



## **PLANNING COMMISSION REGULAR MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**September 8, 2025**

**2:00 PM**

#### **I. WELCOME AND CALL TO ORDER**

#### **II. ROLL CALL**

#### **III. OLD BUSINESS**

1. Special Use Permit application PZ25-00293 filed by Brayan Daniel Guardado Ortega to allow a residential duplex at Parcel 77618 (203 Ash Street) in accordance with Article 3.E Section C.

#### **IV. NEW BUSINESS**

1. Rezoning application PZ25-00406 filed by Gerald Kelly to rezone Parcel 73163 (460 Parker Road) from M-R Multifamily Residential to MHP-R Manufactured Home Park Residential.
2. Special Use Permit application PZ25-00380 requested by Darren Gwynn at Parcel 22334 (Davis Street) to allow an accessory building without a primary structure.
3. Special Use Permit application PZ25-00424 filed by Blackstone Building Group, LLC to allow a waiver of lot frontage requirements in accordance with Article 3.F, Section C, Item 20 at Parcels 78585, 77925, 71138, 77918, 77919, 77920, 77921 and 77922 (Vandola Road, Riverside Drive and Kaywood Lane).

#### **V. APPROVAL OF MINUTES**

1. Minutes from August 11, 2025

#### **VI. PLANNING DIRECTOR'S REPORT**

#### **VII. ADJOURNMENT**

# STAFF REPORT

**DATE:** September 8, 2025  
**TO:** Planning Commission  
**FROM:** Renee Burton, Division Director of Planning  
**RE:** Special Use Permit application PZ25-00293 filed by Brayan Daniel Guardado Ortega to allow a residential duplex in accordance with Article 3.E Section C at Parcel 77618 (203 Ash Street).

## **SUMMARY**

This item was postponed by the Planning Commission during its June 9, 2025, meeting. The applicant nor a representative were present at the June meeting to answer questions from the Commissioners. Since that meeting, the applicant has resubmitted their application with revised plans to include a one-story attached, two-unit residential dwelling (duplex).

203 Ash Street (Parcel 77618) is an empty lot measuring approximately 0.4 acres located off of Piney Forest Road between Arnett Boulevard and Beavers Mill Road. Zoned OT-R, Old Town Residential, the applicant is requesting a Special Use permit to allow a duplex on the parcel. Parcel 77618 has dual access from Ash Street and Dan Street.

The applicant has provided a floor plan for review and off-street parking is available. The proposed duplex will feature three bedrooms and two bathrooms per unit. Access is proposed from Ash Street with two separate driveways with off-street parking and attached garages for each unit.

The surrounding structures along Ash Street are predominately one-story, single-family structures, including mobile homes. The parcel previously housed a mobile home until it was removed in 2017. The proposed plan for a duplex is compatible with the existing neighborhood and compliments the Comprehensive Plan to increase varying types of housing in Danville.

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend approval of PZ25-00293 filed by Brayan Daniel Guardado Ortega to allow a one-story attached, two-unit residential dwelling at Parcel 77618 (203 Ash Street) as proposed.

## **ATTACHMENTS**

1. Application
2. Owners Zoning Map
3. Aerials Map
4. 203 Ash St - DUPLEX



Deadline: May 12<sup>th</sup>  
\$400.00



# CITY OF DANVILLE

## Community Development

### Division of Planning and Zoning

## SPECIAL USE PERMIT APPLICATION

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

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

### PLANNING DIVISION PROVIDED INFORMATION

Application #:	<u>P225-00293</u>	PC Meeting Date:	<u>June 9 2025</u>
Date Received:	<u>May 12 2025</u>	Received By:	<u>Arsenio Day</u>
Parcel ID:	<u>77618</u>	Address:	<u>203 Ash St</u>
Existing Zoning:	<u>OT-R</u>	Future Land Use:	<u>OT-R</u>

### APPLICANT PROVIDED INFORMATION

Property Location: 203 Ash Street, Danville VA 24540

Applicant: Brayan Daniel Guardado Ortega

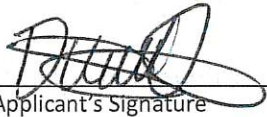
Applicant's Address: 453 Parked Rd, Danville VA 24540

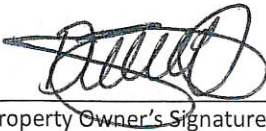
Applicant's Phone Number: (813) 898 - 3815

Applicant's Email: 8983815@gmail.com

Describe Proposed Request: \_\_\_\_\_

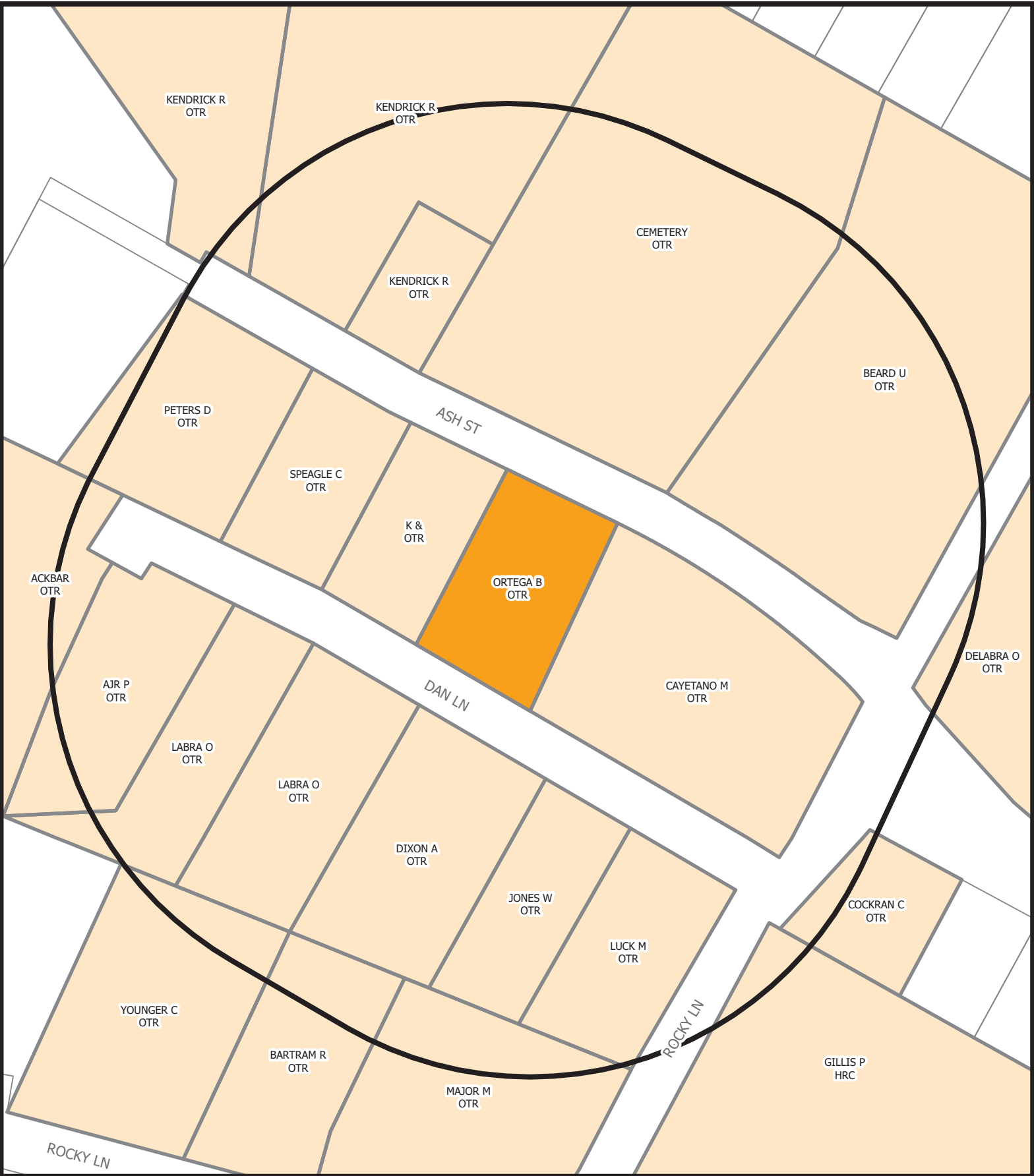
To build three units (townhouse).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Applicant's Signature      05/12/25  
Date

  
Property Owner's Signature      05/12/25  
(if not applicant)      Date

**PLEASE ATTACH THE FOLLOWING**

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



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

Prepared by:  
 Planning Division  
 5/13/2025



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



### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

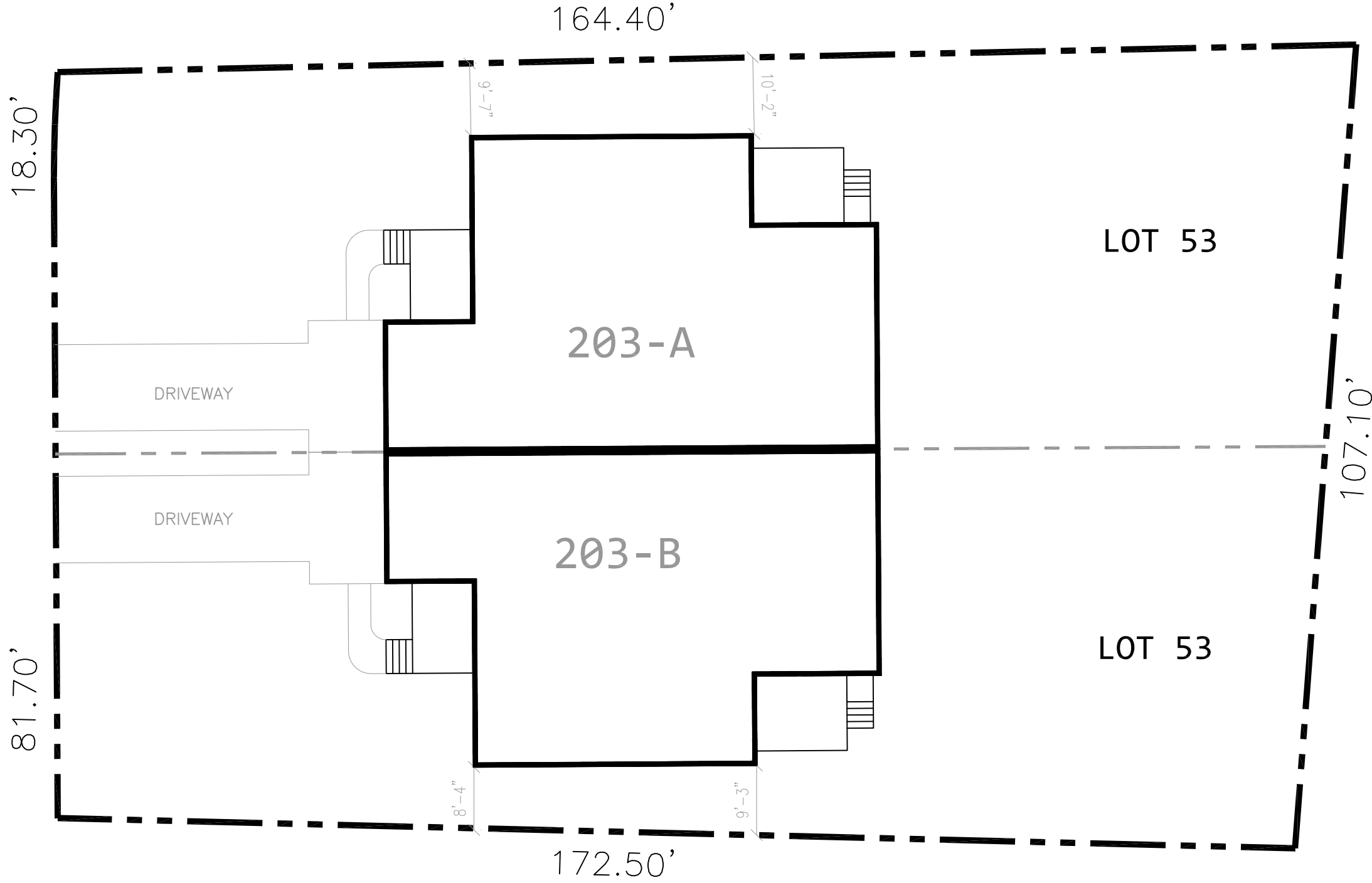
Prepared by:  
Planning Division  
6/3/2025



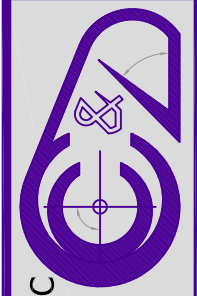
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ASH STREET



DAN LANE



CONTEMPORARY CONCEPTS & DESIGNS LLC  
9137 CHAMBERLAYNE RD #103  
MECHANICSVILLE, VA 23116  
TEL. (804) 304-6110  
EMAIL WJOSEPH3RD@CCDLLC.NET

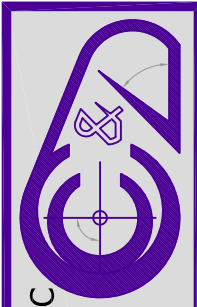
203 ASH STREET  
NEW DUPLEX HOMES  
SITE PLAN

DRAWN BY: WLJ  
CHECKED BY: WLJ  
DATE: JULY 2025  
PROJECT # 00310.000  
SCALE: 1/16" = 1'

SP-1



FLOOR PLAN (1756 SqFt)  
SCALE: 1/4" = 1'



CONTEMPORARY CONCEPTS & DESIGNS LLC  
 9137 CHAMBERLAYNE RD #103  
 MECHANICSVILLE, VA 23116  
 TEL. (804) 304-6110  
 EMAIL WJOSEPH3RD@CCDLLC.NET

203 ASH STREET  
 NEW DUPLEX HOMES  
 FLOOR PLAN

DRAWN BY: WLJ  
 CHECKED BY: WLJ  
 DATE: JULY 2025  
 PROJECT # 00310.000  
 SCALE: 1/8" = 1'

A-1



CONTEMPORARY CONCEPTS & DESIGNS LLC

9137 CHAMBERLAYNE RD #103  
MECHANICSVILLE, VA 23116  
TEL. (804) 304-6110  
EMAIL WJOSEPH3RD@CCDLLC.NET

203 ASH STREET  
NEW DUPLEX HOMES  
FRONT ELEVATION

DRAWN BY: WLJ

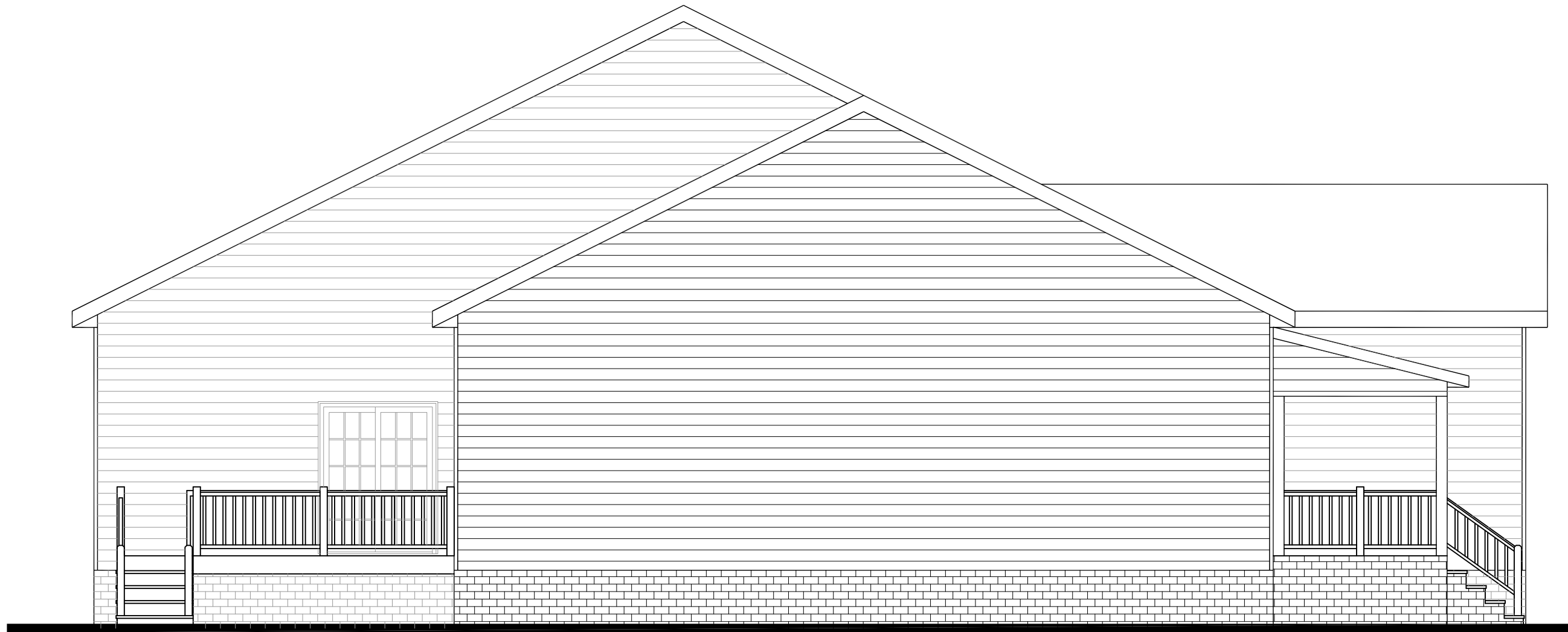
CHECKED BY: WLJ

DATE: JULY 2025

PROJECT # 00310.000

SCALE: N.T.S.

A-3



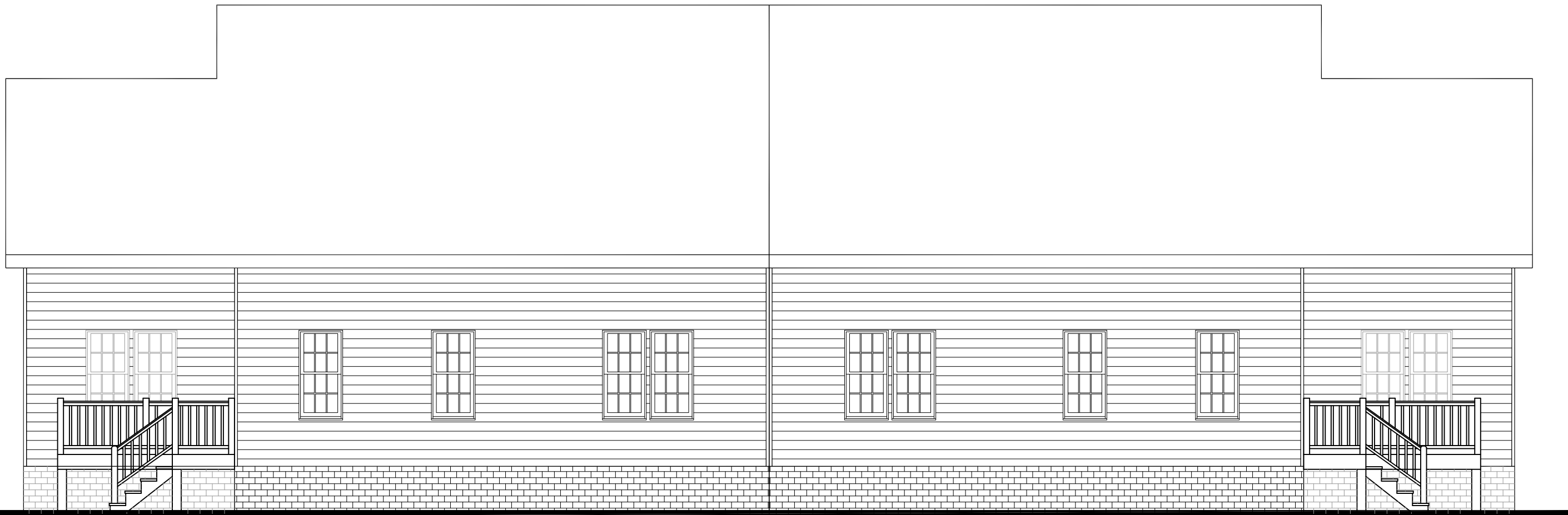
CONTEMPORARY CONCEPTS & DESIGNS LLC

9137 CHAMBERLAYNE RD #103  
MECHANICSVILLE, VA 23116  
TEL. (804) 304-6110  
EMAIL WJOSEPH3RD@CCDLLC.NET

203 ASH STREET  
NEW DUPLEX HOMES  
SIDE ELEVATION

DRAWN BY: WLJ  
CHECKED BY: WLJ  
DATE: JULY 2025  
PROJECT # 00310.000  
SCALE: 3/16" = 1'

A-4



CONTEMPORARY CONCEPTS & DESIGNS LLC

9137 CHAMBERLAYNE RD #103  
MECHANICSVILLE, VA 23116  
TEL. (804) 304-6110  
EMAIL WJOSEPH3RD@CCDLLC.NET

203 ASH STREET  
NEW DUPLEX HOMES  
REAR ELEVATION

DRAWN BY: WLJ

CHECKED BY: WLJ

DATE: JULY 2025

PROJECT # 00310.000

SCALE: N.T.S.

A-5

# STAFF REPORT

DATE: September 8, 2025  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Rezoning application PZ25-00406 filed by Gerald Kelly to rezone Parcel 73163 (460 Parker Road) from M-R Multifamily Residential to MHP-R Manufactured Home Park Residential.

## **SUMMARY**

Parcel 73163 (Parker Road) is an established mobile home park measuring just over 13 acres that is currently zoned M-R, multifamily residential. Annexed to the City of Danville in 1988, Parcel 73163 has been used as a mobile home park for over thirty years. Rezoning application PZ25-00406, requested by Gerald Kelly, from M-R, Multifamily Residential to MHP-R, Manufactured Home Park Residential will restore the parcel to legal conforming status. Parcel 73163 currently contains approximately 91 mobile homes and 5 multi-unit structures. A primary plat has been submitted to separate the mobile homes from the multi-unit structures.

The applicant has also submitted a variance application with the Board of Zoning Appeals to waive side yard setbacks between the parcel which is the subject of this application and the adjacent parcel that also houses mobile homes (Parcel 73171).

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend approval of PZ25-00406 filed by Gerald Kelly to rezone Parcel 73163 (Parker Road) from M-R, Multifamily Residential to MHP-R, Manufactured Home Park Residential.

## **ATTACHMENTS**

1. Application
2. Preliminary Plat
3. 252 Parker Rd\_Aerials Map
4. 252 Parker Rd\_Owners Zoning Map



**CITY OF DANVILLE**  
Community Development  
Division of Planning and Zoning

**REZONING APPLICATION**

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

**PLANNING DIVISION PROVIDED INFORMATION**

Application #:	<u>P225-00406</u>	PC Meeting Date:	<u>September 8, 2025</u>
Date Received:	<u>7/30/05</u>	Received By:	<u>Burton</u>
Parcel ID:	<u>73163</u>	Address:	<u>460 Parker Rd</u>
Existing Zoning:	<u>M-R</u>	Proposed Zoning:	<u>MHP-R</u>

**APPLICANT PROVIDED INFORMATION**

Applicant: Gerald w Kelly

Applicant's Address: 137 Dakota Dr. Danville, VA 24540

DANVILLE, VA

Applicant's Phone Number: 434-251-5796

Applicant's Email: geraldw.kelly@gmail.com

Purpose for Proposed Amendment: Re-zoning to remove non conformance.

Property Address: 460 Parker Rd Gross Area/ Net Area: \_\_\_\_\_

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

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

Proffered Conditions: \_\_\_\_\_

Gerald W Kelly 7/30/25  
Applicant's Signature Date

Gerald W Kelly 7/30/25  
Property Owner's Signature Date  
(if not applicant)

PIN: 73163  
PIN: 73171

OWNER'S CERTIFICATE:  
THE ABOVE AND FOREGOING SUBDIVISION OF THIS PROPERTY AS APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

APPROVING AUTHORITY FOR KELLY REAL ESTATE \_\_\_\_\_ DATE \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
AT LARGE, TO WIT:

I \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT \_\_\_\_\_

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: JUNE 5, 2025  
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

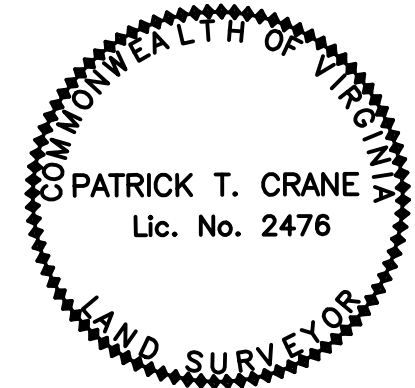
MY COMMISSION EXPIRES: \_\_\_\_\_

EARL KEVIN DAVIS ET ALS  
JUDITH W. DAVIS LIFE TENANT ET ALS  
PIN: 2318-32-2625  
INST.# 140002111  
MAP @ DB 237 PG 206 (PITTSYLVANIA CO)

INSET  
SCALE 1" = 50'

GRID NORTH  
NAD83 VA. SOUTH ZONE

- LEGEND**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - ▲ COMPUTED POINT
  - PIN PARCEL ID NUMBER
  - UTILITY POLE
  - PED TELEPHONE PEDESTAL
  - R/W RIGHT-OF-WAY
  - OU OVERHEAD UTILITY LINE
  - ★ LIGHT POLE
  - SS SANITARY SEWER LINE
  - S STORM SEWER LINE
  - YIG YARD INLET (GRATE TOP)
  - SSM SANITARY SEWER MANHOLE
  - "NL" NEW LINE



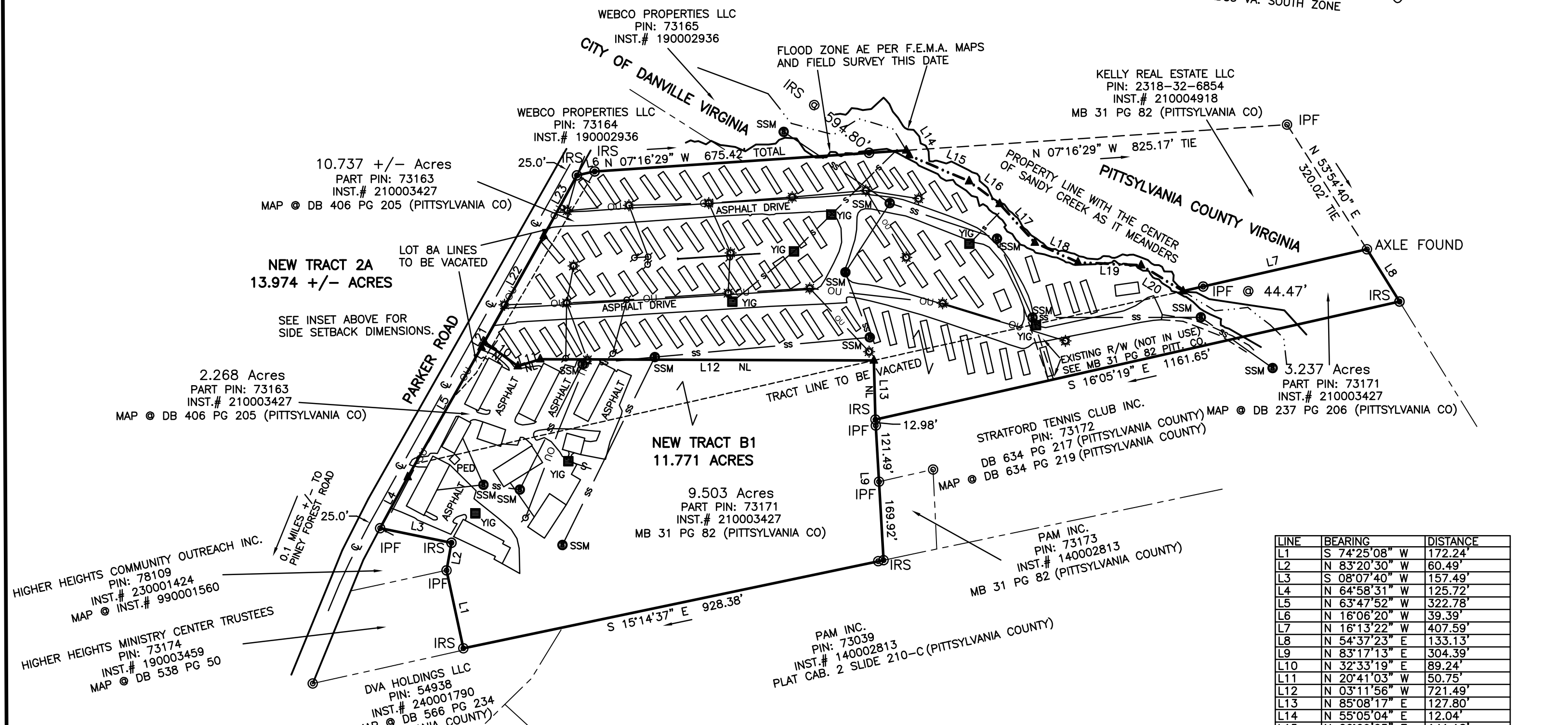
THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

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

A PORTION OF THIS PROPERTY IS IN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 9-29-2010. SEE COMMUNITY PANEL 51143C0631E AND THIS PLAT.

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

PERMANENT STRUCTURES ARE PROHIBITED WITHIN THE BOUNDARIES OF STORM DRAINAGE, WATER, GAS, AND SEWER EASEMENTS, UNLESS THEY ARE APPROPRIATELY PROTECTED BY THE INSTALLATION OF A STEEL CASING PIPE OR IN AN ALTERNATIVE MANNER APPROVED BY THE CITY ENGINEER.



**DANVILLE VIRGINIA**

BEING PIN's : 73163 & 73171  
PLAT OF SURVEY SHOWING  
RE-SUBDIVISION OF TRACTS  
CREATING NEW TRACTS B1 & 2A

PLAT OF SURVEY  
FOR :  
**KELLY REAL ESTATE LLC**

DATE : JUNE 5, 2025

SCALE : 1"=200'



LINE	BEARING	DISTANCE
L1	S 74°25'08" W	172.24'
L2	N 83°20'30" W	60.49'
L3	S 08°07'40" W	157.49'
L4	N 64°58'31" W	125.72'
L5	N 63°47'52" W	322.78'
L6	N 16°06'29" W	39.39'
L7	N 16°13'22" W	407.59'
L8	N 54°37'23" E	133.13'
L9	N 83°17'13" E	304.39'
L10	N 32°33'19" E	89.24'
L11	N 20°41'03" W	50.75'
L12	N 03°11'56" W	721.49'
L13	N 85°08'17" E	127.80'
L14	N 55°05'04" E	12.04'
L15	N 20°09'05" E	141.18'
L16	N 33°05'13" E	82.41'
L17	N 44°18'51" E	113.03'
L18	N 21°04'27" E	102.45'
L19	N 00°42'38" W	136.86'
L20	N 28°13'44" E	106.54'
L21	N 64°12'29" W	13.09'
L22	N 64°12'29" W	262.74'
L23	N 64°37'21" W	148.77'

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS; AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE SUBDIVIDERS; AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN.

LAND SURVEYOR

CURRENT OWNERS: PIN: 73163  
KELLY REAL ESTATE LLC

PIN: 73171  
KELLY REAL ESTATE LLC

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

FILE: 25034

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

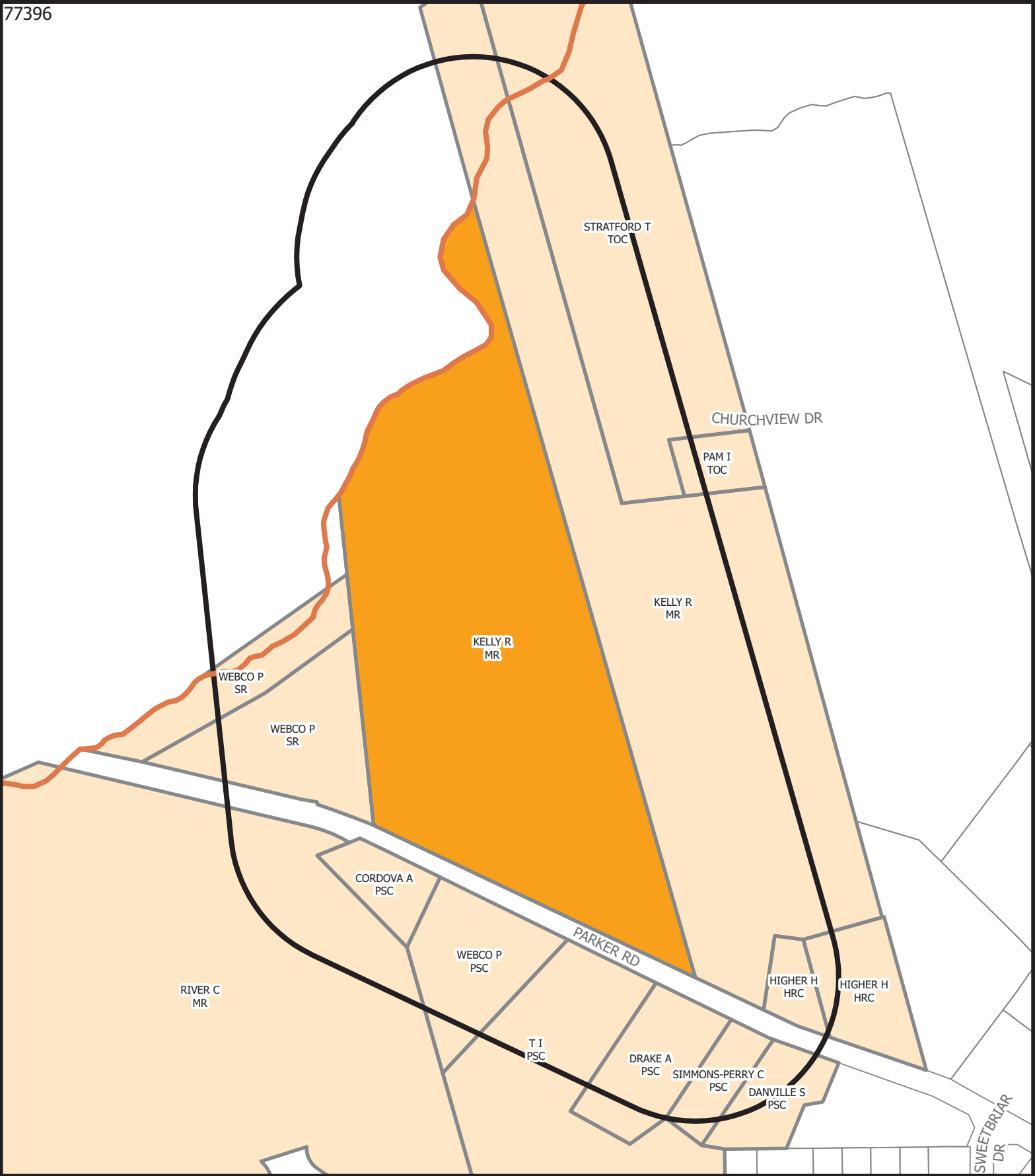


## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/7/2025



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

Prepared by:  
Planning Division  
8/7/2025



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# STAFF REPORT

DATE: September 8, 2025  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Special Use Permit application PZ25-00380 requested by Darren Gwynn to allow an accessory building without a primary structure in accordance with Article 3E, Section C Item 23 at Parcel 22334 (Davis Street).

## **SUMMARY**

The subject parcel, Parcel ID #22334 (Davis Street) is a vacant lot measuring 0.141 acres and located adjacent to 317 Davis Street where the applicant resides. Special Use Permit application PZ25-00380 filed by Darren Gwynn at Parcel 22334 (Davis Street) requests an accessory building without a primary structure. The applicant requests to construct a garage (accessory structure) on a parcel without a home (primary structure). Article 3E Section C Item 23 requires a Special Use Permit for this action.

On April 9, 2025 and June 26, 2025, violation letters were sent to the applicant for the illegal overnight storage of commercial vehicles behind his home at 317 Davis Street and the illegal operation of a home occupation in violation of Article 2 Section P and T respectively. In response to the notice of violation letters, the applicant has requested a Special Use Permit to construct a steel, one-story, two-bay garage beside his home at Parcel ID #22334 to store the commercial vehicles and abate the violation.

Parcel 22334 is zoned OT-R, Old Town Residential, with surrounding parcels consisting of single-family dwellings and vacant lots.

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend approval of PZ25-00380 filed by Darren Gwynn to allow an accessory building without a primary structure at Parcel 22334 (Davis Street) as proposed in accordance with Article 3E, Section C, Item 23.

## **ATTACHMENTS**

1. Application
2. Zoning Violation Letter - 317 Broadnax Street
3. Zoning Violation Letter - 317 Broadnax Street FINAL NOTICE
4. Davis St\_Aerials Map
5. Davis St\_Owners Zoning Map



**CITY OF DANVILLE**  
Community Development  
Division of Planning and Zoning

**SPECIAL USE PERMIT APPLICATION**

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

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

**PLANNING DIVISION PROVIDED INFORMATION**

Application #:	<u>PZ25-00380</u>	PC Meeting Date:	<u>Sept. 8</u>
Date Received:	<u>7/17</u>	Received By:	<u>Shanika</u>
Parcel ID:	<u>24618</u>	Address:	<u>317 Broadnax Str.</u>
Existing Zoning:	<u>OTR</u>	Future Land Use:	<u>OTR</u>

**APPLICANT PROVIDED INFORMATION**

Property Location:	<u>PARCELS 22334 DAVIS ST.</u>
Applicant:	<u>DARREN GWYNN</u>
Applicant's Address:	<u>317 BROADNAX ST.</u>
Applicant's Phone Number:	<u>434-710-2538</u>
Applicant's Email:	<u>DLGWYNN69@gmail.com</u>

Describe Proposed Request: TO BUILD A 2 BAY GARAGE.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dave R. Boy      7/17/25  
Applicant's Signature      Date

Dave R. Boy      7/17/25  
Property Owner's Signature      Date  
(if not applicant)

**PLEASE ATTACH THE FOLLOWING**

1. A preliminary site plan in accordance with the Site Plan Regulations.
2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
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  - b. The applicable zoning district.
  - c. The surrounding properties.
  - d. Current and future neighborhood conditions.
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  - b. Traffic impact analysis.
  - c. Fiscal impact analysis.
  - d. Parking and site circulation analysis.
  - e. Photographs of property and surrounding area.
  - f. Environmental impact statement.



# GARAGE & SHED SUPPLY

2762 South Boston Road, Ringgold, VA, 24586

Sales Specialist: Chris Laughorn Email: chris@garageandshedsupply.com Phone: (434)251-4703



REV 01/18/2024

DEALER	Garage & Shed Supply (Backyard Oasis, LLC)			DEALER PHONE NUMBER	(434)835-2074	DATE	5/9/2025			
CUSTOMER	Darren Gwynn			COMPANY		TAX RATE	6.30%			
SITE ADDRESS				CITY	Danville	STATE	VA	ZIP CODE	24541	
CELL PHONE	(434) 710-2538			COUNTY						
HOME PHONE				EMAIL ADDRESS	djgwynn69@gmail.com					
UNIT SIZE	WIDTH	30	LENGTH	30	HEIGHT	14	PROJECT MANAGER NAME			
ROOF STYLE	Vertical		FRAME GAUGE		14	PROJECT MANAGER PHONE				
BARN STYLE	None					COMMERCIAL STRUCTURE		No	CERTIFIED	<input checked="" type="checkbox"/>
SURFACE TYPE	Cement		POWER ON SITE		No	TWO TONE	No	TWO TONE COLORS		
COLORS	ROOF	TBD		SIDES	TBD		TRIM	TBD		

QUANTITY	ITEM DESCRIPTION	COST EACH	ITEM TOTAL	ORDER TOTALS
1	30'x30' Vertical Roof	\$5,195.00	\$5,195.00	<b>\$14,352.25</b>
1	14' Sidewall Height	\$1,930.00	\$1,930.00	
2	30' Side Enclosed	\$775.00	\$1,550.00	
2	30' End Enclosed	\$2,555.00	\$5,110.00	<b>PRE TAX TOTAL</b>
2	12'x12' Garage Door with Chain Hoist	\$1,400.00	\$2,800.00	<b>\$904.19</b>
1	36"x80" Walk-In Door	\$300.00	\$300.00	<b>SALES TAX</b>
			\$0.00	<b>\$15,256.44</b>
				<b>GRAND TOTAL</b>
				<b>\$2,439.88</b>
				TOTAL DOWN PAYMENT 17%
	Color Matching Screws - *Included* - A Value of \$506.55			
				<b>\$2,439.88</b>
				CUSTOMER DOWN PAYMENT PAID
	Payments w/approved credit available for Balance Due amount			<b>\$12,816.56</b>
	<b>Delivery and Installation Included in Price</b>			<b>BALANCE DUE</b>
	VA Stamped Engineered Plans Included			50% due at scheduling
	Certified to 150mph Winds and 35psf Snow Load			50% due at installation

<b>CONTRACT TERMS:</b> <input type="checkbox"/> 90 Day Price Lock Guarantee - Site must be completed and photos provided within 90 days of purchase <input type="checkbox"/> Orders over \$15,000 require 50% payment at time of scheduling <input type="checkbox"/> Site must be level prior to installation <input type="checkbox"/> Check with your county/city to determine if zoning and/or building permit is needed <input type="checkbox"/> All orders cash on delivery <input type="checkbox"/> Down payment non-refundable	<b>ORDER TOTAL</b>		<b>\$16,885.00</b>	<b>BUILDING INCLUDES:</b> <input type="checkbox"/> 100% American made with U.S. prime steel <input type="checkbox"/> Price Includes tax, delivery and installation <input type="checkbox"/> Certified at 150 mph/35psf <input type="checkbox"/> Stamped engineered plans <input type="checkbox"/> 20 year sheeting warranty	
	<b>Garage &amp; Shed Supply Promotional Discount</b>		<b>15%</b>		<b>-\$2,532.75</b>
	<b>TOTAL SUBJECT TO SALES TAX</b>				<b>\$14,352.25</b>
	Manufacturer's Material Surcharge		10%		<b>WAIVED</b>
	Freight Charge		3%		<b>WAIVED</b>
<b>TOTAL INCLUDING SURCHARGE + FREIGHT</b>			<b>\$14,352.25</b>		

## BINDING PURCHASE AGREEMENT

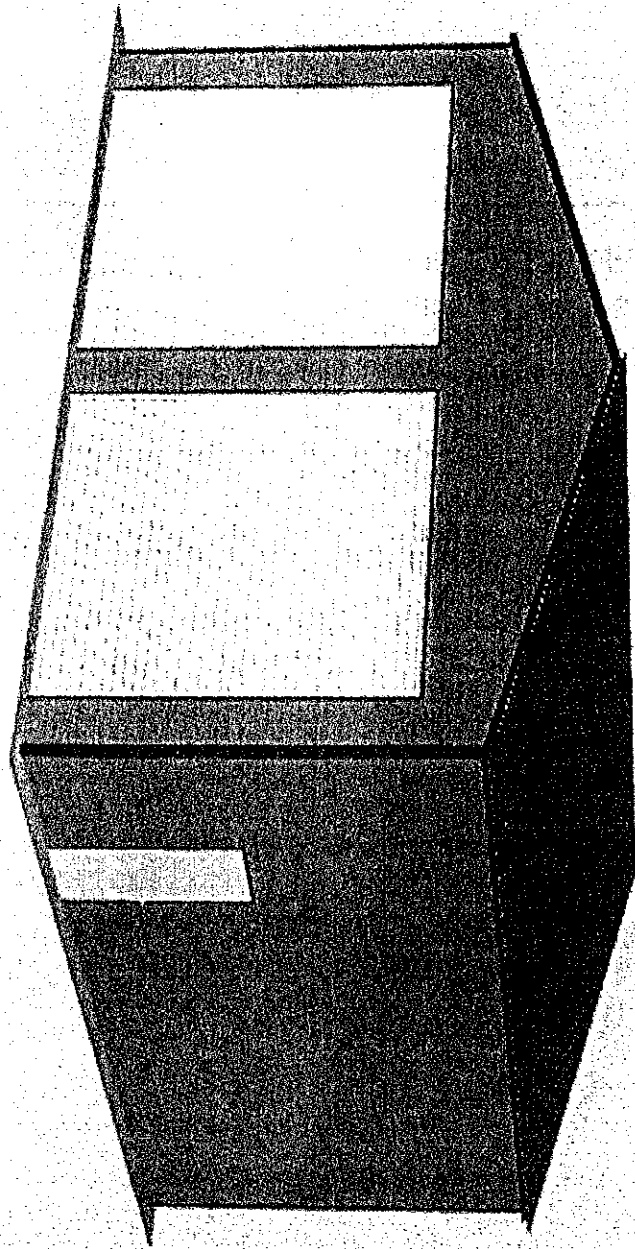
This purchase agreement (the Agreement) is made by and between Carolina Carports, Inc. (CCI), a North Carolina corporation, and Darren Gwynn (the Buyer). Buyer agrees to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understands the terms of this Agreement, including the terms and conditions contained in the Customer Agreement and agrees to be bound by the same.

\_\_\_\_\_  
 CUSTOMER SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 SALES REPRESENTATIVE SIGNATURE

Chris Laughorn





# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

April 9, 2025

DELLA L SHEATS  
317 BROADNAX STREET  
DANVILLE, VA 24541

RE: Zoning Violation at 317 BROADNAX STREET

Dear Property Owner:

The purpose of this letter is to inform you of a violation of the Zoning Code at 317 BROADNAX STREET.

The violation includes:

Chapter 41 – ZONING ORDINANCE ARTICLE 2. – GENERAL REGULATIONS. T. 4. The home occupation shall not result in the alteration of the appearance of the residential dwelling unit or the lot on which it is located. There shall be no storage or display of goods outside of a completely enclosed structure (except for outside play equipment for a licensed family day care home).

Chapter 41 – ZONING ORDINANCE ARTICLE 2. – GENERAL REGULATIONS. P. ACCESSORY USES AND STRUCTURES. 2. Except as necessary for ongoing construction activity, the storage or overnight parking of buses, school buses and commercial vehicles (including **tractors** and trailers) weighing over one ton is prohibited in any residential zoning district. 3. In residential districts, no motor homes, recreational vehicles, trailers, or boats shall be parked on the public street right-of-way. No more than two of any combination of the above cited vehicles shall be parked on a residential lot. No parking of any of the above cited vehicles shall be permitted in a front yard of a residential lot. No such vehicle shall be used for any form of habitation on a residential lot and no such vehicle may be connected to a private or public utility.

You have Ten (10) DAYS from the date of this letter to comply with the provisions of the Code. If you have any questions, please contact me at (434) 799-5260.

Sincerely,

*Lisa Jones*

Lisa Jones  
434-799-5260 Ext. 3783  
jonesk@danvilleva.gov









# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### FINAL NOTICE!

June 26, 2025

DELLA L SHEATS  
317 BROADNAX STREET  
DANVILLE, VA 24541

RE: Zoning Violation at 317 BROADNAX STREET

Dear Property Owner:

The purpose of this letter is to inform you of a violation of the Zoning Code at 317 BROADNAX STREET.

The violation includes:

Chapter 41 – ZONING ORDINANCE ARTICLE 2. – GENERAL REGULATIONS. T. 4. The home occupation shall not result in the alteration of the appearance of the residential dwelling unit or the lot on which it is located. There shall be no storage or display of goods outside of a completely enclosed structure (except for outside play equipment for a licensed family day care home).

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## DANVILLE, VA

Failure to correct these violations may result in criminal charges being filed against you in General District Court or may result in other legal action initiated by this office against you. A zoning violation is a misdemeanor punishable by a fine of not less than ten dollars (\$10) nor more than one thousand dollars (\$1,000) for each day the violation continues.

**YOU HAVE FIVE (5) DAYS FROM THE DATE OF THIS LETTER TO CONTACT OUR OFFICE ON THIS MATTER TO NOTIFY THE CITY OF YOUR INTENTIONS ON ABATING THIS VIOLATION.**

Sincerely,



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









## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
9/4/2025



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



# STAFF REPORT

DATE: September 8, 2025  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Special Use Permit application PZ25-00424 filed by Blackstone Building Group, LLC to allow a waiver of lot frontage requirements in accordance with Article 3.F, Section C, Item 20 at Parcels 78585, 77925, 71138, 77918, 77919, 77920, 77921 and 77922 (Vandola Road, Riverside Drive and Kayewood Lane).

## **SUMMARY**

Special Use Permit application PZ25-00424 filed by Blackstone Building Group, LLC to allow a waiver of lot frontage requirements in accordance with Article 3.F, Section C, Item 20 at Parcels 78585, 77925, 71138, 77918, 77919, 77920, 77921 and 77922 (Vandola Road, Riverside Drive and Kayewood Lane). The applicant has requested to reduce the minimum lot width requirement set forth in Article 3.F, Section E, Item 3 from 18 feet to 16 feet. The applicant has requested this waiver to accommodate the building plans of the entire Vandola Crescent development, which includes workforce housing.

According to the Missing Middle Housing website, the ideal width for attached residential homes is 18 feet per unit. A reduced floor plan can lead to significant functional obstacles and diminish buyer interest. The proposal does meet the Comprehensive Plan's goals of providing various housing options and securing suitable workforce housing. However, Staff finds a decrease in width of the units and an increase in density incompatible with existing structures along Vandola Road.

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend denial of PZ25-00424 filed by Blackstone Building Group, LLC to allow a waiver of lot frontage requirements in accordance with Article 3.F, Section C, Item 20 at Parcel 78585, due to its incompatibility with the surrounding community. Planning Staff recommends that the Planning Commission review the request to allow a waiver of lot frontage requirements in accordance with Article 3.F Section C Item 20 at Parcels 77925, 71138, 77918, 77919, 77920, 77921 and 77922 (Vandola Road, Riverside Drive and Kayewood Lane).

## **ATTACHMENTS**

1. Application
2. Vandola\_Aerials Map
3. Vandola\_Owners Zoning Map
4. vandola crescent phase 1





**CITY OF DANVILLE**  
Community Development  
Division of Planning and Zoning

**SPECIAL USE PERMIT APPLICATION**

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

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

**PLANNING DIVISION PROVIDED INFORMATION**

Application #: PZ25-00424 PC Meeting Date: 09/08/2025  
 Date Received: 08/11/2025 Received By: Renee Burton  
 Parcel ID: 78585, 77925, 71138, Address: Vandola Rd., Riverside Dr., +  
 Existing Zoning: 77918, 77919, 77920, Future Land Use: Kaywood Ln.  
77921 + 77922

**APPLICANT PROVIDED INFORMATION**

Property Location: Vandola Road, Riverside Drive, and Kaywood Lane, Danville, VA  
 Applicant: Blackstone Building Group, LLC  
 Applicant's Address: 424 Memorial Drive, #226, Danville, VA 24541  
 Applicant's Phone Number: 804-217-8367 / 757-510-2451  
 Applicant's Email: rick@longevitysolutionsva.com


**DANVILLE, VA**

Describe Proposed Request: Waiver of minimum lot frontage requirements to allow lot widths  
of 16 feet throughout the Vandola Crescent development, inclusive of parcels identifiable as  
PIDs 78585, 77925, 71138, 77918, 77919, 77920, 77921, and 77922 (see attached Exhibit A  
with highlighted parcels to which this application applies).

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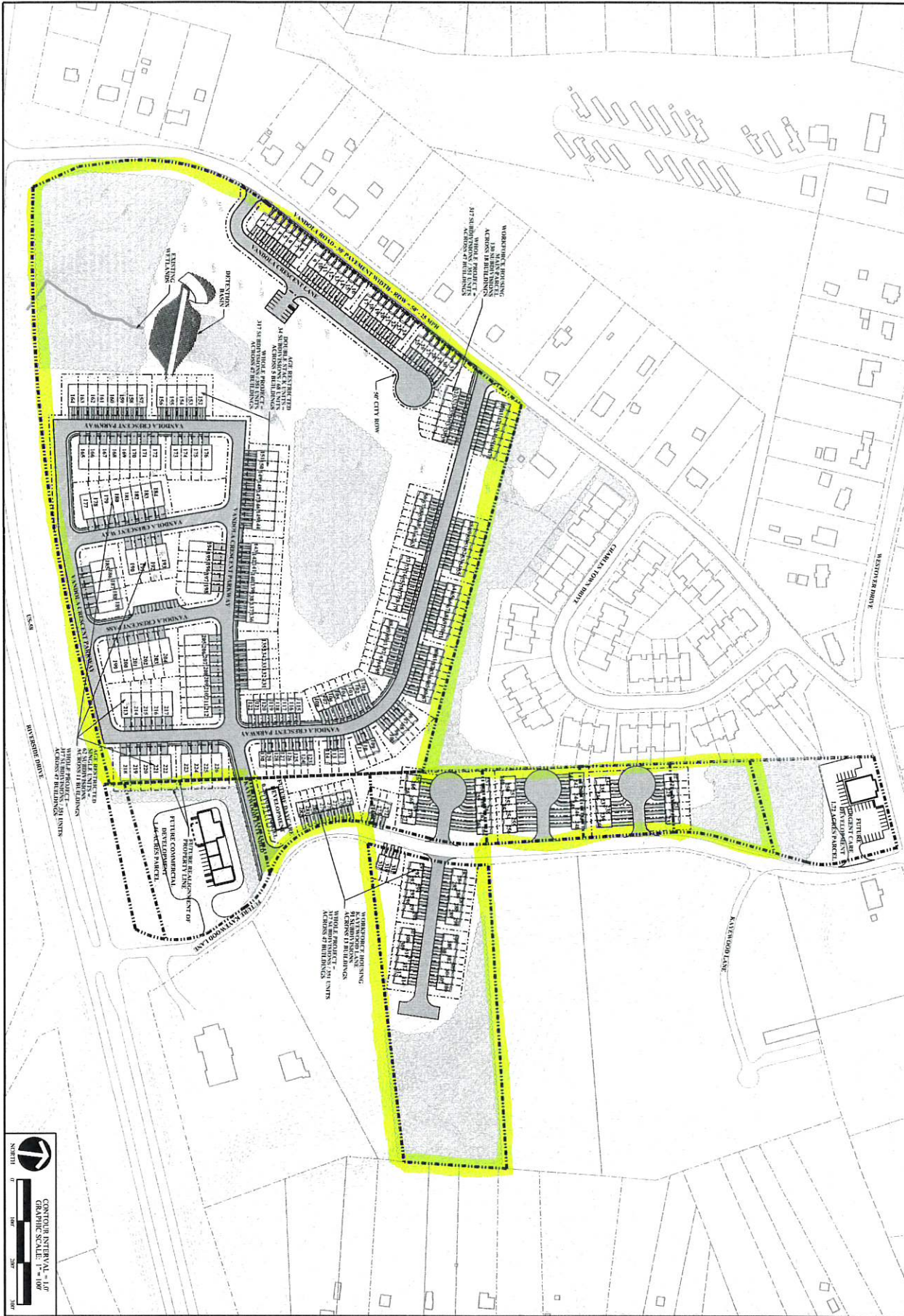
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 08/11/2025  
Applicant's Signature Date

\_\_\_\_\_  
Property Owner's Signature Date  
(if not applicant)

**PLEASE ATTACH THE FOLLOWING**

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



PROJECT MANAGER	EA
DESIGNED	EA
DRAWN	CA
DESIGN ILE	DESIGN
DATE	3/25
REVISIONS	

VANDOLA CRESCENT  
**PROPOSED MASTER SUBDIVISION PLAN  
 ALTERNATIVE A**  
 CITY OF DANVILLE, VIRGINIA

**WATERSHED**  
 CONSULTING  
 P.O. BOX 7216  
 RICHMOND, VA 23221  
 (804) 304-6699  
 WWW.WATERSHEDVA.COM

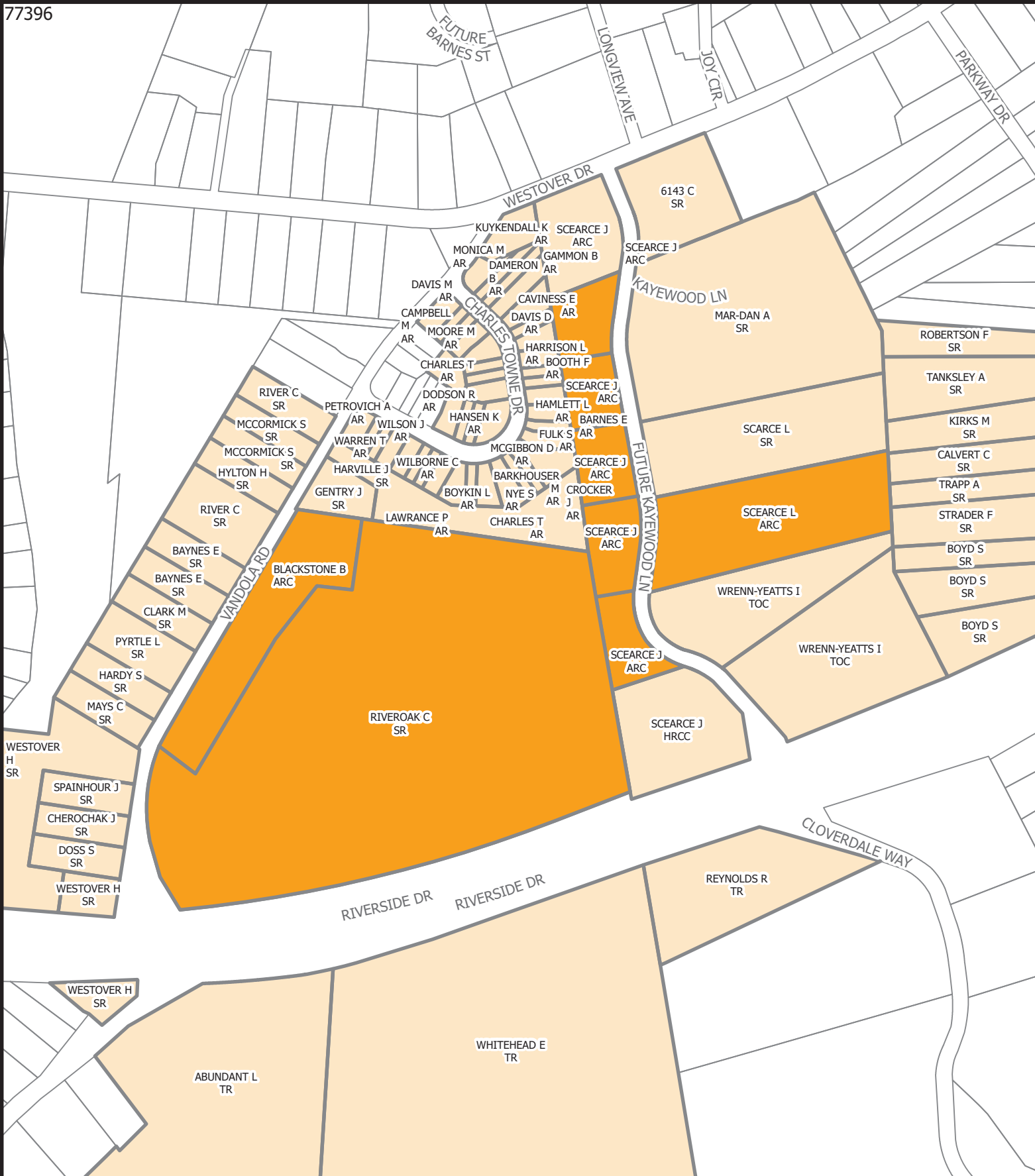


## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
8/12/2025



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

Prepared by:  
Planning Division  
8/12/2025



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**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 \_\_\_\_\_

ZONING ADMINISTRATOR \_\_\_\_\_

THE SUBDIVISION 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 \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

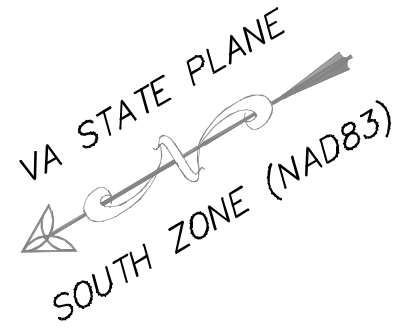
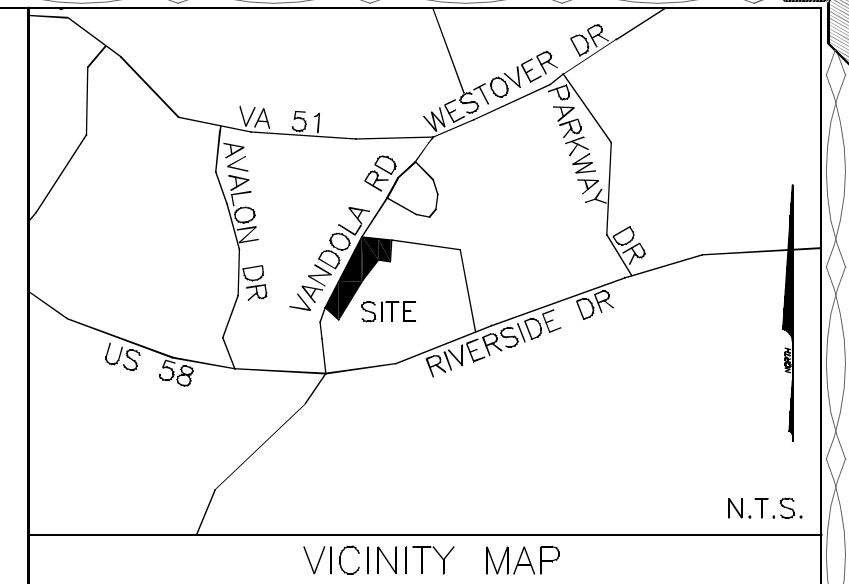
COMMONWEALTH AT LARGE TO WIT:  
 STATE OF VIRGINIA  
 COUNTY/ CITY OF \_\_\_\_\_  
 I, \_\_\_\_\_, A  
 NOTARY PUBLIC IN AND FOR THE STATE  
 AFORESAID, DO HEREBY CERTIFY THAT THE  
 OWNER:

\_\_\_\_\_  
 (NAME) (TITLE)  
 IS SIGNED HEREON HAS ACKNOWLEDGED THE  
 SAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTES:**

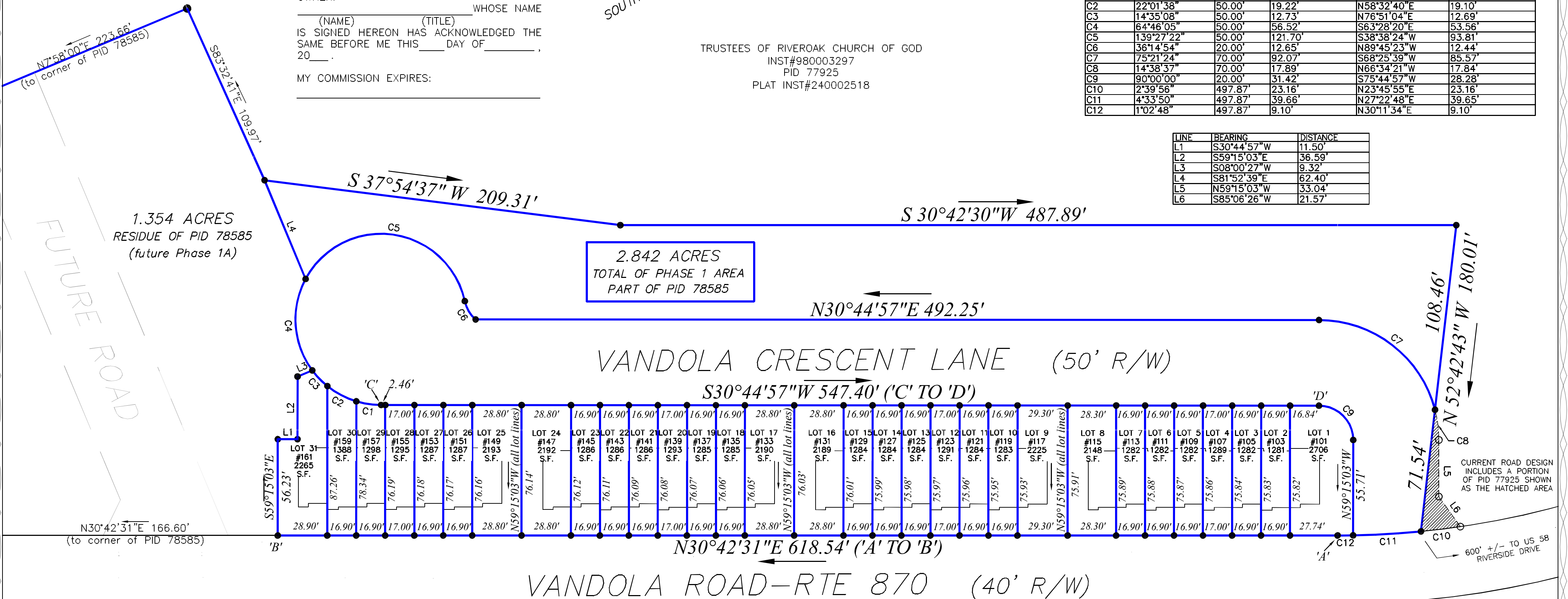
1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0626E EFFECTIVE SEPTEMBER 29, 2010.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.
5. NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN AS PART OF THIS SUBDIVISION PLAT. ONLY IMPROVEMENTS WHICH ENCROACH ON THE LINE OR ARE IN CLOSE PROXIMITY TO THE LINE ARE SHOWN.



TRUSTEES OF RIVEROAK CHURCH OF GOD  
 INST#980003297  
 PID 77925  
 PLAT INST#240002518

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°46'54"	50.00'	14.64'	N39°08'24"E	14.59'
C2	22°01'38"	50.00'	19.22'	N58°32'40"E	19.10'
C3	14°35'08"	50.00'	12.73'	N76°51'04"E	12.69'
C4	64°46'05"	50.00'	56.52'	S63°28'20"E	53.56'
C5	139°27'22"	50.00'	121.70'	S38°38'24"W	93.81'
C6	36°14'54"	20.00'	12.65'	N89°45'23"W	12.44'
C7	75°21'24"	70.00'	92.07'	S68°25'39"W	85.57'
C8	14°38'37"	70.00'	17.89'	N66°34'21"W	17.84'
C9	90°00'00"	20.00'	31.42'	S75°44'57"W	28.28'
C10	2°39'56"	497.87'	23.16'	N23°45'55"E	23.16'
C11	4°33'50"	497.87'	39.66'	N27°22'48"E	39.65'
C12	1°02'48"	497.87'	9.10'	N30°11'34"E	9.10'

LINE	BEARING	DISTANCE
L1	S30°44'57"W	11.50'
L2	S59°15'03"E	36.59'
L3	S08°00'27"W	9.32'
L4	S81°52'39"E	62.40'
L5	N59°15'03"W	33.04'
L6	S85°06'26"W	21.57'



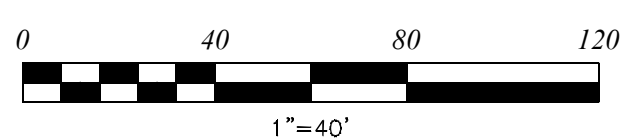
CURRENT ROAD DESIGN INCLUDES A PORTION OF PID 77925 SHOWN AS THE HATCHED AREA

**LEGEND**

- COMPUTED POINT
- RS ● REBAR SET
- S.F. SQUARE FEET

**CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):**  
 SURVEYORS 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 9th DAY OF JULY, 2025.

JEFFREY B. CARR, LS #0403002480



DRAWN BY: JBC | DATE: JULY 9, 2025 | PROJECT #240384-2

SUBDIVISION PLAT SHOWING  
**VANDOLA CRESCENT  
 PHASE 1**  
 ?????????? DISTRICT, ?????????? COUNTY, VIRGINIA

**SOURCE OF TITLE:**  
 BLACKSTONE BUILDING GROUP, LLC  
 INST# 240002555  
 PID 78585

**PLAT OF REFERENCE:**  
 INST# 240002518

# PLANNING COMMISSION MINUTES

August 11, 2025

## MEMBERS PRESENT

Mr. Petrick  
Mr. Dodson  
Ms. Evans  
Mr. Kahn  
Mr. Ranson  
Mr. Jones  
Mr. Townes

## MEMBERS ABSENT

## STAFF

Cynthia Lester  
Clarke Whitfield  
Renee Burton  
Stefanie Jackson

## I. ITEMS FOR PUBLIC HEARING

### NEW BUSINESS

1. *Special Use Permit application PZ25-00368 filed by Piyush Patel and Kavita Shah to allow a private post office and delivery service establishment at Parcel 55466 (3308 Riverside Drive) in accordance with Article 3. N Section C.*

#### **Mr. Petrick opened the Public Hearing.**

Ms. Shah stated. My husband and I are trying to open a UPS store, I believe you guys consider this a private post office, but it is not. UPS reserve the right to open the mailbox and some of the USPS Services we provide at the UPS store. We come from North Carolina where we have four UPS stores running for the last four years, and we are planning to open more in the future. I think it's a good investment for the city and brings more revenue and it is good for the entire community. We believe there is no UPS store in the area, and we have studied that. Although UPS is a franchise it is not a private debt, we had to go through franchise to get approval from them. We have several in North Caroline, so just wishing to open here.

Mr. Ranson stated. On a personal nature will I be able to bring my Amazon?

Ms. Shah stated. Yes, every day. And many more services, besides dropping off.

Mr. Shah stated. We are not considered a private post office

#### **Mr. Petrick closed the Public Hearing**

**Ms. Evans made a motion to approve application PZ25-00368. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.**

2. Rezoning application PZ25-00370 filed by Hylton Commercial Properties LLC to rezone (Parcel 72270) 212 Ingram Road from S-R Suburban Residential to HR-C Highway Retail Commercial.

#### **Mr. Petrick opened the Public Hearing.**

Mr. Echols stated. I'm with Wilkins and Company Realtors and I represent Southside Mechanical Services, who's in the process of purchasing this property. Their plan is there's one building used for classrooms. Seventh Day Adventist owns it now, and they're going to convert that building into offices. There's a larger space which was used as a gymnasium which they'll convert into a work area or storage area. Southside Mechanical Services has been a part of Danville for over 25 years

in the plumbing business, and what they are going to do will not be any sort of air, noise or odor pollution they pride themselves on having a very neat, clean, safe work area. I think they will be a credit to the neighborhood when they move in.

Ms. Evans stated. They are agreeable to the 4 recommendations from the Planning Staff?

Mr. Echols stated. Yes.

Mr. Holland stated. I own property adjacent at the rear of the property under consideration. I am not necessarily opposed to it, but my concern is what does the petitioner have in mind I would not object to at all. What my concern is with the zoning change some point in the future, not be able to have quiet enjoyment of my property because of any changes that might be made there as a result of zoning change. Can anyone speak to that?

Ms. Burton stated. At this time there will be a transfer of ownership. Is the proposal in front of you today for Southside Mechanical in the future. Yes, it could be sold to someone else. There could be another contractor to occupy this space. The goal with the conditions set forth is to minimize the impact on any of the adjacent residential properties.

Mr. Holland stated. Does the last condition mention relative to the adjacent properties, what would that restrict. I mean, if there's intention to develop the property in some other way, would I get notified again as I was for this meeting to be able to object at that time?

Ms. Burton stated. Yes, if it is a change of use. If it is something similar to what you have right now or something that is allowed based on the zoning classification, you may not get notification but if there were a change of use, you definitely would get notification.

Mr. Holland stated. I would be concerned if it was going to be another casino or something.

Ms. Burton stated. If it was something like that kind of change, you would definitely receive notice from us.

### **Mr. Petrick closed the Public Hearing**

Mr. Ranson stated. What is meant by vegetative. Grass is vegetative, right?

Ms. Burton stated. The intent is the vegetative buffer that's there now, which is trees, and there is some shrubbery and grass, but it has been there in existence for many years. There are 200 feet right now that separates them in the back. So, this is allowing them to potentially remove a little bit of it but still keep a considerable buffer.

Mr. Ranson stated. A real more accurate way of saying it would be to maintain the existing buffer. So, they could cut down all the trees and sell the timber and plant grass.

Ms. Burton stated. Yes, I suppose they could. So, I could change that if that is the motion that would state to maintain the existing buffer. We have a minimum of 100 feet, but if you'd like that to exist as what is there now would be up to the commission.

Mr. Ranson stated. What is considered the backyard?

Ms. Burton stated. There will be the street, which is Ingram, the structure, and then anything from the structure back toward the community behind them.

Mr. Ranson stated. Back of the building toward the property line.

Mr. Petrick stated. Yes, it backs up to Wendover Woods, and so does the side of the office building adjacent to it

**Mr. Jones made a motion to approve application PZ25-00370 with conditions. Mr. Dodson seconded the motion. The motion was approved by a 7-0 vote.**

3. *Special Use Permit application PZ25-00373 filed by Rivermont Schools to allow a school at (Parcel 72415) 301 Lowes Drive in accordance with Article 3.M Section C.*

**Mr. Petrick opened the Public Hearing.**

Ms. Harris stated. I am the principal of Rivermont School at the Danville Campus. We are a private day school specializing in K-12 education. We specialize in students requiring significant autism support and emotional behavior support. We have operated in the community for over 20 years. Previously, being out on 41 and relocating to Danville, currently at Piney Forest Road and as the needs of our students in our community has grown, so does the need for our space.

Mr. Kollasch stated. I am the Vice-President of facility development and management, and I support Rivermont School team here in Danville along with across the state of Virginia. I'm here for any questions. I do have some additional mapping about traffic flow but that is not an official study. We would be committed to partnering based on that condition with city planning and engineers.

Mr. Petrick stated. How many students do you plan to start with?

Ms. Harris stated. We currently have 74 students, and we will start year one in a new location at no more than 85.

Mr. Petrick stated. I read you plan to increase it by 10 students a year.

Ms. Harris stated. Yes.

Mr. Petrick stated. What would be the maximum capacity there?

Mr. Kollasch stated. When you look at the building blueprint, which is about 20,000 square feet. Our maximum capacity for occupancy would be different from our students. Our maximum capacity for students would be 150-160 in that range.

Mr. Dodson stated. How many teachers do you have?

Ms. Harris stated. Currently I have 9 teachers.

Mr. Dodson stated. Where are the students from?

Ms. Harris stated. Danville, Pittsylvania County, Martinsville City, Henry County, Franklin County, Campbell County, and Halifax County.

Ms. Evans stated. What are the hours?

Ms. Harris stated. We run students' hours are 8AM to 2:30PM. Staff hours are 7:30AM to 3:30PM.

Mr. Jones stated. Do you see the potential for an outside playing area. I know that's a mandate with that space is adequate at that particular location.

Mr. Kollasch stated. Absolutely, we do, and we would request that and be encouraged to have that for our students. We'll also build an indoor play area as part of the build-out as well. A test fit was

submitted on behalf of this permit request, but we would be willing to work with the planning department.

Ms. Evans stated. When do you anticipate opening?

Mr. Kollasch stated. Our goal would be to open this time next year for the start of school. We do have a clause in our current lease that will expire in April. We are working on an extension should that not happen. We would be prepared and move our timeline up to probably a May opening date. Our ultimate goal would be August 2026.

**Mr. Petrick closed the Public Hearing**

**Ms. Evans made a motion to approve application PZ25-00373 with the requirement that a traffic management plan is submitted and approved by the engineering department. Mr. Townes seconded the motion. The motion was approved by a 7-0 vote.**

**Approval of a major subdivision at (Parcel 51530) 1100 West Main Street.**

Ms. Burton stated. This parcel used to be the Dan River Mill complex at Schoolfield. Currently it was one large parcel where you will see the Caesars Resort has completed construction. This portion will be divided into 3 separate parcels. So that will contain the water treatment plant in one parcel. The pond in the middle is a separate parcel and then the actual resort would be its own parcel. The plat in front of you requires Planning Commission approval. Typically, in this situation. If there is an approval to make a motion, you will make a motion with the condition that any typos are corrections to the title can be made. Just in case there's something that we find later. We don't want to have to bring it back

**Mr. Jones made a motion to approve Major Subdivision Plat (Parcel 51530) subject to allowance for minor changes for typographical errors and errors of omission. Ms. Evans seconded the motion. The motion was approved by a 7-0 vote.**

**III. MINUTES**

**July 7, 2025, minutes were approved by unanimous vote.**

With no further business, the meeting adjourned at 2:30 p.m.

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APPROVED