



## **PLANNING COMMISSION REGULAR MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**December 8, 2025**

**2:00 PM**

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

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

#### **III. NEW BUSINESS**

1. Special Use Permit application PZ25-00523 filed by SPM Empowerment and Skills, Inc. to allow schools, colleges and universities (public or private) in accordance with Article 3.N Section C Item 18 at Parcel 54825 (211 Nor Dan Drive Suite 1130).

#### **IV. APPROVAL OF MINUTES**

1. Minutes from November 10, 2025

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

#### **VI. ADJOURNMENT**



# STAFF REPORT

DATE: December 8, 2025  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Special Use Permit application PZ25-00523 filed by SPM Empowerment and Skills, Inc. to allow schools, colleges and universities (public or private) in accordance with Article 3.N Section C Item 18 at Parcel 54825 (211 Nor Dan Drive Suite 1130).

## SUMMARY

The applicant is requesting a Special Use Permit to allow a vocational/trade school at 211 Nor Dan Drive, Suite 1130, within the Nor Dan Shopping Center. The school will provide training in several skilled trades, including retail and commercial painting, drywall, professional maintenance, and carpentry.

The proposed use will occupy an approximately 17,000-square-foot tenant space within the existing commercial building. The site has adequate parking and utility infrastructure to support the proposed use, and no exterior modifications to the building have been proposed.

PlanDanville's Future Land Use Plan supports service-oriented and commercial uses in existing developed areas. The proposed vocational/trade school is consistent with this intended land-use. In addition, this project supports the plan's "Lifelong Learning" goal by enhancing workforce and trade skills development for residents.

Seventy-nine (79) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. No responses were received.

## RECOMMENDATION

Planning staff recommends approval of PZ25-00523 to allow schools, colleges, and universities (public or private) in accordance with Article 3.N Section C Item 18 at Parcel 54825 (211 Nor Dan Drive Suite 1130).

## ATTACHMENTS

1. Nordan Station\_Danville Regional Trade School\_Special Use Permit for the City of Danville (2)\_Redacted
2. 211 Nor Dan Dr Owners Zoning Map
3. 211 Nor Dan Dr Aerials Map

October 28, 2025

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

**RE: Authorization for the following site location in Danville, Virginia:  
Address: 211 Nordan Dr, Suite 1130, Danville, VA 24250  
Shopping Center: Nordan Shopping Center**

To Whom It May Concern:

The undersigned Nordan Station LLC ("Owner") is the Owner of the property located at 211 Nordan Dr., Danville, VA 24250 (the "Property"), and is currently undergoing lease negotiations for a portion of said Property known as Unit 01130 containing approximately 17,148 square feet, with SPM Empowerment and Skills, Inc., a Virginia corporation ("Tenant") for the operation of a vocational/trade school offering apprenticeship programs and trade training in the areas of retail and commercial painting, drywall, professional maintenance (including HVAC, electrical, plumbing, and grading) and carpentry.

Owner acknowledges, consents to and supports Tenant submitting to the City of Danville (the "City") an application for a Special Use Permit ("Application"), which will allow Tenant to operate the above described vocational/trade school, provided however that Owner's acknowledgment, consent to and support of the Application is conditioned upon the following stipulations:

- (1) Owner makes no representations, warranties, covenants or certifications in connection with the Application.
- (2) Owner does not agree to incur any cost or expense in connection with the Application.
- (3) In the event that a lease agreement between Tenant and the Owner is not executed, the Application and the City approval(s) granted in connection therewith shall be null and void and Owner and the Property shall not be bound by, or liable in any way under, the Application or such approvals.

Sincerely,

Nordan Station LLC, a Delaware limited liability company

By: Phillips Edison Institutional REIT LLC, a Delaware limited liability company, its sole member

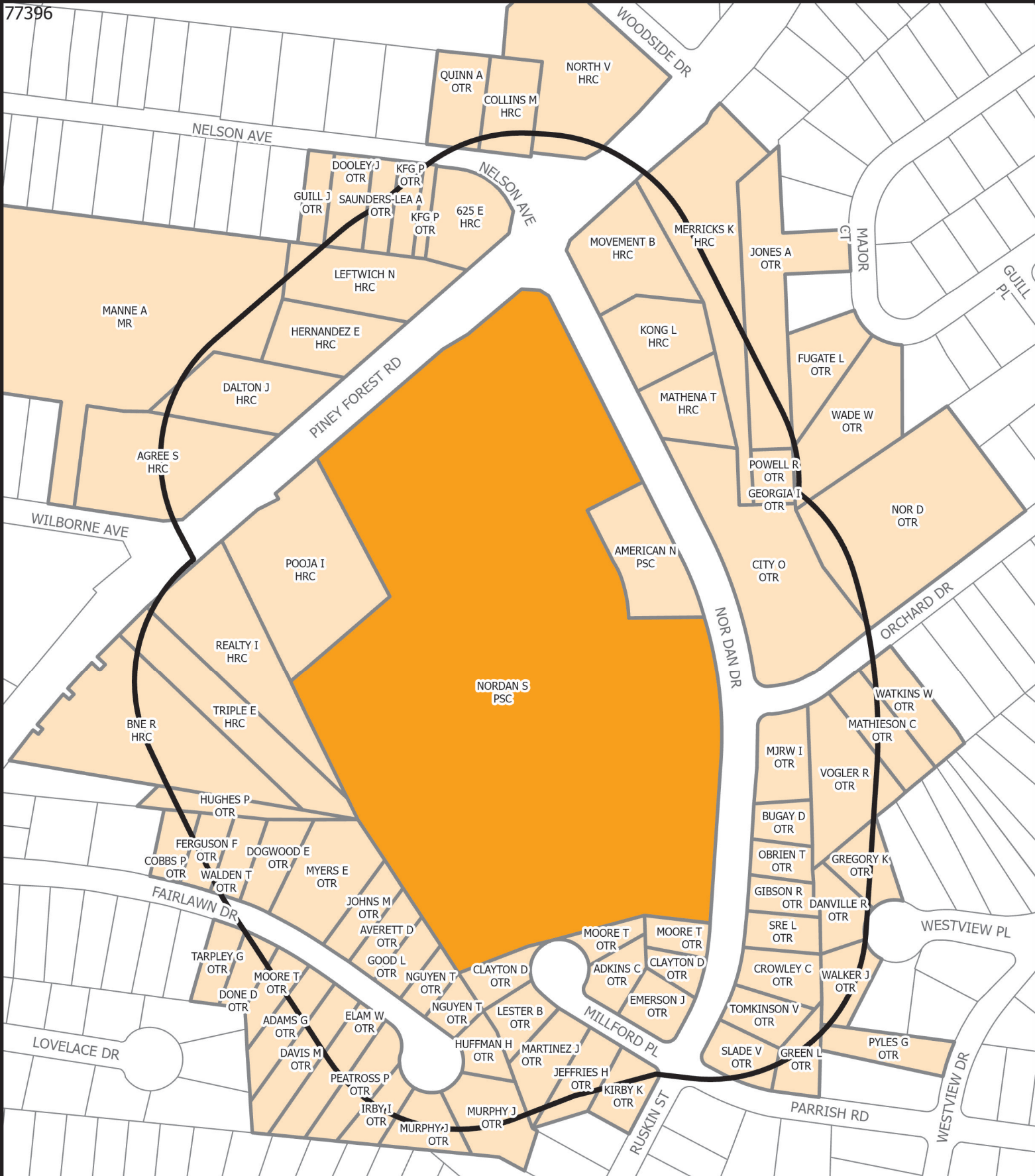
By: Phillips Edison Institutional Joint Venture I, L.P., a Delaware limited partnership, its manager

By: PAI GP LLC, a Delaware limited liability company, its general partner

By (Signature):  \_\_\_\_\_

Name: Robert F. Myers \_\_\_\_\_

Its: President \_\_\_\_\_



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

Prepared by:  
Planning Division  
11/12/2025



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  
11/12/2025



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**PLANNING COMMISSION MINUTES**

**November 10, 2025**

**MEMBERS PRESENT**

**Steve Petrick  
Pierre Jones  
Tommy Dodson  
Kalil Khan  
Ann Evans  
John Ranson  
Sylvester Townes**

**MEMBERS ABSENT**

**STAFF**

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

**I. ITEMS FOR PUBLIC HEARING**

**OLD BUSINESS**

1. *Special Use Permit application PZ25-00453 filed by Bradford Jones to allow an indoor commercial recreation facility in accordance with Article 3.M, Section C.4 at (Parcel 74309) 1011 South Boston Road.*

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

Mr. Jones stated. I would like to open this for an event center for families and friends. And anybody that needed the space.

Mr. Dodson stated. Do you have any problems with the recommendations that were made?

Mr. Jones stated. No.

Mr. Pierre Jones. How many people will the space be able to hold?

Mr. Jones stated. 40 to 50 people.

Mr. Pierre Jones. Is there adequate parking space for the event building?

Mr. Jones stated. I did what the city told me to do as far as the parking.

**Mr. Petrick closed the Public Hearing**

**Mr. Jones made a motion to approve application PZ25-00453 with noted conditions. Mr. Dodson seconded the motion. The motion was approved by a 7-0 vote.**

**NEW BUSINESS**

1. *Special Use Permit application PZ25-00496 filed by Mikayla Ragsdale to allow a daycare in accordance with Article 3.M, Section C.6 at (Parcel 57324) 101 Franklin Turnpike, Suite D.*

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

Ms. Ragsdale stated. I am the proud owner of Little Angels Learning Academy. We are a high-quality Early Childhood education center dedicated to providing safe, nurturing, and engaging environment where children can learn, grow, and thrive. Small steps to school success. Our program will serve children from 6 weeks to 4 years old. Focusing on academic readiness, social and emotional growth. Operating M-F from 6:00 AM to 6:00 PM. Serving up to 40 children with a team of 5 qualified and compassionate teachers and assistants. Our total building occupancy is 48. Ensuring that we maintain safe ratios and individualized attention for every child in our care. The chosen site at 101 Franklin Turnpike Ste D was carefully selected because it offers safe and convenient access, ample parking and meets all zoning and space requirements for a childcare facility. We have successfully completed all required fire, sanitation and building inspections also have installed access control doors throughout the center to ensure safety of both children and staff We are in close communication with the Virginia Department of Education to ensure full compliance with all state licensing and program requirements. Our anticipated opening date is January 12, 2026, and we are working diligently to meet every standard and expectation to provide a safe and exceptional learning environment from day one.

Ms. Evans stated. What do you propose to use for green space?

Ms. Ragsdale stated. There is a space that was just blocked off in the very back and our state requirement says we have to have 0.75 square feet per child. So, we have allocated that amount of space in the back.

Ms. Evans stated. Fenced it in?

Ms. Ragsdale stated. Not yet. We didn't want to get ahead of the board just yet.

Mr. Dodson stated. How many children do you suppose you could hold?

Ms. Ragsdale stated. 40 children, and the overall occupancy is 48.

Mr. Petrick stated. Is there a concerning issue of traffic with you?

Ms. Ragsdale stated. At first, however, I talked with the building owner, and we have made adequate changes to make sure it will remain safe.

Mr. Jones stated. The children will enter from the front or the back of the building?

Ms. Ragsdale stated. Front of the building. And all cars and traffic will have to come to the back of the building.

**Mr. Petrick closed the Public Hearing**

Mr. Jones stated. Question for staff looking at the recommendation was that based on the initially putting the application in, not being aware of the accommodation that Ms. Ragsdale and the owner have made, is there a different perspective now or does staff still remain with the same opinion?

Ms. Burton stated. It does seem to address the green space. We do still have concerns about the high traffic area and being right at that intersection with the signaled intersection. That seems really complicated for people coming in and out of that particular parking lot at this peak time. So, that is still a concern, but the green space seems to be addressed.

Mr. Jones stated. Lastly, if this were to be approved or recommended for approval, conditions could be placed that kind of secure the concerns or ease the concerns? I don't know what conditions could be.

Ms. Burton stated. That seems to be our questions as well, it is a really heavily used intersection, high volume traffic. So, we would be adding traffic at peak times. I don't know exactly what measures you could put in place. If this was to be approved and you were to open up and things are going well, you know we are looking at contacting our local VDOT office and having them study the intersection a little more but at this point I don't know exactly what could be done about it.

Mr. Ranson stated. Your concern is added traffic at peak hours, I guess we'd have to confirm the peak hours are 6am-6pm.

Ms. Burton stated. I would say that 7:15 – 7:45 are probably your peak drop offs. Making sure that we manage that properly.

Mr. Ranson stated. If a parent has a problem with bringing the child at 7:30 am. They could bring their child at 7:00 am.

Mr. Petrick stated. I think state licensing has a specific requirement as to green space, and the amount of green space, but do they have primary consideration for traffic?

Ms. Burton stated. Not to my knowledge. No, I think that it is generally handled on the local level.

Ms. Evans stated. Is there an ADA compliant parking space now? But you are going to paint it before it goes before city council.

Ms. Ragsdale stated. Yes.

Mr. Ranson stated. The applicant made indication that she's already been working with the owner to make changes, so she is forging ahead.

Mr. Petrick stated. I think they are just preliminary plans.

Mr. Ranson stated. I couldn't tell whether the changes had already been made or they're just being discussed.

Ms. Ragsdale stated. The changes have not yet been made. We have a list of everything that needs to be fixed before we can open. So, no changes have been made yet beside the access doors.

Mr. Khan stated. But you plan to have those changes made as recommended by the staff, right?

Ms. Ragsdale stated. I cannot open until all requirements have been updated.

Mr. Petrick stated. I don't see any specific conditions that you have place yet, staff.

Ms. Burton stated. No.

Mr. Ranson stated. There were conditions that the building inspection. I assume it.

Ms. Burton stated. Yes, there are conditions that must be met before a certificate of occupancy can be issued.

Mr. Khan stated. So, the recommendation is that they can have traffic on the back now.

Ms. Burton stated. Yes, that is something that could be a recommendation or a condition upon a recommendation of approval.

Mr. Petrick stated. They will be implied conditions provided by the state concerning green space and any other issues they may have. It is always condition upon state license.

Mr. Jones stated. Just for reiteration purposes, the recommendation was not based on the inspection list. It was solely based on the location concerns.

Ms. Burton stated. That is correct.

Mr. Jones stated. The applicant has always been willing to accommodate to the request of whatever needs to be done.

Ms. Burton stated. In order to operate that would have to be done. Within our review is the land and the change of use within the land itself.

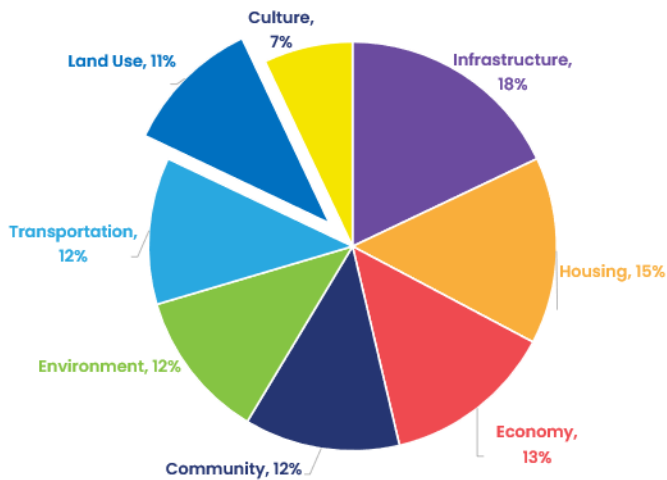
**Mr. Jones made a motion to approve application PZ25-00496. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.**

2. *Code Amendment request PZ25-00509 filed by the City of Danville to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically amend Article 1 through 17 "Zoning Code."*

Ms. Burton stated. We have a presentation here is some highlights.



# Land Use Goal



CODE Danville is a major step in the process of implementing PLANDanville.

This goal aspired to “Prioritize equitable access to resources and facilities citywide.” It ranked seventh highest for overall engagement with over 52% of respondents expressing a neutral sentiment for this goal.

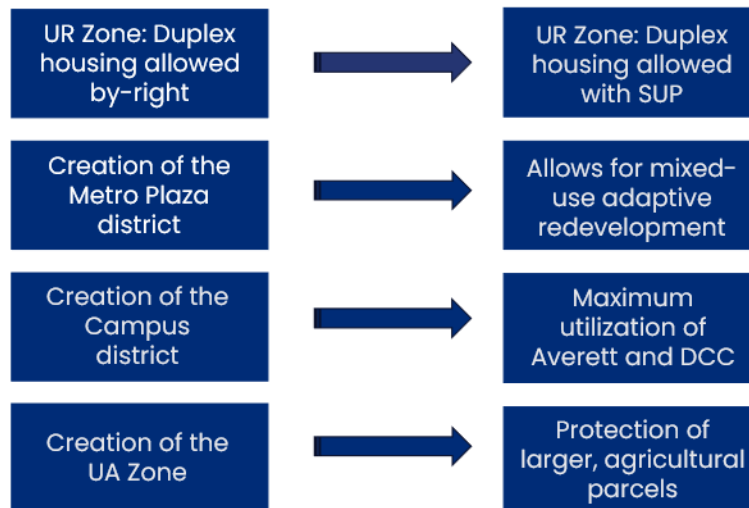
# Community Engagement

- March 19 - Residential and Commercial Sign Vendors & Developers meeting at City Hall
- April 24 - North Main Visionaries meeting
- July 17 - PLANDanville Third Annual Open House at Doyle Thomas Park
- September 4 - Community Greening Workshop at White Rock Baptist Church
- September 5 - Community Greening Workshop at Camp Grove
- September 16 - Residential and Commercial Sign Vendors & Developers meeting at City Hall
- September 18 - Community Greening Workshop at the Salvation Army
- September 19 - Community Greening Workshop at St. Luke's United Methodist Church
- September 20 - Danville Community Market
- September 25 - North Main Visionaries meeting
- October 7 - National Night Out at Ballou Park
- October 21 - Danville Rotary Presentation
- October 23 - Open House at the Pepsi Building
- October 30 - Almagro Community Meeting

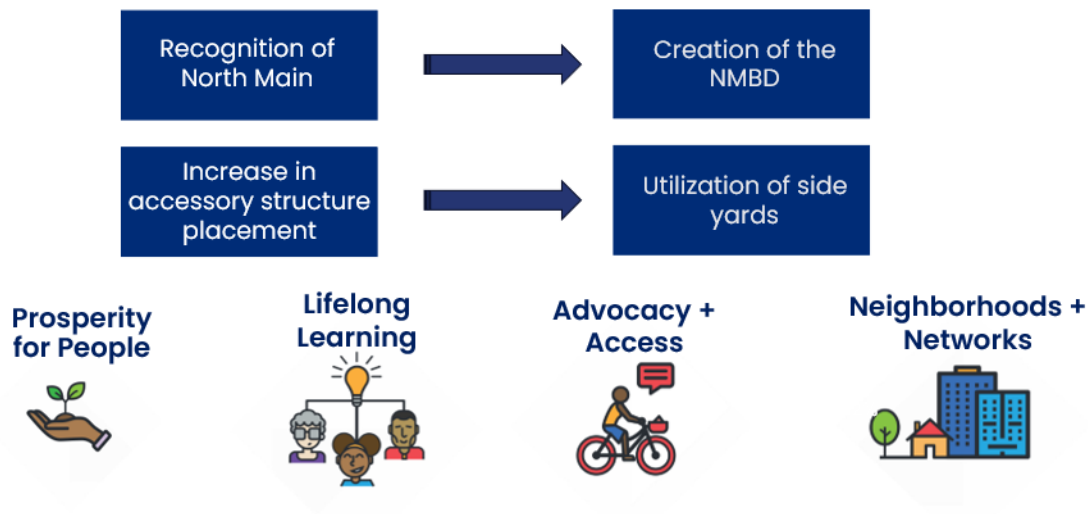
# Public Notifications

- August 14 – Initial letter to all City of Danville property owners
- August 25 – RiverCity TV media push
- October 16 – Second letter to all City of Danville property owners
- October 20 – RiverCity TV media push
- October 28 – Legal Notice published in Danville Register & Bee
- October 29 – WDBJ interview
- November 4 – Legal Notice published in Danville Register & Bee
- November – Utility invoice insert to City of Danville property owners

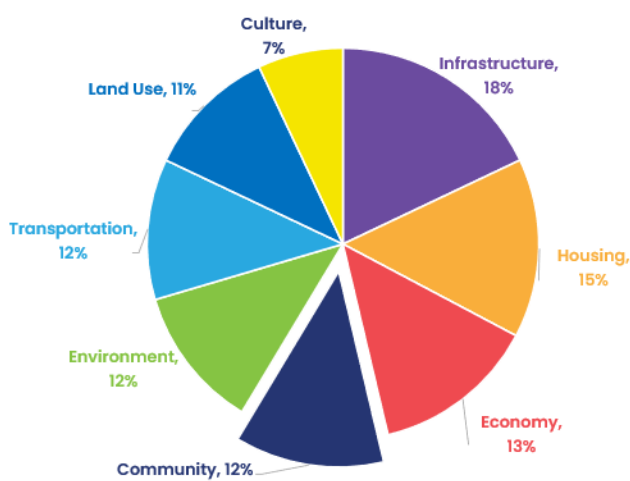
# You Asked, We Listened!



# You Asked, We Listened!

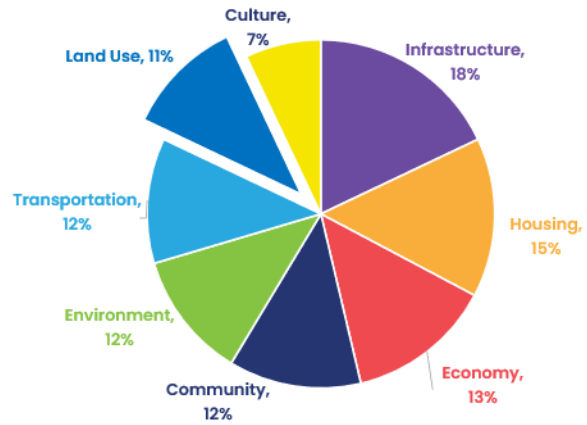


# PLANDanville: Chapter 1 Community

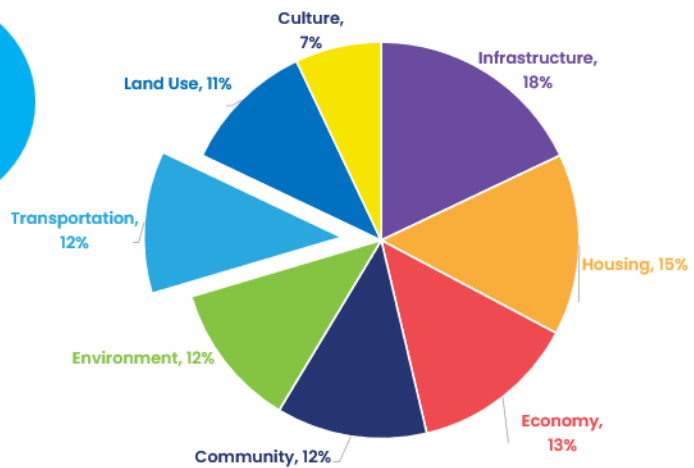
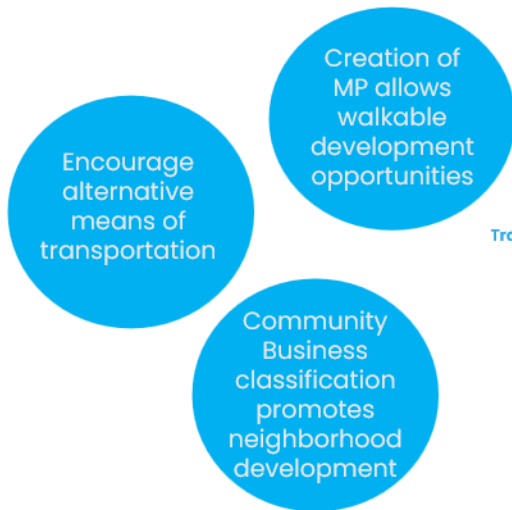


- CB Zoning classification encourages small business
- Implementing changes through engagement & feedback
- Emphasis on graphics and tables for increased comprehension

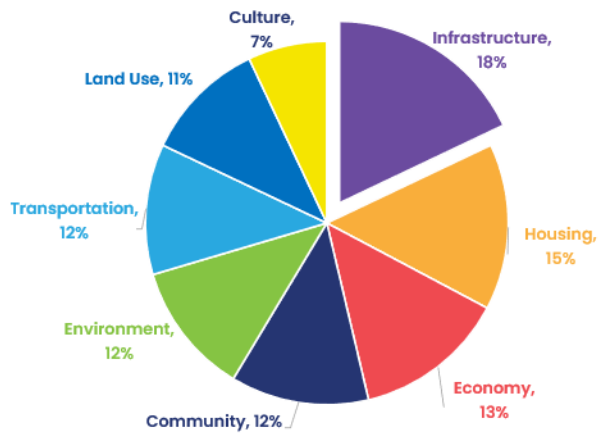
# PLANDanville: Chapter 2 Land Use



# PLANDanville: Chapter 3 Transportation



# PLANDanville: Chapter 4 Infrastructure

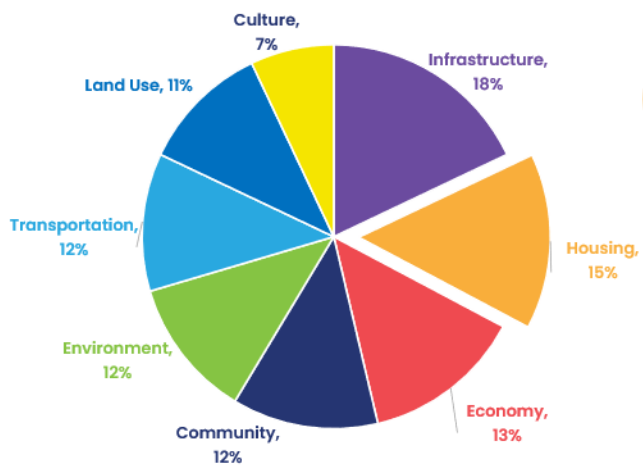


Infill opportunities

Updated SUP process for new developments

Cluster developments opportunities

# PLANDanville: Chapter 5 Housing

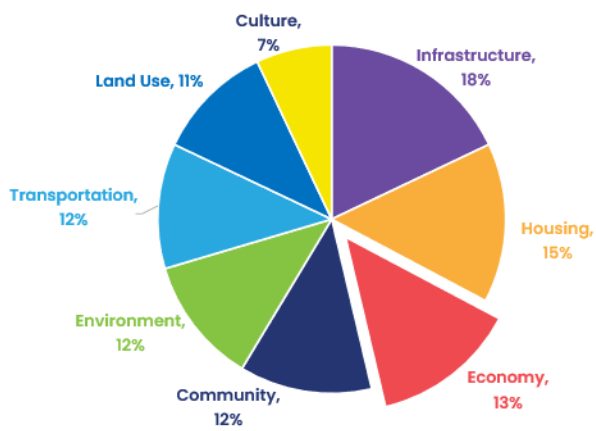


New residential classifications promote varying housing types

Updated density standards

Adaptive redevelopment opportunities (Danville Mall & Ballou Park)

# PLANDanville: Chapter 6 Economy



HB & IM promotes increased economic opportunity

CB promotes small business within communities

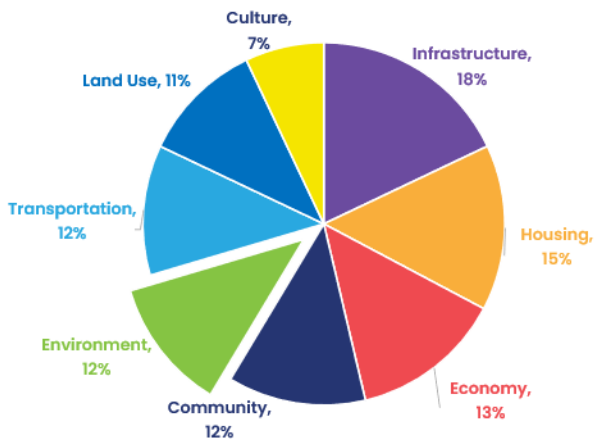
Updated parking standards for new businesses

# PLANDanville: Chapter 7 Environment

Landscaping standards for all new developments & parking lots

Collaboration with GIC, Inc.

Native species of plants and trees specifications



# PLANDanville: Chapter 8 Culture

Community leadership/representation within the ARB

Embracing the visions to redevelop North Main Street

Continued preservation through creation of the ARO

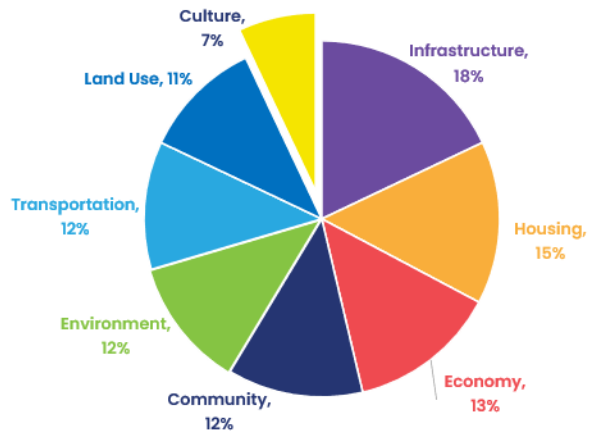


Table 2.A-2: Conversion of Future Land Use Categories

	Rural Neighborhood	Suburban Neighborhood	Urban Neighborhood	Manufactured Home Park	Downtown	Activity Center	Warehouse	Industrial Mixed Use	Neighborhood BU	Mixed Use Corridor	Residential M.U. Corridor	Neighborhood Commercial	Convenience Commercial	Consumer Commercial	Light Industrial	Heavy Industrial	Institutional / Office	Open Space
Urban Agriculture (UA)																		
Threshold Residential (TR)																		
Urban Residential (UR)																		
Multi-Unit Residential (MR)																		
Manufactured Home Park Residential (MHPR)																		
Community Business (CB)																		
Highway Business (HB)																		
Institutional (IS)																		
Innovation and Manufacturing (IM)																		
Entertainment and Gaming District (EGD)																		
River District (RD)																		
Campus District (IC)																		
Metro Plaza District (MP)																		
North Main Business District (NMBC)																		

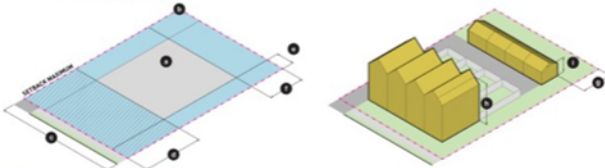


Section	Symbol	Zone/District/Overlay	Previous Zone/District/Overlay
41.2.C.	UA	Urban Agriculture Zone	SR-R Sandy River Residential T-R Threshold Residential
41.2.D.	TR	Transitional Residential Zone	T-R Threshold Residential S-R Suburban Residential
41.2.E.	UR	Urban Residential Zone	S-R Suburban Residential NT-R Neo-Traditional Residential OT-R Old Town Residential M-R Multi-Family Residential
41.2.F.	MR	Multi-Unit Residential Zone	A-R Attached Residential OT-R Old Town Residential
41.2.G.	MHPR	Manufactured Home Park Residential Zone	MHPR Manufactured home Park Residential
41.2.H.	CB	Community Business Zone	N-C Neighborhood Commercial
41.2.J.	HB	Highway Business Zone	HR-C Highway Retail Commercial
41.2.J.	IS	Institutional Zone	TD-C Transitional Office LED-I Light Economic Development
41.2.K.	IM	Innovation and Manufacturing Zone	CP-1 Cyber Park One M-I Industrial District
41.2.L.	EGD	Entertainment and Gaming District	C-E Casino Entertainment
41.2.M.	RD	River District	CB-C Central Business District TW-C Tobacco Warehouse District
41.2.N.	C	Campus District	
41.2.O.	MP	Metro Plaza District	PS-C Planned Shopping Center Commercial PSC-O Planned Shopping Center Overlay District
41.2.P.	NMBD	North Main Business District	
41.2.Q.	ARO	Architectural Review Overlay	HP-O Historic Preservation District
41.2.S.	AD	Airport Overlay	A-O Airport Overlay District
41.2.T.	FPO	Floodplain Overlay	FP-O Floodplain Overlay District

### § 41.2.F. MR – Multi-Unit Residential Zone.

#### 1. Purpose and intent.

- a. The Multi-Unit Residential (MR) Zone is intended provide multi-unit housing while maintaining green space.



#### 2. Dimensional standards table.

	Standard	Requirement	Modification Method
a.	Density (max.)	8 dwelling units per parcel for townhouse dwellings and 16 dwelling units per parcel for multi-unit dwellings and supportive housing.	Special Use Permit
b.	Parcel Area (min.)	16,000 sq. ft.	Variance
c.	Road Frontage Width (min.)	50 ft.	Special Use Permit
d.	Front Setback (max.)	30 ft.	Special Use Permit
e.	Side Setback (min.)	15 ft.	Special Use Permit
f.	Rear Setback (min.)	30 ft.	Special Use Permit
g.	Accessory Structure Setback (min.)	5 ft.	Special Use Permit
h.	Principal Building Height (max.)	60 ft.	Special Use Permit
i.	Accessory Structure Height (max.)	24 ft.	Variance
j.	Impervious Surface Coverage (max.)	75%	Variance
k.	Open Space Coverage (min.)	25% <sup>1</sup>	Variance

#### Footnotes.

<sup>1</sup> 50% of the minimum required open space (12.5% of the site) must be used as recreation or community space.

#### 3. Additional standards.

- a. Additional Setback and Parcel Requirements.

1. Where adjacent properties are in a zone or district other than the MR Zone, all buildings within the MR-zoned parcel must be set back at least 30 feet from the common district parcel lines, or as otherwise provided by § 41.4.C. Landscaping, Screening, and Buffering.

- b. Traffic Impact Assessment. A Traffic Impact Assessment may be required for any MR Zone application, as determined by the Division Director of Planning/ Zoning Administrator.



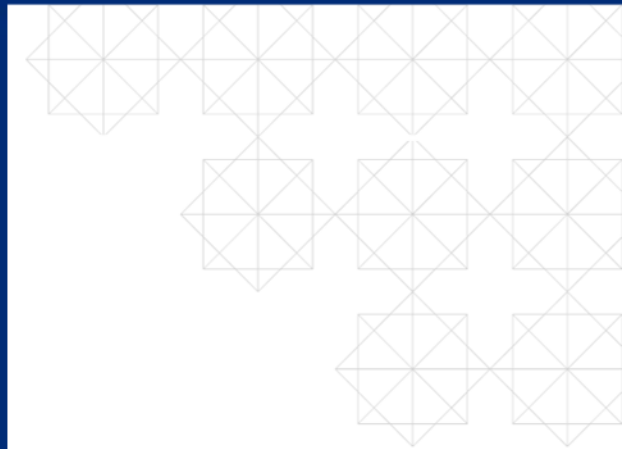
# Next Steps in CODE Danville



Article 5 titled "Signs" and Article 7 titled "Subdivisions" within CODE Danville are currently reserved.

City Council Work Session  
*November 18*

City Council  
*December 2*



Mr. Petrick stated. The proposed of the amendments to the code that are listed on the most recent postings that going to become an attachment to the motion?

Ms. Burton stated. Yes, please not in your motion if so move. That will include the amendments place in front of you. There are a couple of changes that needed to be made. One is discussion of parking, landscaping, in addition to the glossary, words that may have been left out and then also the permitted use table we had a change to the small-scale agriculture as well as the UR zone to allow agriculture structures by right.

Mr. Petrick stated. For the second brevity can we say noted amendments.

Ms. Burton stated. Yes.

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

Mr. Walker stated. I wanted to put a fence up and get a dog. I had the fence too close to the curb. Someone from the city told me I had to pull the fence back and I did exactly what I was told. When it rains, I have a lot of water that comes in my back yard. And now I am getting sinkholes and where my fence was close to the curb there is a drain. The sinkholes come up to my waist. I called my insurance company, and they said they can't do anything about it.

Ms. Burton stated. Have you spoken to Public Works?

Mr. Walker stated. Yes.

Ms. Burton stated. We will check into this for you.

Mr. White stated. I live at 80 Grove Street, I am having a foundation problem with my property and there is a code that says they want it fixed, but at the time they wouldn't let me do anything on the property because it was in someone else's name. Now that it is in my name, I am asking for some time to get my property fixed. The property has been in my family for 60 years and I would really like to try and fix it. They are telling me I can't. I'm a contractor by right.

Ms. Burton stated. Leave your name and number and we will have Mr. Seth Hawker give you a call, he handles the maintenance code.

Mr. Petrick stated. We have a lot of people here, and I'm sure a lot of people want to be heard, we would like for you to address these comments related to agenda items right now. We are talking about the comprehensive plan if you would make your comments concise. We would appreciate it.

Mr. Leggett stated. I am addressing you all over the Zoning of Sandy River and basically threshold will be combined into urban agriculture. I have talked to Ms. Burton a number of times and my concerns with this originally with Mr. Gillie and one other guy wrote the Sandy River District Zoning. I am very familiar with it, and the whole reason was created when Danville first annexed the Westover area, we had agriculture and the city wanted to do away with agriculture. So, we created Sandy River District, and most of the land that is involved in this area is large parcels. My parcel is approximately 180 acres in the middle of the city and a lot of them are 60 and 80 acres. This allotted the same privileges as the agriculture and after talking with Ms. Burton and she has been very helpful and understanding. Maybe there are some individuals that would want some pieces of this type of Zoning, but we board horses and a lot of large animals, and my concern would be that opening this up too board and lessening the acreage too small. They had proposed 1 acre. Well one acre is tough to do with a horse when the city requires at least 3 per large animal. So, that wouldn't work. They bumped it up to 3 acres. The original was 5 acres and if you were adjacent to like zoning, you could get by with 3 acres but my concerns here are if we open the door and start having people that maybe want our zoning they might bed in the areas like neighborhoods and horses and different things are introduced. I feel like we are going to open up a can of worms and ruin it for the whole thing, the whole thing was to find a compromise for the city like a transition. I guess my concern would be not to broaden it so much that we're in here fighting new battles and ruin it for everything. The Sandy River District's is very different because we have the Sandy River that boulder the back, no access in from the rear. Most of the front is limited right now we don't have to have road frontage to access in. Most of the properties are land locked, and littered with utilities, I have over 3 miles of sewer lines on my property, can't build or dig on. I have approximately a quarter of a mile of power lines. I have petroleum lines and natural gas feeders. A lot of this property is in flood zones. It is not your typical type of land. I feel like the Sandy River was designed for specific purposes and a specific area and I personally think if we open the doors too much, we will spoil just that and it's not but so much you can do with it. I don't see why it cannot exist just like it is without being combined with something that broadens it to even opens it up a little more.

Ms. McKague spoke virtually through an ASL interpreter.

Ms. Burton stated. The change from OTR to UR is the change in zoning classification. Evasive usages in both are single family residential. That has not changed, the setbacks haven't changed, the only opportunities that have changed are the special use permits, and the current zone you may apply for a special use permit for a duplex and in the new zoning classification you can apply for a special use permit for 2 to 8 units. That will allow the opportunity to increase density up to 8 units only by special use permit.

Ms. Gant stated. I live on Ferry Road in Cedarbrook. My question is how the short-term rentals will be affected in regard to the zoning in that area?

Ms. Burton stated. There is no change if they have an existing permit that permit is still valid.

Mr. Harris stated. I am addressing that rezoned the Danville Change. In these codes, the grandfather clause plays into any of these restrictions and property owning. Explain to me how the grandfather clause plays into the types and spacing of projects you can put on your house.

Ms. Burton stated. If your property now is compliant, meaning that when it was built or under construction, it was done so in a compliant manner, it met zoning code when it was actually constructed. But given the new code that it no longer meets, those codes based on maybe its setbacks, or height. It would be considered grandfathered or what we call legal non-conforming, meaning that it is allowed to remain that way, that it is legally allowed to stay there but that it does not meet current code. So, there are no changes that we would enforce upon you to meet the current code unless you were to make changes to your property. If for some reason, your property right now does not meet setbacks based on the new code and you wanted to build an addition. Then your new addition would have to meet the new set of regulations. But you would not have to bring your existing property up to the current codes. It would only be if you were to make those changes.

Mr. Harris stated. Looking at Plan Danville, Almagro is on the bottom and they're the most neglected neighborhood in the city and they don't have any storm drain management at all. I am wondering are these codes or rezoning from time they were enacted into the city? Are there reasons why these non-protected neighborhood gets tax representation which they pay taxes as everyone else in the city does. They do not have curb and gutter, or storm drain management at all. So, I am wondering why they don't meet these requirements to be updated in construction, you all mention landscaping and land preservation to me as a former Construction Inspector, the EPA is a strong vital in land preservation. I have been to all of the Plan Danville meetings and from the representative of Danville have been prevaricated to them and to put in sidewalks, the curbing and gutter, they will impede on the property, that's not true. From my prior experience, the city has at least a 5-foot easement right away from the curve of the road to the property. So, the prevarication implements into the people is wrong and inappropriate. It deteriorates the people property value, so they are the worst neighborhood in this city. We need to address our poor neighborhoods because they're paying taxes, same as the other influential neighborhood. And because they are not getting tax title appropriation, revalidation you all treat them like they're in the reservation.

Ms. Burton stated. The zoning code itself does not address storm water management. That is within our erosion and sediment control regulations. As far as the Almagro community itself is concerned, we do have a pedestrian improvement plan that we have been working on with VDOT, and I hope that you have seen that plan. It will take another couple of years before you actually see the sidewalks coming in. But it does state that sidewalks will have

improvements along Betts Street. We are continuing to work in that neighborhood. It is unfortunately just a slow process when it comes to working through design, to construction documents, to actually seeing a shovel in the ground.

Mr. Harris stated. To me sidewalk is not a necessity, curb and gutter is a necessity without this the roads wash away, and for 2 years, waiting, you have resurfaced the road and overlay it you surface on top of surface. So, you're raising a crowded road causing water to be washed into people's homes. So, storm drain management controls the property and the land because Almagro sits on top of a hill and if a storm comes through all the land washes down to Industrial Avenue and back toward the Food Lion on the other side.

Mr. Daniels stated. I think the footnote on the slide talked about the possibility of changing units to 8, from single to 8. Is that for new construction or is that can be applied to existing construction and new construction? It's the requirement of a special use permit. So, an application would be submitted to our office and reviewed by Planning Commission.

Mr. Daniels stated. So, in an existing neighborhood, if your neighbor decides to come to you for a special use permit, they convert an existing house into an 8-unit facility right next to an existing residential home.

Ms. Burton stated. With a permit yes, meaning that when they put in the application for a special use permit, the adjacent as well as anyone within 300 ft of that particular property receive notification. Notification lets you know they have applied for such use and also allows you to then voice your opinion whether you're in opposition or unopposed to their request.

Mr. Daniels stated. I am assuming there is no consideration for property values in that particular situation if I have a home and then all of a sudden, my neighbor turns into an apartment complex. Obviously, the value of my home is deteriorating.

Ms. Burton stated. That is part of the consideration. Those are the facts that you would need to bring up, say your neighbor did that and you were in opposition of that, then those would be something that you would want to come to that public hearing or submit that document back in the mail to let us know that you're in opposition and for what reasons.

Mr. Bridgeforth stated. I live at 312 Linden Drive. What do we define as a dwelling unit? Is an apartment unit defined as a dwelling unit?

Ms. Burton stated. Yes, it is because that would be for one unit for one family.

Mr. Bridgeforth stated. Since this came out you have dropped the allowance for a duplex in urban suburban residential.

Ms. Burton stated. Yes.

Mr. Bridgeforth stated. The footnote states it allows for 8 dwelling units per parcel. Has that changed?

Ms. Burton stated. With a special use permit, it can allow up to 8. So now that is still part of the document.

Mr. Bridgeforth stated. The neighbors would have to have a majority to approve it, correct?

Ms. Burton stated. Yes, there are certainly opportunities for the neighbors to be heard in those in those situations.

Mr. Bridgeforth stated. I would like to ask if all these decisions be postponed a little bit because this is a pretty short timeline for residents to be able to make decisions and understand what's going on. Particular into new year, please. I would like to request that the city council's final decision on the code change request be postponed next year to give residents more time to digest all these changes.

Mr. Petrick stated. This will come before city council, and you will have an opportunity to make your request.

Mr. Walker stated. As far as my fence is concerned because I know when I put it up and they told me to move it back, but they said I could have it at 8 feet, when I moved it back, and the city came out and inspected it and said it was far back enough. As far as anything is being changed in the code. Will y'all let me know?

Ms. Burton stated. Yes, a fence is allowed on the property line from the front property line to the front wall of your home and also may not exceed 4 ft from the front wall of your house to the rear property line, it may not exceed 6 feet.

Mr. White Sr. stated. My concern is under the UR of the Old Town neighborhood. We do have the property on Grove Street, which is Old Town, and according to the code changes and that property being the age it is and the conditions of construction we may need additional input as to what we need to do with the property. Our concern is that we need more time to get some work done on property in order to get these things done. I would like to request that we have an extension of time if at all possible. We need to work on getting the property up to current code, but it falls under the grandfather clause. I have been in my home for 30 years and not once have my road been reworked. In front of my house there are cracks in the street. We are truly being neglected as property owners and then held accountable for things not done on our property.

Ms. Burton stated. I will have Mr. Hawker give you a call. He is the maintenance supervisor, and we can discuss that and see what kind of term limits we can work at.

Ms. Horton stated. I live at 158 Smith Street. In regard to infrastructure, more details please.

Ms. Burton stated. Chapter 4 we discuss additional infill opportunity and updated the special use permit process for new construction, and we've created opportunities for cluster development.

Ms. Horton stated. So, what are infill opportunities?

Ms. Burton stated. Infill opportunities are going to be some of the vacant lots that you see throughout our communities the infill would be the construction on those lots.

Ms. Woods stated. I live at 1232 Myrtle Avenue, my home is over 100 years old, and I am disabled. There is a lot of improvement needed for the home. I'm working with several agencies and was wanting to know what your organization could offer someone like me to

help become compliant. I know what you say but because of my disabilities I need to be upgraded to be safer for me as well as funding.

Ms. Burton stated. Our housing division is in charge of those opportunities and has more information.

Mr. Morgan stated. I live in Columbia SC; question is on signage. I received a notice that we were not in compliance with the property at the corner of Arnett Blvd and Riverside Drive. Currently, it is leased by the Auto Villa. Asked to move a sign and the, was that a result of a new order or one that had been previously in existence as that sign had been in place for 17 years? So was someone just not doing their job for 17 years or was there a new ruling made?

Ms. Burton stated. There has not been an update to the sign code even in this particular code that is in front of you now. The sign regulations are reserved section in the current code will remain. I'm not sure exactly about your situation, there have not been any changes. If there was a banner that was put up or something that had temporary signage, then that maybe the situation that you receive the letter about. Banners are only allowed for 30 days, and they must be permitted. So, that might be your situation.

Mr. Morgan stated. Where can I obtain current signage requirements?

Ms. Burton stated. They're in chapter 41 of the city code article 10.

Mr. Spencer stated. I live at 636 Hughes Street. My concern is, do the city have any bearings as far as developing any tiny homes communities?

Ms. Burton stated. Would it be to develop a tiny home? We do not regulate the size of a home. The size can be as small or as large as you would like it to be as long as it meets the zoning specifications for setbacks and lot coverage.

Mr. Spencer stated. What I am saying is like a community of tiny homes.

Ms. Burton stated. In the code that we have proposed now, it does allow for what we're calling cluster subdivisions or cottage courts are what they are called. Those are cluster subdivisions that maybe smaller homes that I believe is what you're talking about and that is allowed now as a proposed code.

Mr. Spencer stated. Thank you.

Mr. Fitzgerald stated. I have a question about code enforcement. Why do y'all charge \$200 for a person to have a car parked on their own property? And where does that money go to?

Ms. Burton stated. \$200 for what?

Mr. Fitzgerald stated. You have a car that is broken down on your property, paid \$200 to the city. Where does that money go to?

Ms. Burton stated. That will be handled by our Public Works department and so I can't speak to that specifically.

Mr. Fitzgerald stated. But what's the purpose of it when you own the property. Why would I pay \$200 to rent my own property?

Ms. Burton stated. I can assume if there was some kind of sighting for the vehicle that must have been out of compliance but like I said that is not within my purview.

Mr. Petrick stated. If you received a letter telling you of the fine, you didn't inquire from whoever sent the letter?

Mr. Fitzgerald stated. Yes, but they don't know anything. You ask them questions, and they don't have answers. Right now, how many chicken are you allowed to have on your property?

Ms. Burton stated. Four.

Mr. Fitzgerald stated. I know somebody that has probably 20 chickens and 10 roosters, how you enforce that?

Ms. Burton stated. If we're made aware of it, then we will.

Mr. Fitzgerald stated. You should be aware if they say they have people to ride around and look at that stuff.

Mr. Petrick stated. A lot of things can't be seen from the road, and we depend on the public to let us know if anyone's in violation and we appreciate your input on that.

Ms. Burton stated. There is code enforcement within the public works division which is what you're referring to. We are part of zoning department and community development. It is two different departments.

Mr. Harris stated. Are there any regulations for community signs? Do the law as far as community signs and street signs.

Ms. Burton stated. Like a subdivision sign or a neighborhood?

Mr. Harris stated. Like when they renovate a road or widen it, the street signs are not placed back, wondering if that's a law or something that should be done

Ms. Burton stated. I think that the signs would be placed back but I'm not part of that department either. I would have to reach out to someone about that. Is there a particular road sign that's missing.

Mr. Harris stated. Well, right there at South Main Street and Almagro.

Ms. Burton stated. I will reach out to Public Works and let them know that the sign is missing.

Ms. Whittle stated. I live on Robin Hood Drive, and my concerns are there is overgrowth under the utility wires, I have talked to public works, and they said that it wasn't their property. But someone replaced three poles on the property.

Mr. Petrick stated. I would continue the dialogue with public works letting them know your displeasure your solutions, not being met.

Ms. Gwynn stated. I just wanted to see where my home is located on Monument and Shelton. As you know they are building on the other side, my concern is parking I usually back up into the driveway wondering how much will be over on my side because right now honestly, I don't know what is being built right there. I did hear that it was the same thing as what on Cabell on the corner.

Ms. Burton stated. I will email you what the overall development looks like.

Ms. Brumfield stated. I owned two homes on Paxton Avenue long time ago. I don't know why I received the letter. It is not my residence, I'm in and out, the girl from GW about five years ago was killed in front of my house. I've got seven bullet holes in my house and three in my car from that gang shootout. My question to you all is I am not renting; I just own the homes. Why did I get this letter? Is it because you are going to rezone it?

Ms. Burton stated. That is correct.

Ms. Brumfield stated. Does that mean that the taxes will go up?

Ms. Burton stated. There is not a direct correlation between the change in zoning classification to the increase in taxes. No.

Mr. Lewis stated. I am from Thomasville NC; I called last week I received a letter for 62 Schoolfield Drive and I don't know if we could just speak to Ms. Burton or do we need to have the council involved?

Ms. Burtons stated. I will speak to you once we finish.

**Mr. Petrick closed the Public Hearing**

Mr. Ranson stated. IT says the ARC is being expanded, which was the Overlay District.

Ms. Burton stated. Yes.

Mr. Ranson stated. What does that mean, what are the implications of that?

Ms. Burton stated. Currently we have an Old West End which has the Commission of Architecture Review as the governing body of the ARC of design guidelines, and we have the River District Commission as the governing body for the design guidelines. What we are doing is we are combining the two and extending that area up North Main Street to East Thomas. Only along North Main Street itself and so there will only be one architecture review overlay and one architecture review board to govern that entire area. We also have new guidelines that we've been working on, and you will see that next month.

**Mr. Dodson made a motion to approve application PZ25-00509 ordinance repealing the current Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, 1986, as amended, and reordaining Chapter 41 entitled "Unified Development Code" as attached hereto, maintaining Article 10 and subject to those noted amendments recommended by City Staff and this Commission, as well as any**

technical corrections discovered thereby”. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

Mr. Jones made a motion to approve ordinance repealing the current Official Zoning Map of the City of Danville, Virginia, as amended, and readopting and reordaining the Official Zoning Map of the City Of Danville, Virginia, dated November 7, 2025 as attached hereto, subject to those minor amendments recommended by City Staff and this Commission, as well as any technical corrections discovered thereby. Mr. Townes seconded the motion. The motion was approved by a 7-0 vote.

### **III. MINUTES**

**October 14, 2025, minutes were approved by unanimous vote.**

With no further business, the meeting adjourned at 3:28 p.m.

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APPROVED