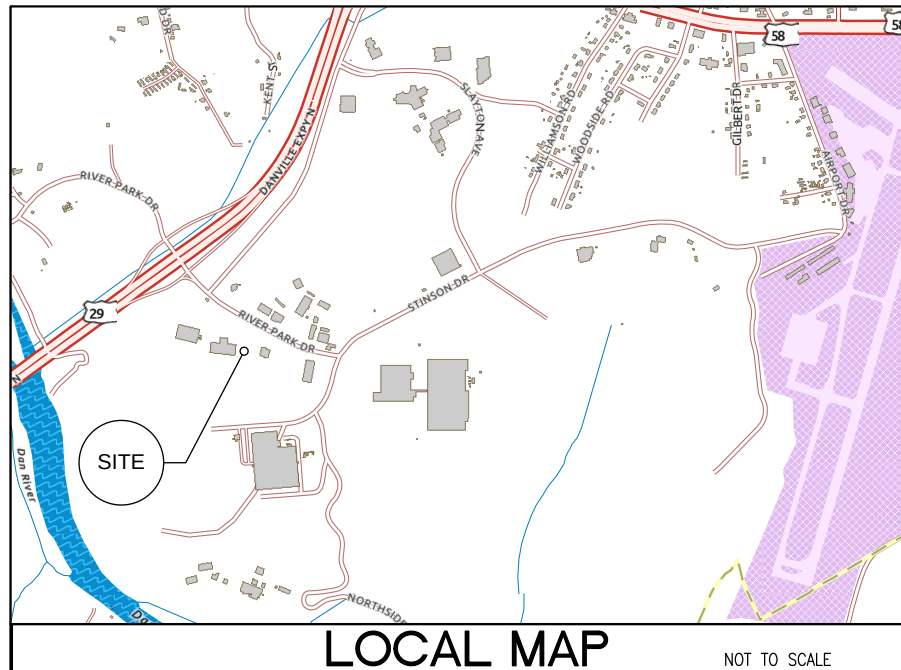
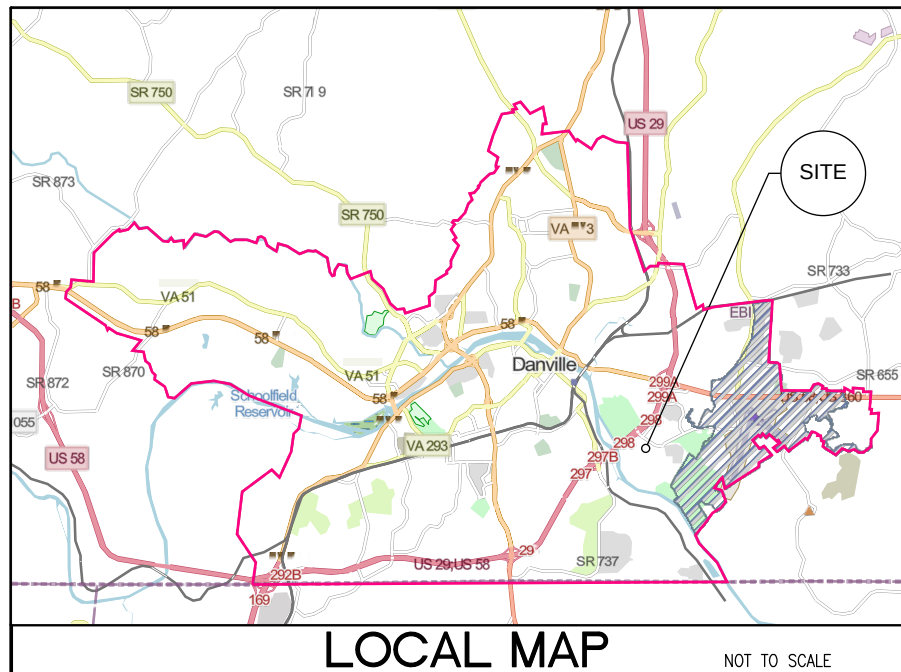
(4) Failure to act. In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant 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.



2 WORKING DAYS
BEFORE YOU DIG
811
TOLL FREE
MISS UTILITY



INSTALLATION OF NEW TOWER, COMPOUND, AND ACCESS ROAD WITHIN A RAWLAND LEASE AREA

APPLICANT INFORMATION:
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

APPLICANT:	MEG BROWN	PHONE NUMBER:	(804) 499-0187
REAL ESTATE:	SEAN CAI	PHONE NUMBER:	(540) 793-0810
ZONING:	SEAN CAI	PHONE NUMBER:	(540) 793-0810
CONSTRUCTION:	ARIAN ZOTO	PHONE NUMBER:	(757) 672-2339
UTILITIES:	ARIAN ZOTO	PHONE NUMBER:	(757) 672-2339
RF ENGINEER:	MICHELANGELO HOOKER	PHONE NUMBER:	(757) 880-7011

ENGINEERING:

BAMMAN CONSULTING, LLC
14489 ST ANDREWS LN
ASHLAND, VA 23005
CONTACT: STUART PATTERSON, PE
TELEPHONE: (703) 328-8574

SURVEY:
SOUTHEAST SURVEY
2292 LYNCH MILL ROAD
ALTAVISTA, VA 24517
CONTACT:
TELEPHONE:

ELIZABETH ROSSER, LS
(434) 309-1101

PROPERTY OWNER:

SEAMSTER FAMILY, LLC
680 RIVER PARK DR.
DANVILLE, VA 24540

UTILITIES INFORMATION:
POWER: CITY OF DANVILLE

TELEPHONE: VERIZON

PROJECT DATA:

ZONING
PARCEL ID #
ACREAGE
JURISDICTION
SITE TYPE
STRUCTURE TYPE

STRUCTURE HEIGHT	150' BY SUP + 20' PER 47 C.F.R. § 1.6100
LEASE AREA	75' x 75'
AREA OF LAND DISTURBANCE	7,800 SQ. FT ±
NEW IMPERVIOUS AREA	4,550 SQ. FT ±

FAA 1A GEOGRAPHIC COORDINATES:
 LATITUDE: 36° 34' 13.91180" N (NAD 83) N36.570531056°
 LONGITUDE: 79° 21' 50.88172" W (NAD 83) W79.364133811°
 ELEVATION: 510' AMSL

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. SITE
WILL NOT BE SERVED BY CITY SEWER OR WATER.

SUBMITTALS

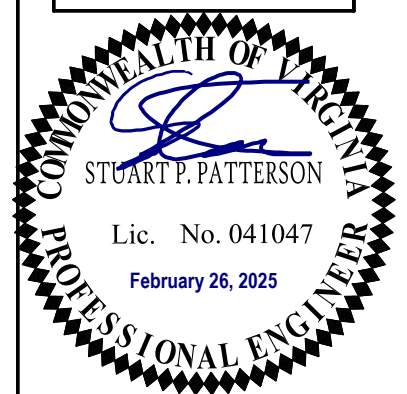
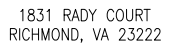
SUB. NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY CONSTRUCTION DRAWINGS	SPP	07/20/24
2	FINAL CONSTRUCTION DRAWINGS	SPP	11/20/24
3	PRELIMINARY ZONING DRAWINGS	SPP	11/20/24
4	CUP SITE PLAN SUBMITTAL	SPP	02/26/25

DRAWING INDEX

Sheet Number	Sheet Title
GENERAL	
G-1	COVER SHEET
SITE PLAN	
Z-1	PARCEL PLAN
SP-1	SITE PLAN
SP-2	ENLARGED SITE PLAN
SP-3	ELEVATION



14489 ST ANDREWS LN
ASHLAND, VA 23005



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

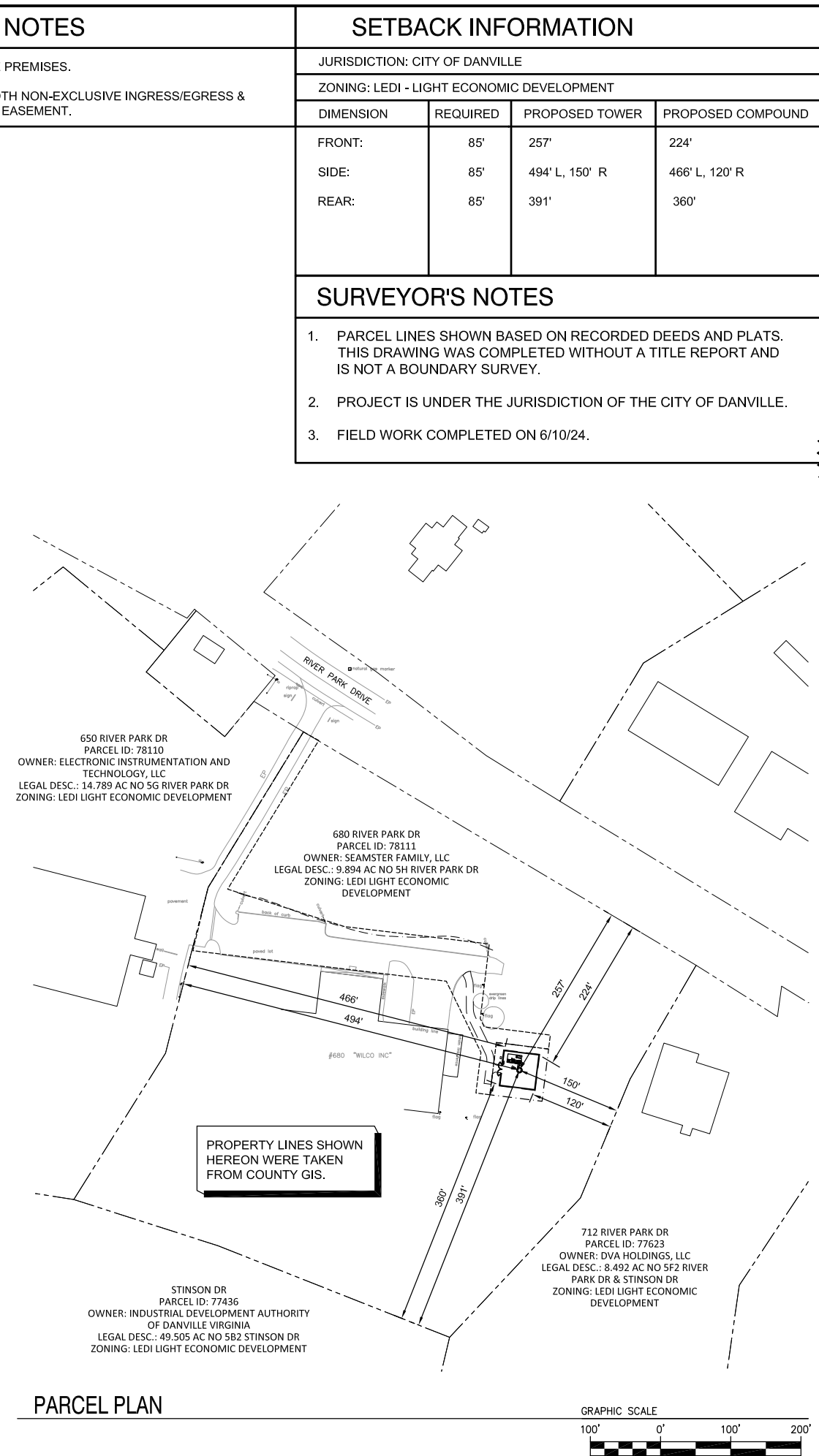
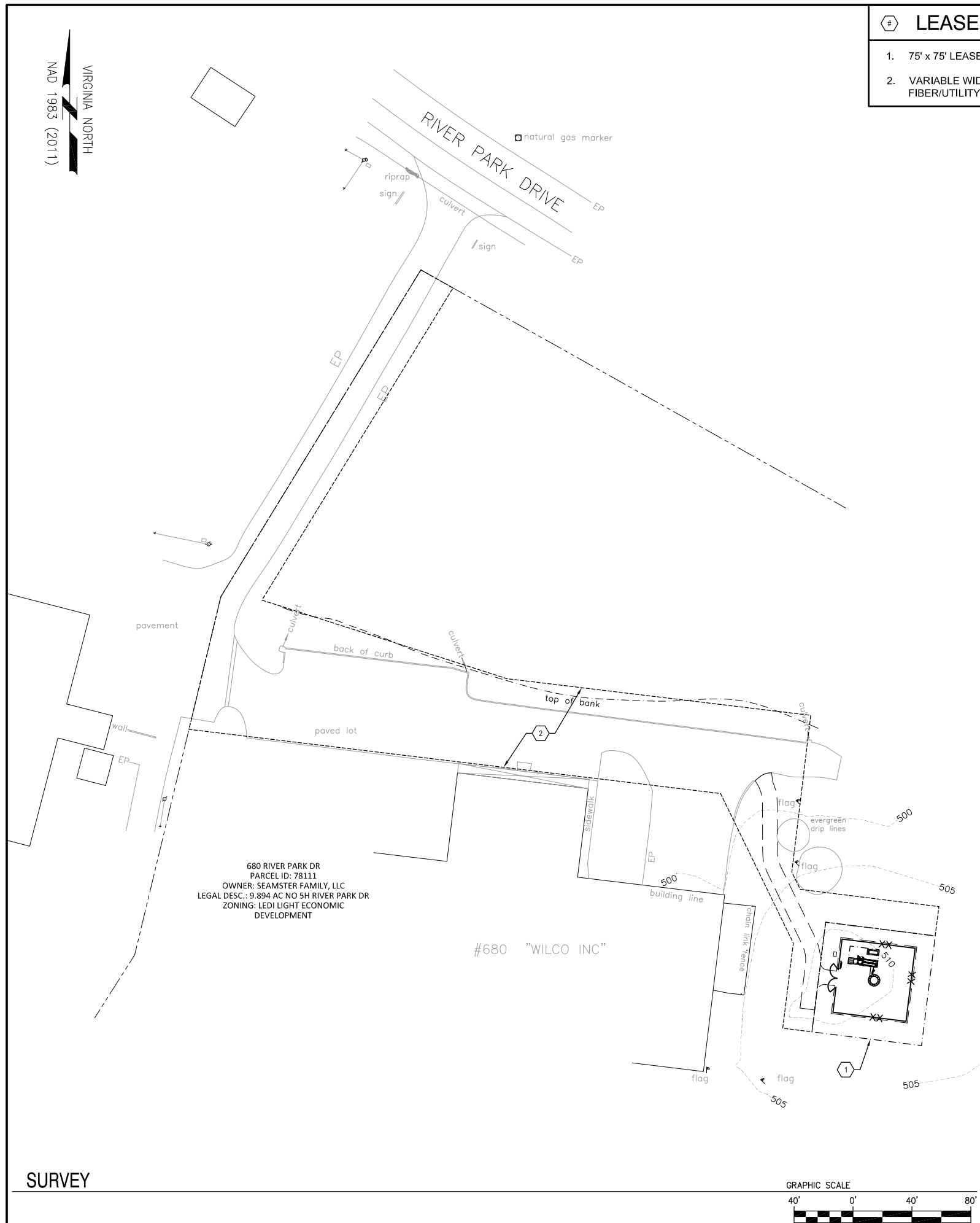
SYM.	DESCRIPTION	DATE
1	PRELIMINARY CONSTRUCTION DWGS	07/20/24
2	FINAL CONSTRUCTION DRAWINGS	11/20/24
3	PRELIMINARY ZONING DRAWINGS	11/20/24
4	CUP SITE PLAN SUBMITTAL	02/26/25

SHEET NAME:

COVER SHEET

SHEET NO.:

G-1



The Verizon logo is displayed in the center, featuring a red checkmark and the word "verizon" in red. Below the logo, the address "14489 ST ANDREWS LN" and "ASHLAND, VA 23005" is printed in black. At the bottom, the address "1831 RADY COURT" and "RICHMOND, VA 23222" is printed in black.

COMMONWEALTH OF VIRGINIA

Stuart P. Patterson

STUART P. PATTERSON

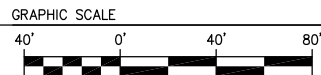
Lic. No. 041047

February 26, 2025

PROFESSIONAL ENGINEER

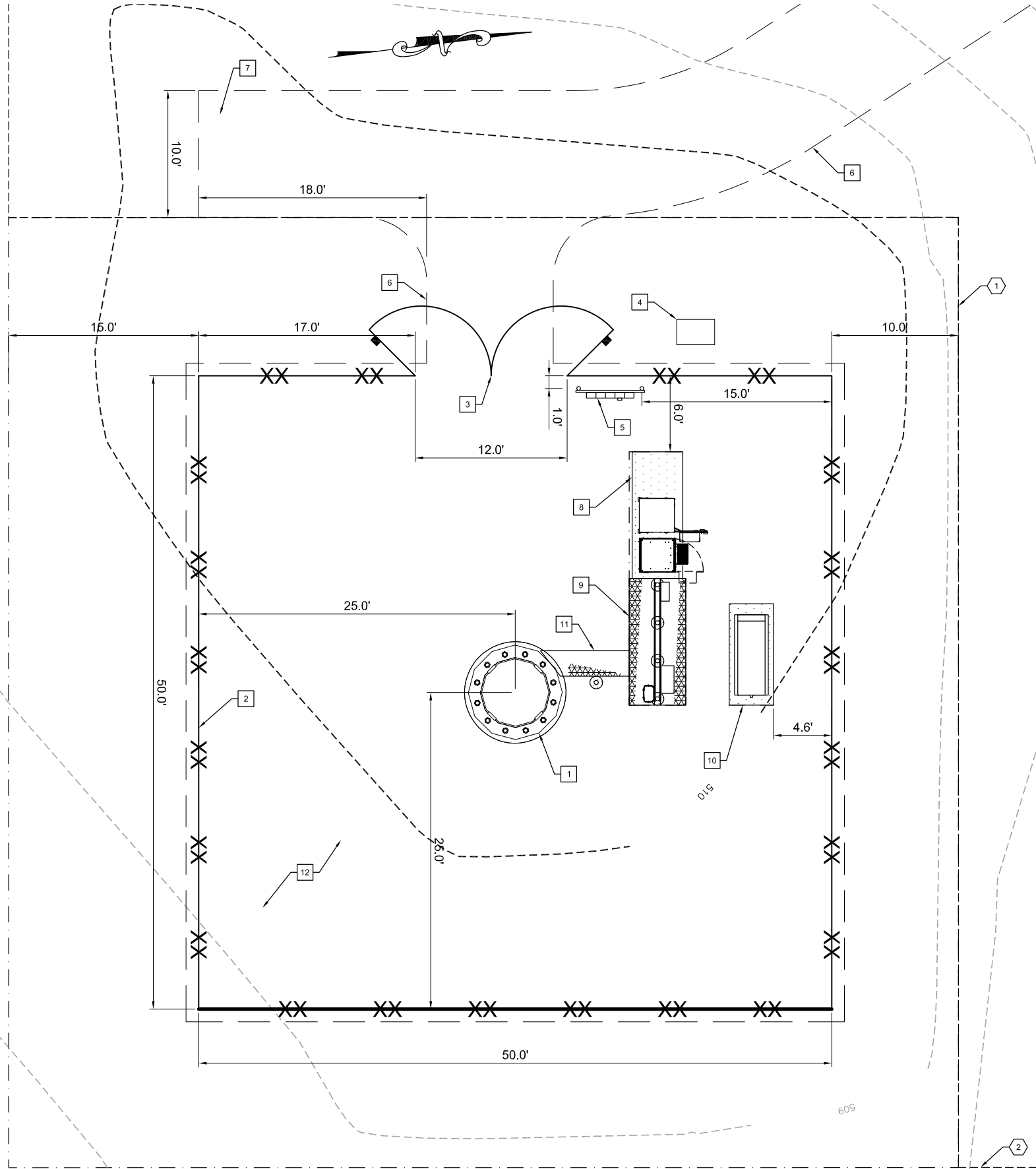
SITE INFO:		
DANVILLE AIRPORT		
680 RIVER PARK DRIVE DANVILLE, VA 24540		
DESIGN: SPP		
DRAWN: MAA		
REVIEW: SPP		
TTV DATE: 3/11/24		
COMM. NO. -		
SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	PRELIMINARY CONSTRUCTION DWGS	07/20/24
2	FINAL CONSTRUCTION DRAWINGS	11/20/24
3	PRELIMINARY ZONING DRAWINGS	11/20/24
4	CUP SITE PLAN SUBMITTAL	02/26/25

SHEET NAME:
PARCEL PLAN
SHEET NO.: Z-1



C:\My Drive\BCI WORKING\DWG\WORKING\Sheets\SP\SP-2.dwg Wed, 20 Nov 2024 - 5:36pm marre

ENLARGED SITE PLAN



GENERAL NOTES

1. 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.
2. 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.
3. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
4. ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEED AND ESTABLISH A PERMANENT VEGETATIVE COVER.
5. 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.
6. THE CONTRACTOR IS RESPONSIBLE FOR SITE LAYOUT AND CONSTRUCTION STAKING. LOCATION OF EXISTING STRUCTURES AND UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES.
8. 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

1. 75' x 75' LEASE PREMISES.
2. VARIABLE WIDTH NON-EXCLUSIVE INGRESS/EGRESS AND FIBER/UTILITY EASEMENT.

CONSTRUCTION NOTES

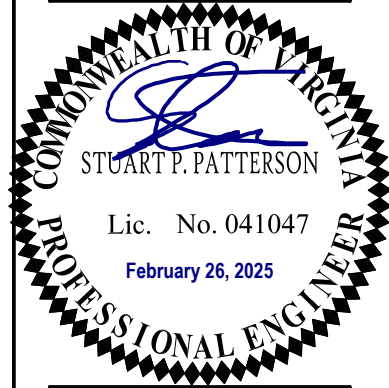
1. NEW MONOPOLE TOWER. SEE SHEET SP-3.
2. 7' HIGH CHAIN LINK FENCE WITH 3-STRAND BARBED WIRE.
3. 12' WIDE DOUBLE ACCESS GATE.
4. FIBER HANDHOLE.
5. 6FT H-FRAME.
6. 10' WIDE GRAVEL ACCESS ROAD. CONTRACTOR SHALL INSTALL ROAD WITHIN EASEMENT.
7. GRAVEL TURN-AROUND AND PARKING AREA.
8. 4' x 10' CONCRETE PAD FOR EQUIPMENT CABINETS.
9. 10' HIGH x 10' LONG EQUIPMENT STAND WITH DUAL ICE BRIDGE CANOPY FOR POWER PANEL, TELCO ENCLOSURE, AND OVP(S).
10. 3.5' x 8' CONCRETE PAD FOR GENERATOR.
11. ICE BRIDGE FOR ANTENNA CABLE(S).
12. GRAVEL COMPOUND.



14489 ST ANDREWS LN
ASHLAND, VA 23005

verizon

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

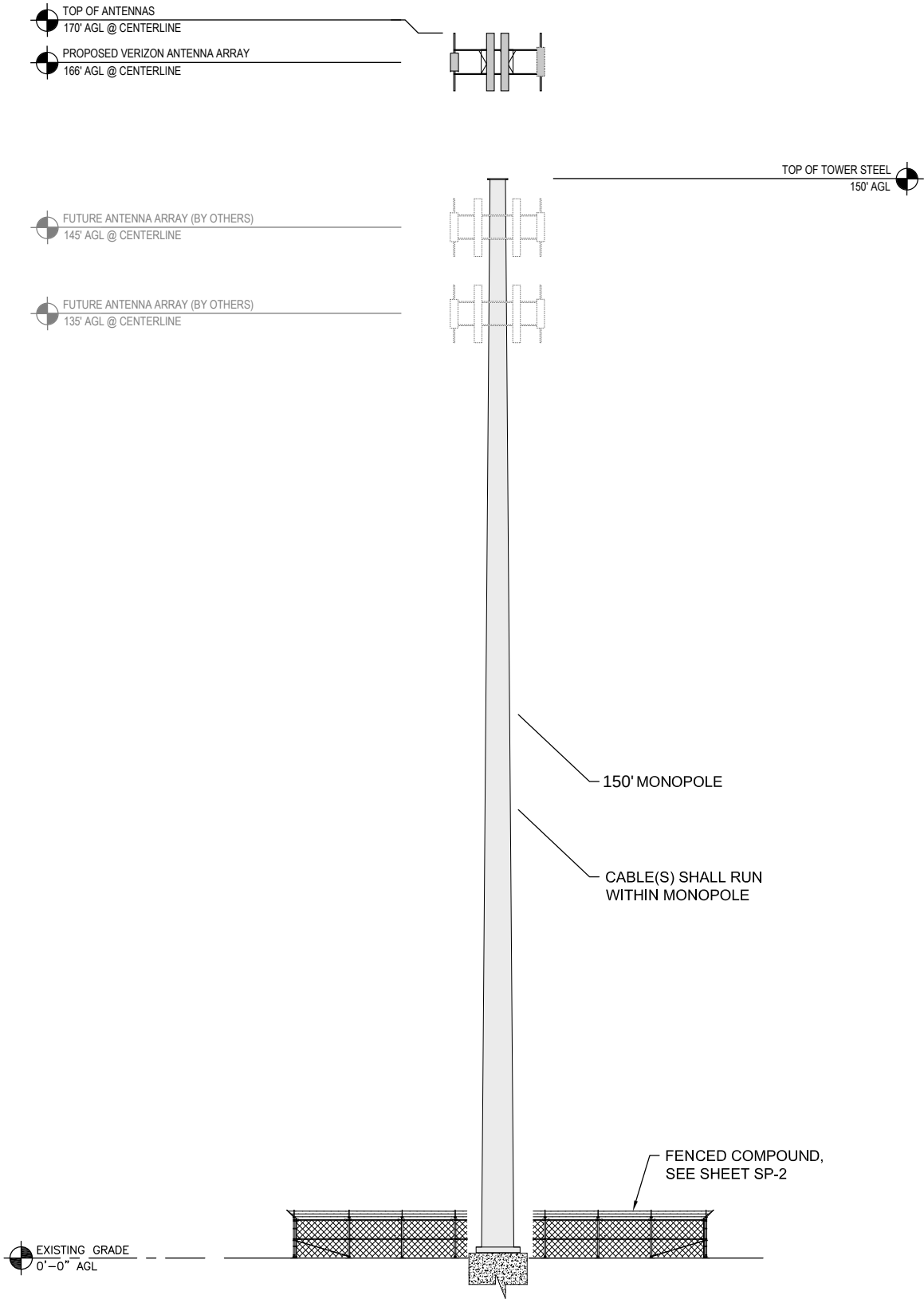
SHEET NAME:

**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

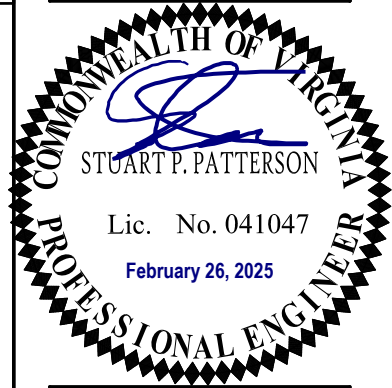
1. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-H REQUIREMENTS.
2. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
3. MONOPOLE AND FOUNDATION DESIGNED BY OTHERS.
4. TOWER SHALL HAVE A GALVANIZED STEEL FINISH.



14489 ST ANDREWS LN
ASHLAND, VA 23005



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.	-

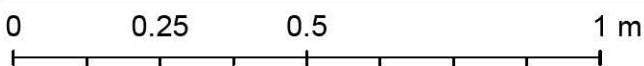
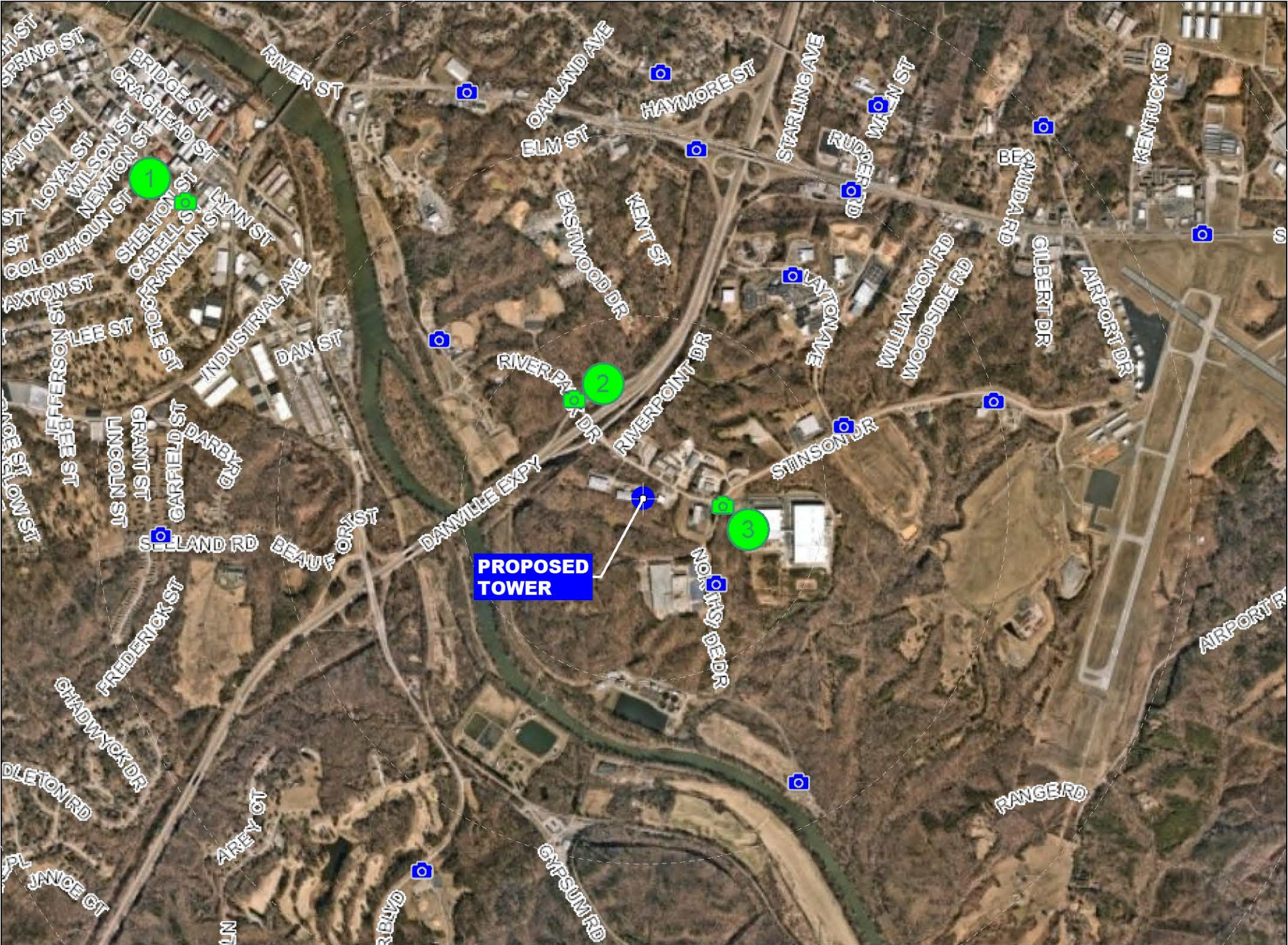
SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	PRELIMINARY CONSTRUCTION DWGS	07/20/24
2	FINAL CONSTRUCTION DRAWINGS	11/20/24
3	PRELIMINARY ZONING DRAWINGS	11/20/24
4	CUP SITE PLAN SUBMITTAL	02/26/25

SHEET NAME:

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



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



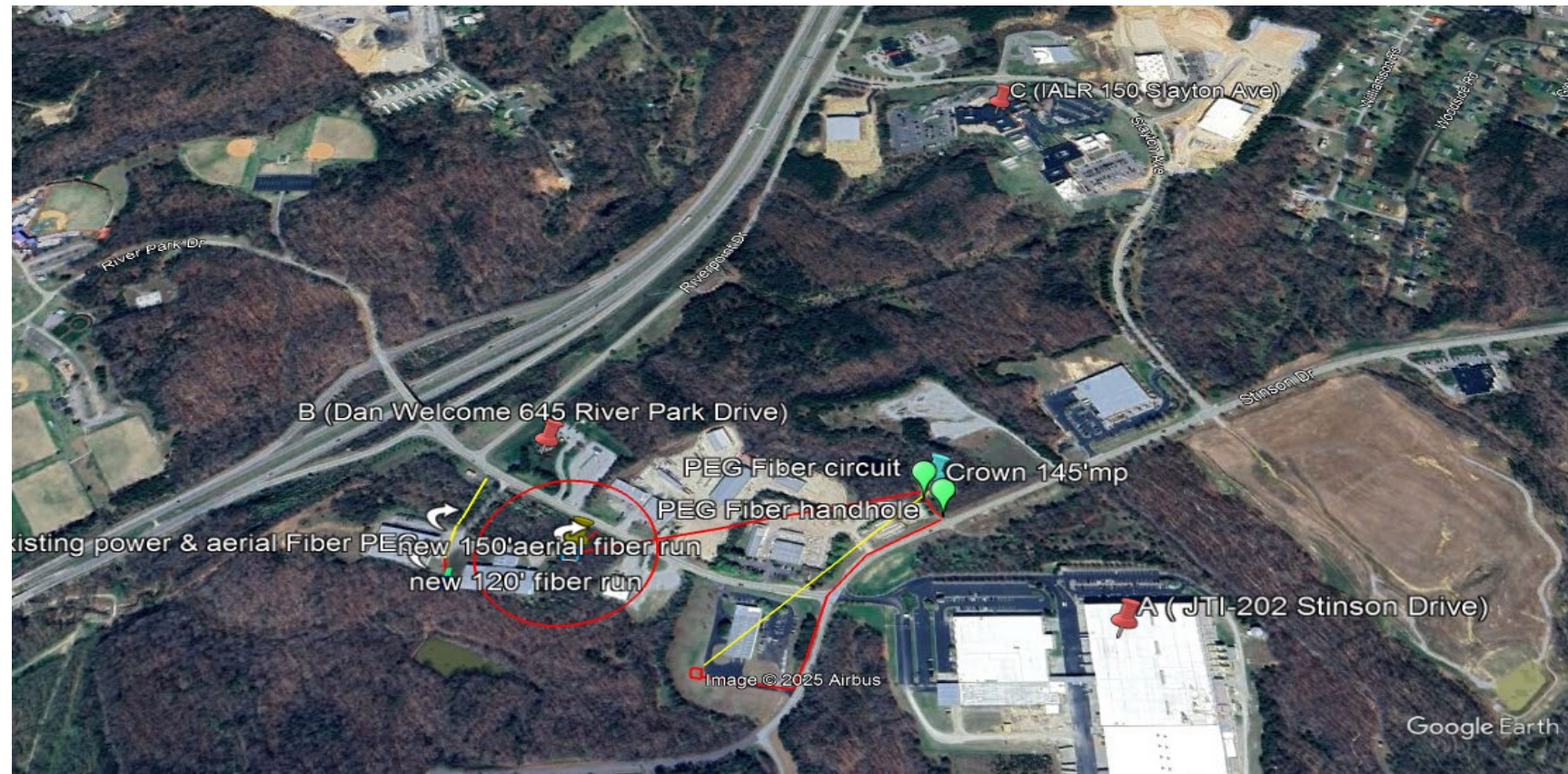
SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER



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)





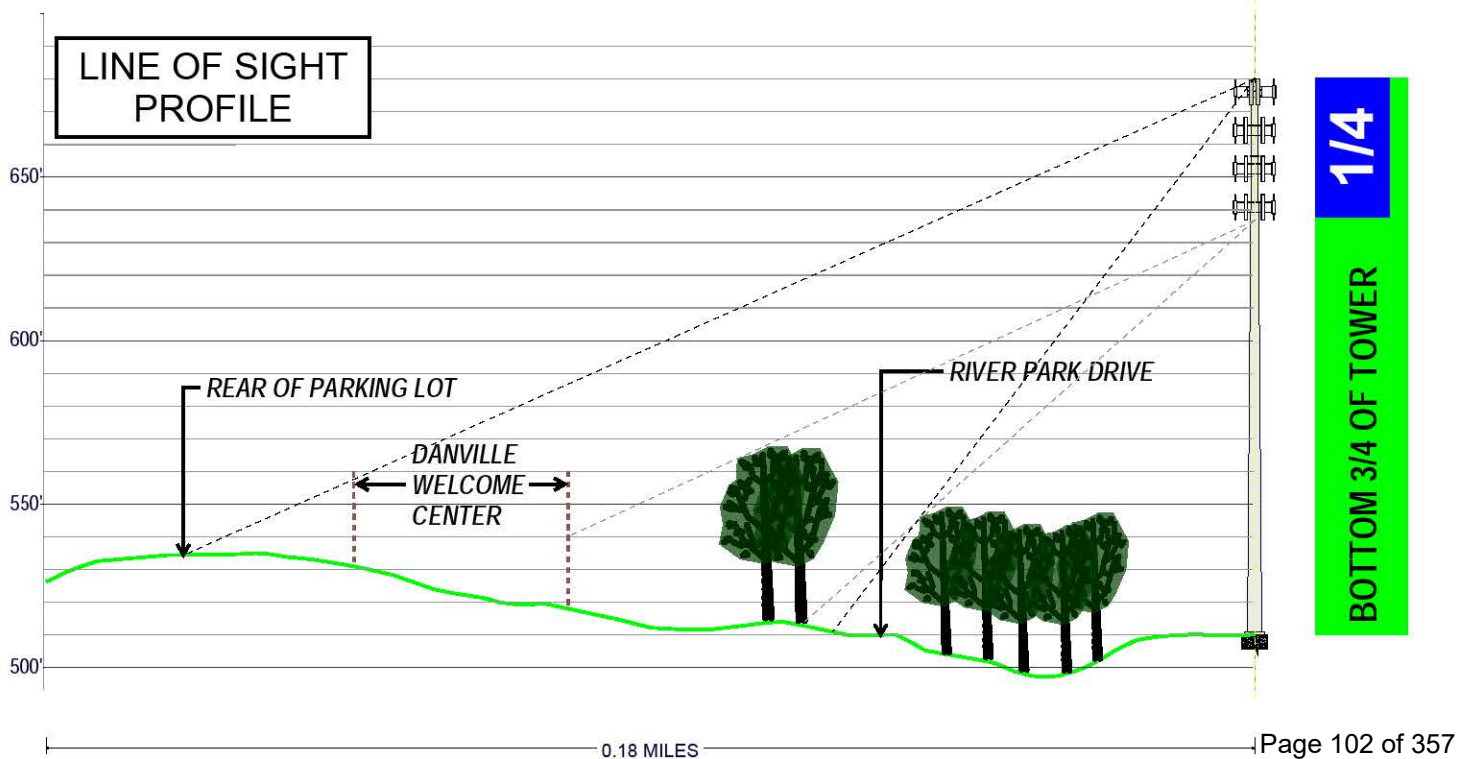
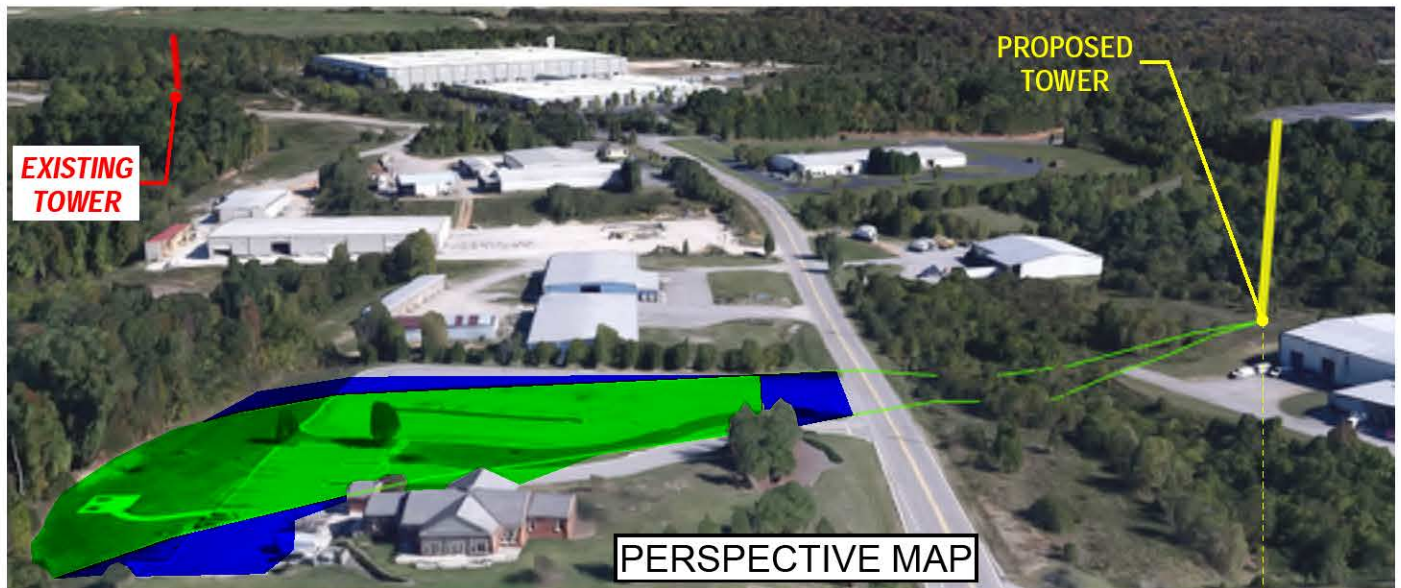
SITE NAME: DANVILLE AIRPORT
PROPOSED MONOPOLE TOWER

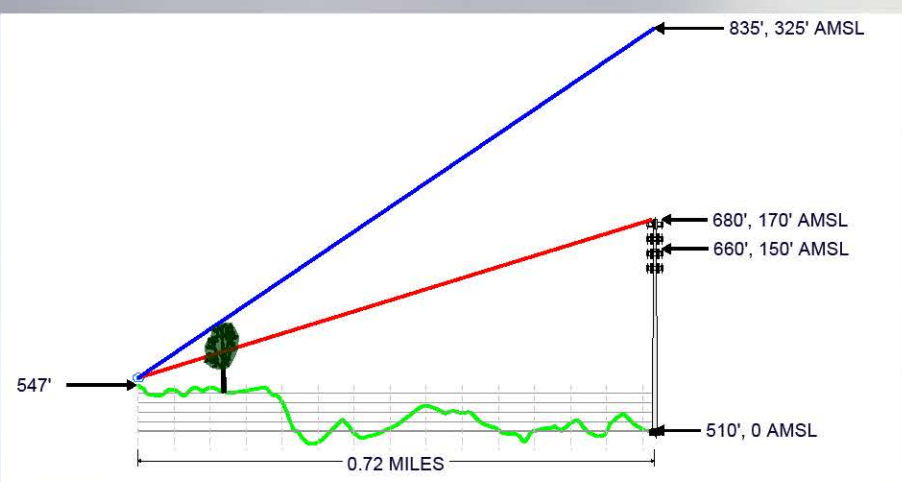


PHOTO LOCATION: RIVER PARK DRIVE & STINSON DR
36°34'12.9"N 79°21'36.8"W

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: *Joshua H. Seamster* DATE: 4-4-2025

SIGNATURE: *Lori H. Schweller* 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



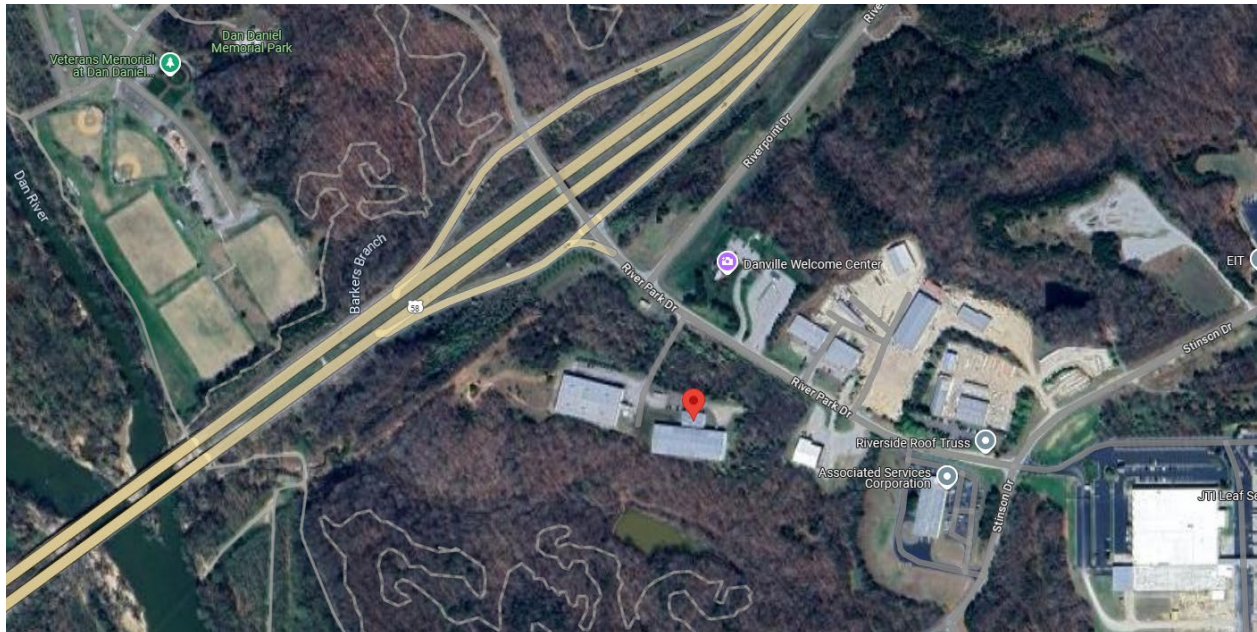
Verizon Wireless
“Danville Airport” Project Special Use Permit Application and
Project Narrative
April 10, 2025

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.

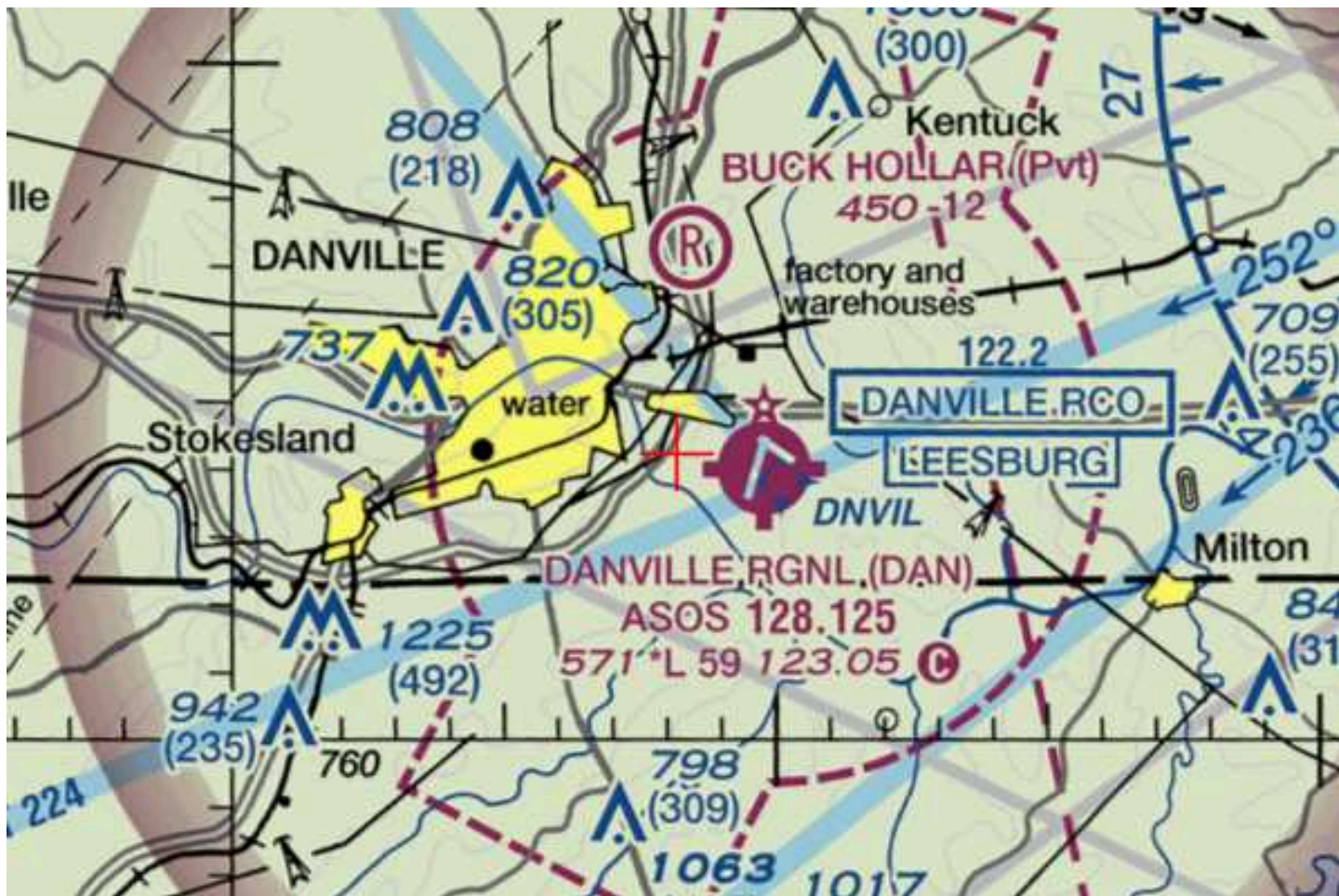
Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

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



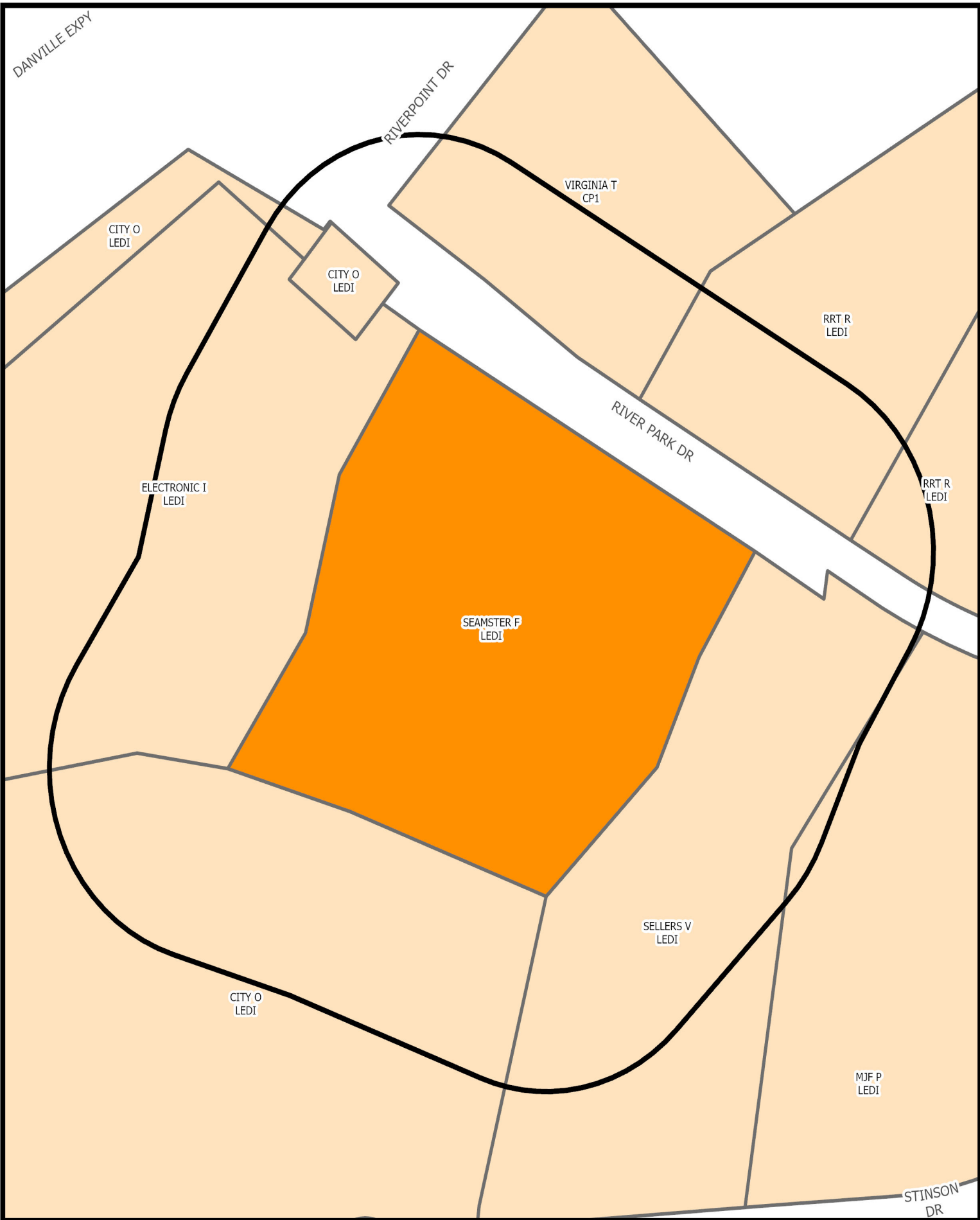


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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



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.

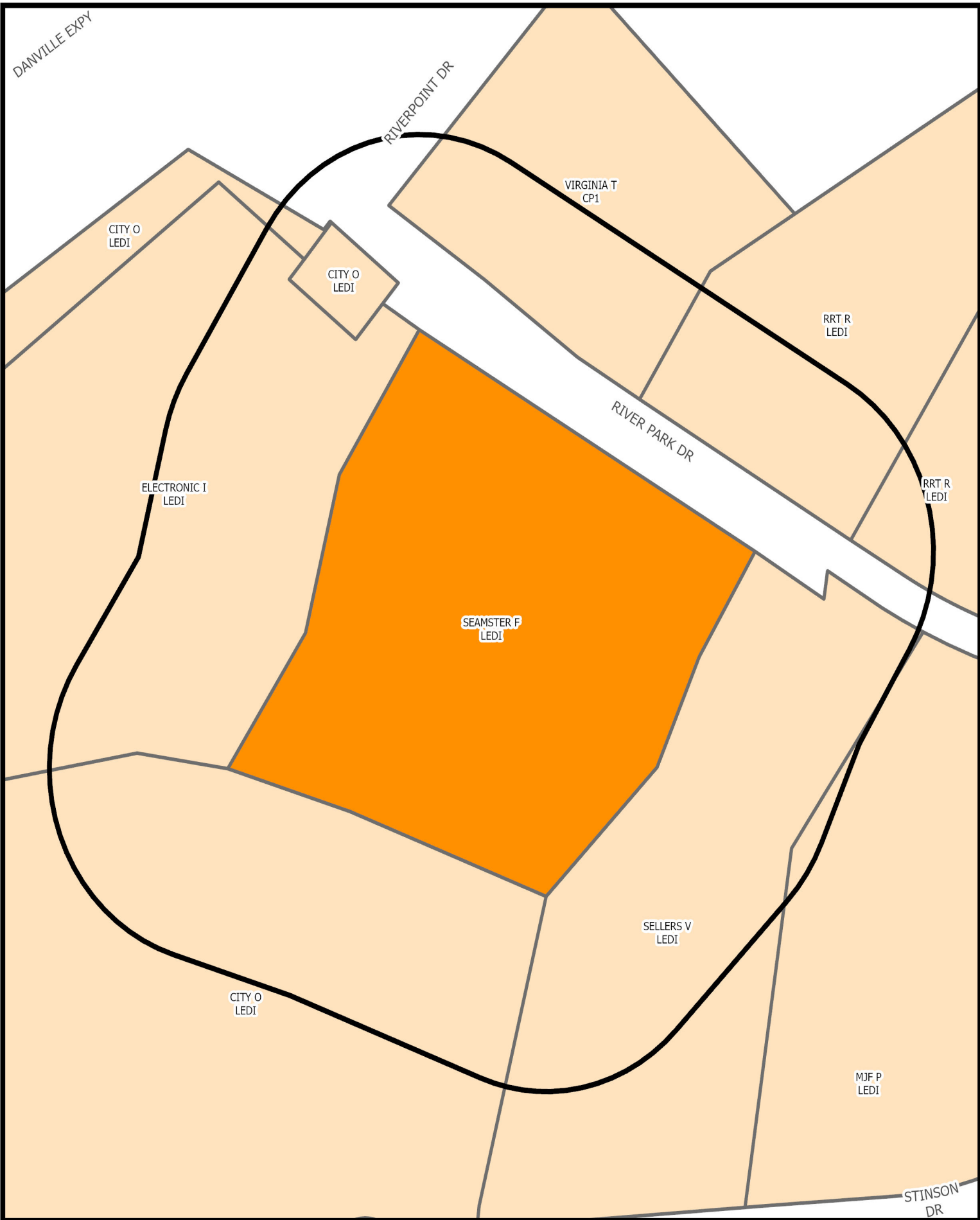


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00249

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.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Special Use Permit application PZ25-00249.

 RB

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2098

NEW BUSINESS F.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Special Use Permit Application to Allow a Contractor's Office, Shop, and Storage Yard at 810 Industrial Avenue.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00254 filed by BCH Properties, LLC Requesting a Special Use Permit 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.

On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit PZ25-00254 at Parcel ID 21609 (810 Industrial Avenue) with the following conditions:

1. All outdoor storage must be fenced with opaque screening.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to grant a Special Use Permit at Parcel ID 21609 (810 Industrial Avenue) for a contractor's office, shop and storage yard in accordance with Article 3.O, Section C, Item 5, with the following condition:

1. All outdoor storage must be fenced with opaque screening.

Attachments

1. Ordinance
 2. Application
-

3. Deed
 4. Aerials Map
 5. Owners Zoning Map
 6. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00254 FILED BY BCH PROPERTIES, LLC REQUESTING A SPECIAL USE PERMIT 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.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00254, filed by BCH Properties, LLC, requesting a Special Use Permit to allow a contractor's office, shop, and storage yard at Parcel ID 21609 (810 Industrial Avenue) in accordance with Article 3.O., Section C., Item 5, be and the same is hereby received, with the following condition(s):

1. All outdoor storage must be fenced with opaque screening.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00254, filed by BCH Properties, LLC, requesting a Special Use Permit to allow a contractor's office, shop, and storage yard at Parcel ID 21609 (810 Industrial Avenue) in accordance with Article 3.O., Section C., Item 5, is hereby granted and approved, with the following condition(s):

1. All outdoor storage must be fenced with opaque screening.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #:	<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

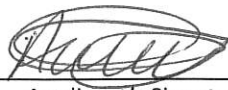
Property Location:	<u>810 industrial ave Danville Va. 24541</u>
Applicant:	<u>Ana G Ortega</u>
Applicant's Address:	<u>453 parker Rd Danville Va 24540</u>
Applicant's Phone Number:	<u>813 898 3815</u>
Applicant's Email:	<u>898 3815@gmail.com</u>

Describe Proposed Request: we trying to sell

flooring

Tile

granite Coontertops



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

PG11066 FEB-4 25 PG0035 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~~

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:

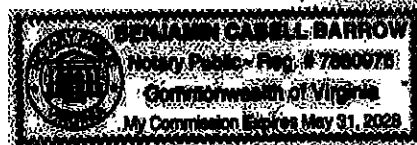
**PIEDMONT LANDS OF VIRGINIA, L.L.C.,
a Virginia limited liability company**

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

STATE OF VIRGINIA

CITY/COUNTY OF DANVILLE, TO-WIT:

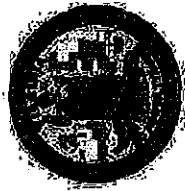
The foregoing Deed was sworn to and acknowledged before me this 3rd day of February, 2025, by William J. Gentry, Jr., Managing Member of Piedmont Lands of Virginia, L.L.C., a Virginia limited liability company, Grantor herein.


Notary PublicMy commission expires: 2-31-2028Notary Registration Number: 7480976

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 TIME : 15:12:00
RECEIPT # : 25000001021 TRANSACTION # : 25020400037
CASHIER : ASH REGISTER # : E873
INSTRUMENT : 2500000378 BOOK :
GRANTOR : PIEMONT 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 PAYMENT : FULL PAYMENT
RECORDED : 02/04/2025 AT : 15:10
EX : N LOC : CI
EX : N PCT : 100%

PAGE :

OP : 0

PAGES : 003

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

RECORDED		INDEXED	
035	VIRGINIA OUTDOOR FOUNDATION	145	VSLF
106	TECHNOLOGY TRST FND	301	CLERK RECORDING/INDEXING FEE

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



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.



Page 141 of 357



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00254

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 3.0 Section C Item 5.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Special Use Permit application PZ25-00254 with the following conditions:

1. All outdoor storage must be fenced with opaque screening.

A handwritten signature in blue ink that reads "Steve Petrick" with a stylized "RB" to the right.

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2099

NEW BUSINESS G.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Consideration of Rezoning Parcels 77922, 77921, 77920, 77919, 77925, and 71138.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" A-R Attached Residential Parcel IDS 77922, 77921, 77920, 77919, 77925 and 71138 (Kayewood Lane).

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.

On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request PZ25-00255 to rezone Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918,

and 77608 from S-R, Suburban Residential to A-R, Attached Residential 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.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance rezone Parcel IDs 77925, 71143, 77922, 77921, 71138, 77920, 77919, 77918, and 77608 from S-R, Suburban Residential to A-R, Attached Residential 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. Ordinance
 2. Exhibit A
 3. Application
 4. Master Plan
 5. Floor Plans
 6. Aerials Map
 7. Vandola Owners Zoning Map
 8. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM S-R SUBURBAN RESIDENTIAL TO “CONDITIONAL” A-R ATTACHED RESIDENTIAL PARCEL IDS 77922, 77921, 77920, 77919, 77925 AND 71138 (KAYEWOOD LANE).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Blackstone Building Group LLC, has requested to rezone from the S-R Suburban Residential zoning district to the A-R Attached Residential zoning district, Parcel IDs 77922, 77921, 77920, 77919, 77925 and 71138 (Kayewood Lane), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ25-000255, filed by Blackstone Building Group LLC, requesting to rezone from the S-R Suburban Residential zoning district to the “Conditional” A-R Attached Residential zoning district, Parcel IDs 77922, 77921, 77920, 77919, 77925 and 71138 (Kayewood Lane) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that in accordance with the Code of the City of Danville, Virginia, the conditions proffered by Blackstone Building Group LLC, requesting to rezone from S-R Suburban Residential to “Conditional” A-R Attached Residential at Parcel IDs 77922, 77921, 77920, 77919, 77925 and 71138 (Kayewood Lane) of the City of Danville, Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof by reference are accepted and approved; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ25-00255, filed by Blackstone Building Group LLC, requesting to rezone from the S-R Suburban Residential zoning district

to the "Conditional" A-R Attached Residential zoning district, Parcel IDs 77922, 77921, 77920, 77919, 77925 and 71138 (Kayewood Lane) of the City of Danville, Virginia Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof, be, the same is hereby, approved; and

BE IT FINALLY ORDAINED that Parcel IDs 77922, 77921, 77920, 77919, 77925 and 71138 of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Exhibit A

CITY OF DANVILLE

BEFORE THE CITY COUNCIL:

IN RE: "CONDITIONAL" REZONING OF APPROXIMATELY 35.66 ACRES ON KAYEWOOD LANE AND RIVERSIDE DRIVE, OTHERWISE KNOWN AS PARCELS 77922, 77921, 77920, 77919, 77925, AND 71138, OF THE CITY OF DANVILLE, VIRGINIA, ZONING DISTRICT MAP

PROFFER OF CONDITIONS:

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. The applicant is requesting to rezone to allow attached residential dwellings.

TO THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL FOR THE
CITY OF DANVILLE, VIRGINIA.

Being in accordance with Sec.15.2-2296 of the Code of Virginia, 1950, as amended, the Petitioner, the City of Danville, hereby voluntarily proffers the following conditions to the rezoning, from S-R Suburban Residential to "Conditional" A-R Attached Residential, of the parcels of land described above:

The property shall be zoned "Conditional" A-R Attached Residential as provided in the Code of the City of Danville, Virginia, 1986, as amended, 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.

Applicant

Date



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: _____

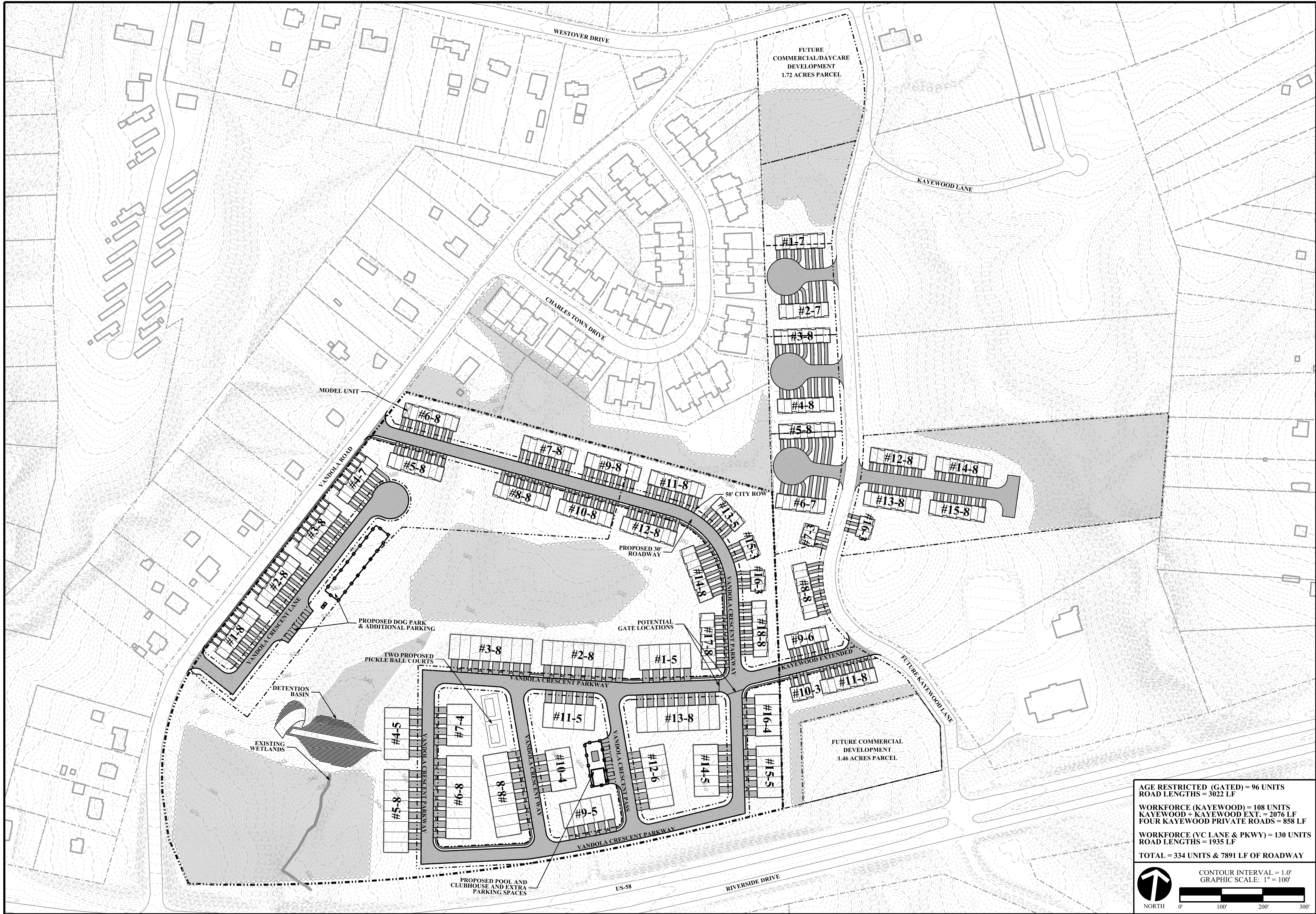
Property Address: _____ Gross Area/ Net Area: _____

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			

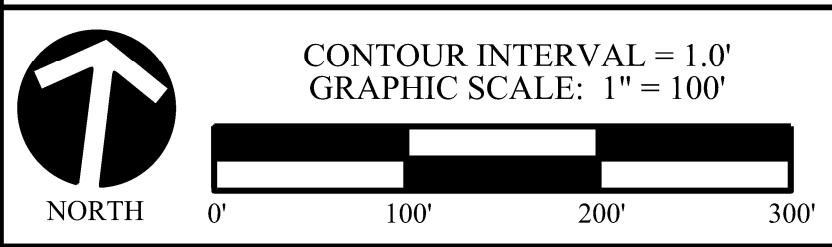


AGE RESTRICTED (GATED) = 96 UNITS
ROAD LENGTHS = 3022 LF

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



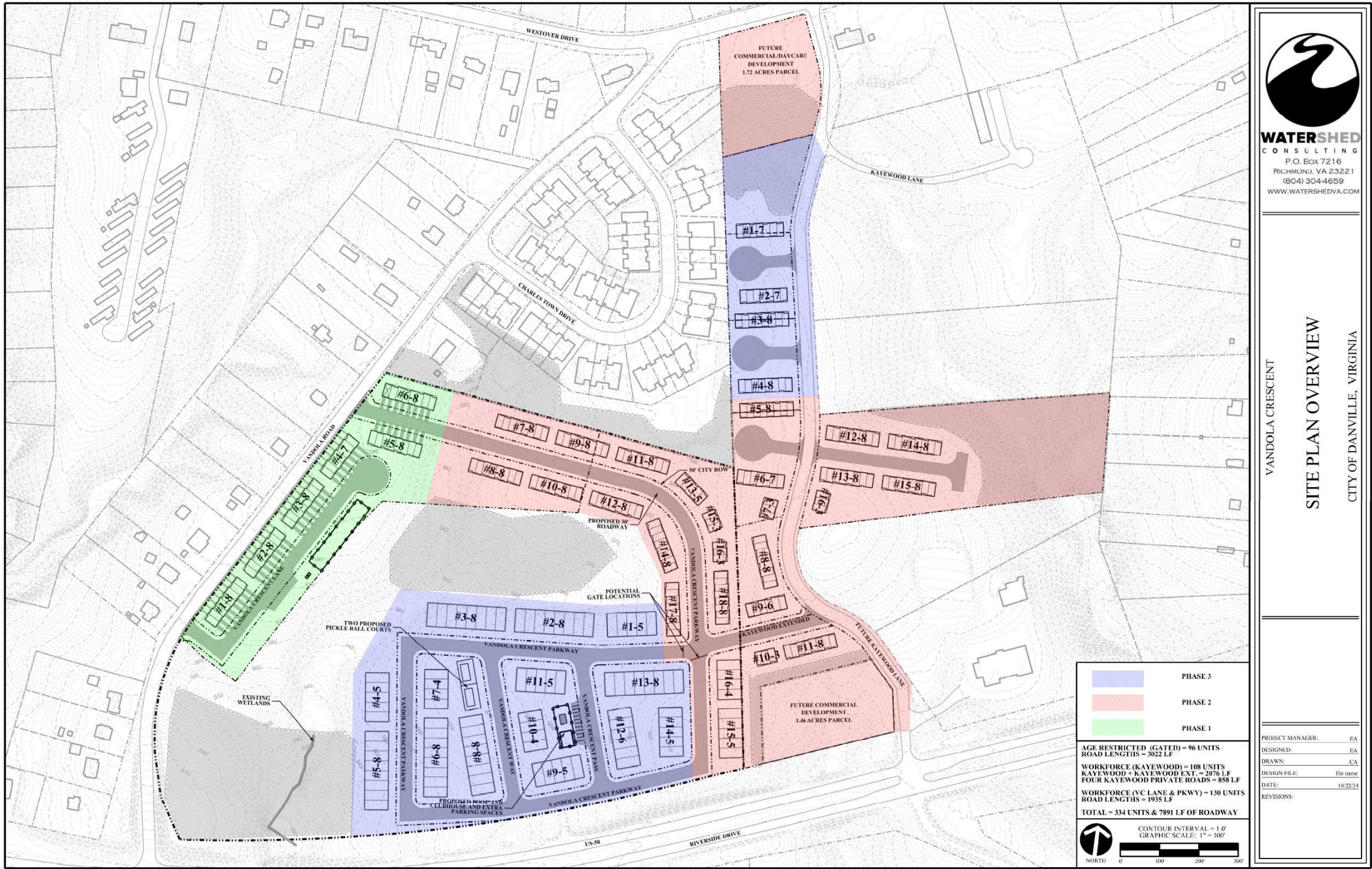
PROJECT MANAGER:	EA
DESIGNED:	EA
DRAWN:	CA
DESIGN FILE:	file name
DATE:	11/6/24
REVISIONS:	

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

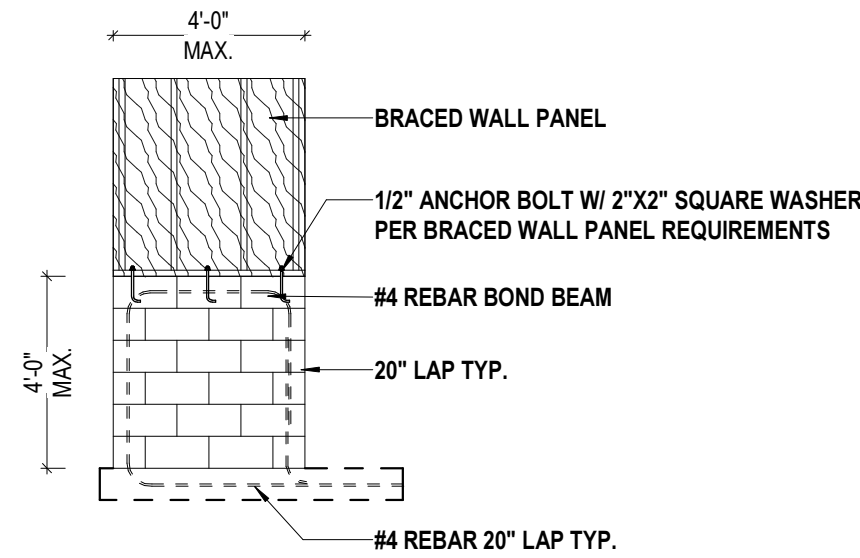


Longevity Home Solutions

age in place • multigenerational • adaptability

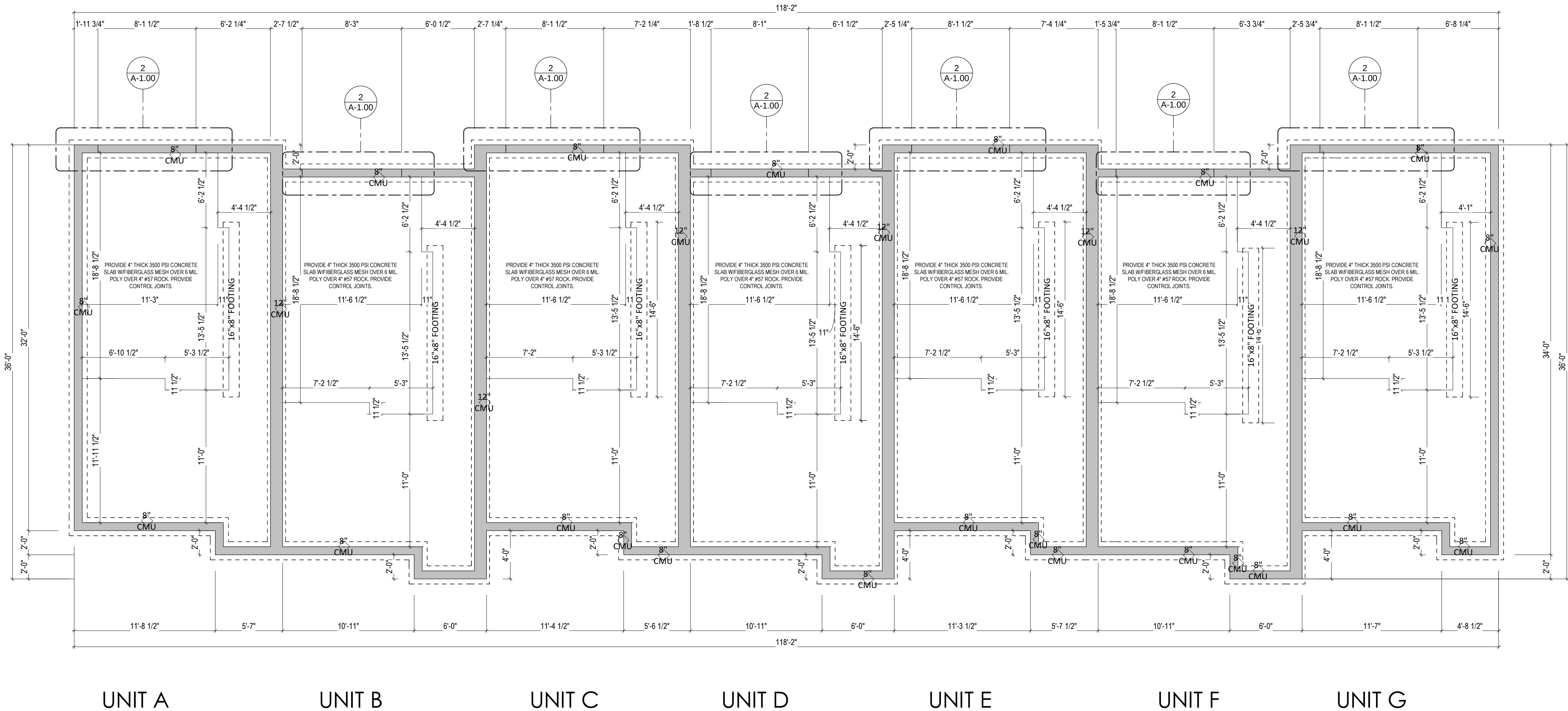
PERMIT SET

- 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.



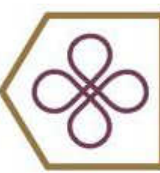
2 STEM WALL DETAIL

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



1 FOUNDATION PLAN

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

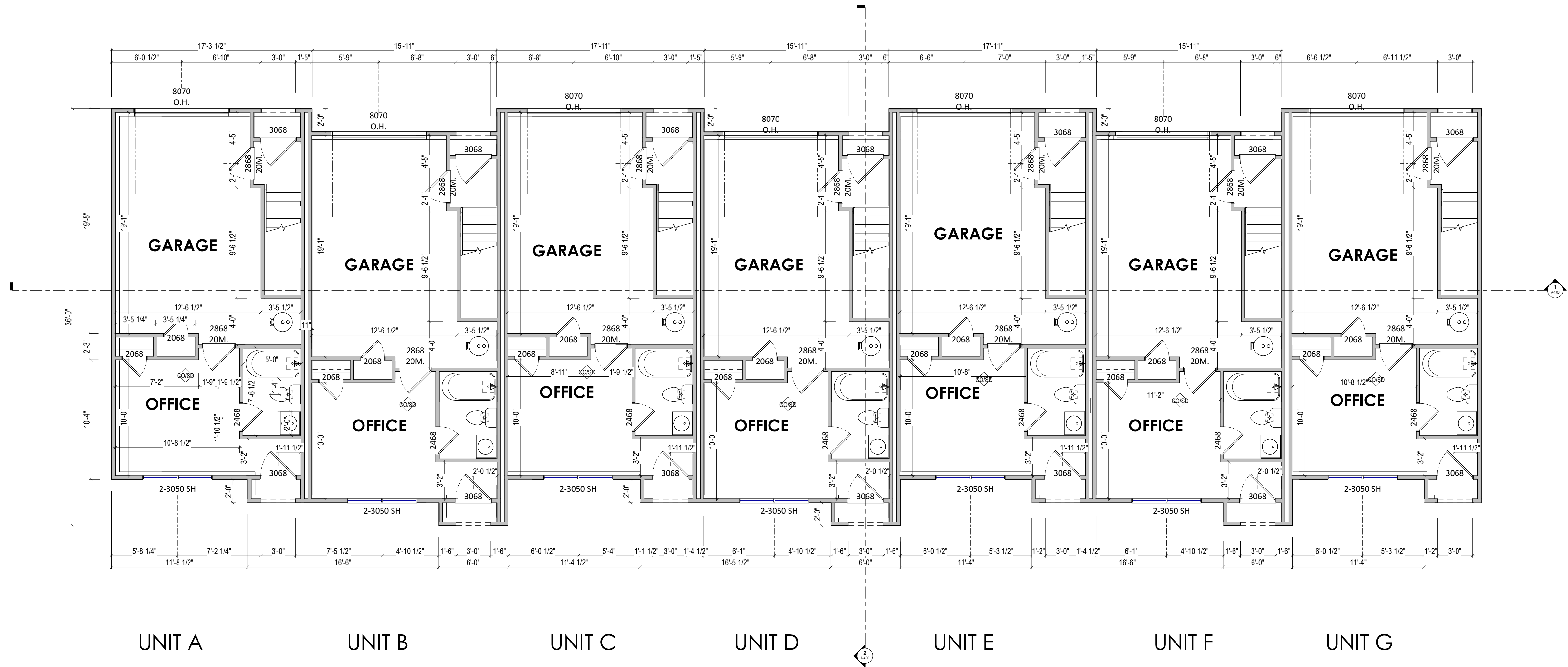
SHEET
Foundation Plan

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

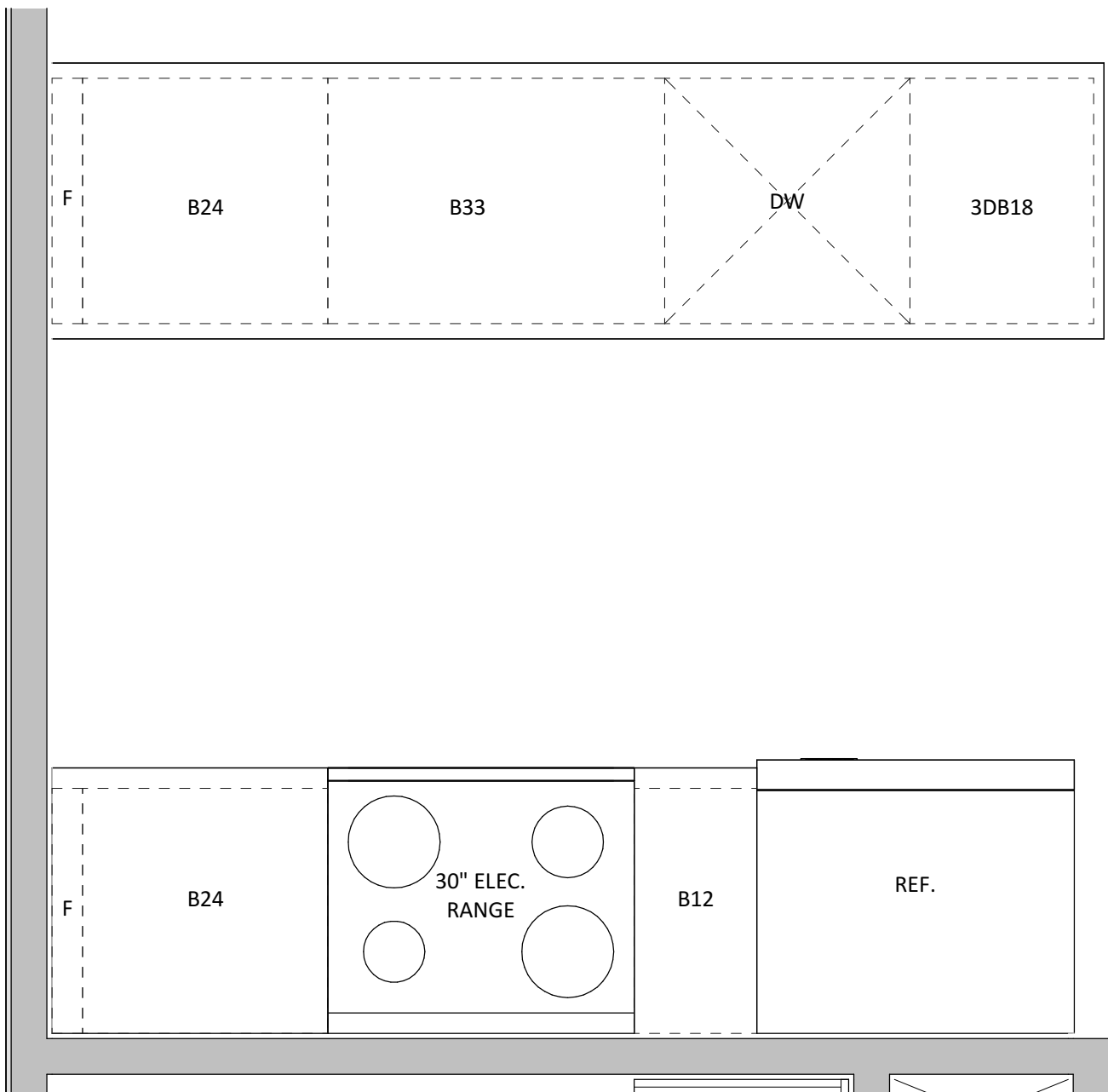
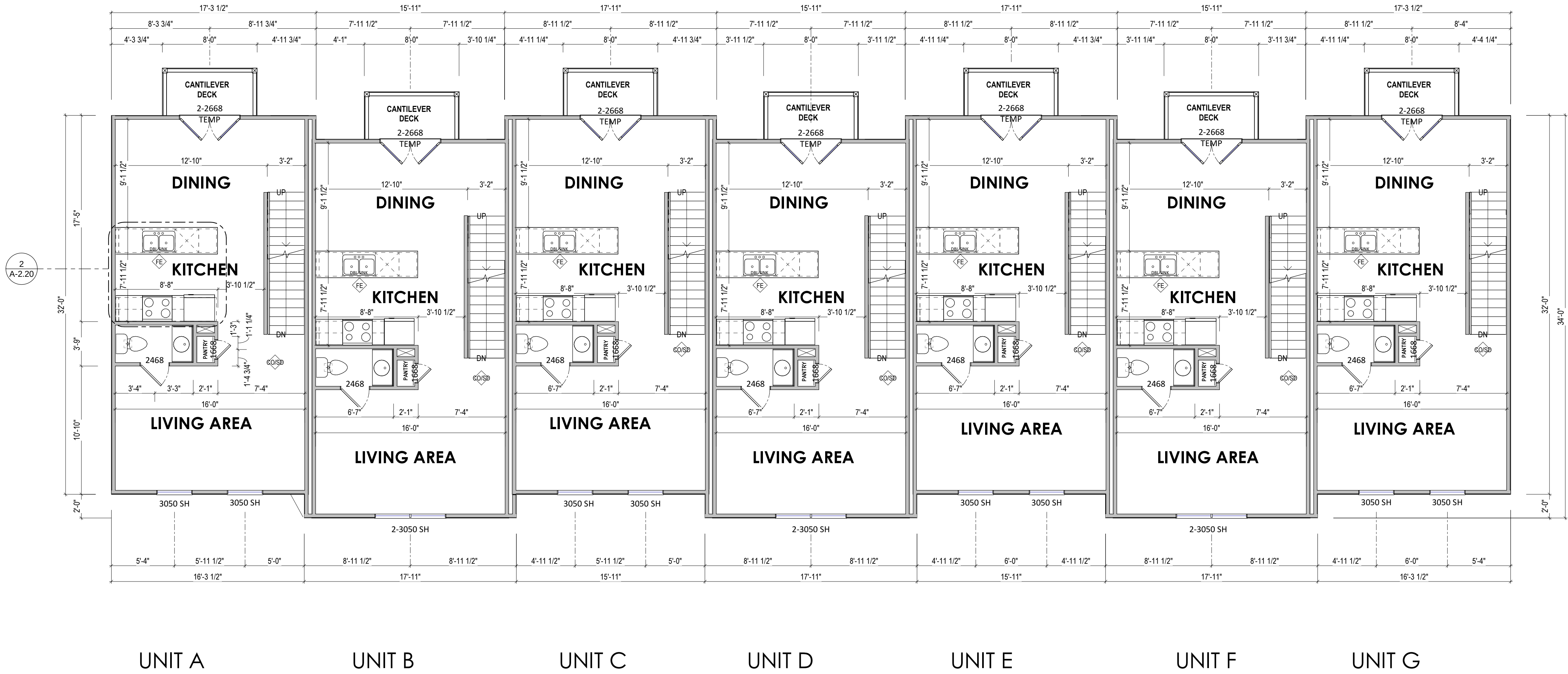


Longevity Home Solutions
age in place - multigenerational - adaptability

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

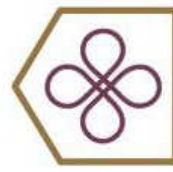
CLIENT	LONGEVITY SOLUTIONS		
	DANVILLE		
PROJECT	MULTI-FAMILY		
	7 UNIT REAR LOAD		
ISSUE DATE	12/6/24		
	DRAWN BY Pinnacle Design RVA		
SHEET NUMBER	A-2.00		
	1st Floor Plan		

- 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



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
2nd Floor Plan

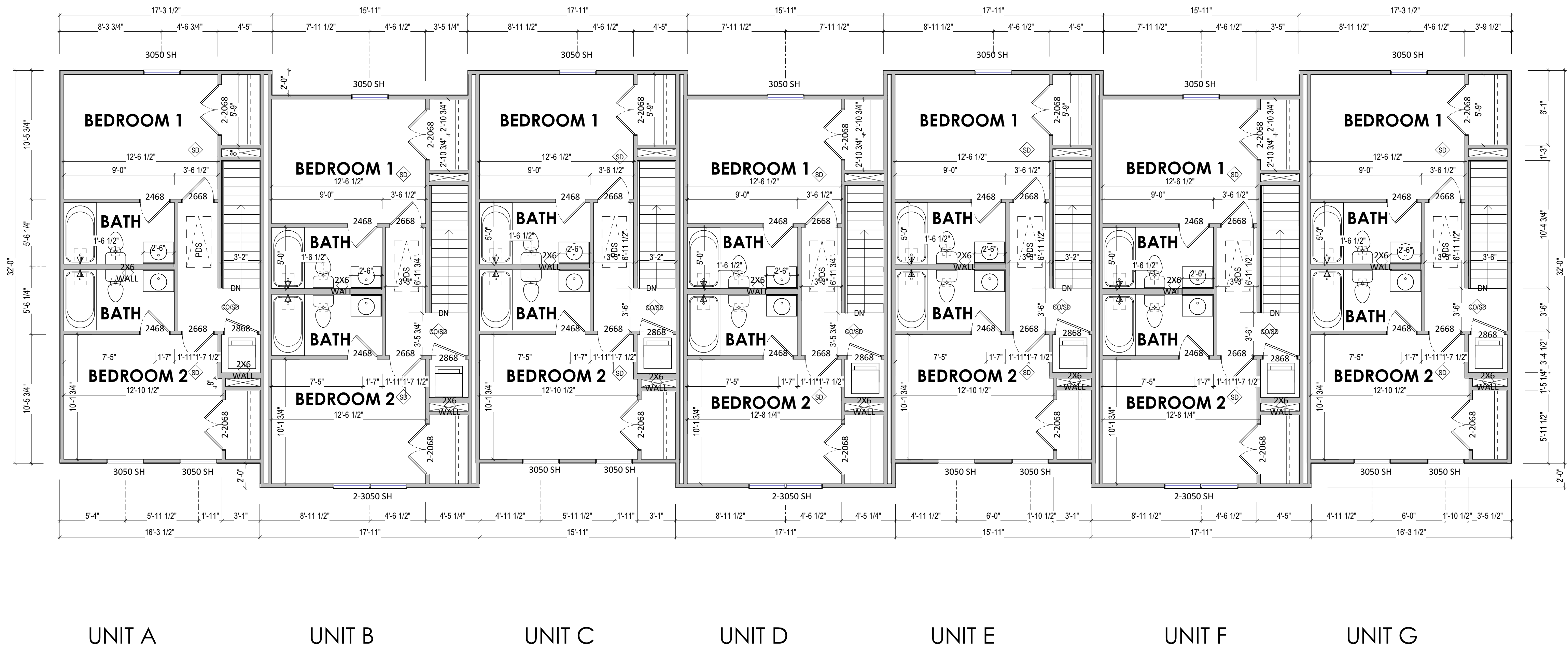
ISSUE DATE
12/6/24

DRAWN BY
**PINNACLE DESIGN
RVA**

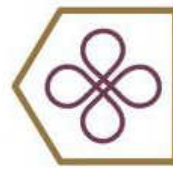
SHEET NUMBER

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



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
3rd Floor

ISSUE DATE
12/6/24

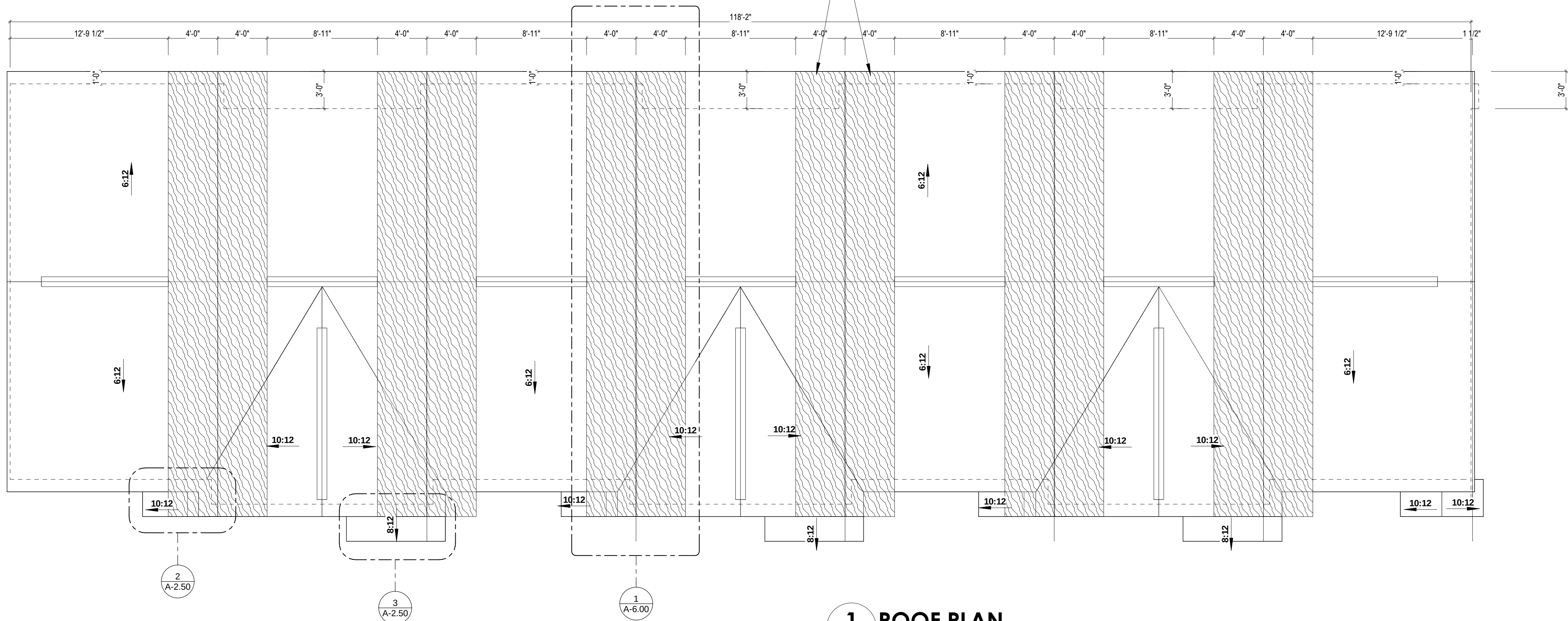
DRAWN BY
**PINNACLE DESIGN
RVA**

SHEET NUMBER
A-2.30

GENERAL ROOF PLAN NOTES:

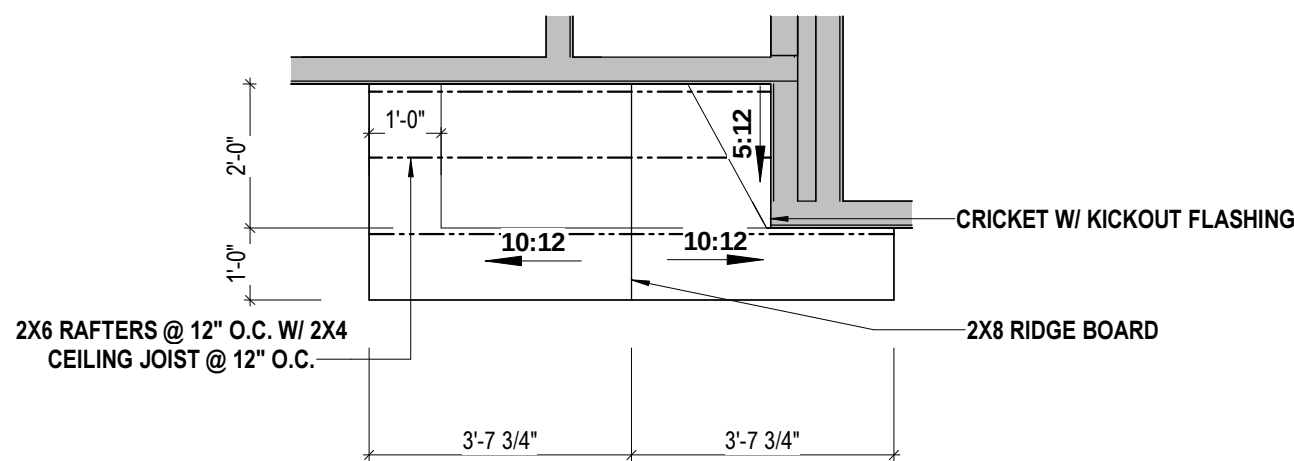
- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING. U.N.O. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF 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;



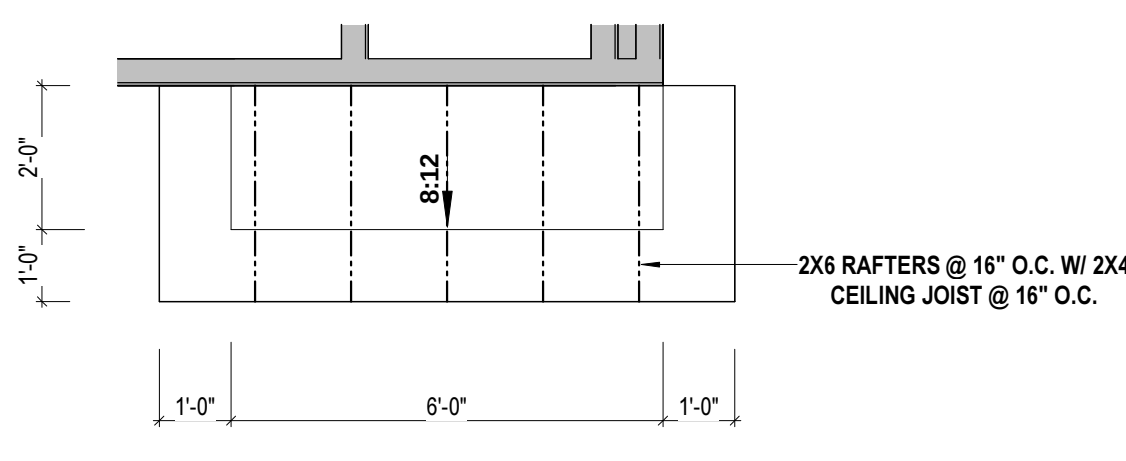
1 ROOF PLAN

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



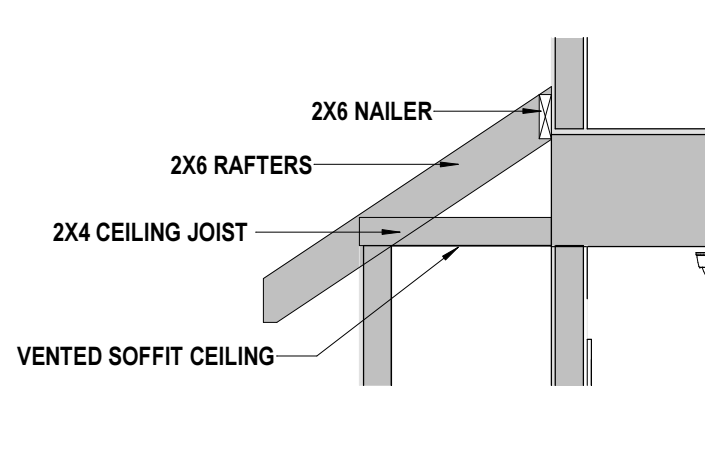
2 GABLE PORCH ROOF DETAIL

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



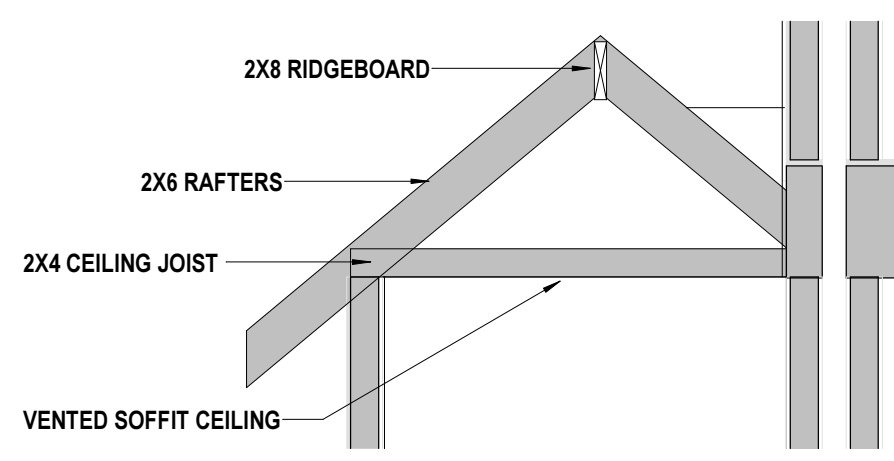
3 SHED PORCH ROOF DETAIL

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



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 Roof Plan

ISSUE DATE 12/6/24

DRAWN BY 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

FRONT VIEW

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

PROJECT

MULTI-FAMILY

SERIES

7 UNIT REAR LOAD

SHEET

Elevations

ADDRESS

DANVILLE

ISSUE DATE

12/6/24

DRAWN BY

PINNACLE DESIGN

RVA

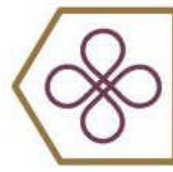
SHEET NUMBER

A-3.00

Page 157 of 357



1 REAR VIEW
A-3.10 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

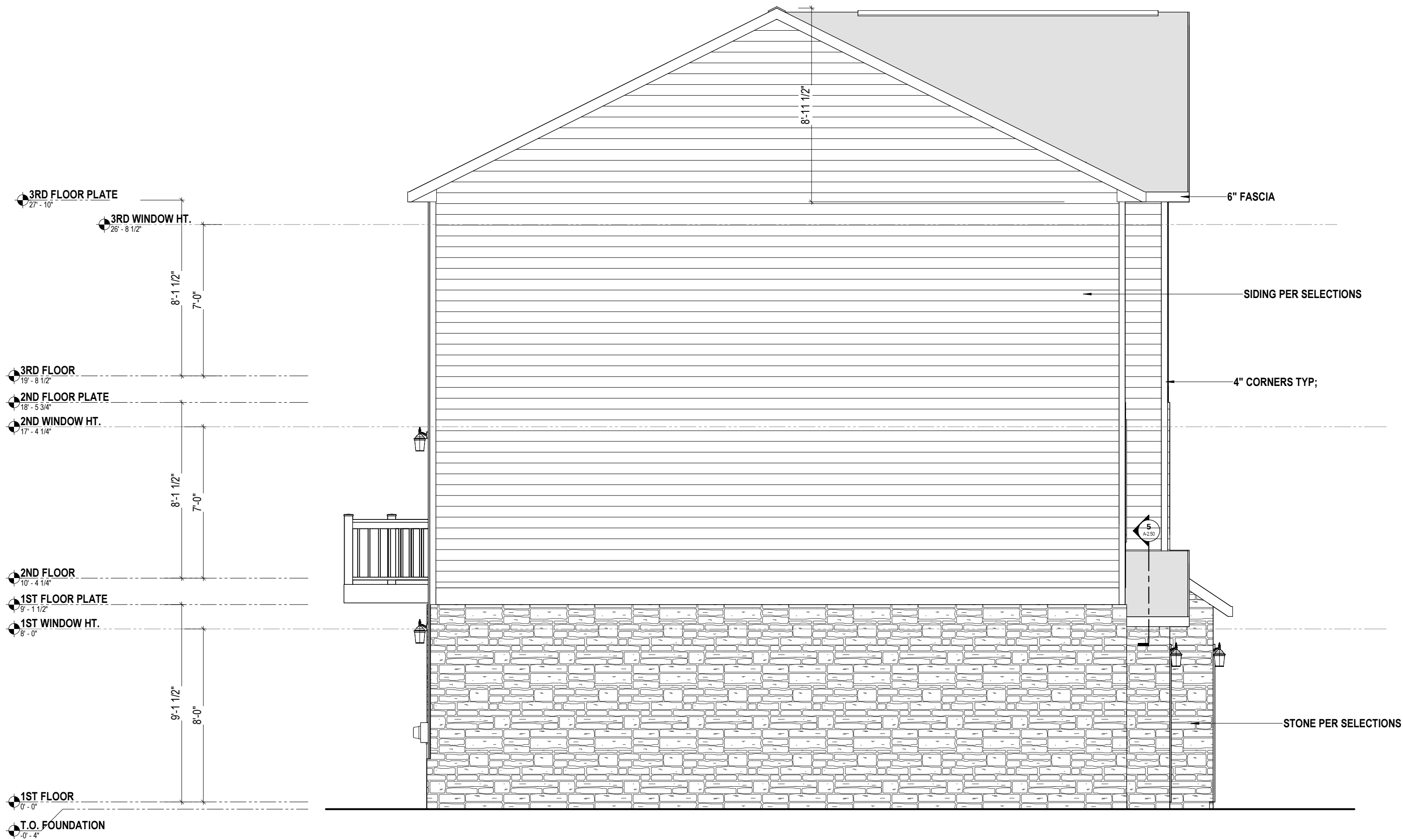
SERIES
7 UNIT REAR LOAD

SHEET
Elevations

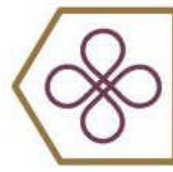
ISSUE DATE
12/6/24

DRAWN BY
**PINNACLE DESIGN
RVA**

SHEET NUMBER
A-3.10



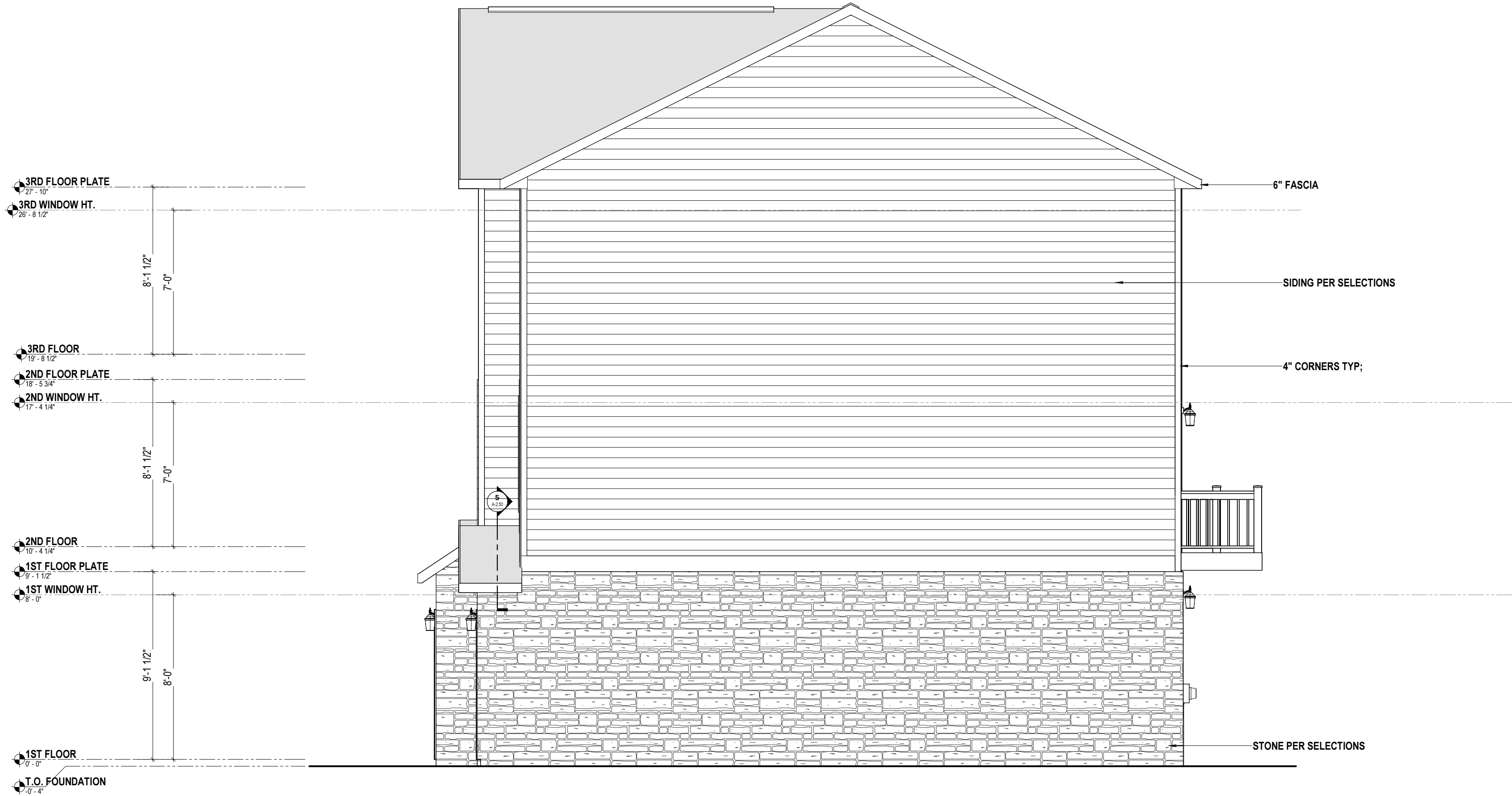
1 LEFT VIEW
A-3.20 1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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



1 RIGHT VIEW

A-3.30

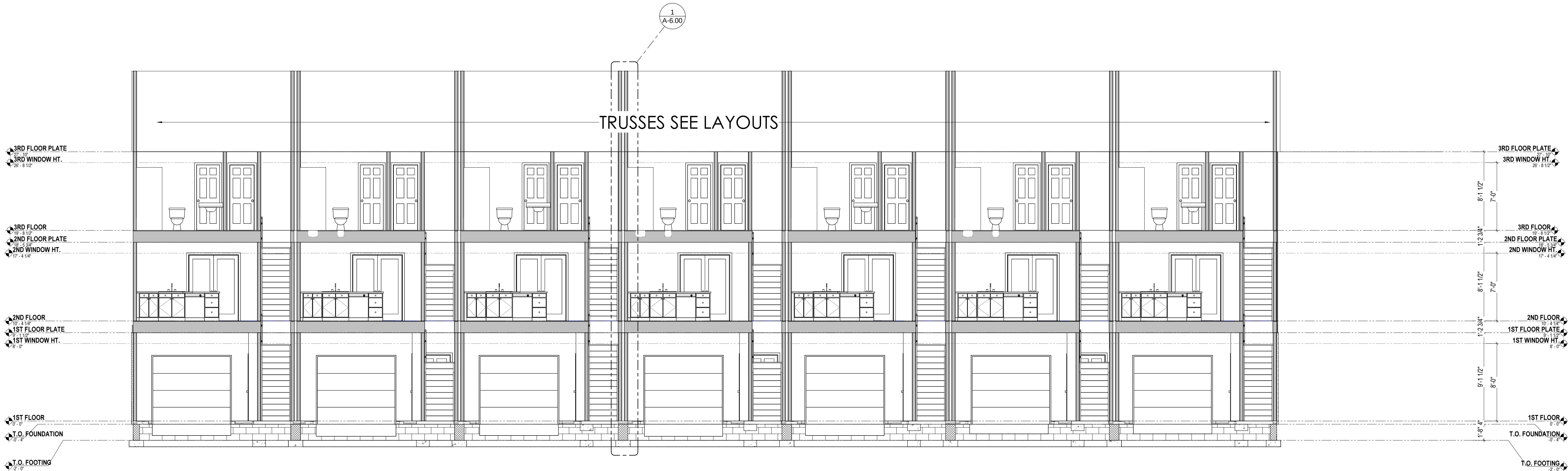
1/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



Longevity Home Solutions
age in place - multigenerational - adaptability

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

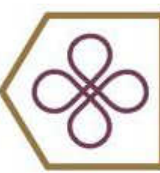
PROJECT MULTI-FAMILY	CLIENT	LONGEVITY SOLUTIONS	
	SERIES		ADDRESS
	7 UNIT REAR LOAD		DANVILLE
SHEET Elevations			
ISSUE DATE			
12/6/24			
DRAWN BY			
PINNACLE DESIGN			
RVA			
SHEET NUMBER			
A-3.30			



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



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

CLIENT

PROJECT
MULTI-FAMILY

PROJECT

SERIES
7 UNIT REAR LOAD

SERIES

SHEET
Building Sections

SHEET

ADDRESS

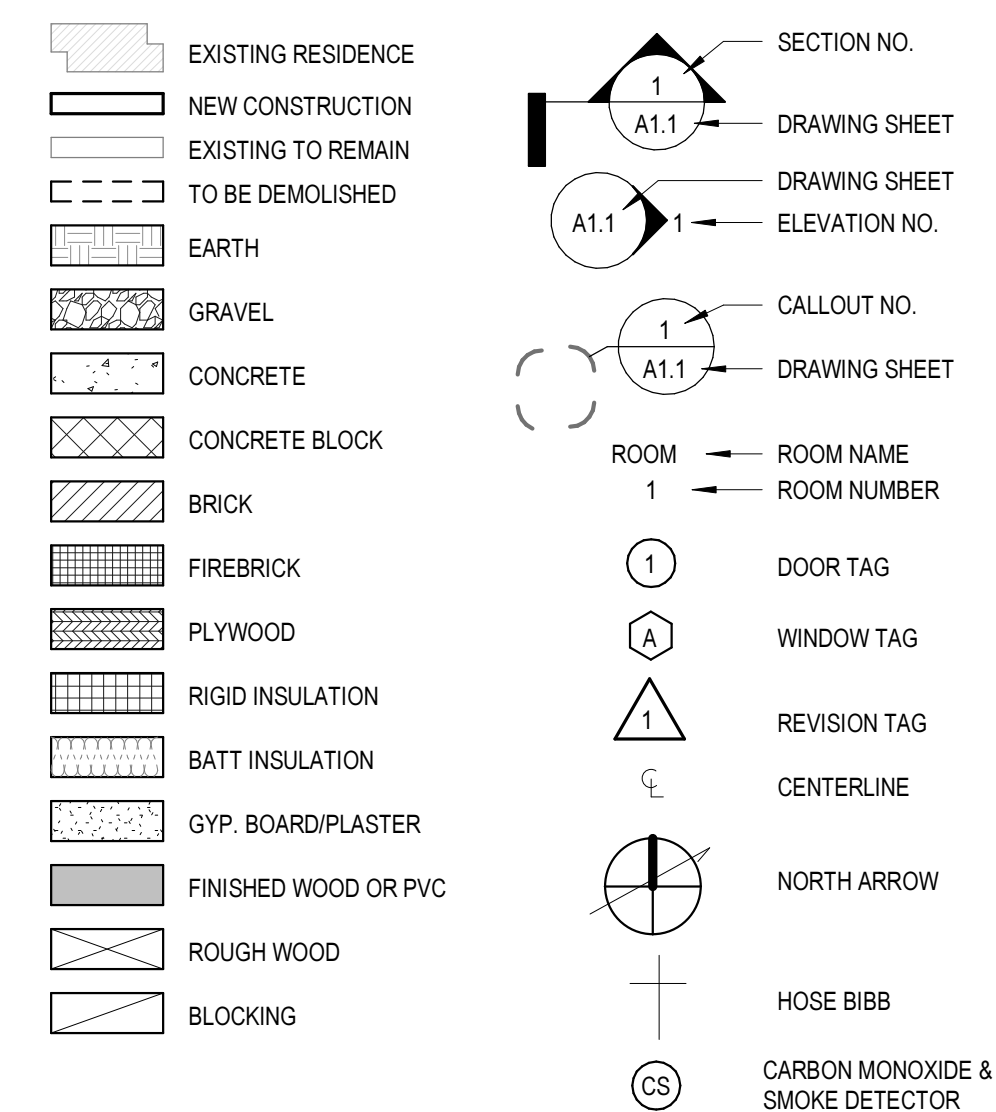
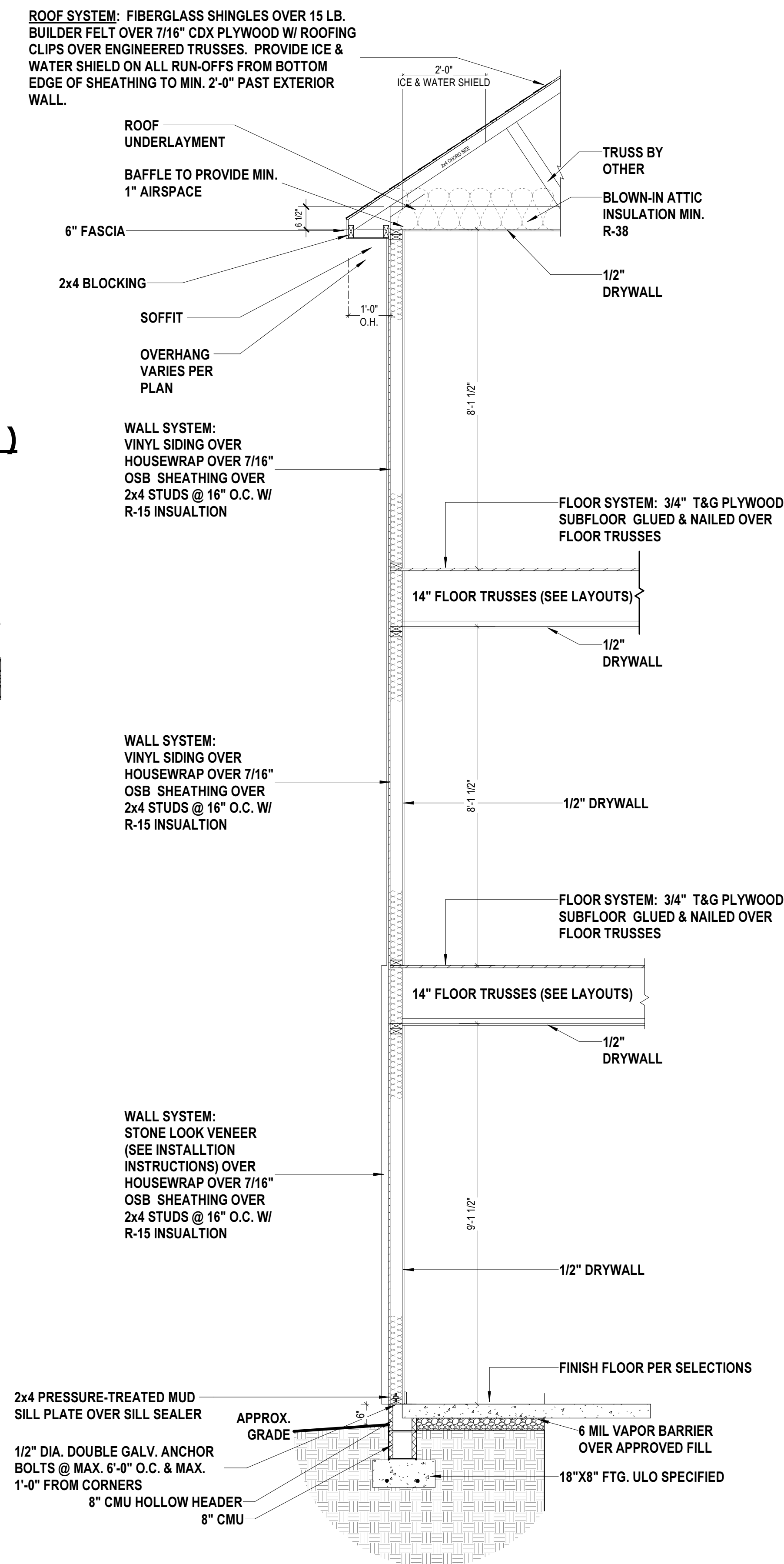
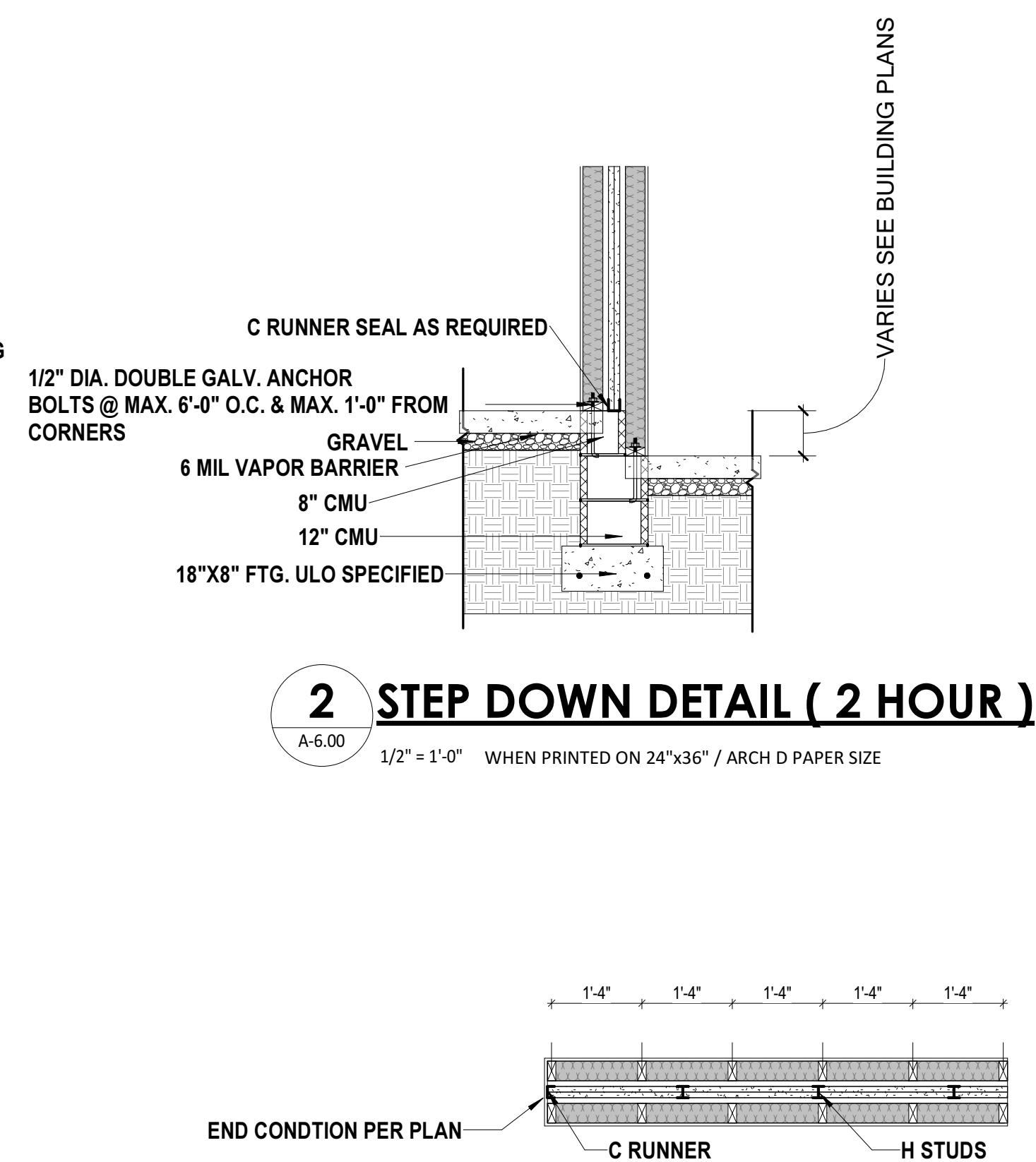
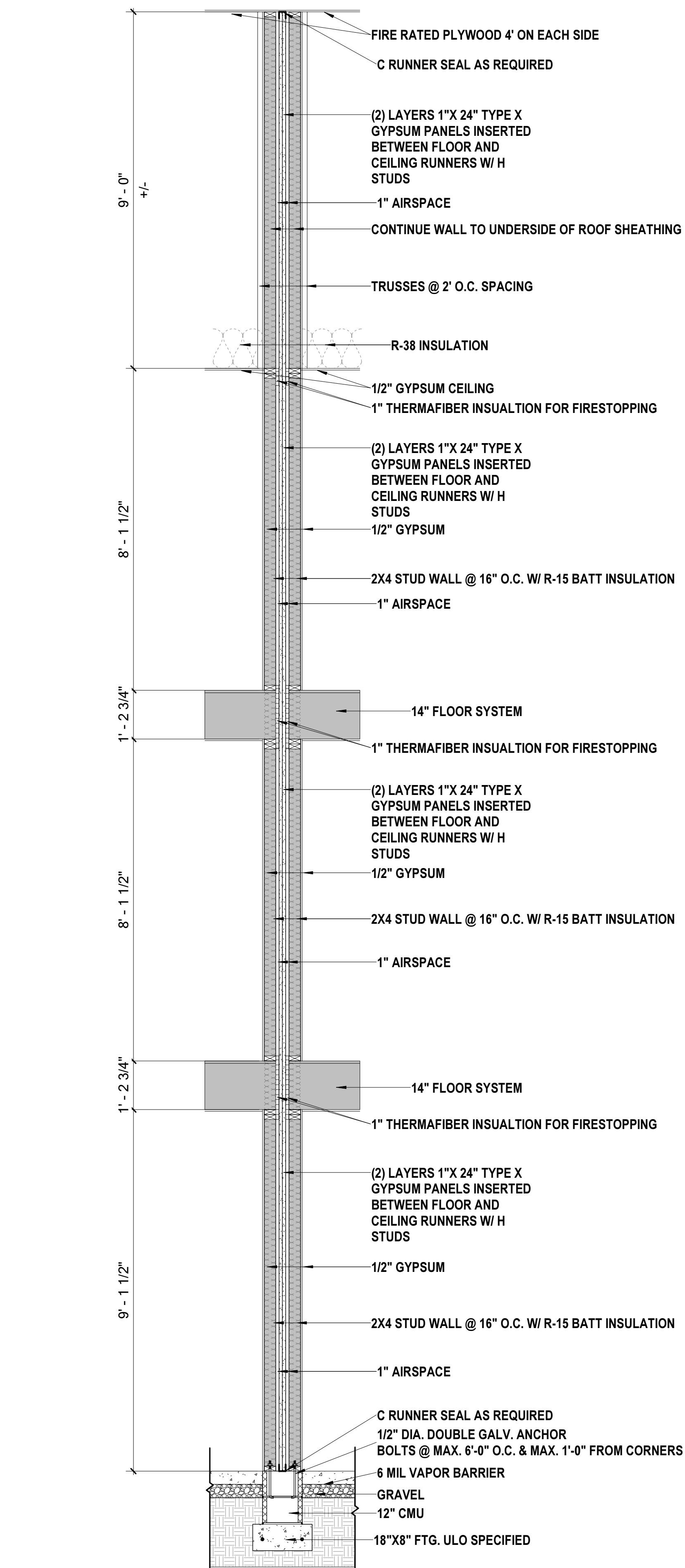
DANVILLE

ISSUE DATE
12/6/24

DRAWN BY
**PINNACLE DESIGN
RVA**

SHEET NUMBER

A-4.00



ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
CONC	CONCRETE
CONT	CONTINUOUS
DIM	DIMENSION
DN	DOWN
EXTG	EXISTING
FBGL	FIBERGLASS
FTG	FOOTING
GALV	GALVANIZED
HYAC	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





ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DOOR BELL BUTTON
	3-WAY SWITCH		DOOR BELL CHIME
	4-WAY SWITCH		DOOR BELL CHIME
	DAMPER SWITCH		GARAGE DOOR BUTTON
	220 VOLT OUTLET		UPSERVE OUTLET
	DUPLEX 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		TUFF REFLEX LIGHT
	FLUSH MOUNT LIGHT		HANGING LIGHT
	PENDANT LIGHT		MINIATURE PLUG LIGHT
	RECESSED CAN LIGHT		RECESSED VERNAL LIGHT
	FLUORESCENT LIGHT RECTANGULAR		FLUORESCENT LIGHT ROUND
	CEILING FAN		LIGHT w/ FAN ROUGH
	LIGHTED CEILING FAN		LIGHT & FAN ROUGH

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

CLIENT

LONGEVITY SOLUTIONS

PROJECT

MULTI-FAMILY

SERIES

7 UNIT REAR LOAD

SHEET

2nd Floor Electrical Plan

ISSUE DATE

12/6/24

DRAWN BY

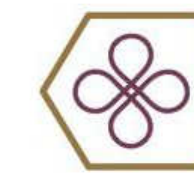
PINNACLE DESIGN
RVA

SHEET NUMBER

E-2.20

Longevity Home Solutions
age in place - multigenerational - adaptability

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



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

DANVILLE ADDRESS

PROJECT MULTI-FAMILY

SERIES
7 UNIT REAR LOAD

SHEET
3rd Floor Electrical Plan

ISSUE DATE
12/6/24

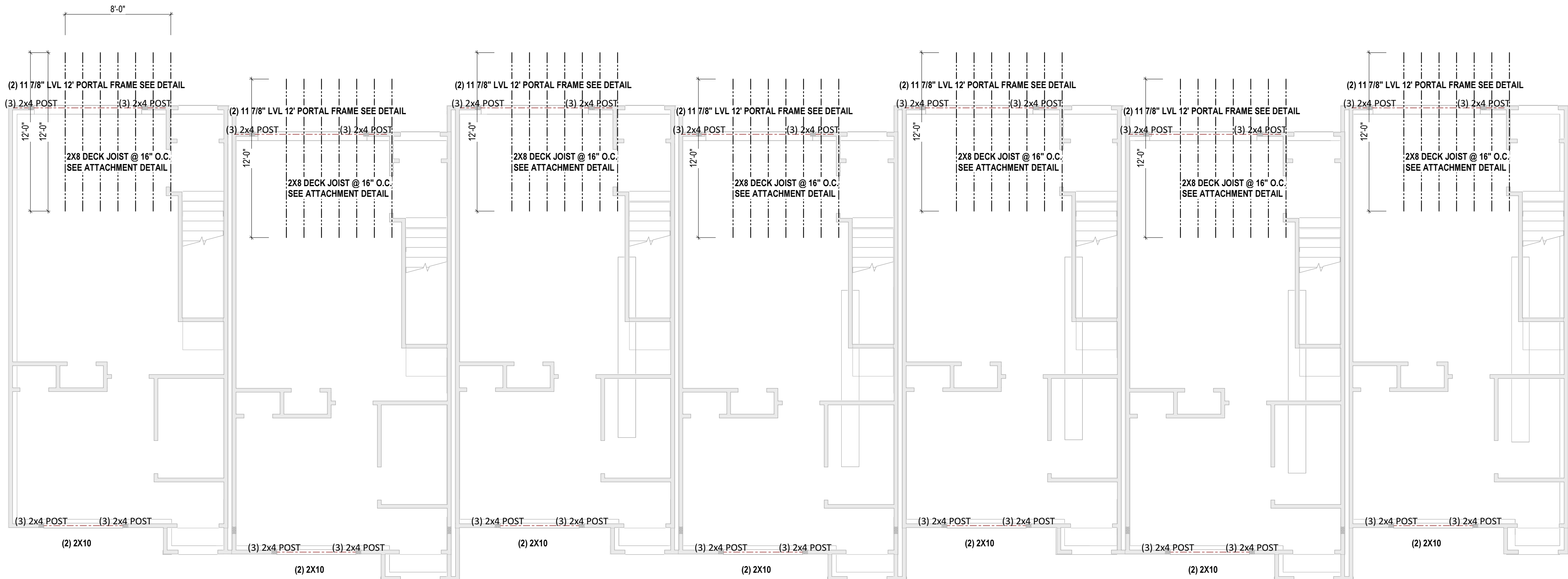
DRAWN BY
PINNACLE DESIGN
RVA

SHEET NUMBER
E-2.30

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 DECK ATTACHMENT DETAIL

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



1 1ST FLOOR STRUCTURAL PLAN

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

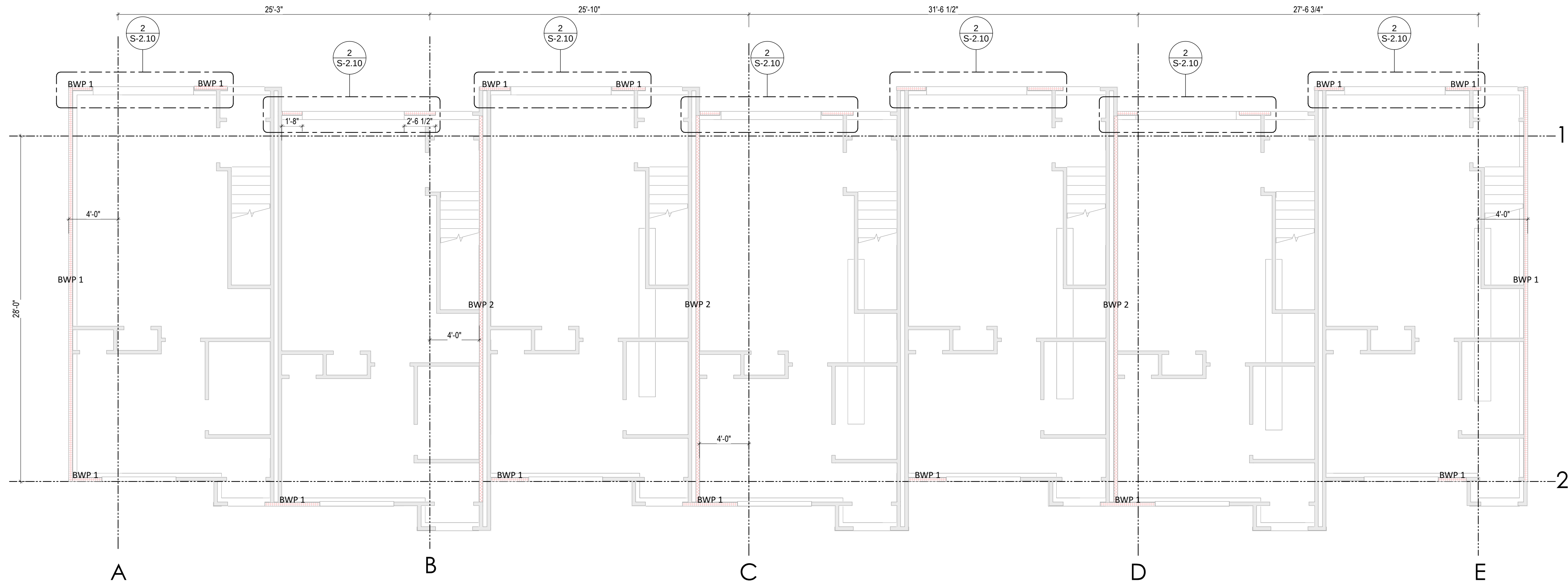
SERIES 7 UNIT REAR LOAD

SHEET 1st Floor Structural Plan

ISSUE DATE 12/6/24

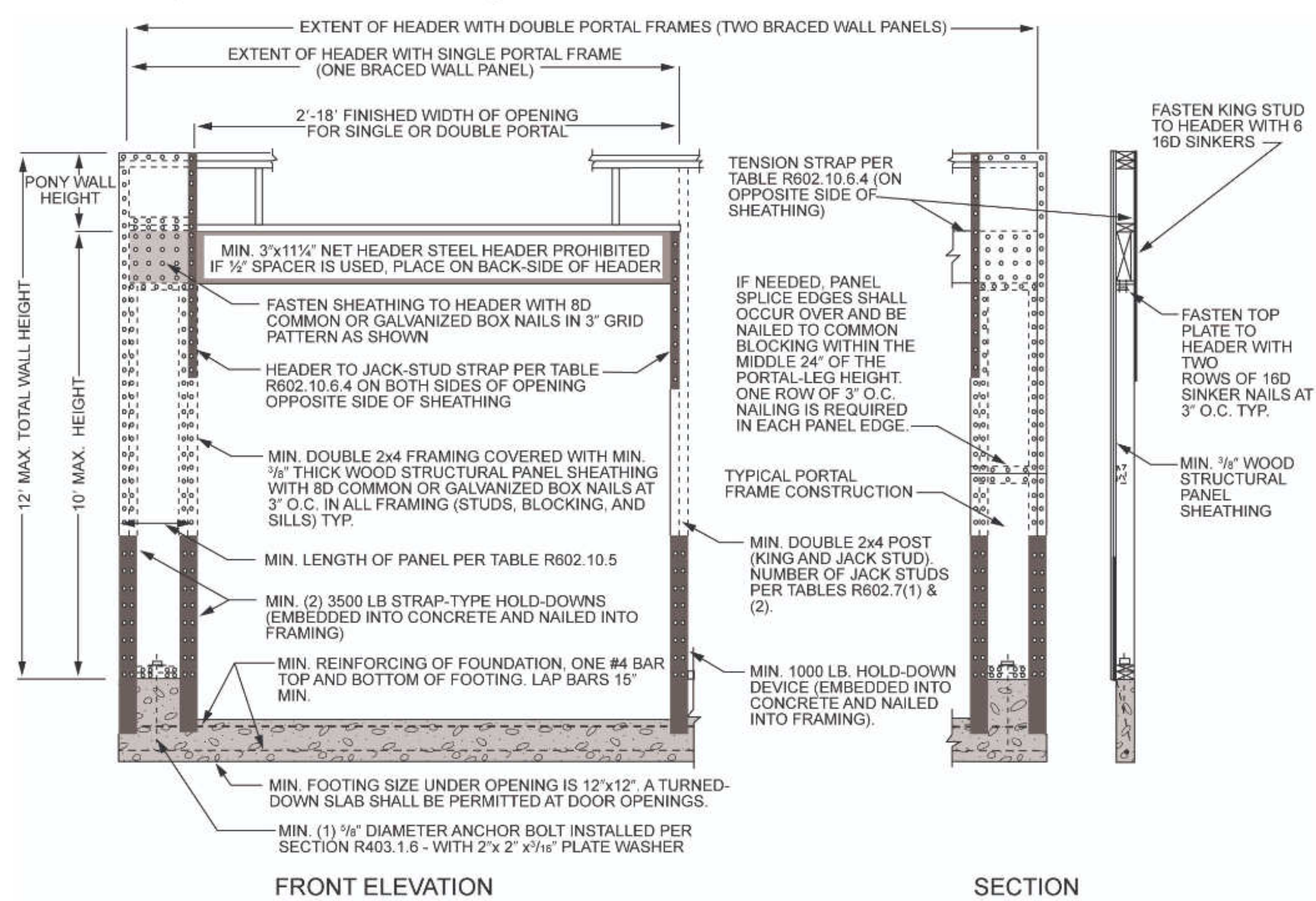
DRAWN BY PINNACLE DESIGN
RVA

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.

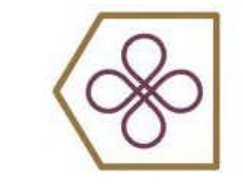


2 PORTAL FRAME DETAIL - GARAGE2
S-2.10 3/4" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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)		25.25		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						
	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)		8.58		21.94		24.45		25.11		10.11		15.08		15.08							
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 (se)	31.25	GB (se)	31.25	GB (se)	31.25	CS-WSP	32.00	CS-WSP	3.00	CS-WSP	2.86					
		2												CS-WSP	3.99	CS-WSP	3.00				
		3												CS-WSP	3.75	CS-WSP	4.50				
		4												CS-WSP	3.99	CS-WSP	3.00				
		5												CS-WSP	3.75	CS-WSP	4.50				
		6												CS-WSP	3.99	CS-WSP	2.33				
7												CS-WSP	4.13								
Actual BWP Length (ft)		32.00		31.25		31.25		31.25		32.00		25.80		19.99							
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 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				
BWL Compliance		PASS		PASS		PASS		PASS		PASS		PASS		PASS							



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
1st Floor Bracing Plan

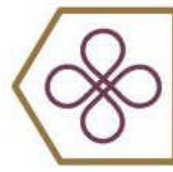
ISSUE DATE
12/6/24

DRAWN BY
PINNACLE DESIGN
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



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

2nd Floor Structural Plan

ISSUE DATE

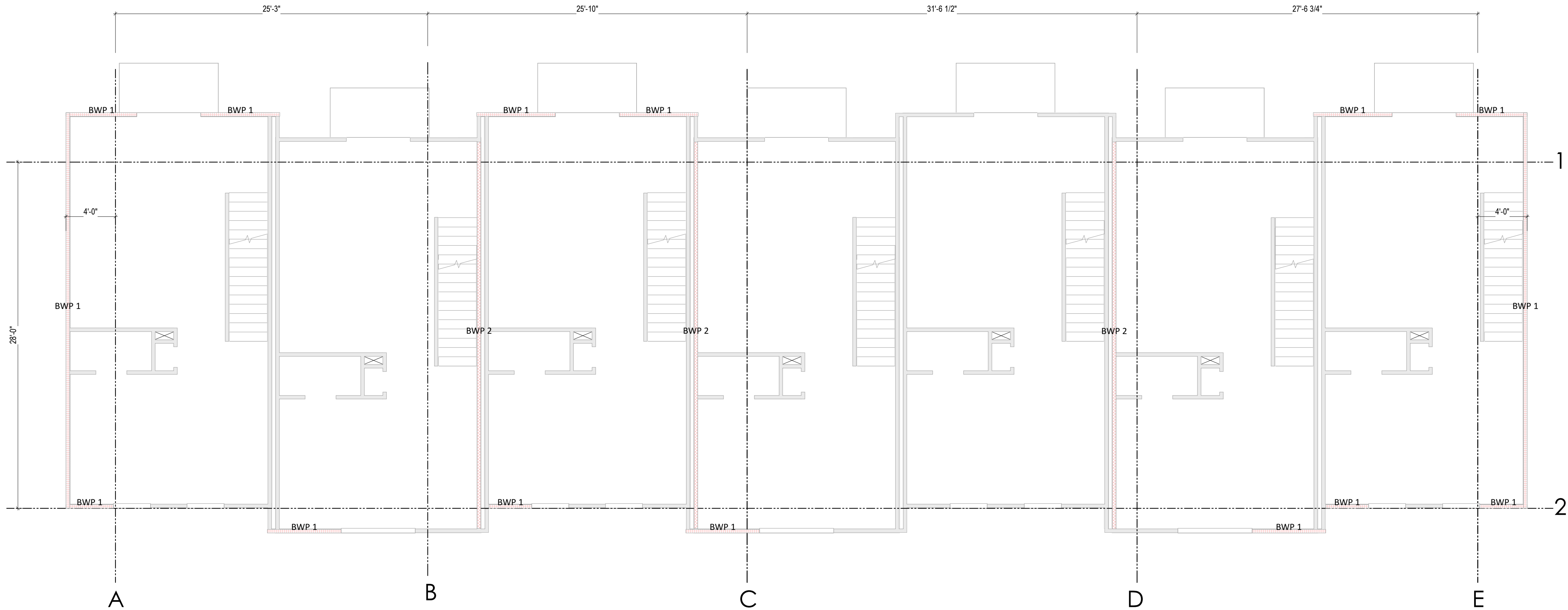
12/6/24

DRAWN BY

**PINNACLE DESIGN
RVA**

SHEET NUMBER

S-2.20

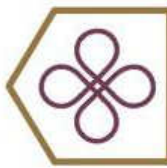


1 2ND FLOOR BRACING PLAN
S-2.30 3/16" = 1'-0" WHEN PRINTED ON 24"x36" / ARCH D PAPER SIZE



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		16.56		15.71		6.56		9.85		9.85						
Actual BWPs	Contributing Length (ft) WSP=actual GB=act-0.5actual GB or 1-5 actual PFO=1-5 actual PFO=4" ABW=4"	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						



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

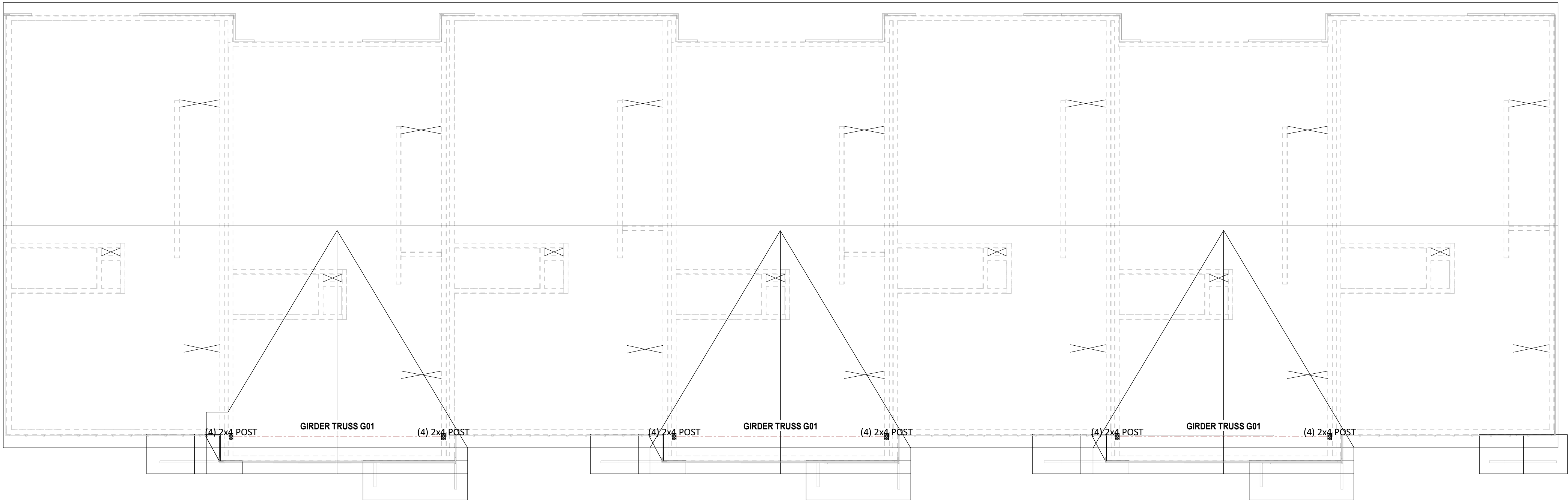
SERIES
7 UNIT REAR LOAD

SHEET
2nd Floor Bracing Plan

ISSUE DATE
12/6/24

DRAWN BY
**PINNACLE DESIGN
RVA**

SHEET NUMBER
S-2.30



1

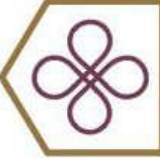
ROOF FRAMING PLAN

S-2.50

3/16" =
1'-0"

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

PROJECT	MULTI-FAMILY	ISSUE DATE	CLIENT	
			LONGEVITY SOLUTIONS	
SERIES	7 UNIT REAR LOAD	ISSUE DATE	ADDRESS	
			DANVILLE	
SHEET		Roof Structural plan		
DRAWN BY		RVA		
SHEET NUMBER		S-2.50		



Longevity Home Solutions
age in place · multigenerational · adaptability

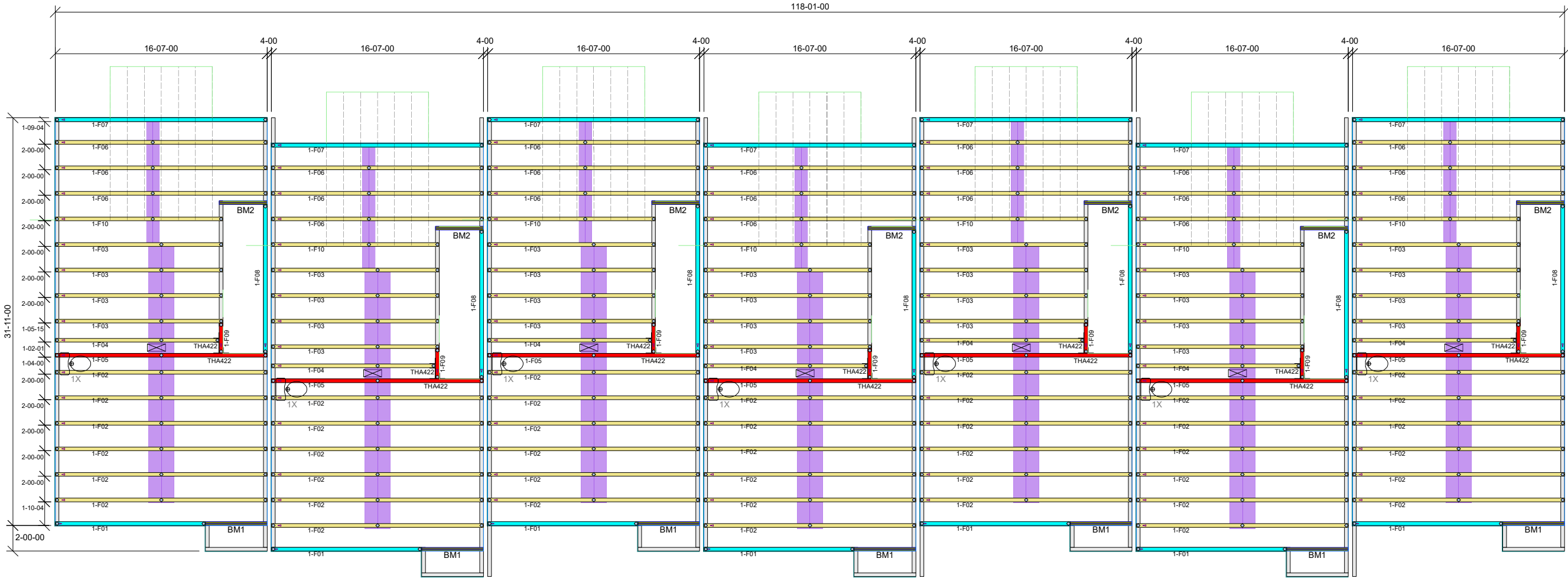
Rick Byers
(804) 217-8367
4932 Dominion Blvd
Suite 106
Glen Allen, VA 23060

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

SIMPSON
Strong-Tie

MiTek



=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

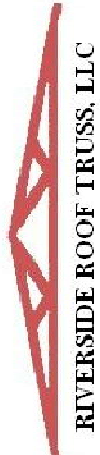
THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY: _____ APPROVED BY: _____ DATE: _____

Hanger Conversion Chart

USP	Simpson
JUS26	LUS26
THD26	HUS26
THD26-2	HHUS26-2
HJC26	THJA26
MSH422	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.

Client: LESTER HOME CENTER

Job Name: LONGEVITY TOWNHOMES - 7 UNIT

Model: REAR LOAD - 2ND FL

Lot #:

Order #: 24-7179-A Zach Gibson

Designer: M B

Date: 12/6/2024

Page 171 of 357

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

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: _____

Client: **LESTER HOME CENTER**

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

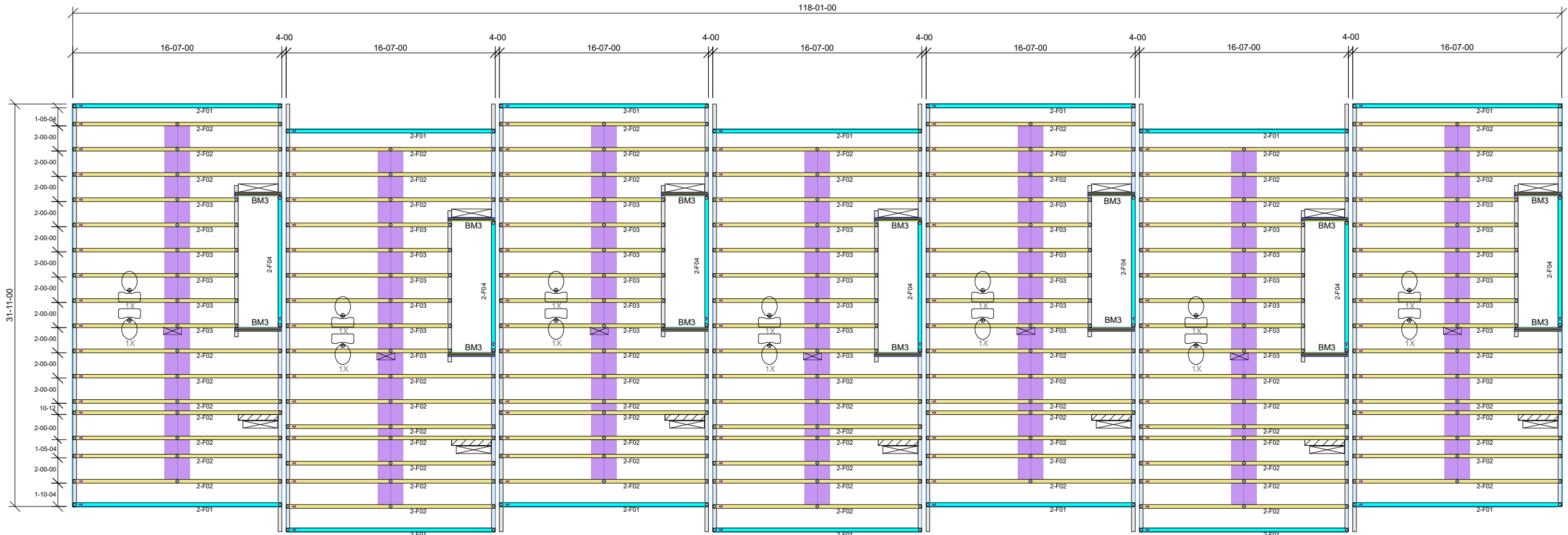
Model: **REAR LOAD - 3RD FL**

Lot #:	
Subdivision:	

Order #:	Sales Rep:	Designer:	Date:
34 7478	1 1 01	1 1 01	12/1/2021

4707/0/71	B W	מסמך מוסר	א-ע/י/-בז
-----------	-----	-----------	-----------

Dimensions shown are stud to stud
and do not include sheathing



Products				
PlotID	Length	Product	Plies	Net Qty
BM3	4-00-00	1 3/4" x 14" (2.0E 3100) LVL	2	28



SIMPSON
Strong-Tie



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

[illegible]

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



RIVERSIDE ROOF TRUSS, LLC

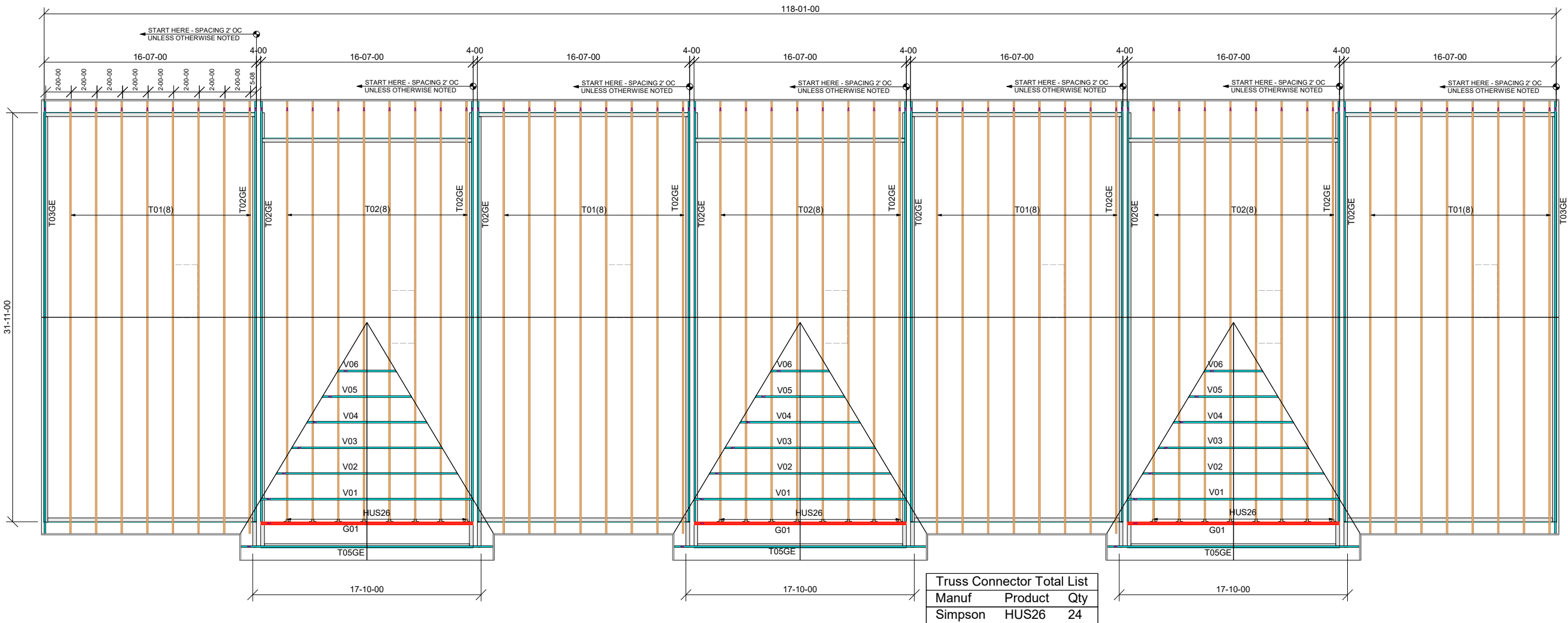
Roof Surface Area: 4748 Sq. Ft.
Floor Surface Area: 7410 Sq. Ft.

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



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HUS26	24



=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: _____

Hanger Conversion Chart

Hanger Conversion Chart		Client:	LESTER HOME CENTER		
USP		Job Name:	LONGEVITY TOWNHOMES - 7 UNIT		
JUS26		Model:	REAR LOAD ROOF		
THD26		Lot #:	Subdivision:		
THD26-2					
HJC26		Order #:	Sales Rep:	Designer:	Date:
MSH422			24-7179-A	Zach Gibson	M B
					12/6/2024

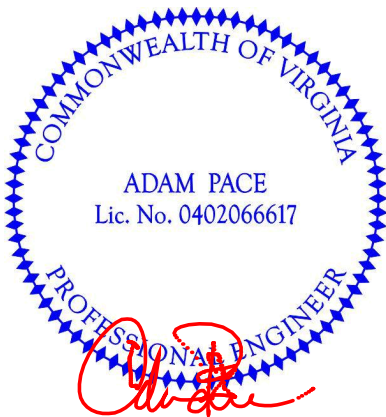
MiTek, Inc.
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200

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.



December 9, 2024

Pace, Adam

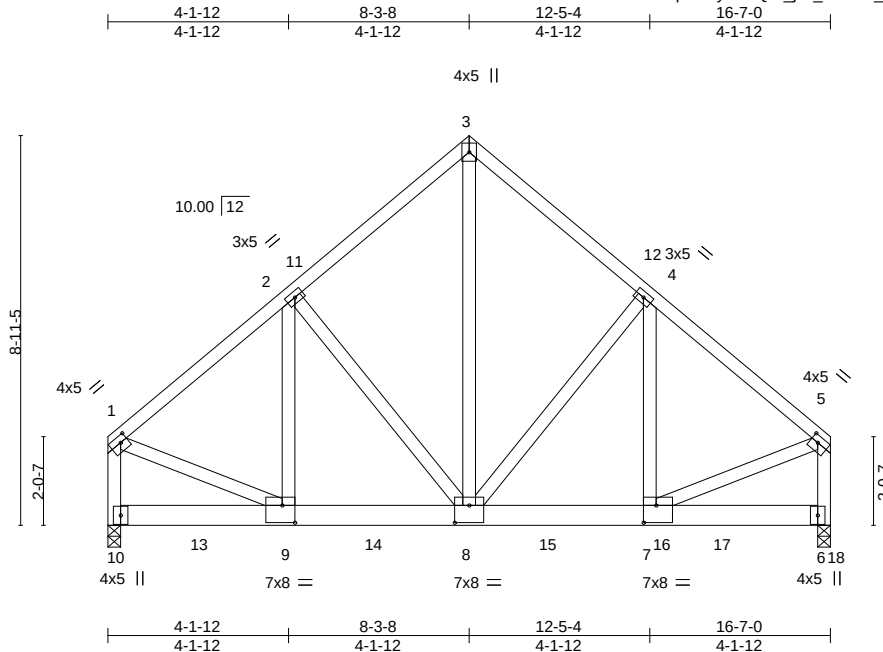
IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which 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 ROOF
24-7179-A	G01	Common Girder	3	2	170034549

Riverside Roof Truss, LLC,

Danville, Va - 24541,

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:13 2024 Page 1
ID:X8ExlwxLfNu3viF89upO5LyB5TQ-n_jvs_kDIPVI_12tRlVmOYgwzxHg5NbfHf8_7yBkb0



Scale = 1:52.9

Plate Offsets (X,Y)-- [1:0-2-0,0-1-12], [5:0-2-0,0-1-12], [7:0-3-8,0-4-12], [8:0-4-0,0-4-12], [9:0-3-8,0-4-12]												
LOADING (psf)		SPACING- 2-0-0		CSI.		DEFL. in (loc) l/defl L/d				PLATES	GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.45	Vert(LL)	-0.06	7-8	>999	360	MT20	244/190
Snow (Pf/Pg)	15.4/20.0	Lumber DOL	1.15	BC	0.89	Vert(CT)	-0.12	7-8	>999	240		
TCDL	10.0	Rep Stress Incr	NO	WB	0.87	Horz(CT)	0.02	6	n/a	n/a		
BCLL	0.0 *	Code IRC2021/TPI2014		Matrix-MS								
BCDL	10.0									Weight: 264 lb	FT = 20%	

LUMBER-

TOP CHORD 2x4 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.3 *Except*
3-8,1-10,5-6: 2x4 SP No.2

BRACING-

TOP CHORD Structural wood sheathing directly applied or 5-3-14 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS.

(size) 10=0-3-8, 6=0-3-8
Max Horz 10=-244(LC 43)
Max Uplift 10=-531(LC 16), 6=-630(LC 17)
Max Grav 10=5795(LC 3), 6=6955(LC 3)

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

TOP CHORD 1-2=-5280/543, 2-3=-4253/537, 3-4=-4253/537, 4-5=-5370/551, 1-10=-5106/523, 5-6=-5182/529
BOT CHORD 9-10=-241/324, 8-9=-425/4001, 7-8=-406/4069
WEBS 3-8=-567/5137, 4-8=-1356/274, 4-7=-204/1609, 2-8=-1248/264, 2-9=-191/1467, 1-9=-378/4166, 5-7=-383/4212

NOTES-

- 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x4 - 1 row at 0-9-0 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 0-4-0 oc.
Webs connected as follows: 2x4 - 1 row at 0-9-0 oc.
- All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
- 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; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-1-12 to 3-8-15, Interior(1) 3-8-15 to 8-3-8, Exterior(2R) 8-3-8 to 11-10-11, Interior(1) 11-10-11 to 16-5-4 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16; Pr=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.
- 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.
- Bearing at joint(s) 10, 6 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 531 lb uplift at joint 10 and 630 lb uplift at joint 6.



December 9,2024

Continued on page 2

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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	G01	Common Girder	3	2	170034549

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:13 2024 Page 2
ID:X8ExlwXLFnu3viF89upO5LyB5TQ-n_jvs_kDIPVI_12tRIVmOYgwzxHg5NbfXhf8_7yBkb0

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. 1/2/2023 BEFORE USE.**

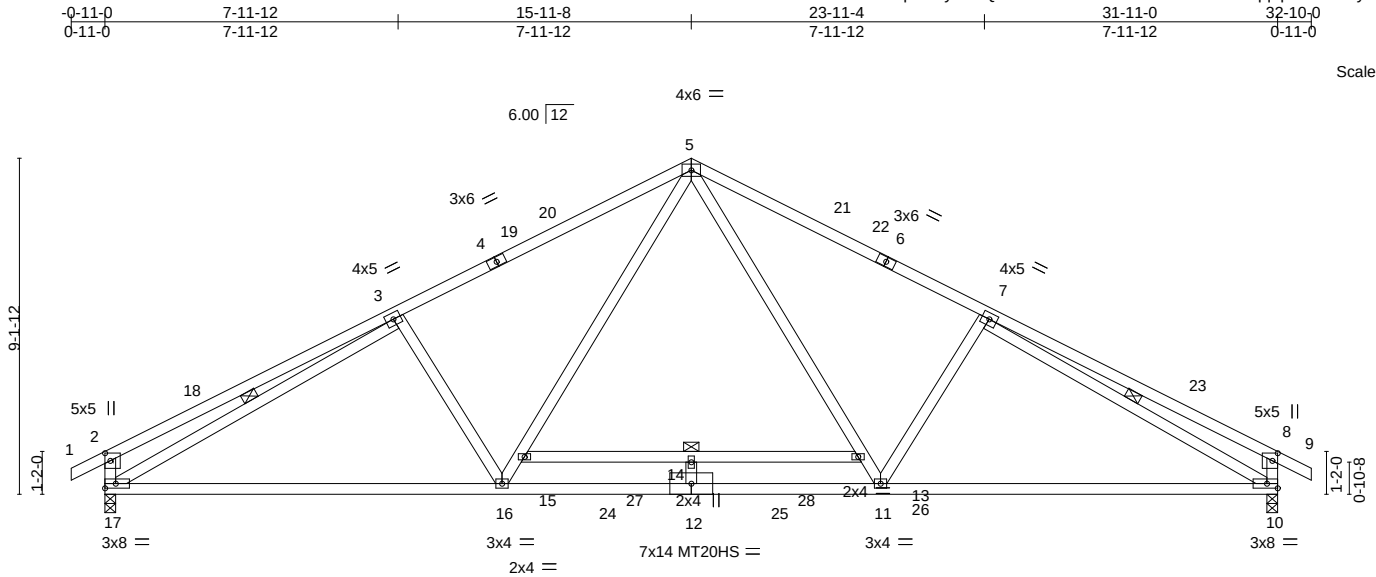
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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	T01	Common	32	1	170034550

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:14 2024 Page 1
ID:X8ExlwXLFnu3viF89upO5LyB5TQ-GAHH3Klr3idcbAd3?00?xlDzfldaqopAxOhWayBkb?



Scale = 1:62.7

Plate Offsets (X,Y)--		[2:0-2-8,0-1-12], [8:0-2-8,0-1-12]	
LOADING (psf)		SPACING-	
TCLL (roof)	20.0	2-0-0	
Snow (Pf/Pg)	15.4/20.0	Plate Grip DOL	1.15
TCDL	10.0	Lumber DOL	1.15
BCLL	0.0 *	Rep Stress Incr	YES
BCDL	10.0	Code IRC2021/TPI2014	
		CSI.	
		TC	0.90
		BC	0.84
		WB	0.88
		Matrix-MS	
		DEFL.	
		in (loc)	l/defl
		Vert(LL)	-0.49 14 >772 360
		Vert(CT)	-0.77 14 >490 240
		Horz(CT)	0.07 10 n/a n/a
		PLATES	
		MT20	244/190
		MT20HS	187/143
		Weight: 192 lb FT = 20%	

LUMBER-

TOP CHORD 2x4 SP DSS *Except*
1-4,6-9: 2x4 SP No.1
BOT CHORD 2x4 SP DSS *Except*
13-15: 2x4 SP No.2
WEBS 2x4 SP No.3

BRACING-

TOP CHORD Structural wood sheathing directly applied, except end verticals.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. Except:
6-0-0 oc bracing: 13-15
WEBS 1 Row at midpt 3-17, 7-10

REACTIONS.

(size) 17=0-3-8, 10=0-3-8
Max Horz 17=144(LC 15)
Max Uplift 17=143(LC 16), 10=143(LC 17)
Max Grav 17=1632(LC 3), 10=1632(LC 3)

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

TOP CHORD 2-3=-546/199, 3-5=-2296/220, 5-7=-2296/220, 7-8=-546/199, 2-17=-478/205, 8-10=-478/205
BOT CHORD 16-17=-186/2074, 12-16=0/1617, 11-12=0/1617, 10-11=-78/2066
WEBS 5-13=-81/949, 11-13=-120/780, 7-11=-337/309, 15-16=-121/780, 5-15=-81/949, 3-16=-337/309, 3-17=-1948/35, 7-10=-1948/35

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; MWFRS (envelope) gable end zone and C-C Exterior(2E) -0-11-0 to 2-8-3, Interior(1) 2-8-3 to 15-11-8, Exterior(2R) 15-11-8 to 19-6-11, Interior(1) 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 & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16; Pr=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.
- 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 MT20 plates unless otherwise indicated.
- 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, with BCDL = 10.0psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 143 lb uplift at joint 17 and 143 lb uplift at joint 10.



December 9,2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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	T02	Common	24	1	I70034551
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:14 2024 Page 1
ID:X8ExlwxLfNu3viF89upO5LyB5TQ-GAHH3Klr3idcbAd3?00?xID?Nld3qqQpAxOhWayBkb?

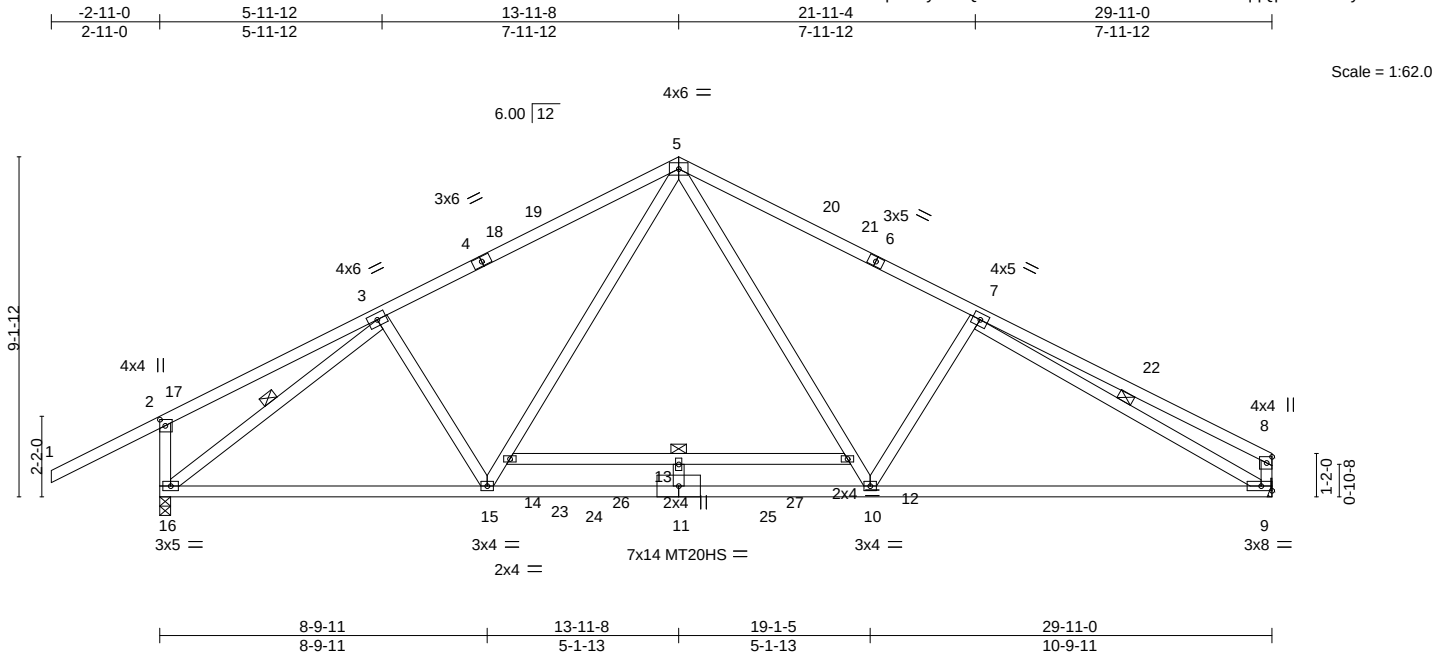


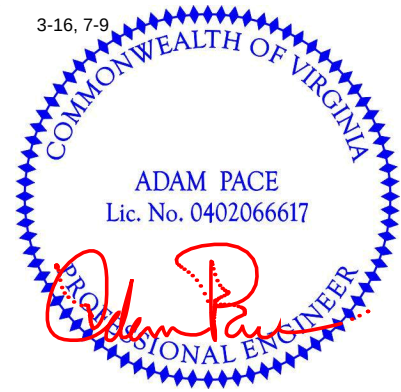
Plate Offsets (X,Y)-- [2:0-2-0,0-1-12]		8-9-11		13-11-8		19-1-5		29-11-0	
		8-9-11		5-1-13		5-1-13		10-9-11	
LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES	
TCLL (roof)	20.0	2-0-0		TC 0.79		in (loc) l/defl L/d		MT20	
Snow (Pl/Pg)	15.4/20.0	Plate Grip DOL 1.15		BC 0.88		Vert(LL) -0.49 13 >727 360		MT20HS	
TCDL	10.0	Lumber DOL 1.15		WB 0.84		Vert(CT) -0.77 13 >462 240		187/143	
BCLL	0.0 *	Rep Stress Incr YES		Matrix-MS		Horz(CT) 0.06 9 n/a n/a		Weight: 187 lb FT = 20%	
BCDL	10.0	Code IRC2021/TPI2014							

LUMBER-		BRACING-	
TOP CHORD	2x4 SP DSS *Except* 1-4,6-8: 2x4 SP No.1	TOP CHORD	Structural wood sheathing directly applied, except end verticals.
BOT CHORD	2x4 SP DSS *Except* 12-14: 2x4 SP No.2	BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing. Except:
WEBS	2x4 SP No.3	WEBS	6-0-0 oc bracing: 12-14 1 Row at midpt 3-16, 7-9

REACTIONS.	
(size)	16=0-3-8, 9=Mechanical
Max Horz	16=163(LC 13)
Max Uplift	16=166(LC 16), 9=117(LC 17)
Max Grav	16=1671(LC 3), 9=1470(LC 3)

FORCES.	
(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.	
TOP CHORD	3-5=-1877/191, 5-7=-2100/216, 7-8=-442/134, 2-16=-335/241, 8-9=-350/143
BOT CHORD	15-16=-130/1548, 11-15=0/1416, 10-11=0/1416, 9-10=-110/1903
WEBS	3-15=-71/268, 14-15=-84/450, 5-14=-43/618, 5-12=-81/979, 10-12=-121/809, 7-10=-357/312, 3-16=-1985/95, 7-9=-1860/77

- NOTES-**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -2-11-0 to 0-8-3, Interior(1) 0-8-3 to 13-11-8, Exterior(2R) 13-11-8 to 17-6-11, Interior(1) 17-6-11 to 29-9-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) TCLL: ASCE 7-16; Pr=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) 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.
 - 6) All plates are MT20 plates unless otherwise indicated.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) * 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, with BCDL = 10.0psf.
 - 9) Refer to girder(s) for truss to truss connections.
 - 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 166 lb uplift at joint 16 and 117 lb uplift at joint 9.



December 9,2024

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

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:15 2024 Page 1

ID:X8ExlwXfNu3viF89upO5LyB5TQ-kMrfGgmTp0ITDKCFYjYEUzmK2l9UZRYyPb8F20yBkb_

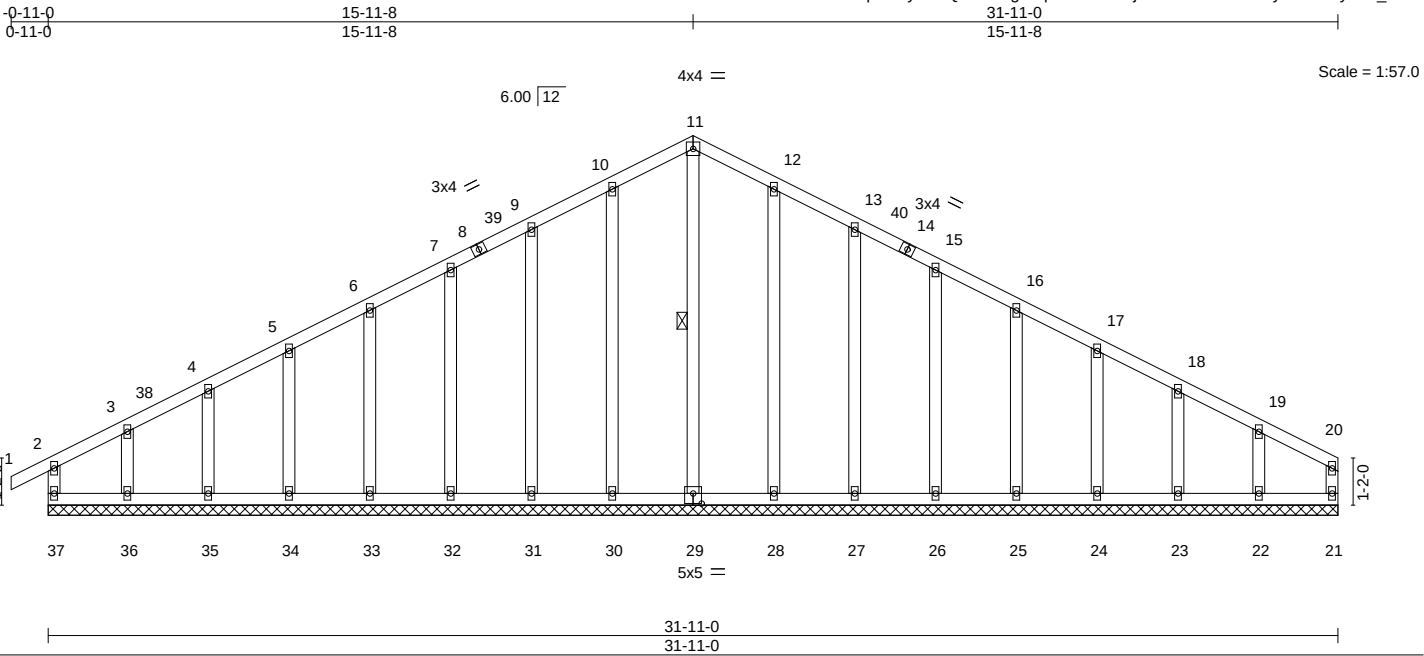


Plate Offsets (X,Y)-- [20:0-0-0,0-0-0], [29:0-2-8,0-3-0]

LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.15	Vert(LL)	-0.00	MT20		244/190	
Snow (Pf/Pg)	15.4/20.0	Lumber DOL	1.15	BC	0.03	Vert(CT)	-0.00				
TCDL	10.0	Rep Stress Incr	YES	WB	0.20	Horz(CT)	0.00				
BCLL	0.0 *	Code IRC2021/TPI2014		Matrix-R							
BCDL	10.0										
								Weight: 213 lb FT = 20%			

LUMBER-

TOP CHORD 2x4 SP DSS *Except*
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; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (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 & MWFRS 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/TPI 1.
- TCLL: ASCE 7-16; Pr=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.
- 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.
- 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 (jt=lb) 36=133, 22=118.



WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcscomponents.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	T03GE	Common Supported Gable	2	1	170034553
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:16 2024 Page 1
ID:X8ExlwXLFnu3viF89upO5LyB5TQ-CZP2U0n5aKtKrUmR6R3T0AIVu9VJlun5dEtoaSyBkaz

0-11-0 15-11-8 31-11-0 32-10-0
0-11-0 15-11-8 15-11-8 0-11-0

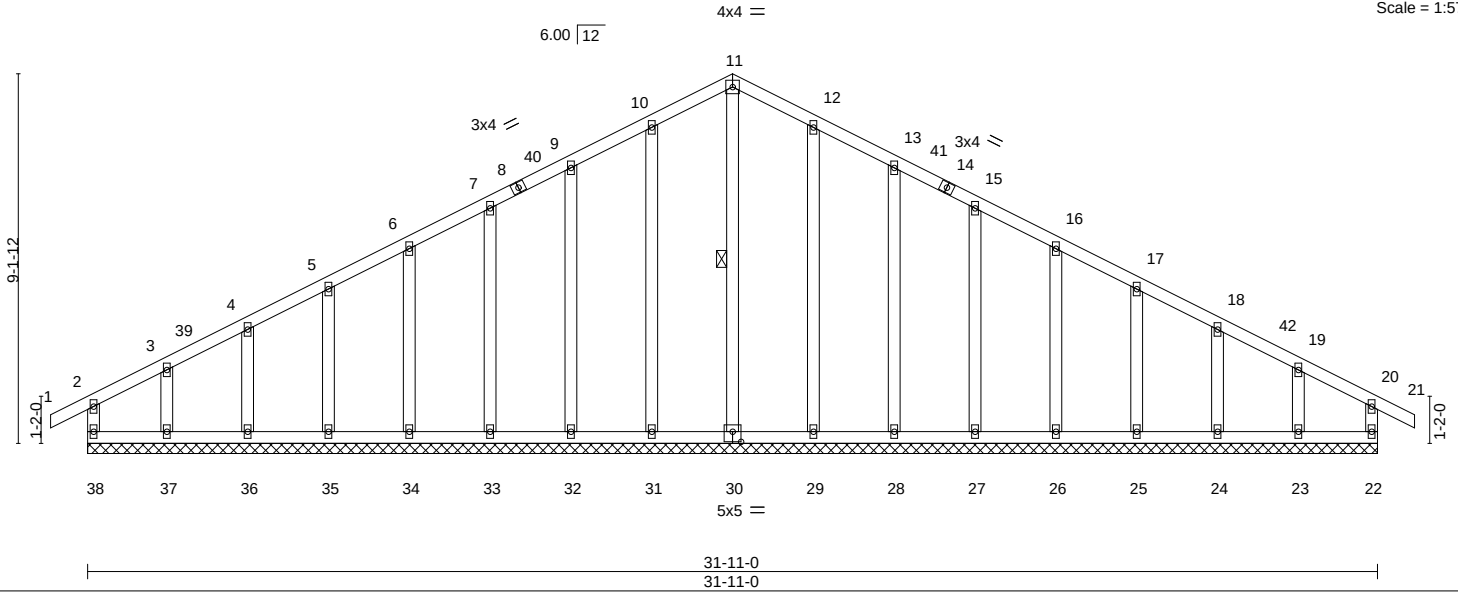


Plate Offsets (X,Y)-- [30:0-2-8,0-3-0]

LOADING (psf)	SPACING-	CSI.	DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof) 20.0	2-0-0	TC 0.15	Vert(LL) -0.00	21	n/r	180		MT20	244/190
Snow (Pf/Pg) 15.4/20.0	Plate Grip DOL 1.15	BC 0.03	Vert(CT) -0.00	21	n/r	120			
TCDL 10.0	Lumber DOL 1.15	WB 0.20	Horz(CT) 0.00	22	n/a	n/a			
BCLL 0.0 *	Rep Stress Incr YES	Matrix-R							
BCDL 10.0	Code IRC2021/TPI2014								
								Weight: 215 lb	FT = 20%

LUMBER-

TOP CHORD 2x4 SP DSS *Except*
1-8,14-21: 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 11-30

REACTIONS.

All bearings 31-11-0.
(lb) - Max Horz 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; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (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 32-10-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS 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/TPI 1.
- TCLL: ASCE 7-16; Pr=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.
- 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.
- 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 (jt=lb) 37=129, 23=118.



December 9,2024

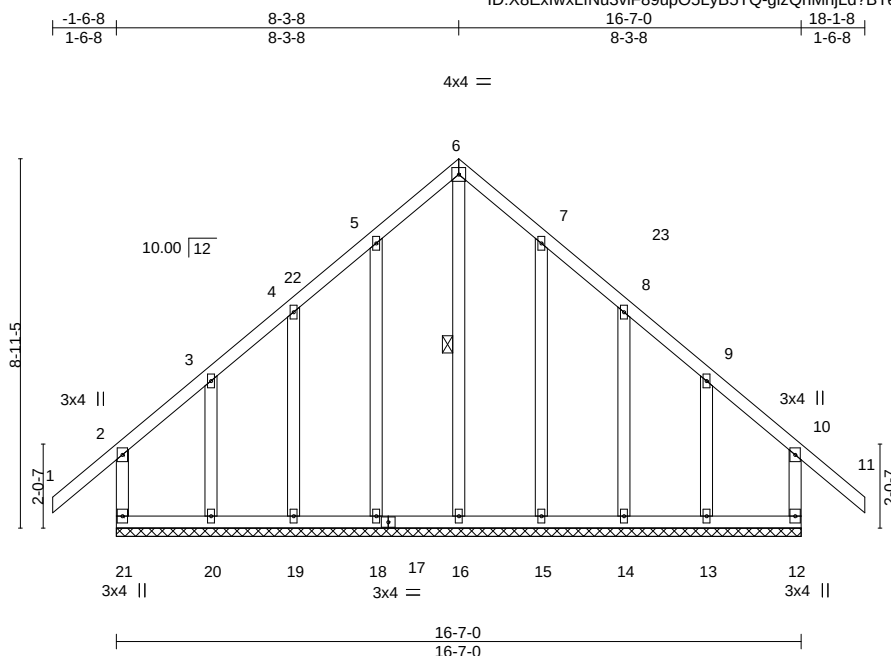
WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 BEFORE USE.

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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

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

Riverside Roof Truss, LLC, Danville, Va - 24541, 8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:17 2024 Page 1
 ID:X8EtlwxLfuN3viF89upO5LyB5TQ-glzQhMnjLd?BTeLeg8aiZOrdJZol1MOFSudL6uyBkay
 -1-6-8 8-3-8 16-7-0 18-1-8
 1-6-8 8-3-8 8-3-8 1-6-8
 4x4 = Scale = 1:55.8



LUMBER-		BRACING-	
TOP CHORD	2x4 SP No.2	TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD	2x4 SP No.2		
WEBS	2x4 SP No.3	BOT CHORD	Rigid ceiling directly applied or 6-0-0 oc bracing.
OTHERS	2x4 SP No.3	WEBS	1 Row at midpt 6-16

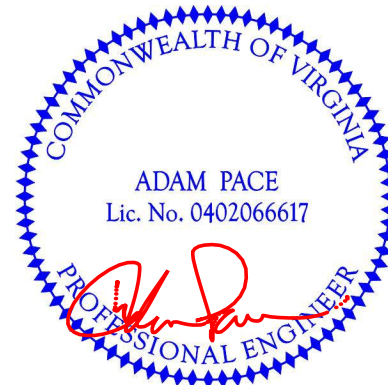
FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-21=-213/276, 4-5=-135/352, 5-6=-181/440, 6-7=-181/441, 7-8=-134/351,
10-12=-208/274

WEBS 6-16=-471/129

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; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Corner(3E) -1-6-8 to 2-3-8, Exterior(2N) 2-3-8 to 8-3-8, Corner(3R) 8-3-8 to 11-10-11, Exterior(2N) 11-10-11 to 18-1-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) 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/TPI 1.
- 4) TCLL: ASCE 7-16; Pr=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
- 5) Unbalanced snow loads have been considered for this design.
- 6) 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.
- 7) All plates are 2x4 MT20 unless otherwise indicated.
- 8) Gable requires continuous bottom chord bearing.
- 9) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
- 10) Gable studs spaced at 2-0-0 oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) * 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.
- 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 18, 19, 15, 14 except (jt=lb) 21=176, 12=167, 20=184, 13=178.



December 9, 2024



WARNING – verify design parameters and READ NOTES on this and INCLUDED WITH REFERENCE PAGE MP-7473 Rev. 12/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

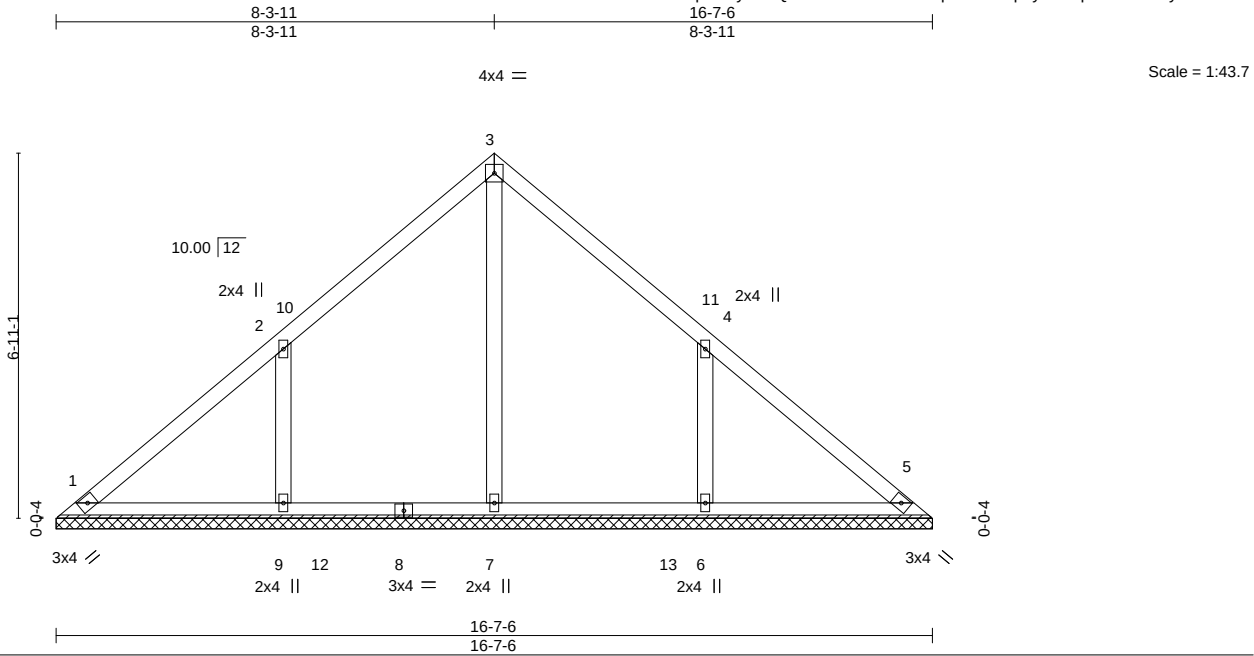
MiTek®
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-US.com

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	V01	Valley	3	1	170034555
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:18 2024 Page 1

ID:X8ExlwXLFnu3viF89upO5LyB5TQ-8xXovhoL6x714owqEs5x5bOpby9AmqTO5YMvelYBkax



LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.26	Vert(LL)	n/a	MT20		244/190	
Snow (Pf/Pg)	15.4/20.0	Lumber DOL	1.15	BC	0.16	Vert(CT)	n/a				
TCDL	10.0	Rep Stress Incr	YES	WB	0.13	Horz(CT)	0.00				
BCLL	0.0 *	Code IRC2021/TPI2014		Matrix-S							
BCDL	10.0										
										Weight: 74 lb	FT = 20%

LUMBER-		BRACING-	
TOP CHORD	2x4 SP No.2	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 16-7-6.
(lb) - Max Horz 1=-172(LC 12)
Max Uplift All uplift 100 lb or less at joint(s) 1 except 9=-218(LC 16), 6=-217(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 1, 5 except 7=352(LC 32), 9=502(LC 29), 6=502(LC 30)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-9=-320/261, 4-6=-320/261

- 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; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-4-13 to 4-0-1, Interior(1) 4-0-1 to 8-3-11, Exterior(2R) 8-3-11 to 11-10-14, Interior(1) 11-10-14 to 16-2-9 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-16; Pr=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, with BCDL = 10.0psf.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1 except (jt=lb) 9=218, 6=217.



December 9,2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

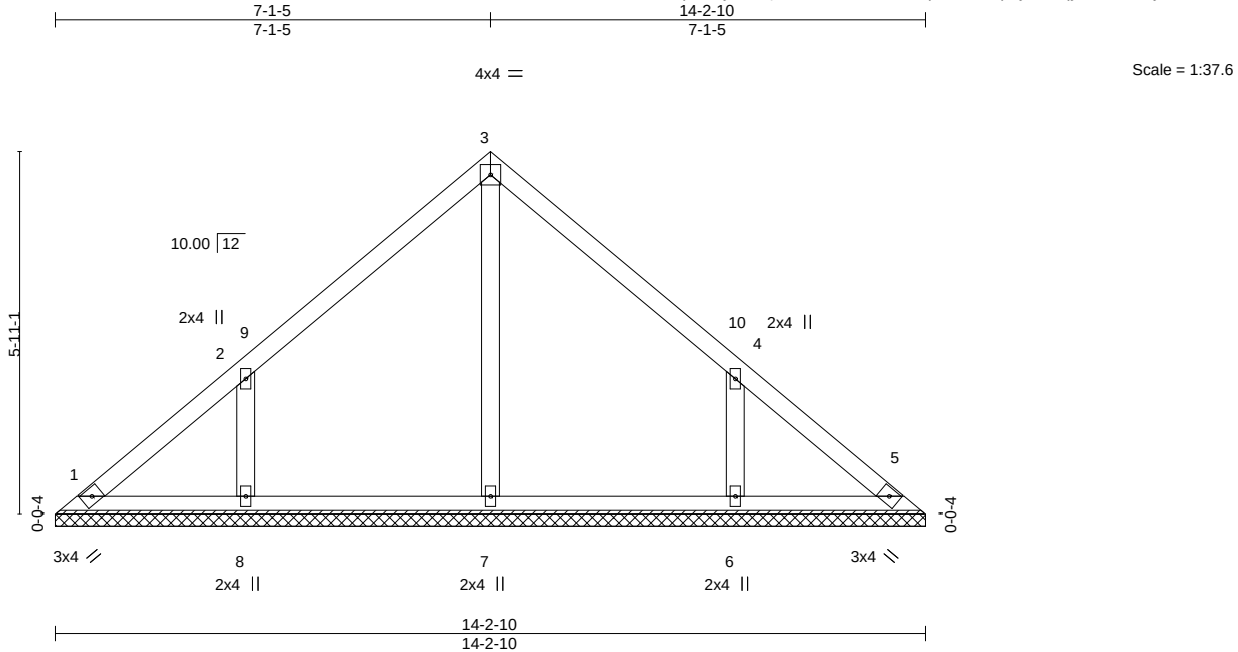
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-US.com

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

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:18 2024 Page 1

ID:X8ExlwLfnu3viF89upO5LyB5TQ-8xXovhoL6x714owqEs5x5bOphyAsmqyO5YMvelYBkax



LOADING (psf)	SPACING-	CSI.	DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof) 20.0	2-0-0	TC 0.26	Vert(LL)	n/a	-	n/a	999	MT20	244/190
Snow (Pf/Pg) 15.4/20.0	Plate Grip DOL 1.15	BC 0.12	Vert(CT)	n/a	-	n/a	999		
TCDL 10.0	Lumber DOL 1.15	WB 0.10	Horz(CT)	0.00	5	n/a	n/a		
BCLL 0.0 *	Rep Stress Incr YES	Matrix-S							
BCDL 10.0	Code IRC2021/TPI2014							Weight: 61 lb	FT = 20%

LUMBER-	BRACING-
TOP CHORD 2x4 SP No.2	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 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-**
- 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; MWFRS (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 & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-16; Pr=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 (jt=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. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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	V03	Valley	3	1	170034557
					Job Reference (optional)

Riverside Roof Truss, LLC,

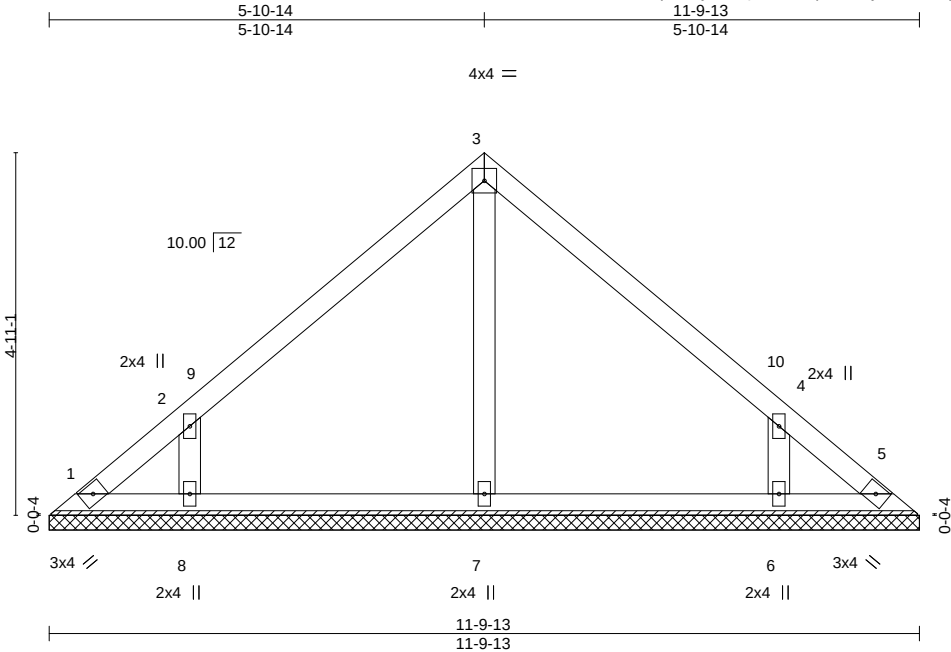
Danville, Va - 24541,

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:19 2024 Page 1

ID:X8ExlwXLFnu3viF89upO5LyB5TQ-c75A61pztfFuiyV0nZcAepw_OMW0VHWYJC6SAnyBkaw

11-9-13

5-10-14



Scale = 1:31.3

LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.26	Vert(LL)	n/a	MT20		244/190	
Snow (Pf/Pg)	15.4/20.0	Lumber DOL	1.15	BC	0.12	Vert(CT)	n/a				
TCDL	10.0	Rep Stress Incr	YES	WB	0.08	Horz(CT)	0.00				
BCLL	0.0 *	Code IRC2021/TPI2014		Matrix-S							
BCDL	10.0										
								Weight: 48 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 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; MWFRS (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 ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16; Pr=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 (jt=lb) 8=177, 6=177.



December 9,2024

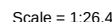
WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 BEFORE USE.

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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

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

Riverside Roof Truss, LLC, Danville, Va - 24541, 8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:19 2024 Page 1
ID:X8EtlwLfNu3vIF89upO5LyB5TO-c75A61pzTFfuiyV0nZcAepwzvMV?VlpYJC6SAnyBkaw



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

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; Vult=115mph (3-second gust) Vasd=91mph; TC DL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (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 & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-16; Pr=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.



WARNING – Verify design parameters and related notes on this and included inter-reference page IMR-7473 Rev. 12/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

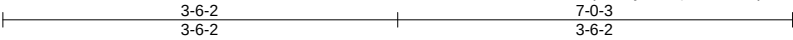
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-LLS.com

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD ROOF
24-7179-A	V05	Valley	3	1	I70034559
					Job Reference (optional)

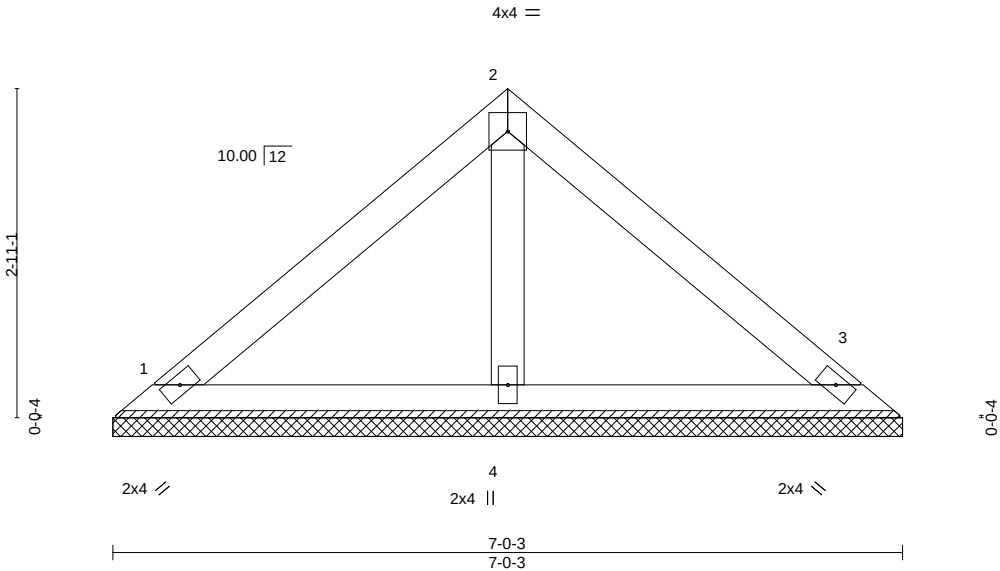
Riverside Roof Truss, LLC, Danville, Va - 24541,

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:44:20 2024 Page 1

ID:X8ExlwLftNu3viF89upO5LyB5TQ-4KfYKNqceYNIK54DLG7PB0TAQmsdEIUhYsr0jDyBkav



Scale = 1:20.5



LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.24	Vert(LL)	n/a	MT20		244/190	
Snow (Pf/Pg)	15.4/20.0	Lumber DOL	1.15	BC	0.10	Vert(CT)	n/a				
TCDL	10.0	Rep Stress Incr	YES	WB	0.03	Horz(CT)	0.00				
BCLL	0.0 *	Code IRC2021/TPI2014		Matrix-P							
BCDL	10.0										
								Weight: 26 lb		FT = 20%	

LUMBER-		BRACING-	
TOP CHORD	2x4 SP No.2	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. (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-
- 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; MWFRS (envelope) gable end zone and C-C Exterior(2E) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-16; Pr=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, 3.



December 9,2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 BEFORE USE.

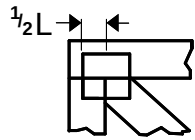
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

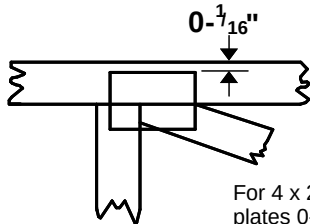
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-US.com

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- $\frac{1}{16}$ " from outside edge of truss.



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

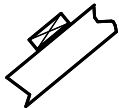
* Plate location details available in MiTek software or upon request.

PLATE SIZE

4 x 4

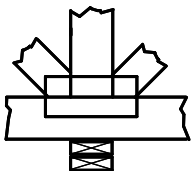
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

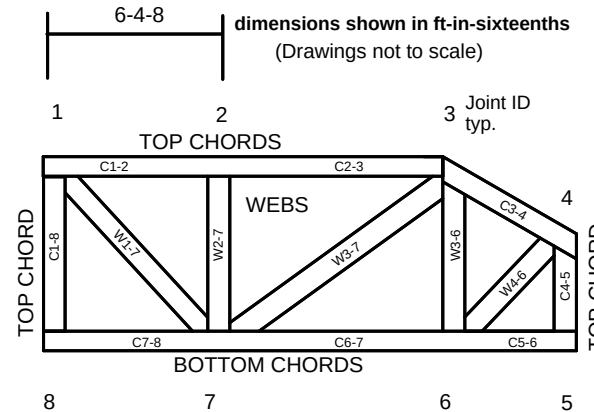


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number/letter where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-22: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



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/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

© 2023 MiTek® All Rights Reserved

MiTek®

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.

MiTek, Inc.
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200

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: I70034617 thru I70034630

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.

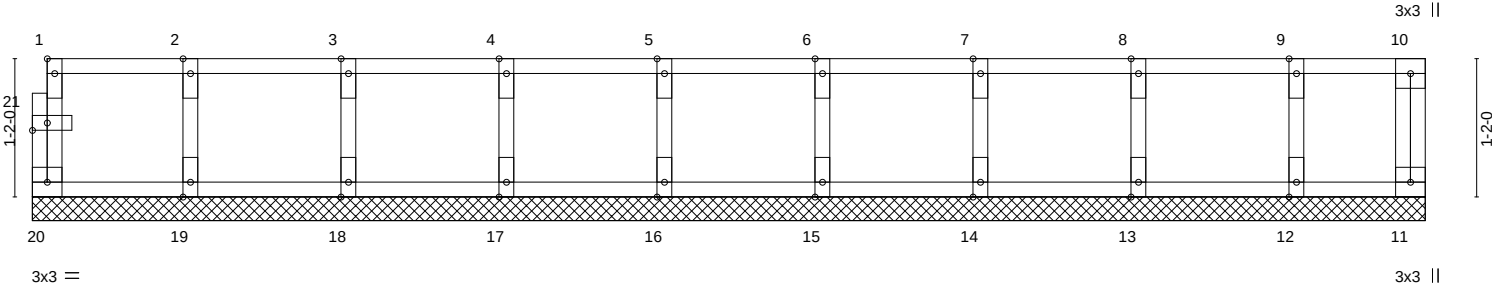
Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F01	Floor Supported Gable	7	1	170034617
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:34 2024 Page 1
ID:X8ExlwxLfNu3viF89upO5LyB5TQ-hydK2sIN2QlbHK8zkKoaX1051ncHeMbPMjJ5QSyBkYp

0-1-8

Scale = 1:19.4



		11-9-1		11-9-1	
Plate Offsets (X,Y)--		[1:Edge,0-0-12], [21:0-1-8,0-0-12]			
LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in (loc) l/defl L/d
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	Vert(LL)	n/a - n/a 999
TCDL 15.0	Lumber DOL	1.00	BC 0.01	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/TPI2014		Matrix-R		
			PLATES		GRIP
			MT20		244/190
			Weight: 51 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 11-9-1.
(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

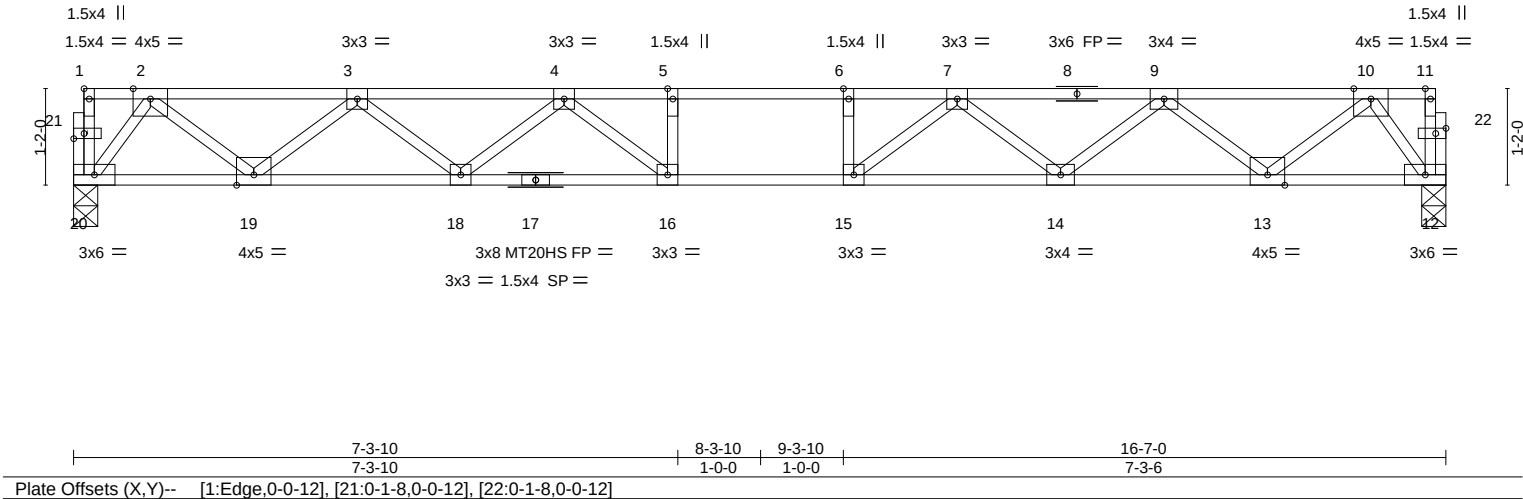
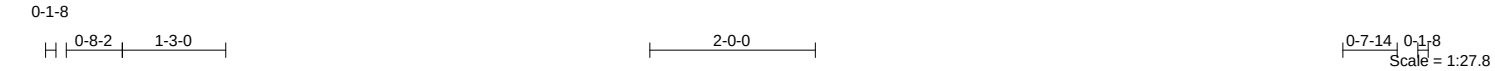
WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 BEFORE USE.
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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 FLOOR
24-7179-A	1-F02	Floor	42	1	170034618
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:34 2024 Page 1
ID:X8ExlwxLfNu3viF89upO5LyB5TQ-hydK2sIN2QlBHK8zkKoaX10yqnN5eENPMjJ5QSyBkYp



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 0.68	Vert(LL)	-0.23 15-16	>862	480	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.99	Vert(CT)	-0.34 15-16	>575	360	MT20HS	187/143
BCLL 0.0	Rep Stress Incr	YES	WB 0.56	Horz(CT)	0.06 12	n/a	n/a		
BCDL 5.0	Code IRC2021/TPI2014		Matrix-S					Weight: 83 lb	FT = 20%F, 11%E

LUMBER-	BRACING-
TOP CHORD 2x4 SP No.2(flat)	TOP CHORD Structural wood sheathing directly applied or 5-6-13 oc purlins, except end verticals.
BOT CHORD 2x4 SP No.2(flat) *Except* 12-17: 2x4 SP No.1(flat)	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except: 2-2-0 oc bracing: 16-18.
WEBS 2x4 SP No.3(flat)	

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.
TOP CHORD	2-3=-1653/0, 3-4=-3046/0, 4-5=-3790/0, 5-6=-3790/0, 6-7=-3790/0, 7-9=-3037/0, 9-10=-1639/0
BOT CHORD	19-20=0/752, 18-19=0/2526, 16-18=0/3535, 15-16=0/3790, 14-15=0/3529, 13-14=0/2514, 12-13=0/734
WEBS	5-16=-287/0, 6-15=-289/0, 4-16=-22/629, 4-18=-637/0, 3-18=0/677, 3-19=-1136/0, 2-19=0/1173, 2-20=-1234/0, 7-15=-18/635, 7-14=-641/0, 9-14=0/680, 9-13=-1140/0, 10-13=0/1177, 10-12=-1226/0

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.

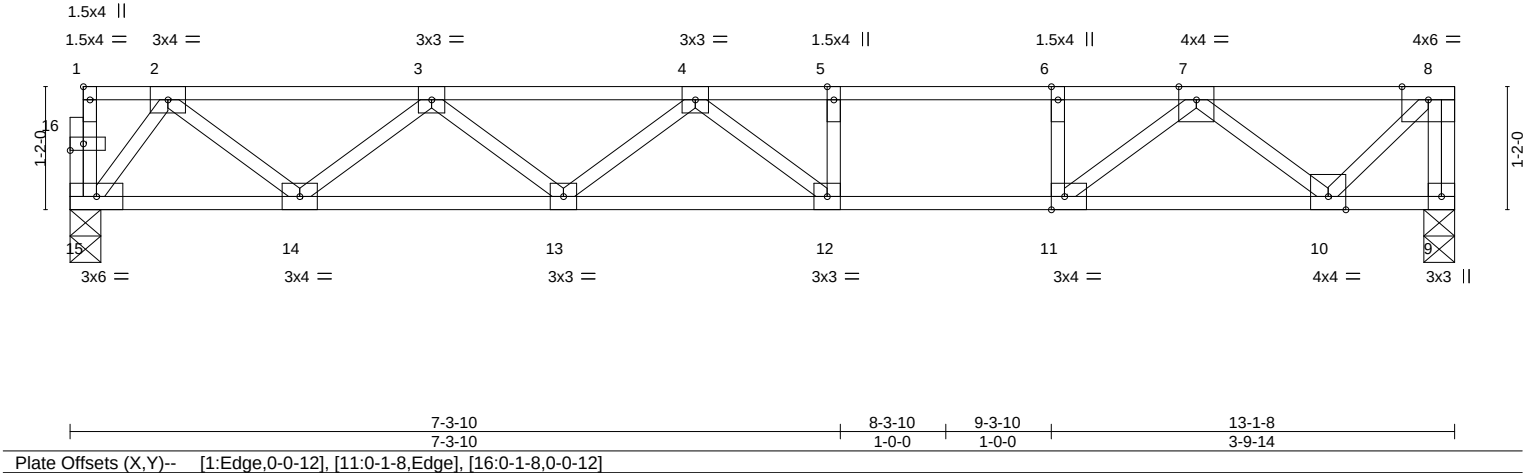


December 9, 2024

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F03	Floor	28	1	I70034619
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:34 2024 Page 1
ID:X8ExlwxLfNu3vIF89upO5LyB5TQ-hydK2sIN2QlbHK8zkKoaX10vpnO6eFkPMjJ5QSyBkYp



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 0.87	Vert(LL)	-0.20 12-13	>790	480	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.92	Vert(CT)	-0.29 12-13	>536	360		
BCLL 0.0	Rep Stress Incr	YES	WB 0.47	Horz(CT)	0.03 9	n/a	n/a		
BCDL 5.0	Code IRC2021/TPI2014		Matrix-S					Weight: 67 lb	FT = 20%F, 11%E

LUMBER-	BRACING-
TOP CHORD 2x4 SP No.1(flat)	TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD 2x4 SP No.1(flat)	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except: 2-2-0 oc bracing: 12-13.
WEBS 2x4 SP No.3(flat)	
REACTIONS. (size) 9=0-3-8, 15=0-3-8	
Max Grav 9=773(LC 1), 15=766(LC 1)	

FORCES.	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD	8-9=-739/0, 2-3=-1238/0, 3-4=-2175/0, 4-5=-2170/0, 5-6=-2170/0, 6-7=-2170/0, 7-8=-641/0
BOT CHORD	14-15=0/592, 13-14=0/1874, 12-13=0/2377, 11-12=0/2170, 10-11=0/1456
WEBS	6-11=-434/0, 4-12=-380/136, 4-13=-263/0, 3-13=0/392, 3-14=-827/0, 2-14=0/841, 2-15=-973/0, 7-11=0/994, 7-10=-1061/0, 8-10=0/893

NOTES-

1) Unbalanced floor live loads have been considered for this design.

2) 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.

3) CAUTION, Do not erect truss backwards.

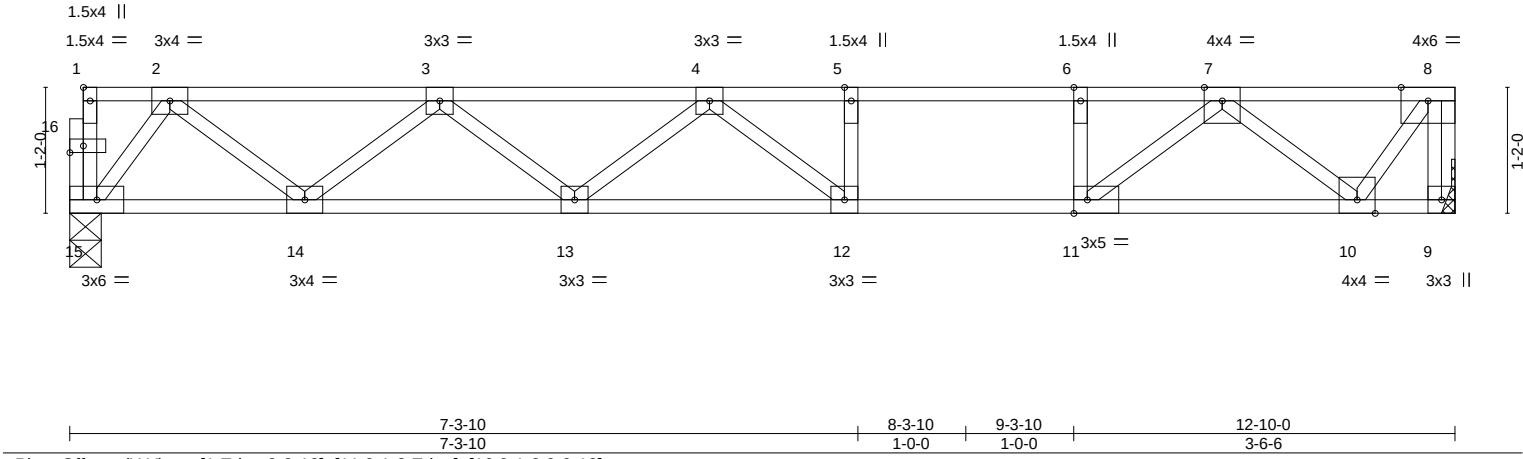


December 9,2024

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F04	Floor	7	1	I70034620

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:35 2024 Page 1
ID:X8ExlwxLfNu3viF89upO5LyB5TQ-98BjGBJ?pkuSvUj9H1Jp4EZ32Bk9NifZbN2fyvyBkYo



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 0.90	Vert(LL)	-0.20 12-13	>765	480	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.93	Vert(CT)	-0.29 12-13	>519	360		
BCLL 0.0	Rep Stress Incr	YES	WB 0.49	Horz(CT)	0.03 9	n/a	n/a		
BCDL 5.0	Code IRC2021/TPI2014		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-

- Unbalanced floor live loads have been considered for this design.
- 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.
- CAUTION, Do not erect truss backwards.



December 9,2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

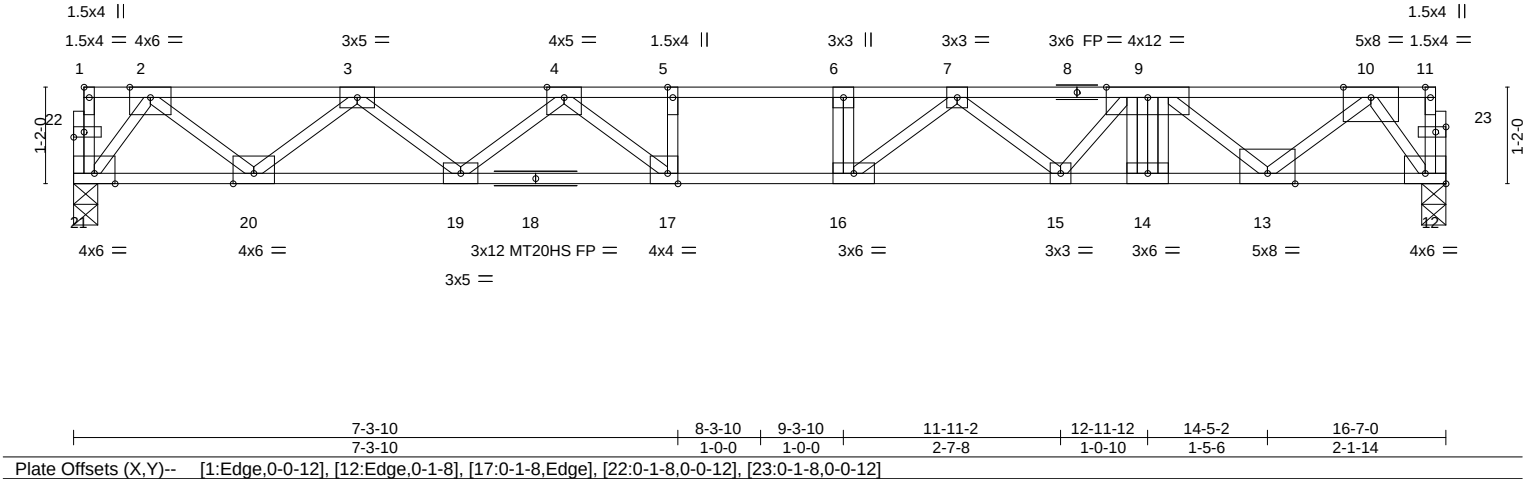
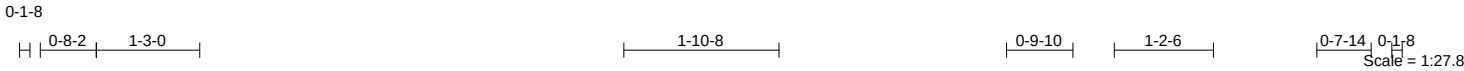
MiTek®

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 FLOOR 170034621
24-7179-A	1-F05	FLOOR GIRDER	7	1	Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:35 2024 Page 1
ID:X8ExlwLfNu3vif89upO5LyB5TQ-98BjGBJ?pkusVj9H1Jp4EZ2IBlvNgqZbN2fyvyBkYo



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 0.98	Vert(LL)	-0.30 15-16	>657	480	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.89	Vert(CT)	-0.45 15-16	>434	360	MT20HS	187/143
BCLL 0.0	Rep Stress Incr	NO	WB 0.61	Horz(CT)	0.07 12	n/a	n/a		
BCDL 5.0	Code IRC2021/TPI2014		Matrix-S					Weight: 89 lb	FT = 20%F, 11%E

LUMBER-

TOP CHORD 2x4 SP DSS(flat)
BOT CHORD 2x4 SP DSS(flat)
WEBS 2x4 SP No.3(flat) *Except*
4-17,4-19,3-19,3-20,2-20,7-16,7-15,10-13: 2x4 SP No.2(flat)

BRACING-

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

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.

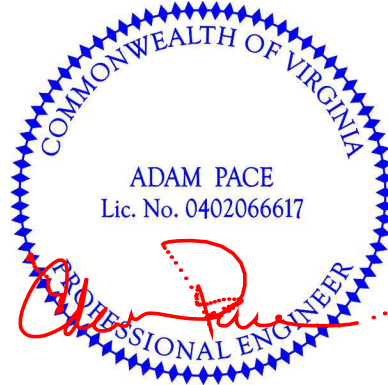
TOP CHORD 2-3=-2006/0, 3-4=-3787/0, 4-5=-5167/0, 5-6=-5167/0, 6-7=-5167/0, 7-9=-5070/0, 9-10=-2904/0
BOT CHORD 20-21=0/887, 19-20=0/3081, 17-19=0/4521, 16-17=0/5167, 15-16=0/5301, 14-15=0/4763, 13-14=0/4764, 12-13=0/1240
WEBS 5-17=-489/0, 4-17=0/1127, 4-19=-955/0, 3-19=0/919, 3-20=-1399/0, 2-20=0/1457, 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 (plf)
Vert: 12-21=-10, 1-11=-110
Concentrated Loads (lb)
Vert: 9=-831(F)



December 9,2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

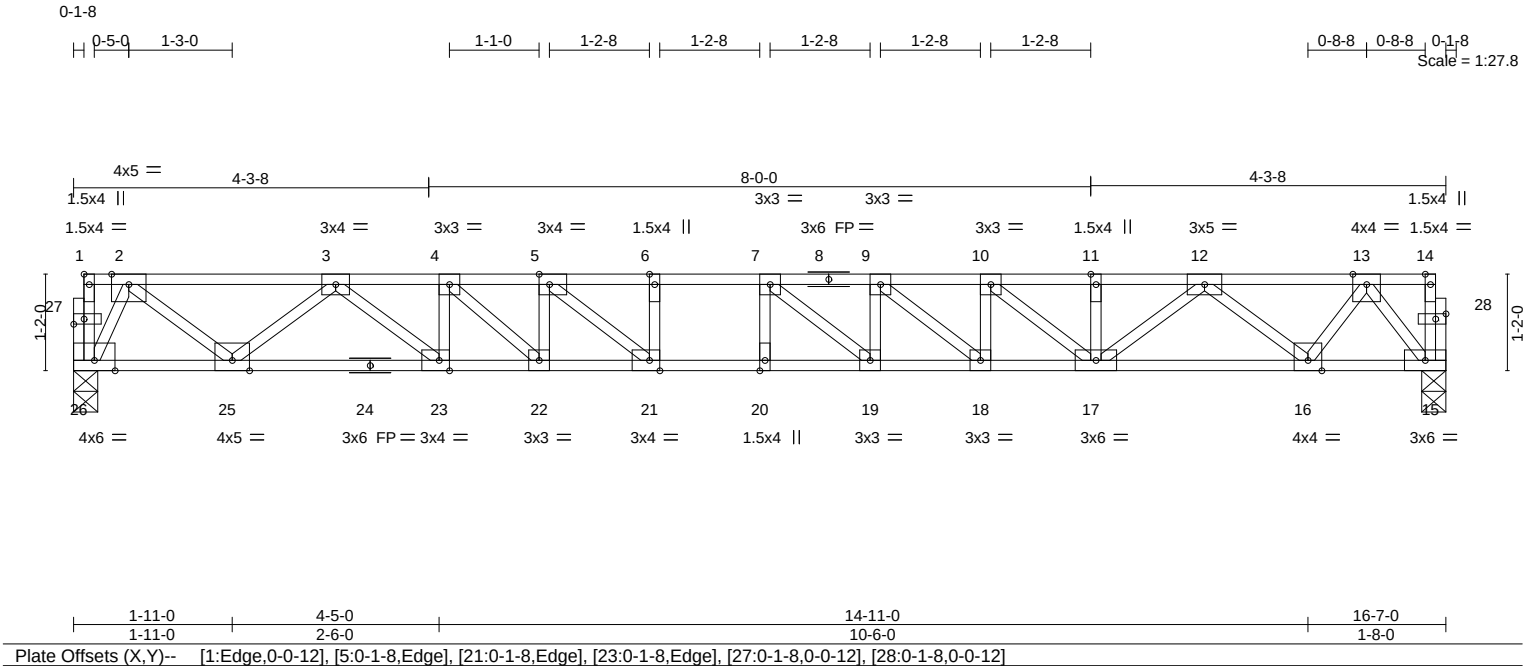
MiTek®

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 FLOOR 170034622
24-7179-A	1-F06	FLOOR	21	1	Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:36 2024 Page 1
ID:X8ExlwXLFnu3viF89upO5LyB5TQ-dKk5TXKda10JXeHLrkq2cS5LJb5268hiq0oCULyBkYn



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 0.48	Vert(LL)	-0.23	20	>836	480	MT20
TCDL 15.0	Lumber DOL	1.00	BC 0.83	Vert(CT)	-0.35	19-20	>557	360	244/190
BCLL 0.0	Rep Stress Incr	YES	WB 0.57	Horz(CT)	0.06	15	n/a	n/a	
BCDL 5.0	Code IRC2021/TPI2014		Matrix-S						
									Weight: 91 lb FT = 20%F, 11%E

LUMBER-

TOP CHORD 2x4 SP No.2(flat)
BOT CHORD 2x4 SP No.2(flat) *Except*
15-24: 2x4 SP No.1(flat)
WEBS 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. (size) 26=0-3-8, 15=0-3-8
Max Grav 26=973(LC 1), 15=973(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1462/0, 3-4=-3001/0, 4-5=-3437/0, 5-6=-3792/0, 6-7=-3792/0, 7-9=-3738/0, 9-10=-3410/0, 10-11=-2890/0, 11-12=-2890/0, 12-13=-1293/0
BOT CHORD 25-26=0/538, 23-25=0/2358, 22-23=0/3001, 21-22=0/3437, 20-21=0/3792, 19-20=0/3792, 18-19=0/3738, 17-18=0/3410, 16-17=0/2192, 15-16=0/767
WEBS 5-22=-399/0, 5-21=0/684, 7-19=-418/240, 9-18=-416/0, 10-18=0/258, 10-17=-659/0, 12-17=0/891, 12-16=-1171/0, 13-16=0/935, 13-15=-1228/0, 4-23=-482/0, 4-22=0/576, 3-23=0/821, 3-25=-1166/0, 2-25=0/1203, 2-26=-1177/0

NOTES-

- 1) Unbalanced floor live loads have been considered for this design.
2) 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. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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 FLOOR
24-7179-A	1-F07	Floor Supported Gable	7	1	I70034623
					Job Reference (optional)

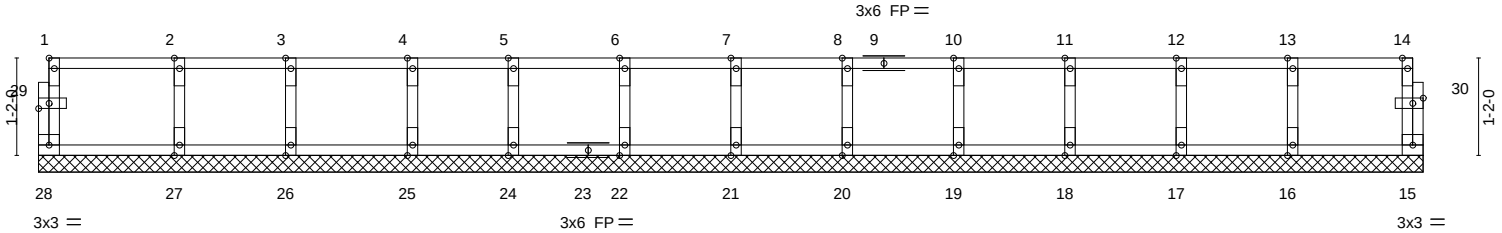
Riverside Roof Truss, LLC, Danville, Va - 24541,

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:36 2024 Page 1
ID:X8ExlwXLfNu3viF89upO5LyB5TQ-dKk5TXKda10JXeHLrkq2cS5R?bHe6G3iq0oCULyBkYn

0-1-8

0-1-8

Scale = 1:27.6



1-8-4		3-0-4		4-5-12		5-8-4		7-0-4		8-4-4		9-8-4		11-0-4		12-4-4		13-8-4		15-0-4		16-7-0	
1-8-4		1-4-0		1-5-8		1-2-8		1-4-0		1-4-0		1-4-0		1-4-0		1-4-0		1-4-0		1-4-0		1-6-12	
Plate Offsets (X,Y)-- [1:Edge,0-0-12], [29:0-1-8,0-0-12], [30:0-1-8,0-0-12]																							
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 0.12		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 0.04		Horz(CT)		0.00		15		n/a		n/a							
BCDL 5.0		Code IRC2021/TPI2014				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.

All bearings 16-7-0.
(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.



December 9,2024

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

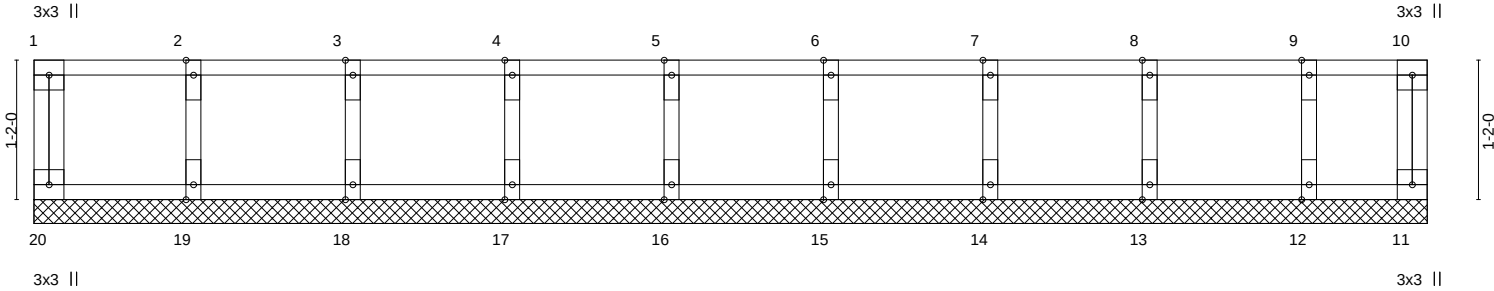
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-US.com

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

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:36 2024 Page 1
ID:X8ExlwXLfNu3viF89upO5LyB5TQ-dKk5TXKda10JXeHLrkq2cS5RWbHj6G5iq0oCULyBkYn

Scale = 1:19.3



11-7-14									
11-7-14									
LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	in	(loc)	l/defl	L/d	PLATES
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	Vert(LL)	n/a	-	n/a	999	MT20
TCDL 15.0	Lumber DOL	1.00	BC 0.02	Vert(CT)	n/a	-	n/a	999	GRIP
BCLL 0.0	Rep Stress Incr	YES	WB 0.03	Horz(CT)	0.00	11	n/a	n/a	244/190
BCDL 5.0	Code IRC2021/TPI2014		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.

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

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

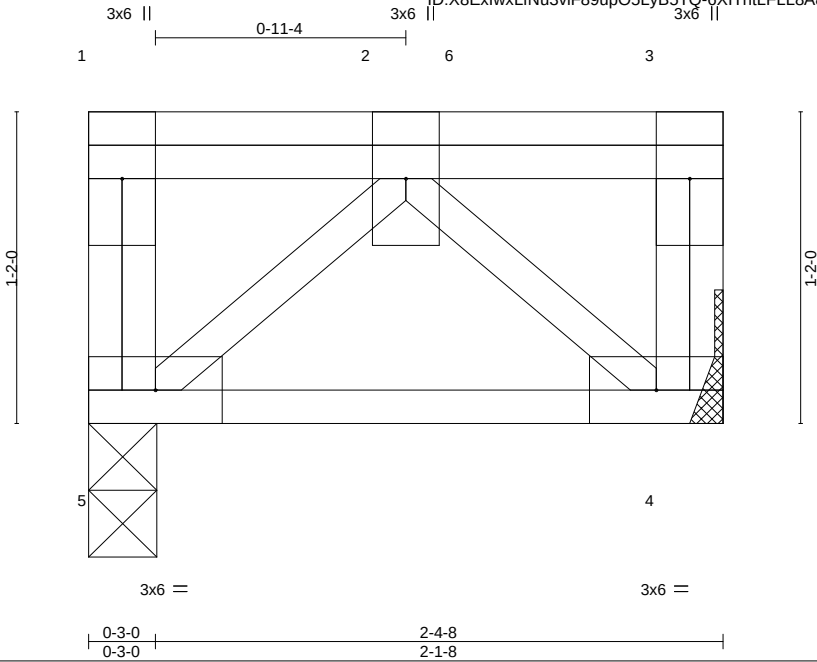
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-US.com

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	1-F09	FLOOR GIRDER	7	1	I70034625
					Job Reference (optional)

Riverside Roof Truss, LLC,

Danville, Va - 24541,

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:37 2024 Page 1



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/TPI2014		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-

- 1) Refer to girder(s) for truss to truss connections.
- 2) 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.
- 3) 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.
- 4) 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

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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 FLOOR
24-7179-A	2-F01	Floor Supported Gable	14	1	I70034627
					Job Reference (optional)

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

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:37 2024 Page 1
ID:X8ExlwXLFnu3viF89upO5LyB5TQ-6XIthtLFL8A8osYPSMH9fecE_drrjLs2gXm1nyBkYm

0-1-8

0-1-8

Scale = 1:27.6

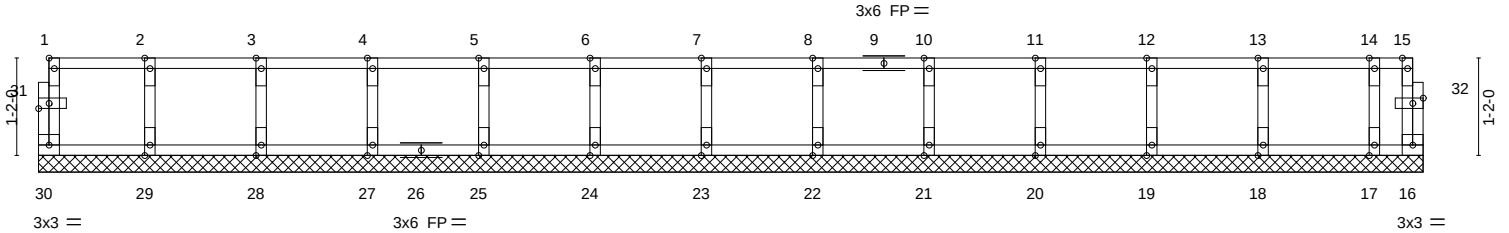


Plate Offsets (X,Y)--		16-7-0		16-7-0	
		[1:Edge,0-0-12], [31:0-1-8,0-0-12], [32:0-1-8,0-0-12]			
LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL.	PLATES GRIP
TCLL 40.0	Plate Grip DOL	1.00	TC 0.09	in (loc) l/defl L/d	MT20 244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.02	Vert(LL) n/a - n/a 999	
BCLL 0.0	Rep Stress Incr	YES	WB 0.03	Vert(CT) n/a - n/a 999	
BCDL 5.0	Code IRC2021/TPI2014		Matrix-R	Horz(CT) 0.00 16 n/a n/a	
					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.

All bearings 16-7-0.
(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

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 1/2/2023 BEFORE USE.

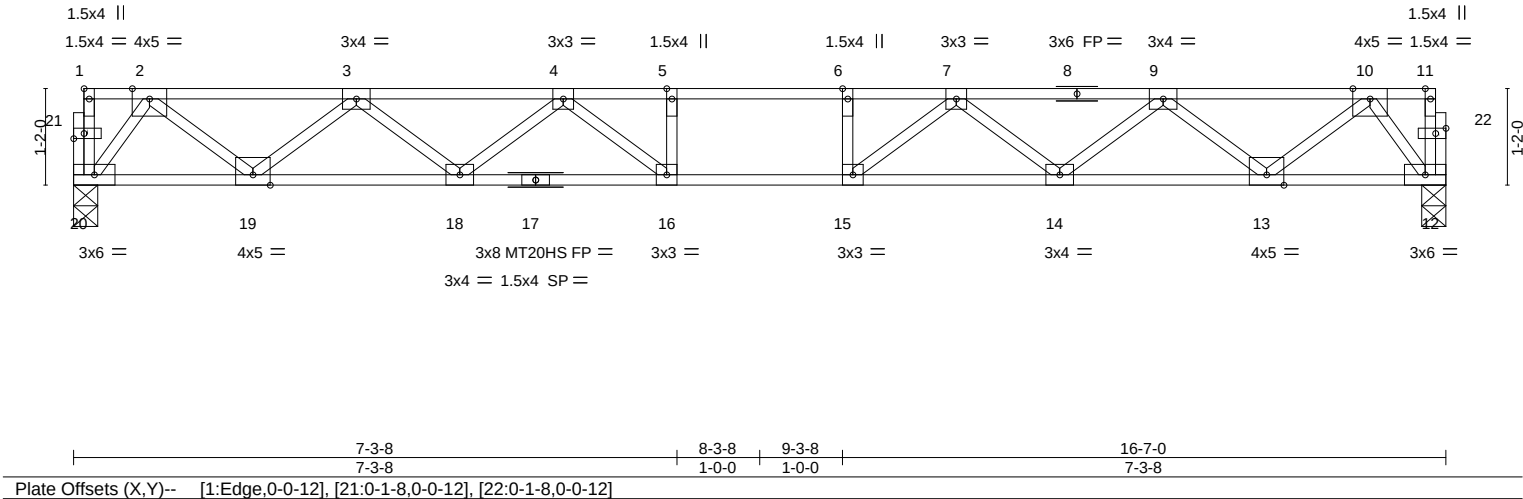
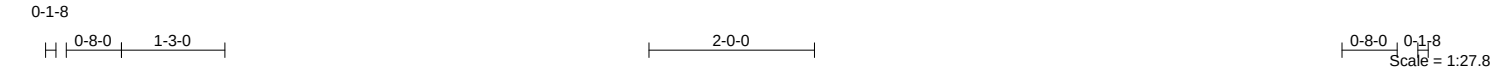
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.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 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:X8ExlwXLFnu3viF89upO5LyB5TQ-ajsrudMu6fG1myRkz9tWitBesOk2a2O?HKHJZDyBkYI



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 0.67	Vert(LL)	-0.23 15-16	>862	480	MT20	244/190
TCDL 15.0	Lumber DOL	1.00	BC 0.99	Vert(CT)	-0.34 15-16	>575	360	MT20HS	187/143
BCLL 0.0	Rep Stress Incr	YES	WB 0.56	Horz(CT)	0.06 12	n/a	n/a		
BCDL 5.0	Code IRC2021/TPI2014		Matrix-S						
								Weight: 83 lb	FT = 20%F, 11%E

LUMBER-	BRACING-
TOP CHORD 2x4 SP No.2(flat)	TOP CHORD Structural wood sheathing directly applied or 5-6-13 oc purlins, except end verticals.
BOT CHORD 2x4 SP No.2(flat) *Except* 12-17: 2x4 SP No.1(flat)	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing, Except: 2-2-0 oc bracing: 16-18.
WEBS 2x4 SP No.3(flat)	

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.

TOP CHORD 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

BOT CHORD 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

WEBS 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%

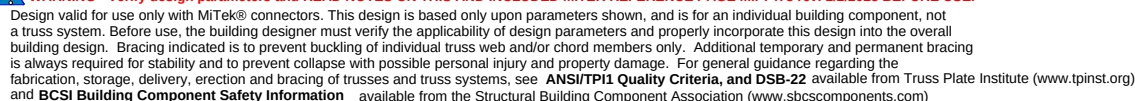
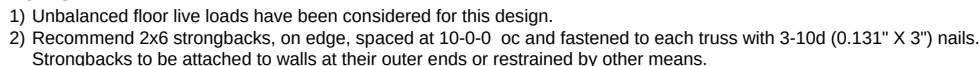
4) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-10d (0.131" X 3") nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.



December 9,2024

8.730 s Oct 31 2024 MiTek Industries, Inc. Fri Dec 6 08:46:38 2024 Page 1
ID: X8ExlwXlfN3uYvF89upO5LvB5TO-aisruDMu6fG1mvRkz9tWitBbgOl4a3l?HKHJZDvBkYl

0-11-8 0-1-8
Scale = 1:21.9



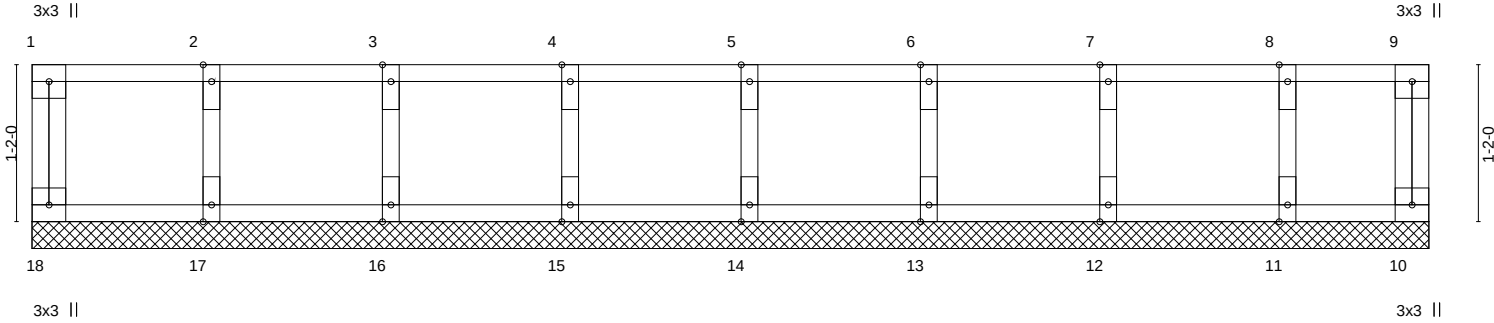
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-LLS.com

Job	Truss	Truss Type	Qty	Ply	LONGEVITY TOWNHOMES - 7 UNIT REAR LOAD FLOOR
24-7179-A	2-F04	Floor Supported Gable	7	1	170034630
					Job Reference (optional)

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:X8ExlwXLFNu3viF89upO5LyB5TQ-ajsrudMu6fG1myRkz9tWitBn?OzCaAb?HKHJZDyBkYI

Scale = 1:17.1



10-4-10									
10-4-10									
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	10	n/a	n/a	
BCDL 5.0	Code IRC2021/TPI2014		Matrix-R						Weight: 46 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.

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. 1/2/2023 BEFORE USE.

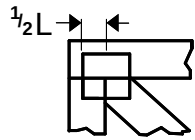
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall 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.tpinst.org) and **BCSI Building Component Safety Information** available from the Structural Building Component Association (www.sbcsccomponents.com)

MiTek®

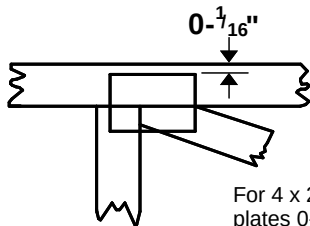
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200 / MiTek-US.com

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- $\frac{1}{16}$ " from outside edge of truss.



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

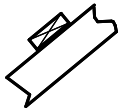
* Plate location details available in MiTek software or upon request.

PLATE SIZE

4 x 4

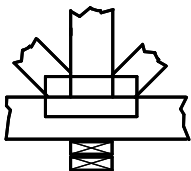
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

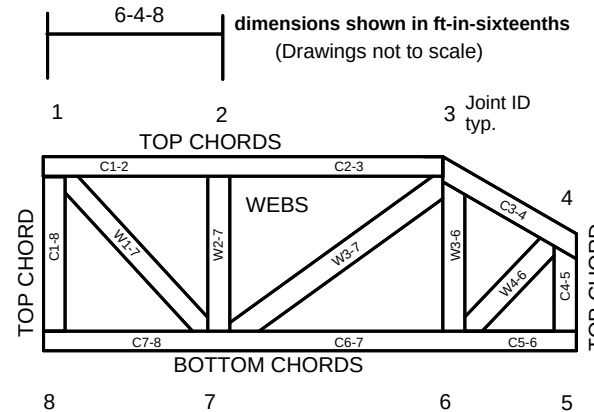


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number/letter where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-22: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



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/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

© 2023 MiTek® All Rights Reserved

MiTek®

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.

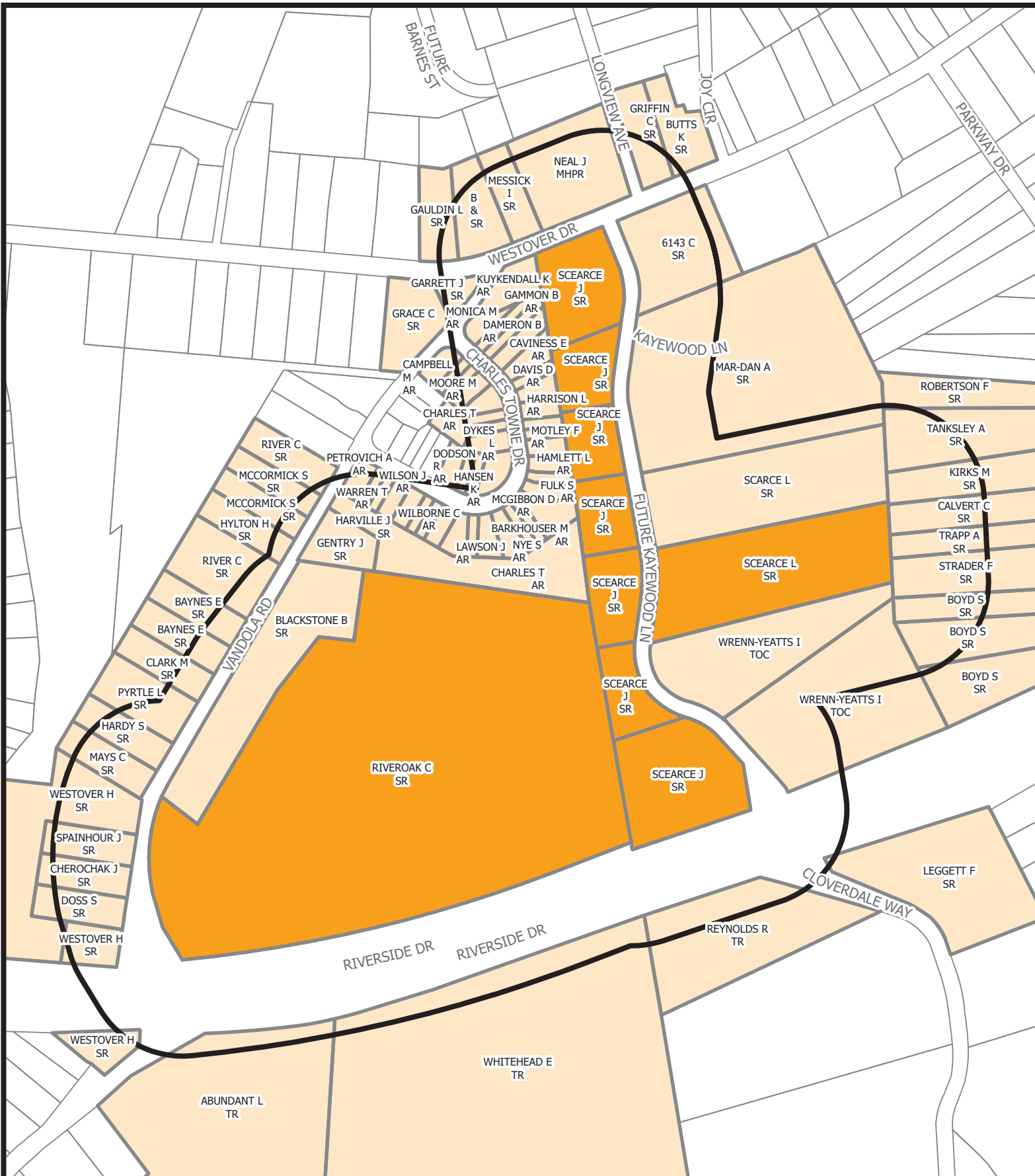


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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



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



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

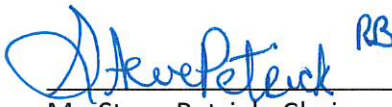
DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00255

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 "Conditional" A-R Attached Residential.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Rezoning application 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.


Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2100

NEW BUSINESS H.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Rezoning Application filed by Blackstone Building Group LLC to Rezone Parcels 77918 and 77608.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" Neighborhood Commercial Parcel ID#S 77918 and 77608 (Westover Drive).

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.

On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request PZ25-00256 to rezone Parcel IDs 77918 and 77608 from S-R Suburban Residential to N-CC "Conditional" Neighborhood Commercial, with the attached proffers and 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.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcel IDs 77918 and 77608 from S-R Suburban Residential to N-CC "Conditional" Neighborhood Commercial with attached proffers and 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. Ordinance
 2. Exhibit A
 3. Conditional Rezoning- Westover
 4. Application
 5. Aerials Map
 6. Vandola Owners Zoning Map
 7. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM S-R SUBURBAN RESIDENTIAL TO "CONDITIONAL" NEIGHBORHOOD COMMERCIAL PARCEL ID#S 77918 AND 77608 (WESTOVER DRIVE).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Blackstone Building Group, LLC, has requested to rezone from the S-R Suburban Residential zoning district to the N-CC "Conditional" Neighborhood Commercial zoning district, Parcel ID #'s 77918 and 77608 (Westover Drive), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ25-000256, filed by Blackstone Building Group, LLC, requesting to rezone from the S-R Suburban Residential zoning district to the N-CC "Conditional" Neighborhood Commercial zoning district, Parcel ID #'s 77918 and 77608 (Westover Drive) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED, that in accordance with the Code of the City of Danville, Virginia, the conditions proffered by Blackstone Building Group, LLC, requesting to rezone from S-R Suburban Residential to N-CC "Conditional" Neighborhood Commercial at Parcel ID #'s 77918 and 77608 (Westover Drive) of the City of Danville, Zoning District Map, provided in Exhibit A, attached hereto and made part hereof by reference are accepted, and approved; and

BE IT FURTHER ORDAINED, that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ25-00256, filed by Blackstone Building Group, LLC, requesting to rezone from the S-R Suburban Residential zoning district

to the N-CC "Conditional" Neighborhood Commercial zoning district, Parcel ID #'s 77918 and 77608 (Westover Drive) of the City of Danville, Virginia Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof, be, the same are hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID #'s 77918 and 77608 of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Exhibit A

CITY OF DANVILLE

BEFORE THE CITY COUNCIL:

IN RE: "CONDITIONAL" REZONING OF APPROXIMATELY 2.67 ACRES ON KAYEWOOD LANE AND WESTOVER DRIVE, OTHERWISE KNOWN AS PARCELS 77918 AND 77608, OF THE CITY OF DANVILLE, VIRGINIA, ZONING DISTRICT MAP

PROFFER OF CONDITIONS:

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.

TO THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL FOR THE
CITY OF DANVILLE, VIRGINIA.

Being in accordance with Sec.15.2-2296 of the Code of Virginia, 1950, as amended, the Petitioner, the City of Danville, hereby voluntarily proffers the following conditions to the rezoning, from S-R Suburban Residential to "Conditional" N-C Neighborhood Commercial, of the parcels of land described above:

The property shall be zoned "Conditional" N-C Neighborhood Commercial as provided in the Code of the City of Danville, Virginia, 1986, as amended, 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.

Applicant

Date

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



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: _____

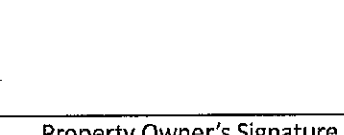
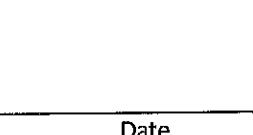
Purpose for Proposed Amendment: _____

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)	Date
	BBH Loan Unit Owner Agent		

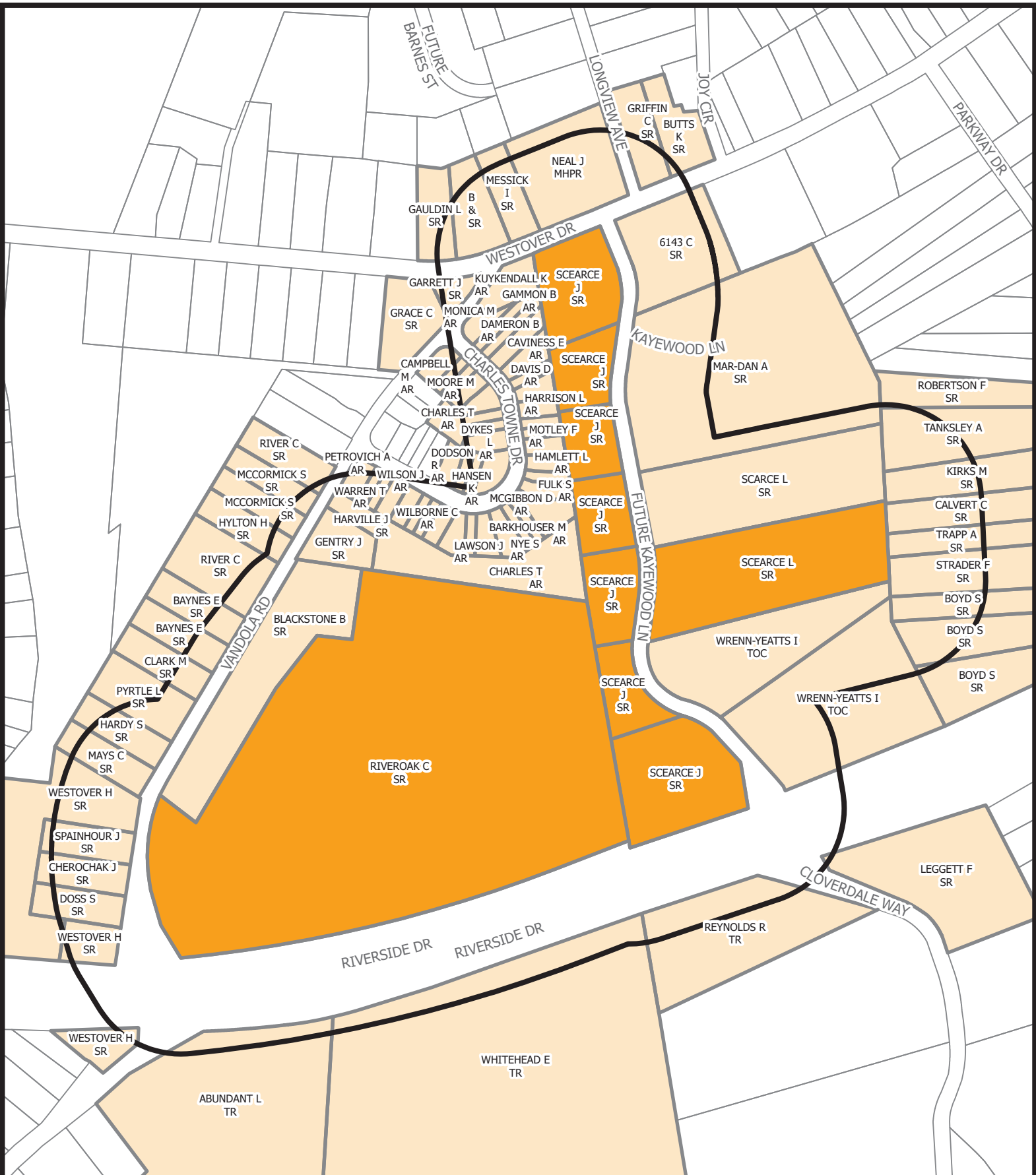


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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



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



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00256

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.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Rezoning application PZ25-00256 in accordance with proffered list, Exhibit A and 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.

A handwritten signature in blue ink that reads "Steve Petrick" followed by the initials "PB".

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2101

NEW BUSINESS I.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Rezoning Application PZ25-00257 filed by Blackstone Building Group LLC to rezone Parcel 71143 (Kayewood Lane).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" HR-C Highway Retail Commercial Parcel ID 71143 (Kayewood Lane).

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.

On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request PZ25-00257 to rezone Parcel 71143 (Kayewood Lane) with the following condition:

1. Egress may only be on Kayewood Lane.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcel 71143 (Kayewood Lane) from S-R Suburban Residential to HR-C Highway Retail Commercial with the following condition:

1. Egress may only be on Kayewood Lane.

Attachments

1. Ordinance
 2. Exhibit A
 3. Application
 4. Commercial Floor Plans
 5. Aerials Map
 6. Vandola Owners Zoning Map
 7. Planning Commission Recommendation
 8. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM S-R SUBURBAN RESIDENTIAL TO “CONDITIONAL” HR-C HIGHWAY RETAIL COMMERCIAL PARCEL ID 71143 (KAYEWOOD LANE).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Blackstone Building Group LLC, has requested to rezone from the S-R Suburban Residential zoning district to the HR-C Highway Retail Commercial zoning district, Parcel ID 71143 (Kayewood Lane), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ25-000257, filed by Blackstone Building Group LLC, requesting to rezone from the S-R Suburban Residential zoning district to the “Conditional” HR-C Highway Retail Commercial zoning district, Parcel ID 71143 (Kayewood Lane) of the City of Danville, Virginia Zoning District Map, is hereby received, and

BE IT FURTHER ORDAINED, that in accordance with the Code of the City of Danville, Virginia, the conditions proffered by Blackstone Building Group LLC, requesting to rezone from S-R Suburban Residential to “Conditional” HR-C Highway Retail Commercial at Parcel ID 71143 (Kayewood Lane) of the City of Danville, Zoning District Map, as provided in Exhibit A, Attached hereto and made part hereof by reference are accepted, and approved; and

BE IT FURTHER ORDAINED, that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ25-00257, filed by Blackstone Building Group LLC, requesting to rezone from the S-R Suburban Residential zoning district to the “Conditional” HR-C Highway Retail Commercial zoning district, Parcel ID 71143

(Kayewood Lane) of the City of Danville, Virginia Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof, be, the same are hereby approved; and

BE IT FINALLY ORDAINED, that Parcel ID 71143 of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Exhibit A

CITY OF DANVILLE

BEFORE THE CITY COUNCIL:

IN RE: "CONDITIONAL" REZONING OF APPROXIMATELY 2.757 ACRES ON KAYEWOOD LANE, OTHERWISE KNOWN AS PARCEL 71143, OF THE CITY OF DANVILLE, VIRGINIA, ZONING DISTRICT MAP

PROFFER OF CONDITIONS:

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.

TO THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL FOR THE
CITY OF DANVILLE, VIRGINIA.

Being in accordance with Sec.15.2-2296 of the Code of Virginia, 1950, as amended, the Petitioner, the City of Danville, hereby voluntarily proffers the following conditions to the rezoning, from S-R Suburban Residential to "Conditional" HR-C Highway Retail Commercial, of the parcels of land described above:

The property shall be zoned "Conditional" HR-C Highway Retail Commercial as provided in the Code of the City of Danville, Virginia, 1986, as amended, with the following conditions:

1. Egress may only be on Kayewood Lane.

Applicant

Date



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: _____

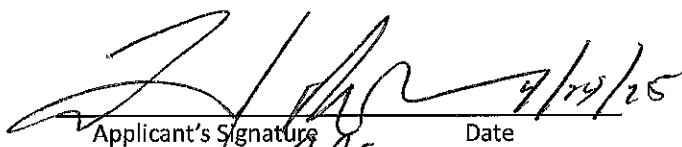
Purpose for Proposed Amendment: _____

Property Address: _____ Gross Area/ Net Area: _____

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

Between: _____ and _____

Proffered Conditions: _____

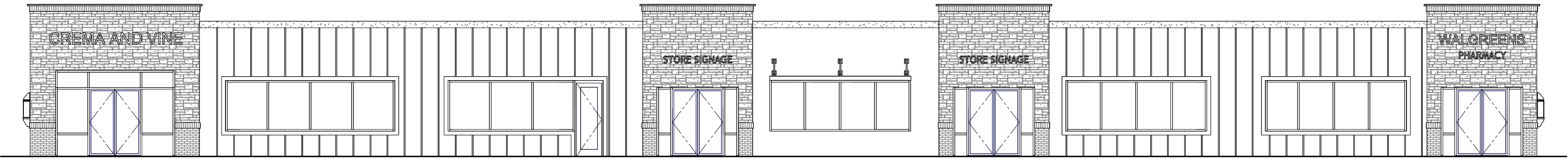
 7/14/25
Applicant's Signature Date

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

LONGEVITY SOLUTIONS

PARCEL AREA CALCULATIONS

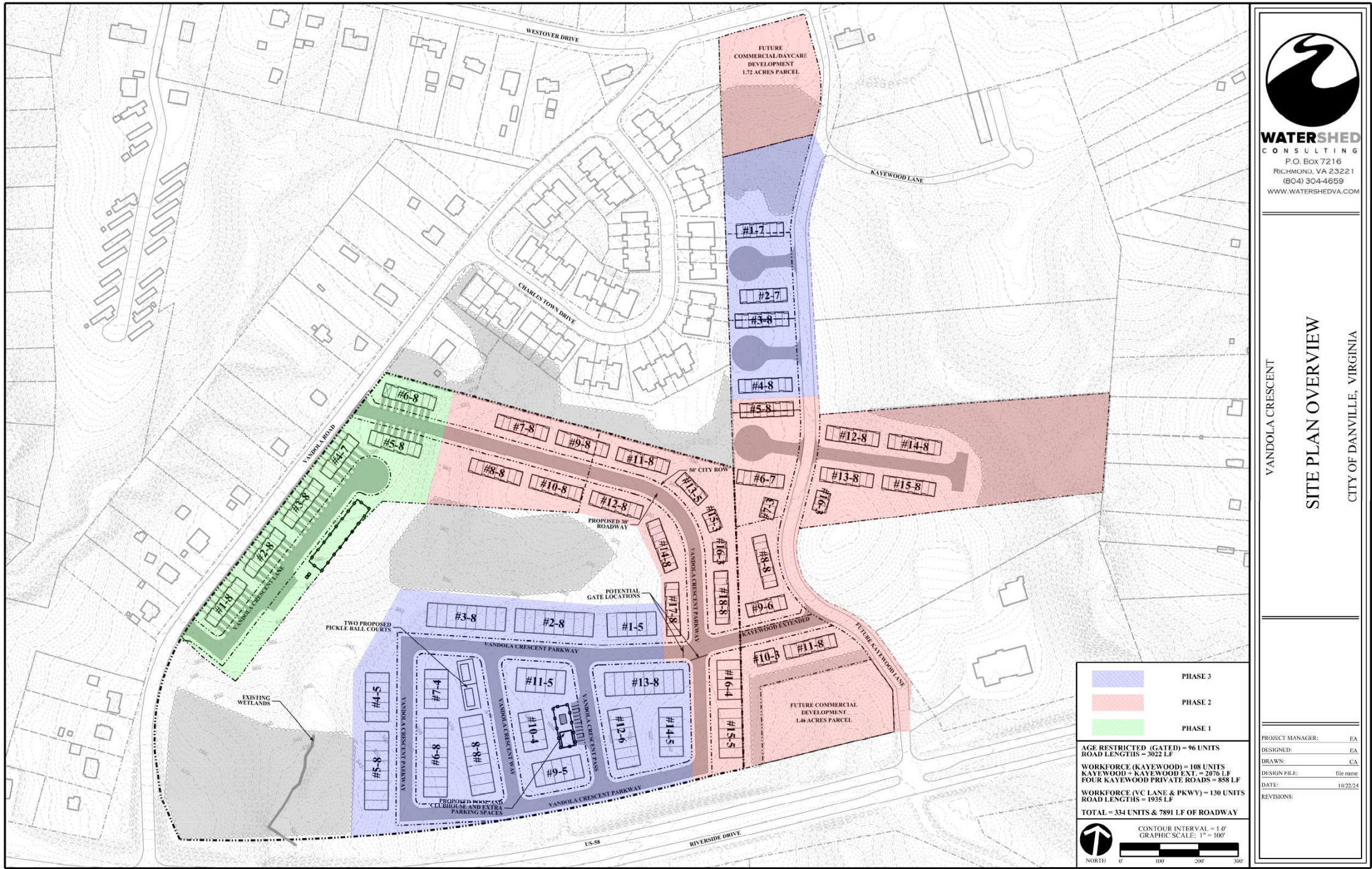
Heated Area	
CREMA AND VINE	2984 SF
PARCEL A	1137 SF
PARCEL B	1137 SF
PARCEL C	1145 SF
	6403 SF
Total	6403 SF

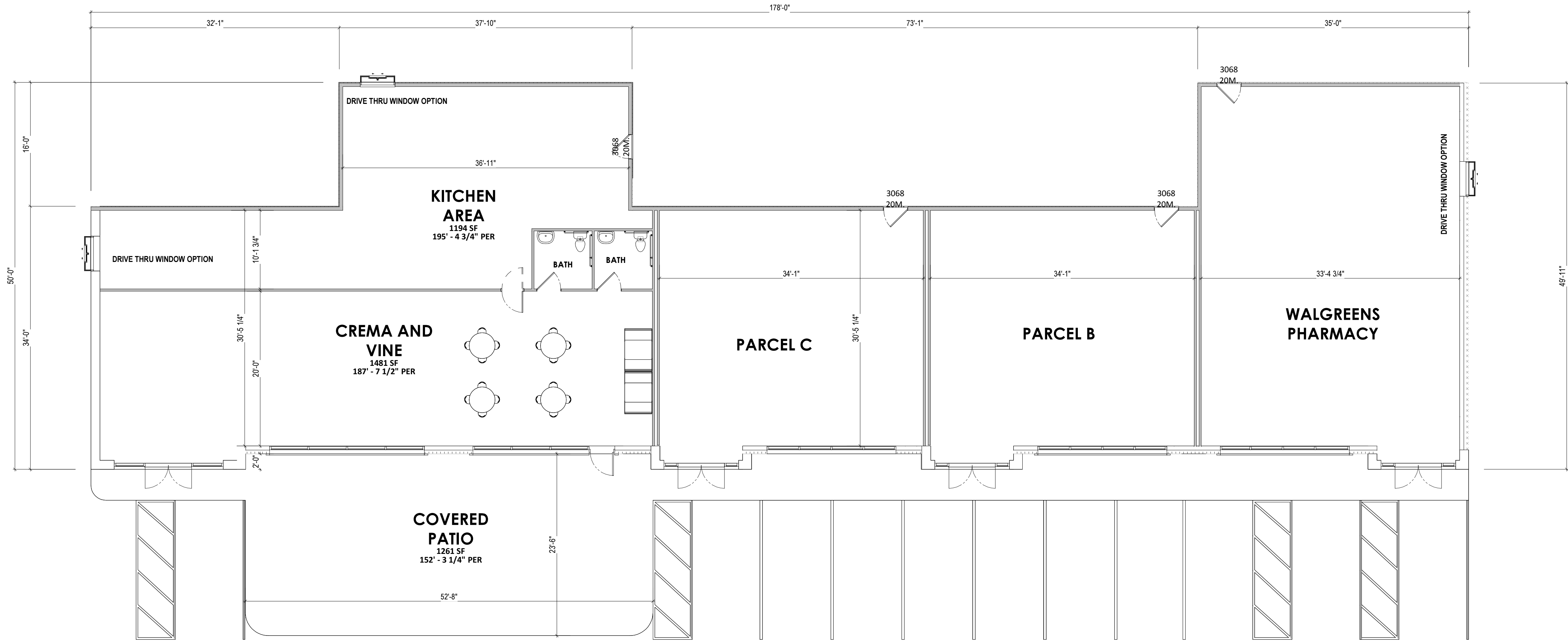


COMMERCIAL
NEW CONSTRUCTION
18'-0" FROM
APPROXIMATE GRADE

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

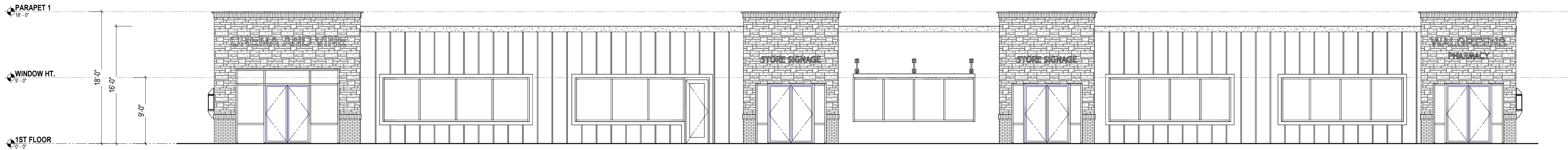
SERIES
VANDOLA COMMERCIAL PARCEL

SHEET
1st Floor Plan

ISSUE DATE
2/4/25

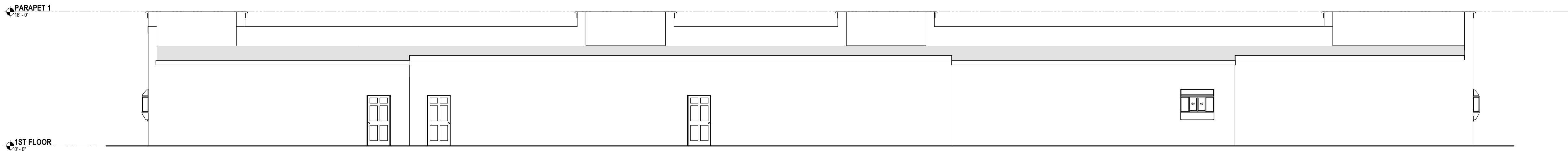
DRAWN BY
**PINNACLE DESIGN
RVA**

SHEET NUMBER
A-2.00



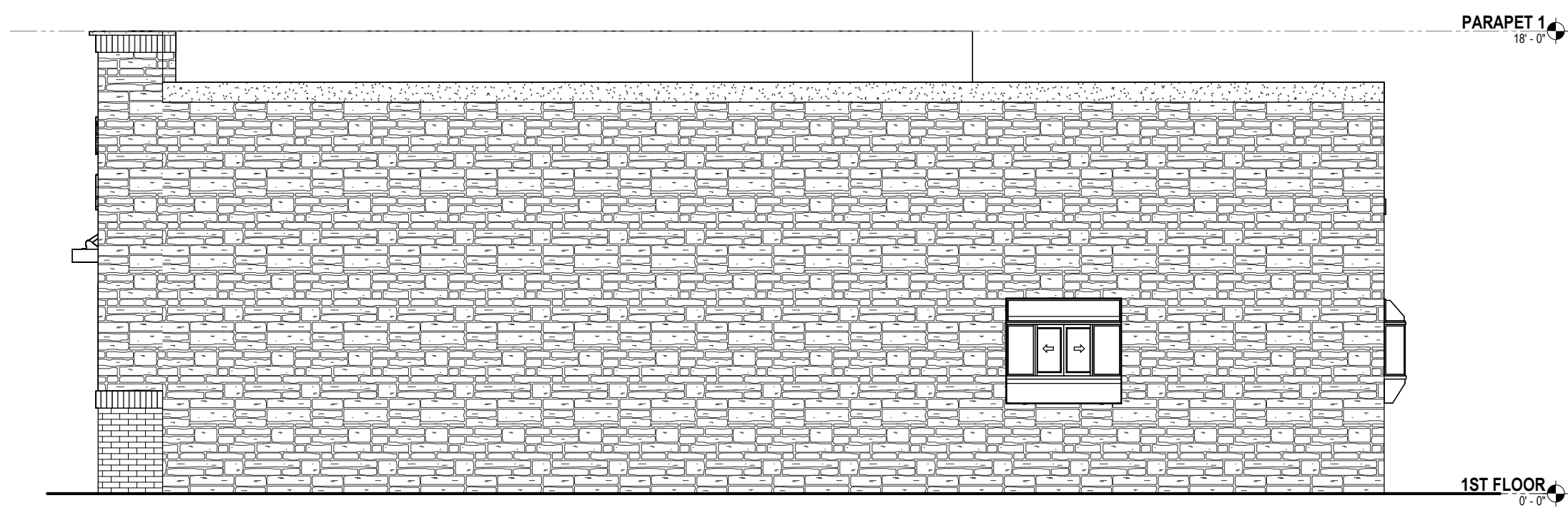
1 **FRONT VIEW**

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



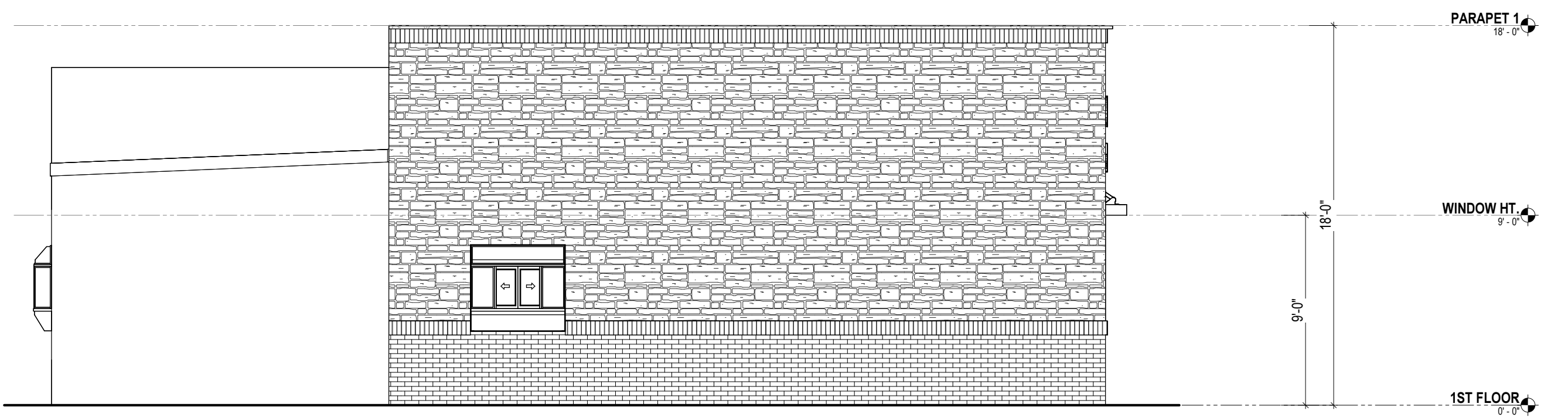
4 **REAR VIEW**

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

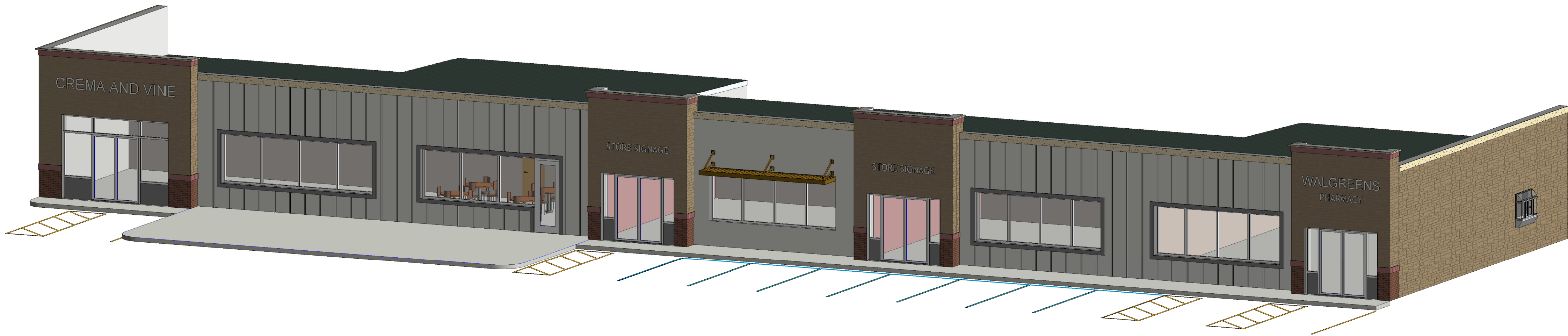
SERIES
VANDOLA COMMERCIAL PARCEL

SHEET
Elevations

ISSUE DATE
2/4/25

DRAWN BY
**PINNACLE DESIGN
RVA**

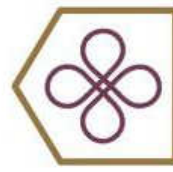
SHEET NUMBER
A-3.00



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		
3-D			
ISSUE DATE			
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



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





CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00257

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.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Rezoning application PZ25-00257 with the following condition:

1. Egress may only be on Kayewood Lane.

A handwritten signature in blue ink that reads "Steve Petrick" followed by the initials "RB".

Mr. Steve Petrick, Chair



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00257

Rezoning application PZ25-00257 filed by Blackstone Building Group LLC to rezone Parcel 71143 (Kayewood Lane) from S-R Suburban Residential to "Conditional" HR-C Highway Retail Commercial.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Rezoning application PZ25-00257 with the following condition:

1. Egress may only be on Kayewood Lane.

A handwritten signature in blue ink that reads "Steve Petrick" with the initials "RB" to the right.

Mr. Steve Petrick, Chair

Council Letter

City of Danville, Virginia



CL - 2102

NEW BUSINESS J.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Special Use Permit filed by Preferred Management Group to Allow More than One Short-Term Rental per Parcel at 1021 Main Street.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00258 filed by Preferred Management Group Requesting a Special Use Permit to Allow more than One (1) Short-Term Rental per Parcel at Parcel 23409 (1021 Main Street) In Accordance with 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.

Planning Staff reported, on May 12, 2025, that 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.

On May 12, 2025, the City Planning Commission voted 5-0 to recommend approval of Rezoning Request PZ25-00258 to rezone Parcel ID 23409 (1021 Main Street) with the following conditions:

1. No more than five (5) short term rentals.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to grant a Special Use Permit at Parcel ID 23409 (1021 Main Street) to allow more than one (1) short term rental per parcel with the following conditions:

1. No more than five (5) short term rentals.

Attachments

1. Ordinance
 2. Special Use Permit Application
 3. Aerials Map
 4. Owners Zoning Map
 5. Short Term Rental
 6. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00258 FILED BY PREFERRED MANAGEMENT GROUP REQUESTING A SPECIAL USE PERMIT TO ALLOW MORE THAN ONE (1) SHORT-TERM RENTAL PER PARCEL AT PARCEL 23409 (1021 MAIN STREET) IN ACCORDANCE WITH ARTICLE 2., SECTION Y.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00258, filed by Preferred Management Group, requesting a Special Use Permit to allow more than one (1) short-term rental per parcel at Parcel ID 23409 (1021 Main Street) in accordance with Article 2., Section Y., be and the same is hereby received; with the following condition:

1. No more than five (5) short term rentals.

AND BE IT FURTHER ORDAINED, that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00258, filed by Preferred Management Group, requesting a Special Use Permit to allow more than one (1) short-term rental per parcel at Parcel ID 23409 (1021 Main Street) in accordance with Article 2., Section Y., is hereby granted and approved, with the following conditions:

1. No more than five (5) short term rentals.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development

Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	<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.



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/25/2025



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.

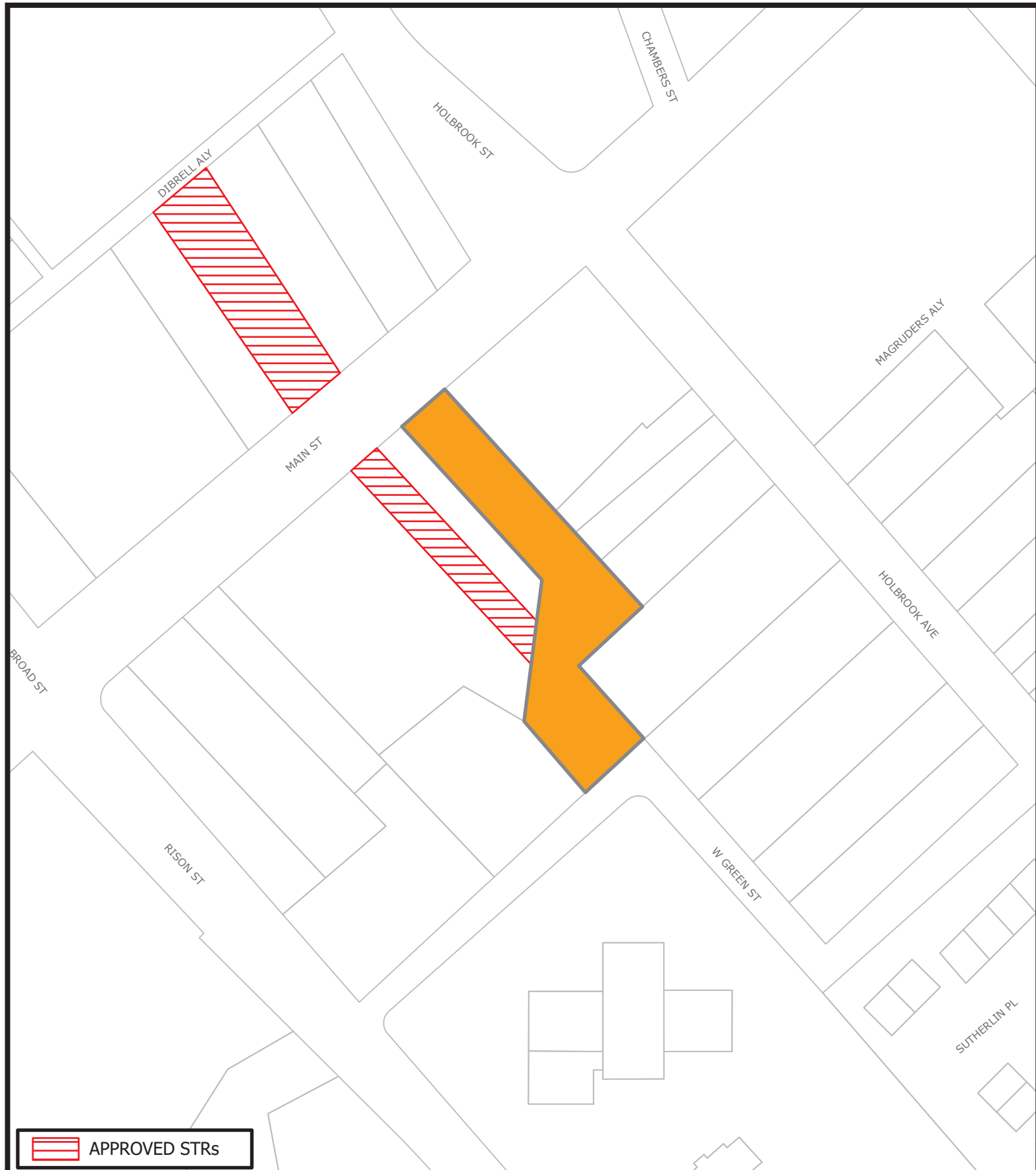


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/25/2025



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.



SUBJECT PROPERTY WITH 300 FT BUFFER

Prepared by:
Planning Division
4/29/2025



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.



CITY OF DANVILLE
Community Development
Division of Planning and Zoning

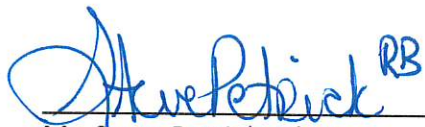
MEMORANDUM

DATE: MAY 12, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00258

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.

RECOMMENDATION

The Planning Commission, at their May 12, 2025, meeting voted 5-0 to recommend approval of Special Use Permit application PZ25-00258.

RB

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2027

NEW BUSINESS K.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Consideration of Changes to the Personnel System

From: Sara Weller, Director of Human Resources

COUNCIL ACTION

An Ordinance Amending the Personnel System of the City of Danville Providing for the Classification, Compensation, and Employee Development for Employment Positions of the City.

SUMMARY

Attached is an Ordinance amending the Personnel System of the City of Danville providing for the classification, compensation, and employee development of employment positions in the City.

BACKGROUND

Amendments to the City of Danville's Personnel System are submitted no less than annually to City Council for adoption. Proposed changes for Fiscal Year 2026 include revisions to the City of Danville's Personnel System Regulations, compensation plan, and classification plan.

RECOMMENDATION

It is recommended that City Council adopt the attached ordinance amending the City of Danville Personnel System.

Attachments

1. Ordinance
 2. Fiscal Year 2026 Schematic List
 3. Fiscal Year 2026 Recommended Changes to Personnel Regulations
 4. Fiscal Year 2026 Job Descriptions
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-____.____

AN ORDINANCE AMENDING THE PERSONNEL SYSTEM OF THE CITY OF DANVILLE PROVIDING FOR THE CLASSIFICATION, COMPENSATION, AND EMPLOYEE DEVELOPMENT FOR EMPLOYMENT POSITIONS OF THE CITY.

WHEREAS, certain revisions need to be made to the Personnel System of the City of Danville for the purpose of providing for the Classification of and Compensation for the employment positions of the City, responsibilities hereunder and the administration thereof, and to make other appropriate changes in the provisions of the Personnel System of the City of Danville, as adopted and ordained in Ordinance No. 83-11.16, adopted November 28, 1983.

WHEREAS, revisions to the Classification system including formatting, editing, and creation of new class descriptions is necessary for alignment with the Compensation system the City Manager upon recommendation of the Director of Human Resources may, during the fiscal year, make necessary adjustments to the Classification system without presentation of each class description to the Council of the City of Danville.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Personnel System of the City of Danville be, and is hereby, amended and reordained, as attached hereto and made a part hereof as if fully set out herein; and

BE IT FURTHER ORDAINED that all Chapters, Sections, Subsections, Sub-subsections, Paragraphs, Subparagraphs, Class Descriptions, and provisions of said Personnel System of the City of Danville, as heretofore amended, which are not amended or repealed by this Ordinance, shall continue in full force and effect unless and until the same be, and are hereby, reordained; and

BE IT FINALLY ORDAINED that this Ordinance shall become and be effective
on and as of July 1, 2025.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

City of Danville Schematic List Effective 7/1/2025

Job Code	Class Title	Grade	Minimum	Maximum
1002	FILE CLERK	GN1	\$31,403.52	\$54,956.16
1003	ADMINISTRATIVE SPECIALIST	GN1	\$31,403.52	\$54,956.16
1004	PROJECT ASSISTANT	GN6	\$40,846.79	\$71,481.89
1005	SENIOR ADMINISTRATIVE SPECLT	GN2	\$32,973.70	\$57,703.97
1007	SECRETARY	GN3	\$34,622.38	\$60,589.17
1009	SENIOR SECRETARY	GN4	\$36,353.50	\$63,618.62
1011	EXECUTIVE SECRETARY	GN7	\$43,297.60	\$75,770.80
1025	LEGAL SECRETARY	GN4	\$36,353.50	\$63,618.62
1028	LEGAL ASSISTANT	GE2	\$48,105.80	\$84,185.14
1029	JUDICIAL ASSISTANT I	GE3	\$51,954.26	\$90,919.95
1030	JUDICIAL ASSISTANT II	GE4	\$56,110.60	\$98,193.55
1031	SENIOR COURT REPORTER	GE3	\$51,954.26	\$90,919.95
1032	ADMINISTRATIVE ASSISTANT	GN5	\$38,534.71	\$67,435.74
1039	LAW CLERK	GE3	\$51,954.26	\$90,919.95
1042	DEPUTY CLERK	GN4	\$36,353.50	\$63,618.62
1045	DEPUTY REGISTRAR	GN2	\$32,973.70	\$57,703.97
1046	ASSISTANT DEPUTY REGISTRAR	GN1	\$31,403.52	\$54,956.16
1047	CITY CLERK	GE5	\$60,599.45	\$106,049.03
1049	SENIOR ADMINISTRATIVE ASSISTNT	GE5	\$60,599.45	\$106,049.03
1075	INTERN	GN1	\$31,403.52	\$54,956.16
1101	CASHIER	GN3	\$34,622.38	\$60,589.17
1102	SENIOR CASHIER	GN5	\$38,534.71	\$67,435.74
1105	COLLECTIONS CLERK I	GN1	\$31,403.52	\$54,956.16
1106	COLLECTIONS CLERK II	GN3	\$34,622.38	\$60,589.17
1107	SENIOR COLLECTIONS CLERK	GN5	\$38,534.71	\$67,435.74
1108	CUSTOMER ACCOUNT REPRESENTIV	GN4	\$36,353.50	\$63,618.62
1111	DELINQUENT COLLECTIONS CORDNTR	GE5	\$60,599.45	\$106,049.03
1120	DIV DIR OF CUSTOMER ACCOUNTS	GE8	\$77,751.52	\$136,065.15
1121	COLLECTIONS CUST ACCT MANAGER	GE6	\$65,447.40	\$114,532.96
1122	SERV/BILL CUST ACCT MANAGER	GE6	\$65,447.40	\$114,532.96

1131	UTILITY BILLING CLERK	GN4	\$36,353.50	\$63,618.62
1133	UTILITY SPECIAL BILLING CLERK	GN5	\$38,534.71	\$67,435.74
1134	SENIOR UTILITY BILLING CLERK	GN6	\$40,846.79	\$71,481.89
1137	AMI SUPPORT TECHNICIAN	GN4	\$36,353.50	\$63,618.62
1139	SR CUS ACCOUNT/TRAINING REP	GN6	\$40,846.79	\$71,481.89
1201	ACCOUNT CLERK	GN2	\$32,973.70	\$57,703.97
1203	SENIOR ACCOUNT CLERK	GN4	\$36,353.50	\$63,618.62
1204	ACCOUNTING TECHNICIAN	GN6	\$40,846.79	\$71,481.89
1211	PAYROLL ADMINISTRATOR	GN8	\$46,761.41	\$81,832.46
1220	ACCOUNTANT III	GE5	\$60,599.45	\$106,049.03
1221	ACCOUNTANT I	GE1	\$44,542.40	\$77,949.21
1223	ACCOUNTANT II	GE4	\$56,110.60	\$98,193.55
1224	BUSINESS SYSTEMS ACCOUNTANT	GE6	\$65,447.40	\$114,532.96
1225	ACCOUNTING SUPERVISOR	GE6	\$65,447.40	\$114,532.96
1226	INTERNAL AUDITOR	GE6	\$65,447.40	\$114,532.96
1227	STAFF AUDITOR	GE4	\$56,110.60	\$98,193.55
1228	SR INTERNL AUDIT/CASH&RISK MGR	GE8	\$77,751.52	\$136,065.15
1229	ASSISTANT DIRECTOR OF FINANCE	GE10	\$94,079.33	\$164,638.83
1241	REAL ESTATE ASSESSMENT CLERK	GN2	\$32,973.70	\$57,703.97
1242	SENIOR REAL ESTATE ASSEST CLK	GN3	\$34,622.38	\$60,589.17
1246	REAL ESTATE APPRAISER I	GN5	\$38,534.71	\$67,435.74
1247	REAL ESTATE APPRAISER II	GN7	\$43,297.60	\$75,770.80
1248	REAL ESTATE APPRAISER III	GE6	\$65,447.40	\$114,532.96
1249	DIVISN DIR OF REAL ESTATE ASSE	GE7	\$70,683.20	\$123,695.59
1303	PRINTER	GN2	\$32,973.70	\$57,703.97
1305	SENIOR PRINTER	GN3	\$34,622.38	\$60,589.17
1309	PRINT SHOP TECHNICIAN	GN4	\$36,353.50	\$63,618.62
1311	PRINT SHOP SUPERVISOR	GE4	\$56,110.60	\$98,193.55
1321	PURCHASING CLERK	GN3	\$34,622.38	\$60,589.17
1323	PURCHASING SUPPORT SPECIALIST	GN6	\$40,846.79	\$71,481.89
1324	VENDOR RELATIONSHIP COORD.	GN8	\$46,761.41	\$81,832.46
1326	PROCUREMENT OFFICER	GE5	\$60,599.45	\$106,049.03
1327	DIVISION DIR OF PURCHASING	GE7	\$70,683.20	\$123,695.59

1329	CHIEF FINANCIAL OFFICER	EXEC	\$128,198.57	\$256,397.13
1330	GRANT ADMINISTRATOR	GE7	\$70,683.20	\$123,695.59
1401	HR COORDINATOR I	GN7	\$43,297.60	\$75,770.80
1402	HR COORDINATOR II	GN8	\$46,761.41	\$81,832.46
1404	HR BUSINESS PARTNER I	GE4	\$56,110.60	\$98,193.55
1406	ASSISTANT DIRECTOR OF HUMAN RESOURCES HR TRAINING & BUSINESS	GE6 GE9	\$65,447.40	\$114,532.96
	SYS MGR		\$85,526.67	\$149,671.67
1408	ORGANIZATION DEVELOPMENT CNSLT	GE4	\$56,110.60	\$98,193.55
1409	DIRECTOR OF HUMAN RESOURCES	EXEC	\$128,198.57	\$256,397.13
1410	HR BUSINESS PARTNER II	GE6	\$65,447.40	\$114,532.96
1411	HR ASSISTANT	GN6	\$40,846.79	\$71,481.89
1505	TRAINING & SAFETY MANAGER	GE2	\$48,105.80	\$84,185.14
1509	APPLICATIONS SPECIALIST III	GE5	\$60,599.45	\$106,049.03
1510	SOLUTIONS INTEGRATION DEVELOPR	GE8	\$77,751.52	\$136,065.15
1511	TECHNICAL SUPPORT SPECIALST II	GN7	\$43,297.60	\$75,770.80
1514	TECHNICAL SUPPORT SPECIALIST I	GN6	\$40,846.79	\$71,481.89
1516	SENIOR BUS INTEL ANALYST CLIENT SOLUTIONS SPECIALIST II	GE6 GE4	\$56,110.60	\$98,193.55
			\$65,447.40	\$114,532.96
1517	BUSINESS AND DATA ANALYST III SERVICE DESK ANALYST III	GN9	\$49,567.09	\$86,742.41
1518	ADMINISTRATIVE TECH ANALYST I	GN7 GN5	\$38,534.71	\$67,435.74
			\$43,297.60	\$75,770.8
1521	PROGRAMMER I	GE2	\$48,105.80	\$84,185.14
1524	DIV DIR APPLICATION SOLUTIONS	GE9	\$85,526.67	\$149,671.67
1525	PROGRAMMER III	GE5	\$60,599.45	\$106,049.03
1526	GIS SPECIALIST II	GE4	\$56,110.60	\$98,193.55
1527	APPLICATIONS SPECIALIST IV	GE6	\$65,447.40	\$114,532.96
1529	NETWORK ADMINISTRATOR I	GE2	\$48,105.80	\$84,185.14
1530	APPLICATIONS SPECIALIST I	GE2	\$48,105.80	\$84,185.14
1531	TECHNICAL SUPPORT MANAGER	GE5	\$60,599.45	\$106,049.03
1532	DIVN DIR OF INFRA & OPERATIONS	GE9	\$85,526.67	\$149,671.67
1533	NETWORK ADMINISTRATOR III	GE5	\$60,599.45	\$106,049.03
1534	SYSTEM ADMINISTRATOR III	GE5	\$60,599.45	\$106,049.03
1535	NETWORK ENGINEER	GE7	\$70,683.20	\$123,695.59

1537	PROJECT MANAGER	GE6	\$65,447.40	\$114,532.96
1539	DEP. CHIEF INFORMATION OFFICER	GE10	\$94,079.33	\$164,638.83
1540	CHIEF INFORMATION OFFICER	EXEC	\$128,198.57	\$256,397.13
1541	DIV DIR CLIENT & ADMINISTRATIVE SERVICE	GE7 GE6	\$65,447.40	\$114,532.96
			\$70,683.20	\$123,695.59
1543	BUSINESS AND DATA ANALYST IV CLIENT SOLUTIONS SPECIALIST I	GE5 GN10	\$53,532.46	\$93,681.80
			\$65,447.40	\$114,532.96
1547	BUSINESS AND DATA ANALYST II SERVICE DESK ANALYST II	GN7	\$43,297.60	\$75,770.80
1549	BUSINESS AND DATA ANALYST I SERVICE DESK ANALYST I	GN6	\$40,846.79	\$71,481.89
1560	SOLUTIONS INTEGRATION SPEC	GE8	\$77,751.52	\$136,065.15
1563	APPLICATIONS SPECIALIST II	GE4	\$56,110.60	\$98,193.55
1565	PROGRAMMER IV	GE6	\$65,447.40	\$114,532.96
1567	PROGRAMMER II	GE4	\$56,110.60	\$98,193.55
1569	GIS SPECIALIST IV	GE6	\$65,447.40	\$114,532.96
1571	GIS SPECIALIST I	GE2	\$48,105.80	\$84,185.14
1573	CHIEF SEC OFFICER	GE8	\$77,751.52	\$136,065.15
1575	NETWORK ADMINISTRATOR II	GE4	\$56,110.60	\$98,193.55
1577	SYSTEMS ENGINEER	GE8	\$77,751.52	\$136,065.15
1579	SYSTEMS ADMINISTRATOR IV	GE6	\$65,447.40	\$114,532.96
1581	SYSTEMS ADMINISTRATOR II	GE4	\$56,110.60	\$98,193.55
1583	SYSTEMS ADMINISTRATOR I	GE2	\$48,105.80	\$84,185.14
1585	TECHNICAL SUPPORT SPEC III	GN9	\$49,567.09	\$86,742.41
1586	TECHNICAL SUPP SPECIALIST IV	GN11	\$57,815.06	\$101,176.35
1731	GIS COORDINATOR	GE8	\$77,751.52	\$136,065.15
1732	GIS SPECIALIST III	GE5	\$60,599.45	\$106,049.03
1734	IT SCADA SYSTEMS ANALYST	GE5	\$60,599.45	\$106,049.03
1810	ASSISTANT CITY ATTORNEY I	GE5	\$60,599.45	\$106,049.03
1811	ASSISTANT CITY ATTORNEY II	GE8	\$77,751.52	\$136,065.15
1812	DEPUTY CITY ATTORNEY	GE9	\$85,526.67	\$149,671.67
1915	BUDGET ANALYST	GE4	\$56,110.60	\$98,193.55
1918	ASSISTANT TO THE CITY MANAGER	GE8	\$77,751.52	\$136,065.15
1919	DIRECTOR OF BUDGET	GE9	\$85,526.67	\$149,671.67

1920	ECONOMIC MOBILITY & OPPORTUNITY COMMUNITY WEALTH BUILDING GE8 GE9	\$77,751.52 \$85,526.67	\$136,065.15 \$149,671.67
1925	MANAGER		
1925	MULTIMEDIA DESIGN MANAGER	GE7	\$70,683.20
1927	PUBLIC INFORMATION OFFICER	GE7	\$70,683.20
1930	VIOLENCE PREVENTION MANAGER	GE8	\$77,751.52
1932	VIOLENCE PREV OUTREACH WORKER	GN3	\$34,622.38
1933	COMMUNITY LIAISON	GN3	\$34,622.38
1934	ATHLETIC LIFE COACH	GN1	\$31,403.52
1935	ASSISTANT VIOL PREV MANAGER	GE3	\$51,954.26
1970	TRAVEL COUNSELOR I	GN1	\$31,403.52
1971	TRAVEL COUNSELOR II	GN2	\$32,973.70
1972	VISITOR CENTER MANAGER	GE3	\$51,954.26
1973	MARKETING AND COMMUNICATIONS SPECIALIST COORDINATOR	GN7 GE4	\$43,297.60 \$56,110.60
1974	TOURISM SALES COORDINATOR	GN7	\$43,297.60
1975	SPECIAL PROJECT MANAGER	GE3	\$51,954.26
1976	TOURISM MANAGER	GE6	\$65,447.40
1977	MARKETING, COMMUNICATIONS , & RESEARCH MANAGER	GE5 GE6	\$60,599.45 \$114,532.96
1978	ASST DIR OF ECON DEV & TOURSM	GE9	\$85,526.67
1979	ECONOMIC DEVELOP PROJECT MGR	GE6	\$65,447.40
1980	DIR OF ECONOMIC DEV & TOURISM	EXEC	\$128,198.57
1991	DEPUTY CITY MANAGER	EXEC	\$128,198.57
2001	PERMIT TECHNICIAN	GN3	\$34,622.38
2002	PLANS EXAMINER	GN8	\$46,761.41
2009	PROP MAINT CODE SUPERVISOR	GN8	\$46,761.41
2010	PROPERTY MAINTENANCE INSPECTOR	GN7	\$43,297.60
2013	BUILDING INSPECTOR	GN7	\$43,297.60
2014	ELECTRICAL INSPECTOR	GN7	\$43,297.60
2015	MECHANICAL INSPECTOR	GN7	\$43,297.60
2017	PLUMBING/CROSS CONNECTION INSP	GN7	\$43,297.60
2020	LEAD SAFE PROGRAM MANAGER	GE5	\$60,599.45
2021	LEAD SAFE PROGRM COST EST/INSP	GN7	\$43,297.60

2025	INSPECTIONS SUPERVISOR	GE5	\$60,599.45	\$106,049.03
2029	DIVISION DIR OF INSPECTIONS	GE9	\$85,526.67	\$149,671.67
2041	COST ESTIMATOR/INSPECTOR	GN6	\$40,846.79	\$71,481.89
2044	HOUSING GRANT COORDINATOR	GN6	\$40,846.79	\$71,481.89
2045	HOUSING GRANT ENV REVIEW SPEC	GE2	\$48,105.80	\$84,185.14
2047	HOUSING & REDEVELOPMENT SPEC	GE5	\$60,599.45	\$106,049.03
2049	HOUSING & DEV DIVISION DIRECTOR	GE9	\$85,526.67	\$149,671.67
2055	SHORT TERM RENTAL TECHNICIAN	GN7	\$43,297.60	\$75,770.80
2061	PLANNING TECHNICIAN	GN5	\$38,534.71	\$67,435.74
2063	ASSOCIATE PLANNER	GE2	\$48,105.80	\$84,185.14
2064	SENIOR PLANNER	GE4	\$56,110.60	\$98,193.55
2099	DIVISION DIRECTOR OF PLANNING	GE9	\$85,526.67	\$149,671.67
2199	DIRECTOR OF COMMUNITY DEVELOP	EXEC	\$128,198.57	\$256,397.13
3001	CUSTODIAN	GN1	\$31,403.52	\$54,956.16
3003	SENIOR CUSTODIAN	GN3	\$34,622.38	\$60,589.17
3005	CUSTODIAN SUPERVISOR	GN8	\$46,761.41	\$81,832.46
3011	PUBLIC SERVICE WORKER	GN1	\$31,403.52	\$54,956.16
3012	PUBLIC SERVICE WORKER/OPERATOR	GN2	\$32,973.70	\$57,703.97
3014	SOLID WASTE COLLECTOR	GN2	\$32,973.70	\$57,703.97
3016	GROUNDSDKEEPER	GN3	\$34,622.38	\$60,589.17
3019	CONSTRUCTION WORKER	GN3	\$34,622.38	\$60,589.17
3022	SANITATION OPERATOR I	GN5	\$38,534.71	\$67,435.74
3024	SANITATION OPERATOR II	GN6	\$40,846.79	\$71,481.89
3031	MOTOR EQUIPMENT OPERATOR I	GN3	\$34,622.38	\$60,589.17
3032	MOTOR EQUIPMENT OPERATOR II	GN4	\$36,353.50	\$63,618.62
3033	MOTOR EQUIPMENT OPERATOR III	GN5	\$38,534.71	\$67,435.74
3034	WEIGH MASTER	GN2	\$32,973.70	\$57,703.97
3035	CCTV TECHNICIAN	GN4	\$36,353.50	\$63,618.62
3036	HEAVY EQUIPMENT OPERATOR	GN6	\$40,846.79	\$71,481.89
3040	RECYCLING CENTER OPERATOR	GN7	\$43,297.60	\$75,770.80
3101	CREW SUPERVISOR	GN6	\$40,846.79	\$71,481.89
3102	PW CREW SUPERVISOR	GN7	\$43,297.60	\$75,770.80
3105	GENERAL SUPERVISOR	GN10	\$53,532.46	\$93,681.80

3109	CEMETERY SUPERVISOR	GN8	\$46,761.41	\$81,832.46
3201	WAREHOUSE STOCK CLERK	GN1	\$31,403.52	\$54,956.16
3202	SENIOR WAREHOUSE STOCK CLERK	GN2	\$32,973.70	\$57,703.97
3203	PW WAREHOUSE CLERK	GN2	\$32,973.70	\$57,703.97
3303	BUILDING MAINTENANCE MECH I	GN2	\$32,973.70	\$57,703.97
3304	BUILDING MAINTENANCE MECH II	GN4	\$36,353.50	\$63,618.62
3305	BUILDING MAINTENANCE SUPERINT	GE5	\$60,599.45	\$106,049.03
3306	BUILDING MAINTENANCE MCHNC III	GN7	\$43,297.60	\$75,770.80
3401	HORTICULTURIST	GN10	\$53,532.46	\$93,681.80
3498	AUTOMOTIVE SERVICE ATTENDANT	GN1	\$31,403.52	\$54,956.16
3501	AUTOMOTIVE EQUIPMENT MECH I	GN2	\$32,973.70	\$57,703.97
3511	AUTOMOTIVE EQUIPMENT MECH II	GN4	\$36,353.50	\$63,618.62
3512	TRANSIT MECHANIC	GN4	\$36,353.50	\$63,618.62
3515	WELDER	GN5	\$38,534.71	\$67,435.74
3517	HEAVY EQUIPMENT MECHANIC	GN8	\$46,761.41	\$81,832.46
3519	AUTOMOTIVE EQUIPMENT MECH III	GN7	\$43,297.60	\$75,770.80
3521	AUTOMOTIVE SERVICE TECHNICIAN	GN3	\$34,622.38	\$60,589.17
3525	EQUIPMENT MAINTENANCE SUPERVIS	GN8	\$46,761.41	\$81,832.46
3601	SIGN TECHNICIAN	GN4	\$36,353.50	\$63,618.62
3603	TRAFFIC SIGNAL TECHNICIAN	GN4	\$36,353.50	\$63,618.62
3605	SR TRAFFIC SIGNAL TECHNICIAN	GN7	\$43,297.60	\$75,770.80
3607	TRAFFIC CONTROL CREW SUPERVISR	GN8	\$46,761.41	\$81,832.46
3609	TRAFFIC CONTROL OPS ENGINEER	GE5	\$60,599.45	\$106,049.03
3651	CODE ENFORCEMENT INSPECTOR	GN4	\$36,353.50	\$63,618.62
3653	CONSTRUCTION INSPECTOR	GN7	\$43,297.60	\$75,770.80
3655	CONSTRUCTION INSPECTIONS SUPVR	GE4	\$56,110.60	\$98,193.55
3701	VAN DRIVER	GN1	\$31,403.52	\$54,956.16
3702	BUS ATTENDANT	GN1	\$31,403.52	\$54,956.16
3703	AMTRACK STATION ATTENDANT	GN4	\$36,353.50	\$63,618.62
3710	TRANSIT DRIVER I	GN2	\$32,973.70	\$57,703.97
3711	TRANSIT DRIVER II	GN3	\$34,622.38	\$60,589.17
3712	TRANSPORTATION DISPATCHER	GN3	\$34,622.38	\$60,589.17
3714	TRANS GRANT SPECIAL ASST	GN4	\$36,353.50	\$63,618.62

3719	TRANSPORTATION SUPERVISOR	GE2	\$48,105.80	\$84,185.14
3731	AIRPORT MAINTEN/SECURITY TCH I	GN2	\$32,973.70	\$57,703.97
3733	AIRPORT MAINTEN/SECURTY TCH II	GN4	\$36,353.50	\$63,618.62
3734	AIRPORT OPERATIONS TOWER TECH	GN3	\$34,622.38	\$60,589.17
3735	TRANSPORTATION BLD & GRDS SUPT	GE5	\$60,599.45	\$106,049.03
3736	TRANS OPERATIONS & MAINT MGR	GE6	\$65,447.40	\$114,532.96
3748	DIVISION DIR OF TRANS SERV	GE6	\$65,447.40	\$114,532.96
3749	DIRECTOR OF TRANSPORATION SERV	EXEC	\$128,198.57	\$256,397.13
3801	ENGINEERING AIDE	GN2	\$32,973.70	\$57,703.97
3802	SR ENGINEERING TECHNICIAN	GN9	\$49,567.09	\$86,742.41
3803	ENGINEERING TECHNICIAN	GN6	\$40,846.79	\$71,481.89
3804	SR PUBLIC WORKS GIS/CAD TECH	GN9	\$49,567.09	\$86,742.41
3805	SURVEY PARTY SUPERVISOR	GE1	\$44,542.40	\$77,949.21
3815	PW PROJECT ENGINEER	GE5	\$60,599.45	\$106,049.03
3819	PW CHIEF ENGINEER	GE8	\$77,751.52	\$136,065.15
3951	COMMUNICATIONS SYSTEMS MANAGER	GE5	\$60,599.45	\$106,049.03
3965	DIVISION DIR OF SANITATION	GE8	\$77,751.52	\$136,065.15
3975	DIVISION DIRECTOR OF BUILDINGS	GE8	\$77,751.52	\$136,065.15
3985	DIVISION DIRECTOR OF STREETS	GE8	\$77,751.52	\$136,065.15
3990	DIV DIR OF PW ADMINISTRATION	GE8	\$77,751.52	\$136,065.15
3991	PW ADMINISTRATIVE MANAGER	GE6	\$65,447.40	\$114,532.96
3993	PW SENIOR PROJECT MANAGER	GE7	\$70,683.20	\$123,695.59
3994	PW PROJECT MANAGER	GE6	\$65,447.40	\$114,532.96
3995	ASST DIR PW/CITY ENGINEER	GE10	\$94,079.33	\$164,638.83
3999	DIRECTOR OF PUBLIC WORKS	EXEC	\$128,198.57	\$256,397.13
4001	WATER TREATMENT PLT OPTR TRAIN	GN1	\$31,403.52	\$54,956.16
4005	WATER TREATMENT PLT OPTR III	GN4	\$36,353.50	\$63,618.62
4006	WATER TREATMENT PLT OPTR II	GN5	\$38,534.71	\$67,435.74
4007	WATER TREATMENT OPTR I	GN7	\$43,297.60	\$75,770.80
4008	WATER TREATMENT PLT OPTR SPVR	GN10	\$53,532.46	\$93,681.80
4103	INDUSTRIAL MECHANIC	GN5	\$38,534.71	\$67,435.74
4104	SENIOR INDUSTRIAL MECHANIC	GN7	\$43,297.60	\$75,770.80
4355	WATER TREATMENT MANAGER	GE6	\$65,447.40	\$114,532.96

4360	WATER CHEMIST	GE2	\$48,105.80	\$84,185.14
4399	DIVISION DIR WTR/WSTWTR TRTMNT	GE9	\$85,526.67	\$149,671.67
4501	DISPATCHER	GN1	\$31,403.52	\$54,956.16
4511	UTILITIES PIPELINE TECH I	GN3	\$34,622.38	\$60,589.17
4512	W&G HEAVY EQUIPMENT OPERATOR	GN5	\$38,534.71	\$67,435.74
4513	W&G SERVICE TECHNICIAN	GN4	\$36,353.50	\$63,618.62
4514	UTILITIES PIPELINE TECH II	GN4	\$36,353.50	\$63,618.62
4515	W&G METER TECHNICIAN	GN4	\$36,353.50	\$63,618.62
4516	UTILITIES PIPELINE TECH III	GN5	\$38,534.71	\$67,435.74
4517	W&G CORROSION TECHNICIAN	GN5	\$38,534.71	\$67,435.74
4518	W&G PROJECT MANAGER	GE6	\$65,447.40	\$114,532.96
4519	W&G CREW SUPERVISOR	GN7	\$43,297.60	\$75,770.80
4521	W&G CORROSION/WELD SUPVERVSR	GN7	\$43,297.60	\$75,770.80
4529	W&G CONSTRUCTION CREW SUPERVSR	GN7	\$43,297.60	\$75,770.80
4530	FLEET & FACILITIES MANAGER	GE5	\$60,599.45	\$106,049.03
4613	WG GIS ENGINEERING TECHNICIAN	GN4	\$36,353.50	\$63,618.62
4614	W&G SR GIS/CAD TECHNICIAN	GN7	\$43,297.60	\$75,770.80
4615	W&G SR ENGINEERING TECHNICIAN	GN8	\$46,761.41	\$81,832.46
4619	W&G CHIEF ENGINEER	GE8	\$77,751.52	\$136,065.15
4725	W&G SYSTEMS CONTROL SUPERINTEN	GE6	\$65,447.40	\$114,532.96
4735	W&G DISTRIBUTION SUPERVISOR	GE2	\$48,105.80	\$84,185.14
4745	W&G COMPLIANCE COORDINATOR	GN10	\$53,532.46	\$93,681.80
4811	GAS CONTROL TECHNICIAN	GN4	\$36,353.50	\$63,618.62
4815	GAS SUPPLY ANALYST	GE6	\$65,447.40	\$114,532.96
4835	W&G DISTRIBUTION SUPERINTENDEN	GE6	\$65,447.40	\$114,532.96
4899	DIVISION DIR OF WATER & GAS	GE9	\$85,526.67	\$149,671.67
5101	ELECTRIC GROUND WORKER	GN3	\$34,622.38	\$60,589.17
5103	ELECT LINE OH/UG EQUIP OPER	GN4	\$36,353.50	\$63,618.62
5111	ELECTRIC LINE TECHNICIAN I	GN4	\$36,353.50	\$63,618.62
5112	ELECTRIC LINE TECHNICIAN II	GN7	\$43,297.60	\$75,770.80
5113	ELECTRIC LINE TECHNICIAN III	GN10	\$53,532.46	\$93,681.80
5115	ELECTRIC LINE CREW SUPERVISOR	GN11	\$57,815.06	\$101,176.35
5116	ELECTRIC VEGETATION ROW SUPER	GN10	\$53,532.46	\$93,681.80

5119	ELECTRIC DISTRIBUTION SUPT	GE6	\$65,447.40	\$114,532.96
5212	UTILITY OPERATIONS SUPERVISOR	GN10	\$53,532.46	\$93,681.80
5213	ELECTRIC SUBSTATION TECHNICIAN	GN9	\$49,567.09	\$86,742.41
5214	UTILITY OPERATOR	GN9	\$49,567.09	\$86,742.41
5215	ELECTRIC SUBSTATION SUPERVISOR	GN10	\$53,532.46	\$93,681.80
5219	ELECTRIC SUBSTATION SUPT	GE6	\$65,447.40	\$114,532.96
5312	ELECTRIC RIGHT OF WAY TRIMMER	GN3	\$34,622.38	\$60,589.17
5315	INSPECTOR-CONTRACTOR MANAGER	GN11	\$57,815.06	\$101,176.35
5411	ELECTRIC METER TECHNICIAN I	GN3	\$34,622.38	\$60,589.17
5413	ELECTRIC METER TECHNICIAN II	GN5	\$38,534.71	\$67,435.74
5415	ELECTRIC METER TECHNICIAN III	GN8	\$46,761.41	\$81,832.46
5429	ELECTRIC METER SUPERVISOR	GN10	\$53,532.46	\$93,681.80
5431	UTILITIES WAREHOUSE MANAGER	GE2	\$48,105.80	\$84,185.14
5521	ELECTRIC ENGINEERING AIDE	GN1	\$31,403.52	\$54,956.16
5525	ELECTRIC GIS/CAD TECHNICIAN	GN5	\$38,534.71	\$67,435.74
5526	SR ELEC GIS/CAD TECHNICIAN	GN7	\$43,297.60	\$75,770.80
5530	ELECTRIC ENG & OPS MANAGER	GE8	\$77,751.52	\$136,065.15
5531	ELECTRIC ENGINEERING TECHNICIN	GN7	\$43,297.60	\$75,770.80
5532	ELECTRIC SR ENGINEERING TECH	GN8	\$46,761.41	\$81,832.46
5534	ELEC ENG TECH/COMPLIANCE COOR	GN7	\$43,297.60	\$75,770.80
5535	ELECTRIC ENGINEERING TECH SPVR	GE4	\$56,110.60	\$98,193.55
5536	SENIOR ELECTRIC ENGINEER	GE8	\$77,751.52	\$136,065.15
5537	ELECTRIC ENGINEER	GE6	\$65,447.40	\$114,532.96
5538	BROADBAND NETWORK ENGINRG TECH	GE5	\$60,599.45	\$106,049.03
5539	ENGINEERING TECHNICIAN MANAGER	GE8	\$77,751.52	\$136,065.15
5560	DIVSN DIR OF TELECOMMUNICATION	GE8	\$77,751.52	\$136,065.15
5690	KEY ACCOUNTS MANAGER	GE5	\$60,599.45	\$106,049.03
5691	DATA SCIENTIST UTILITIES ENERGY ADVISOR	GE2 GE5	\$48,105.80 \$60,599.45	\$84,185.14 \$106,049.03
5695	DIVISN DIR OF SUPPORT SERVICES	GE9	\$85,526.67	\$149,671.67
5699	DIVISION DIR OF POWER & LIGHT	GE9	\$85,526.67	\$149,671.67
5995	ASSISTANT DIR OF UTILITIES	GE10	\$94,079.33	\$164,638.83
5999	DIRECTOR OF UTILITIES	EXEC	\$128,198.57	\$256,397.13

6010	PUBLIC SAFETY & FACILITY MONITOR	GN2	\$32,973.70	\$57,703.97
6011	INFORMATION SPECIALIST	GN2	\$32,973.70	\$57,703.97
6012	CIRCULATION SPECIALIST	GN3	\$34,622.38	\$60,589.17
6015	LIBRARY SERVICES SPECIALIST	GN3	\$34,622.38	\$60,589.17
6017	LAW LIBRARY INFO SPECIALIST	GN3	\$34,622.38	\$60,589.17
6021	LIBRARY TECHNOLOGY SPECIALIST	GN3	\$34,622.38	\$60,589.17
6105	TECHNICAL SERVICES LIBRARIAN	GE2	\$48,105.80	\$84,185.14
6110	ADULT SERVICES COORDINATOR	GE2	\$48,105.80	\$84,185.14
6111	YOUTH SERVICES LIBRARIAN	GE2	\$48,105.80	\$84,185.14
6114	CIRCULATION SUPERVISOR	GE2	\$48,105.80	\$84,185.14
6121	ADULT SERVICES LIBRARIAN	GE2	\$48,105.80	\$84,185.14
6199	DIVISION DIRECTOR OF LIBRARY	GE8	\$77,751.52	\$136,065.15
6211	RECREATION AIDE	GN1	\$31,403.52	\$54,956.16
6213	RECREATION LEADER	GN1	\$31,403.52	\$54,956.16
6221	RECREATION PROGRAM SUPERVISOR	GN7	\$43,297.60	\$75,770.80
6225	RECREATION SPORTS OFFICIAL	GN1	\$31,403.52	\$54,956.16
6233	RECREATION INSTRUCTOR	GN1	\$31,403.52	\$54,956.16
6311	RECREATION FACILITY OPERATOR	GN1	\$31,403.52	\$54,956.16
6315	RECREATION SITE SUPERVISOR	GN1	\$31,403.52	\$54,956.16
6329	PROGRAM COORDINATOR	GE2	\$48,105.80	\$84,185.14
6330	P&R PUBLIC RELATIONS COMMUNICATIONS SPECIALST	GE6 GE4	\$65,447.40 \$56,110.6	\$114,532.96 \$98,193.55
6331	P&R FACILITIES MANAGER	GE2	\$48,105.80	\$84,185.14
6332	CULTURAL ARTS MANAGER	GE5	\$60,599.45	\$106,049.03
6410	DIV DIR OF COMMUNITY RECREATIN	GE5	\$60,599.45	\$106,049.03
6415	P&R FACILITIES & SERVICES PLAN	GE5	\$60,599.45	\$106,049.03
6421	SPECIAL POPULATION ASSISTANT	GN8	\$46,761.41	\$81,832.46
6425	DIV DIR OF SPECIAL RECREATION	GE5	\$60,599.45	\$106,049.03
6442	OUTDOOR REC PROGRAM SUPERVISOR	GN8	\$46,761.41	\$81,832.46
6445	DIVISION DIRECTOR OF ATHLETICS	GE5	\$60,599.45	\$106,049.03
6555	RECREATION GRANT SPECIALIST	GN5	\$38,534.71	\$67,435.74
6556	TRANSPORTATION GRANT SPEC	GN6	\$40,846.79	\$71,481.89
6558	DIV DIR PARKS ADMINISTRATION	GE5	\$60,599.45	\$106,049.03

6560	DIV DIR OF PARKS MAINTENANCE	GE5	\$60,599.45	\$106,049.03
6561	PARKS SUPERVISOR	GN9	\$49,567.09	\$86,742.41
6562	PARKS GROUNDSKEEPER I	GN3	\$34,622.38	\$60,589.17
6563	PARKS GROUNDSKEEPER II	GN4	\$36,353.50	\$63,618.62
6564	SENIOR PARKS GROUNDSKEEPER PARK MAINTENANCE TECHNICIAN	GN5	\$38,534.71	\$67,435.74
6599	DIRECTOR OF PARKS & RECREATION	EXEC	\$128,198.57	\$256,397.13
6659	P&R PROJECT MANAGER	GE6	\$65,447.40	\$114,532.96
7011	ELIGIBILITY WORKER	GN5	\$38,534.71	\$67,435.74
7012	SENIOR ELIGIBILITY WORKER	GN7	\$43,297.60	\$75,770.80
7015	ELIGIBILITY SUPERVISOR	GE3	\$51,954.26	\$90,919.95
7018	FRAUD INVESTIGATOR	GN5	\$38,534.71	\$67,435.74
7019	ELIGIBILITY SERVICES MANAGER	GE6	\$65,447.40	\$114,532.96
7025	CSA COORDINATOR	GN8	\$46,761.41	\$81,832.46
7101	EMPLOYMENT SERVICE AIDE	GN2	\$32,973.70	\$57,703.97
7105	EMPLOYMENT SERVICE WORKER	GN5	\$38,534.71	\$67,435.74
7106	SR EMPLOYMENT SERVICE WORKER	GN7	\$43,297.60	\$75,770.80
7109	EMPLOYMENT SERVICE SUPERVISOR	GE3	\$51,954.26	\$90,919.95
7111	SOCIAL SERVICE AIDE	GN2	\$32,973.70	\$57,703.97
7112	FAMILY SERVICES SPECIALIST	GN7	\$43,297.60	\$75,770.80
7113	SR FAMILY SERVICES SPECIALIST	GN8	\$46,761.41	\$81,832.46
7115	CHILD PROTECTIVE SERV. WORKER	GN7	\$43,297.60	\$75,770.80
7117	FAMILY SERVICES SUPERVISOR	GE4	\$56,110.60	\$98,193.55
7125	FAMILY SERVICES MANAGER	GE6	\$65,447.40	\$114,532.96
7126	SNAPET COORDINATOR	GN8	\$38,269.70	\$68,706.53
7198	DIV DIR TRAINING & OPERATIONS	GE9	\$85,526.67	\$149,671.67
7199	DIRECTOR OF SOCIAL SERVICES	EXEC	\$128,198.57	\$256,397.13
7308 7309	YOUTH CARE WORKER III	GN7	\$43,297.60	\$75,770.80
7310	YOUTH CARE WORKER II	GN6	\$40,846.79	\$71,481.89
7311	YOUTH CARE WORKER I	GN5	\$38,534.71	\$67,435.74
7312	SENIOR YOUTH CARE WORKER	GN8	\$46,761.41	\$81,832.46
7313	SHIFT SUPERVISOR	GN9	\$49,567.09	\$86,742.41
7315	JUVENILE PROGRAM COORDINATOR	GE2	\$48,105.80	\$84,185.14

7316	JUVENILE TRAINING COORDINATOR	GN8 GN9	\$46,761.41	\$81,832.46
			\$49,567.09	\$86,742.41
7322	POST DISPOSITIONAL COORDINATOR	GN4 GN8	\$36,353.50	\$63,618.62
			\$46,761.41	\$81,832.46
7323	ALTERNATIVE DETENTION CASE WKR	GN7	\$43,297.60	\$75,770.80
7325	NURSE	GN10	\$53,532.46	\$93,681.80
7337	ASST DIV DIR OF JUVENILE DETEN	GE6	\$65,447.40	\$114,532.96
7339	DIVN DIR OF JUVENILE DETENTION	GE10	\$94,079.33	\$164,638.83
7401	CORRECTIONAL OFFICER I	GN7	\$43,297.60	\$75,770.80
7402	CORRECTIONAL OFFICER II	GN8	\$46,761.41	\$81,832.46
7403	CORRECTIONAL LIEUTENANT	GN11	\$57,815.06	\$101,176.35
7404	ADMINISTRATIVE LIEUTENANT	GN11	\$57,815.06	\$101,176.35
7405	CORRECTIONAL CAPTAIN	GN13	\$67,435.48	\$118,012.09
7409	CHIEF CORRECTIONAL OFFICER	GE9	\$85,526.67	\$149,671.67
7411	CORRECTIONAL HEALTH ASSISTANT	GN11	\$57,815.06	\$101,176.35
7413	LICENSED PHYSICIAN	GE10	\$94,079.33	\$164,638.83
7421	WORK PROGRAM COORDINATOR	GE7	\$70,683.20	\$123,695.59
7425	SERVICE PROGRAM COORDINATOR	GE7	\$70,683.20	\$123,695.59
7499	DIVISIN DIR OF ADULT DETENTION	GE10	\$94,079.33	\$164,638.83
8003	ECC TELECOMMUNICATOR I	GN7	\$43,297.60	\$75,770.80
8004	ECC TELECOMMUNICATOR II	GN8	\$46,761.41	\$81,832.46
8005	EM COMMUNICATIONS TLCMNCTR SPR	GN10	\$53,532.46	\$93,681.80
8101	CERT COORDINATOR	GN1	\$31,403.52	\$54,956.16
8103	FIREFIGHTER	GN7	\$43,297.60	\$75,770.80
8105	FIRE FIGHTER/ENGINEER	GN9	\$49,567.09	\$86,742.41
8106	FIRE SUPPORT ADMINISTRATOR	GE6	\$65,447.40	\$114,532.96
8107	FIRE LIEUTENANT	GN11	\$57,815.06	\$101,176.35
8108	FIRE CODE INSPECTOR	GN9	\$49,567.09	\$86,742.41
8109	FIRE CAPTAIN	GN12	\$62,440.26	\$109,270.46
8110	911 EMERGENCY COMMUNICATNS MGR	GE7	\$70,683.20	\$123,695.59
8111	FIRE LOGISTICS OFFICER	GN12	\$62,440.26	\$109,270.46
8115	ASSISTANT FIRE MARSHAL	GN12	\$62,440.26	\$109,270.46
8116	DIV CHIEF FIRE MARSHAL	GE8	\$77,751.52	\$136,065.15

8117	DIV CHIEF TRAINING & SAFETY	GE8	\$77,751.52	\$136,065.15
8118	BATTALION CHIEF	GE7	\$70,683.20	\$123,695.59
8120	DIV CHIEF COMM RISK REDUCTION	GE8	\$77,751.52	\$136,065.15
8295	DEPUTY FIRE CHIEF	GE9	\$85,526.67	\$149,671.67
8299	FIRE CHIEF	EXEC	\$128,198.57	\$256,397.13
8302	PD RECORDS & TECHNOLOGY MGR	GE6	\$65,447.40	\$114,532.96
8303	POLICE RECORDS CLERK	GN3	\$34,622.38	\$60,589.17
8304	QUARTERMASTER	GN4	\$36,353.50	\$63,618.62
8305	POLICE VIDEO TECHNICIAN	GN3	\$34,622.38	\$60,589.17
8306	POLICE PROP & EVID TECH	GN8	\$46,761.41	\$81,832.46
8307	PD ACCREDITATION MANAGER	GE4	\$56,110.60	\$98,193.55
8308	PD PUBLIC RELATIONS SPECIALIST	GE4	\$56,110.60	\$98,193.55
8311	PARKING ATTENDENT	GN1	\$31,403.52	\$54,956.16
8315	SCHOOL CROSSING GUARD	GN1	\$31,403.52	\$54,956.16
8317	ANIMAL CONTROL OFFICER	GN5	\$38,534.71	\$67,435.74
8501	PD RECRUITMENT INVESTIGATOR	GN7	\$43,297.60	\$75,770.80
8502	PD COMMUNITY ENGAGEMENT SPEC	GN8	\$46,761.41	\$81,832.46
8503	POLICE OFFICER	GN8	\$46,761.41	\$81,832.46
8505	POLICE CORPORAL	GN10	\$53,532.46	\$93,681.80
8507	POLICE SERGEANT	GN12	\$62,440.26	\$109,270.46
8510	POLICE CRIME ANALYST	GE4	\$56,110.60	\$98,193.55
8512	COMMUNITY RELATIONS LIAISON	GE4	\$56,110.60	\$98,193.55
8513	POLICE LIEUTENANT	GE7	\$70,683.20	\$123,695.59
8525	POLICE CAPTAIN	GE9	\$85,526.67	\$149,671.67
8690	POLICE ASSISTANT CHIEF	GE11	\$103,487.27	\$181,102.72
8695	POLICE DEPUTY CHIEF	GE12	\$113,835.99	\$199,212.99
8699	POLICE CHIEF	EXEC	\$128,198.57	\$256,397.13

City of Danville Personnel Regulation Changes Effective July 1, 2025

5.27.4. Forfeiture of Holiday Pay

An employee who is entitled to compensation for any designated holiday, shall forfeit their right to compensation if they are Absent Without Leave for any portion of such employee's last regularly scheduled work day preceding such holiday, any portion of the holiday the employee is scheduled or called-in to work, or for any portion of such employee's next regularly scheduled work day following such holiday or if such employee is suspended **without pay** for ~~more than five~~ **or more** working days or suspended indefinitely without pay and the suspension is in effect either on the day preceding the holiday or the employee's next regularly scheduled work day following such holiday.

6.4. Educational Incentive Program for Employees of the Police Department and Fire Department Hired on or before June 30, 2025

Each employee in the Police Department and Fire Department assigned to one of the classes listed in this section **and hired on or before June 30, 2025**, shall be entitled to receive an increment to the employee's regular compensation after successfully completing one-half of an approved program of study at an approved regionally accredited educational institution. Approved programs of study vary by the department, but may include criminal justice, criminology, public administration, fire science, fire administration, emergency management, and paramedicine. The Fire Chief and Police Chief, in conjunction with the Director of Human Resources, may approve other relevant programs of study for the educational incentive. The increment shall be in an amount equal to five percent of the employee's rate of pay on the date such portion of the program of study is completed and shall become payable on and as of the next pay cycle thereafter.

Upon successful completion of the full program of study, the employee shall be entitled to receive an additional increment to the employee's regular compensation in an amount equal to five percent of the employee's rate of pay on the date of such completion, to be payable on and as of the first day of the next duty cycle thereafter.

A new employee assigned to one of the eligible classes in these departments who has successfully completed the prescribed program of study or portion thereof prior to employment in such class shall be entitled, to an increment of compensation equivalent to that herein provided for other like qualified employees. It is at the discretion of the department director whether such compensation is granted upon initial employment or upon successful completion of the probationary period. If such compensation is granted upon successful completion of the probationary period it will not be retroactive to the initial date of hire.

The approval and granting of such increments to the compensation of an eligible employee is conditioned upon the employee first providing to the City such proof as it may require of the employee's successful completion of the prescribed program of study or portion thereof.

All such increments shall be considered separate and apart from regular compensation for purposes of calculating other increases in compensation. Such increments shall, however, be adjusted in an amount equal to the average increase in the compensation when authorized and approved by the Council for all City employees.

The positions eligible for the compensation increments provided by this section are:

Police Officer
Police Corporal
Police Sergeant
Police Lieutenant
Police Captain
Assistant Chief of Police
Deputy Chief of Police
Animal Control Officer
Fire Fighter
Fire Fighter/Engineer
Division Chief Fire Marshal
Assistant Fire Marshal
Fire Captain
Fire Lieutenant
Division Chief Training & Safety
Battalion Chief of EMS and Training
Battalion Chief
Deputy Fire Chief
Fire Code Inspector

6.5. Educational Incentive Program for Employees of the Police Department and Fire Department Hired on or after July 1, 2025

Each employee in the Police Department and Fire Department assigned to one of the classes listed in this section and hired on or after July 1, 2025, shall be entitled to receive an increment to the employee's regular compensation after successfully completing an approved program of study at an approved regionally accredited educational institution. Approved programs of study vary by the department, but may include criminal justice, criminology, public administration, fire science, fire administration, emergency management, and paramedicine. The Fire Chief and Police Chief, in conjunction with the Director of Human Resources, may approve other relevant programs of study for the educational incentive. The increment shall be in an amount equal to ten percent of the employee's rate of pay on the date the program of study is completed and shall not exceed

15% of the current Police Officer or Firefighter (whichever is applicable) starting pay on the date the program of study is completed. The increment shall become payable on and as of the next pay cycle thereafter. To receive the increment, the employee must submit proof of completion for approval within 60 days of degree conferment. Requests made after 60 days will not be considered.

A new employee assigned to one of the eligible classes in these departments who has successfully completed the prescribed program of study shall be entitled to an increment of compensation equivalent to that herein provided for other like qualified employees. It is at the discretion of the department director whether such compensation is granted upon initial employment or upon successful completion of the probationary period. If such compensation is granted upon successful completion of the probationary period, it will not be retroactive to the initial date of hire. New employees must submit their request within 60 days of the employee's hire date, or, if eligibility occurs after successful completion of the probationary period, within 60 days of completion of the probationary period.

The approval and granting of such increments to the compensation of an eligible employee is conditioned upon the employee first providing to the City such proof as it may require of the employee's successful completion of the prescribed program of study or portion thereof.

All such increments shall be considered separate and apart from regular compensation for purposes of calculating other increases in compensation. Such increments shall, however, be adjusted in an amount equal to the average increase in the compensation when authorized and approved by the Council for all City employees.

The positions eligible for the compensation increments provided by this section are:

***Police Officer
Police Corporal
Police Sergeant
Police Lieutenant
Police Captain
Assistant Chief of Police
Deputy Chief of Police
Animal Control Officer
Fire Fighter
Fire Fighter/Engineer
Division Chief Fire Marshal
Assistant Fire Marshal
Fire Captain
Fire Lieutenant
Division Chief Training & Safety
Battalion Chief of EMS and Training
Battalion Chief***

**Deputy Fire Chief
Fire Code Inspector**

9.2.4. Death

Separation will be effective as of the date of death. Payment for earned salary and for accrued leave shall be paid to the surviving spouse or estate according to the laws of the State. ***Accrued Sick Leave is paid out at \$1.50 per hour up to 960 hours.***

10.8.4. Step Four (Panel Hearing)

If the grievant does not accept the decision rendered in Step Three, the grievant may, within five business days after receipt of the Step Three written response, appeal the same by requesting a final hearing. Qualifying grievances shall advance to either a panel hearing or a hearing before an administrative hearing officer upon the agreement of both parties. Such request shall be made with Grievance Procedure Form F (Request for Final Hearing) with the Director of Human Resources within the prescribed five business days. A copy shall also be filed with the department director. The grievant may not grieve an issue or request a specific relief that is not specifically set forth in their original grievance on Form A. ***If both parties cannot agree to a panel hearing or a hearing before an administrative hearing officer, then the default will be a panel hearing.***

At this step hearing, the grievant, at the grievant's option, may have present a representative of choice at the sole expense of the grievant as described in Section 10.6.

If the final step shall be an impartial panel hearing, within ten business days after the receipt of Grievance Procedure Form F, the department director and the grievant will each designate the person who will constitute a panel member. The panel hearing shall be held as soon as practicable, within the mutual consent of all parties, after the panel has been selected.

10.8.4.1. Panel Hearing

If parties agree on a panel hearing ***or if a panel hearing is the option by default***, then the panel shall consist of one member appointed by the grievant, one member appointed by the department or division director, and a third member selected by the first two. The third member will be the chairperson of the panel. In the event that agreement cannot be reached as to the third panel member, the Chief Judge of the Circuit Court of the City of Danville, Virginia, shall select the third panel member. If the two panel members selected do not agree on a third panel member within 14 calendar days of their selection, it will be deemed that they cannot agree on a third panel member.

The two panel members may agree to use an administrative hearing officer as the third member of the panel. If an agreement is made to use an administrative hearing officer the

administrative hearing officer shall be appointed by the Executive Secretary of the Supreme Court. The appointment shall be made from the list of administrative hearing officers maintained by the Executive Secretary pursuant to Section 9-6.14:14.1 of the Virginia Code, 1950, as amended, and shall be made from the appropriate geographical region on a rotating basis. The Director of Human Resources is responsible for requesting an administrative hearing officer on behalf of the two panel members.

The panel shall not be composed of any persons having direct involvement with the grievance being heard by the panel, or with the complaint or dispute giving rise to the grievance. Managers who are in a direct line of supervision of a grievant, persons residing in the same household as the grievant, and the following relatives of a participant in the grievance process or a participant's spouse are prohibited from serving as panel members: spouse, parent, child, descendants of a child, sibling, niece, nephew, and first cousin. No attorney having direct involvement with the subject matter of the grievance, nor a partner, associate, employee, or co-employee of the attorney shall serve as a panel member.

If the chairperson is not an administrative hearing officer, then the chairperson will receive a stipend of \$200.00 for serving as the chairperson for the hearing. If an administrative hearing officer is the chairperson the City will bear the expense of such officer's services.

Both the grievant and the respondent may call upon appropriate witnesses and be represented by legal counsel or other representatives at the panel hearing in accordance with Section 10.6. of this policy. Such representatives may examine, cross-examine, question, and present evidence on behalf of the grievant or respondent before the panel without being in violation of the provisions of Section 54.1-3904 of the Code of Virginia, 1950, as amended.

The decision of the panel shall be final and binding and shall be consistent with provisions of law and written policy.



ACCOUNTING SUPERVISOR – 1225

FLSA Status: Exempt

Computer Code: 4

BRIEF DESCRIPTION

Performs complex professional administrative work supporting the accounting, planning, and organization of financial activities of the City of Danville. Directs, leads, and manages staff to achieve departmental goals under the direction of the Assistant Director of Finance.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Plans, coordinates, and manages the operations of accounts payable and daily cash.
- Plans and coordinates accounting functions and the annual audit for the Industrial Development Authority (IDA).
- Reconciles and analyzes cash accounts and investment accounts.
- Prepares and approves journal entries.
- Performs unclaimed property due diligence.
- Reviews, reconciles, and files city grants.
- Plans, directs, and participates in the accounting and financial record keeping for the City of Danville.
- Prepares select schedules for annual comprehensive financial report and related reports.
- Prepares financial policies and procedures, and monitors compliance.
- Administers and ensures compliance with all local ordinances, state and federal laws and grant program financial requirements.
- Analyzes data, makes recommendations and advises immediate supervisor and other department staff on financial compliance matters of the City.
- Exercises supervision over assigned departmental staff, including, but not limited to making hiring recommendations, directing work assignments, issuing progressive discipline as needed, evaluating performance, and so on.
- Performs other related duties as assigned by supervisor.

ADDITIONAL DUTIES

- Performs additional duties as assigned.
- May be required to work occasional nights and weekends to accomplish organizational department schedules and goals.

JOB REQUIREMENTS

Education and Experience

Master's Degree-level of study in accounting, finance, business administration, or related field and/or a Certified Public Accountant designation; 5-9 years of professional experience, including supervision, preferably in the public sector.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

Valid Driver's License with acceptable driving record according to City Criteria

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Advanced: Ability to write editorials, journals, speeches, manuals, or critiques.

Math

Advanced: Ability to apply fundamental concepts of theories, work with advanced mathematical operations methods, and functions of real and complex variables.

Communication Skills

Decisions regarding interpretation of existing policies may be made. Contacts may involve stressful, negative interactions requiring high levels of tact and the ability to respond to aggressive interpersonal interactions. Elements of persuasion may be necessary to gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the job by following established standard operating procedures and/or policies. There is a choice of the appropriate procedure or policy to apply to duties. Performance reviewed periodically.

Technical Skills

Work requires advanced skills and knowledge in approaches and systems, which affect the design and implementation of major programs and/or processes organization-wide. Independent judgment and decision-making abilities are necessary to apply technical skills effectively.

Fiscal Responsibilities

Completes research for documents, compiles data for computer entry, and/or enters or oversees data entry. Has responsibility for monitoring budget/fiscal expenditures (typically non-discretionary expenditures) for a work unit of less than department size (programs, activities, projects or small organizational units) or responsibility for fiscal management of capital project(s). May recommend budget allocations.

Supervisory Responsibilities

Supervises and monitors performance for a regular group of employees or department. Provides input on hiring, discipline, work objectives/goals, performance evaluation and work assignments. Typically, a first line supervisor.

PHYSICAL DEMANDS

- Sedentary physical effort, exerting up to 10 lbs. occasionally or negligible weights frequently; sitting most of the time.
- Constant sitting, handling, fine dexterity; adequate vision, hearing, talking to use computer, telephone and communicate effectively with others.
- Frequent standing, walking.
- Occasional lifting, carrying, pushing/pulling, crouching, bending, climbing, balancing.
- Rarely reaching, kneeling.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- Frequently experiences time pressure, frequent change of tasks, performing multiple tasks simultaneously, working closely with others as part of a team, tedious or exacting work.
- May occasionally experience irregular work schedule/overtime.
- May rarely experience emergency situations.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment and telephone, and related software and hardware; and any other equipment as appropriate or as assigned.

WORK ENVIRONMENT

This work is performed in an office environment where there are no environmental factors or health and safety factors. The employee must wear appropriate protective equipment as apparent or assigned, if any.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

ASSISTANT DIRECTOR OF HUMAN RESOURCES – 1406

FLSA Status: Exempt

Computer Code: 4

BRIEF DESCRIPTION

The Assistant Director of Human Resources assists the Director in overseeing the daily operations of the HR department. This role involves directly managing administrative staff, coordinating training and development and performance management programs, assisting with employee benefits, managing HR systems, and performing other essential HR functions to ensure the department runs smoothly and efficiently. The Assistant Director will also serve as the Director in their absence and perform other duties as assigned.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- **Management of Administrative Staff:** Supervise and support HR administrative staff, ensuring efficient workflow and adherence to policies and procedures by making recommendations for hire, directing work assignments, issuing progressive discipline as needed, evaluating performance, and performing other necessary management tasks as required.
- **Training and Development:** Develop, implement, and oversee training programs for employees to enhance their skills and knowledge. Evaluate the effectiveness of training initiatives and make improvements as necessary.
- **Management of Systems:** Oversee the implementation and maintenance of HR systems, ensuring they are used effectively to support HR operations. Troubleshoot system issues and coordinate with IT, Finance, and vendors for resolutions, as appropriate.
- **Workforce Engagement:** Assist in resolving employee issues and conflicts, promoting a positive work environment. Provide guidance and support to managers and employees on HR-related matters, as needed.
- **Recruitment and Onboarding:** Support the recruitment process by supporting hiring process and assisting with onboarding new hires.
- **Compliance:** Ensure compliance with all relevant labor laws and regulations. Maintain up-to-date knowledge of HR best practices and legal requirements.
- **Performance Management:** Assist in the development and implementation of performance management systems. Provide support in conducting performance reviews and developing improvement plans.
- **HR Reporting:** Prepare and present HR reports and metrics to the Director of Human Resources. Analyze data to identify trends and areas for improvement.
- **Policy Development:** Contribute to the development and implementation of HR policies and procedures. Ensure policies are communicated effectively to all employees.
- **Employee Benefits:** Assist as needed with the administration of employee benefits programs, including health insurance, retirement plans, voluntary benefits, and workers' compensation. Support the design and implementation of voluntary benefit plans to

meet the needs of employees. Ensure timely and accurate processing of benefits-related documentation.

- **Serve as Director in Absence:** Act as the Director of Human Resources in their absence, ensuring continuity of leadership and decision-making.

ADDITIONAL DUTIES

- **Other Duties as Assigned:** Perform other duties as assigned by the Director of Human Resources.

JOB REQUIREMENTS

Education and Experience

Bachelor's degree in human resources, business administration, industrial organizational psychology or a related field with a minimum of five years of experience in human resources.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria
- PHR or SPHR, SHRM-CP or SHRM-CSP, and/or PSHRA-CP or PSHRA-SCP preferred

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Advanced: Recommendations regarding policy development and implementation are made and/or recommended. Contact may involve support of controversial positions or the negotiation of sensitive issues or important presentations. Evaluates customer satisfaction, develops cooperative associations, and utilizes resources to continuously improve customer satisfaction.

Independence and Decision-Making

Normally performs the duty assignment according to his or her own judgment, requesting supervisory assistance only when necessary. Special projects are managed with little oversight and assignments may be reviewed upon completion. Performance reviewed periodically.

Technical Skills

Work requires advanced skills and knowledge in approaches and systems, which affect the design and implementation of major programs and/or processes organization wide. Independent judgment and decision-making abilities are necessary to apply technical skills effectively.

Fiscal Responsibilities

Oversees budget preparation of a division or department budget. Reviews and approves expenditures of significant budgeted funds for the department or does research and prepares recommendations for organization-wide budget expenditures.

Supervisory Responsibilities

Manages, monitors and directs work performance of subordinate supervisors, makes final decisions on hiring, discipline, performance evaluation, setting program/work objectives and realigns work and staffing as needed.

PHYSICAL DEMANDS

Work is sedentary in nature, requiring occasional light physical exertion. Requires adequate vision, hearing and talking to use a computer, telephone and communicating effectively with others.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- Frequently experiences time pressure, frequent change of tasks, performing multiple tasks simultaneously, working closely with others as part of a team, tedious or exacting work.
- May occasionally experience irregular work schedule/overtime.
- May rarely experience emergency situations.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment, including computer and related hardware and software, and any other equipment as appropriate or required.

WORK ENVIRONMENT

The work is typically performed in an office. The employee is expected to use appropriate protective equipment for the assigned task; and any other equipment as apparent or assigned.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

TECHNICAL SUPPORT SPECIALIST IV - 1586

FLSA Status: Exempt

Computer Code: 4

BRIEF DESCRIPTION

Provides advanced technical assistance with Hardware Asset Management (HAM) by analyzing and troubleshooting computer equipment and network resources. Provides advanced reporting with HAM and assists with budget preparation. Duties are performed under the general Direction of the Technical Support Manager.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Provides support for operational reporting by creating and maintaining advanced dashboards and metrics on HAM operations; and by providing recommendations for improvements by examining trend analysis.
- Provides support for hardware renovations by collaborating with the Technical Support Manager on the annual renovation process, by identifying assets to be replaced; by collaborating with departments on asset selection; and by providing support for hardware shipments, warehousing, inventory, and reports.
- Provides advanced level support for HAM by; setting up new PC's and Peripherals; planning work with supervisor; by coordinating hardware and software installs with users; by creating new PC images; by coordinating work tasks with supervisor, staff and end-users; by procuring hardware and tracking budgets; and by installing hardware and software.
- Troubleshoots PC and Peripherals by; removing viruses; diagnosing system operating issues; by researching and troubleshooting hardware issues; by assisting users with hardware concerns; by installing patches; by removing software; and by monitoring networks for anomalies.
- Utilizes Service Desk ticketing system by; providing technical support for hardware and software issues; by maintaining and updating records in the help desk system; by assisting users with hardware and system requests; by reviewing requests and providing a business case or ROI; and by reviewing Help Desk records for statistical and reporting purposes.
- Provides advanced level technical support for HAM by; communicating with clients on issues and enhancements; by analyzing and assessing problems with HAM; by reviewing business processes; by making recommendations for improvements; and by providing support for desktop management procedures and policies.
- Provides leadership support for Technical Support Manager by acting as a liaison for the other technicians; by escalating issues and requests to vendors or other third parties as needed; by assisting with ticket assignments
- Provides entry level support for the Infrastructure and Operations group by assisting with ELECT operations; by assisting with audio-video conferencing assessments and needs; and by assisting with Unified Communication (UC) operations

- Collaborates with staff by; attending all staff meetings; participating in project teams; coordinating and attending regular user group meetings; and by completing all work assignments effectively and efficiently.

ADDITIONAL DUTIES

- Attends meetings and training sessions.
- Performs additional duties to support operational requirements as assigned.

JOB REQUIREMENTS

Education and Experience

Associates Degree, with equivalent knowledge of a specific vocational, administrative, or technical nature from college, vocational, business, or technical school, and four to six years related experience.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above.

Certifications/Licenses

- Valid driver's license and acceptable driving record according to City criteria
- A+ Certification
- Microsoft 365 Certified, or equivalent
- Preference for Microsoft Certified: Power BI Data Analyst Associate, CompTIA Network+, Active Directory, Microsoft 365 Certified: Administrator Expert or equivalent

Job Knowledge

Intermediate knowledge to perform most work in normal situations. Comprehension of standard situations and includes knowledge of most of the significant aspects of the subject.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with system of real numbers; practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Requires providing basic information to others outside direct reporting relationships on procedures or general policies. Contacts may require the consideration of different points of view to reach understanding and gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the job by following established standard operating procedures and/or policies. There is a choice of the appropriate procedure or policy to apply to duties. Performance reviewed periodically.

Technical Skills

Work requires a comprehensive, practical knowledge of a technical field with use of analytical judgment and decision-making abilities appropriate to the work environment of the organization.

Fiscal Responsibilities

Prepares accounting, budget, employment actions, and purchasing documents; and does research to justify language used in documents for a unit or division of a department.

Supervisory Responsibilities

Will direct lower level technicians, assistants, seasonal employees, interns, or temporary employees.

PHYSICAL DEMANDS

- Sedentary physical effort, exerting up to 10 lbs. occasionally or negligible weights frequently; sitting most of the time.
- Constant sitting; adequate vision, hearing, talking to use computer, telephone and communicate effectively with others.
- Frequent fine dexterity.
- Occasional walking, lifting, carrying.
- Rare standing, reaching, handling, kneeling, crawling, bending, twisting, climbing.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- Frequently experiences time pressure, frequent change of tasks, working closely with others as part of a team.
- May occasionally perform multiple tasks simultaneously, tedious or exacting work.
- Rarely experiences emergency situations, noisy/distracting environment.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment and telephone, and related software and hardware; and any other equipment as appropriate or as assigned, including PC equipment tools.

WORK ENVIRONMENT

This work is performed in an office environment where there are no environmental or health and safety factors. The employee must wear appropriate protective equipment as apparent or assigned, if any.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date



PLANS EXAMINER – 2002

FLSA Status: Non-Exempt

Computer Code: 4

BRIEF DESCRIPTION

Performs complex commercial and residential plan reviews for structural and non-structural integrity, electrical, mechanical, and plumbing prior to the issuance of permits. Performs periodic field inspections with Inspectors for compliance. Interprets and applies applicable codes and regulations in the evaluation of proposals for new materials and reviews plan applications. Coordinates with all other City reviewers.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Performs a broad range of plan reviews for commercial and residential structures; Reviews plans for general conformance with the VUSBC, federal and state laws, and local ordinances.
- Makes interpretations of the building, electrical, plumbing, and mechanical code requirements; prepares plan review letters outlining code deficiencies identified through plan review.
- Performs field inspections alongside Inspectors for structural compliance.
- Provides a high level of customer service for customers, contractors, and developers regarding plans reviews.
- Collaborates with building and permitting staff to review plans for residents and developers of the City of Danville.
- May perform review of engineering analysis of structural design.

ADDITIONAL DUTIES

- Attends meetings and participates in training.
- Performs additional duties as assigned.

JOB REQUIREMENTS

Education and Experience

High School Diploma or GED supplemented by six months to one year of post-secondary study or training: e.g. vocational, business, technical school and three years' experience in plans examining, permitting, building construction, or building inspection. Bachelor's degree in Engineering, Construction Management, Architecture or related field preferred.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria
- ICC or similar certification as a plans examiner.

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Decisions regarding interpretation of policies may be made. Contact may involve stressful, negative interactions requiring high levels of tact, and the ability to respond to aggressive interpersonal interactions. Element of persuasion may be necessary to gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the duty assignment according to his or her own judgment, requesting supervisory assistance only when necessary. There is a choice of the appropriate procedure or policy to apply to duties. Performance reviewed periodically.

Technical Skills

Work requires a comprehensive, practical knowledge of a technical field with use of analytical judgement and decision-making abilities appropriate to the work environment of the organization.

Fiscal Responsibilities

No budgetary/fiscal responsibility.

Supervisory Responsibilities

May occasionally direct helpers, assistants, seasonal employees, interns or temporary employees.

PHYSICAL DEMANDS

- Light physical effort, exerting up to 20 lbs. occasionally, 10 lbs. frequently, or negligible amounts constantly.
- Constant adequate vision, hearing, talking to use computer, telephone and communicate effectively with others, and to maintain operational awareness of surroundings.
- Frequent standing, sitting, lifting, walking, carrying, reaching, handling, fine dexterity, kneeling, climbing, hearing, talking.
- Occasional pushing/pulling, crouching, crawling, bending, twisting, balancing.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- Frequently experiences a frequent change of tasks, performing multiple tasks simultaneously, working closely with others as part of a team, and noisy/distracting environment.
- May occasionally experience time pressure, emergency situations.
- May rarely experience irregular work schedule/overtime, tedious or exacting work.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment and telephone, and related software and hardware; and any other tools and equipment as appropriate or as assigned.

WORK ENVIRONMENT

This work is performed in an office environment and on jobsites, where there may be respiratory and physical hazards weekly; noise and vibration, wetness/humidity monthly; and seasonal exposure to extreme temperatures. There are occasional mechanical and fire hazards, physical danger or abuse. There is rare exposure to chemical and electrical hazards.

The employee is expected to use appropriate protective equipment for the assigned task (hard hat, safety vest, steel-toe shoes, etc.), and any other equipment as apparent or assigned, if any.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

HOUSING GRANT COORDINATOR – 2044

FLSA Status: Non-Exempt

Computer Code: 3

BRIEF DESCRIPTION

Processes applications and works with applicants for Danville's residential grant programs, including the Workforce Down Payment Assistance Grant (Welcome Home Program) and Rental Deposit Assistance Grant. Follows the forgivable loan program process; Processes applications, determines eligibility, and ensures application guidelines are followed.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Oversees the loan program implementation by preparing all documents for presentation to the in-house loan committee; creates and presents to the City Attorney for final approval all legal documents required to make loans or grants to eligible clients; files all documents at the courthouse necessary to protect the City's financial interest in a loan or grant transaction in cooperation with the City Finance Department; manages the City's loan portfolio by ensuring that files are kept current and that actions are taken to protect the City's interest when adverse circumstances arise, such as client bankruptcies, bank foreclosures, property damage involving insurance claims, and property abandonment.
- Works with rental applicants and property owners to follow eligibility and income verification for the Rental Deposit Assistance Program; works closely with the accountants that process the grant payments and keeps track of the program budget.
- Assists with any other City Residential Development Grant program, including the First-time Homebuyer Fix-up Fund and other programs as they are developed.
- Assists the Division Director of Housing & Development in other projects as assigned, such as the Southern Virginia Regional Housing Summit.

ADDITIONAL DUTIES

- Performs additional duties as assigned.

JOB REQUIREMENTS

Education and Experience

Bachelor's Degree, with broad knowledge in a general professional, administrative, or technical field; and over three years up to and including five years of experience.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Decisions regarding interpretation of existing policies may be made. Contacts may involve stressful, negative interactions requiring high levels of tact and the ability to respond to aggressive interpersonal interactions. Elements of persuasion may be necessary to gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the job by following established standard operating procedures and/or policies. There is a choice of the appropriate procedure or policy to apply to duties. Performance reviewed periodically.

Technical Skills

Work requires a comprehensive, practical knowledge of a technical field with use of analytical judgment and decision-making abilities appropriate to the work environment of the organization.

Fiscal Responsibilities

Completes research for documents, compiles data for computer entry, and/or enters or oversees data entry. Has responsibility for monitoring budget/fiscal expenditures (typically non-discretionary expenditures) for a work unit of less than department size (programs, activities, projects or small organizational units) or responsibility for fiscal management of capital project(s). May recommend budget allocations.

Supervisory Responsibilities

May occasionally direct helpers, assistants, seasonal employees, interns or temporary employees.

PHYSICAL DEMANDS

- Sedentary physical effort, exerting up to 10 lbs. occasionally, or negligible weights frequently; sitting most of the time.
- Constant vision, hearing, talking to use computer, telephone and communicate effectively with others.
- Frequent standing, sitting, walking, fine dexterity, twisting, climbing.
- Occasional lifting, carrying, pushing/pulling, reaching, handling, kneeling, crouching, bending.

- Rarely crawling, balancing.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- Frequently experiences time pressure, frequent change of tasks, performing multiple tasks simultaneously, working closely with others as part of a team, tedious or exacting work.
- May occasionally experience irregular work schedule/overtime, noisy/distracting environment.
- May rarely experience emergency situations.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment and telephone, and related software and hardware; and any other tools and equipment as appropriate or as assigned.

WORK ENVIRONMENT

This work is performed in an office environment where there are no health, safety, or environmental factors. The employee must wear appropriate protective equipment as apparent or assigned, if any.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

SENIOR WAREHOUSE STOCK CLERK – 3202

FLSA Status: Non-Exempt

Computer Code: 2

BRIEF DESCRIPTION

Issues and stocks materials. Pulls stock from warehouses, receives, and unloads materials, puts up stock, assist in ordering materials. Delivers mail and delivers parts to jobs sites in emergency situations. Operates forklift. Keys issues to accounting system to ensure accurate stock balance. Notifies Utilities Warehouse Manager of stock quantities needing to be replenished. Assists in emergencies as they arise. Assists Warehouse Manager in ordering material for all warehouses. Responds to call duty at warehouse as necessary. Assists with the annual inventory of each warehouse and the preparation for annual inventory.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Assist in training of new hires.
- Assist with ordering parts/material for all Utility warehouses.
- Assist Warehouse Manager to ensure all clothing/uniform orders have been placed and distribution of clothing. Responsible for maintaining office supplies such as locks, batteries as needed, also PPE items such as Safety Glasses, Gloves, and ear plugs.
- Assist in Warehouse Manager's absence ensuring all issues are completed properly, filled, printed, and file in storage location daily. Assist with writing and implementing new processes and procedures as needed.
- Point of contact in Warehouse Manager's absence
- Card holder of Warehouse procurement card. Maintains credit card records and verifies transactions.
- Issues or pulls parts by issuing parts to correct stock number and work order; issuing to various departments including Water & Gas, Electric, and Telecommunication; and keying in issues on the computer terminal. Assist stock clerk with discrepancies. Research issues with wrong workorder is given.
- Puts up stock by ensuring proper location; restocking bin locations as needed with use of pallet jacks and ladders.
- Receives and unloads stock by unloading stock from delivery trucks with pallet jack or forklift; and writing up receipt of merchandise for proper warehouse quantity and stock number with description.

- Cleans up the warehouse by ensuring the warehouse aisles are clear of boxes or pallets; vacuuming/sweeping floors; cleaning out spider webs; taking the trash out to the dumpster; picking up pallets.
- Runs the mail by picking mail up at other locations; delivering mail to Customer Service, HR, Purchasing, and Finance as needed; and delivering packages to Main office on occasion. Performs other miscellaneous duties; answering calls as needed.
- Providing snow and ice removal
- Performs cycle counts as assigned. Researches any inventory discrepancies.
- Assisting with the annual inventory of all warehouses; providing call duty rotation in case of emergency; and delivering parts to job sites when necessary.

ADDITIONAL DUTIES

- Performs additional duties as assigned.

JOB REQUIREMENTS

Education and Experience

High School Diploma or GED, and three to five years of experience.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria
- Forklift Certification

Job Knowledge

Basic familiarity with the work to know common principles and terminology and to understand and solve simple problems

Reading

Intermediate: Ability to read papers, periodicals, journals, manuals, dictionaries, and thesauruses.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Requires providing basic information to others outside direct reporting relationships on procedures or general policies. Contact may require the consideration of different points of view to reach understanding and gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the duty assignment after receiving general instructions as to methods, procedures, and desired end results. There is some opportunity for discretion when making selections among a few, easily identifiable choices. The assignment is usually reviewed frequently.

Technical Skills

Work requires the use of standard technical skills appropriate to the work environment of the organization.

Fiscal Responsibilities

No budgetary/fiscal responsibility

Supervisory Responsibilities

Performs essentially the same work as those directed. Includes oversight of quality, training, instructing and scheduling work.

PHYSICAL DEMANDS

- Work requires medium physical effort, exerting 20-50 lbs. occasionally, 10-25 lbs. frequently, or up to 10 lbs. constantly.
- Adequate vision, hearing and talking to drive, use computer, and communicate effectively with others.
- Frequent standing, sitting, walking, carrying, reaching, fine dexterity, kneeling, crouching, and bending.
- Occasional lifting, pushing/pulling, twisting, and balancing.
- Rarely required to climb.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools, and other resources, including work time.
- Regular and predictable attendance is expected.
- May frequently experience time pressure, emergency situations, change of tasks, irregular work schedule/overtime, performing multiple tasks simultaneously, working closely with others as part of a team, and tedious or exacting work.
- May occasionally experience noisy/distracting environment.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment, including computer and related hardware and software; forklift, banding and strapping supplies, pallets, various hand tools, filming system, battery tester & charger; and any other equipment as appropriate or required.

WORK ENVIRONMENT

The work is typically performed in a warehouse, where there is daily exposure to noise and vibration, and occasional exposure to mechanical and chemical hazards. There is seasonal exposure to respiratory hazards, extreme temperatures, and wetness/humidity. There is rare exposure to explosives, communicable diseases, and physical danger or abuse.

The employee is expected to use appropriate protective equipment for the assigned task (hard hat, steel-toe shoes, safety glasses, hearing and eye protection, back support, respirator, etc.); and any other equipment as apparent or assigned.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date



PUBLIC WORKS SENIOR PROJECT MANAGER – 3993

FLSA Status: Exempt

Computer Code: 4

BRIEF DESCRIPTION

Perform complex professional work directing and implementing the design, bidding, construction, maintenance, and documentation of major long-term City-wide projects construction projects (new buildings or maintenance and alterations of existing buildings). Oversees construction projects from inception through concept, design, and engineering through completion and occupancy. Responsible for keeping projects flowing smoothly while remaining on time and within budget. Coordinates with city, state, and federal agencies, as well as with the City's Utilities Department. Keeps City team informed of project statuses and makes recommendations for sound projects.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Supervise Public Works Project Manager by initiating, planning, and executing projects, monitoring, controlling, reviewing, approving, and tracking the project budget; receiving feedback from the owners, contractors, engineers, etc.; escalating project issues as warranted; and ensuring completion of projects.
- Designs specifications and writes contracts.
- Responsible for CIP projects. Develop CIP project budget estimates for submission each year.
- Approve and process contractor pay requests.
- Approve change orders.
- Coordinating site inspections for compliance with project plans and specifications.
- Reviewing and approving project submittals; coordinating project team meetings and project reviews.
- Making presentations to boards, council, state and local officials.
- Responsible for Public Works Project Manager payroll.
- Provide emergency response during severe weather (snow, flood, storms, etc.)

ADDITIONAL DUTIES

- Performs additional duties as assigned.

JOB REQUIREMENTS

Education and Experience

Bachelor's Degree, with broad knowledge in a general professional or technical field and five to seven years of experience.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Decisions regarding interpretation of existing policies may be made. Contacts may involve stressful, negative interactions requiring high levels of tact and the ability to respond to aggressive interpersonal interactions. Elements of persuasion may be necessary to gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the job by following established standard operating procedures and/or policies. There is a choice of the appropriate procedure or policy to apply to duties. Performance reviewed periodically.

Technical Skills

Work requires advanced skills and knowledge in approaches and systems, which affect the design and implementation of major programs and/or processes organization wide. Independent judgment and decision-making abilities are necessary to apply technical skills effectively.

Fiscal Responsibilities

Prepares accounting, budget, employment actions, and purchasing documents; and does research to justify language used in documents for a unit or division of a department.

Supervisory Responsibilities

Performs essentially the same work as those directed. Includes oversight of quality, training, instructing and scheduling work.

PHYSICAL DEMANDS

- Work requires light physical effort, exerting up to 20 lbs. occasionally, 10 lbs. frequently, or negligible amounts constantly OR requires walking or standing to a significant degree
- Adequate vision, hearing and talking to drive, use computer, and communicate effectively with others.
- Constant fine dexterity.
- Frequent standing, sitting, handling, and twisting.
- Occasional walking, reaching and climbing.

- Rare lifting, carrying, pushing/pulling, kneeling, crouching, bending, and balancing.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- May experience frequent time pressure, performing multiple tasks simultaneously, and working closely with others as part of a team.
- May experience frequent change of task, and noise/distracting environment.
- Rarely experiences emergency situations, irregular work schedule/overtime, and tedious or exacting work.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of office equipment, including computer and related hardware and software; vehicle, surveying equipment, GPS equipment, etc.; and any other equipment as appropriate or required.

WORK ENVIRONMENT

The work is performed on job sites, where there is occasional exposure to mechanical, chemical, electrical and fire hazards. There is seasonal exposure to extreme temperatures. There is rare exposure to communicable diseases and physical danger or abuse.

The employee is expected to use appropriate protective equipment for the assigned task (hard hat, safety vest, steel toe shoes, eye and hearing protection, etc.); and any other equipment as apparent or assigned.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

DATA SCIENTIST – 5691

FLSA Status: Exempt

Computer Code: 4

BRIEF DESCRIPTION

This position is responsible for suggesting strategic, data-driven analytics, data engineering practices, and tools to the organization. This role will contribute to supporting, developing, and implementing systems to analyze data and generate useful business analytics. The position will identify and suggest new ways to streamline business processes by using data to assist with creating models that depict trends in corporate data. This role will work with stakeholders throughout the organization to identify opportunities for leveraging company data to drive business solutions. This role will also provide suggestions for data analytic framework tools and maintain once implemented

ESSENTIAL FUNCTIONS

The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Performs complex data analysis uses statistical and business intelligence methodology to deliver to the organization data-driven, future-facing insights that better drive today's business strategy and provide high-impact results in the future; develops reporting tools for planning and effectiveness; provides data visualization tools for enhanced organizational communication and understanding.
- Communication through informing and reporting by developing multi-year communication plans for data analytics services and educating/informing management on how to use analytic reporting tools to improve decision effectiveness. Communication with all levels of leadership as well as individual employees is essential.
- Learning & Development: Work independently with minimal supervision as well as collaboratively within a team. Reviews work of other data analyst assuring results match specifications and conform to TS standards. Provides training of other analysts as necessary. Continually learn new technology, relevant statistical analysis practices and business intelligence tools and methodologies to align Data Warehouse and Analytics with business objectives and strategies.
- Supports all Utility Divisions in data collection, storage, and analysis to ensure adequate records/procedures are maintained and/or developed for purposes of regulatory compliance, system knowledge, and effective decision-making.
- Maintains understanding of regulatory requirements for municipal utilities to guide data procedures and maintain effective and actionable plans as applicable to each Utility Division.

ADDITIONAL DUTIES

- Performs additional duties as assigned.

JOB REQUIREMENTS

Education and Experience

Bachelor's Degree in Mathematics, Statistics, Computer Science, Engineering, or related quantitative field +2 years' experience.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Advanced: Ability to read literature, books, reviews, scientific or technical journals, abstracts, financial reports, and/or legal documents.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Advanced: Ability to apply fundamental concepts of theories, work with advanced mathematical operations methods and functions of real and complex variables.

Communication Skills

Recommendations regarding policy development and implementation are made and/or recommended. Contact may involve support of controversial positions or the negotiation of sensitive issues or important presentations. Evaluates customer satisfaction, develops cooperative associations, and utilizes resources to continuously improve customer satisfaction.

Independence and Decision-Making

Normally performs the duty assignment according to his or her own judgment, requesting supervisory assistance only when necessary. Special projects are managed with little oversight and assignments may be reviewed upon completion. Performance reviewed periodically.

Technical Skills

Work requires advanced skills and knowledge in approaches and systems, which affect the design and implementation of major programs and/or processes organization wide. Independent judgment and decision-making abilities are necessary to apply technical skills effectively.

Fiscal Responsibilities

Reviews and analyzes reported and actual budgets, expenditures, and revenues to ensure accuracy, identify inefficiencies, and identify trends. Understands and analyzes commodity/asset markets to optimize costs.

PHYSICAL DEMANDS

- Work is sedentary in nature, requiring occasional light physical exertion
- Adequate vision, hearing and talking to drive, use computer, and communicate effectively with others.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- May frequently experience time pressure, emergency situations, change of tasks, performing multiple tasks simultaneously, and tedious or exacting work.
- May occasionally experience irregular work schedule/overtime and working closely with others as part of a team.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment, including computer and related hardware and software, and any other equipment as appropriate or required.

WORK ENVIRONMENT

The work is typically performed in an office setting, primarily at a desk in a quiet environment. The employee is not exposed to environmental hazards and does not normally require the use of protective equipment.

There are occasional visits to job sites, where the employee is expected to use appropriate protective equipment for the assigned task (hard hat, safety vest, steel toe shoes, etc.); and any other equipment as apparent or assigned.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date



CULTURAL ARTS MANAGER – 6332

FLSA Status: Exempt

Computer Code: 4

BRIEF DESCRIPTION

Under general supervision, the Cultural Arts Manager is responsible for administering the City's public arts and cultural programs, promoting the incorporation of art within the community, organizing special events related to arts and culture, providing staff support for Danville Public Arts Commission, collecting and developing information related to arts-related initiatives within the community.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Create and coordinate arts and cultural programming
- Manage and oversee the financial support of public art in the City of Danville
- Develop and implement an annual Work Plan in coordination with the Danville Public Arts Commission and appropriate city departments and representatives
- Review any necessary management agreements with artists, contractors, community groups, private property owners, and the city as needed
- Identify inter-departmental collaborations and sources of funds for cultural arts
- Serve as a liaison between the city, artists, cultural organizations, and cultural partners in Danville
- Act as administrative support for the Danville Public Arts Commission
- Provides professional expertise in the fields of public art, contemporary visual art, creative placemaking, and/or urban design, including current trends and best practices.
- Develops and maintains appropriate programs, budgets and project documentation.
- Researches and prepares grant applications or proposals as necessary.
- Assists department leadership in short- and long-range strategic planning, goals and objectives with awareness of and adherence to the initiatives as outlined in Arts and Culture Plan for the City of Danville, Virginia March 2024.
- Report to the Parks and Recreation Director

ADDITIONAL DUTIES

- Oversee the administration of the commissioning of new works of public art, including, but not limited to:
 - Project planning—Developing scopes of work and project budgets, coordinating with the project manager and project architect, and identifying community partners when necessary

- Management of the artist selection process—Developing and distributing RFQs and RFPs, staffing the artist selection commissions, and conducting artist workshops
- Project implementation—Developing contracts, getting necessary approval, coordinating with the project manager, reviewing preliminary and final designs, and monitoring artist progress and compliance with the project contract
- Documentation—Keeping records of contracts, photographs, construction drawings, maintenance manuals, and meetings
- Community education—Assisting in garnering publicity for projects, facilitating public meetings, and developing educational materials.
- Performs additional duties to support operational requirements as assigned.

JOB REQUIREMENTS

Education and Experience

Bachelor's degree in arts administration, fine arts, public administration or related fields and three to five years related experience.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above.

Certifications/Licenses

Valid driver's license and an acceptable driving record according to City criteria.

Job Knowledge

Advanced knowledge of the subject matter. Complete comprehension of the subject area to solve common and unusual problems, able to advise on technical matters, and serve as a resource on the subject for others.

Reading

Intermediate: Ability to read papers, periodicals, journals, manuals, dictionaries, thesauruses, and reference materials.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Recommendations regarding policy development and implementation are made and/or recommended. Contact may involve support of controversial positions or the negotiation of sensitive issues or important presentations. Evaluates customer satisfaction, develops cooperative associations, and utilizes resources to continuously improve customer satisfaction.

Independence and Decision-Making

Normally performs the duty assignment according to his or her own judgment, requesting supervisory assistance only when necessary. Special projects are managed with little oversight and assignments may be reviewed upon completion. Performance reviewed periodically.

Technical Skills

Advanced skills and knowledge in approaches and systems, which affect the design and implementation of major programs and/or processes organization wide. Independent judgment and decision-making abilities are necessary to apply technical skills effectively.

Fiscal Responsibilities

Oversees budget preparation of a division or department budget. Reviews and approves expenditures of significant budgeted funds for the department or does research and prepares recommendations for organization-wide budget expenditures.

PHYSICAL DEMANDS

- Work is sedentary in nature, requiring moving between office equipment and occasional light physical exertion.
- Adequate vision, hearing and talking to use a computer, telephone and communicate effectively with others.

NON-PHYSICAL DEMANDS

- May frequently experience time pressure, changing tasks, multitasking, and working closely with others as a part of a team.
- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE, AND HARDWARE:

Typically requires use of standard office equipment to included telephone, computer, Microsoft Office, job specific software and related hardware.

WORK ENVIRONMENT

The work is normally performed in an office setting, primarily at a desk in a quiet environment. The employee is not exposed to environmental hazards and does not normally require the use of protective equipment. May require an outdoor or recreational setting.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

PUBLIC SAFETY & FACILITY MONITOR – 6010

FLSA Status: Non-Exempt

Computer Code: 2

BRIEF DESCRIPTION

Performs responsible work maintaining order, discipline, and positive public perception in and around Danville Public Library including inside the building as well as the parking area and outdoor seating areas.

ESSENTIAL FUNCTIONS The essential functions of the job are not limited to those listed in the job description. The City retains the discretion to add to or change the duties of the position at any time.

- Conducts regular checks on the security of Danville Public Library's building, parking lot, and grounds; works closely with library administration, supervisors, and staff to ensure order and enforce compliance with the library's rules and regulations of acceptable use behavior; closes and secures the building nightly.
- Investigates complaints of uncooperative, disruptive user behavior and handles each situation appropriately; monitors problems with authority to recommend appropriate action regarding repeat offenders.
- Notifies library administration, supervisors, and Police in cases of serious discipline problems and completes appropriate reports; serves as a liaison with the Police Department.
- Notifies library administration and supervisors regarding incidents of unattended children.
- Assists library administration and programming staff in reserving Public Use spaces, maintaining room schedules, and assisting with set up and take down of room equipment.
- Conducts regular checks on facility conditions including parking lot and grounds and works as a liaison to Public Works and Parks and Recreation Maintenance staff to report any visible issues including but not limited to safety concerns, inoperable equipment, and general facility maintenance.

ADDITIONAL DUTIES

- Performs other duties as assigned.
- Assists with maintaining the tidiness of the building by picking up trash, litter, and debris in and around the building.
- Maintains a positive and inviting environment by maintaining consistent engagement with library patrons and guests.
- Assists with maintaining order and crowd control in the event of an emergency situation including but not limited to acts of nature, power outages, or adverse safety conditions.

JOB REQUIREMENTS

Education and Experience

High School Diploma or GED and up to one year of experience; security experience preferred; public library, retail, or bookstore experience preferred.

An equivalent combination of education and experience may be considered in lieu of the specific requirements listed above

Certifications/Licenses

- Valid Driver's License with acceptable driving record according to City Criteria
- Must possess or be able to obtain within 6 months of hire certification in First Aid and CPR

Job Knowledge

Basic familiarity with the work to know common principles and terminology and to understand and solve simple problems.

Reading

Intermediate: Ability to read papers, periodicals, journals, manuals, dictionaries, and thesauruses.

Writing

Intermediate: Ability to write reports, prepare business letters, expositions, and summaries with proper format, punctuation, spelling, and grammar, using all parts of speech.

Math

Intermediate: Ability to deal with a system of real numbers; and practical application of fractions, percentages, ratios/proportions and measurement.

Communication Skills

Requires providing basic information to others outside direct reporting relationships on procedures or general policies. Contact may require the consideration of different points of view to reach understanding and gain cooperation and acceptance of ideas.

Independence and Decision-Making

Normally performs the job by following established standard operating procedures and/or policies. There is a choice of the appropriate procedure or policy to apply to duties. Performance reviewed periodically.

Technical Skills

Work requires the use of standard technical skills appropriate to the work environment of the organization.

Fiscal Responsibilities

May accept payments in regard to room reservations.

Supervisory Responsibilities

May occasionally direct helpers, assistants, seasonal employees, interns or temporary employees.

PHYSICAL DEMANDS

Work is semi-active, requiring occasional light physical exertion and periods of walking a multi-level facility. Requires adequate vision, hearing and talking to use a computer, telephone and communicating effectively with others.

NON-PHYSICAL DEMANDS

- Responsible for appropriate use and maintenance of City equipment, tools and other resources, including work time.
- Regular and predictable attendance is expected.
- May frequently experience time pressure, multi-tasking, tedious or exacting work and work with others as part of a team.
- May occasionally experience emergency situations, frequent change of tasks and noisy/distracting environment.
- May rarely experience irregular work schedule/overtime.

MACHINES, TOOLS, EQUIPMENT, SOFTWARE AND HARDWARE

Typically requires use of standard office equipment, including computer and related hardware and software, and any other equipment as appropriate or required.

WORK ENVIRONMENT

The work is normally performed in an office setting. The employee is not exposed to environmental hazards and does not normally require the use of protective equipment.

ACKNOWLEDGEMENT

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. It does not exclude other duties not mentioned that are of similar kind or level of difficulty. It is not intended to limit or in any way modify the right of any supervisor to assign, direct, and control the work of employees under his or her supervision. This description is subject to modification as the needs of the City and requirements of the position change.

SIGNATURE

I have reviewed this description and understand the requirements and responsibilities of the position.

Employee Signature

Date

Council Letter

City of Danville, Virginia



CL - 2024

NEW BUSINESS L.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Pemberton Lofts Lease Agreement

From: Sara Weller, Director of Human Resources

COUNCIL ACTION

A Resolution Approving and Authorizing a Lease Agreement for Facilities at Pemberton Lofts to City of Danville to Provide a Location for Careteam Corporate Health Center.

SUMMARY

The City entered into a lease agreement with Pemberton Lofts in February 2019 for the employee health and wellness center to utilize. This agreement expires in October 2025. A new agreement has been negotiated and finalized for approval by City Council.

BACKGROUND

The employee health and wellness center, currently contracted to CareTeam Corporate Health, has been utilizing a space in Pemberton Lofts leased by the City of Danville since 2019. The original lease was renewed for five successive terms and expires in October 2025. The City has negotiated a new lease agreement with Pemberton Lofts that begins November 1, 2025, and expires April 30, 2027, with automatic renewal for up to five successive additional terms, each equal to 12 months. Authorizing the execution of this agreement ensures the health and wellness center continues to operate without interruption in its current space.

RECOMMENDATION

It is recommended that City Council adopt the attached resolution authorizing the City to execute the attached lease agreement with Pemberton Lofts.

Attachments

1. Resolution
 2. 541 Bridge Street - Lease
 3. Attachment B
-

PRESENTED: June 3, 2025

ADOPTED: June 3, 2025

RESOLUTION NO. 2025 -

A RESOLUTION APPROVING AND AUTHORIZING A LEASE AGREEMENT FOR FACILITIES AT PEMBERTON LOFTS TO CITY OF DANVILLE TO PROVIDE A LOCATION FOR CARETEAM CORPORATE HEALTH CENTER.

WHEREAS, the City of Danville, Virginia and Pemberton Lofts desire to enter into a lease agreement to continue health and wellness services for employees; and

WHEREAS, this agreement shall be between the City of Danville and Pemberton Lofts commencing November 1, 2025 and continuing through, April 30, 2027; and

WHEREAS, the City shall have an option, by mutual agreement, to renew the Agreement for an additional five (5) periods of twelve (12) months each; and

WHEREAS, the leased premises space provides office and medical space for use by the City's employee health and wellness provider.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia that the Lease Agreement, substantially in the form attached hereto and made a part hereof as if fully set forth herein, between the City of Danville, Virginia and Pemberton Lofts be, and the same is hereby, approved; and

BE IT FINALLY RESOLVED that the City Manager, Kenneth F. Larking be, and the same is hereby, authorized to execute said agreement on behalf of the City.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

COMMERCIAL LEASE

THIS LEASE AGREEMENT, made as of the 14th day of April, 2025, between Pemberton Lofts Master Tenant LLC (the "Lessor") and the City of Danville, Virginia, a political subdivision of the Commonwealth of Virginia (the "Lessee").

WITNESSETH:

LEASED PREMISES. Lessor does hereby lease to Lessee and Lessee hereby leases from Lessor, 3,500 square feet of commercial lease space located at 541 Bridge Street, Danville, VA as shown on Attachment A (hereinafter referred to as the "Premises") upon the following TERMS and CONDITIONS:

TERM. The Term of this Lease shall be for a period of 18 months commencing November 1, 2025 and expiring April 30, 2027 ("Term").

This Lease shall automatically renew with all of the same terms and conditions for up to five (5) successive additional Terms each equal to 12 months unless either party provides the other notice of intent to terminate this Lease at least sixty (60) days before the end of the Term or any renewal Term of this Lease thereafter.

RENT. Lessee covenants and agrees to pay Lessor rent as indicated below ("Rent"). The Rent shall be due on the first day of each calendar month during the Term. In the event that the Term shall begin and/or end on any other than the first and/or last day of a calendar month, then rent for the first and last fractional month shall be prorated accordingly.

	"Rent"
	Per Month
Months 1-18	\$2,916
Months 19-30	\$3,003.48
Months 31-42	\$3,093.58
Months 43-54	\$3,186.39
Months 55-66	\$3,281.98
Months 67-78	\$3,380.44

PAST DUE RENTS. If Lessee shall fail to pay any rents, additional rents, or other charges, within five (5) days after the same become due and payable, then Lessee shall also pay to Lessor a late payment service charge equal to ten percent (10%) of the payment due.

In the event any payment made by Lessee is returned to Lessor for insufficient funds, Lessee shall pay to Lessor a processing fee of Seventy-Five Dollars (\$75.00) in addition to all other sums due and owing under this Lease.

USE. Lessee shall use and occupy the premises as an Employee medical clinic, offices, and medical record storage. Receipt of the first payment of Rent shall demonstrate that Lessee has investigated and found the premises suitable for its use.

ALTERATIONS. Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements, in, to or about the premises and if approved to make alterations, such alterations will be made with the name of the Lessee only, and the Lessee shall be solely liable for charges as they become due. All alterations, additions and improvements to the Leased Premises shall become the property of the Lessor at the termination of this Lease except those expressly agreed to in writing. Further, Lessee hereby acknowledges that it shall be responsible for all costs and fees incurred by

Lessor in restoring the Premises to their pre-lease condition, reasonable wear and tear excepted. As such, any and all costs incurred by Lessor to remove or repair Lessee's alterations, additions, or improvements, in, to or about the Premises, even if same are approved by Lessor, shall be charged to Lessee, and Lessor may debit the Security Deposit in order to secure payment for same.

SIGNS. Any sign required by Lessee shall be at Lessee's expense. Lessee shall not place any fixture, awning or canopy or any decoration, lettering, advertising matter or additional sign on any window or door of the Leased Premises, or on the buildings and land comprising the Premises without Lessor approval. Lessor approval shall not be unreasonably withheld; however Lessee understands that the Premises represents an Historic Property as listed on the United States National Parks Service Registry of Historic Places and approval from such governing bodies may be necessary prior to approval by Lessor..

ORDINANCES AND STATUTES. Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof.

ASSIGNMENT AND SUBLETTING. Lessee shall not assign this lease or sublet any portion of the premises, or permit any other person to occupy, the Leased Premises, or any part thereof, without prior written consent of the Lessor, which shall be at Lessor's sole discretion. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this lease. Express permission is granted for Leased Premises to be occupied by CareTeam Health LLC, City of Danville employees, individuals covered by the City of Danville health insurance plan, and other representatives of the City of Danville as needed.

UTILITIES. The Premises shall be delivered with utility services ready for activation and shall include all rough-in and devices necessary for the supply and use of such utilities to include water, sewer, electricity, internet, cable, and phone. All typical applications, connections, and charges for utility service account initiations on the Premises shall be the responsibility of the Lessor and Lessee as follows:

Lessor	Lessee	Service
	X	Telephone
	X	Cable
	X	Internet
	X	Electricity
X		Water and sewer
X		Trash
X		Parking

Janitorial services shall be at the Lessee's expense.

TAXES AND INSURANCE. Lessor shall pay real estate taxes and basic building insurance for the Premises. However, any insurance or other matters and/or fees specific to Lessee's use, activity, occupation, and/or business shall be responsibility of Lessee

Lessee shall maintain for its own and the Lessor's protection and at its own expense a comprehensive public liability insurance policy to the extent of at least \$1,000,000.00 (one-million-dollars) per occurrence and \$2,000,000.00 (two-million-dollars) in the aggregate for bodily injury. A copy of the policy shall be furnished to the Lessor including evidence of the payment of annual premiums. Lessee shall provide Lessor with written verification from its insurance company evidencing such coverage. All insurance required by this section shall be carried in favor of Lessee and Lessor as their respective interests may appear. Lessee's insurance company must be acceptable to Lessor and Lessee shall provide Lessor with written notice 15 (fifteen) days in advance of its intent to change insurance companies, cancel the aforesaid policies required, or amend the terms of any policies required under this section.

CARE AND MAINTENANCE OF PREMISES. Care and maintenance costs of the Premises shall be the responsibility of the Lessor and Lessee as follows:

- Lessor, at Lessors expense, shall maintain and make all structural repairs to the building and roof, as well as plumbing, furnace and air-conditioning vents and installations, and will repair such within 7 days after being notified in writing by Lessee of the need therefor, and shall perform exterior painting, except for painting/signage specific to Lessee's use, and shall maintain the hard surfaced areas, exterior lighting, sidewalks and driveway.
- Lessee acknowledges by submission of the first payment of Rent that the premises are in good order and repair, unless otherwise indicated herein and. Lessee shall, at their own expense and at all times, maintain in good and safe condition, including but not limited to, the Leased Premise flooring, interior walls, woodwork, plate glass and electrical wiring and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee is responsible for changing and/or cleaning the filters in the HVAC system on a monthly basis.
- Lessee shall be responsible for locking and securing the leased premises.

DISASTER. If the building of which the Leased Premises are a part shall be damaged by fire, the elements, or other casualty, but is not thereby rendered untenable in whole or in part, Lessor shall with reasonable dispatch cause such damage to be repaired insofar as the proceeds of the insurance permits, and the rent shall not be abated; if by reason of such occurrence the Leased Premises shall be rendered untenable only in part, Lessor shall, with reasonable dispatch, cause the damage to be repaired insofar as the proceeds of insurance permits, and the rent shall be abated proportionately as to the portion of the Leased Premises rendered untenable for such time as may elapse until there be again upon the premises business space of as much value to the Lessee for its use as that so damaged.

If by reason of such occurrence the Leased Premises shall be rendered wholly untenable, Lessor shall, with reasonable dispatch, cause such damage to be repaired insofar as the proceeds of insurance permits, and the rent shall be abated in whole until the Leased Premises are restored, unless within sixty (60) days after such occurrence Lessor shall give Lessee written notice that it has elected not to reconstruct the destroyed premises in which event this lease and the tenancy hereby created shall cease as of the day of said occurrence. Lessor shall not be required to repair or replace any property which the Lessee may be entitled to remove from the Leased Premises. In no event shall Lessor be responsible to Lessee for any resulting inconvenience or loss of business. Likewise, if such damage is not fixed nor an agreement in-place towards the same within (60) days after said occurrence, Lessee is permitted to provide notice to Lessor of Lessee's election to terminate this lease and termination shall be granted by Lessor.

Notwithstanding the foregoing provisions, if at any time the obligee of any indebtedness secured by a lien on the Leased Premises shall determine that all or a substantial part of the proceeds from insurance must be applied to the payment of such indebtedness with the result that the remaining proceeds are insufficient to pay the cost of making the repairs, restoration or replacements required hereby and neither the Lessee nor the Lessor agrees to pay such cost, then this Lease shall terminate thirty (30) days after receipt by the Lessee and the Lessor of written notice of such determination.

INDEMNITY BY LESSEE. To the extent allowable under Virginia and without waving Sovereign Immunity Lessee, City of Danville, will indemnify and save harmless the Lessor from and against any and all liability, damage, expense, causes of action, suits, claims or judgments and attorney's fees and costs incurred in connection therewith, arising from injury to person or property on or about the Leased Premises caused by the negligence or omission or misconduct or breach of this Lease by Lessee, its employees, sub-Lessees, invitees or any other person on or about Leased Premises under express or implied invitation of the Lessee, or arising by reason of the use of the Leased Premises by Lessee.

LESSOR'S REMEDIES ON DEFAULT. All items of indebtedness or damages which may become owing to the Lessor by the Lessee under the covenants and provisions hereof shall be considered as items of rent, and the Lessor shall have the same liens and the same remedies for the collection hereof as are provided herein and by law for the collection of rent.

Upon the failure of Lessee to pay any rental due hereunder within ten (10) days after the same shall be due, or upon the Lessee's breach of any other covenant, term, condition or provision herein contained and the Lessee's failure to correct or cure the same within thirty (30) days after written notice thereof, or, in the event

such breach cannot reasonably be corrected or cured within the said thirty (30) day period, then if the Lessee shall fail to commence to correct or cure said breach within the aforesaid thirty (30) day period and thereafter diligently pursue the same to completion, or upon the Lessees (or any guarantor of this Lease) being adjudicated a bankrupt, or upon the insolvency of Lessee, or upon the appointment of a Receiver or Trustee of the Lessees or upon the Lessee making a general assignment for the benefit of creditors; or upon the Lessees petitioning or on entering into an arrangement with its creditors or upon a petition or other action being filed by or against the Lessee under any section or chapter of the Federal Bankruptcy Act and such petition or other action not being vacated within thirty (30) days; or upon the Lessees transfer of any of its property in fraud of creditors; or upon the commitment of any act of insolvency by the Lessee, then the total rent herein provided for, whether accrued or not, shall at the option of Lessor immediately become due and payable, and the Lessor at its option shall have the right to enter the Leased Premises at once, by force or otherwise, and to remove any property therein without liability for damage to, and without obligation to store such property, and without being liable to any prosecution therefor, and to distain for rent, and also to re-rent the Leased Premises as agent for the Lessee for the unexpired portion of the term and receive the rent and apply the same, after deduction of all appropriate expenses, to the payment of the rent payable hereunder. Lessee remaining liable for any deficiency; or the Lessor may at its option immediately terminate this Lease, in which event, Lessee shall quit and surrender the Leased Premises to the Lessor; provided that neither terminating this Lease under this clause or recovering possession of the Leased Premises shall deprive the Lessor of any other action or remedy against the Lessee for possession, for rent, or for damages. All of Lessors rights shall be cumulative and shall not preclude the Lessor from exercising all other rights and remedies provided by law. Further, notwithstanding the foregoing, Lessor shall have the right to debit the Security Deposit for all costs and fees, including but not limited to attorney's fees, incurred as a result of enforcing the terms and conditions of this Lease. Subsequently, Lessee shall be responsible for restoring the Security Deposit by paying to Lessor the amount debited.

The Lessor shall not be in breach of any covenant, term, condition or provision herein contained unless the Lessor or its mortgagees fail to correct or cure the same within thirty (30) days after written notice thereof to the Lessor and its mortgagees or, in the event such breach cannot reasonably be corrected or cured within the said thirty (30) days after written notice thereof to the Lessor and its mortgagees or, in the event such breach cannot reasonably be corrected or cured within the said thirty day (30) period, then if the Lessor or its mortgagees shall fail to commence to correct or cure said breach within the aforesaid thirty (30) day period and thereafter diligently pursue the same to completion. The Lessee agrees that the Lessor or any successors to Lessors interest hereunder shall be liable for the performance of Lessors obligations hereunder only to the extent of the assets of the Project and that the Lessor, the individual partners of the Lessor and any successors to Lessors interest hereunder shall not be personally liable.

REMOVAL UPON TERMIMATION. Lessee shall at the termination of this Lease remove from the Leased Premises any ashes, dirt, rubbish or any refuse matter and leave the same broom clean. Provided Lessee is not in default hereunder, Lessee shall have the right to remove any of its trade fixtures from the Leased Premises prior to the expiration of this Lease providing it repairs any damages caused by the installation of its trade fixtures and such removal or pays Lessor the cost of repairing or replacing any portion of the Leased Premises damaged by such installation and removal.

ENTRY AND INSPECTION. Lessee shall permit Lessor or Lessors agents to enter upon the premises at reasonable times and normal business hours upon twenty-four hours nice, for the purpose of the making of repairs as they deem necessary, inspection of the same, and will permit Lessor at any time within sixty (60) days prior to the expiration of this lease, to place upon the premises any usual To Let or For Lease signs, and permit persons desiring to lease the same to inspect the premises thereafter. Lessor may also enter the premises for work related to the preparation of the building for renovation.

SECURITY DEPOSIT. Lessee shall pay to Lessor, upon execution of this lease, a security deposit in the amount of (\$2,333.00) (the "Security Deposit"). Upon receipt from Lessee of the Security Deposit, the Security Deposit shall be held by Lessor without interest as security for the performance of Lessee's covenants and obligations under this Lease. Upon the occurrence of a Default, Lessor may apply the Security Deposit to delinquent Rent, payments required to be made by Lessee or expenses incurred by Lessor in performing Lessee's obligations under this Lease. After any such application of the Security Deposit, Lessee shall, upon demand, restore the Security Deposit to the full original amount. Any remaining balance of the Security Deposit shall be returned to Lessee after the expiration of this Lease and surrender of the Premises provided that all of Lessee's obligations have been fulfilled. Lessee agrees that Lessor may deliver the Security Deposit to the purchaser of Lessor's interest in the Premises and thereupon Lessor shall be discharged and released from all further liability with respect to the Security Deposit. Lessee agrees to

look solely to the new lessor for the return of the Security Deposit and this provision shall also apply to all subsequent transferees. No holder of a mortgage or deed of trust, or lessor under a ground lease to which this Lease is or may be subordinate, shall be responsible for the Security Deposit, unless such mortgage or holder of such deed of trust or lessor shall have actually received to Security Deposit.

If Lessee is in default under this Lease more that two times within any twelve (12) month period, irrespective of whether or not such default is cured, then without limiting Lessor's other rights and remedies provided for in this Lease or at Law or equity, the Security Deposit shall automatically be increased by an amount equal to the greater of either: i) two (2) times the original Security Deposit, or ii) two (2) months' minimum rent, which amount shall be paid by Lessee to Lessor forthwith on demand.

LESSEE'S FINANCIAL STATEMENTS: Upon request of Lessor, Lessee agrees to furnish to Lessor copies of Lessee's most recent annual, quarterly and monthly financial statements, audited if available. The financial statements shall be prepared in accordance with generally accepted accounting principles, consistently applied. The financial statements shall include a balance sheet, a statement of profit and loss, and a copy of the most recently filed tax return. Lessor may deliver the financial statements to any prospective or existing mortgagee or purchaser of the Building.

NOTICES. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, using certified or registered mail, with notices to Lessee at the City of Danville Human Resources Department P.O. Box 3300 Danville, Virginia and notices to the Lessor at 3211 Seminary Avenue, Richmond, VA, 23227, or at such other places as may be designated by the parties from time to time. Such notice shall be deemed to have been given at the time it is post-marked by the United States Postal Service. A duplicate copy of such notice may be hand delivered.

HEIRS, ASSIGNS, SUCCESSORS. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

SUBORDINATION. This Lease shall, without further action by any party, be subject and subordinate to any mortgage, deed of trust or other lien ("Mortgage") presently existing or hereafter created upon the Premises and to any renewal and extensions thereof. However, any such mortgagee may instead elect at any time to make this Lease superior to such Mortgage. Lessee agrees upon demand to execute such further instruments subordinating this Lease (and containing customary and reasonable no disturbance provisions for the benefit of Lessee and attornment provisions) as Lessor or its lender may request and to execute and return all requested documents within ten (10) days after receipt.

ATTORNMENT. In the event of any foreclosure sale pursuant to the terms of any Mortgages now or hereafter constituting a lien upon or affecting the Shopping Center, Lessee agrees that this Lease shall, at the option of the Mortgage holder, continue in full force and effect. Lessee shall, upon request, attorn to and acknowledge the foreclosure purchaser or purchasers at such sale, as Lessor.

UNAVOIDABLE DELAYS. In the event either party shall be delayed or hindered in, or prevented from, the performance of any act required hereunder by reason of labor disputes, acts of God, governmental regulations or controls, fire, or other casualties or other conditions or caused beyond the reasonable control of the parties, their performance of such act shall be excused for the period of such delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay; provided, however, that the provisions of this section shall not operate to excuse the Lessee, nor shall the Lessee in any event be excluded from prompt payment of the rental and all other charges due Lessor by Lessee. Lessor shall not be liable for the interruption of any services, including utilities, due to causes beyond the reasonable control of the Lessor. Under any circumstances, in the event of unavoidable delays as described in this section occurring prior to and extending beyond the initial occupancy date contemplated herein, Lessee shall not be liable for rent for a period of 45 days after the resulting occupancy date is achieved.

QUIET POSSESSION. Lessor covenants and warrants that upon performance by Lessee of its obligations hereunder, Lessor will keep and maintain Lessee in exclusive, quiet, peaceable, undisturbed, and uninterrupted possession of the Leased Premises during the term of this lease.

APPLICABLE LAW. This Agreement and the performance thereof shall be governed by and enforced under the laws of the Commonwealth of Virginia, and if legal action by either party is necessary for or with respect to the enforcement of any or all of the terms and conditions hereof, then exclusive venue therefore shall lie in the City of Danville, Virginia. Each Party shall be responsible for its own attorney's fees and costs.

ENTIRE AGREEMENT.

- a) This Lease Agreement together with Attachment A (the "Premises") and Attachment B (the "Letter Of Intent") merges all understanding and agreements between the parties hereto with respect to the Leased Premises, constitutes the entire agreement between the parties with respect to the Leased Premises and may be modified only by a writing signed by both parties.
- b) Lessee covenants and agrees that it will comply with all reasonable rules and regulations promulgated from time-to-time the Lessor for the protection of the Project.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the following signatures and seals:

LESSEE:

By: _____ (SEAL)

Date: _____

Print Name & Title: _____

LESSOR:

By: _____ (SEAL)

Date: _____

Print Name & Title: _____

Attachment B

**Pemberton Lofts Master Tenant LLC
501 Bridge Street, Suite 100
Danville, VA 24541**

March 18, 2025

City of Danville, Virginia, a political subdivision of the Commonwealth of Virginia

Re: Lease Proposal – 541 Bridge Street, Suite 1, Danville VA 24541

Outlined below is a lease proposal between Pemberton Lofts Master Tenant LLC (Lessor) and the City of Danville, Virginia, a political subdivision of the Commonwealth of Virginia (Lessee) for commercial Lessee Space 1 at 541 Bridge Street. This proposal is made subject to the terms and conditions provided for herein.

Lessee: City of Danville, Virginia, a political subdivision of the Commonwealth of Virginia

Lessor: Pemberton Lofts Master Tenant LLC

Guarantors: City of Danville, Virginia, a political subdivision of the Commonwealth of Virginia

Location: 541 Bridge Street, Suite 1, Danville, VA 24541

Leased Premises: See Attachment A.

Use: Lessee intends to use the premises as an office and medical space.

Hours Of Operation: Limited to 6am to 9pm.

Term: Eighteen (18) months commencing on November 1, 2025.

Renewal Options: Five (5) twelve (12) month renewal options at the same terms while maintaining a 3% per year escalation

Rent: \$2,916 / month.

Escalations: 3% per year, effective after the initial 18 month term and upon every following 12 month anniversary.

Maintenance/Upkeep: Lessee is responsible for general maintenance and upkeep of leased premises and equipment.

Lessor's Work:	Lessor will complete the following: • Coordinate with Lessee to ensure all existing systems are operational and working properly. • Paint the interior of the space
Lessee's Work:	Lessee will be responsible for the following: • Décor, furnishings, hardware, equipment, installations, light fixtures, and any and all other items required by Lessee for use of the space not specifically addressed otherwise herein. • All tenant improvements are to be approved by Lessor, in writing, prior to their installation.
Commencement Date:	November 1, 2025
Signage:	Lessee may erect signage on the premises displaying its company logo with Lessor consent and in compliance with all local, state and federal laws and regulations so far as it additionally complies with the following: • Follows National Park Service standards and guidelines for Historic Districts and Places. • Must be approved by the River District Design Commission. • Is un-lit / un-powered.
Security Deposit:	\$2,333
Insurance:	As specified in Lease Agreement.
Guaranty:	Lease proposal is subject to satisfactory review of Lessee's financial statements and will be guaranteed by Lessee and its' General Partners at both a business and personal capacity.
Brokers Fee:	The Lessee and Lessor acknowledge that there is no real estate broker representing neither Lessor nor Lessee.
Lease Preparation:	Lessor and Lessee agree to use Lessor's lease form with modifications acceptable to both parties.
Disclaimer:	This offer memorializes business terms and conditions which the parties hereto have agreed upon and intend to incorporate into a Lease Agreement (Lease).

Attachments: Attachment A and Attachment C, referenced herein, are to be considered incorporated into this Attachment B.

Miscellaneous Notes: Lessee agrees to comply with Lessor's Rules and Regulations, Attachment C, of which are subject to change at Lessor's discretion.

It is absolutely mandatory that the Lessor be consulted during the design phase of any improvement that might be considered permanent.

Lessor has certain trade knowledge and resources that can be of service to the Lessee during it's improvements and upfit. Lessee is encouraged to consult with Lessor.

If the foregoing terms are acceptable, please sign and date this proposal where indicated below and return to our attention. Following the Lessor's final review and approval, a fully executed copy will be returned to you and then we will prepare a lease agreement under the terms of this proposal for review and execution by both parties.

Please do not hesitate to call with your questions or concerns regarding any portion of this proposal.

Respectfully,

Austin Bunn
Acting Representative

ACKNOWLEDGED AND AGREED:

LESSEE:

City of Danville, Virginia, a political subdivision of the Commonwealth of Virginia

By:_____

Title:_____

Date:_____

LESSOR:

Pemberton Lofts Master Tenant LLC

Austin Bunn

By:_____

Title: _ Acting Representative _____

Date:_____

Council Letter City of Danville, Virginia



CL - 1976

NEW BUSINESS M.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: City of Danville Budget, CSP, and Budget Appropriation Ordinance.

From: Henrietta Weaver, Budget Director

COUNCIL ACTION

1. Public Hearing
1. A Resolution Approving the Budgets of the Various Funds of the City of Danville for the Fiscal Year Ending June 30, 2026.
First Reading
2. A Resolution Approving the Fiscal Year 2026 Capital and Special Projects Plan for the City of Danville, Virginia.
First Reading
3. Budget Appropriation Ordinance for Fiscal Year 2026
First Reading

SUMMARY

The Public Hearing for the Budget of the City of Danville and Capital and Special Projects (CSP) is scheduled to be held on June 3, 2025.

BACKGROUND

The City Manager presented the Fiscal Year 2026 Proposed Budget in March 2025. City Council held meetings with City staff in April to review and make modifications to the proposed budget. City Council's Introductory Budget was presented for public review on April 30, 2025; a public hearing is scheduled for June 3, 2025.

A public hearing was held May 6, 2025 for proposed rate and fee increases in the following areas: new large event street closure permit fees in Public Works and refuse collection rate changes in Sanitation.

The schedule of authorized full-time positions is included.

RECOMMENDATION

It is recommended that City Council adopt the attached Resolutions approving the City and CSP Budgets, and the Budget Appropriation Ordinance to appropriate the budget to the various funds for Fiscal Year 2026.

Attachments

1. Resolution - Capital and Special Projects
 2. Resolution - Budget Various Funds
 3. Ordinance - Budget Appropriation Ordinance
 4. Authorized Positions
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025____.____

A RESOLUTION APPROVING THE FISCAL YEAR 2026 CAPITAL AND SPECIAL PROJECTS PLAN FOR THE CITY OF DANVILLE, VIRGINIA.

WHEREAS, the City Manager of the City of Danville has proposed, and the City Council has reviewed a plan prioritizing, scheduling, and funding capital and special projects; and

WHEREAS, this plan has been updated to assist with the City in the planning, acquisition, construction, and improvement of various public facilities that promote the development of the City; and

WHEREAS, the plan provides an expedient process for the City of Danville to acquire, construct, extend, renovate, and improve its utility systems in an orderly and coordinated fashion to promote the public welfare of the City and to comply with Federal and State environmental protection regulations; and

WHEREAS, projects proposed to be funded with proceeds from bonds and bond anticipation notes are contingent upon City Council's approval of the issuance of such bonds; and

WHEREAS, such approval shall be by resolution and appropriation by ordinance; and

WHEREAS, it should be recognized that the plan beyond Fiscal Year 2026 is for planning purposes and does not obligate or commit the City to projects included in the plan beyond Fiscal Year 2026.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia that the Fiscal Year 2026 Capital and Special Projects Plan referred to above and incorporated herein and made a part hereof by reference be, and the same is hereby approved.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

A RESOLUTION APPROVING THE BUDGETS OF THE VARIOUS FUNDS OF THE CITY OF DANVILLE FOR THE FISCAL YEAR ENDING JUNE 30, 2026.

WHEREAS, the Budget of and for the City of Danville for Fiscal year 2026 has been prepared and introduced by the City Manager and received and considered by the Council, including the Budgets for the following funds:

Fund	Proposed Expenditure	Contribution/ Transfer to (from) General Fund
General Fund	\$ 189,801,610	\$
VDOT Special Revenue Fund	15,333,570	
Wastewater	11,919,840	707,760
Water	11,990,280	985,300
Gas	23,248,080	3,199,330
Power & Light	155,989,460	10,710,610
Telecommunications	1,266,580	81,000
Transportation	6,853,980	
Central Services	360,820	
Motorized Equipment	6,882,880	
Insurance Fund	4,695,600	
Sanitation Fund	6,355,730	
Cemetery Fund	1,310,360	

AND WHEREAS, a brief synopsis of said Budget has been duly published and a public hearing with respect thereto has been conducted by the Council, after due public notice thereof, and upon consideration of which it is now necessary and desirable to approve the same as prescribed by law.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia, that the attached Budgets for the City of Danville for the Fiscal Year Ending June 30, 2026 representing the General Fund, VDOT Special Revenue, Water, Wastewater, Gas, Power & Light, Telecommunications, Transportation, Central Services, Motorized Equipment, Insurance, Sanitation, and Cemetery Funds, be, and the same are hereby, approved for

informative and fiscal planning purposes pursuant to the City Charter and Sections 15.2-2503 through 15.2-2506 of the Code of Virginia, 1950, as amended.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

**BUDGET APPROPRIATION ORDINANCE
FOR FISCAL YEAR 2026**

WHEREAS, the Budget of and for the City of Danville for Fiscal Year 2026 has been prepared by the City Manager and, after collaboration with the Council, completed and introduced and a brief synopsis thereof was duly published once in the newspaper having general circulation within the City and due notice given of a public hearing which was held on June 3, 2025 at 7:00 P.M., in the Council Chambers, at which any citizen of the City had a right and opportunity to attend and to state his views with regard to such Budget, and such public hearing having been held as advertised, all pursuant to the requirements and provisions of Sections 8-6 and 8-7 of the Charter of the City of Danville, Virginia, 1986, as amended, and of Chapter 25 of Title 15.2 of the Code of Virginia, 1950, as amended; and

WHEREAS, the Council, after having duly considered all views and opinions expressed at such public hearing, approved such budget and does now desire to appropriate funds necessary and available to finance the Budget for the operations of the City for Fiscal Year 2026.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that:

1. The Estimated Revenues and Revenue Contributions and the appropriation of funds to finance the Budgets of and for the City of Danville, Virginia, for the period beginning July 1, 2025 and ending June 30, 2026, be, and the same hereby are, as follows:

I. GENERAL FUND

Estimated Revenue FY 2026	\$ 189,801,610
Appropriations	<u>189,801,610</u>
Unappropriated	<u>-0-</u>

II. VDOT STREET MAINTENANCE FUND

Estimated Revenue FY 2026	\$ 15,333,570
Appropriations	<u>15,333,570</u>
Unappropriated	<u>-0-</u>

III. UTILITY FUNDS

	Wastewater	Water	Gas	Electric	Telecommunications
Operating Revenues	\$ 9,547,770	10,123,670	21,595,370	147,747,290	866,970
Expenditures	<u>11,212,080</u>	<u>11,004,980</u>	<u>20,048,750</u>	<u>145,278,850</u>	<u>1,185,580</u>
Excess Revenues Over (Under) Expenditures	(1,664,310)	(881,310)	1,546,620	2,468,440	(318,610)
Add:					
Depreciation	1,670,190	1,442,130	1,589,130	8,150,650	445,170
Contribution/Transfer (To)/From General Fund	<u>(705,760)</u>	<u>(985,300)</u>	<u>(3,199,330)</u>	<u>(10,710,610)</u>	<u>(81,000)</u>
Increase (Decrease) In Fund Balance	\$ (701,880)	(424,480)	(63,580)	(91,520)	45,560

IV. OTHER FUNDS

	Transportation	Central Services	Motorized Equipment	Insurance	Sanitation	Cemetery
Operating Revenues	\$ 5,967,100	351,000	5,283,340	4,724,200	4,886,580	1,402,260
Expenditures	<u>6,853,980</u>	<u>360,820</u>	<u>6,882,880</u>	<u>4,695,600</u>	<u>6,355,730</u>	<u>1,310,360</u>
Excess Revenues Over (Under) Expenditures	(886,880)	(9,820)	(1,599,540)	28,600	(1,469,150)	91,900
Add:						
Depreciation	339,560	4,960	903,190	-0-	391,710	-0-
Contribution/Transfer (To)/From General Fund	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
Increase (Decrease) In Fund Balance	\$ (547,320)	(4,860)	(696,350)	28,600	(1,077,440)	91,900

2. Flexible budgets are hereby authorized whereby appropriations may be increased to the extent that actual revenues exceed the original revenue budget amount. This provision shall apply to the following:

<u>Appropriation</u>	<u>Revenue</u>
Purchased Power	Electric Revenues
Natural Gas Purchases	Natural Gas Revenues
Cast Iron Main Replacement	Gas Refunds
Electric Capital Reserve	Electric Refunds
DMV Fees	DMV Fees-P/Taxes
Landscape Projects	Donations - Grant Fund
Capital Expenditures from Grants-in-Aid	Utility Grants-in-Aid of Construction
P/W Street Maintenance	VDOT Street & Hwy Maintenance
Social Services	State Categorical Aid – Department of Social Services
Mass Transit Fund	State & Federal Categorical Aid – Transportation
Police/Fire/PRT Departments Extra Pay	Recoveries – Extra Pay
Police Department	Federal & State Forfeiture Funds
Police Department Investigation Expense	Interest Earned – Unexpended Federal & State Forfeiture Funds
Commonwealth Attorney Prosecution Expense – State	Forfeited Funds and Interest Earned on Forfeited Funds
HAZMAT Reimbursable Expenditures	Emergency Services Funds
Older Americans Title IIIB	Program Income
Older Americans Title IIID	Program Income
Economic Development Projects	Proceeds from Sale of Buildings or Property

<u>Appropriation</u>	<u>Revenue</u>
Human Resources Wellness Program Expenditures	Wellness Recovery Funds
Grant Funds	State/Federal Funding & Private Donations
Clerk of Court – Index/Records	Virginia Supreme Court – Technology Trust Fund
Community Development Fund CDBG-Rehab-Private Property HOME-Rehab-Private Property	Program Income
All Funds Repairs/Replacement from Insurance/Accident Claims	Recoveries – Accident Claims

3. For the operation of the several city departments, as set forth in the "Intra-governmental Service Fund" Budgets, the Council hereby authorizes transfers from the General Fund for cash deficits resulting from internal charges and credits for the Year Ended June 30, 2025.

4. The accounting for funds designated within all funds as unanticipated grants/donations not exceeding \$100,000 and requiring no local funding are authorized for expenditure/assignment within the appropriate fund ***unless council action is required by the Grantor***. Unanticipated grants/donations more than \$100,000 to be submitted as an additional appropriation ordinance for City Council approval and adoption.

5. Transfers of funds from the General Fund to the accounts in the "Special Grants Fund" of the City for the purpose of making temporary advances to the Special Grants Fund pending receipt of reimbursements of such grant funds and for the purpose of adjusting any cash deficits in such Special Grants Funds for the Fiscal Year Ending June 30, 2025, be, and the same are hereby, authorized.

6. Any deficit resulting from the operations of the Cemetery Enterprise Fund, Motorized Equipment Fund, and Solid Waste Fund shall be financed by a transfer from the General Fund.

7. Authorization to transfer up to ½ the increase in Unassigned Fund Balance to the Budget Stabilization Fund at June 30, 2025 up to the maximum balance as prescribed by City Council's Financial Policy.

8. Authorization to transfer unexpended funds for the Line of Duty Act (LODA), General Liability Insurance, and Worker's Compensation to the Insurance Fund to be held in reserve for future expenses unless such transfer reduces unassigned Fund Balance/Retained Earnings in respective funds.

9. The FY 2026 Personnel Budget setting forth the Personal Services Detail showing approved as to the total number of authorized full-time positions is attached. The City Manager be, and he is hereby, authorized to allocate positions within similar occupational groupings as he may deem necessary and appropriate for the operation of the City, provided that the total number of positions and the total expenditures therefore do not exceed the authorized numbers and amounts set forth in the Budget.

10. The Chief Financial Officer be, and he is hereby, authorized and directed to record the budget appropriations made hereby and the expenditures thereof in such manner and in such detail as may be appropriate for management and financial reporting purposes.

11. A sum of sufficient amount be, and the same is hereby, appropriated for the purchase of inventories of materials and supplies, and/or equipment and vehicle parts to maintain adequate operating inventories for City departments, provided cash funds are available for payment of said purchases.

12. The funds appropriated in Fiscal Year 2025 and in prior years for the City or School System which were encumbered by purchase order or contract as of June 30, 2025,

be, and the same are hereby, reappropriated for the purpose of liquidating said outstanding encumbrances.

13. Appropriations for the following are deemed to be on a continuing basis and will continue in effect until the purposes have been achieved or said funds expended whichever comes first:

Police Department - Investigation Expense

Commonwealth Attorney - Prosecution Expense - State Funds

Appropriations for Grants Funds - Federal, State, Local Share

Law Library

Unexpended Tuition Reimbursement Funds – To the extent funding has been committed and approved prior to June 30

Capital Improvement Projects (unless transferred or cancelled by the City Manager and/or City Council)

Sheriff's Office – Jail R&B Fee

Parks, Recreation & Tourism – Scholarship Funds & Revolving Accounts

Recoveries/Appropriations - Accident/Insurance Claims

Economic Development – Visitor Center State Funds

14. Appropriations designated as transfers to Capital Improvements, other than projects funded by grant or the issuance of bonds, are hereby authorized as appropriations in the receiving fund in accordance with the Capital Improvements Plan approved by City Council.

15. Transfers from the Casino holding account are authorized to be posted to projects and operations as approved by City Council Resolution.

16. At the discretion of the City Manager or the Budget Director in collaboration with the Chief Financial Officer, expenditures in excess of the amount budgeted for Group Health Insurance, in part or in whole, can be financed by a transfer from the Insurance Fund, if sufficient reserves are available in the Insurance Fund.

17. Authorization for appropriation of Law Library Revenues reserved from prior fiscal years in Advance Collections.

18. Authorization for appropriation of Children's Services Act (CSA) Revenues reserved from prior fiscal year in Special Revenue Fund - Undesignated. Authorization to finance any deficit in locally required funding by a transfer from the General Fund.

19. Authorization to carry forward unexpended appropriation for Regional Industrial Facilities Authority Debt Service including interest earned and to designate as reserved funding to be used for the purpose for which it was appropriated.

20. Authorization to carry forward unencumbered appropriation for Support of Public Schools as of June 30, 2025.

21. Authorization for the City to transfer any unencumbered funds for Support of Public Schools from Schools Operations account to School Capital Projects in the Capital Projects Fund as requested by Schools.

22. Authorization for appropriation in the Capital Projects Fund of Support of and Debt Service requirements for the Regional Industrial Facilities Authority as provided in the General Fund Budget.

23. Subject to the provisions herein, departments are authorized to transfer budget between line items within the department within the same fund with the following limitations:

- No transfers allowed to or from salary/benefit line items to operating line items unless approved by City Manager, Deputy City Manager, or Budget Director.
- No transfers allowed from fixed line items (General Liability Insurance, Worker's Compensation, Depreciation, Debt Service Principal/Interest, Motorpool Rental) to operating or salary/benefit line items unless approved by City Manager, Deputy City Manager, or Budget Director.

- All transfers must be approved by Department Director or designee.

24. The City Manager or designee is authorized to transfer budget from contingency within the same fund.

25. City Manager, Deputy City Manager, or Budget Director authorized to transfer funds between departments within the same fund at year-end to cover over-expenditures and during the fiscal year for special one-time purposes.

26. Budget Adjustments are hereby authorized for Bond Refundings as approved by City Council.

27. Transfers of funds from the General Fund to the Economic Development Fund are available for transfer to the Industrial Development Authority for payments of economic development projects.

28. This Ordinance shall become and be effective on and as of July 1, 2025.

AND BE IT FINALLY ORDAINED, that a transfer from the Budget Stabilization Fund up to \$3,000,000 is hereby authorized to cover various revenue shortfalls per the guidelines of the Budget Stabilization Fund Policy.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
City Manager's Office (01100)			
1		1	City Manager
1		1	Deputy City Manager
1		1	Assistant to the City Manager
1		1	Clerk of Council
1		1	Multimedia Manager
1		1	Public Information Officer (funded by Utilities)
1		1	Economic Mobility & Opportunity Manager
1		1	Executive Secretary
8		8	Sub-total
Gang & Violence Prevention (01100)			
1		1	Violence Prevention Manager
1		1	Assistant Violence Prevention Manager
5		5	Violence Prevention Outreach Worker
1		1	Community Liaison
8		8	Sub-total
16		16	TOTAL CITY MANAGER'S OFFICE
City Attorney's Office (01105)			
1		1	City Attorney
1		1	Assistant City Attorney I (50% funded by Utilities)
1		1	Deputy City Attorney
1		1	Legal Assistant
1		1	Legal Secretary
5		5	TOTAL CITY ATTORNEY'S OFFICE
COMMUNITY DEVELOPMENT DEPARTMENT			
Community Development Block Grant Fund (12110)			
1		1	Housing and Redevelopment Specialist (grant funded)
1		1	Housing and Development Division Director
2		2	Cost Estimator/Inspector (grant funded)
1		1	LEAD Safe Program Manager (grant funded)
1		1	LEAD Safe Prog Cost Estimator/Inspector (grant funded)
	1	1	Housing Grant Coordinator
1		1	Housing Grant & Environmental Review Specialist (grant funded)
1		1	Senior Account Clerk (grant funded)
1		1	Secretary (partially grant funded)
9	1	10	Sub-total
Director of Community Development (01700)			
1		1	Director of Community Development
1		1	Accountant II
1		1	Senior Secretary
3		3	Sub-total

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
Inspections Office (01710)			
1		1	Division Director of Inspections
1		1	Inspections Supervisor
	1	1	Plans Examiner
1		1	Plumbing/Cross Connection Inspector
1		1	Mechanical Inspector
2		2	Electrical Inspector
2		2	Building Inspector
6		6	Property Maintenance Inspector
1		1	Property Maintenance Code Supervisor
1		1	Permit Technician
16	1	17	Sub-total
Planning Office (01715)			
1		1	Division Director of Planning
1		1	Short Term Rental Technician
3		3	Combination of: Senior Planner Associate Planner Planning Technician
5		5	Sub-total
33	2	35	TOTAL COMMUNITY DEVELOPMENT DEPARTMENT
SOCIAL SERVICES DEPARTMENT			
Social Services (01520)			
1		1	Director of Social Services
1		1	Division Director of Training and Operations
1		1	Accountant II
1		1	CSA Coordinator (grant funded)
1		1	Family Services Manager
3		3	Family Services Supervisor
1		1	Senior Family Services Specialist
16		16	Family Services Specialist
1		1	Eligibility Services Manager
3	1	4	Eligibility Supervisor
4	(1)	3	Senior Eligibility Worker
36	1	37	Eligibility Worker
5		5	Child Protective Service Worker
1		1	Fraud Investigator
1		1	Employment Service Supervisor
2		2	Sr Employment Services Worker
7		7	Employment Service Worker
1		1	Employment Service Aide
1		1	Senior Administrative Assistant
2		2	Administrative Assistant
			Senior Secretary
2		2	Secretary
1		1	Senior Account Clerk
12		12	Senior Administrative Specialist
			Administrative Specialist

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
1		1	Social Service Aide
105	1	106	TOTAL SOCIAL SERVICES DEPARTMENT
ECONOMIC DEVELOPMENT & TOURISM DEPARTMENT			
Economic Development (01180)			
1		1	Director of Economic Development & Tourism
1		1	Assistant Director of Economic Development & Tourism
1		1	Marketing and Communications Specialist
1		1	Economic Development Project Manager
1		1	Economic Development Real Estate Manager
1		1	Marketing, Communications, and Research Manager
1		1	Special Project Manager
1		1	Senior Secretary
8		8	Sub-total
Tourism (01181)			
1		1	Tourism Sales Coordinator
1		1	Tourism Manager
2		2	Sub-total
Visitor Center (01182)			
1		1	Visitor Center Manager
1		1	Sub-total
11		11	TOTAL ECONOMIC DEVELOPMENT & TOURISM DEPARTMENT
FINANCE DEPARTMENT			
Customer Accounts (01226)			
1		1	Division Director of Customer Accounts
1		1	Service and Billing Customer Account Manager
1		1	Collections Customer Account Manager
1		1	Delinquent Collections Coordinator
2		2	Senior Collections Clerk
12		12	Customer Account Representative
5		5	Cashier
1		1	Senior Customer Account Training Representative
6		6	Combination of: Senior Utility Billing Clerk Utility Special Billing Clerk Utility Billing Clerk
30		30	Sub-total
Central Services Fund (42110)			
1		1	Print Shop Supervisor
3		3	Combination of: Senior Printer Printer
4		4	Sub-total

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
			Director of Finance (01200)
1		1	Chief Financial Officer
1		1	Grant Administrator
1		1	Administrative Assistant
3		3	Sub-total
			Accounting (01205)
1		1	Assistant Director of Finance
1		1	Business Systems Accountant
	1	1	Accounting Supervisor
4		4	Combination of: Accountant I Accountant II Accountant III
1		1	Payroll Administrator
1		1	Accounting Technician
2		2	Combination of: Account Clerk Senior Account Clerk
10	1	11	Sub-total
			Internal Audit (01208)
1		1	Senior Internal Auditor/Cash & Risk Manager
1		1	Sub-total
			Budget (01210)
1		1	Director of Budget
1		1	Budget Analyst
2		2	Sub-total
			Purchasing (01215)
1		1	Division Director of Purchasing
1		1	Procurement Officer
1		1	Purchasing Support Specialist
1		1	Vendor Relationship Coordinator
4		4	Sub-total
			Real Estate (01220)
1		1	Division Director of Real Estate Assessment
3		3	Combination of: Real Estate Appraiser III Real Estate Appraiser II Real Estate Appraiser I
1		1	Combination of: Senior Real Estate Assessment Clerk Real Estate Assessment Clerk
5		5	Sub-total
59	1	60	TOTAL FINANCE DEPARTMENT

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
FIRE DEPARTMENT			
Emergency Communications (01330)			
1		1	Emergency Communications Manager
4		4	Emergency Telecommunications Supervisor
			CERT Coordinator
16		16	Combination of: Emergency Telecommunicator I Emergency Telecommunicator II
21		21	Sub-total
Fire (01320)			
1		1	Fire Chief
2		2	Deputy Fire Chief
3		3	Fire Battalion Chief
1		1	Division Chief Training & Safety
1		1	Division Chief Fire Marshal
1		1	Division Chief Community Risk Reduction Specialist/Educator
			Fire Marshal
27		27	Combination of: Fire Captain Fire Lt./Asst. Training Officer
1	1	2	Assistant Fire Marshal
24		24	Fire Fighter/Engineer
1		1	Fire Support Administrator
60		60	Fire Fighter
1		1	Fire Logistics Officer
1		1	Administrative Assistant
1		1	Senior Secretary
125	1	126	Sub-total
146	1	147	TOTAL FIRE DEPARTMENT
GENERAL ASSEMBLY			
Circuit Court (01155)			
1		1	Law Clerk
1		1	Judicial Assistant I
1		1	Judicial Assistant II
1		1	Senior Court Reporter
4		4	TOTAL CIRCUIT COURT
Registrar (01150)			
1		1	Registrar
1		1	Deputy Registrar
2		2	TOTAL REGISTRAR

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

<u>FY 2025</u>	<u>Changes</u>	<u>FY 2026</u>	<u>POSITION TITLE</u>
HUMAN RESOURCES DEPARTMENT			
Human Resources (01110)			
1		1	Director of Human Resources
	1	1	Assistant Director of Human Resources
1	(1)		HR Training & Business Systems Manager
3		3	Combination of: Organization Development Consultant HR Business Partner I HR Business Partner II
2		2	Combination of: Human Resources Coordinator I Human Resources Coordinator II
1		1	Human Resource Assistant
8		8	TOTAL HUMAN RESOURCES DEPARTMENT

INFORMATION TECHNOLOGY DEPARTMENT

Information Technology (01250)

1	1	Chief Information Officer
24	24	Combination of: Deputy Chief Information Officer Division Director of Application Solutions Division Director of Infrastructure & Operations Division Director of Client & Administrative Services IT Project Manager Senior Business Intelligence Analyst Client Solutions Specialist III Network Engineer Network Administrator I Network Administrator III System Administrator I System Administrator II System Administrator III System Administrator IV Technical Support Manager Technical Support Specialist I Technical Support Specialist II Technical Support Specialist III Technical Support Specialist IV Business & Data Analyst I Business & Data Analyst II Business & Data Analyst III Business & Data Analyst IV GIS Coordinator Solutions Integration Specialist Solutions Integration Developer Application Specialist I Application Specialist II Application Specialist III Applications Specialist IV Programmer I Programmer II

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
			Programmer III
			GIS Specialist I
			GIS Specialist II
			GIS Specialist III
			GIS Analyst
			Administrative Technical Analyst I
25		25	TOTAL INFORMATION TECHNOLOGY DEPARTMENT
POLICE DEPARTMENT			
Adult Detention Facility (01515)			
1		1	Division Director of Adult Detention
1		1	Chief Correctional Officer
1		1	Service Program Coordinator
1		1	Administrative Lieutenant
1		1	Work Program Coordinator
2		2	Correctional Health Assistant
4		4	Correctional Captain
6		6	Correctional Lieutenant
19		19	Combination of:
			Correctional Officer I
			Correctional Officer II
1		1	Senior Account Clerk
1		1	Administrative Assistant
38		38	Sub-total
Juvenile Detention Facility (01510)			
1		1	Division Director of Juvenile Detention
1		1	Assistant Division Director of Juvenile Detention
1		1	Juvenile Program Coordinator
1		1	Nurse
4		4	Shift Supervisor
1		1	Building Maintenance Mechanic I
1		1	Post Dispositional Coordinator
4		4	Senior Youth Care Worker
1		1	Juvenile Training Coordinator
2		2	Alternative Detention Case Worker (grant funded)
			Youth Care Worker
30		30	Combination of:
			Youth Care Worker I
			Youth Care Worker II
			Youth Care Worker III
1		1	Senior Account Clerk
2		2	Secretary
1		1	Custodian
51		51	Sub-total

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
Police (01310)			
1		1	Police Chief
1		1	Police Deputy Chief
2		2	Police Assistant Chief
4		4	Police Captain
10	1	11	Police Lieutenant
12		12	Police Sergeant
17		17	Police Corporal
83	(1)	82	Combination of: Police Officer Community Engagement Specialist
2		2	School Resource Officer / Police Officer (grant funded)
2		2	CITAC Officer / Police Officer (funded by DPCS)
1		1	Accreditation Manager
1		1	Community Relations Liaison
1		1	Police Public Relations Specialist
1		1	Quarter Master
1		1	Police Records & Technology Manager
1		1	Police Video Technician
1		1	Police Property & Evidence Technician
1		1	Senior Administrative Assistant
	1	1	Administrative Assistant
2		2	Animal Control Officer
2	(1)	1	Secretary
1		1	Senior Secretary
4		4	Police Records Clerk
1		1	Crime Analyst
2		2	Custodian
154		154	Sub-total
243		243	TOTAL POLICE DEPARTMENT

PARKS & RECREATION DEPARTMENT

Parks & Recreation - Administration (01600)

1		1	Director of Parks & Recreation
1		1	Division Director of Parks & Recreation Administration
1		1	P&R Project Manager
	1	1	Cultural Arts Manager
1		1	P&R Public Relations Specialist
1		1	Program Coordinator
1		1	Facilities & Services Planning Specialist
1		1	P&R Facilities Manager
1		1	Administrative Assistant
1		1	Senior Secretary
1		1	Secretary
2		2	Custodian
1		1	Outdoor Recreation Program Supervisor
13	1	14	Sub-total

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
Athletics (01620)			
1		1	Division Director of Athletics
2		2	Program Coordinator
1		1	Senior Administrative Specialist
4		4	Sub-total
Community Recreation (01605)			
1		1	Division Director of Community Recreation
3		3	Program Coordinator
1	(1)		Recreation Grants Specialist (Grant Funded)
1		1	Senior Administrative Specialist
6	(1)	5	Sub-total
Park Maintenance (01630)			
1		1	Division Director of Parks Maintenance
3		3	Parks Supervisor
12		12	Combination of: Park Maintenance Technician Parks Groundskeeper II Parks Groundskeeper I Motor Equipment Operator I
1		1	Public Service Worker/Operator
17		17	Sub-total
Special Recreation (01610)			
1		1	Division Director of Special Recreation
4		4	Program Coordinator
1		1	Special Population Assistant
1		1	Custodian
3		3	Recreation Program Supervisor
10		10	Sub-total
Public Library (01540)			
1		1	Division Director of Library
1		1	Adult Services Coordinator
1		1	Children's Librarian
1		1	Circulation Supervisor
1		1	Circulation Specialist
1		1	Technical Services Librarian
3		3	Library Services Specialist
3		3	Information Specialist
1		1	Public Safety Facility Monitor
1		1	Library Technology Specialist
14		14	Sub-total
64		64	TOTAL PARKS & RECREATION

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
PUBLIC WORKS DEPARTMENT			
Cemetery Maintenance (fund 59) (59110)			
1		1	General Supervisor
2		2	Cemetery Supervisor
10		10	Combination of: Motor Equipment Operator I Groundskeeper Public Service Worker Public Service Worker/Operator
13		13	Sub-total
Public Works Administration (01253) (01400)			
1		1	Director of Public Works
1		1	Division Director Public Works Administration
1		1	Public Works Administrative Manager
6		6	Combination of: Senior Administrative Assistant Administrative Assistant Dispatcher Senior Account Clerk Senior Secretary Account Clerk
9		9	Sub-total
Building Maintenance (01250) (01440)			
1		1	Division Director of Building & Grounds
1		1	General Supervisor
1		1	Custodian Supervisor
7		7	Combination of: Building Maintenance Mechanic III Building Maintenance Mechanic II Building Maintenance Mechanic I
9		9	Combination of: Senior Custodian Custodian
19		19	Sub-total
Motorized Equipment (Fund 44) (44110)			
2		2	Equipment Maintenance Supervisor
17		17	Combination of: Heavy Equipment Mechanic Transit Mechanic Automotive Equipment Mechanic I Automotive Equipment Mechanic II Automotive Equipment Mechanic III Automotive Service Technician Automotive Service Attendant Welder
19		19	Sub-total

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
Motorized Equipment-Communications (Fund 44) (44120)			
1		1	Communications Systems Manager
<u>1</u>		<u>1</u>	Sub-total
Motorized Equipment-Warehouse (Fund 44) (44130)			
2		2	Public Works Warehouse Clerk
<u>2</u>		<u>2</u>	Sub-total
Sewer Maintenance (Fund 51) (51210)			
1		1	General Supervisor
1		1	P/W Crew Supervisor
1		1	CCTV Technician
8		8	Combination of: Heavy Equipment Operator Motor Equipment Operator I Motor Equipment Operator II Motor Equipment Operator III Public Service Worker Public Service Worker/ Operator
<u>11</u>		<u>11</u>	Sub-total
Sanitation - Code Enforcement (Fund 58) (58150)			
2		2	Code Enforcement Inspector
<u>2</u>		<u>2</u>	Sub-total
Sanitation - Composting (Fund 58) (58120)			
2		2	Combination of: Weighmaster Sanitation Operator I Sanitation Operator II
<u>2</u>		<u>2</u>	Sub-total
Sanitation - Recycling (Fund 58) (58140)			
1		1	Recycling Center Operator
4		4	Combination of: Sanitation Operator I Sanitation Operator II Public Service Worker Public Service Worker/Operator
<u>5</u>		<u>5</u>	Sub-total

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
Sanitation - Refuse Collection (Fund 58) (58110)			
1		1	Division Director of Sanitation
1		1	General Supervisor
11		11	Combination of: Sanitation Operator II Sanitation Operator I PW Crew Supervisor Public Service Worker Public Service Worker/Operator Solid Waste Collector
13		13	Sub-total
Sanitation - Yardwaste (Fund 58) (58130)			
10		10	Combination of: PW Crew Supervisor Sanitation Operator I Sanitation Operator II Public Service Worker Public Service Worker/Operator
10		10	Sub-total
VDOT - Engineering (Fund 15) (15110)			
1		1	Assistant Director of P/W - City Engineer
4	1	5	Combination of: Public Works Chief Engineer PW Senior Project Manager PW Project Manager
8		8	Combination of: Construction Inspections Supervisor Survey Party Supervisor Public Works GIS/CAD Engineering Technician Public Works Project Engineer Construction Inspector Sr Engineering Technician Engineering Aide Engineering Technician
13	1	14	Sub-total
VDOT - Grounds Maintenance (Fund 15) (15130)			
1		1	General Supervisor
1		1	P/W Crew Supervisor
15		15	Combination of: Horticulturist Motor Equipment Operator III Motor Equipment Operator II Motor Equipment Operator I Public Service Worker Public Service Worker/ Operator Groundskeeper
17		17	Sub-total

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
			VDOT - Street Cleaning (Fund 15) (15125)
7		7	Combination of: Public Service Worker Public Service Worker/ Operator Motor Equipment Operator III Motor Equipment Operator II Motor Equipment Operator I
7		7	Sub-total
			VDOT - Street Maintenance (Fund 15) (15120)
1		1	Division Director of Streets
1		1	Training & Safety Manager
2		2	General Supervisor
3		3	P/W Crew Supervisor
1		1	Code Enforcement Inspector
1		1	Application Specialist I
26	2	28	Combination of: Heavy Equipment Operator Construction Inspector Motor Equipment Operator III Motor Equipment Operator II Motor Equipment Operator I Public Service Worker Public Service Worker/ Operator Groundskeeper
35	2	37	Sub-total
			VDOT - Traffic Control (Fund 15) (15115)
1		1	General Supervisor
1		1	Traffic Control Crew Supervisor
1		1	Sign Technician
6		6	Combination of: Senior Traffic Signal Technician Traffic Signal Technician Motor Equipment Operator I Motor Equipment Operator II Motor Equipment Operator III Public Service Worker Public Service Worker/ Operator
9		9	Sub-total
187	3	190	TOTAL PUBLIC WORKS DEPARTMENT

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
TRANSPORTATION DEPARTMENT			
Airport (01350)			
1		1	Senior Administrative Assistant
1		1	Transportation Building & Grounds Superintendent
3		3	Combination of: Airport Maintenance Security Tech II Airport Maintenance Security Tech I
5		5	Sub-total
Mass Transit (Fund 56) (56110)			
1		1	Director of Transportation Services
3		3	Transportation Supervisor
1		1	Senior Administrative Assistant
2		2	Transportation Dispatcher
1		1	Senior Account Clerk
1		1	Transportation Grants Specialist
1	(1)	1	Transportation Grant Assistant (grant funded)
30		30	Combination of: Transit Driver I Transit Driver II
2		2	Account Clerk
42	(1)	41	Sub-total
47	(1)	46	TOTAL TRANSPORTATION DEPARTMENT
UTILITIES DEPARTMENT			
Utilities Administration (Fund 54) (50100)			
1		1	Director of Utilities
1		1	Assistant Director of Utilities
1		1	Key Accounts Manager
1		1	IT Scada Systems Analyst
1	(1)	1	Utilities Energy Advisor
	1	1	Data Scientist
5		5	Sub-total
Utilities - Fiscal Services (Fund 54) (50110)			
1		1	Division Director of Support Services
1		1	Senior Secretary
1	(1)		Accountant II
1		1	Training & Safety Manager
1		1	Facilities & Fleet Manager
1		1	Utilities Warehouse Manager
1		1	Custodian
2		2	Senior Account Clerk
3		3	Combination of: Warehouse Stock Clerk Senior Warehouse Stock Clerk
12	(1)	11	Sub-total

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
Water Treatment Administration (Fund 52) (52100)			
1		1	Division Director of Water/Wastewater Treatment
1		1	Senior Secretary
2		2	Sub-total
Water Treatment (Fund 52) (52130)			
1		1	Water Treatment Manager
1		1	Water Chemist
3		3	Combination of: Bldg Maintenance Superintendent Senior Industrial Mechanic Industrial Mechanic
9		9	Combination of: Water Treatment Plant Operator Supervisor Water Treatment Plant Operator I Water Treatment Plant Operator II Water Treatment Plant Operator III Water Treatment Plant Operator Trainee
14		14	Sub-total
Gas Administration (Fund 53) (53100)			
1		1	Division Director of Water & Gas
1		1	Sub-total
Gas Control (Fund 53) (53130)			
1		1	Gas Supply Analyst
2		2	Gas Control Technician
3		3	Sub-total
Water & Gas Distribution (Fund 53) (53220)			
1		1	Water and Gas Distribution Superintendent
			Water and Gas Distribution Supervisor
6		6	Combination of: Water and Gas Crew Supervisor W&G Construction Crew Supervisor Water and Gas Corrosion/Welder Supervisor
15		15	Combination of: Heavy Equipment Operator Motor Equipment Operator II Motor Equipment Operator III Utilities Pipeline Technician III Utilities Pipeline Technician II Utilities Pipeline Technician I Construction Worker
22		22	Sub-total

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
Water & Gas Engineering (Fund 53) (53210)			
1		1	W&G Chief Engineer
2		2	Water and Gas Senior Engineer Tech.
1		1	Water and Gas Compliance Coordinator
1		1	Construction Inspector
2		2	Combination of: Water and Gas GIS Engineer Tech. Water and Gas Senior GIS/CAD Technician
7		7	Sub-total
Water & Gas Meters & Regulators (Fund 53) (53240)			
1		1	Water & Gas Systems Control Superintendent
2		2	Water and Gas Meter Tech.
3		3	Sub-total
Water & Gas Service (Fund 53) (53230)			
7		7	Water and Gas Service Tech.
1		1	Dispatcher
8		8	Sub-total
Electric Administration (Fund 54) (54100)			
1		1	Division Director of Power & Light
1		1	Sub-total
Electric Distribution (Fund 54) (54120)			
1		1	Electric Distribution Superintendent
3		3	Electric Line Crew Supervisor
2		2	Inspector-Contractor Manager
			Electric Vegetation Right of Way Supervisor
18		18	Combination of: Electric Line Technician III Electric Line Technician II Electric Line Technician I Electric Ground Worker Electric OH/UG Equipment Operator
3		3	Electric Right of Way Trimmer
1		1	Dispatcher
28		28	Sub-total
Electric Engineering (Fund 54) (54110)			
1		1	Electric Engineering Tech Manager
			Electric Engineering Technician/Compliance Coordinator
1		1	Senior Electric GIS/CAD Technician
5		5	Combination of: Electric Senior Engineering Technician Electric Engineering Technician Electric Engineering Aide
1		1	Senior Electric Engineer
			Electric Engineer
1		1	Senior Secretary

CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS

FY 2025	Changes	FY 2026	POSITION TITLE
9		9	Sub-total
			Electric Meters (Fund 54) (54140)
1		1	Electric Meter Supervisor
1		1	AMI Support Technician
3		3	Combination of: Electric Meter Technician I Electric Meter Technician II Electric Meter Technician III
5		5	Sub-total
			Electric Substations (Fund 54) (54130)
1		1	Electric Substation Supervisor
1		1	Utility Operations Supervisor
11		11	Combination of: Utility Operator Electric Substation Technician
13		13	Sub-total
			Telecommunications (Fund 55) (55110)
1		1	Division Director of Telecommunications
1		1	Broadband Network Engineering Technician
2		2	Sub-total
135	(1)	134	TOTAL UTILITIES DEPARTMENT
1,090	6	1,096	TOTAL CITY FULL-TIME POSITIONS
			CONSTITUTIONAL OFFICES (partially funded by City)
13		13	Commissioner of the Revenue (01120)
5		5	City Treasurer (01125)
16		16	Clerk of Circuit Court (01156)
87		87	Sheriff's Office (2 funded by DPCS) (01140)
22		22	Commonwealth Attorney (3 grant funded) (01130, 01131)
143		143	TOTAL CONSTITUTIONAL OFFICES
1,233	6	1,239	GRAND TOTAL

**CITY OF DANVILLE, VIRGINIA
FY 2026 AUTHORIZED FULL-TIME POSITIONS**

FY 2025	Changes	FY 2026	POSITION TITLE
FULL-TIME POSITIONS BY FUND			
741	4	745	General Fund (<i>Constitutional Offices not included, see below</i>)
81	3	84	VDOT Fund
4		4	Central Services
22		22	Motorized Equipment
42	(1)	41	Transportation Fund
32		32	Sanitation Fund
13		13	Cemetery Fund
11		11	Wastewater (Sewer) Fund
16		16	Water Fund
44		44	Gas Fund
73	(1)	72	Electric Fund
2		2	Telecommunications Fund
1,081	5	1,086	Sub-total
9	1	10	CDBG Fund
143		143	Constitutional Offices
1,233	6	1,239	GRAND TOTAL

Council Letter City of Danville, Virginia



CL - 2103

NEW BUSINESS N.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from Casino Gaming Taxes to Fund Reimbursement to Danville Utilities.

From: Henrietta Weaver, Budget Director

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from the Casino Gaming Taxes to Fund a Reimbursement to Danville Utilities an Appropriation in the Amount of \$5,250,000 and Appropriating the Same.

First Reading

SUMMARY

Revenues from casino gaming taxes are anticipated to exceed previously budgeted amounts. The additional revenues will be used to fund a reimbursement to the Danville Utilities. The reimbursement will be made to the Gas Fund and Electric Fund as a repayment of funds provided in prior years for economic development efforts.

BACKGROUND

The City's Fiscal Year 2025 Budget Appropriation Ordinance includes estimates for casino gaming taxes using the best available information. Casino gaming taxes are on trend to exceed fiscal year estimates. The use of the increased revenues is a one-time type of expenditure, since the revenue derived from this funding source is highly contingent on the state of the economy.

RECOMMENDATION

It is recommended that the City Council adopt the attached ordinance amending the Fiscal Year 2025 Budget Appropriation Ordinance.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025 - _____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUES FROM THE CASINO GAMING TAXES TO FUND A REIMBURSEMENT TO DANVILLE UTILITIES AN APPROPRIATION IN THE AMOUNT OF \$5,250,000 AND APPROPRIATING THE SAME.

WHEREAS, the City anticipates receiving excess revenues from casino gaming operations exceeding the original budget estimate for Fiscal Year 2025; and

WHEREAS, the excess casino revenues will be used to fund a reimbursement to Danville Utilities in Fiscal Year 2026; and

WHEREAS, the reimbursement will be made to the Gas Fund and Electric Fund as repayment for funds provided to assist with economic development efforts in prior years.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and the same hereby is, amended, by increasing revenues in the General Fund and appropriating same to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Caesar's Minimum Gaming Fee	0100000-40580	\$2,625,000
Casino Gaming Tax Local Share	0100000-40585	\$2,625,000
Total		<u>\$5,250,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Support of/Transfer to/Utility Funds:		
Transfer Out to Gas Fund	0199509-6053	\$1,125,000
Transfer Out to Electric Fund	0199509-6054	\$4,125,000
Total		<u>\$5,250,000</u>

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

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

**Council Letter
City of Danville, Virginia**



CL - 2051

NEW BUSINESS O.

City Council REGULAR MEETING

Meeting Date: June 3, 2025

Subject: Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Land and Water Conservation Grant.

From: Andrew Hall, Facilities and Services Planner

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenue from Virginia Department of Conservation and Recreation – Land and Water Conservation Fund in the Amount of \$625,964 and to Provide for the Local Share in the Amount of \$625,964 for a Total of \$1,251,928 and Appropriating the Same.

First Reading

SUMMARY

The City of Danville has been awarded a grant from the Virginia Department of Conservation and Recreation - Land and Water Conservation Fund in the amount of \$625,964 with a local match required of \$625,964 for a total amount of \$1,251,928.

BACKGROUND

The funding will be used towards the Pumpkin Creek Park Improvements project. This project is part of the Neighborhood Park Plan. The improvements were recommended by the members of the community during the neighborhood park planning process.

RECOMMENDATION

Department staff recommends adoption of this ordinance to continue the Neighborhood Park Plan.

Attachments

1. Ordinance
 2. Pumpkin Creek Conceptual Plan
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION – LAND AND WATER CONSERVATION FUND IN THE AMOUNT OF \$625,964 AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$625,964 FOR A TOTAL OF \$1,251,928 AND APPROPRIATING THE SAME.

WHEREAS the City of Danville has been awarded a grant from the Virginia Department of Conservation and Recreation – Land and Water Conservation Fund; and

WHEREAS the funding will be used for the redevelopment of Pumpkin Creek Park.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenue for a grant from the Virginia Department of Conservation and Recreation, such funds to be appropriated in the Capital Projects Fund and appropriating the same as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
LWCF Pumpkin Creek Park Improvements Categorical Aid Federal – Recreation	62005000-48142	<u>\$ 625,964</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
LWCF Pumpkin Creek Park Improvements	62005999-50	<u>\$ 625,964</u>

AND BE IT FURTHER ORDAINED, that a transfer from the Capital Projects Funds revenue and appropriation in the PRT – Park Improvements project is hereby authorized to cover the local share as follows:

<u>TRANSFER FROM</u>		
<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
PRT – Park Improvements		
Transfer In from General Fund – Casino Revenues	60902000-6111	(\$ 625,964)
Project Expenditures	60902999-50	(\$ 625,964)

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

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

Approved:

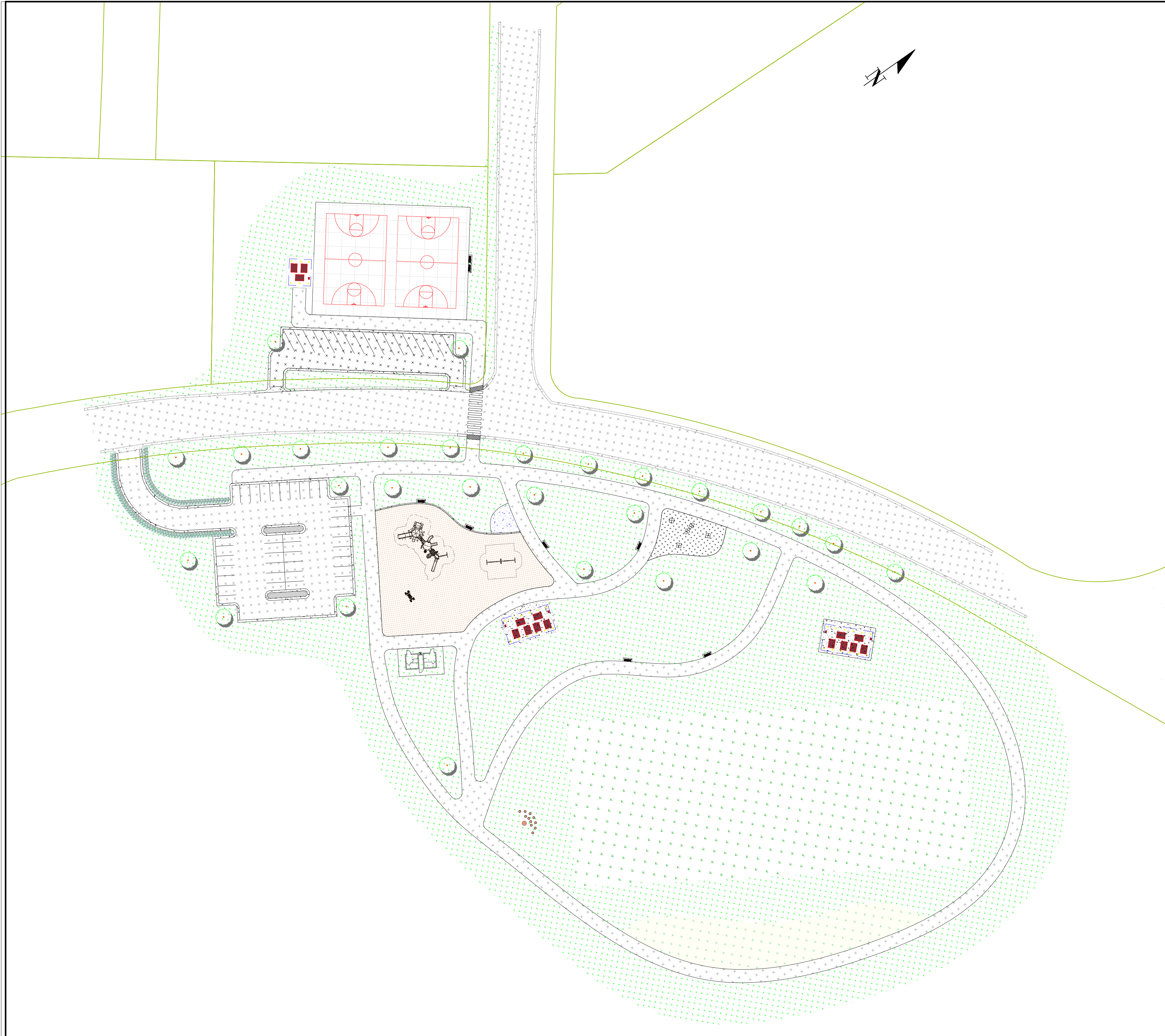
Mayor

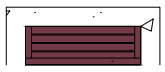
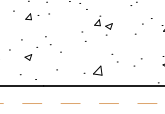
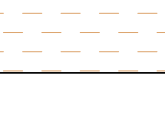
Attest:

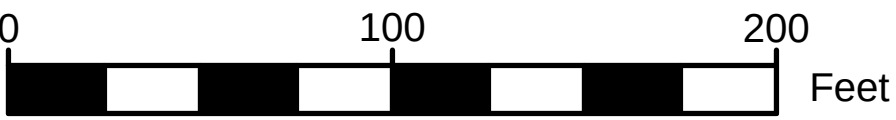
City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



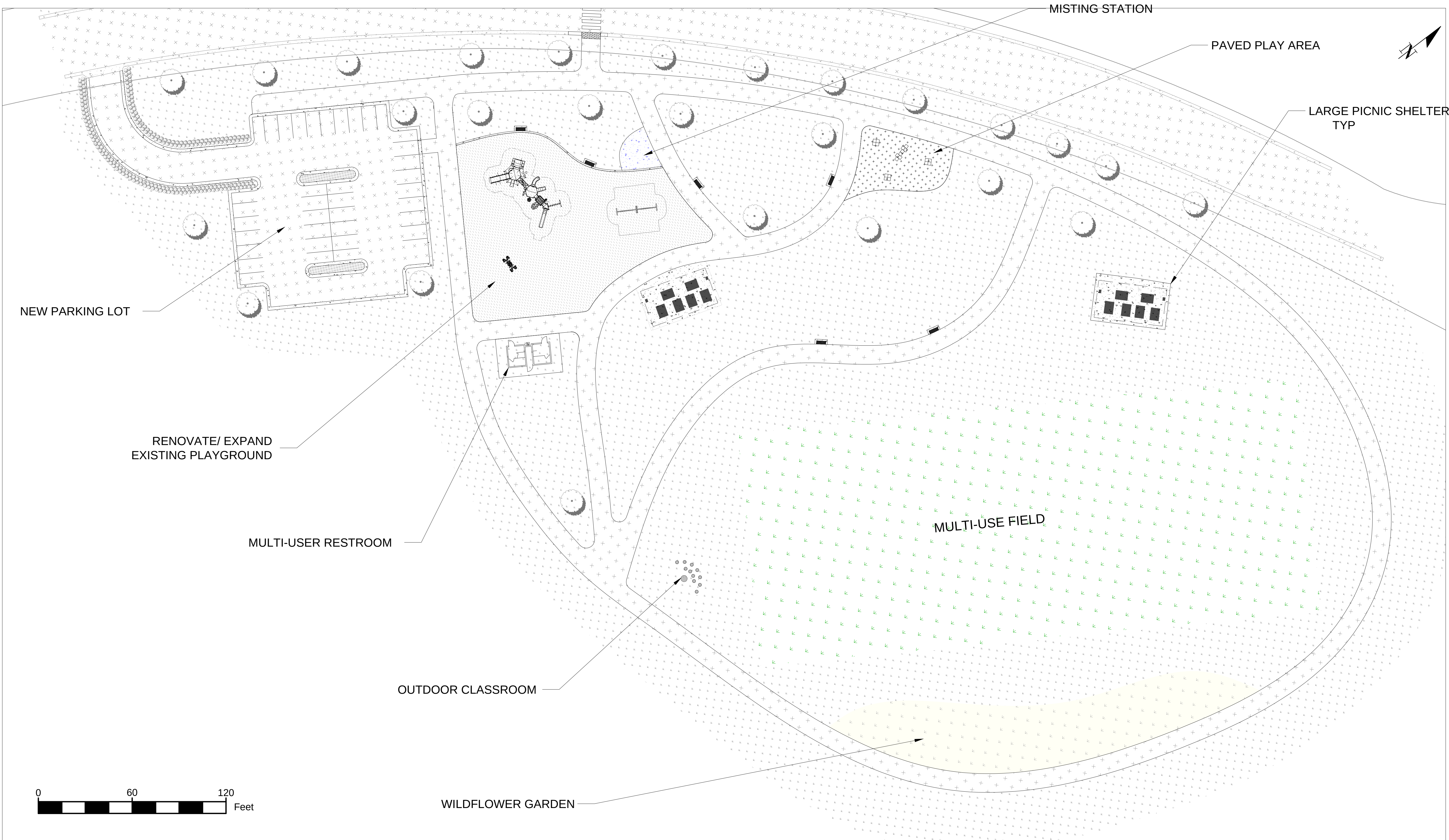
LEGEND	
	PICNIC TABLE
	BENCH
	TRASH RECEPTICAL
	GRASS
	WILDFLOWER GARDEN
	MULTI-USE FIELD
	ASPHALT PAVING
	CONCRETE PAVING
	ENGINEERED WOOD FIBER MULCH



CITY OF DANVILLE, VIRGINIA
PARKS AND RECREATION

PUMPKIN CREEK PARK

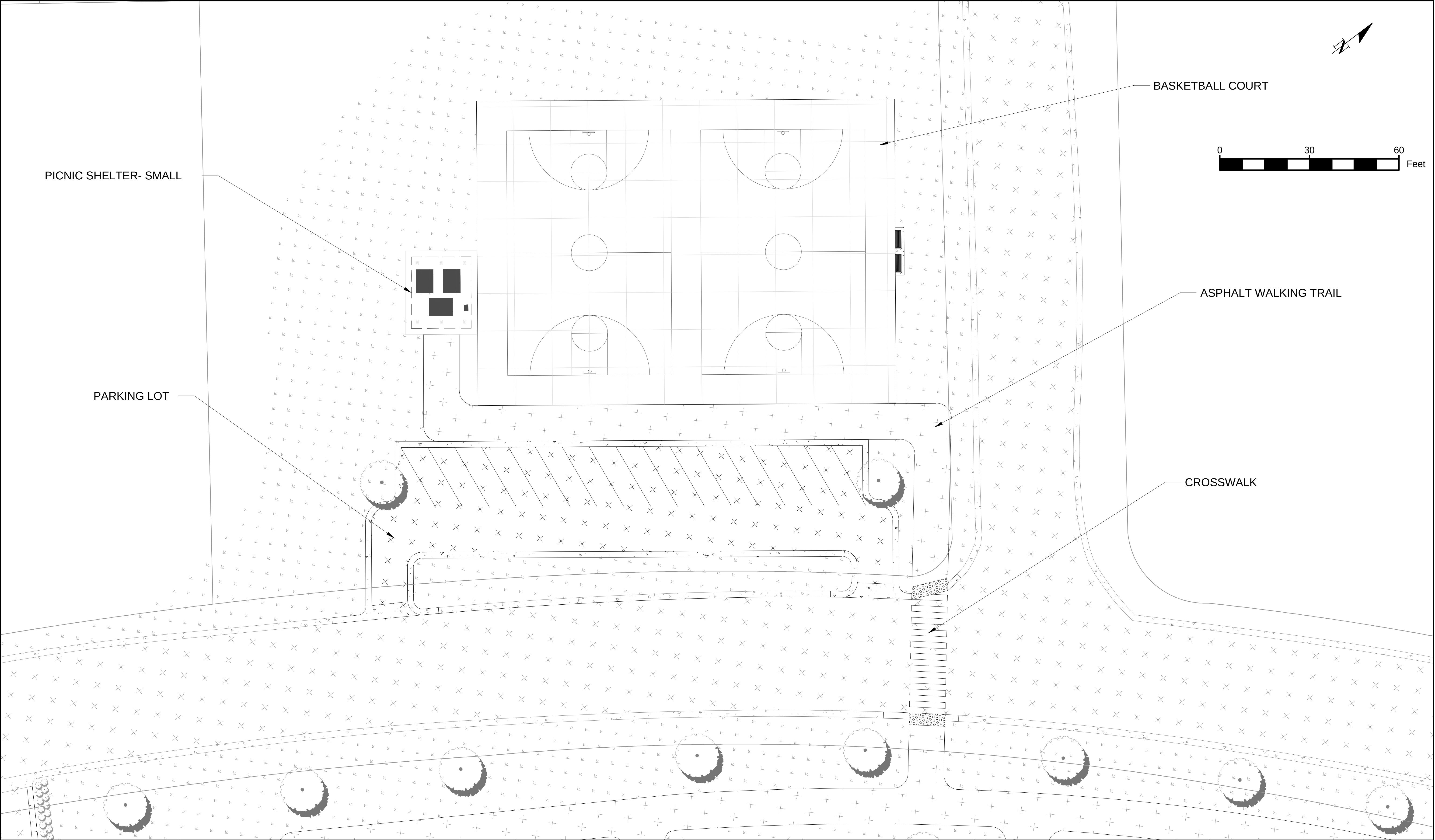
REVISIONS	BY	DATE	OVERVIEW	
PRELIMINARY	AKH	04/05/24	SCALE 1"=50'	IFB XX-XX-XXX
				SHEET 01 OF 03 SHEETS



CITY OF DANVILLE, VIRGINIA
PARKS AND RECREATION

PUMPKIN CREEK PARK

REVISIONS	BY	DATE	OVERVIEW	
PRELIMINARY	AKH	04/05/24		
			SCALE 1"=30'	IFB XX-XX-XXX
				SHEET 01 OF 03 SHEETS



CITY OF DANVILLE, VIRGINIA
PARKS AND RECREATION

PUMPKIN CREEK PARK

REVISIONS	BY	DATE	OVERVIEW	
PRELIMINARY	AHQ	04/05/24	SCALE 1"=15'	IFB XX-XX-XXX
				SHEET 01 OF 03 SHEETS