



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

July 1, 2025

7:00 PM

REVISED

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 - DR. GARY P. MILLER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSENT AGENDA

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

- A. Consideration of Approval of Minutes from Regular Council Meeting held on June 3, 2025.
Council Letter Number CL - 2156.

Consideration of Approval of Minutes from Regular Council Meeting held on June 3, 2025.

- B. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for a Grant from the Virginia Tourism Corporation Marketing Leverage Program.
Council Letter Number CL - 2115.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for a Virginia Tourism Corporation Marketing Leverage Program Grant in the Amount of \$30,000, and to Provide for the Local Share in the Amount of \$60,000 for a Total Grant of \$90,000 and Appropriating the Same.

Final Adoption

NEW BUSINESS

- A. Consideration of Conditional Rezoning Application filed by Danville Ventures, LLC to Rezone Parcel 55063 (West Main Street).
Council Letter Number CL - 2136.

1. Public Hearing
2. An Ordinance Rezoning from OT-R Old Town Residential To Conditional HR-C Highway Retail Commercial Parcel ID #55063 (West Main Street).

- B. Consideration of a Special Use Permit Application filed by Latasha Fitzgerald to Allow a Daycare Center at Parcel 52203 (2420 North Main Street).
Council Letter Number CL - 2137.

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25-00262 filed by Latasha Fitzgerald Requesting a Special Use Permit to Allow a Child Day Care Center at Parcel #52203 (2420 North Main Street) In Accordance with Article 3.M Section C Item 6.

- C. Consideration of a Rezoning Application filed by Cedarbrook Partners, LLC to Rezone Parcel 59803 (439 Cedarbrook Drive).
Council Letter Number CL - 2139.

1. Public Hearing
 2. An Ordinance Rezoning from TO-C Transitional Office Commercial to M-R Multi-Family Residential Parcel ID #59803 (439 Cedarbrook Drive).
- D. Consideration of Request for Approval of the City of Danville's Environmental Stewardship Plan. Council Letter Number CL - 2141.
1. Public Hearing
 2. A Resolution of the Council of the City of Danville, Virginia Approving a City of Danville's Environmental Stewardship Plan, Dated June 2025.
- E. Consideration of Designating the City of Danville as a Bee City USA Affiliate. Council Letter Number CL - 2048.
- Resolution Approving the City of Danville to be Designated as a Bee City USA Affiliate and Authorize the Department of Public Works to Act as the Lead Sponsor.
- F. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring Funds from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project. Council Letter Number CL - 2114.
- An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring \$3,000,000 from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project and Appropriating the Same.
- First Reading**

COMMUNICATIONS FROM VISITORS

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COMMUNICATIONS

A. City Manager

B. Deputy City Manager

C. City Attorney

D. City Clerk

E. Roll Call

ADJOURNMENT

Council Letter
City of Danville, Virginia



CL - 2156

CONSENT AGENDA A.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Approval of Meeting Minutes.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes from Regular Council Meeting held on June 3, 2025.

Attachments

1. Meeting Minutes
-

June 3, 2025

The First Regular June meeting of the Danville City Council was held on June 3, 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). *Mr. Vogler entered the meeting at 7:34 p.m.*

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

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member L.G. "Larry" Campbell, Jr., gave the Invocation followed by the Pledge of Allegiance.

MEETING MINUTES

Upon **Motion** by Council Member Campbell and **second** by Council Member Mayo, Minutes from Regular Council Meeting held on May 6, 2025, were approved as presented. Draft copies of the minutes had been distributed prior to the meeting.

APPOINTMENTS

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

Resolution 2025-06.01 - Reappointing Eugene Jackson to the Airport Commission.

Resolution 2025-06.02 - Reappointing Fred Shanks to the Airport Commission.

Resolution 2025-06.03 - Appointing Gary Terry to the Danville Community College Board.

Resolution 2025-06.04 - Reappointing Ralph Price to the Danville Development Council.

Resolution 2025-06.05 - Reappointing Philip Hall to the Danville Development Council.

Resolution 2025-06.06 – Reappointing Lori Brooks-Eanes to the Danville Pittsylvania Community Services Board.

Resolution 2025-06.07 – Reappointing Adrian Watlington to the Danville Pittsylvania Community Services Board.

Resolution 2025-06.08 - Reappointing Mary Williamson to the Danville Utility Commission.

Resolution 2025-06.09 - Appointing Krystal Farmer to the Danville Utility Commission.

Resolution 2025-06.10 - Reappointing Tammy Warren to the Danville Community Policy and Management Team.

Resolution 2025-06.11 - Reappointing Tyrell Payne to the Transportation Advisory Committee.

June 3, 2025

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

NEW BUSINESS

CONSIDERATION OF REZONING APPLICATION FILED BY THOMAS MICKENS REQUESTING REZONING AT PARCEL 20035 (NORTH RIDGE STREET)

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application at Parcel 20035. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.01

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

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF REZONING APPLICATION FILED BY AVERETT UNIVERSITY REQUESTING REZONING AT 671 MOUNT CROSS ROAD

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application filed by Averett University. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.02

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

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

June 3, 2025

Council Member Whittle questioned why Averett was doing this, and Division Director of Planning Renee Burton explained 671 Mount Cross Road was currently zoned HR-C. They wanted to use this in conjunction with the school; a school use was not allowed within the HR-C. They were asking to rezone to TO-C which was the same zoning classification as the North Campus.

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

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."

Mayor Jones opened the floor for a Public Hearing regarding an Amendment to Chapter 41 of the Zoning Ordinance filed by Belk Architecture. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.03

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".

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY 18F DANVILLE LLC TO ALLOW MULTIFAMILY DWELLINGS AT 18 FLOYD STREET

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 18 Floyd Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.04

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25- 00243 FILED BY 18F DANVILLE, LLC REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF

June 3, 2025

MAXIMUM DENSITY AT PARCEL 21498 (18 FLOYD STREET) IN ACCORDANCE WITH ARTICLE 3.K., SECTION C., ITEM 31.

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

Council Member Whittle questioned, with Floyd Street and the other project nearby that was calling for a warrant on a stop light, was this item part of that. Ms. Burton noted this item would be taken into consideration with that traffic analysis.

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY SEAMSTER FAMILY LLC TO ALLOW A COMMERCIAL COMMUNICATION TOWER AT 680 RIVER PARK DRIVE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 680 River Park Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025.

Mayor Jones recognized Laurie Schweller, an attorney with Williams Mullen representing Verizon Wireless, along with Sean Chi who was the project manager with Bammam Consulting. They were requesting approval of a special use permit for a new wireless facility. It would be a monopole, 150' tall, and related ground equipment, to be located at Wilco Incorporated in the industrial park. This would serve Dan Daniels Memorial Park, Riverpark Drive and the industrial park. No one further desired to be heard and the Public Hearing was closed.

Council Member Campbell noted there was no residential around it and Ms. Schweller noted that was correct, it was an industrial park area just west of the airport and east of the parkway. Ms. Schweller reviewed a brief power point presentation regarding the location of the tower, stating this was in one of only three zoning districts where wireless facilities were permitted by special use permit. Rev Campbell asked what this would do for the area as there was already a tower there and Ms. Schweller noted there was but it does not have any capacity to hold another wireless provider. This was going to be for Verizon Wireless but it will have the capacity to hold other wireless providers.

Council Member Miller stated they mentioned Dan Daniel Park, the reception there can be very poor, will this cover that area and Ms. Schweller noted it was intended to provide coverage in areas where there was very poor service. It was not just an enhancement of existing service, it was really needed to provide service where it was subpar.

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

ORDINANCE NO. 2025-06.05

June 3, 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.

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

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

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 810 Industrial Avenue. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.06

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.

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF REZONING APPLICATION FILED BY BLACKSTONE BUILDING GROUP LLC TO REZONE PARCELS 77922, 77921, 77920, 77919, 77925 AND 71138

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application filed by Blackstone Building Group. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.07

June 3, 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).

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF REZONING APPLICATION FILED BY BLACKSTONE BUILDING GROUP LLC TO REZONE PARCELS 77918 AND 77608

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application filed by Blackstone Building Group. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.08

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

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF REZONING APPLICATION FILED BY BLACKSTONE BUILDING GROUP LLC TO REZONE PARCEL 71143 (KAYEWOOD LANE).

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Application filed by Blackstone Building Group. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.09

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

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

June 3, 2025

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

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.

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit for 1021 Main Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 20, 2025, and May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2025-06.10

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.

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

Mr. Whittle questioned why this was not heard by the BZA and Ms. Burton explained the Board of Zoning Appeals issues the Special Exception Permits that were granted for the operation of the short term rentals; this item was for a Special Use Permit to allow more than one short-term rental in the structure. After this process was approved, then it will go before the Board of Zoning Appeals for the Special Exception Permit.

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF REVISIONS TO THE PERSONNEL SYSTEM

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

ORDINANCE NO. 2025-06.11

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.

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

June 3, 2025

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle, (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF THE RENEWAL OF THE PEMBERTON LOFTS LEASE AGREEMENT

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

RESOLUTION NO. 2025-06.12

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.

The Motion was **seconded** by Vice Mayor Buckner and carried by the following vote:

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF THE CITY OF DANVILLE BUDGET, CSP AND BUDGET APPROPRIATION ORDINANCE

Mayor Jones opened the floor for a Public Hearing regarding the Budget, CSP and Budget Appropriation Ordinance. Notice of the Public Hearing was published in the *Danville Register & Bee* on May 27, 2025. No one present desired to be heard and the Public Hearing was closed.

1. A Resolution Approving the Budgets of the Various Funds of the City of Danville for the Fiscal Year Ending June 30, 2026

Upon **Motion** by Council Member Campbell and **second** by Vice Mayor Member Buckner, a Resolution entitled:

RESOLUTION NO. 2025-06.13

A RESOLUTION APPROVING THE BUDGETS OF THE VARIOUS FUNDS 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.

2. A Resolution Approving the Fiscal Year 2026 Capital and Special Projects Plan for the City of Danville, Virginia

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

RESOLUTION NO. 2025-06.14

June 3, 2025

A RESOLUTION APPROVING THE FISCAL YEAR 2026 CAPITAL AND SPECIAL PROJECTS PLAN FOR THE CITY OF DANVILLE, VIRGINIA.

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

3. Budget Appropriation Ordinance for the Fiscal Year 2026

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

ORDINANCE NO. 2025-06.12

BUDGET APPROPRIATION ORDINANCE FOR FISCAL YEAR 2026

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 BY INCREASING REVENUES FROM CASINO GAMING TAXES TO FUND A REIMBURSEMENT TO DANVILLE UTILITIES

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

ORDINANCE NO. 2025-06.13

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.

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 LAND AND WATER CONSERVATION GRANT

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

ORDINANCE NO. 2025-06.14

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM THE 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.

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

COMMUNICATIONS

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

June 3, 2025

City Manager Ken Larking noted at the Council's desk was a list of events from Parks & Recreation in the upcoming weeks. Included with that was the *Play Danville* magazine which had a lot of activities for the public as well. Mr. Larking noted the 2024 Annual Impact Report produced by the Danville Office of Economic Development and Tourism had a lot of information about what happened in 2024. Mr. Larking thanked the City Council for the resources they give the City in their economic development efforts. The accomplishments of the Economic Development office would not be possible without the resources that were provided by the City Council and partners including Pittsylvania County and grant making agencies around the state. Mr. Larking noted last week, several Council Members attended the Chamber's Annual Award Banquet and there were five graduates of the Leadership Southside Program that were recognized at that event: Eric Minter, Fire Department, Henrietta Weaver, Budget Director, Samantha Bagby, Economic Development, Seth Hawker, Community Development and Cheryl Royal, Purchasing.

Council Member Miller noted last week the splashpad at Ballou Park opened, it was great fun with students from Schoolfield Elementary attending.

Vice Mayor Buckner noted there was a lot going on this weekend beginning on Thursday, Danville was competing with other Glass for Good communities on an Instagram selfie contest for world environment day. O-I will be giving an additional \$500 to the community that has the most posts on Instagram using the hashtag #G4GDanville and tag @OIGlass. Proceeds from this go to the United Way. Friday was movie night at Ballou Park. The community market was Saturday morning and from 12:00 to 6:00 p.m. was the food truck rodeo on Bridge Street, and at 5:00 p.m. at the Carrington Pavilion was the River City Music Festival. Mr. Buckner noted Pickleball was a wonderful sport with national trends and he would like to discuss with Council the possibility of adding some new pickleball courts to the City, and possibly hosting tournaments.

Council Member Campbell noted his agreement with Mr. Buckner on Pickleball, there was an interest, he knew people from out of town were speaking to leaders in the community about that and hoped the City will look at that, not only outside courts but inside courts as well. It was very, very popular, he visited a facility in Raleigh that was unbelievable.

Council Member Mayo noted there were a lot of things going on in the City every week, and wanted to salute the Police Department for the work they do, keeping crime down and solving crimes. Mr. Mayo noted he will be having the 22nd Youth Basketball Camp in partnership with the Boys and Girls Club; it was free for kids ages 7-14. Parents can contact him at 434-334-0504. The camp was June 16th through the 18th from 6:00 to 8:00 p.m. at the Boys and Girls Club.

Mr. Larking noted he wanted to add Stephanie Jackson with the Community Development Division who also graduated from Leadership Southside.

Mayor Jones applauded all the children from Schoolfield, and the staff and bus drivers who brought the children to the splash pad.

CLOSED MEETING

At 7:35 p.m., Vice Mayor Buckner **moved** that this meeting of the City Council of the City of Danville, Virginia be recessed and that Council immediately reconvene in a Closed Meeting for the following purposes: discussion or consideration of the acquisition or disposition of real property for a public purpose where discussion in an open meeting would adversely impact the bargaining position of the City as permitted by Subsection (A)(3) of Section 2.2-3711 of the Code

June 3, 2025

of Virginia, 1950, as amended and more specifically to consider discussion regarding the potential purchase of a specific parcel of property for use by the City of Danville.

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)

Upon unanimous vote at 8:45 p.m., Council reconvened in open session and Vice Mayor Buckner **moved** for adoption of the following Resolution:

CERTIFICATE OF CLOSED MEETING

WHEREAS, the Council convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.1-344.1 of the Code of Virginia, 1950, as amended, requires a Certification by the Council that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia Law under Section 2.2-3711 were heard, discussed or considered, and (ii) only such public business matters as were identified in the Motion by which the Closed Meeting was convened were heard, discussed or considered by the Committee.

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

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

MEETING ADJOURNED AT 8:46 P.M.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter City of Danville, Virginia



CL - 2115

CONSENT AGENDA B.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Budget Appropriation Ordinance for a Grant from the Virginia Tourism Corporation Marketing Leverage Program.

From: Lisa Meriwether, Tourism Manager

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance to Provide for a Virginia Tourism Corporation Marketing Leverage Program Grant in the Amount of \$30,000, and to Provide for the Local Share in the Amount of \$60,000 for a Total Grant of \$90,000 and Appropriating the Same.

Final Adoption

SUMMARY

Staff applied for a Marketing Leverage Grant from the Virginia Tourism Corporation and were awarded \$30,000 with a local match required of \$60,000 for a total appropriation of \$90,000 to be used to create a marketing campaign to drive cross-border visitation from Northern North Carolina's key metropolitan areas - Raleigh, Greensboro, and Durham - into the Visit SoSi region of Danville and Pittsylvania County, VA.

BACKGROUND

The Virginia Tourism Corporation is offering these grant funds to spur economic activity and overnight travel across the Commonwealth. This program is designed to create public-private partnerships and leverage matching marketing dollars to promote Virginia as a vibrant destination with robust visitor experiences. All funded programs must use the Virginia is for Lovers logo on advertising and marketing materials. Funding will be used to create a marketing campaign to drive cross-border visitation from Northern North Carolina's key metropolitan areas - Raleigh, Greensboro, and Durham - into the Visit SoSi region of Danville and Pittsylvania County, VA.

RECOMMENDATION

Staff recommends adoption of this ordinance to appropriate the grant funds.

Attachments

1. Ordinance
-

PRESENTED:_____

ADOPTED:_____

ORDINANCE NO. 2025-_____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A VIRGINIA TOURISM CORPORATION MARKETING LEVERAGE PROGRAM GRANT IN THE AMOUNT OF \$30,000, AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$60,000 FOR A TOTAL GRANT OF \$90,000 AND APPROPRIATING THE SAME.

WHEREAS the City of Danville has been awarded a grant from the Virginia Tourism Corporation Marketing Leverage Program; and

WHEREAS, the funding will be used to create a campaign to drive cross-border visitation from Northern North Carolina's key metropolitan areas- Raleigh, Greensboro, and Durham – into the Visit SoSi region of Danville and Pittsylvania County, VA. Through enhanced storytelling, increased exposure curated itineraries, targeted messaging, and strategic calls to action, this campaign will advance the goals outlined in both the region's economic development strategy and the region's 5-year community-led, data-backed, tourism master plan which was published in May of 2023 and was designed to drive increased interest, engagement, and out-of-state bookings and spending across the region.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenues for a grant in the amount of \$30,000 from the Virginia Tourism Corporation Marketing Leverage Program, and the local share of the grant in the amount of \$60,000, such funds to be appropriated in the Special Grants fund and to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
VTC "See You in SoSi" Tourism Marketing Campaign		
Categorical Aid – State - Other	62006000-47670	\$ 30,000
Local Share		
Transfer from General Fund	62006000-6101	60,000
	TOTAL	<u><u>\$ 90,000</u></u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
VTC "See You in SoSi" Tourism Marketing Campaign	62006999-50	\$ 90,000

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

APPROVED:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter City of Danville, Virginia



CL - 2136

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Rezoning Application filed by Danville Ventures, LLC to Rezone Parcel 55063 (West Main Street).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from OT-R Old Town Residential To Conditional HR-C Highway Retail Commercial Parcel ID #55063 (West Main Street).

SUMMARY

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

This request was first presented on the May 12, 2025, Planning Commission agenda for review. The applicant nor a representative of the request attended the meeting. The Planning Commission voted to postpone the request.

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

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

On June 9, 2025, the City Planning Commission voted 5 - 0 to recommend approval of Rezoning Request PZ25-00250 to rezone Parcel ID 55063 (West Main Street) from OT-R, Old Town Residential to Conditional HR-C, Highway Retail Commercial with the following condition(s):

1. Parcel 55063 and 57238 must be consolidated.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcel 55063 (West Main Street) from OT-R Old Town Residential to Conditional HR-C Highway Retail Commercial with the following condition(s):

1. Parcel 55063 and 57238 must be consolidated.

Attachments

1. Ordinance
 2. Rezoning Application
 3. Rezoning Application - Part 2
 4. 816 West Main - Plat
 5. Aerials Map
 6. Owners Zoning Map
 7. Signed Proffer List
 8. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM OT-R OLD TOWN RESIDENTIAL TO CONDITIONAL HR-C HIGHWAY RETAIL COMMERCIAL PARCEL ID #55063 (WEST MAIN STREET).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Danville Ventures, LLC, has requested to rezone from the OT-R Old Town Residential zoning district to the Conditional HR-C Highway Retail Commercial zoning district, Parcel ID #55063 (West Main Street), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ25-000250, filed by Danville Ventures, LLC, requesting to rezone from the OT-R Old Town Residential zoning district to the Conditional HR-C Highway Retail Commercial zoning district, Parcel ID #55063 (West Main Street) of the City of Danville, Virginia Zoning District Map, is hereby received, with the following condition:

1. Parcel #55063 and Parcel #57238 must be consolidated; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ25-00250, filed by Danville Ventures, LLC, requesting to rezone from the OT-R Old Town Residential zoning district to the Conditional HR-C Highway Retail Commercial zoning district, Parcel ID #55063 (West Main Street) of the City of Danville, Virginia Zoning District Map, and is hereby approved, with the following condition:

1. Parcel #55063 and Parcel #57238 must be consolidated; and

BE IT FINALLY ORDAINED that Parcel ID #55063 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



CITY OF DANVILLE
Community Development
Division of Planning and Zoning

REZONING APPLICATION

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

PLANNING DIVISION PROVIDED INFORMATION

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

APPLICANT PROVIDED INFORMATION

Applicant: Danville Ventures LLC

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

DANVILLE, VA

Applicant’s Phone Number: sam@the57group.com

Applicant’s Email: 423-502-6542

Purpose for Proposed Amendment: Consolidate parcels 55063 and 57238

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

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

Between: Wood Avenue and Park Avenue

Proffered Conditions: _____

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

April 10, 2025

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

Attn: Renee Burton, Division Director of Planning

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

Dear Mrs. Burton:

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

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

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

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

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

A Preliminary Combination Plat is enclosed herein for your review.

Respectfully Submitted,

The W-T Group, LLC



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

Attachments: Preliminary Combination Plat, Re-Zoning Application

KNOW ALL MEN BY THESE PRESENTS TO WIT:

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

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

SIGNED _____ DATE _____

NAME _____ TITLE _____

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

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

_____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY APPROVAL CERTIFICATION:

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

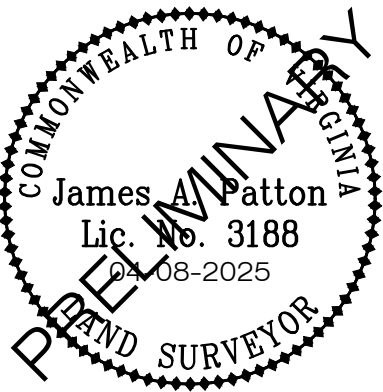
CITY ENGINEER _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

CITY OF DANVILLE SURVEYOR'S CERTIFICATE (SUBDIVISIONS):

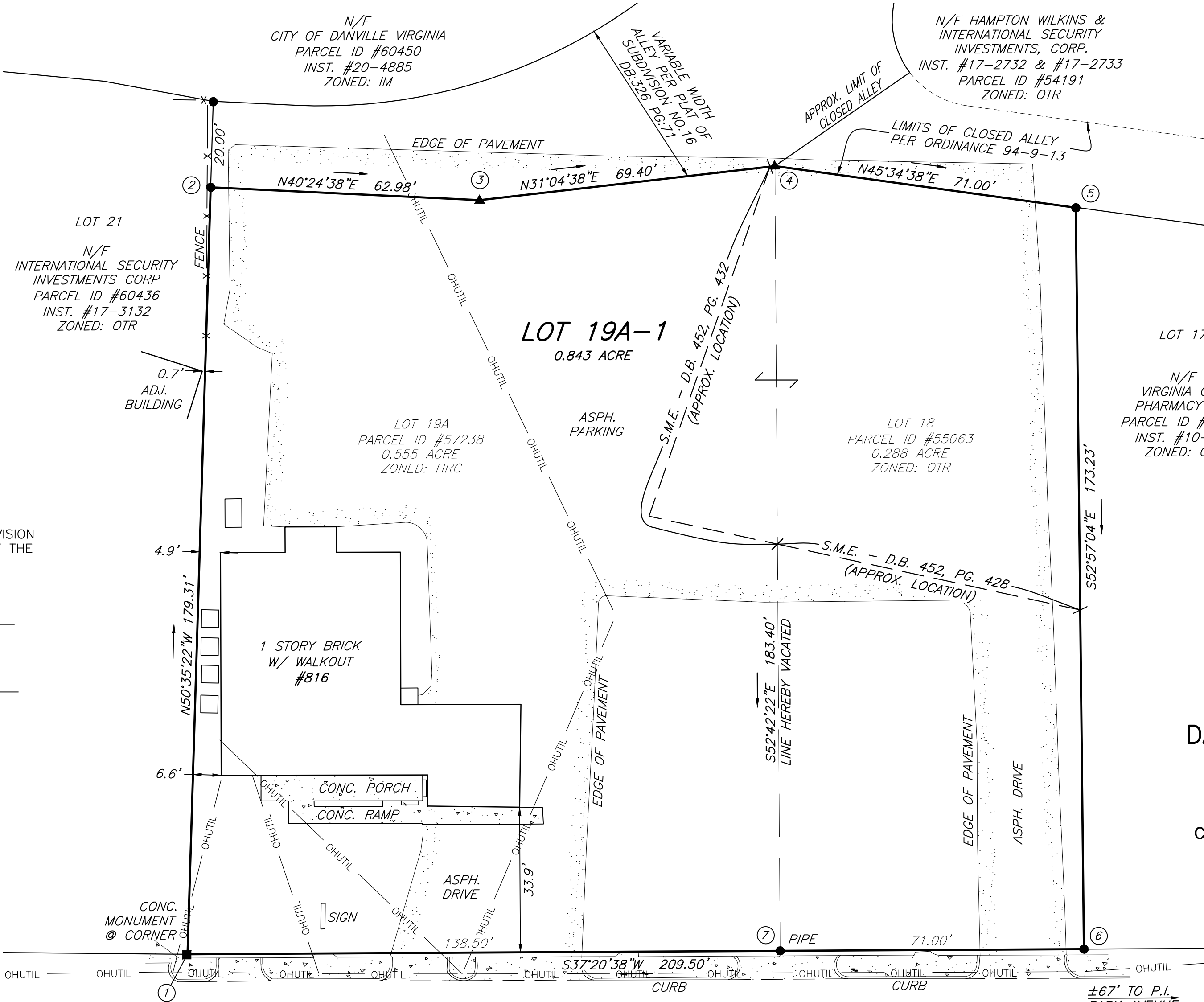
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN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

JAMES A. PATTON _____ LS 3188

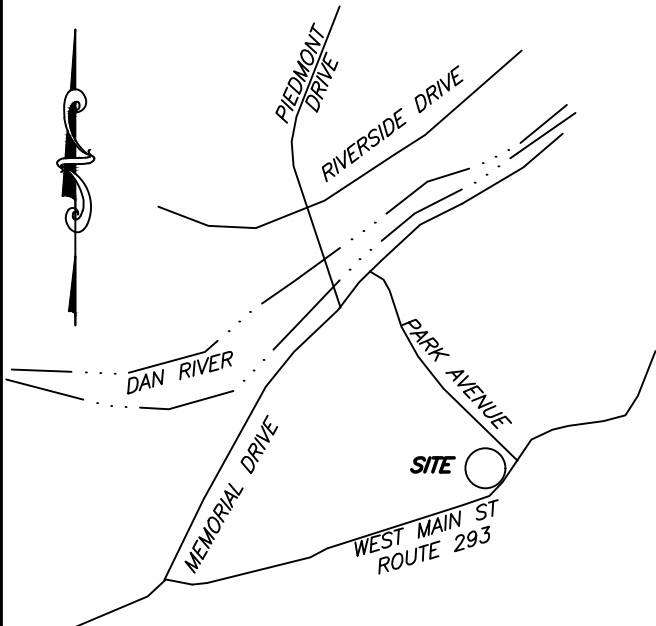


NOTES:

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

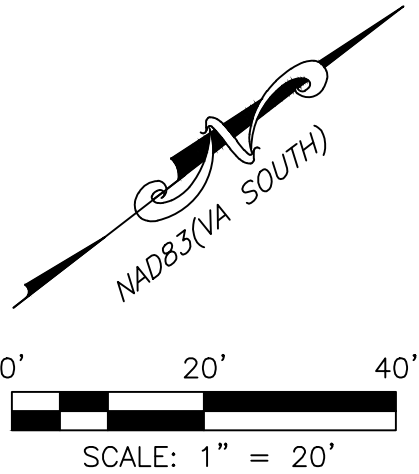


WEST MAIN STREET
VA ROUTE 293 - 60' R/W



VICINITY MAP
NOT TO SCALE

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



COMBINATION/LOT LINE VACATION FOR
DANVILLE VENTURES, LLC

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

COMBINATION/LOT LINE VACATION FOR
DANVILLE VENTURES, LLC

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

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

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

DRAWN BY: SHW
CHECKED BY: JAP





2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/14/2025



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



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
4/14/2025



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Exhibit A

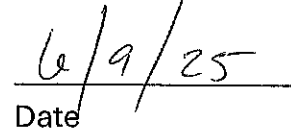
Rezoning application PZ25-00250 filed by Danville Ventures, LLC to rezone Parcel 55063 (West Main Street) from OT-R Old Town Residential to HR-C Highway Retail Commercial.

Proffer Condition(s) to rezone Parcel ID 55063:

1. Parcel 55063 must be consolidated with Parcel 57238.



Applicant Signature



Date



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: JUNE 9, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00250

Rezoning application PZ25-00250 filed by Danville Ventures, LLC to rezone Parcel 55063 (West Main Street) from OT-R Old Town Residential to Conditional HR-C Highway Retail Commercial.

RECOMMENDATION

The Planning Commission, at their June 9, 2025, meeting voted 5-0 to recommend approval of Conditional Rezoning application PZ25-00250 with the following condition:

1. Parcel 55063 must be consolidated with Parcel 57238.

Steve Petrick (1506)
Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2137

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Special Use Permit Application to Allow a Daycare Center at 2420 North Main Street.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25-00262 filed by Latasha Fitzgerald Requesting a Special Use Permit to Allow a Child Day Care Center at Parcel #52203 (2420 North Main Street) In Accordance with Article 3.M Section C Item 6.

SUMMARY

Latasha Fitzgerald has submitted a request for a Special Use Permit to allow the operation of a child day care center at 2420 North Main Street (Parcel 52203). The property, located in the HR-C Highway Retail Commercial zoning district, most recently operated as a co-working space. The building is approximately 2,700 square feet and designated for commercial use, with a preliminary Certificate of Occupancy inspection for a daycare allowing for 48 persons.

While day care centers are not permitted by right in the HR-C zoning district, Article 3.M, Section C, Item 6 of the zoning ordinance allows "day care centers (adult and child)" with approval of a Special Use Permit. Granting the Special Use Permit for 2420 North Main Street aligns with the mixed-use corridor designation outlined in the comprehensive plan, without altering the property's existing zoning classification. Based on Article 8, Section G, one parking space per employee plus one parking space per four children or clients is required for child care centers. Parcel 52203 currently has 16 spaces located behind the principle structure. The parking area encompasses the entire rear yard, in which the majority of spaces are enclosed.

The site is situated in a high-traffic commercial corridor, and the building is located close to the street with minimal setback. Parcel 52203 lacks landscaping and green space for children to play. These characteristics should be considered when evaluating the suitability of the site for a child day care center.

In addition to securing the Special Use Permit, the applicant will be required to meet all applicable building code standards in order to obtain a certificate of occupancy for the day care facility.

Fourteen (14) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. No responses were received.

On June 9, 2025, the City Planning Commission voted 5-0 to recommend approval of Special Use Permit Request PZ25-00262 to allow a child day care center at Parcel ID 52203 2420 North Main

Street) with the following condition(s):

1. A parking agreement for off-site parking must be submitted.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to allow a child day care center at Parcel 52203 (2420 North Main Street) with the following condition(s):

1. A parking agreement for off-site parking must be submitted.
-

Attachments

1. Ordinance
 2. Application
 3. 2420 N. Main St. Aerials Map
 4. 2420 N. Main St. Owners Zoning Map
 5. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00262 FILED BY LATASHA FITZGERALD REQUESTING A SPECIAL USE PERMIT TO ALLOW A CHILD DAY CARE CENTER AT PARCEL #52203 (2420 NORTH MAIN STREET) IN ACCORDANCE WITH ARTICLE 3.M SECTION C ITEM 6.

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 PZ25-00262, filed by Latasha Fitzgerald, requesting a Special Use Permit to allow a child day care center at Parcel ID #52203 (2420 North Main Street) in accordance with Article 3.M Section C Item 6, be and the same is hereby received with the following condition(s):

1. A parking agreement for off-site parking must be submitted; and

BE IT FINALLY ORDAINED THAT in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00262, filed by Latasha Fitzgerald, requesting a Special Use Permit to allow a child day center at Parcel ID #52203 (2420 North Main Street) in accordance with Article 3.M Section C Item 6, is hereby granted and approved with the following condition(s):

1. A parking agreement for off-site parking must be submitted.

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 #: AZ25-00262 PC Meeting Date: June 9, 2025
Date Received: 4-23-25 Received By: Lisa Jones
Parcel ID: 52203 Address: 2420 N Main Street
Existing Zoning HRC Future Land Use: HRC

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#) 2420 N Main Street
Applicant: Latasha Fitzgerald
Applicant's Address: 218 Northmont Blvd.
Applicant's Phone Number: 336-803-9951
Applicant's E-mail: Ldavis52001@gmail.com

Latasha Fitzgerald
Applicant's Signature

4/23/2025
Date

J. Anglin



2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
5/28/2025



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
5/28/2025



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

MEMORANDUM

DATE: JUNE 9, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT APPLICATION PZ25-00262

Special Use Permit application PZ25-00262 filed by Latasha Fitzgerald to allow a daycare center in accordance with Article 3.M Section C at Parcel 52203 (2420 North Main Street).

RECOMMENDATION

The Planning Commission, at their June 9, 2025, meeting voted 5-0 to recommend approval of Special Use Permit application PZ25-00262 with the following condition:
-Parking agreement

RB

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2139

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Rezoning Application filed by Cedarbrook Partners, LLC to Rezone Parcel 59803 (439 Cedarbrook Drive).

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from TO-C Transitional Office Commercial to M-R Multi-Family Residential Parcel ID #59803 (439 Cedarbrook Drive).

SUMMARY

439 Cedarbrook Drive (Parcel 59803) is the former site of W. Townes Lea Elementary School that closed in 2012. Built in 1992, the 47,564 square foot structure sits on approximately 10 acres of land. Rezoning application PZ25-00302 is a request to rezone the parcel from TO-C, Transitional Office to M-R, Multi-Family Residential to allow for redevelopment of the existing structure.

The applicant has provided a plan for review with adequate off-street parking. The redevelopment project proposes 31 residential apartments, including 8 one-bedroom units, 22 two-bedroom units, and 1 (one) three-bedroom unit, as well as an indoor common area and a gym. The surrounding neighborhood is predominately comprised of one-story, single-family structures.

Parcel 59803 meets the requirements set forth by Article 3.G, Section D limiting density to 16 units per developable acre. Landscaping, lighting, and parking requirements will all be reviewed during the redevelopment approval process.

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

Fifty-seven (57) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received; two (2) unopposed, seven (7) opposed.

On June 9, 2025, the City Planning Commission voted 5 - 0 to recommend approval of Rezoning Request PZ25-00302 to rezone Parcel 59803 (439 Cedarbrook Drive) from TO-C, Transitional Office Commercial to M-R, Multifamily Residential.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcel 59803 (439 Cedarbrook Drive) from TO-C, Transitional Office to M-R, Multi-Family Residential District.

Attachments

1. Ordinance
 2. Cedarbrook - Rezoning Application
 3. Cedarbrook - Rezoning Application - Additional Info
 4. Cedarbrook - Plans
 5. Cedarbrook - Site Plan - 5-8-25
 6. Neighbor responses
 7. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM TO-C TRANSITIONAL OFFICE COMMERCIAL TO M-R MULTI-FAMILY RESIDENTIAL PARCEL ID #59803 (439 CEDARBROOK DRIVE).

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Cedarbrook Partners, LLC, has requested to rezone from the TO-C Transitional Office Commercial zoning district to the M-R Multifamily Residential zoning district, Parcel ID #59803 (439 Cedarbrook 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 PZ25-000302, filed by Cedarbrook Partners, LLC, requesting to rezone from the TO-C Transitional Office Commercial zoning district to the M-R Multifamily Residential zoning district, Parcel ID #59803 (439 Cedarbrook Drive) 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 PZ25-00302, filed by Cedarbrook Partners, LLC, requesting to rezone from the TO-C Transitional Office Commercial zoning district to the M-R Multifamily Residential zoning district, Parcel ID #59803 (439 Cedarbrook Drive) of the City of Danville, Virginia Zoning District Map, and is hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID #59803 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



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: _____ Cedarbrook Partners, LLC

Applicant's Address: _____ PO Box 1079 Roanoke, VA 24005

Applicant’s Phone Number: 540-597-6914

Applicant’s Email: Brentgcochran@gmail.com

Purpose for Proposed Amendment:

Rezone from TO-C Transitional Office to M-R Multi-Family Residential

Proposed redevelopment of former school into 31 residential apartments

Property Address: 439 Cedarbrook Drive Gross Area/ Net Area: 10.27 acres

Property Location: N ☐ S ☐ E ☐ W ☒ Side of: Cedarbrook Drive

Between: and

Proffered Conditions:

Applicant’s Signature Date


Property Owner’s Signature Date
(if not applicant) 5/6/25

439 Cedarbrook Drive
Rezoning Application Additional Information

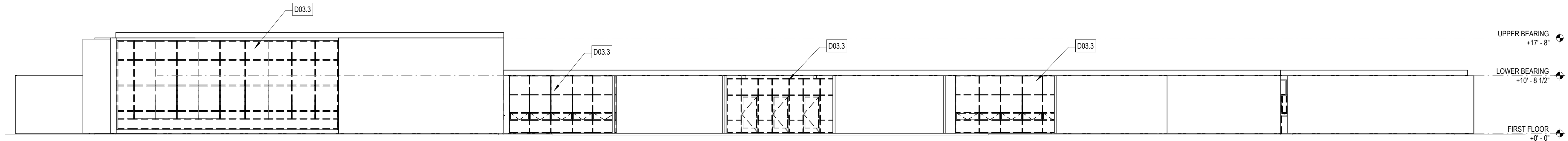
Director of Planning & Community Development,

- A. We respectfully request the rezoning of the former Townes Lea Elementary School for the purpose of redeveloping the school into 31 residential apartments.
- B.
1. The proposed project achieves the expressed goals in the Comprehensive Plan by providing additional housing while creating density in residential neighborhoods
 2. The property is in a residential neighborhood with other examples of existing multi-family properties within the surrounding greater neighborhood.
 3. The property is bordered on the south by City park land, to the north by residential homes, to the west by woodlands, and to the east by Cedarbrook Drive.
 4. The neighborhood currently consists of single family and multi-family residential properties with the City owned park.
 5. We do not have data on traffic patterns.
 6. Given the original use as a school, the utilities, parking areas, and street access are more than adequate to service 31 residential apartments

Cedarbrook Partners

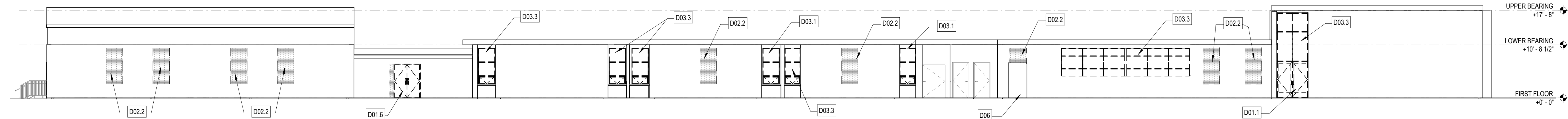
Brent G Cochran





1
D2
3/32" = 1'-0"

DEMOLITION EXTERIOR EAST ELEV



2
D2
3/32" = 1'-0"

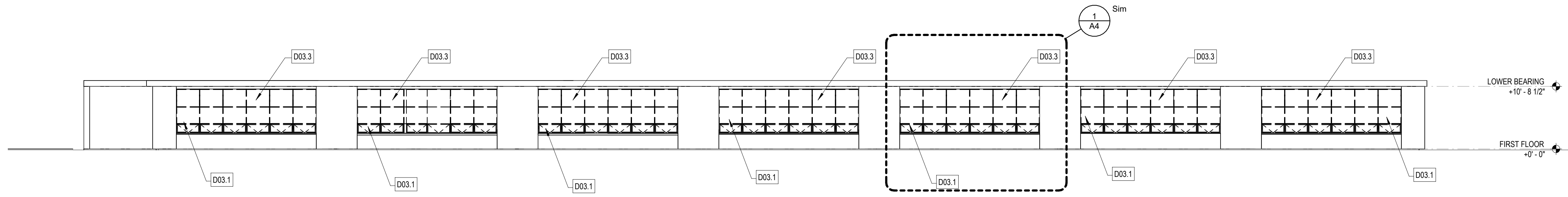
DEMOLITION EXTERIOR SOUTH ELEV



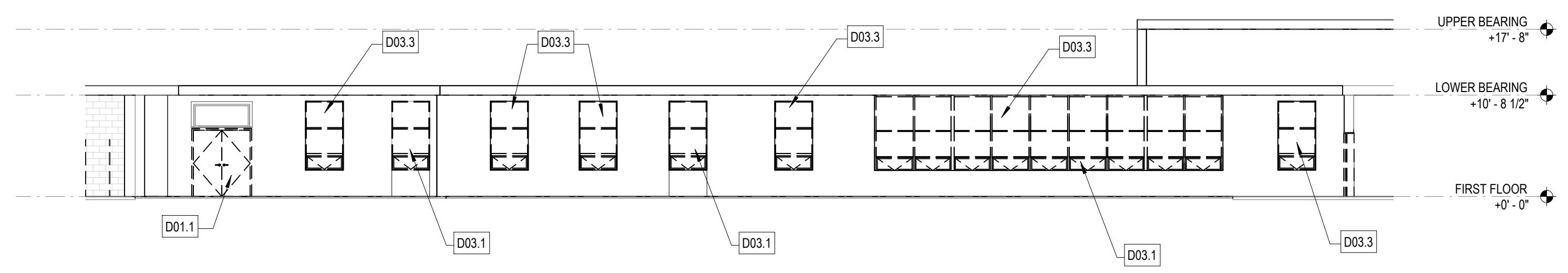
3
D2
3/32" = 1'-0"

DEMOLITION EXTERIOR WEST ELEV

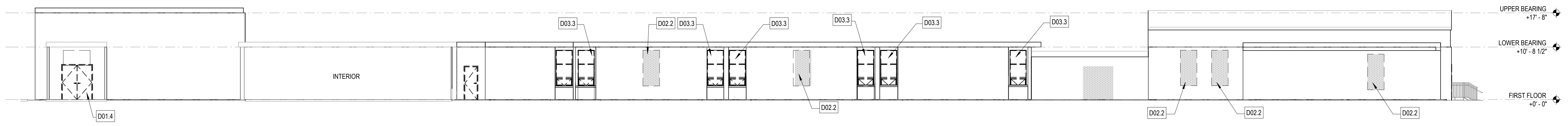
DEMOLITION NOTES		
DEMO	D01	REMOVE "HISTORIC" DOOR
DEMO	D01.1	REMOVE "HISTORIC" DOOR AND REPLACE WITH NEW PATIO DOOR
DEMO	D01.3	REMOVE NON-HISTORIC DOOR
DEMO	D01.4	REMOVE AND REPLACE "HISTORIC" DOOR PANEL, KEEP HISTORIC DOOR FRAME
DEMO	D01.5	REMOVE "HISTORIC" DOOR AND REPLACE WITH LARGER DOOR TO COMPLY WITH EGRESS AND/OR ICC CODE
DEMO	D01.6	REMOVE NON HISTORIC DOOR AND REPLACE WITH LARGER DOOR TO COMPLY WITH EGRESS CODE
DEMO	D02	REMOVE EXISTING WALL
DEMO	D02.1	REMOVE PORTION OF WALL FOR NEW DOOR
DEMO	D02.2	REMOVE PORTION OF WALL FOR NEW WINDOW
DEMO	D03	REMOVE HISTORIC WINDOW
DEMO	D03.1	EXISTING "HISTORIC" WINDOW REMOVED AND REPLACED WITH PATIO DOOR
DEMO	D03.2	EXISTING "HISTORIC" WINDOW REMOVED, ALONG WITH WALL BELOW AND REPLACED WITH NEW WINDOW
DEMO	D03.3	REMOVE "HISTORIC" WINDOW AND ENAMEL PANELS AND REPLACE IN KIND
DEMO	D04	REMOVE ALL BATHROOM PARTITION WALLS
DEMO	D05	REMOVE ALL EXISTING PLUMBING FIXTURES
DEMO	D06	REMOVE EXISTING PLYWOOD OVER EXISTING OPENING



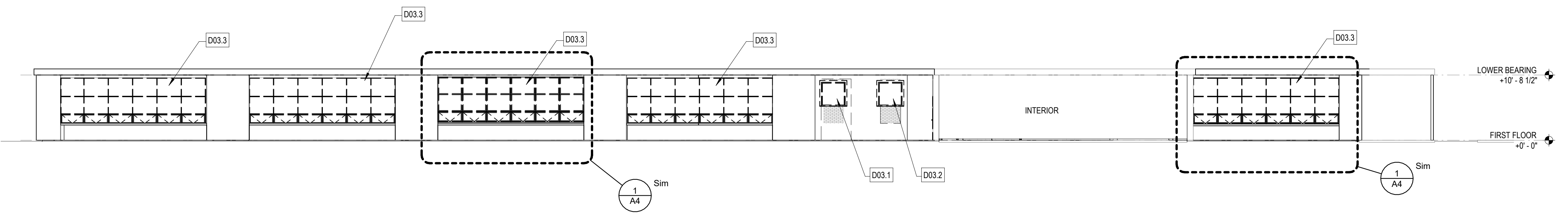
1
D3
DEMOLITION EXTERIOR NORTH ELEV
3/32" = 1'-0"



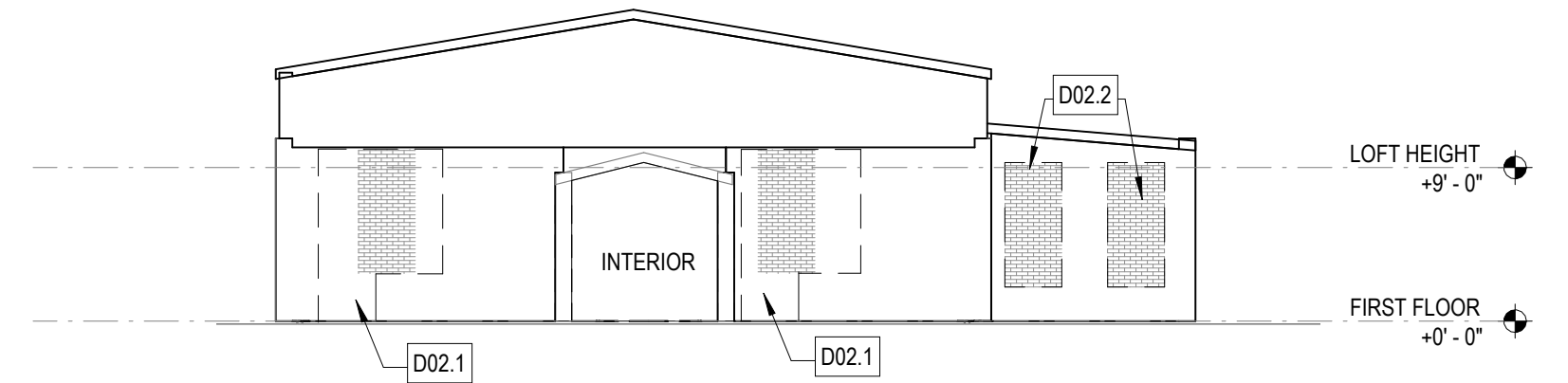
5
D3
DEMOLITION COURTYARD WEST ELEV
3/32" = 1'-0"



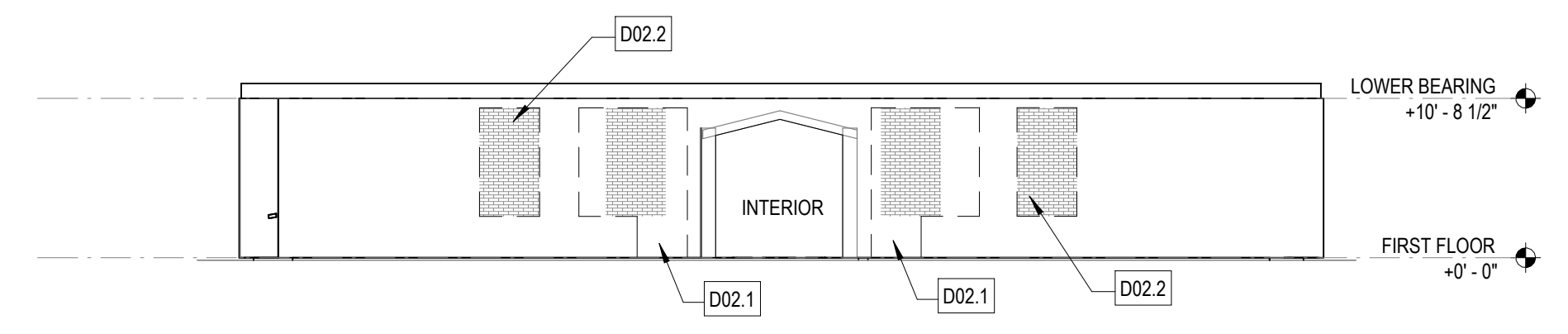
6
D3
DEMOLITION COURTYARD NORTH ELEV
3/32" = 1'-0"



3
D3
DEMOLITION COURTYARD SOUTH ELEV
3/32" = 1'-0"



4
D3
DEMOLITION GYM EAST ELEV
3/32" = 1'-0"



7
D3
DEMOLITION MAIN WEST ELEV
3/32" = 1'-0"

DEMOLITION NOTES		
DEMO	D01	REMOVE "HISTORIC" DOOR
DEMO	D01.1	REMOVE "HISTORIC" DOOR AND REPLACE WITH NEW PATIO DOOR
DEMO	D01.3	REMOVE NON-HISTORIC DOOR
DEMO	D01.4	REMOVE AND REPLACE "HISTORIC" DOOR PANEL, KEEP HISTORIC DOOR FRAME
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DEMO	D06	REMOVE EXISTING PLYWOOD OVER EXISTING OPENING

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg
www.balzer.cc

PRELIMINARY
NOT FOR CONSTRUCTION

CEDARBROOK DRIVE APARTMENTS
BUILDING RENOVATION - DHR SUBMITTAL DRAWINGS
DEMOLITION EXTERIOR ELEVATIONS

DRAWN BY: **KMK**
DESIGNED BY: **KMK/RWP**
CHECKED BY: **RWP**
DATE: **05/02/2025**
SCALE: **3/32" = 1'-0"**
REVISIONS:

439 CEDARBROOK DR. DANVILLE, VIRGINIA, 24041

NOTES: ALL NEW WALLS SHOWN WITH DARK GRAY POCHÉ.
EXISTING WALLS SHOWN WITH WHITE POCHÉ.
ALL DOORS IN DARK GRAY POCHÉ WALLS ARE NEW

4
A1 3/4" = 1'-0"



A1 $3/4'' = 1'-0''$



A1 $3/8'' \approx 1'-0''$



BALZER
& ASSOCIATES
 PLANNERS / ARCHITECTS
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 Roanoke / Richmond
 Shenandoah Valley
 New River Valley / Lynchburg
www.balzer.cc

PRELIMINARY
NOT FOR CONSTRUCTION
02/02/2025

CEILING TYPES

MARK	DESCRIPTION
GYP 1.0	5/8" GYP ON WOOD FRAMING

RENOVATION NOTES Copy 1

N01	NEW INTERIOR DOOR IN HISTORIC WALL
N01.1	NEW LARGE INTERIOR DOOR / CASSED OPENING IN EXISTING OPENING IN HISTORIC WALL
N01.2	NEW UNIT DOOR IN EXISTING OPENING IN HISTORIC WALL
N02	NEW EXTERIOR PATIO DOOR IN HISTORIC WALL
N02.1	NEW EXTERIOR PATIO DOOR IN EXISTING WINDOW OPENING IN HISTORIC WALL
N02.2	NEW EXTERIOR PATIO DOOR IN EXISTING DOOR OPENING IN HISTORIC WALL
N02.3	NEW EXTERIOR EGRESS DOOR IN EXISTING DOOR OPENING IN HISTORIC WALL
N03	NEW WINDOW IN EXISTING EXTERIOR WALL
N03.1	NEW WINDOW IN EXISTING WINDOW/ENAMEL PANEL OPENING
N03.2	NEW WINDOW IN EXISTING WALL OPENING
N04	NEW STONE PAVING PATIO
N05	NEW SCREEN FENCE, 6'-0" STAINED WOOD
N08	NEW CASEWORK AND KITCHEN APPLIANCES
N09	NEW PLUMBING FIXTURES
N10	NEW G/P CEILING, CONSULT OWNER FOR COLOR AND FINISHES
N11	PANE OF GLASS ALIGNED WITH EXTERIOR WINDOW MULLION
N12	FIXED IN PLACE EXISTING DOOR, WITH NEW CURVED WALL UNIT

REFLECTED CEILING PLAN

A2 $3/32'' = 1'-0''$

CEDARBROOK DRIVE APARTMENTS
BUILDING RENOVATION - DHR SUBMITTAL DRAWINGS
REFLECTED CEILING PLAN

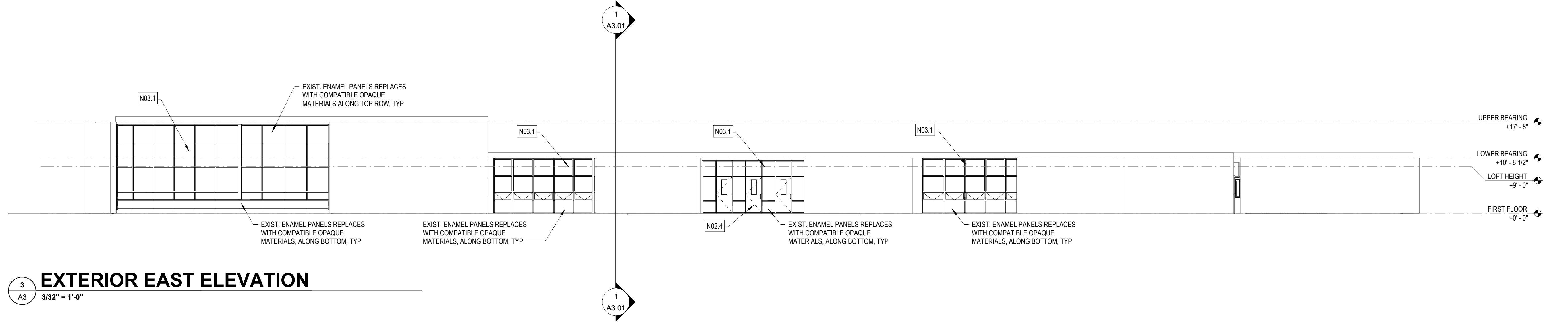
420 CEDARBROOK DR DANVILLE VIRGINIA 24544

DRAWN BY	KMK
DESIGNED BY	KMK/RW
CHECKED BY	RW
DATE	05/02/202
SCALE	3/32" = 1'-0
REVISIONS	

A2

PROJECT NO 04230065.0

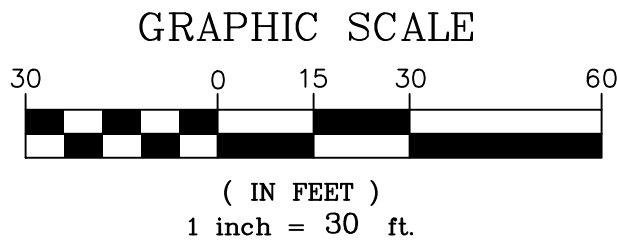
Page 51 of 123







NUMBER OF APARTMENT UNITS: 31
PARKING SPACES REQUIRED: 31
1 SPACE PER UNIT = 31
PARKING SPACES PROVIDED: 63



TOWNES LEA APARTMENTS
SYCAMORE DEVELOPMENT
439 CEDAR BROOK DR, DANVILLE, VA

SITE PLAN

REVISIONS		DESCRIPTION	NO.	DATE	BY

MEMORANDUM

DATE: June 9, 2025
TO: City Planning Commission
FROM: PLANNING STAFF
SUBJECT: RESPONSE FROM NEIGHBORING PROPERTY OWNERS

REQUEST *Rezoning application PZ25-00302 filed by Brent Cochran to rezone Parcel 59803 (439 Cedarbrook Drive) from TO-C Transitional Office to M-R Multifamily Residential.*

RESPONSES:

Fifty-seven (57) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Nine (9) responses were received. Two (2) unopposed, Seven (7) opposed.

COMMENTS:

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of the property, that is the subject of a public hearing. The city encourages you to share your opinion whether you are opposed to or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form by **June 6, 2025**, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), MAURICE L & ZENNIECE E MILLER

as owner(s) of Property ID#: 57729 and/or address: 225 SEARCY ST

☒ AM OPPOSED

☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

Rezoning application PZ25-00302 filed by Cedarbrook Partners, LLC to rezone Parcel 59803 (439 Cedarbrook Drive) from TO-C, Transitional Office to M-R, Multi-family Residential District.

Signatures(s):

Mr Maurice L Miller

Zenniece E Miller

COMMENTS:

We oppose the Multi-Family Residential District.
We Don't want to deal with "Poor ~~At~~ Management
Facilities in our Neighborhood.

P.S. Meeting shouldn't be held @ 2:00 P.M.
People do work and it should be held @ 3:00 P.M. or
5:30 P.M.



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: JUNE 9, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING APPLICATION PZ25-00302

Rezoning application PZ25-00302 filed by Cedarbrook Partners, LLC to rezone Parcel 59803 (439 Cedarbrook Drive) from TO-C, Transitional Office to M-R, Multi-family Residential District.

RECOMMENDATION

The Planning Commission, at their June 9, 2025, meeting voted 5-0 to recommend approval of Rezoning application PZ25-00302.

Steve Petrick (KLG)
Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2141

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Request for Approval of the City of Danville's Environmental Stewardship Plan.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. A Resolution of the Council of the City of Danville, Virginia Approving a City of Danville's Environmental Stewardship Plan, Dated June 2025.

SUMMARY

The City of Danville Environmental Stewardship Plan was the result of a partnership with George Mason University (GMU) and the City of Danville.

The City of Danville Environmental Stewardship Plan was completed by GMU following a year-long endeavor to measure the City's energy consumption and greenhouse emissions in conjunction with the commission of a public task force to identify goals, strategies and actions. The Environmental Stewardship Plan presented today is a result of that research, as well as public meetings and outreach.

On June 9, 2025, the City Planning Commission voted 5 - 0 to recommend approval of the City of Danville's Environmental Stewardship Plan, dated June 2025.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance adopting the City of Danville Environmental Stewardship Plan as an appendix to Comprehensive Plan entitled "A Comprehensive Plan for a Unified Future".

Attachments

1. Resolution
 2. Environmental Stewardship Plan
 3. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025____.____

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA
APPROVING A CITY OF DANVILLE’S ENVIRONMENTAL STEWARDSHIP PLAN, DATED
JUNE 2025.

WHEREAS, the City of Danville, Virginia, caused to be conducted a
environmental stewardship plan for the City; and

WHEREAS, the aforementioned study has resulted in the compilation of a
document known as the Environmental Stewardship Plan for Danville, Virginia, (The Plan)
dated June 2025, consisting of 45 pages; and

WHEREAS, in the opinion of the Council, it is in the best interests of the City of
Danville that the Council, for and on behalf of the City, approve the Plan as submitted.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Danville,
Virginia, that the Council hereby approves the aforementioned Environmental Stewardship
Plan for the City of Danville dated June 2025, a copy of which is attached to this resolution.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

CITY OF DANVILLE, VIRGINIA

ENERGY ACTION PLAN

A Plan for Saving Energy Costs and Creating a Resilient Community

April 2024



Contents

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GLOSSARY

Terms	Definition
Co-benefits	Additional benefits to emission mitigation efforts. Co-benefits include, but are not limited to enhanced economy, public health, water and air quality.
Emissions	Production of gases which are harmful to the environment and human health
Energy audit	An assessment of the energy requirements and loss for buildings
Energy consumption	Total amount of energy utilized within a time period.
Mitigation Strategies	Reducing emissions and the severity of greenhouse gases in the atmosphere.
Resiliency	The ability to recover and cope from severe climate events and maintain function.
Task force	A group of key community stakeholders engaged in dialogue and guiding the creation of an Energy Action Plan.

ACRONYMS

Acronym	Definition
ADUs	Accessory Dwelling Units
AEE	Association of Energy Engineers
AFOLU	Agriculture, Forestry, and Other Land Use
BEV	Battery Electric Vehicle
CH ₄	Methane
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
C-PACE	Commercial Property Assessed Clean Energy
C-SITE	Communities Sparking Investment in Transformative Energy
DERs	Distributed Energy Resources
DOE	Department of Energy
EAP	Energy Action Plan
EPA	Environmental Protection Agency
ESCOs	Energy Service Companies
EV	Electric Vehicle
GHG	Greenhouse Gas
HOA	Homeowners Association
HUD	Housing and Urban Development
ICLEI	International Council for Local Environmental Initiatives
IRA	Inflation Reduction Act
kWh	Kilowatt Hours
LSS	Large Scale Solar
MSW	Mixed Waste
MT	Metric Tons
N ₂ O	Nitrous Oxide
PHEV	Plug-in Electric Vehicle
PV	Photovoltaic
RECs	Renewable Energy Credits
SBT	Science-Based Target
USDA	US Department of Agriculture
VDOE	Virginia Department of Energy
VDOT	Virginia Department of Transportation
VMT	Vehicle Miles Travelled

EXECUTIVE SUMMARY

The City of Danville presents this Energy Action Plan as a pathway for the community to conserve energy, save money, increase energy security and independence, and ensure a more sustainable and resilient community.

In the summer of 2023, George Mason University and the City of Danville agreed to work together to develop an Energy Action Plan. Over the course of the next twelve months, university faculty and students worked with municipality employees to (1) measure and model the municipalities' energy consumption and greenhouse gas emissions, (2) identify and invite key community stakeholders to join a task force, and (3) conduct a series of meetings with the task force to identify Energy Action Plan goals, strategies, and actions.

The municipality seeks to develop and implement this Plan for several reasons. First, residents face higher energy costs and increasing economic burdens when purchasing essentials, such as gasoline, diesel, heating oil, and electricity. Second, residents confront the realities of a changing environment with increased flooding, precipitation, and heat conditions, which have imposed hardships on human health, livelihood, and property damages—and these conditions will continue to increase and worsen in the future. Third, our region has been reliant on external energy resources—from power plants to oil companies—but the means to increase our energy self-resilience and independence exist with local energy technologies and energy efficient practices. And finally, the federal government has created opportunities that will convey significant amounts of funding to shift from costly energy sources to more efficient and clean energy sources, practices, and technologies. This funding is available to local governments. To date, larger urban areas have taken advantage of these funds, but more rural areas in Virginia must also avail themselves of the benefits of these funds.

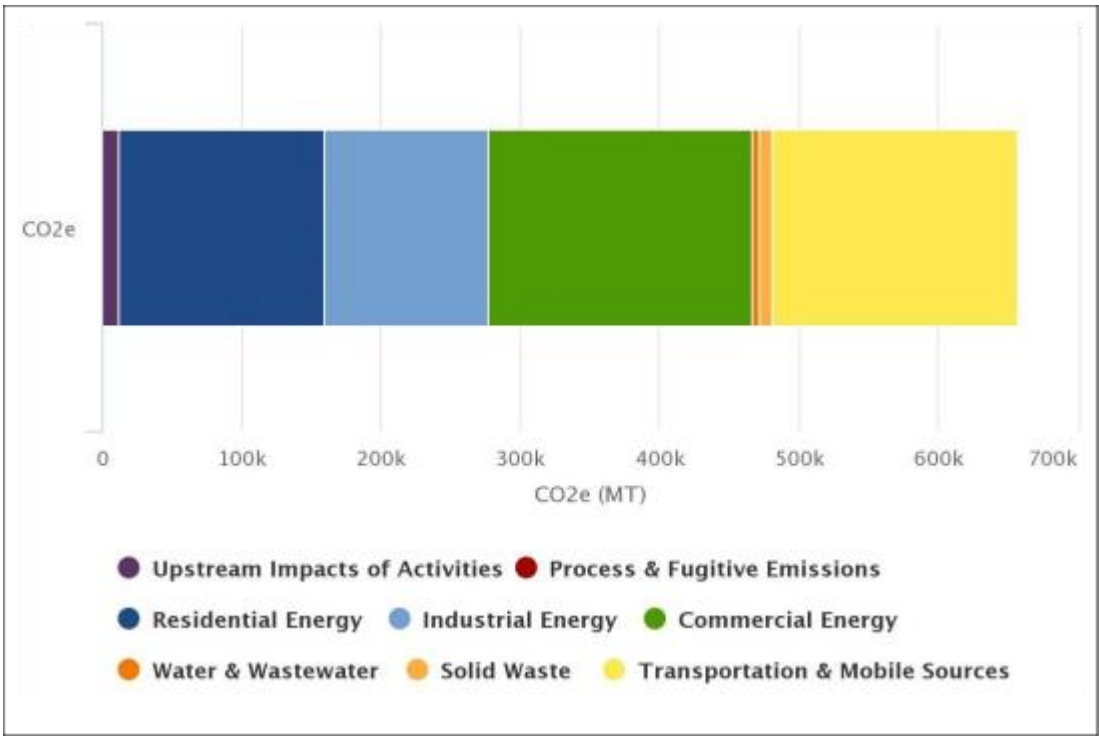
To access these funds and opportunities, many of the federal and state grant opportunities for local governments require developing and implementing energy and climate action plans. By creating this Plan, Danville best positions itself to receive these benefits. The Energy Action Plan represents a community-driven, transparent, and equitable examination of the municipalities' energy consumption and emissions profile and the means to reduce, conserve, and protect its energy future. This plan represents our goals, strategies, and actions that we hope will assist our community in achieving greater energy savings, independence, and resiliency.

GOALS

Danville has an intermediate goal to reduce our community's greenhouse gas emissions by 50 percent by 2030 (from the base year of 2005). We also have a long-term goal to reach carbon neutrality by 2050. We use greenhouse gas emissions as a proxy to understand and set goals for energy savings and resilience. For every unit of greenhouse gas emissions that we reduce, we conserve energy, reduce costs, and make our community more resilient.

When we examine our community's highest sectors for energy consumption, our modeling reveals that the top energy sectors are:

- (1) Residential & Commercial Energy, and
- (2) Transportation.



We must address these two sectors if we want to meet our goals. Note, electricity is used by end-use sectors such as homes, businesses, and factories. We must examine consumption and emissions by end-use sector to assist with our understanding of energy demand and changes in energy use over time. Therefore, our Plan will focus on six end-use sectors:

- Buildings
- Electricity
- Transportation
- Water & Wastewater
- Solid Waste
- Land Use

We will also touch upon these two additional sector considerations because both are needed to meet our goals.

- Partnerships
- Organizational Structure

STRATEGIES

The community task force selected a set of strategies that will assist with achieving the overall goals of the Plan. The strategies identified below are considered higher level, qualitative descriptions that address the goals of conserving energy, reducing emissions, and enhancing community sustainability and resilience.

STRATEGY: BUILDINGS	
Increase energy efficiency and deploy clean energy technology in existing buildings (residential and commercial).	
STRATEGY: TRANSPORTATION	
Increase alternative forms of transportation.	Increase transition to electric vehicles.
STRATEGY: ELECTRICITY	
Increase transition to clean and renewable energy sources.	
STRATEGY: LAND USE	
Improve management of lands and native trees.	
STRATEGY: WASTE & WASTEWATER	
Improve the quality of waterways.	
STRATEGY: SOLID WASTE	
Reduce the amount of solid waste going into landfills.	
STRATEGY: PARTNERSHIPS	
Develop partnerships with key stakeholders to advance energy efficiency and clean energy projects.	
STRATEGY: ORGANIZATIONAL STRUCTURE	
Create a structure and invest in human resources that assist implementing energy and sustainability initiatives.	

SUB-SECTOR STRATEGIES

The community task force identified strategies for each of the six core sectors that will assist with achieving the intermediate and long-term goals. The sub-sector strategies identified below represent quantitative measures for each core sector.

BUILDINGS	
(1) Retrofit at least 100 residential housing units with cumulative energy efficiency improvements of 25% (existing buildings) by 2030.	(3) Retrofit at least 50 commercial building with cumulative energy efficiency improvements of 30% (existing buildings) by 2030.
(2) Convert 30% of fossil fuel residential building systems (e.g., space or water heaters) to highly efficient electric options (e.g., heat pumps).	(4) Convert 30% fossil fuel commercial building systems (e.g., space or water heaters) to highly efficient electric options (e.g., heat pumps) by 2035.
TRANSPORTATION	
(1) By 2030, the municipality should convert 30% of its publicly owned light-duty internal combustion engine vehicles to plug-in electric vehicles (PHEVs) and battery electric vehicles (BEVs) vehicles.	(3) Community: Increase PHEVs/BEVs to at least 12% of all light-duty vehicle registrations by 2030.
(2) By 2030, the municipality should convert 30% of its publicly owned medium and heavy-duty vehicles to PHEV/BEV or other clean vehicle technology (e.g., propane, natural gas).	(4) Community: Reduce 15% of passenger vehicle miles traveled by shifting to active or public transport (e.g., biking, walking, or taking the bus) by 2030.
ELECTRICITY SECTOR	
Transition 40% of the electricity used in the municipality to clean energy sources (e.g., solar, wind, hydropower, nuclear, and geothermal) ahead of Virginia's Renewable Portfolio (state law requires 45% renewable in 2035).	
SOLID WASTE	
Divert 40% of solid waste produced in the city (e.g., recycled, composted, reused) by 2030.	

ACTIONS

The community task force identified the following high-priority actions for the core sectors, which will assist with achieving the overall and sub-sector goals (medium and low priority actions are included in Chapter 3). In selecting actions, the community task force was guided by six principles: effectiveness, cost savings, feasibility, equity, co-benefits, and consistency with government plans.

BUILDINGS	
(1) Survey residents and businesses about a rebate program for converting to more energy efficient practices and technology (for example, heat pumps, insulation, storm windows, or solar water heaters and panels). Specifically, determine the amount of rebate that would motivate maximum participation. After the survey, provide recommendations on how to proceed with a rebate program.	(2) Evaluate how to best reuse or repurpose existing buildings into more energy efficient buildings through zoning changes, such as new mixed-use retail, or residential and community buildings. After evaluation, provide recommendations on how to best proceed with this plan. Include zoning recommendations in the City's Comprehensive Plan.
(3) Create an information clearinghouse for residents and businesses about tools, technology, and incentives for installing and using energy efficiency and clean energy technologies and practices. Clearinghouse should focus on conveying actual experiences from residents and businesses. See comments section below about contents of the information clearinghouse.	
TRANSPORTATION	
(1) For publicly owned vehicles, purchase electric vehicles (replace existing internal combustion vehicles), for both light-duty and heavy-duty applications, when the vehicle has reached its normal life expectancy and is scheduled to be replaced.	(2) Prepare a plan for future deployment of EV charging stations in public spaces, and when appropriate implement this plan.
(3) Evaluate and plan to expand or create new bike lanes and pathways connecting homes to businesses. After evaluation, provide recommendations on how best to proceed.	
ELECTRICITY	
(1) Work with a private solar company developer to survey and inventory all public buildings for solar PV potential (for example, roof measurements, shade analysis).	(2) Identify best management practices, from other jurisdictions, for installing solar on public buildings.
(3) Encourage and provide information to the public about Community Solar Projects. Identify and address any challenges with advancing this opportunity.	(4) Create permit fee and property tax reductions and other incentives for solar PV installations.
(5) Deploy an electricity demand reduction program to reduce energy usage at peak times (or work with third party company to do this).	
LAND USE	
(1) Support the adoption of a long-term plan for more sustainable development (for example, green zoning plans for energy and water-efficient buildings, multi-family and mixed use, and transit-oriented development). This includes expanding public parkland and	(2) Streamline and clarify the process to achieve planting of native trees, food forest tree plantings, green landscapes, and managing non-native plants. Identify clear lines of government authority and processing. Identify challenges or obstacles and provide recommendations to overcome these.

establishing natural green space guidelines in community planning.	
WASTE & WASTEWATER	
(1) Educate and inform residents about green infrastructure solutions for water conservation (natural or nature-based approaches such as constructed wetlands, rain gardens, and vegetation buffers).	(2) Identify and promote best management practices to reduce harmful run-off of pesticides and chemicals into waterways.
(3) Create a partnership with local university/college students and community members to create citizen-scientists trained in monitoring the health of waterways and identifying any water quality issues. Ensure lines of communication exist between students/community members and government.	
SOLID WASTE	
(1) Conduct a feasibility study on food composting program (residents and businesses; drop off or curbside pick-up).	
PARTNERSHIPS	
(1) Contact the Chamber of Commerce and the Virginia Extension Program to develop partnerships with the local business community to encourage and facilitate energy and resilience-oriented practices and mentorship. Include business representatives on energy/climate committee (see Organizational Structure below).	(2) Partner with local universities and colleges to seek state and federal grants to build the capacity and train the energy efficiency and renewable energy workforce of the future.
(3) Create a local green certification program to recognize local businesses and adopt the Virginia Green Schools program. The program should recognize those businesses that use energy efficiency measures and clean energy technology.	
ORGANIZATIONAL STRUCTURE	
(1) Create an energy and climate committee comprised of residents who are appointed and empowered to provide advice and recommendations to the City's leaders.	(2) Hire a Sustainability Specialist who will serve as the point person on all energy, climate, and resilience issues.

CONSISTENCY WITH COMPREHENSIVE PLAN

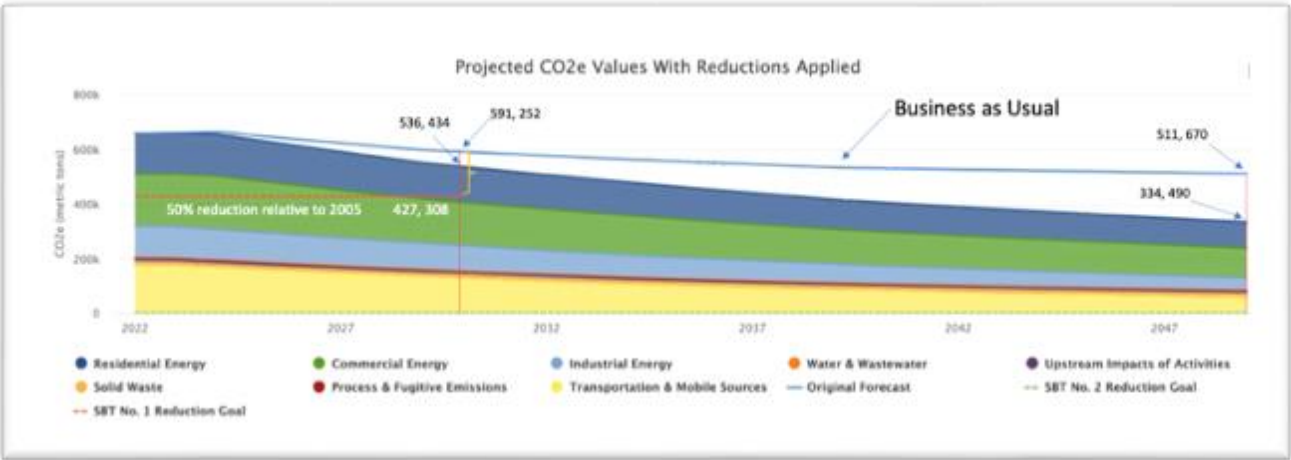
The City of Danville Comprehensive Plan 2030 provides the foundation and framework to help guide and base decisions on the City's future. Its purpose is to "encourage the continued development of a safe and healthy community by offering a distinctive "vision" for the continued growth of Danville." At a high level, the comprehensive plan has three themes: (1) rebuilding and expanding the economic base; (2) redeveloping older parts while protecting historic character and natural resources; and (3) proving public safety and maintaining quality of life. All three fit squarely with the energy sector paradigm. The energy sector presents a prevailing and omnipresent component of our lives. We need energy to fuel our vehicles, heat and cool our homes, and cook our food. Yet, energy and its contributions to our climate also raise the risks of increased flooding, precipitation, and heat events, which affect our health and quality of life.

The Energy Action Plan is consistent with the goals of the City of Danville Comprehensive Plan 2030 in the following areas:

Comprehensive Plan Goals	Energy Action Plan
Sustainable Growth & Land Use: encourage well-planned development/redevelopment opportunities for new businesses and residents while at the same time protect the historic, architectural, cultural, and natural environment of Danville.	See Chapter 3, Buildings (Actions 2, 3), Electricity (Actions 1-7), Land Use (Actions 1-2), Waste & Wastewater (Actions 1-2), Solid Waste
Transportation: ensure that the location, character, and capacity of the City's existing and future transportation facilities are supportive of sustainable growth and enhance the City's livability and economic vitality.	See Chapter 3, Transportation (Actions 1-8)
Housing & Neighborhoods: promote opportunities for a wide variety of housing types in the City by adaptive reuse, redevelopment, and new development through sustainable and well-planned new development.	See Chapter 3, Buildings (Actions 1-4).
Economic Development: support and promote the City's existing economic base while actively recruiting other economic development opportunities in the areas of basic industry; advanced manufacturing; technology; sustainable/green energy, automotive.	See Chapter 3, Partnerships (Action 1), Buildings (Actions 1,3), Transportation (Action 4), and Electricity (Actions 3,4)

MEETING GOALS

If Danville takes no additional concrete actions to reduce emissions (“Business as Usual”), it will emit over 590,000 metric tons of CO2 equivalent annually by 2030. The graphic below depicts emission reductions based on Danville implementing the *measurable* actions recommended by its task force. In this scenario, Danville will reduce almost 55,000 metric tons of CO2 equivalent by 2030, but this is short of its 50% reduction target which would require an additional 100,000 metric tons of CO2 equivalent reductions. It is important to note that this graphic only depicts the results of actions that can be measured by models. There are many actions, such as education, that can result in more emission reductions but simply cannot be modeled. If Danville implements all of its recommended actions, the City may meet both the intermediate and long-term goals.



CHAPTER I – INTRODUCTION

An energy action plan examines the sources of a municipalities' energy consumption and seeks to reduce this consumption, and in turn, reduce emissions of greenhouse gases. Within a municipality, energy is consumed from various end-use sectors, such as buildings, electricity sector, transportation, land use, water and wastewater, and solid waste. Each has its own means of consuming energy, and therefore each presents unique opportunities to reduce this consumption and emissions.

The first step in building an energy action plan involves understanding the current energy consumption levels in the municipality for each of the sectors identified above. For every unit of energy consumed, a unit of greenhouse gases is emitted. The use of greenhouse gases serves as a metric to understand the communities' energy and sustainability profile. This is accomplished by obtaining and analyzing data on energy use throughout the community. This data provides an inventory of past and current consumption, and most importantly, allows for projecting future scenarios involving reduction (mitigation) techniques and practices. This data is translated into a community profile to illustrate the main areas of energy consumption, which are important when prioritizing energy strategies and actions. For example, if the model finds that the transportation sector produces 10 tons per year of energy-related greenhouse gas emissions and the municipalities' goal is a 50% reduction, then the municipality will want to implement actions that reduce these emissions by half, or 5 tons per year. Thus, the municipality models greenhouse gas emissions to understand its current baseline, develop goals and strategies based on this baseline, and ensure and evaluate progress by reevaluating emissions.

Reducing energy consumption, and by extension greenhouse gas emissions, are important to ensure that Danville has a sustainable and resilient community. We want our citizens to save money on energy, and we also want our community to live in a more sustainable and resilient place. This requires reducing energy consumption. We are aware of the changes in our environment, from increased precipitation, flooding, and extreme heat days. By reducing our energy consumption, we are saving money and making our community a more comfortable and livable place.

Energy Action Plan: Development Process

GHG Modeling

To accurately calculate emissions for Danville, Virginia, George Mason University utilized the ICLEI Local Governments for Sustainability, USA ClearPath model and followed the protocol for a Community-Wide Greenhouse Gas Inventory. Energy consumption, solid waste and water treatment characteristics are attributed to greenhouse gas emissions and were included in emission calculations. Utility providers supplied energy consumption data for buildings within Danville, Virginia. Non-utility energy consumption was retrieved from state and federal databases. This data was entered into the ICLEI ClearPath calculators to quantify emissions. The [U.S. Community Protocol](#) and the [Danville GHG Inventory Memorandum](#) provide general and specified information regarding the 2022 Danville Community-Wide Greenhouse Gas Inventory.

Community Meetings

George Mason University worked with Danville government officials to identify community members to serve on a task force. The community task force members were selected based on their ability to represent diverse community needs, backgrounds, and professional experience. George Mason University approached each prospective member and reviewed the project goals and task force obligations.

The community task force met over four weeks in February 2024, meeting on consecutive Fridays for two hours per meeting. Each meeting was in-person, with some task force members appearing via video. The first two meetings focused on educating and exchanging information on key terminology, greenhouse gas models, energy mitigation strategies, and the results of the municipality greenhouse gas inventory. The community task force was provided with a binder of information that consisted of the goals and process, examples of guiding principles, examples of other municipality energy actions plans, and case studies on energy mitigation actions. The mitigation case studies and greenhouse gas modeling were developed by university students under faculty supervision. The mitigation case studies provided detailed information on potential energy reduction actions, strategies, and policies in each of the core sectors. The case studies also provided objective information on the action's effectiveness, cost, feasibility, equity, and co-benefits. The greenhouse gas modeling is discussed in detail in Chapter 2.

The latter two meetings were designed to facilitate community task force discussion on selecting actions that would assist the municipality in achieving its goals. Community task force members reviewed case studies and engaged in structured analytic techniques and dialogue to identify the recommended action items, priority status (high, medium, low, not a priority), and time frame for implementation (1 year, 2-3 years, 4+ years, continuous). Community task force members engaged in dialogue amongst themselves and interacted with local government officials. The meetings were recorded, and draft reports of the recommended action items were approved by both community task force members and local government officials.

Guiding Principles

Community task force members were given an opportunity to identify which principles should guide their decision making on their recommended actions. The guiding principles were then used to evaluate each potential action item. The guiding principles selected are:

Effectiveness

- The recommended action meets the goals of energy savings and efficiency and reducing greenhouse gas emissions.

Costs, Economic Benefits, & Savings

- The recommended action has a positive impact on the local economy and employment. State or federal funds and financing are available to implement this action. Citizens, businesses, and/or the government will likely save money.

Feasibility

- The recommended action can be implemented by the municipal government (currently or soon). The municipal government has control over this action or can advocate for policies that support the action. Consider availability of financing and return on investment.

Equity

- The recommended action ensures (or can be designed to ensure) equitable distribution of benefits to all parts of the community (e.g., for low and middle-income citizens).

Co-Benefits

- The recommended action provides benefits beyond energy savings and emissions reductions to the community, such as public health, quality of life, economic gains, social benefits, or other environmental benefits.

Consistency

- The recommended action is well integrated with established community plans and policies or should be included in such plans and policies.

CHAPTER 2 – MUNICIPALITY GREENHOUSE GAS EMISSIONS

A community greenhouse gas (GHG) inventory is a systematic and comprehensive assessment of all GHG emissions produced within a specific community or geographic area. This inventory provides a detailed account of the sources and amounts of greenhouse gases released into the atmosphere because of human activities within the community of Danville.

Key elements of a Community GHG inventory include:

1. **Emission Sources:** Electricity, Transportation, Solid Waste, Water and Wastewater, AFOLU (Agriculture, Forestry, and Other Land Use), Fugitive Emissions, and Grid Loss.
2. **Greenhouse Gasses:** Measurement of different types of greenhouse gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and refrigerants. The reduction of each gas contributes to resiliency and sustainability.
3. **Data Collection:** Where the data comes from, such as vehicle miles traveled, reports from utility companies, and other relevant factors.
4. **Inventory Period:** The time frame in which the inventory is taking place.

Total Emissions

Across all sectors, Danville produced just over 650k metric tons of CO₂ equivalent (CO₂e) in 2022 (see Figure I). Rather than comparing various greenhouse gases and their varying Global Warming Potentials (GWP), CO₂e creates a standard measure to compare all GHGs across all sectors.

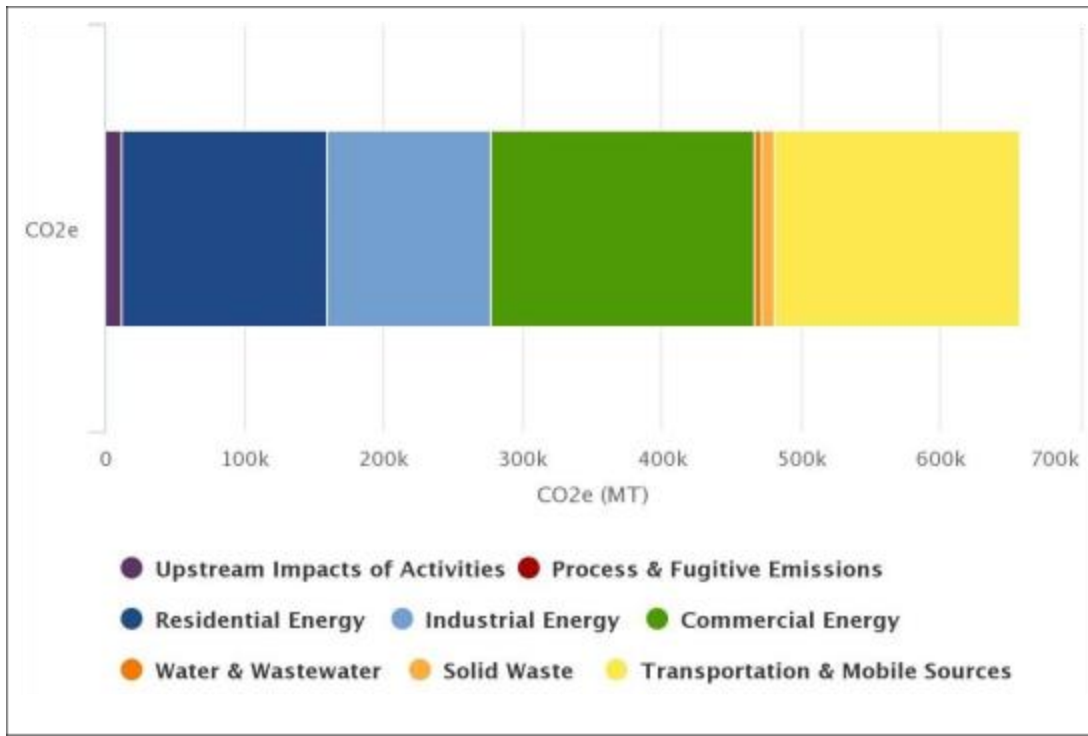


Figure 1: Total CO2 Emissions

Electrical Data

a. Emission & Generation Integrated Database (eGRID)

To calculate emissions, Danville zip codes were entered into power profiler.com. There are two eGRID regions from which Danville receives electricity. RFCW provides most of the electricity and SRVC supplemented electricity. All emissions are assumed to result from the RFCW region, due to this region providing most of the electricity. While eGRID regions do not always correlate with the locally purchased sources of electricity generation, they do give the most representative cross-section of *dispatched* generation associated with demand loads in their area. Thus, the carbon intensity of electricity generation is geographically associated with demand. All electrical consumption use was duplicated in both eGRID regions, with SRVC indicated as “Information Only”, to avoid double counting. The emissions produced by each region were recorded into a factor set for each 2021 SRVC and 2021 RFCW eGRID regions. 2021 eGRID data is the most current data available for the 2022 GHG inventory.

b. Residential, Commercial, and Industrial

Residential, Commercial, and Industrial electrical consumption data was provided by Danville Utilities for the Calendar year of 2022. Metered usage is the most accurate form of data to measure consumption. The electrical consumption was provided in kWh for each sector.

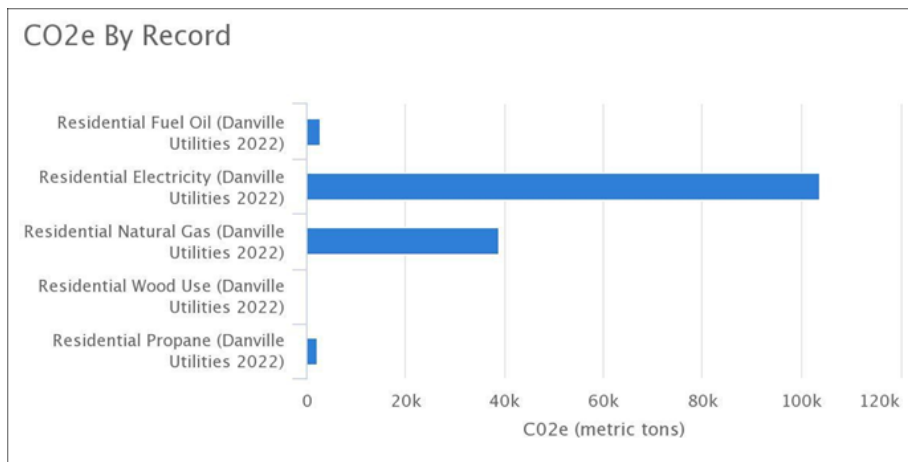


Figure 2: Residential Energy - 147,644 metric tons CO2e

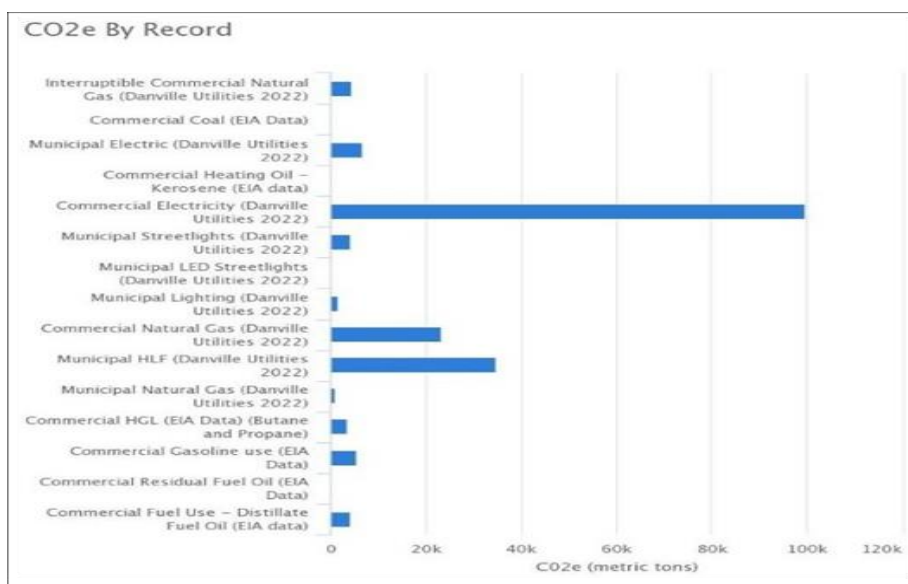


Figure 3: Commercial Energy 188,515 metric tons CO2e

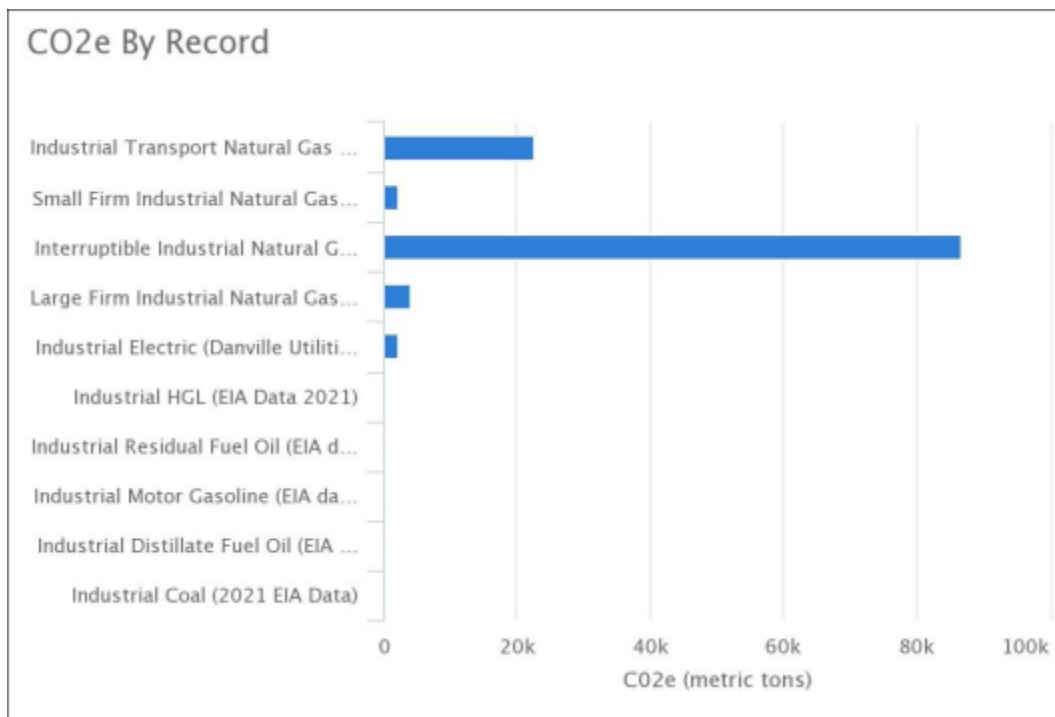


Figure 4: Industrial Energy- 117,524 metric tons CO₂e

c. Municipal

The municipal sector had several categories, including LED Streetlight, Streetlights, HLF, and Lights. For each category under municipal, kWh consumption was input, and number of fixtures recorded (if available). Since there is no specific sector in ClearPath for Municipal Energy, all Municipal energy is placed under commercial. Note that the electricity used to treat potable water and water treatment was subtracted from municipal power consumption in order to prevent “double counting” the electricity consumed by the city. Those emissions are included under water and wastewater treatment, respectively.

Natural Gas

a. Residential and Commercial

Data for natural gas was provided by Danville Utilities in therms for each sector, residential, commercial, municipal, and industrial. For residential and commercial, data was simply input according to Danville Utilities’ measured consumption for the two sectors. Like electricity, the number of households which utilize natural gas was recorded in residential. The number of commercial businesses which utilize gas monthly was recorded as well. All information was input in the Emissions from Stationary Fuel Combustion.

b. Industrial

Industrial natural gas was categorized as Industrial Transport, Large Firm Industry, Small Firm Industry, and Interruptible Industry. The data was recorded for each category in therms, as reported by Danville Utilities. All information was input in the Emissions from Stationary Fuel Combustion.

c. Municipal

Municipal natural gas was reported by Danville Utilities, but the value was not just input into ClearPath. The quantity of natural gas used in water treatment for wastewater and potable waste treatment was deducted from the Municipal natural gas. This prevents “double counting” and overestimating natural gas use. All information was input in the Emissions from Stationary Fuel Combustion.

Non-Utility Fuel Use (Coal, Propane, Butane, Wood, Residual Fuel Oil, Distillate Fuel Oil)

a. Residential

Data from Danville Utilities natural gas consumption for residential households compared to 2020 US Census Bureau Household heating types to obtain data for non-utility fuels. Since this is federal level data, rather than measured or metered usage, there is potential for variation in CO₂e due to reporting and/or estimation errors. While more exact energy usage is not available as it is for utility-provided energy, the Census information *does* provide exact estimates for Danville.

b. Industrial and Commercial

2021 Energy Information Administration (EIA) data was obtained for Industrial Energy Consumption for the State of Virginia. 2020 State workforce data was compared to city workforce data. A ratio was created by comparing jobs distinguished as Industrial jobs for Virginia, to the City of Danville’s Industrial workforce. For each of the fuel types provided by the EIA, the ratio was applied, and assumed as Danville’s consumption. 2021 EIA is the most current data available for Industrial and Commercial Energy Consumption. Since this data is state level data, statistics could vary from true values. Since there is no accurate reporting for true consumption values for non-utility fuel types, these values are estimated based on Danville’s workforce size and characteristics.

c. FLIGHT- GoodYear Tire and Rubber

For facilities which emit more than 25,000 tons of CO₂, the EPA requires reporting to the Facility Level Information on Greenhouse gases Tool. GoodYear Tire and Rubber is the only facility within Danville boundaries which requires this reporting. Fuel oil #6 and natural gas was recorded for GoodYear Tire & Rubber but marked as information only as to not double count the data statistics created from 2021 EIA data. GoodYear Tire & Rubber reports this data to the EPA, which records the information in FLIGHT. The total 2022 CO₂e produced from GoodYear Tire & Rubber is 63,538 tons of CO₂e.

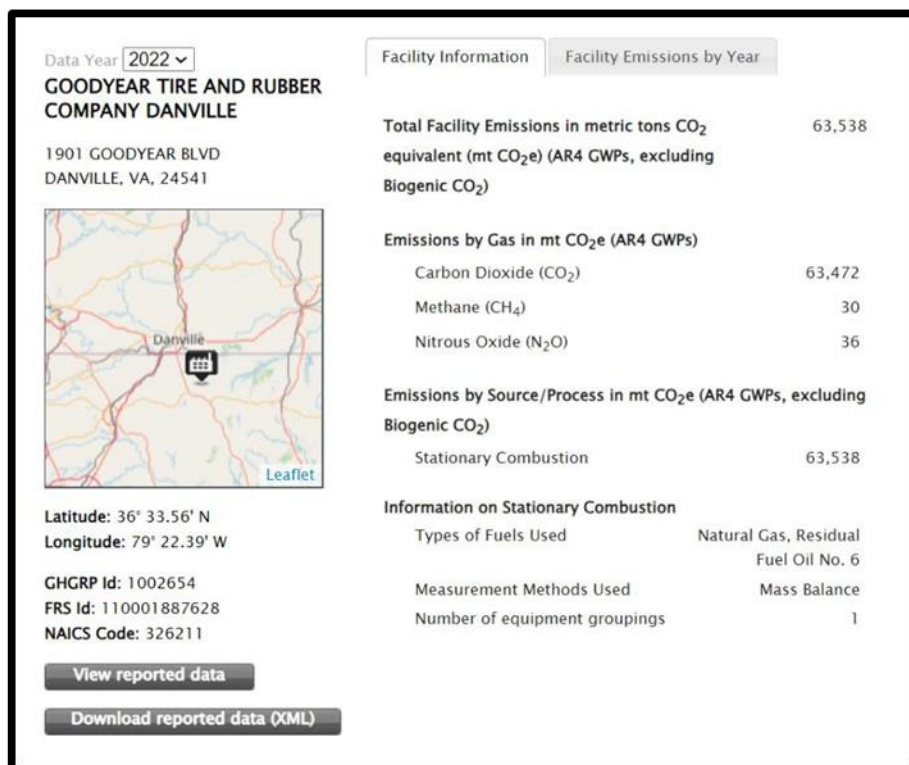


Figure 5. EPA FLIGHT data of GoodYear Tire & Rubber – 63,538 tons CO₂e

Transportation

- a. Virginia Department of Transportation (VDOT) provided Vehicle Miles Traveled (VMT) for 2021. This file included vehicle types and daily VMT within the City of Danville's boundaries. Annual VMT data for each was input into the ClearPath calculator for On Road Transportation for each category listed below:
 - i. Passenger vehicles were assumed to be all motorcycles, passenger cars, two axle, four tire single unit vehicles, and two axle, six tire single unit trucks. It is assumed, all passenger vehicles are gasoline. Daily VMT for all passenger vehicles was aggregated, then multiplied by 365 to create an annual VMT figure.
 - ii. Freight vehicles are assumed to be three axle single unit trucks, four or more axle single unit trucks, four axle or fewer single trailers, five axle single trailers, and six or more axle single trailers. All freight is assumed to be diesel. All forms of freight vehicles were aggregated, then multiplied by 365 to create an annual VMT figure for Freight.
 - iii. Passenger buses were classified separately in the VDOT report. Daily VMT was multiplied by 365 to create an annual VMT figure for Passenger Buses.

All On Road Transportation calculators included Annual VMT for the year of 2021, travel type (passenger, freight, or passenger bus), and location (within Danville's boundaries). A 2021 factor set was created based on U.S. Department of Transportation (DOT) fuel efficiencies for vehicle type groupings, including passenger

vehicles, light duty vehicles, and heavy duty vehicles. The emissions were calculated based on the Annual VMT for each vehicle type within each category. Due to the absence of exact measured annual VMT for each vehicle make/model, there are likely some slight errors in estimation.

- b. Emissions taken directly from EPA Nation Emission Inventory (NEI) tool for off road transportation for the year of 2020. This is the most current available data for the City of Danville’s 2022 Community GHG Inventory. Exact and precise emissions are provided for Locomotives, Off-Road Gasoline vehicles, Off-Road Diesel vehicles, and other non-point emission sources. Data is provided by the EPA on a local level. Values for these emissions are not likely to vary from these reported values.
- c. Airplane data provided by Averett University. The data provided includes fuel types and quantity of fuel used.

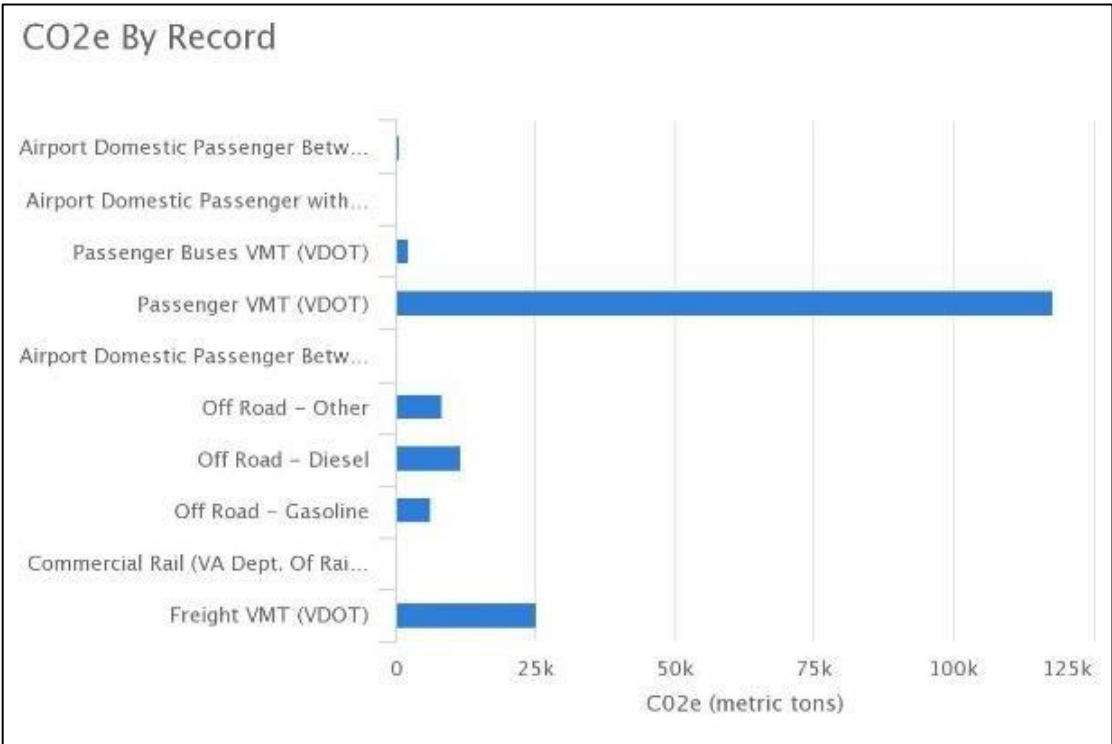


Figure 6: Transportation- 172,427 metric tons CO2e

Solid Waste

Pittsylvania County provided information on the characteristics of the landfill. First Piedmont Corporation provided the weight (tons) of solid waste transported for Danville. The landfill was uncovered (wet), out of boundary, and did not collect methane. These characteristics were entered into ClearPath’s Landfilled Waste Calculator which uses a first-order-of-decay (FOD), passive model of emissions determination. Public Works data was input as information only. The weight (in tons) was input into ClearPath and the composition of the waste was entered into a factor set. Both quantity and composition will determine emission. This only includes waste picked up by the city. There is missing data on industrial and commercial waste which is not picked up by the Danville Public Works.

Public Works provided information on weight (tons) of yard waste. The tons of yard waste were entered into the Biologic Treatment of Solid Waste (composting) calculator in Clear Path.

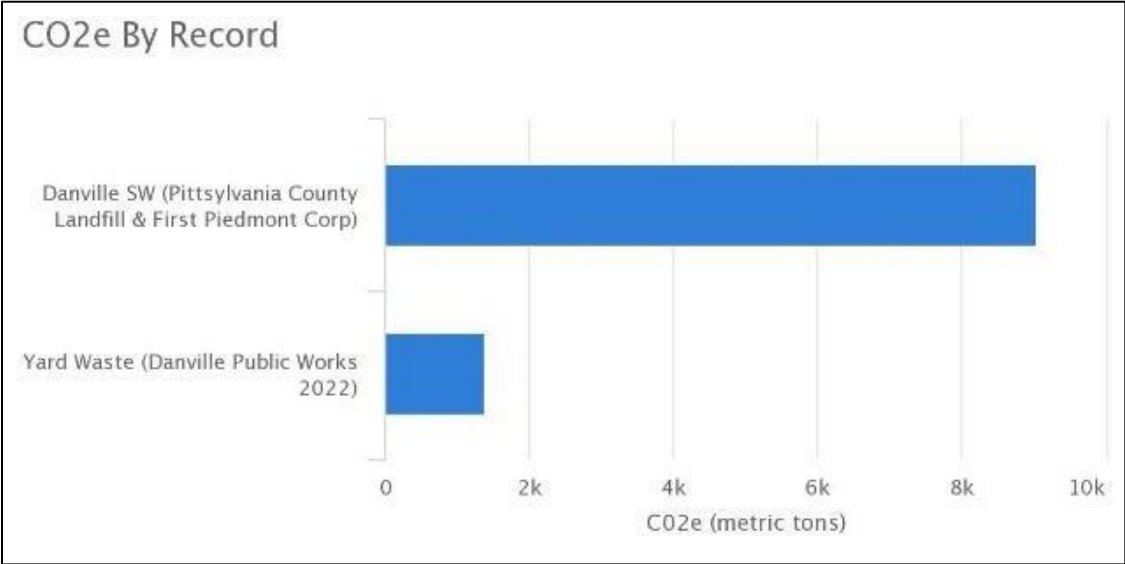


Figure 7: Solid Waste- 10,417 metric tons CO2e

Wastewater and Potable Water

Potable Water and Wastewater characteristics, including electricity and natural gas required for the process was provided by Danville Utilities. The kWh and therms reported from Danville Utilities was recorded in the Emissions from the Supply Potable Water, as well as gallons of water produced. Both values for natural gas and electricity were subtracted from the municipal records.

N2O Effluent Discharge was calculated by entering data into Process N2O from Effluent Discharge.

Characteristics of wastewater facility provided by Danville Utilities. Water treatment was recorded as aerobic and no denitrification processes in place. Wastewater was treated within Boundaries. Wastewater emissions from treatment were recorded by entering N2O Emissions from Wastewater Treatment data. A ClearPath default value of 1.25 was used for Industrial Commercial Discharge Multiplier as the City of Danville treats wastewater for both commercial and industrial sectors.

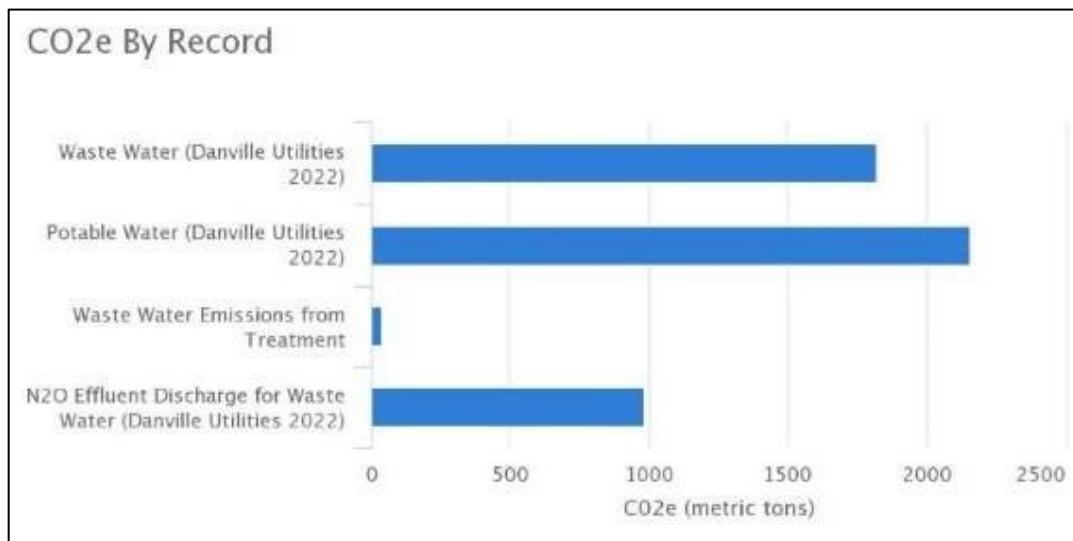


Figure 8: Wastewater and Potable Water- 4,997 metric tons CO₂e

Agriculture, Forestry, and Other Land Uses (AFOLU)

LEARN Tool obtained data for the City of Danville from 2013 to 2019. The change in forestry, grasslands, settlement over time was recorded. The change over time in forestry was then compared to the closest city available—Baltimore, MD. The PDF provided from the LEARN Tool provided changes in hectares for each type of forestry change, and CO₂ emitted or sequestered. All AFLOU data is entered as “Information Only” for documentation purposes only.

Process & Fugitive Emissions

All of Danville’s natural gas was aggregated into one value, and across all sectors. This value was input into the Fugitive Emissions for Natural Gas calculator. Defaults for Leakage rate, Natural Gas density, % methane, and % carbon dioxide were all provided by ClearPath.

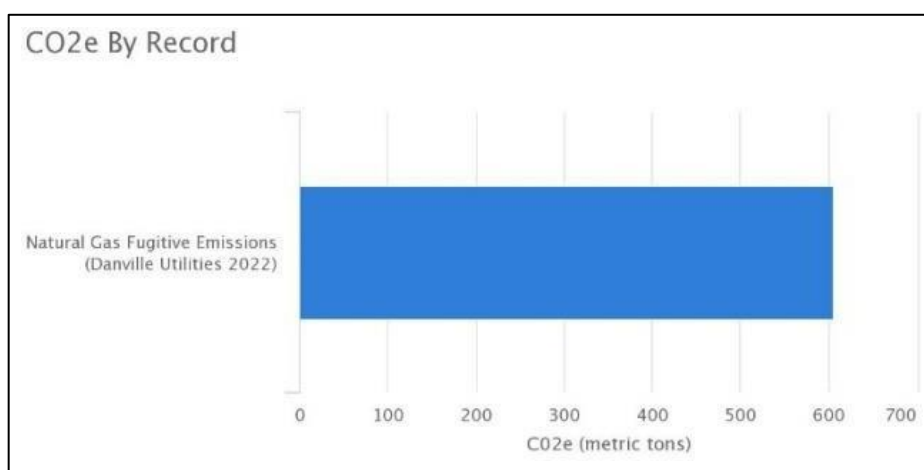


Figure 9: Process and Fugitive Emissions- 605 metric tons CO₂e

Upstream Impacts of Activities

Each sector which provided electrical data was input into Upstream Impacts Used by the Community calculator. This included electricity consumption reported for residential, commercial, municipal, and industrial sectors. All separate electricity categories for municipal electric were also recorded. ClearPath default factor for Grid Loss was applied, and sector selected. Grid Loss is the electricity lost from transmission of electricity. Grid Loss is dependent upon quantity of electricity transmitted. The Grid Loss value used in ClearPath is 4.5%. This value was applied to the measured electrical usage provided by Danville Utilities.

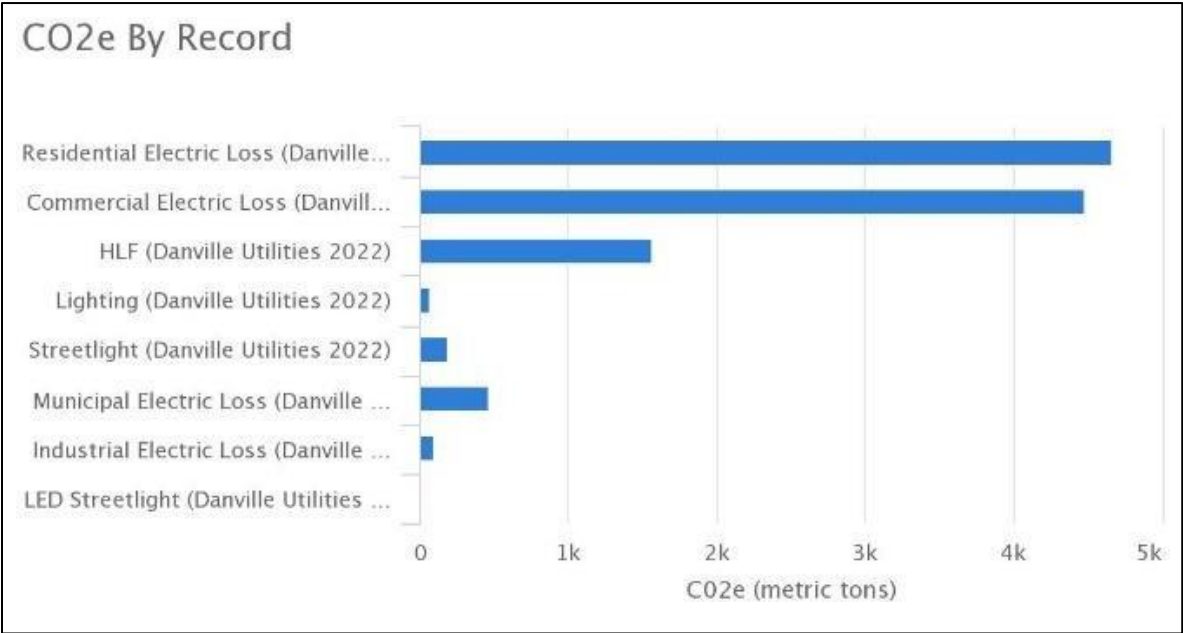


Figure 10: Upstream impacts of activities- 11,541 metric tons CO2e

CHAPTER 3 – GOALS, STRATEGIES & ACTIONS

Danville recommends an overall goal consistent with international, national, and regional goals—but influenced by local needs. Our goal is based on the best available science today which provides a pathway to conserve energy, reduce greenhouse gas emissions, and improve the resilience and sustainability of our community.

Our goal is to reduce our community’s greenhouse gas emissions in the short-term by 50% by 2030 (from the base year of 2005). Since the U.S. has reduced emissions by approximately 15% in 2022, we can adjust our goal so that we only need to reduce emissions by 35% by 2030 relative to current levels. Our long-term goal would be to achieve carbon neutrality by 2050, which means the amount of greenhouse gases released into the atmosphere is equal to the amount removed.

The sections below outline the community task force recommended strategies and actions. Each section represents the core categories (buildings, transportation, electricity sector, land use, waste and wastewater, and solid waste). Within each section, there are four sub-parts: action, priority level, timeframe for implementation, lead government official, and comments.

GOAL: reduce emissions by 35% by 2030; achieve carbon neutrality by 2050.

All actions have been assessed by the community task force to comply with the guiding principles of effectiveness, feasibility, equity, and co-benefits.

Sector: BUILDINGS				
Strategy: Increase energy efficiency and deploy clean energy technology in existing buildings (residential and commercial).				
Sub-Sector Goals: (1) Retrofit at least 100 <i>residential</i> housing units with cumulative energy efficiency improvements of 25% (existing buildings) by 2030; (2) convert 30% of fossil fuel <i>residential</i> building systems (e.g., space or water heaters) to highly efficient electric options (e.g., heat pumps); (3) Retrofit at least 50 <i>commercial</i> building with cumulative energy efficiency improvements of 30% (existing buildings) by 2030; and (4) convert 30% fossil fuel <i>commercial</i> building systems (e.g., space or water heaters) to highly efficient electric options (e.g., heat pumps) by 2035.				
Actions		Priority	Timeframe	Gov’t Dept
I. Survey residents and businesses about a rebate program for	• Pursue state and federal grant opportunities	High	Short (1 yr)	Utilities

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converting to more energy efficient practices and technology (for example, heat pumps, insulation, storm windows, or solar water heaters and panels). Specifically, determine the amount of rebate that would motivate maximum participation. After the survey, provide recommendations on how to proceed with a rebate program.	to create this rebate program. Evaluate how to apply rebate program to low and medium-income residents.			
2. Evaluate how to best reuse or repurpose existing buildings into more energy efficient buildings through zoning changes, such as new mixed-use retail, or residential and community buildings. After evaluation, provide recommendations on how to best proceed with this plan. Include zoning recommendations in the City's Comprehensive Plan.		High	Short-Medium (1-3 years)	Planning Division
3. Create an information clearinghouse for residents and businesses about tools, technology, and incentives for installing and using energy efficiency and clean energy technologies and practices. Clearinghouse should focus on conveying actual experiences from	Post clearinghouse on government websites and conduct active information delivery at public events.	High	Continuous	Utilities, Housing, Economic Development, Inspections

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residents and businesses. See comments section below about contents of the information clearinghouse.				
4. Conduct a pilot study on the benefits of a “green roof” on public building. Evaluate the costs, energy savings, and reduced water run-off; and then promote the findings to the public on website and other active means.	Medium	Medium (2-3 years)	Community Development, City Manager’s Office, Industrial Development Authority	
Comments: •Need to focus rebate program on industrial and commercial owners. • Need to link the rebate program to a requirement to have a third-party energy audit performed. • Need access to large pool of funds so more projects can be done (perhaps lower cap on individual awards so more awards can be made). • Need to work with utility provider to create and implement the rebate program. • Need to create an information clearinghouse that helps residents make smart, informed decisions. The clearinghouse should be carefully constructed by researching and presenting objective data. • Need to ensure the clearinghouse is more than a passive website by actively presenting information. • Need to include in the following in the clearinghouse: information on green building design principles, any existing tax or other incentives to encourage building developers to incorporate energy efficiency, list of companies (non-endorsed) that install energy efficiency upgrades and then customer pays back cost through energy savings (known as Energy Service Companies) or customer pays back through their property tax bill (known as Property Assessed Clean Energy), recommendations for real estate companies to promote energy efficiency and renewable energy in home sales, information about real estate tax exemption or reduction for energy-efficient buildings, and recommendations on how industrial plants can reduce emissions and conserve energy. • Need to prioritize state or federal funds based on the findings from George Mason University’s emission inventory.				

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Sector: TRANSPORTATION				
Strategy: (1) Increase alternative forms of transportation. (2) Increase transition to electric vehicles.				
Sub-Sector Goals: (1) By 2030, the municipality should convert 30% its publicly owned light-duty internal combustion engine vehicles to plug-in electric vehicles (PHEVs) and battery electric vehicles (BEVs) vehicles; (2) By 2030, the municipality should convert 30% its publicly owned medium and heavy-duty vehicles to PHEV/BEV or other clean vehicle technology (e.g., propane, natural gas); (3) Community: Increase PHEVs/BEVs to at least 12% of all light-duty vehicle registrations by 2030; (4) Community: Reduce 15% of passenger vehicle miles traveled by shifting to active or public transport (e.g., biking, walking, or taking the bus) by 2030.				
Actions		Priority	Timeframe	Gov't Dept
1. For publicly owned vehicles, purchase electric vehicles (replace existing internal combustion vehicles), for both light-duty and heavy-duty applications, <i>when the vehicle has reached its normal life expectancy and is scheduled to be replaced.</i>	Seek state and federal grants to off-set costs of these purchases.	High	Continuous	Public Works
2. Prepare a plan for future deployment of EV charging stations in public spaces, and when appropriate implement this plan.	a. For any deployment of EV charging stations, streamline permitting and inspection procedures; and b. Coordinate with local utility to ensure adequate and safe installations.	High	Short (1 year)	Public Works
3. Evaluate zoning requirements and parking ordinances for EVs and deploy these incentives for all new residential and commercial buildings (look to best practices from other jurisdictions). After evaluation, provide recommendations on		Medium	Short (1 year)	Planning Division

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how best to proceed with these requirements.				
4. Create a clearinghouse for information about EVs and charging infrastructure financing, rebates, & tax incentives.	Post clearinghouse on government websites and conduct active information delivery at public events.	Medium	Medium (2-3 years)	Planning Division, Utilities
5. Evaluate and plan to expand or create new bike lanes and pathways connecting homes to businesses. After evaluation, provide recommendations on how best to proceed.		High	Medium (2-3 years)	Planning Division, Public Works
6. Evaluate current program on reduced transit bus fare programs and discounted passes, identify challenges to greater adoption, and address these challenges to increase usage.		Medium	Medium (2-3 years)	Transportation, Parks & Recreation
7. Evaluate the need for more convenient routes and accessible public transportation to encourage more ridership. After evaluation, provide recommendations on how best to proceed with these requirements.		Medium	Short (1 year)	Transportation, Public Works
8. Evaluate current programs for alternative travel (for example, dial-a-ride, on-demand transit, volunteer driver program, carpool, or community shuttles), identify challenges to greater adoption, and address these challenges to increase usage.		Medium	Short (1 year)/Medium (2-3 years)	Transportation, Parks & Recreation

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Sector: ELECTRIC SECTOR			
Strategy: Increase transition to clean and renewable energy sources.			
Sub-Sector Goal: Transition 40% of the electricity used in the municipality to clean energy sources. (e.g., solar, wind, hydropower, nuclear, and geothermal) ahead of Virginia's Renewable Portfolio (state law requires 45% renewable in 2035)			
Actions	Priority	Timeframe	Gov't Dept
1. Work with a private solar company developer to survey and inventory all public buildings for solar PV potential (for example, roof measurements, shade analysis).	High	Short (1 year)	Utilities, City Manager's Office
2. Identify best management practices, from other jurisdictions, for installing solar on public buildings.	High	Short (1 year)	Utilities, Inspections
3. Encourage and provide information to the public about Community Solar Projects. Identify and address any challenges with advancing this opportunity.	High	Medium (2-3 years)	City Manager's Office
4. Create permit fee and property tax reductions and other incentives for solar PV installations.	High	Medium (2-3 years)	Inspections, Real Estate
5. Deploy an electricity demand reduction program to reduce energy usage at peak times (or work with third party company to do this).	High	Short (1 year)	Utilities
6. Pursue state and federal grant program to install energy-efficiency upgrades for low-income customers.	Medium	Medium (2-3 years)	Community Development
7. Identify any solar project possibilities in brownfields locations and encourage development of these sites for solar.	Low	Medium (2-3 years)	Zoning, Planning
Comments: • Need to identify organizations that provide best management practices for installing solar on public buildings. • Need more shade in parking lots. • Need more cohesiveness among parking lots and businesses. You should not have to get back on the main road from one parking lot to go to another store right beside it. • Note, there are no large-scale solar facilities within the City boundaries. Danville Utilities' service territory extends into the county, where there are solar systems and plenty of land for future utility scale solar. • Note, Community Choice aggregation project would not apply since the City already does this for its residents (i.e., it owns its own electric facility), but Community Solar projects would apply. • Note, the City has already installed LEDs in streetlights. • Note, the City tried a smart thermostat program but found that it would not increase the benefits beyond the costs. • Any time you can reduce energy demand, this is a good thing because you are not running the power plant.			

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- Note, there is a grant program for low-income residents, but this needs to be re-defined to target energy efficiency measures. Danville Utilities should offer sleeved PPAs for industrials to purchase clean energy. Also, if the City purchased RECS at say \$75 per rec, this would be a huge incentive to install solar.*
- Regarding solar, strong consideration needs to be given to which company panels will be purchased from, what is in the panels, their lifespan, what can be done with them after usage, etc.*

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Sector: LAND USE				
Strategy: Improve management of lands/native trees				
Sub-Sector Goal:				
Actions		Priority	Timeframe	Gov't Dept
1. Support the adoption of a long-term plan for more sustainable development (for example, green zoning plans for energy and water-efficient buildings, multi-family and mixed use, and transit-oriented development). This includes expanding public parkland and establishing natural green space guidelines in community planning.		High	Short (1 year)	Zoning
2. Streamline and clarify the process to achieve planting of native trees, food forest tree plantings, green landscapes, and managing non-native plants. Identify clear lines of government authority and processing. Identify challenges or obstacles and provide recommendations to overcome these.	a. Ensure there is a robust maintenance plan for any tree planting projects, so the trees survive long-term. There needs to be a common understanding and acceptance of responsibility and roles. b. Better coordinate the education and outreach (e.g., involve local university and community college) by creating partnerships and engaging in continuous communication. Make this a formal, on-going program.	High	Short (1 year)	Zoning, Public Works
<i>Comments:</i> • Note, the City is considering a separate effort to create and adopt a sustainability plan so these actions should be merged. • Note, the government should be open to making a genuine effort to identify and resolve obstacles. • Long term planning on sustainability is a continuous process. • The City has plans to make changes to zoning, such as mixed zoning, new building and development codes. This is part of another effort on sustainability. • Land use planning is linked with transportation goals such as bikeable and walkable communities (cross-over actions). • With tree plantings there is some frustration with the lack of progress on some projects, which could be improved with clear lines of authority and responsibility within the government. • The City does conduct outreach and education about tree plantings (e.g., with Rotary Club), but turn-out is low.				

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Sector: WASTE & WASTEWATER				
Strategy: Improve the quality of waterways.				
Sub-Sector Goal: None				
Actions		Priority	Timeframe	Gov't Dept
1. Educate and inform residents about green infrastructure solutions for water conservation (natural or nature-based approaches such as constructed wetlands, rain gardens, and vegetation buffers).	Ensure that the City's green infrastructure spaces are promoted so residents recognize and take pride in them.	High	Continuous	Zoning, Public Works
2. Identify and promote best management practices to reduce harmful run-off of pesticides and chemicals into waterways.		High	Continuous	Public Works
3. Create a partnership with local university/college students and community members to create citizen-scientists trained in monitoring the health of waterways and identifying any water quality issues. Ensure lines of communication exist between students/community members and government.		High	Short (1 year)	Zoning
Comments: • The City needs to better promote its green projects, so residents recognize and appreciate their City more. • While building codes are set by the state, the City can create incentives for building developers (in land development plans) to consider more green spaces and more recreation areas which minimizes run-off. • The protocols for testing waterways are already in place. Need to create a structure or channel to communicate the health of waterways to City government.				

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Sector: SOLID WASTE			
Strategy: Reduce the amount of solid waste going into landfills.			
Sub-Sector Goal: Divert 40% of solid waste produced in the city (e.g., recycled, composted, reused) by 2030.			
Actions	Priority	Timeframe	Gov't Dept
Conduct a feasibility study on food composting program (residents and businesses; drop off or curbside pick-up).	High	Medium (2-3 years)	Public Works, City Manager's Office
Comments: • The City composts yard waste (leaves, tree branches) at a drop-off location. • There are issues with costs for curbside pick-up of recycling and food waste (it was not profitable). The City should set a waste diversion goal of 90% for City Hall. They could also have a goal to get a City Hall TRUE Zero Waste certified by 2030. They could expand on the program from there.			

Sector: PARTNERSHIPS			
Strategy: Develop partnerships with key stakeholders to advance energy efficiency and clean energy projects.			
Sub-Sector Goal: None			
Actions	Priority	Timeframe	Gov't Dept
1. Contact the Chamber of Commerce and the Virginia Extension Program to develop partnerships with the local business community to encourage and facilitate energy and resilience-oriented practices and mentorship. Include business representatives on energy/climate committee (see Organizational Structure below).	High	Continuous	Utilities
2. Partner with local universities and colleges to seek state and federal grants to build the capacity and train the energy efficiency and renewable energy workforce of the future.	High	Short (1 year)	Utilities
3. Create a local green certification program to	High	Short (1 year)	Economic Development, Utilities
Work with the Chamber of Commerce to create this program.			

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recognize local businesses and adopt the Virginia Green Schools program. The program should recognize those businesses that use energy efficiency measures and clean energy technology.				
Comments: • City needs to motivate its residents about all the good things happening in the energy action plan. The City and its residents should take pride in what it is accomplishing or attempting to accomplish. The City should be strident in promoting itself as a city working to address climate change, reduce energy costs, and building a more resilient community. • There are some efforts to work with the business community, but they lack any formal structure. • The Danville Community College does offer training for the energy sector, but not for the clean energy sector.				

Sector: ORGANIZATIONAL STRUCTURE			
Strategy: Create standing committee and hire specialists that assist with guidance and implementation of energy and sustainability initiatives.			
Sub-Sector Goal: None			
Actions	Priority	Timeframe	Gov't Dept
(1) Create an energy and climate committee comprised of residents who are appointed and empowered to provide advice and recommendations to the City's leaders.	High	Short (1 year)	City Manager Office
(2) Hire a Sustainability Specialist who will serve as the point person on all energy, climate, and resilience issues.	High	Short (1 year)	City Manager Office
Comment: • An energy/climate committee can be comprised of appointed residents who serve a specific amount of time on the committee (e.g., two-year terms), and meet monthly to discuss current issues and provide recommendations to City for items in energy action plan. • A City employee should serve as the liaison between this committee and the City government. • A "sustainability specialist" would coordinate with all government offices. • The "sustainability specialist" should not be an existing employee who is given these additional duties. It should be a new hire.			

CHAPTER 4 – IMPLEMENTATION

Danville’s overall goal is to reduce community greenhouse gas emissions in the short-term by 50% by 2030 relative to 2005 levels (or 35% relative to 2022 levels). In Chapter 3, both sub-sector goals and actions were identified to achieve these overall goals. In many cases, the community task force recommended actions will contribute to meeting the sub-sector goals. For example, one of the sub-sector goals for buildings is to retrofit at least 100 residential housing units with energy efficiency improvements. An action that will support achieving this goal includes “Identify and evaluate how existing incentive programs (for example, Enterprise Zones) can incorporate energy efficiency and clean energy requirements or targets.” In this chapter, we will discuss how the recommended actions contribute to the overall goal and how the municipality can implement the action. We will also discuss how best to monitor progress towards meeting the goals.

Sub-Sector Goals

The sub-sector goals defined in Chapter 3 were approximated, as described below, to forecast potential emission reduction scenarios.

Buildings

- For non-electric households – Fuel Switching
 - 3.0% of housing stock retrofitted per year [Total of 30% over next 10 years]
 - 25% energy savings
 - Coefficient of Performance for Heat Pumps 2.7
 - Furnace efficiency = 80%
- For electric households – No Fuel Switching
 - 2.5% of housing stock retrofitted per year [Total of 25% over next 10 years]
 - 20% energy savings
 - Coefficient of Performance for Heat Pumps 2.7
 - Furnace efficiency = 80%
- For non-electric commercial buildings – Fuel Switching

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- 5% of building stock retrofitted per year [Total of 30% over next 6 years]
- 30% energy savings
- Coefficient of Performance for Heat Pumps 2.7
- Furnace efficiency = 80%
- For electric commercial buildings – No Fuel Switching
 - 5% of building stock retrofitted per year [Total of 30% over next 6 years]
 - 20% energy savings
 - Coefficient of Performance for Heat Pumps 2.7
 - Furnace efficiency = 80%
- Industrial Building – 1% reduction in electricity/natural gas per year

Transportation

- 20% reduction in Vehicle Miles Traveled (VMT) by 2035
- 40% EV's (on the road) by 2050 – Gasoline engines
- 20% EV's (on the road) by 2050 – Diesel engines

Electric Sector

- Transition 25% of the electricity used in the municipality to clean energy sources. (e.g., solar, wind, hydropower, nuclear, and geothermal) ahead of Virginia's Renewable Portfolio
- VCEA requires 45% renewable in 2035 [Modeled]

Solid Waste

- Divert 90% of solid waste produced in the city (e.g., recycled, composted, reused) by 2030

Danville's 2030 target – a science-based target—seeks to reduce greenhouse gas emissions (GHG) by 50% relative to 2005 levels by 2030. However, in 2022, the U.S. had reduced by ~15% of its GHG emissions. Thus, Danville only needs to reduce **35% of its GHG emissions relative to 2022**, as depicted here.

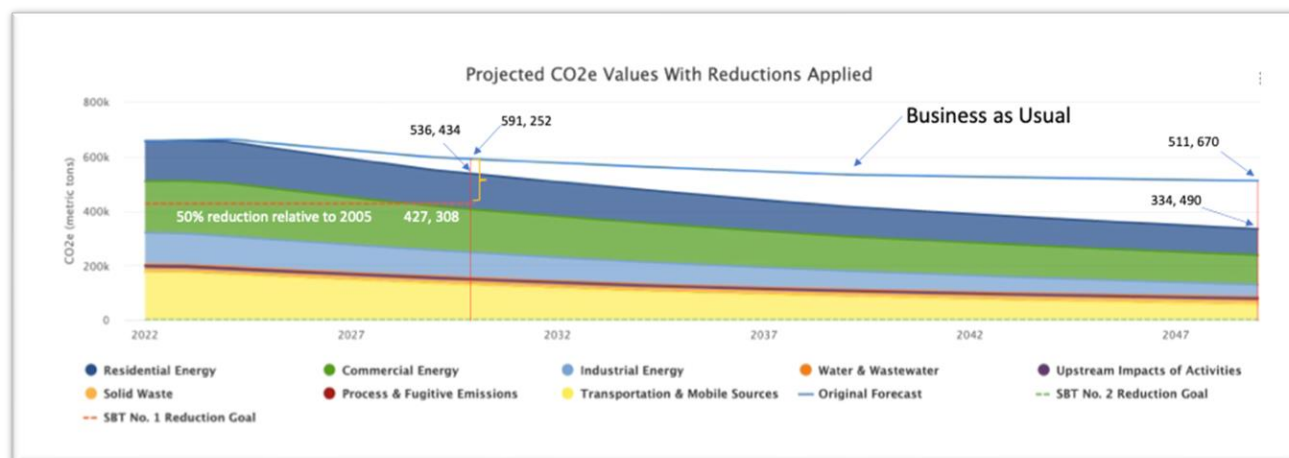


Figure 1- Projected GHG emission reductions based on sub-sector goal achievement

If the above sub-sector goals are successfully implemented, Danville should make progress towards meeting its goals. As Figure 1 depicts, Danville falls short of meeting its science-based targets by almost 109,000 metric tons of CO₂e (536,434 – 427,308) in 2030 for the current actions that can be modeled. However, not all action items can be modeled. For example, educating the community about the benefits of electric vehicles and energy efficiency can result in financial savings and emissions reductions, but modeling the educational impact is difficult, if not impossible, to measure. Therefore, additional benefits will likely accrue for the actions that cannot be modeled.

Next Steps

To implement the recommended actions, Danville must consider the steps necessary for successful implementation. Below, an implementation methodology is provided for some of the recommended actions. This provides guidance on preliminary steps towards implementing the action.

Buildings

Action Item B1: Pursue state and federal grants to establish a rebate program for transitioning to energy efficient and clean energy technology (for example, electric heat pumps, weatherization, solar water heaters or panels). As a prerequisite for participation in the rebate program, require the completion of a comprehensive energy audit. This rebate program should have a carve-out for low-income residents.

Implementation Method:

- I. Weatherization Assistance Program

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The U.S. Department of Energy (DOE) Weatherization Assistance Program (WAP) reduces energy costs for low-income households by increasing the energy efficiency of their homes, while ensuring their health and safety.

Steps to Apply:

1. Determine eligibility for weatherization services.
2. Identify local weatherization provider.
3. Complete the weatherization application process.
4. Prepare for weatherization services.

For more information: Consult DOE's website [here](#).

2. The Green and Resilient Retrofit Program

The U.S. Housing and Urban Development Green and Resilient Retrofit Program is available for assisted multifamily housing. Direct loans and grants are available to fund projects that improve energy or water efficiency, enhance indoor air quality or sustainability, implement the use of zero emission electricity generation, low emission building materials or processes, energy storage, or building electrification strategies or address climate resilience.

For more information: Consult HUD's website [here](#).

Action Item B2: Evaluate how to best reuse or repurpose existing buildings into more energy efficient buildings through zoning changes, such as new mixed-use retail, or residential and community buildings. After evaluation, provide recommendations on how to best proceed with this plan. Include zoning recommendations in the City's Comprehensive Plan.

Implementation Method:

1. Market and promote the community's available vacant and underutilized buildings.
2. Create a community task force of key business stakeholders to assist with business-to-business outreach, local financing and marketing efforts, and understanding prospective new owner's needs.
3. Seek out experienced developers with specialization in repurposing historic buildings. These developers are familiar with tax incentives and economic tools and may be willing to engage with the municipality on this action.
4. Advertise on "historic buildings for sale" websites. Because of the unique nature of historic properties, there are many national websites that specialize in marketing historic buildings that may be worth utilizing to appeal to historic property buyers. Consult this [website](#) for more information, including grant opportunities.

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5. Consult with real estate professionals who specialize in commercial properties, are experienced with the local real estate market, and have knowledge of historic buildings. For more information: This community [guide](#) provides further information on repurposing vacant and underutilized buildings.

Action Item B3: Create an information clearinghouse for residents and businesses about tools, technology, and incentives for installing and using energy efficiency and clean energy technologies and practices. Clearinghouse should focus on conveying actual experiences from residents and businesses. See comments section below about contents of the information clearinghouse..

Implementation Method:

1. Establish baseline understanding of communities' awareness and attitudes towards energy efficiency and clean energy technology. For example, conduct in-depth interviews with community members, conduct public focus groups, or issue surveys or polls.
2. Based on research results, develop a targeted communication strategy which seeks to disseminate objective information about energy efficiency practices and renewable energy resources.
3. Identify and work with key partners that will effectively convey the communication strategy. For example, partner with schools, associations, and businesses.

For more information: consult the Virginia Department of Energy website [here](#). For information on energy efficiency, consult VDOE's page [here](#). For information on clean energy, consult VDOE's page [here](#).

Action Item B5: Conduct a pilot study on the benefits of a "green roof" on public building. Evaluate the costs, energy savings, and reduced water run-off; and then promote the findings to the public on website and other active means.

Implementation Method:

1. Consult with Green Lease Leaders, an organization that provides reference guides for tenants and landlords, sample lease clauses, case studies, and recorded training.
2. Develop and disseminate outreach material based on their guides.

For more information: Consult the Green Lease Leaders [website](#).

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Transportation

Action Item T1: For publicly owned vehicles, purchase electric vehicles (replace existing internal combustion vehicles), for both light-duty and heavy-duty applications, when the vehicle has reached its normal life expectancy and is scheduled to be replaced. Seek state and federal grants to off-set costs of these purchases.

Implementation Method:

Municipality should consider the following grants to apply and aid in the implementation of this action.

<i>Congestion Mitigation and Air Quality Improvement Program.</i> • Funds for local governments for transportation projects and programs to help meet the requirements of the Clean Air Act • Available funding: \$10,000,000 – \$505,000,000 • Available annually Link	<i>Charging and Fueling Infrastructure Discretionary Grant Program.</i> • Funds for implementing publicly accessible electric vehicle charging infrastructure • Corridor Program: \$1,000,000 – no maximum. • Community Program: \$500,000 - \$15,000,000. • Available annually Link
<i>Grants for Buses and Bus Facilities Programs.</i> • Funding to replace, rehabilitate, and purchase buses and related equipment, including vehicles that produce low or no emissions (Low-No) for public transportation services. • Grants for Buses and Bus Facilities: \$115,000-\$54,000,000 • Low-No Bus: \$167,257-\$116,000,000 • Available annually Link	<i>Clean School Bus Program.</i> • Funds for local governments to replace existing school buses with clean and zero-emission models • Serving high-priority school districts: Maximum of \$285,000 – \$375,000 per bus • Serving other eligible school districts: Maximum of \$190,000 – \$250,000 per bus • Funding available through 2026 Link

Action Item T2: As EV ownership increases, deploy more public EV charging infrastructure to meet demand.

Implementation Method:

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1. Start by electrifying government-owned vehicles and build the infrastructure needed for these vehicles. In parallel, begin to plan community locations to install EV charging spaces.
2. Create a plan for numbers and types of chargers by assessing local factors including electric vehicle numbers, access to home charging, and future targets.
3. Seek government funding and investments from developers, energy companies and local businesses. Deploying at scale can drive down charging infrastructure costs.
4. Collaborate with landowners, electricity companies and others to gain permissions, build support and get the technical details right.

For more information, consult C40's guidance on "Deploying Charging Infrastructure [here](#) and DOT's funding opportunities [here](#).

Action Item T3: Evaluate zoning requirements and parking ordinances for EVs and deploy these incentives for all new residential and commercial buildings (look to best practices from other jurisdictions). After evaluation, provide recommendations on how best to proceed with these requirements.

Implementation Method:

1. Prioritize site selection in lower-income and underserved communities.
2. Incorporate community input into investment decisions including site selection, mode preference, amenities, and design.
3. Ensure that priority communities where charging infrastructure will be deployed are also provided with targeted EV incentives and awareness campaigns.
4. Enhance mobility through strategies such as car share, mobility hubs, and EV infrastructure co-location with other transportation services.

For more information, read more on equitable distribution of EV parking infrastructure [here](#). For information on zoning requirements see DOE's guidance [here](#). For examples of parking ordinances see this [website](#).

Action Item T5: Evaluate and produce a plan to create more bikeable and walkable pathways with an emphasis on connecting homes to businesses.

Implementation Method:

1. Conduct a survey on desirability for walkable and bikeable pathways and potential locations.
2. Develop the plan and seek public review and comment.

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3. Secure funding for the plan.

For more information, funding for bicycle and pedestrian can come from a variety of sources, such as from this biking [organization](#). Information on incorporating bikeable and walkable communities into municipality comprehensive plan can be found [here](#).

Action Item T2: Conduct training and education for government employees on the feasibility and cost-benefit of clean and alternative vehicles.

Implementation Method:

<i>The U.S. Department of Energy's Clean Cities program supports a network of nearly 100 coalitions across the country, which work to promote alternative fuels, advanced vehicles, and fuel-saving strategies. Many of these coalitions offer training programs and workshops tailored to government fleets and transportation stakeholders.</i> Link	<i>For the most objective information on the cost-benefits of EVs, consult DOE's website here</i>
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Electric Sector

Action Item E1: Work with a private solar company developer to survey and inventory all public buildings for solar PV potential.

Implementation Method

1. Research and select a reputable solar company developer with experience in conducting solar assessments for public buildings. The Solar Energy Industries Association maintains a list of Virginia solar developers [here](#).
2. Draft a partnership agreement outlining the municipalities' needs.
3. Work closely with the solar company developer to conduct a preliminary assessment of public buildings to identify potential candidates for solar PV installations.
4. Engage relevant stakeholders, such as building owners, facility managers, and local government officials, to obtain necessary permissions and access to public buildings for conducting surveys and assessments.

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Action Item E3: Encourage and provide information to the public about Community Solar Projects. Identify and address any challenges with advancing this opportunity.

Implementation Method:

1. Provide information about community solar programs.
2. Form community partnerships with community solar organizations.
3. Schedule learning conversations with local stakeholders in your community to explore the possibilities for community solar development.

For more information, DOE provides general information on states implementing community solar projects [here](#). The Coalition for Community Solar Access provides resources on programs [here](#).

Action Item E6: Pursue state and federal grant program to install energy-efficiency upgrades for low-income customers.

Implementation Method:

1. DOE offers a program, Communities Sparking Investment in Transformative Energy ([C-SITE](#)), that supports local governments with implementing clean energy projects and programs for disadvantaged communities, energy communities, and small-to –medium-sized jurisdictions.
2. C-SITE supports initiatives that could cover enhancing building efficiency or electrification, promoting electric transportation, upgrading energy infrastructure, advancing microgrid implementation, fostering renewable energy projects, establishing resilience hubs, and facilitating workforce development.

For more information, DOE provides a list of federal grant opportunities [here](#). For rural areas, USDA provides grant opportunities [here](#).

Action Item E5: Identify any solar project possibilities in brownfields locations and encourage development of these sites for solar.

Implementation Method:

1. [Argonne National Laboratory](#) (a DOE lab) provides resource maps to help identify the most suitable lands for renewable energy development.
2. EPA offers an interactive web [application](#) to identify contaminated lands, landfills, and mine sites for renewable energy development.

Land Use

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Action Item L1: Support the adoption of a long-term plan for more sustainable development. This includes expanding public parkland and establishing natural green space guidelines in community planning.

Implementation Method:

Consider using the [EPA's Green Streets, Green Jobs, Green Towns](#) (G3) approach to implement more sustainable development. To implement a G3 approach a municipality should consider:

1. Repairing, resurfacing or replacing roadways and parking lots.
2. Repairing or replacing damaged sidewalks and curbs.
3. Upgrading or replacing utilities in the public right-of-way (e.g., sanitary sewer 4. systems, storm sewer systems, drinking water supply lines).
4. Redeveloping vacant or abandoned properties.

For More information, consult EPA's Green Infrastructure Design and Implementation program [here](#).

Action Item L2: Streamline and clarify the process to achieve planting of native tress, food forest tree plantings, green landscapes, and managing non-native plants. Identify clear lines of government authority and processing. Identify challenges or obstacles and provide recommendations to overcome these.

Implementation Method:

Applicable grants:

1. Virginia Trees for Clean Water Grant Program

- Funds tree planting efforts that raise public awareness of the benefits of trees and impact on water quality
- Available funding: \$1,000- \$50,000

[Link](#)

2. Urban and Community Forestry Grant

- Funds projects that promote protection and enhancement of urban and community forest ecosystems, tree planting, the care of trees, and education
- Available funding: for matching grants, up to \$50,000 on a 50% of total project basis. For non-matching grants under the Inflation Reduction Act, \$250,000
- This is a reimbursement grant

[Link](#)

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3. Community Forest Revitalization Program

- A technical assistance program that encourages local government and citizen involvement in creating and supporting long-term and sustained community forestry projects and programs in underserved and disadvantaged communities.
- Funds are administered through direct technical assistance instead of a typical dollar amount.

[Link](#)

Waste and Wastewater

Action Item W1: Educate and inform residents about green infrastructure solutions for water conservation (natural or nature-based approaches such as constructed wetlands, rain gardens, and vegetation buffers).

Implementation Method:

1. Look to federal resources that provide education and information, such as EPA's Green Infrastructure [webpage](#). This site contains several case studies from other municipalities.

Action Item W2: Identify and promote best management practices to reduce harmful run-off of pesticides and chemicals into waterways.

Implementation Method:

1. The EPA provides resources on the best practices to reduce pesticide run-off from agriculture [here](#).
2. Utah State University provides best management practices to manage land and mitigate pollution of surface and groundwater [here](#). The best practices include agriculture, urban, and forest run-off.

Solid Waste

Action Item SW1: Conduct a feasibility study on food composting program (residents and businesses; drop off or curbside pick-up).

Implementation Method:

1. One example of a food composting feasibility study can be found at the Washington DC Department of Public Works website [here](#). Per this study, the municipality contracted with

Municipality Energy Action Plan

Resource Recycling Systems to ascertain the feasibility and costs. The City of College Park, MD implemented a food scrap collection [program](#) that includes both collection and drop-off.

Partnerships

Action Item P3: Create a local green certification program to recognize local businesses.

Implementation Method:

1. One example of a green certification program is Montgomery County, MD's [Green Business Certification Program](#), which is a voluntary recognition program designed to encourage businesses and other organizations to take steps that reduce their ecological footprint. The program was initiated by the local government, but then transitioned the program to a non-profit which runs it today. The local county [chamber of commerce](#) was involved in the initiation and development of the program.
2. Environmental Innovations maintains a how-to guide for municipalities interested in creating their own green business certification program [here](#).

Organizational Structure

Action Item: Create an energy and climate committee comprised of residents who are appointed and empowered to provide advice and recommendations to the City's leaders.

Implementation Method:

1. Determine the scope, objectives, and potential structure of an energy and climate committee. For example, see the charter for the Montgomery County, MD Energy and Air Quality Committee [here](#). The committee is comprised of about a dozen county residents who serve 2-year terms. The committee meets once a month with an assigned county employee, and its members discuss energy-related issues of importance to residents and provide recommendations to the county executive and council.
2. Present the proposal to the city/county council or relevant governing body for approval. Advocate for the establishment of the energy and climate committee by highlighting its potential benefits for the community, such as promoting sustainability, reducing greenhouse gas emissions, and enhancing resilience.
3. Advertise the opportunity for residents to apply or nominate candidates for the energy and climate committee. Utilize various outreach channels, including social media, local

Municipality Energy Action Plan

newspapers, community newsletters, and neighborhood associations. Ensure outreach efforts are inclusive and accessible to all residents.

Communication and Outreach

The Energy Action Plan will be posted on the municipality's website. The municipality will engage in efforts to inform residents about the plan, including annual updates. The municipality will also utilize various channels such as social media, workshops, and community events to raise awareness and foster engagement.

The greenhouse gas emissions modeling and inventory will be updated every five years. The Energy Action Plan should be evaluated, and amended as appropriate, in this same five-year period.

Monitoring and Verification

Danville will seek to implement two action items that will be important to ensure effective monitoring and verification.

- 1. Create an energy and climate committee comprised of residents who are appointed and empowered to provide advice and recommendations to the City's leaders.*
- 2. Hire a Sustainability Specialist who will serve as the point person on all energy, climate, and resilience issues.*

The energy and climate committee will consist of residents who volunteer to serve on the committee for a period, such as a two-year term, and meet monthly to discuss issues related to energy and the climate. A government employee serves as the liaison between the committee and the government. The committee has the potential to monitor and verify progress on the energy action plan and provide advice and guidance.

The sustainability specialist should be a new hire with responsibility for coordinating various parts of the energy action plan with the appropriate government offices. This person acts as the lead person to assist with implementation of the energy action plan.

CONCLUSION

The Energy Action Plan seeks to reduce the energy burden (costs) on Danville residents, as well as ensuring equitable distribution of the benefits of energy savings. The plan also seeks to ensure energy independence, security, community-wide sustainability and resilience.

This Plan represents a joint community-government effort at addressing mutual concerns about Danville's energy and climate future. The Plan's success will depend on continued engagement with community members, both inside Danville, throughout Virginia, and throughout the country.



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: JUNE 9, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: CITY OF DANVILLE'S ENVIRONMENTAL STEWARDSHIP PLAN

REQUEST

Review and adoption of the City of Danville's Environment Stewardship Plan. This plan measures the City's energy consumption and greenhouse emissions in conjunction with the commission of a public task force to identify goals, strategies, and actions.

RECOMMENDATION

The Planning Commission, at their June 9, 2025, meeting voted 5-0 to recommend approval of the City of Danville's Environment Stewardship Plan.

RB

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2048

NEW BUSINESS E.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Designation of the City of Danville as a Bee City USA Affiliate.

From: Rick Drazenovich, Director of Public Works

COUNCIL ACTION

Resolution Approving the City of Danville to be Designated as a Bee City USA Affiliate and Authorize the Department of Public Works to Act as the Lead Sponsor.

SUMMARY

The Danville Garden Club has submitted a request for the City of Danville to pursue Bee City USA certification. The Garden Club has asked the Public Works Department to serve as the municipal sponsor and adopt the responsibilities outlined in the Bee City USA resolution.

BACKGROUND

Bee City USA is a national certification program that recognizes and supports communities that are committed to sustaining pollinators by creating healthy habitats rich in native plants and managed with minimal pesticides. Pollinators, such as native bees, butterflies, and moths, are essential to nearly 90% of the world's flowering plants, and their conservation has become increasingly important due to widespread population declines linked to habitat loss, pesticide use, climate change, and disease. Designating Danville as a Bee City USA will allow the City to join a nationwide network of communities fostering environmental stewardship and biodiversity. Benefits of participation include improved local ecosystems, reduced use of chemical inputs, increased awareness of sustainable landscaping practices, public relations advantages, and eligibility enhancements for environmental grant applications. The program encourages collaborative efforts between City departments and community organizations to promote pollinator education, native plantings, and integrated pest management. The resolution outlines specific requirements for the Public Works Department and The Garden Club of Danville, including the installation of a Bee City USA street sign, annual community outreach events, and coordination of pollinator-friendly habitat initiatives.

RECOMMENDATION

Public Works is recommending that City Council adopt the accompanying resolution designating Danville as a Bee City USA affiliate and authorize the Public Works Department to lead the City's participation in this program.

Attachments

1. Resolution
 2. Attachment - Why Become a Bee City
-

PRESENTED:_____

ADOPTED:_____

RESOLUTION NO. 2025-_____._____

RESOLUTION APPROVING THE CITY OF DANVILLE TO BE DESIGNATED AS A BEE CITY USA AFFILIATE AND AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO ACT AS THE LEAD SPONSOR.

WHEREAS, the mission of BEE CITY USA is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides; and

WHEREAS, thanks to the more than 3,600 species of native bees in the United States, along with introduced honeybees, we have very diverse dietary choices rich in fruits, nuts, and vegetables; and

WHEREAS, bees and other pollinators have experienced population decline due to a combination of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and herbicides), parasites, diseases, and climate change; and

WHEREAS, pollinator-friendly communities can benefit local and regional economies through healthier ecosystems, increased vegetable and fruit crop yields, and increased demand for pollinator-friendly plant materials from local growers; and

WHEREAS, ideal pollinator-friendly habitat (A) is comprised of mostly native wildflowers, grasses, vines, shrubs, and trees blooming in succession throughout the growing season to provide diverse and abundant nectar and pollen, since many wild pollinators prefer or depend on the native plants with which they co-adapted; (B) is free to nearly free of pesticides, as many pesticides can harm pollinators and/or their habitat; (C) comprises undisturbed spaces (leaf and brush piles, unmown fields or field margins, fallen trees and other dead wood) for nesting and overwintering; and (D) provides connectivity between habitat areas to support pollinator movement and resilience; and

WHEREAS, Integrated Pest Management (IPM) is a long-term approach to maintaining healthy landscapes and facilities that minimizes risks to people and the environment by: identifying and removing the causes of pest problems rather than only attacking the symptoms (the pests); employing pests' natural enemies along with cultural, mechanical, and physical controls when prevention is not enough; and using pesticides only when no other method is feasible or effective; and

WHEREAS, supporting pollinators fosters broad-based community engagement in environmental awareness and sustainability; and

WHEREAS, Danville should be certified as a *BEE CITY USA* community because of our dedication to installing Community Pollinator Gardens and increased use of native plantings in rights-of-way.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia in order to enhance understanding among local government staff and the public about the vital role that pollinators play and what each of us can do to sustain them, Danville chooses to support and encourage healthy pollinator habitat creation and enhancement, resolving as follows:

1. The Danville Public Works Department is hereby designated as the BEE CITY USA sponsor.
2. The Horticulturist of Public Works is designated as the BEE CITY USA liaison.
3. Facilitation of Danville's BEE CITY USA program is assigned to the Bee City Committee.
4. The Bee City Committee is authorized to and shall:
 - a. Celebration: Host at least one educational event or pollinator habitat planting or restoration each year to showcase Danville's commitment to raising awareness of pollinator conservation and expanding pollinator health and habitat.
 - b. Publicity & Information: Install and maintain at least one authorized BEE CITY USA street sign in a prominent location, and create and maintain information on the City of Danville's website under the Public Works page, which includes, at a minimum, a copy of this resolution and links to the

national BEE CITY USA website; contact information for your BEE CITY USA Liaison and Committee; reports of the pollinator-friendly activities the community has accomplished the previous year(s); and your recommended native plant species list and integrated pest management plan (explained below).

- c. Habitat: Develop and implement a program to create or expand pollinator-friendly habitat on public and private land, which includes, but is not limited to, identifying and inventorying Danville's real property that can be enhanced with pollinator-friendly plantings; creating a recommended locally native plant list to include wildflowers, grasses, vines, shrubs, and trees and a list of local suppliers for those species; and, tracking (by square footage and/or acreage) annual area of pollinator habitat created or enhanced.
- d. Pollinator-Friendly Pest Management: Create and adopt an integrated pest management (IPM) plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods.
- e. Policy & Plans: Establish a policy in the PLAN Danville Plan of the City's Comprehensive Plan to acknowledge and commit to the BEE CITY USA designation and review the PLAN Danville Plan and other relevant documents to consider improvements to pest management policies and practices as they relate to pollinator conservation, identify appropriate locations for pollinator-friendly plantings, and consider other appropriate measures.
- f. Renewal: After completing the first calendar year as a BEE CITY USA affiliate, each February, apply for renewal of Danville's BEE CITY USA designation following the format provided by BEE CITY USA, including a report of the previous year's BEE CITY USA activities, and paying the renewal fee based on Danville's population.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Why Should Danville Become Bee City?

As communities across the country take action to protect their local ecosystems and promote environmental responsibility, the City of Danville has a valuable opportunity to lead by example. By becoming a Bee City USA® affiliate, Danville will take an impactful step toward protecting pollinators—vital contributors to our food systems and natural environment—while also strengthening community ties and public awareness.

Bee City USA is a national certification program that encourages municipalities to create and sustain healthy habitats for pollinators such as native bees, butterflies, and moths. Participation in this program signals a city's commitment to environmental stewardship, education, and sustainability.

Key Benefits for Danville

1. Environmental Stewardship and Grant Opportunities

Bee City USA designation will enhance Danville's position when applying for grants that prioritize sustainability and conservation. Participation demonstrates proactive environmental engagement, which is often a key consideration in awarding competitive funding.

2. Low-Maintenance, Sustainable Landscaping

Native plants used in pollinator gardens are naturally adapted to local conditions. These plants require less water, no chemical fertilizers or pesticides, and endure extreme weather better than non-native varieties. Their use helps conserve resources while stabilizing slopes, reducing stormwater runoff, and minimizing erosion.

3. Control of Invasive Species

By prioritizing native plantings, the City can reduce the spread of invasive species and lower long-term maintenance costs, including the need for herbicides and removal efforts.

4. Beautification and Public Relations

Pollinator gardens enhance the visual appeal of public spaces, supporting Danville's efforts to create inviting, livable communities. The Bee City USA designation will bring national recognition to the City's environmental leadership and generate positive public relations at the local and regional level.

5. Community Education and Engagement

Bee City USA encourages hands-on learning and environmental awareness through community workshops, educational signage, and annual events. These initiatives foster a shared sense of responsibility and pride among residents.

Community Support

There is a strong and growing community support in becoming Bee City USA. Being firstly approached by The Garden Club of Danville, many other organizations have now stepped forward to show their support. Starting in Fall 2024, the Community Pollinator Project was developed through the partnership between Public Works and The Garden Club of Danville. Currently, six pollinator garden sites have been developed throughout the community; three community organizations, one business, and one nonprofit organization. That number is growing: the city will soon have seven sponsored pollinator garden locations, four of which are public spaces supported by:

- The Garden Club of Danville (Fountain/Riverwalk Entrance)
- The Danville Master Gardeners (Ruby Library)
- Gabriella Garden Club (Home Sign Park)
- Stronghold Adventures (Old Worsham Street Bridge)

Additional sponsors include:

- KatieDid Florals, a local business (431 Chestnut Street)
- Danville Golf Club, a nonprofit organization (2725 West Main Street)
- Langhorne House

All pollinator garden sponsors have committed to hosting three educational events and/or workshops each year at their respective sites. These public events will serve to engage citizens, inform residents of the importance of pollinators, and build a greater sense of ownership and stewardship within the community.

In addition, the City of Danville has planted a new pollinator garden at City Hall, further demonstrating municipal commitment to this initiative. There are also six dedicated wildflower planting areas, and five sunflower plots established throughout the city to expand pollinator habitats and native biodiversity.

By joining the Bee City USA network, Danville will affirm its dedication to a sustainable future while also fostering civic pride, environmental literacy, and local partnerships. This initiative represents a smart, forward-thinking investment in both our city's health and its long-term ecological resilience.

Council Letter City of Danville, Virginia



CL - 2114

NEW BUSINESS F.

City Council REGULAR MEETING

Meeting Date: July 1, 2025

Subject: Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring Funds from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project.

From: Corrie Bobe, Director of Economic Development and Tourism

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring \$3,000,000 from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project and Appropriating the Same.

First Reading

SUMMARY

The grading project at the Coleman Site will prepare approximately 80 acres for industrial development, including construction of an access road and grading for a future rail extension. This work will significantly improve the site's marketability by elevating it to Tier 5 certification—the highest level in the Virginia Business Ready Sites Program—indicating it is fully ready for industrial use. The project has a total cost of \$17.43 million. To date, \$11.33 million in grant funding has been secured, including \$9 million from the Virginia Business Ready Sites Program and \$2.33 million from the Virginia Tobacco Region Revitalization Commission. Both programs require a local match and staff is requesting approval to utilize \$3,000,000 from the Gas Fund towards this match. Preparing the site will position the community to attract large-scale industrial prospects with high capital investment, utility usage, and job creation potential. The use of revenues from the gas fund is justified because this investment will promote economic activity that will lead to additional demand for utilities, which will spread the cost of those services to more customers. This will help reduce the need for future rate increases.

BACKGROUND

In 2011, the Industrial Development Authority (IDA) acquired a 158-acre rail-served industrial site on Gypsum Road, near Blue Ridge Fiberboard and Goodyear. Its proximity to major highways and access to robust utility infrastructure—including electric, water, gas, fiber, and sewer—make it well-suited for large-scale industrial development. However, the site has been passed over by potential projects due to its lack of site readiness, particularly the absence of a graded pad. To address this and enhance the site's competitiveness, staff pursued multiple funding sources to complete due diligence and support critical site improvements.

RECOMMENDATION

It is recommended that City Council approve an ordinance to appropriate funding for the Coleman Site project.

Attachments

1. Ordinance

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY TRANSFERING \$3,000,000 FROM THE GAS FUND TO THE ECONOMIC DEVELOPMENT FUND TO PROVIDE FUNDING FOR THE COLEMAN SITE PROJECT AND APPROPRIATING THE SAME.

WHEREAS, the Industrial Development Authority of Danville, Virginia (IDA) owns a 158.8-acre industrial site along Gypsum Road known as the Coleman Site; and

WHEREAS, the IDA has received grant funding from the Virginia Tobacco Revitalization Commission and the Virginia Economic Development Partnership through its Virginia Business Ready Sites Program to grade an 80-acre pad on this property to attract a large-scale industrial client; and

WHEREAS, the total cost to grade this site is \$17.3 million and both grants require a local match; and

WHEREAS, this site will also attract a large utility user and Danville Utilities will contribute \$3 million towards the local match through its Gas Fund to ensure this project moves forward.

NOW THEREFORE, BE IT ORDAINED. by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues from a transfer from the Gas Fund and appropriating the same, such revenue and appropriations to be as follows:

ANTICIPATED REVENUE

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Coleman/Gypsum Road Transfer In from Gas Fund	60924000-6153	<u>\$ 3,000,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Coleman/Gypsum Road	60924999-50	<u>\$ 3,000,000</u>

AND BE IT FURTHER ORDAINED, that a transfer from the Gas Fund revenue and appropriation is hereby authorized as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Natural Gas Transmission Pipeline		
Transfer to Economic Development Fund	61788000-6017	\$ 3,000,000
Project Expenditures	61788999-50	(\$ 3,000,000)
Gas Capital & Special Projects		
CIP Budget Control	5340308-50000	(\$ 3,000,000)

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

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

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney