

November 18, 2025

A Regular Work Session of the Danville City Council convened on November 18, 2025, at 7:43 p.m. in the City Council Conference Room located on the Fourth Floor of the Municipal Building, 427 Patton Street, Danville, Virginia. The following Council Members were present: Vice Mayor James B. Buckner, L.G. "Larry" Campbell Jr., Mayor Alonzo L. Jones, Barry Mayo, Dr. Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (8). Bryant Hood was absent (1).

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

Mayor Jones presided.

WORK SESSION ITEMS

Meeting Minutes

Upon **Motion** by Council Member Campbell and **second** by Council Member Mayo, Minutes of the Regular Work Session held on October 21, 2025, were approved as presented. Draft copies were distributed to Council Members prior to the Meeting.

Consideration of a Craghead Street Alley Quitclaim

Assistant City Attorney Ryan Dodson explained this item and the next was the City giving up any interest they have, which in effect was none, for these alleys; it will help with the title company. Council Member Whittle questioned who would own it and Mr. Dodson stated the City was quitclaiming whatever interest they had in the alley, so the City would not own it.

Council agreed to put this item on an upcoming business agenda.

Consideration of a Floyd Street Alley Quitclaim.

Council agreed to put this item on an upcoming business agenda.

Presentation of the Proposed Zoning Code Updates

Division Director of Zoning Renee Burton reviewed her presentation for the updated Zoning Code, stating they started the process in March and by mid-October had the draft presented and ready for the Planning Commission. Ms. Burton reviewed a PowerPoint presentation, noting they had fifteen community engagements beginning in March, ending with the most recent Planning Commission meeting on November 10th. Staff spoke to over 1,000 people, as well as those who attended their open-house events. Ms. Burton noted the Code update was in direct relation to one of the proposed goals from PLAN Danville, in the land use category.

Ms. Burton stated they heard feedback from citizens on some of the proposed changes and made adjustments based on that feedback. Ms. Burton reviewed the creation of several new districts based on feedback from residents including a Metro Plaza District, the Campus District, a North Main Business District, and an extension called the Urban Agriculture Zone. Ms. Burton reviewed the new Zoning Map, which was available online. In the current Zoning Code there were fifteen zones, in the new Code there were nine. In the old, there were four separate districts, they now have five. There was a difference in the number of overlays, which have been reduced from four to three, and the Code was complimentary to the PLAN Danville Comprehensive Plan. The old

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code was simply black and white, with no charts, graphics or colors; they were trying to create it to be easier to use, and a more readable style document for the citizens.

Ms. Burton reviewed the "How To" guide which included charts and diagrams to help anyone using the document, and how it could be utilized on their individual property or development. City Manager Ken Larking noted this was something staff felt was important for the development community and citizens to be able to visually see what they were allowed within the setbacks of their property. Ms. Burton noted there were charts that showed the old classifications versus the new, a conversion chart of the future land use categories that were in the comprehensive plan and how that was converted to the zoning classifications. For the new Architectural Review Overlay, currently, the City had the Old West End Overlay with architectural design guidelines and the River District with guidelines; this combines the two into one and also creates the North Main Business District within that Architectural Review Overlay. There will be one district with this overlay and one board, the Architectural Review Board, instead of having two, that group will have the purview of the Architectural guidelines. The Architectural Guidelines were anticipated to be completed and reviewed in December by the Boards, the Planning Commission in January and subsequently City Council in February.

Ms. Burton reviewed the Permitted Use Table, noting only a few localities in Virginia have this within their Zoning Code. Citizens can use the chart and the colors to determine where these particular uses may go, where they were allowed, where they were allowed by special use permit, or where they may be accessory uses. These were all visualized in the Permitted Use Table. There were also individual uses and use standards based on the majority of those applicable uses within that table. Ms. Burton reviewed the Short-Term Rental section and explained they were changing their short-term rental process. Currently there were 130 approved short-term rentals within the City of Danville; the short-term rentals must receive a special exception permit by the Board of Zoning Appeals. Staff would like to make a change to handle this administratively. The applications would come into their office, staff would review them for completeness and then follow a similar process, advertise them in the newspaper, still send out notifications to neighbors within 300 feet, allow time for those to return to the City and if there was an overwhelming 33% or more that were opposed to the short term rental operation, the application would be denied. If the application was denied, then the applicant may appeal that denial to the Board of Zoning Appeals; that would be when they would go before that public hearing. Staff was seeing individuals coming in for these applications to operate a short-term rental, having to go through the same process to make their structure meet the Code. Automatically, they should receive approval, because they meet the Code; the neighbor was the most important part of this, to make sure staff does get that input from the neighbors in that community and that they have a voice and the voice was heard. This change will increase that effectiveness, shorten time for the applicant, but the price will remain the same. The permit will remain an annual renewal.

Council Members thanked Ms. Burton and her team, noting they have done an amazing job. Mr. Larking commended Ms. Burton and her team for the work that was put into PLAN Danville and Code Danville; it was quite an effort with a lot of community engagement that was extremely important.

CLOSED MEETING

At 8:13 p.m., Vice Mayor Buckner **moved** that this meeting of the City Council of the City of Danville, Virginia be recessed and that Council immediately reconvene in a Closed Meeting for the following purposes: consultation with legal counsel and staff members or consultants pertaining to actual or probable litigation which such consultation and briefing in open meeting

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would adversely affect the negotiating or litigating posture of the public body as permitted by Subsection (A)(7) Section 2.2-3711 of the Code of Virginia, 1950 as amended.

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

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

Upon unanimous vote at 8:25 p.m., Council reconvened in open session and Vice Mayor Buckner **moved** for adoption of the following Resolution:

CERTIFICATE OF CLOSED MEETING

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

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

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

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

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

MEETING ADJOURNED AT 8:26 P.M.

APPROVED:

s/Alonzo L. Jones
MAYOR

ATTEST:

s/Susan M. DeMasi, CMC
CITY CLERK