



## **PLANNING COMMISSION REGULAR MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**February 9, 2026**

**2:00 PM**

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

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

#### **III. NOT FOR PUBLIC HEARING**

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

1. Application PZ25-00563 requesting an amendment to the Zoning Map affecting Parcels 76469, 76463, and 77642 (Eastwood Drive), from TR, Transitional Residential, to CHB, "Conditional" Highway Business, filed by Major Construction Inc.
2. Special Use Permit application PZ25-00613 filed by CCKW LLC to amend existing PUD PZ23-00388.
3. Special Use Permit application PZ26-00085 filed by Danville Hotel Group, LLC for a waiver of maximum principal building height in accordance with Chapter 41.2.I at Parcel 02176 (1080 Riverside Drive).
4. Special Use Permit application PZ26-00096 filed by Christian Simmons to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel 24279 (601 Craghead Street).
5. Special Use Permit application PZ26-00152 filed by William James to allow adult daycare in accordance with Chapter 41.3.A at Parcel 03429 (401 North Main Street).

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

1. Minutes from January 12, 2026 Meeting

#### **VI. ADJOURNMENT**

# STAFF REPORT

DATE: February 9, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Application PZ25-00563 requesting an amendment to the Zoning Map affecting Parcels 76469, 76463, and 77642 (Eastwood Drive), from TR, Transitional Residential, to CHB, "Conditional" Highway Business, filed by Major Construction Inc.

## SUMMARY

Parcels 76469, 76463, and 77642 are adjacent vacant lots totaling approximately 26.13 acres located on Eastwood Drive. With the adoption of the Unified Development Code on January 1, 2026, the parcels were updated from T-R Threshold Residential and HR-C Highway Retail Commercial to TR, Transitional Residential.

The applicant is requesting to rezone the parcels to HB, Highway Business, to allow use of the property as a construction business and storage yard, which is not permitted under the current TR zoning. Outdoor storage is permitted within the HB district, provided it does not exceed fifteen (15) percent of the total parcel area. The applicant has stated that the proposed outdoor storage area will not exceed this threshold once the parcels are combined. To ensure compliance, staff recommends parcel consolidation as a condition of approval, with outdoor storage limited to no more than approximately 3.91 acres.

Eastwood Drive is primarily residential in character, consisting of single-family dwellings and a mobile home park, along with a limited number of industrial uses. The subject properties are located at the terminus of the roadway in a cul-de-sac configuration, which limits through traffic and helps reduce potential impacts associated with the proposed use. Existing industrial uses along Eastwood Drive are concentrated closer to South Boston Road, establishing a context for non-residential activity within the corridor.

Certain commercial uses permitted by right in the HB, Highway Business Zone may be incompatible with the surrounding neighborhood. To address this, the applicant has voluntarily proffered restrictions on permitted uses, as reflected in the signed proffer statement. In addition, the applicant has proposed operation limitations to manage construction-related traffic and minimize impacts to the surrounding neighborhood:

- Limiting commercial use on the property to no more than five (5) acres
- Maintaining an existing natural wooded buffer of 200 feet along the southern property line

- Maintaining an existing natural wooded buffer of 150 feet along the western property line
- Maintaining the existing natural wooded buffer along Eastwood Drive
- Restricting commercial activity on Eastwood Drive to normal business hours (7:00 a.m. to 5:00 p.m.)
- Prohibiting installation of lighting exceeding the height or brightness of existing streetlights
- Limiting dump truck storage to no more than two (2) vehicles and ensuring all equipment storage is not visible from the public right-of-way
- Prohibiting freestanding signage
- Prohibiting onsite storage of noxious materials
- Limiting commercial structures on property to sixteen (16) feet in height

Staff finds the proffered conditions limit the potential negative affects on the surrounding neighborhood.

Nineteen (19) notifications were mailed to property owners within a 300-foot radius of the subject properties. Two (2) responses have been received, one (1) opposed and one (1) unopposed.

### **RECOMMENDATION**

Planning Staff recommends approval of PZ25-00563, an amendment to the Official Zoning Map affecting Parcels 76469, 76463, and 77642 (Eastwood Drive), to rezone the property from TR, Transitional Residential to CHB, Conditional Highway Business, subject to the attached proffered conditions and the following:

- Commercial use shall be limited to a maximum of five (5) acres.
- A minimum vegetative buffer shall be maintained as follows:
  - 200 feet along the southern property line,
  - 150 feet along the western property line, and
  - the existing buffer along Eastwood Drive.
- Commercial activity shall be limited to the hours of 7:00 a.m. to 5:00 p.m.
- Lighting shall not exceed the height or brightness of existing streetlights.
- Dump truck storage shall be limited to no more than two (2) vehicles.
- All equipment storage shall be screened and not visible from the public right-of-way.
- Freestanding signage is prohibited.
- Onsite storage of noxious materials is prohibited.
- Commercial structures shall not exceed sixteen (16) feet in height.

### **ATTACHMENTS**

1. Application
2. Supplemental Documents
3. Survey Eastwood Dr
4. Eastwood Aerials Map
5. Eastwood Dr Owners Zoning Map



# CITY OF DANVILLE

## Community Development

### Division of Planning and Zoning

#### ZONING MAP AMENDMENT APPLICATION

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

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: \_\_\_\_\_ PC Meeting Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

DANVILLE, VA

APPLICANT PROVIDED INFORMATION

Applicant Name: Major Construction, Inc. Telephone: 434-572-0411

Mailing Address: ben@majorconstructioninc.com

Email Address: 1016 Ritchie Lane, South Boston, VA 24592

Property Address: Eastwood Dr. Parcel ID: 76469/76463/77642

Property Location:  S  E  W Side of: Eastwood Drive

Between: Eastwood Drive and Kent Street & Danville Expressway

Proffered Conditions (if any, please attach): See attached correspondence

Please provide a description of your request: Rezone consolidated parcel to HB (Highway Business) Subject to the conditions set forth in the correspondence appended hereto and excluding those uses as set forth on pp. 4-6 of this application

  
Applicant's Signature

01-14-2026  
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2026

by Ben Major, President of Major Construction, Inc.

  
Notary Public

Registration No.: 7880976 Expires: 5-31-2026



**B. Cabell Barrow, PLLC**

**- Attorney at Law -**

600 West Main Street (24541)

P.O. Box 11111

Danville, Virginia 24543

Phone: (434) 272-8484

[cabell@danville-lawyer.com](mailto:cabell@danville-lawyer.com)

*Licensed in VA and NC*

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January 21, 2026

**VIA HAND DELIVERY**

Mrs. Renee Burton  
Director of Planning/Zoning Administrator  
City of Danville  
427 Patton Street  
Danville, Virginia 24541

RE: Amendment/Supplementation to Rezoning Application - Major Construction, Inc.

Dear Mrs. Burton:

Please accept this correspondence as Major Construction, Inc.'s (the "Applicant") formal supplement to the Rezoning Application and Special Use Permit Application, both dated December 15, 2025. After careful consideration of the above-referenced applications and further review of the newly implemented zoning ordinance, the Applicant herewith submits a Rezoning Application in the current approved format, amended and conditioned as set forth below and incorporating by reference the December 15, 2025 Rezoning Application.

Please note that the above-referenced applications were originally applicable to three Applicant-owned parcels that have now been consolidated into a single tract containing 25.83 acres. The recombination plat was recorded in the Danville Circuit Court Clerk's Office on January 15, 2026, as Instrument No. 26-159.

In light of the changes to the zoning code relative to the by-right permissibility of storage use on HB (Highway Business) zoned parcels, the Applicant hereby withdraws its Special Use Permit Application altogether. Accordingly, the only item for consideration is the conditional Rezoning Application, whereby Applicant seeks a rezoning of the subject property from TR (Threshold Residential) to HB (Highway Business).

In addition to those measures outlined in the original application, the Applicant proposes the following additional conditions:

1. **Applicant's Standard Operations; Purpose for Rezoning:** The Applicant's construction business entails primarily concrete sidewalk installation and repair throughout the City of Danville, with a handful of jobs in Pittsylvania and Halifax Counties at any given time. Currently, the Applicant has one office located in South Boston, Virginia. All work is conducted in the field, with virtually no construction

activity occurring at Applicant's business office. Loading, unloading, periodic maintenance and administrative tasks are handled at the Applicant's office location. The Applicant's vehicle fleet is currently garaged at its South Boston, Virginia office and consists of four (4) standard dually pickup trucks with construction beds, only three (3) of which are currently used at any given time. Each work truck typically tows a standard dump trailer to and from the jobsite. The Applicant has one dump truck, the use of which is intermittent and does not occur daily.

The Applicant employs only a handful of laborers (8-10), which figure is inclusive of the business owners. The typical business day begins at 7:00 a.m. and ends around 3:30 p.m. Business operations have historically been relatively consistent throughout the workweek, with a small number of Halifax County-based employees (5-6) reporting to and departing from the South Boston office around 7:00 a.m. Another team of three (3) Danville-based employees reports directly to the jobsite each day. All construction activity is completed by mid-afternoon, and employees head home by no later than 4:00 p.m. each day. Business is not conducted on weekends. The addition of a Danville office on Eastwood Drive is not expected to materially alter the company's logistics relative to either the Danville or South Boston-based labor teams. All teams typically travel together (carpool) in company work trucks. The addition of a Danville office on Eastwood Drive is needed primarily for local vehicular storage closer to Applicant's project sites.

2. **Minimum Commercial Use Area/Footprint:** Commercial use (Contractor's Office with by-right storage) of the property will be restricted to no more than five (5) acres, in substantially the same area as that shaded blue on the map attached hereto as Exhibit A. All future commercial uses shall, likewise, be limited to not more than 5 acres and confined to the same general footprint.
3. **Natural Boundary Line Buffers:** The property is bordered on the southwest side by Dan Daniel Memorial Park and on the west side by the Eastwood Trailer Park. Notwithstanding anticipated minimal impact to surrounding properties and property owners, the Applicant shall maintain the existing natural vegetative/wooded buffer at a minimum depth of 200 feet from the southwest boundary line (bordering Dan Daniel Memorial Park). The Applicant shall maintain the existing natural vegetative/wooded buffer along the westerly boundary line (bordering Eastwood Trailer Park) at a minimum depth of 150 feet. All future uses of the property will be subject to the same conditions. While the Applicant's intended use is not expected to interfere with or otherwise impact the use and enjoyment of either of the aforesaid neighboring parcels, these conditions will ensure minimal future impacts with respect to noise, light, sight, ambience and air quality.
4. **Noise Considerations and Light Reduction:** With respect to anticipated noise and light considerations, reference is here made to the Applicant's standard operating procedures set forth in Item 1 above. Notwithstanding the limited anticipated noise and light impacts, the Applicant is committed to maintaining the tranquility of the surrounding neighborhood, and to that end, the Applicant will restrict its commercial use of Eastwood Drive to its normal business hours (7:00 a.m. – 5:00 p.m.). The Applicant does not receive commercial deliveries (raw materials, etc.) at its office. The

Applicant's general daily operations generate virtually no offensive noise, and onsite equipment operation is limited to loading and unloading.

While tasteful landscape and security lighting is planned to promote ambience and ensure the safety of the premises, any such lighting will face towards the interior of the property. No light of greater height or brightness than the existing streetlights currently positioned along the Eastwood Drive cul-de-sac will be installed on the property.

5. **Limitation on Vehicle Storage:** To ensure that traffic impacts to the existing infrastructure and surrounding neighborhood are further minimized, the Applicant agrees to condition the rezoning on a limitation restricting permanent commercial vehicular storage to not more than eight (8) work trucks (pickups), each of which will be equipped with factory mufflers and exhaust systems. Likewise, the Applicant proposes restricting dump truck storage to two (2) vehicles. All other machinery and equipment will be permanently stored in such a manner as to ensure that the same is not observable above the existing natural buffers or the to-be-installed screened fencing.
6. **Screening:** Excepting those areas providing curb-cut street access, the existing natural buffer/barrier along Eastwood Drive will remain intact. All storage areas will also be surrounded by screened fencing.
7. **Signage:** The Applicant's commitment to maintain the existing characteristics of the surrounding neighborhood cannot be overstated, and to that end, no freestanding commercial signage will be installed or permitted in connection with the rezoning.
8. **Use and Storage Noxious Materials:** Onsite storage and use of noxious materials will not be permitted.
9. **Structural:** Commercial structures located on the property shall not exceed sixteen (16) feet in height, and Applicant's anticipated office will be substantially similar in appearance to that pictured in the attached Schedule C.

I would like to thank you in advance for your consideration. If you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,



B. Cabell Barrow

BCB/km  
Enclosures  
cc: Ben Major (w/encls.) [via electronic mail]



# CITY OF DANVILLE

## Community Development

### Division of Planning and Zoning

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    1. The Comprehensive Plan.
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    3. The surrounding properties.
    4. Current and future neighborhood conditions.
    5. Pedestrian and vehicular traffic patterns, on-site and off-site.
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  - 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).
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    5. Photographs of property and surrounding area.
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    7. A preliminary site plan in accordance with the Site Plan Regulations.

#### PLANNING DIVISION PROVIDED INFORMATION

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Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

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Between: Eastwood Drive and Kent Street & Danville Expressway

Proffered Conditions (if any, please attach): See attached correspondence

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Applicant's Signature

01-14-2026  
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2026

by Ben Major, President of Major Construction, Inc.

  
Notary Public

Registration No.: 7880976 Expires: 5-31-2028



**DANVILLE, VA**

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

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Registration No.: \_\_\_\_\_ Expires: \_\_\_\_\_

In connection with the requested rezoning, the applicant voluntarily proffers that the subject property shall be developed and used only for the following principal uses. Any use not expressly listed below shall be prohibited unless the proffers are amended in accordance with the Zoning Code.

**By Right:**

~~Animal boarding, domestic~~

~~Animal care facility, domestic~~

~~Animal grooming, domestic~~

Annuity buying services

~~Artisan studio~~

Auction

~~Automobile fueling station~~

~~Automobile sales and rental~~

Automobile service

Bail bondsman

Body art

Gar wash

~~Catering service~~

Check cashing

Community facility

Contractor

~~Distillery~~

~~Drive-through facility (accessory)~~

~~Elderly and assisted living facility~~

Financial institution

Fortune teller

Funeral home

Greenhouse  
Herbal wellness shop  
Hotel  
Laundry service  
Medical clinic  
Microbrewery  
Microwinery  
Mixed use  
Motor vehicle title loan establishment.  
Office  
Outdoor storage  
Parking, unstructured  
Pawn shop  
Payday loan establishment  
Personal service establishment  
Place of worship  
Public park  
Public utility facility  
Research and development  
Restaurant  
Restaurant, fast-food  
Retail  
Retail, outdoor (accessory)  
Seasonal retail  
Second hand shop  
Self-storage

Theater

Wholesale

**By Special Use Permit:**

Adult day care

Cannabis dispensing facility

Cemetery

Child day care

Commercial recreation, indoor

Commercial recreation, outdoor

Equipment sales

Hospital

Miniature golf

Parking, structured

Private club

School

Shooting range

Supportive housing

Taxidermist

Transportation station

Warehouse storage

Winery

  
Applicant

01-14-2026  
Date



EXHIBIT A



# RECOMBINATION SURVEY OF THREE EXISTING PARCELS TOTALING 25.83 ACRES Located in THE CITY OF DANVILLE, PITTSYLVANIA COUNTY, VIRGINIA



### Surveyor's Certificate

I hereby certify that this current boundary survey, to the best of my knowledge and belief, is correct and complies with the Minimum Procedures and Standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

The property shown hereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances on the property.

**OWNER'S STATEMENT**  
I, the undersigned, as owner of the above described property, do hereby consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

Major Construction, Inc. \_\_\_\_\_ Date \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY \_\_\_\_\_  
I, \_\_\_\_\_, a \_\_\_\_\_ of the County of \_\_\_\_\_, State of \_\_\_\_\_, do hereby certify that I am the duly acknowledged official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

Notice: The parcels described and conveyed herein is excepted from approval under the Subdivision Chapter of the City of Danville only as far as additional parcels being conveyed to an adjoining landowner and may not be reconveyed except as a whole with the adjoining property or with further approval as required under the Subdivision Chapter of the City of Danville. Parcels 2 & 3 are to be added to Parcel 1.

Subdivision Agent \_\_\_\_\_ Date \_\_\_\_\_

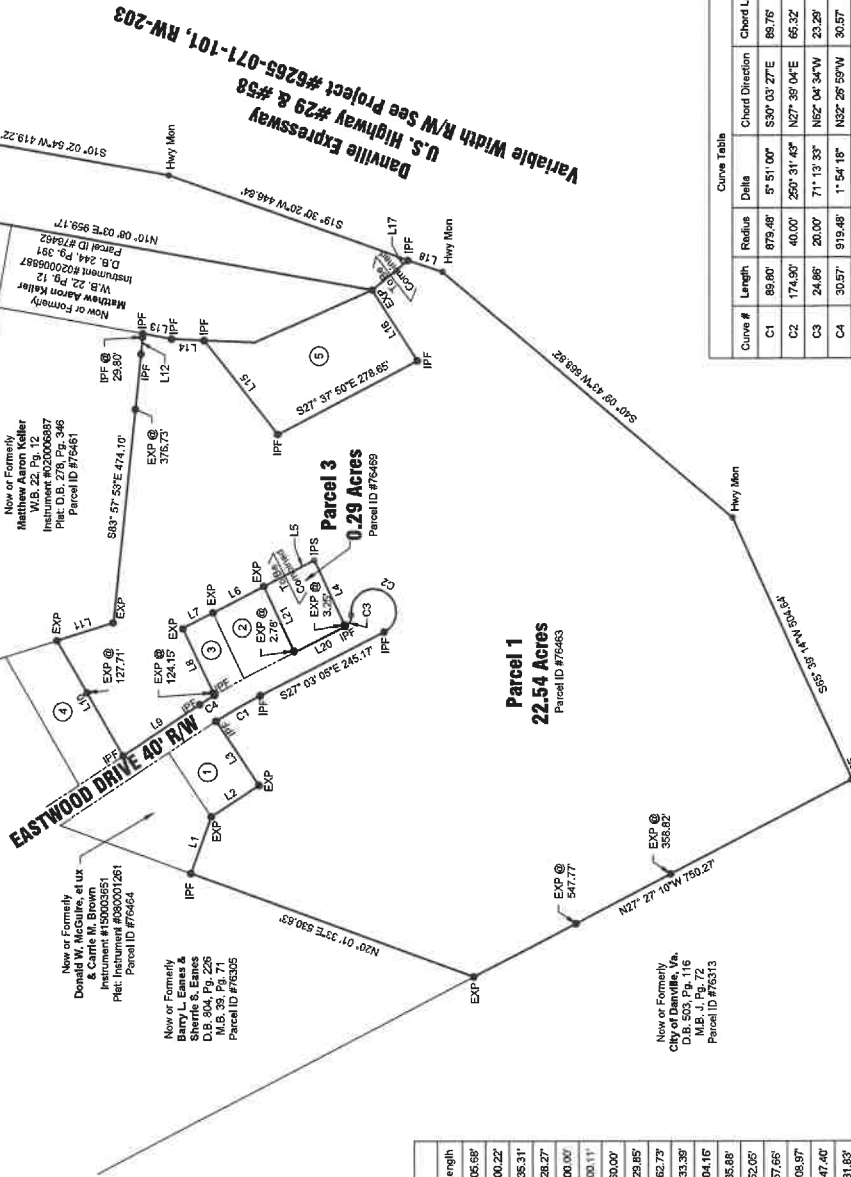
**LEGEND:**  
EXP= Existing Pipe  
IPF= Iron Pin Found  
IPFS= Iron Pin Set  
D.B.= Deed Book  
W.B.= Will Book  
M.B.= Map Book  
R/W= Right-of-Way

**OWNER:**  
Major Construction, Inc.

**LEGAL REFERENCE:**  
Instrument #250002716  
Map Book 22, Page 408  
Instrument #240003540  
Pit. Instrument #950003261  
Pit. Instrument #950003404

**TAX MAP:**  
Parcel ID #176463, #176468 & #17642

SCALE: 1" = 150'  
DATE: October 14, 2025  
FILE: 54225-NB-L



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.80'	879.48'	5° 51' 00"	S30° 03' 27"E	88.76'
C2	174.50'	40.00'	250° 31' 43"	N27° 39' 04"E	66.32'
C3	24.66'	20.00'	71° 13' 33"	N62° 04' 34"W	23.20'
C4	30.57'	919.48'	1° 54' 18"	N22° 29' 59"W	30.57'

**B & B Consultants, Inc.**  
 1000 S. Riverside Drive, Suite 100  
 Danville, VA 24040  
 Phone: (434) 772-2251 Fax: (434) 772-7151  
 Email: info@bbconsultants.com  
 Office: 1000 S. Riverside Drive, Suite 100, Danville, VA 24040

COPY - Not for Recordation

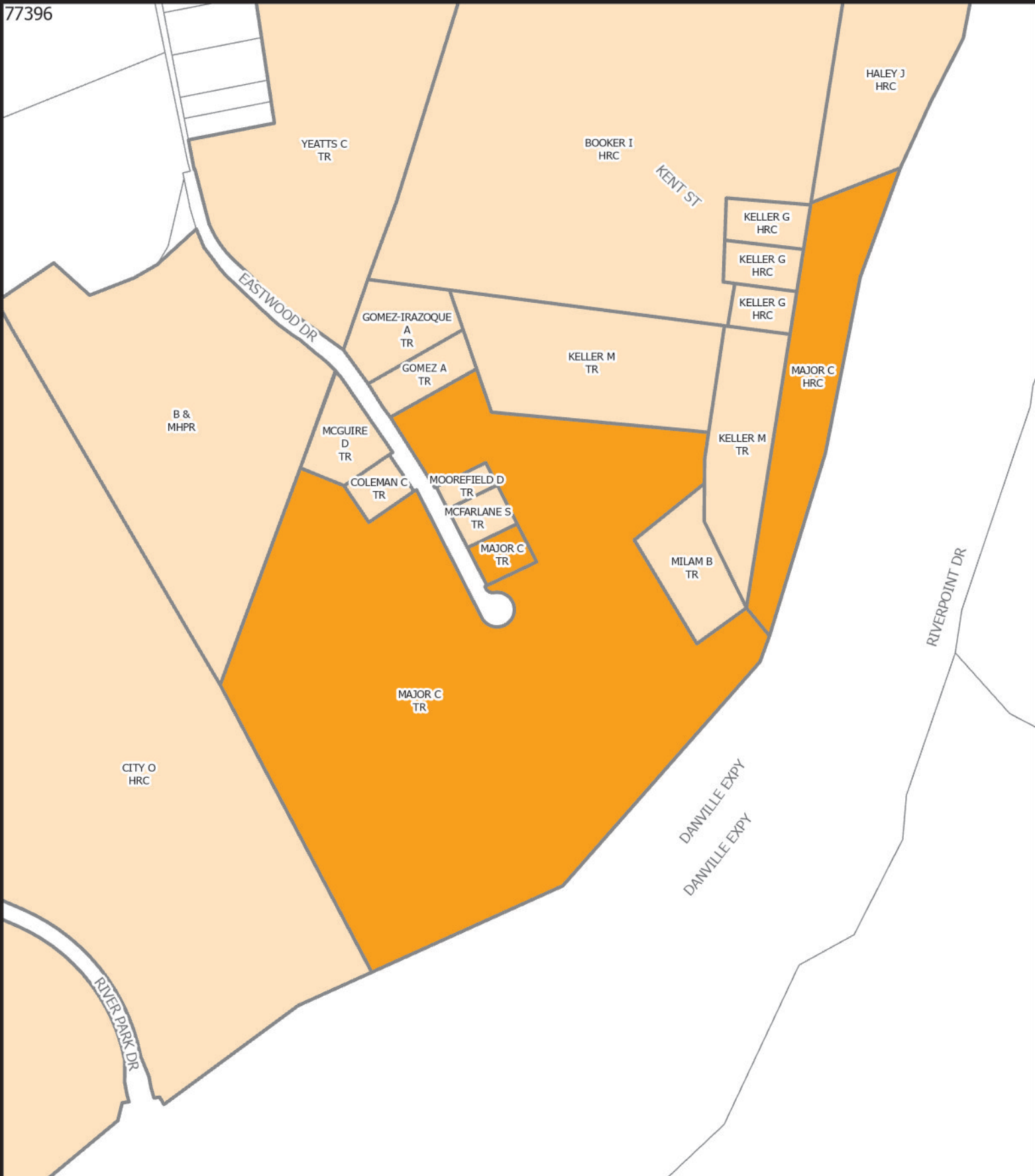


### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
1/15/2026



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



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

Prepared by:  
 Planning Division  
 12/29/2025



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

# STAFF REPORT

DATE: February 9, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Special Use Permit application PZ25-00613 filed by CCKW LLC to amend existing PUD PZ23-00388.

## **SUMMARY**

In December 2023, the applicant, CCKW, submitted a Planned Unit Development (PUD), which was approved by City Council. The approved PUD consolidates multiple parcels and establishes a residential development located on Monument, Shelton, Cabell, and Franklin Streets. The development consists of thirty (30) single-family attached dwelling units and sixty (60) apartment units within three (3) apartment buildings. The PUD was approved subject to the following conditions:

1. The permitted uses at the development are residential;
2. The developer will complete a Traffic Impact Analysis in consultation with the City of Danville and implement the recommendations;
3. The buildings may not have vinyl siding on exterior vertical fascia;
4. A minimum of 35% of the building exteriors will be masonry;
5. The height of each building may not exceed 60 feet;
6. Parking shall not be placed in the front yard of townhome development;
7. No more than eight (8) and no fewer than three (3) single-family attached units (townhouses ) shall be included in any one physically contiguous grouping;
8. Townhouse grouping shall be designed to minimize “Flat-faced”, row-house architectural facades. Architectural projections, off-sets, window bays, canopies, porches, mixed materials and colors and other design elements of a unified architectural theme shall be provided to achieve this result;
9. Architectural treatment of attached dwellings shall vary so that no more than two abutting units are substantially the same and so that no more than four units in any group are substantially the same;
10. Apartment building construction must mimic the exterior design submitted by the applicant labeled “Allure”;
11. The development will maintain landscape buffers compliant with Article 16 of the zoning ordinance and/or the development agreement, whichever is greater; and
12. That the developer executes and records a development agreement with the City that acknowledges these conditions.

In April 2024, City Council approved an amendment to the PUD to remove Parcel 22082 and add Parcel 25236. The addition of Parcel 25236 eliminated the need for a proposed driveway between two existing residences on Cabell Street and increased the number of townhomes fronting Franklin Street from six (6) to ten (10).

The applicant is requesting an additional amendment to modify the unit layout for the development along Franklin Street. The proposal would replace the previously approved ten (10) single-family attached dwelling units with ten (10) one-over-one style buildings, increasing the total number of dwelling units along Franklin Street from ten (10) to twenty (20). This amendment represents an increase in density along Franklin Street compared to the previously approved layout. Staff recommends limiting the number of one-over-one style buildings along Franklin Street from ten (10) to six (6). This limitation maintains an appropriate density and scale while providing the applicant flexibility to implement the desired design and construction standards.

Sixty (60) notifications were mailed to property owners within a 300-foot radius of the subject properties. Ten (10) responses have been received, all ten (10) were unopposed. (Nine (9) were from the applicant)

#### **RECOMMENDATION**

Planning staff recommends approval of PZ25-00613, with the condition that the number of one-over-one style buildings along Franklin Street be limited to six (6)

#### **ATTACHMENTS**

1. Application
2. Supporting Documents
3. Franklin St Aerials Map
4. Franklin St Owners Zoning Map

DANVILLE, VA

- 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.

Property Location: Franklin St.

Describe Proposed Request: Instead of constructing 10 townhouse units, we would like to build 10, 1 over 1 style units which would essentially double the number of available units to 20 for this portion of the project. Even with this change, we will still meet the required parking spaces needed without including any on-street parking that is available

[Signature]  
Applicant's Signature

1-14-26  
Date

Commonwealth of Virginia

City of Danville Lynchburg

The foregoing instrument was acknowledged before me this 14 day of January, 2026

by Kevin Shotwell member of CLKW LLC

[Signature]  
Notary Public

Registration No.: 7990322

Expires: 7-31-26

BRITNEY NICHOLE WATTS  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Registration No. 7990322  
 My Commission Expires 07/31/2026

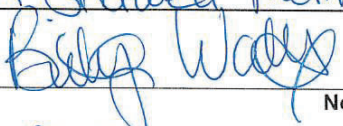


Owner's Signature  
(if not applicant)

DANVILLE, VA  
1-14-26  
Date

Commonwealth of Virginia  
City of Danville

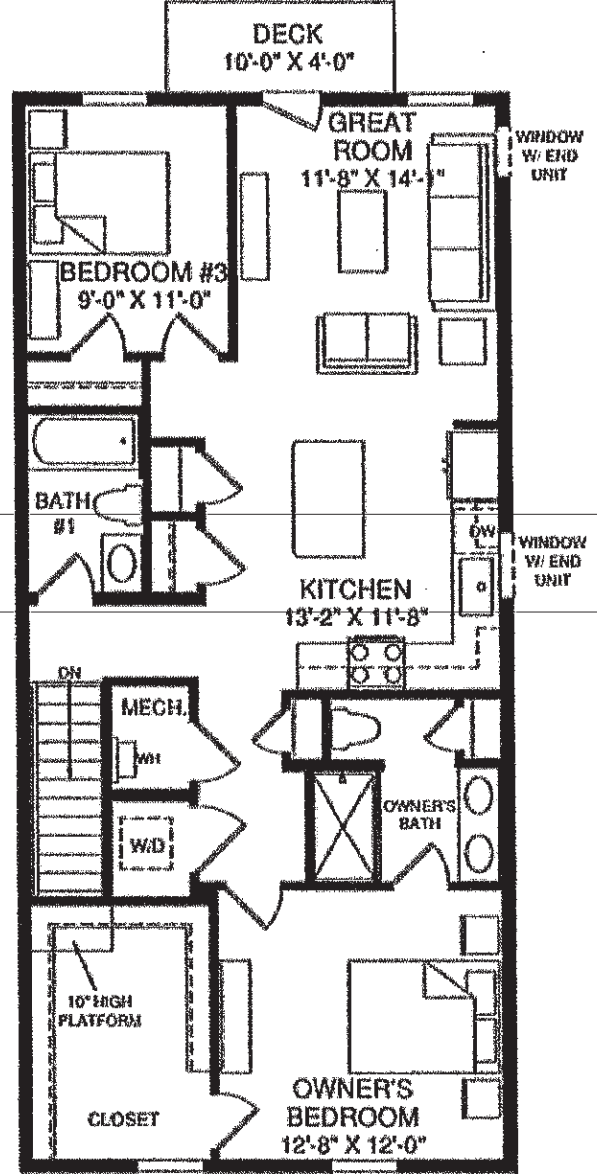
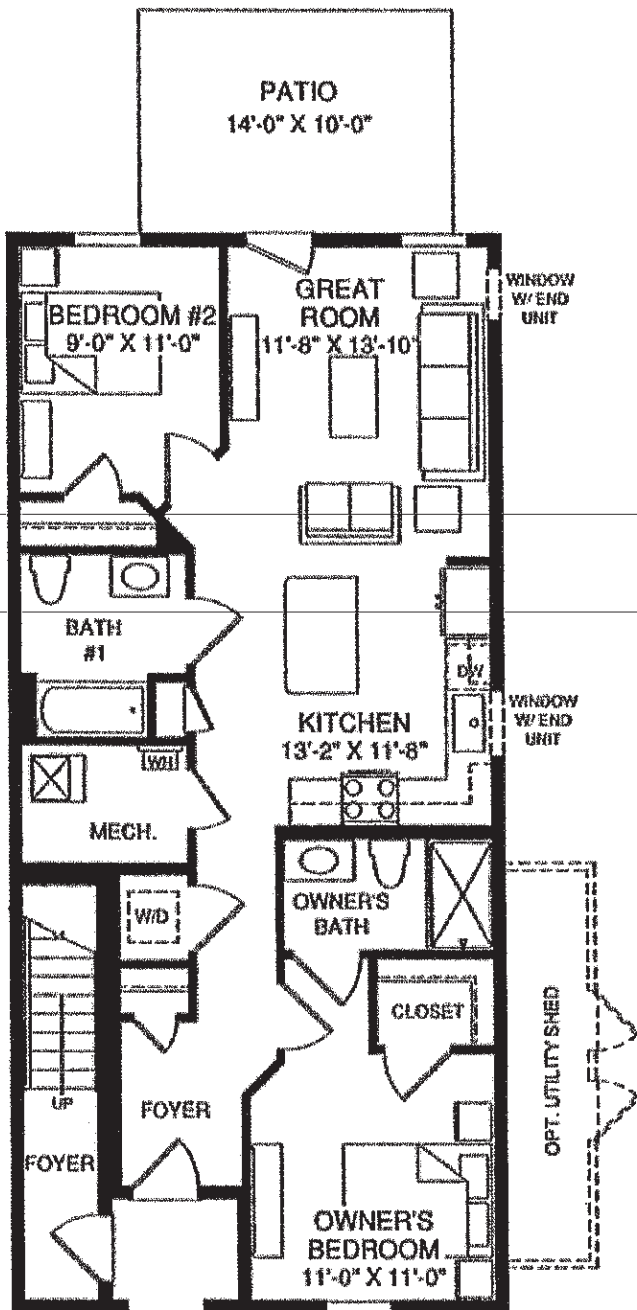
The foregoing instrument was acknowledged before me this 14 day of January, 2026  
by Kevin Stotwell member of CCKW LLC

  
Notary Public

Registration No.: 7990322 Expires: 7-31-26

BRITNEY NICHOLE WATTS  
NOTARY PUBLIC  
Commonwealth of Virginia  
Registration No. 7990322  
My Commission Expires 07/31/2026







### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
1/15/2026



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:** February 9, 2026  
**TO:** Planning Commission  
**FROM:** Renee Burton, Division Director of Planning  
**RE:** Special Use Permit application PZ26-00085 filed by Danville Hotel Group, LLC for a waiver of maximum principal building height in accordance with Chapter 41.2.I at Parcel 02176 (1080 Riverside Drive).

## **SUMMARY**

In April 2024, a special use permit was approved granting a waiver of the building height requirement at 1080 Riverside Drive, for the development of a new hotel. The permitted maximum building height is fifty feet under both the former HR-C zoning district and the current Highway Business zoning district. The applicant requested a building height of fifty-three (53) feet per the submitted plans, and the special use permit was approved with a staff-recommended maximum height of fifty-five (55) feet as a condition of approval.

In September 2024, plans were submitted for review showing a proposed building height of 65.5 feet. Because the proposed height exceeded the approved maximum of fifty-five (55) feet and no modification to the approved special use permit had been requested, the plans were denied by Staff. Therefore, the applicant must obtain approval of a modified special use permit in order to construct a building exceeding the previously approved maximum height.

The proposed hotel at 1080 Riverside Drive is located approximately fifty (50) feet from the public right-of-way. Surrounding development along this portion of the corridor is predominantly one story in height, and the five-story hotel would be inconsistent with this streetscape. Nearby hotels in the vicinity are predominantly four stories and approximately fifty (50) feet tall, making the proposed building taller and one story higher than these existing developments. The Hampton Inn, located to the rear of the site, is set back approximately 200 feet from the right-of-way. At the proposed height, the hotel could block visibility of the Hampton Inn from westbound traffic on Riverside Drive. Based on the hotel's location and scale, the proposed increase in height is inconsistent with the surrounding development and could adversely affect the character of the Riverside Drive corridor.

Eleven (11) notifications were mailed to property owners within a 300-foot radius of the subject properties. Four (4) responses have been received, all four (4) were unopposed..

## **RECOMMENDATION**

The Planning Staff recommends that the Planning Commission recommend denial of PZ26-00085 to grant a waiver for the increase of building height over fifty-five (55) feet in accordance with Chapter 41.2.I.

## **ATTACHMENTS**

1. Application
2. 1080 Riverside Owners Aerials Map
3. 1080 Riverside Dr Owners Zoning Map
4. Ordinance 2024-04.01
5. 1080 Riverside Drive Application 2024

**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.

Property Location: 1080 RIVERSIDE DRIVE (PID #02176)

Describe Proposed Request: This special use request is for a relief from the maximum building height restriction for the HR-C zoning district of 50'. The applicant proposes to construct a new Tru and Home2Suites hotel with 142 rooms at a proposed maximum building height of 66'. This request is for the relief of 16' over the maximum building height restriction.

  
Applicant's Signature                      1/12/26  
Date

  
Property Owner's Signature                      1/12/26  
(if not applicant)                                      Date

January 6, 2026

City of Danville  
Community Development  
Planning Division

Planning Commission  
Special Use Permit Application  
Planning Division Provided Information

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

This request is for a Special Use Permit for City of Danville Parcel ID# 02176 for relief from the maximum building height restriction of 50 feet. The property is proposed to be a new hotel (Tru and Home2Suites brand) with 142 rooms. The proposed height of the new hotel is 66 feet. This request is for a relief of the 16 feet over the maximum building height restriction. A site plan and building elevations have been included with the submittal to the city for the special use permit.

- The proposed hotel is described as a “limited service” hotel.
- The owner anticipates the new hotel to employ approximately 30 people. The hours of operation are 24/7.
- Total proposed building square footage is 81,477 +/- . Required parking spaces per Article 8 Section G is 153 spaces. Provided spaces = 153 total spaces (to be shared with Hampton Inn property).
- Surrounding properties are the existing Hampton Inn to the north and a thrift store to the east, all zoned HR-C.
- Access to the new hotel would be through the existing Hampton Inn entrance on Riverside Drive. No new entrances are proposed at this time.
- The proposed hotel location is consistent with that corridor stretch of Riverside Drive and the area of the city.

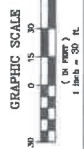
**LEED**  
**PROFESSIONALS, P.C.**  
 1000 RICHMOND AVENUE  
 SUITE 200  
 DANVILLE, VA 24041  
 NC LICENSE # 45257  
 VA LICENSE # 60810161  
 PHONE NO. (434) 772-3481  
 FAX NO. (434) 772-3885  
 WWW.LEEDPROFESSIONALS.COM

**PROPOSED HOTEL**  
**CHRYAN UKA**  
**DANVILLE, VIRGINIA**  
**SITE PLAN**

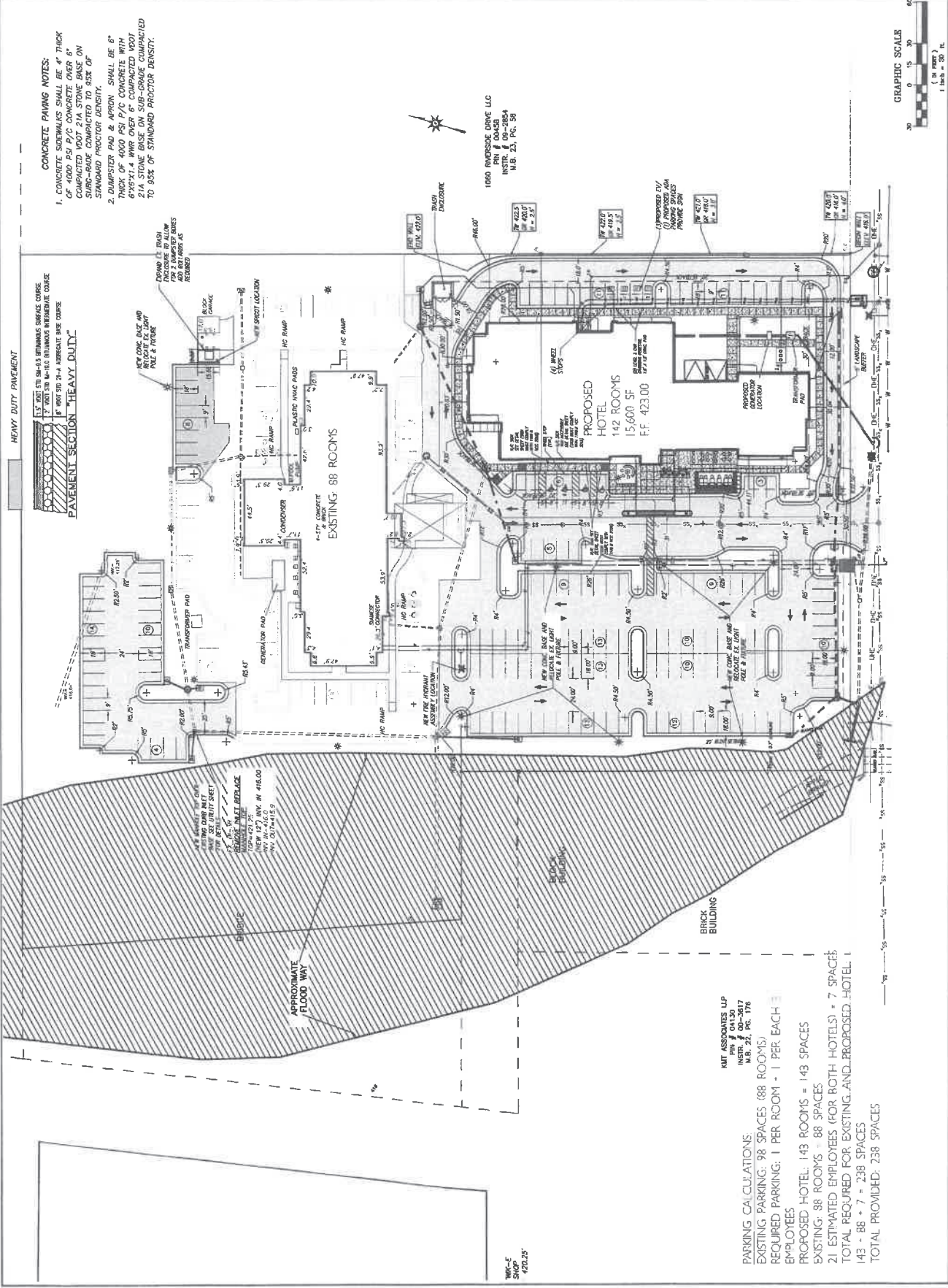


NO.	DATE	DESCRIPTION	BY
1	8-17-24	CITY COMMENTS	ALM
2	10-11-24	CITY COMMENTS	ALM
3	12-26-24	HSSE FOR CONSTRUCTION	ALM
4	1-1-25	BOARD FOR CONSTRUCTION	M.K.R.

Sheet No. **4** of **13**  
 Date: JUNE 25, 2024  
 Scale: 1" = 30'  
 PROJECT NO. 24-001-PLAN-1-REV-4  
 F-24-001-PLAN-1-REV-4



- CONCRETE PAVING NOTES:**
- CONCRETE SIDEWALKS SHALL BE 4" THICK OF 4000 PSI P/C CONCRETE OVER 6" COMPACTED 100% 2 1/4" STONE BASE ON SUB-GRADE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
  - DUMPSTER PAD & APRON SHALL BE 6" COMPACTED 100% 2 1/4" STONE BASE ON SUB-GRADE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.



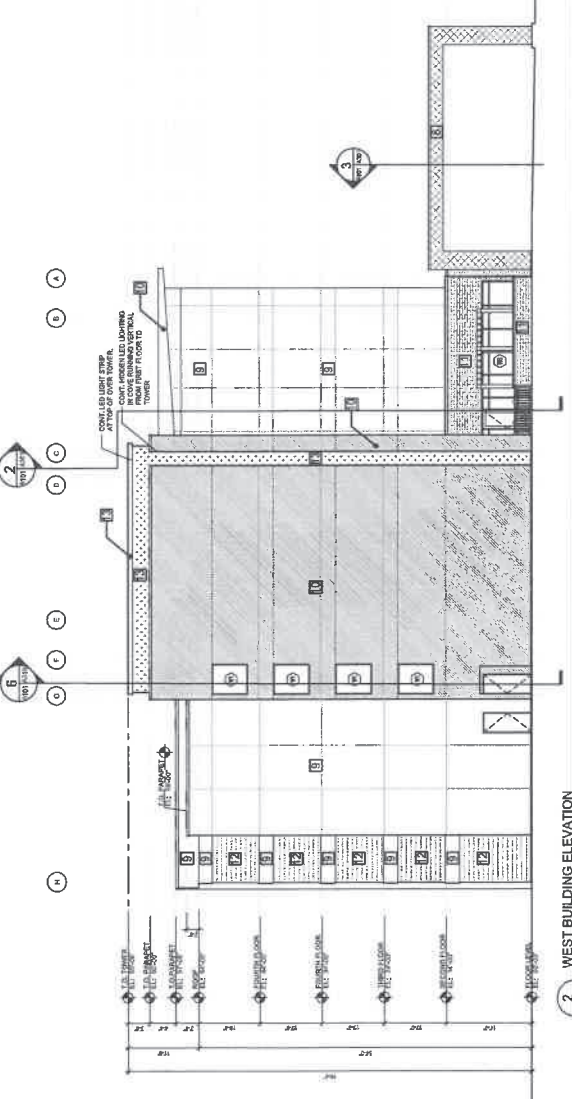
MIT ASSOCIATES LLP  
 1000 RICHMOND AVENUE  
 SUITE 200  
 DANVILLE, VA 24041  
 NC LICENSE # 178  
 VA LICENSE # 178

**PARKING CALCULATIONS:**  
 EXISTING PARKING: 98 SPACES (88 ROOMS)  
 REQUIRED PARKING: 1 PER ROOM - 1 PER EACH EMPLOYEE  
 PROPOSED HOTEL: 143 ROOMS = 143 SPACES  
 EXISTING 88 ROOMS = 88 SPACES  
 21 ESTIMATED EMPLOYEES (FOR BOTH HOTELS) = 7 SPACES  
 TOTAL REQUIRED FOR EXISTING AND PROPOSED HOTEL: 143 + 88 + 7 = 238 SPACES  
 TOTAL PROVIDED: 238 SPACES

DATE: 6/25/24  
 SHEET: 420.25

DATE: 08/14/24	PROJECT: 2020117
NO.:	DATE:
REV.:	DATE:

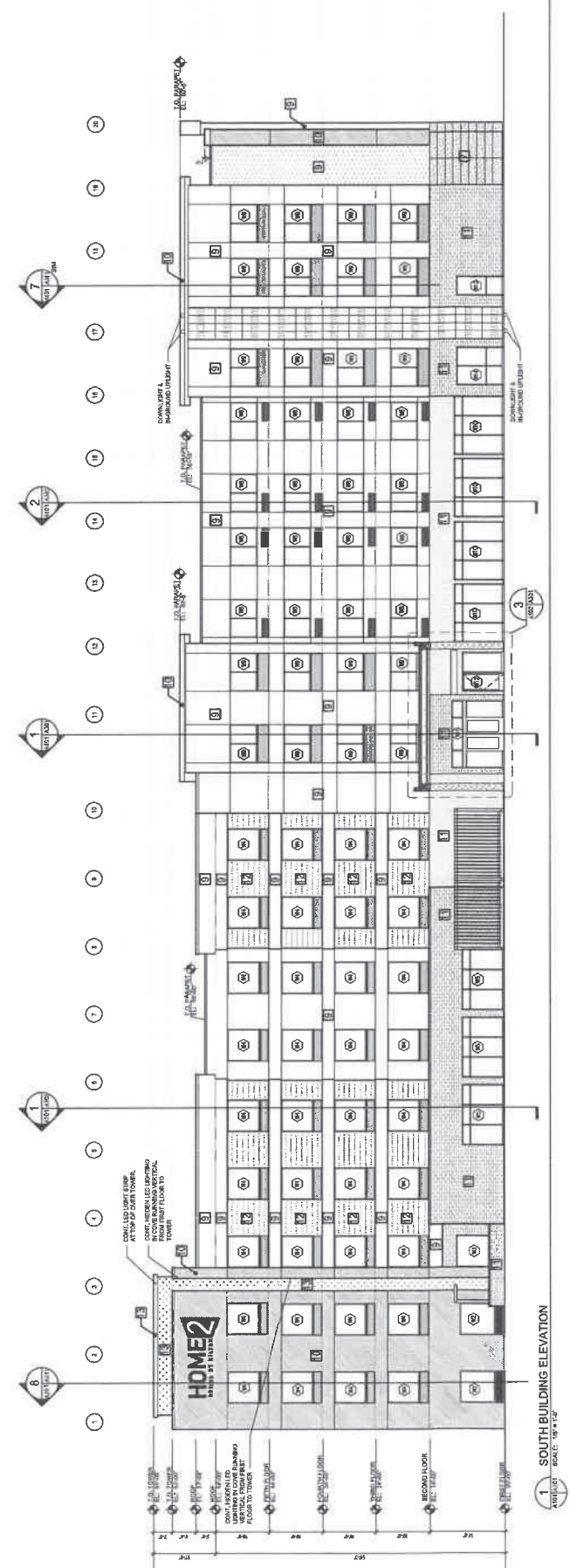
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**WEST BUILDING ELEVATION**  
 SCALE: 1/8" = 1'-0"

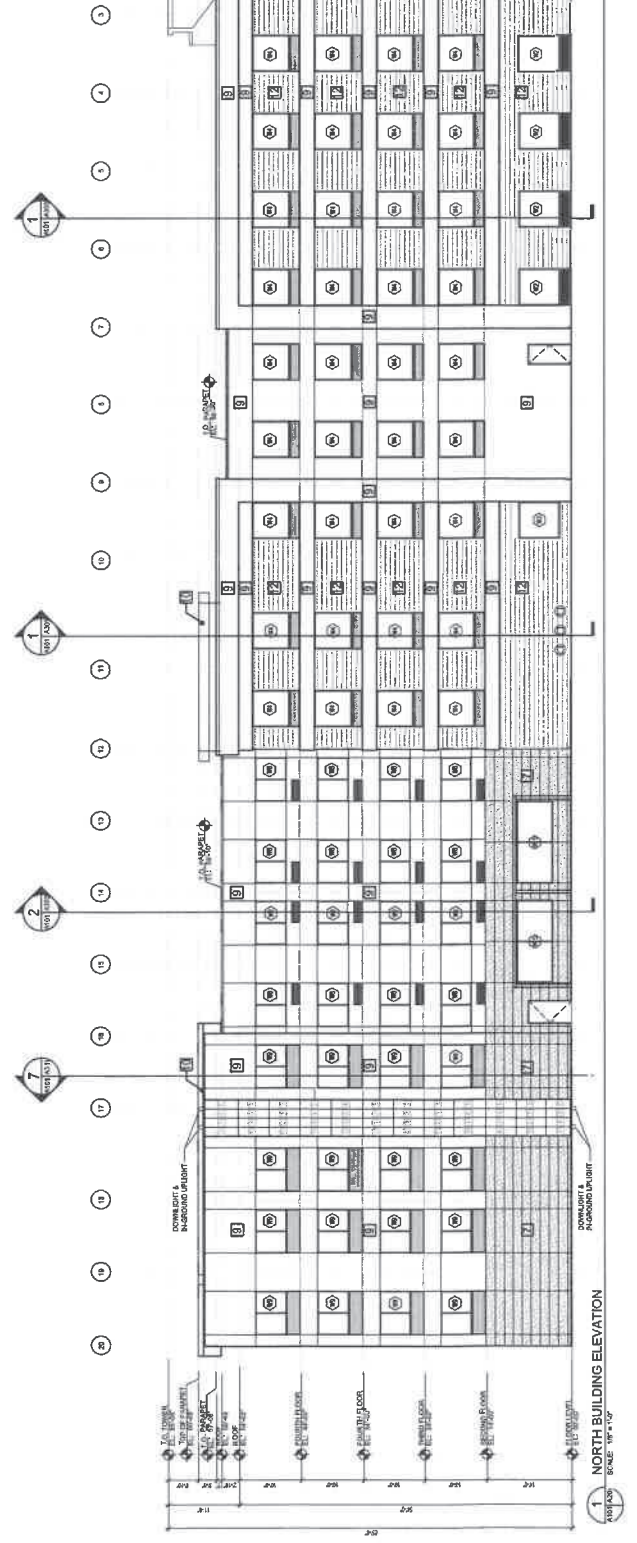
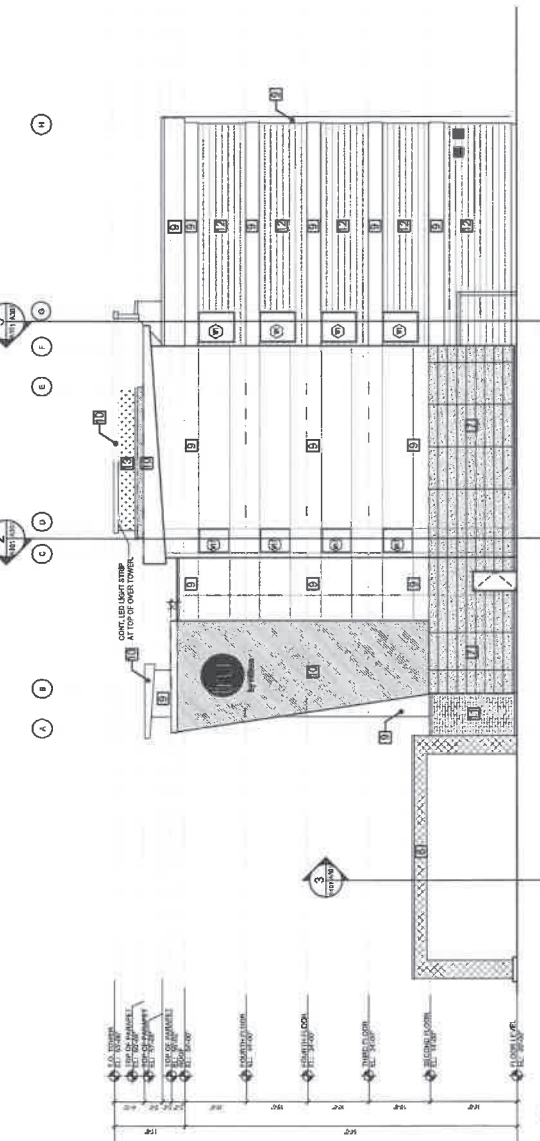


**SOUTH ELEVATION @ PORTE COCHERE**  
 SCALE: 1/8" = 1'-0"

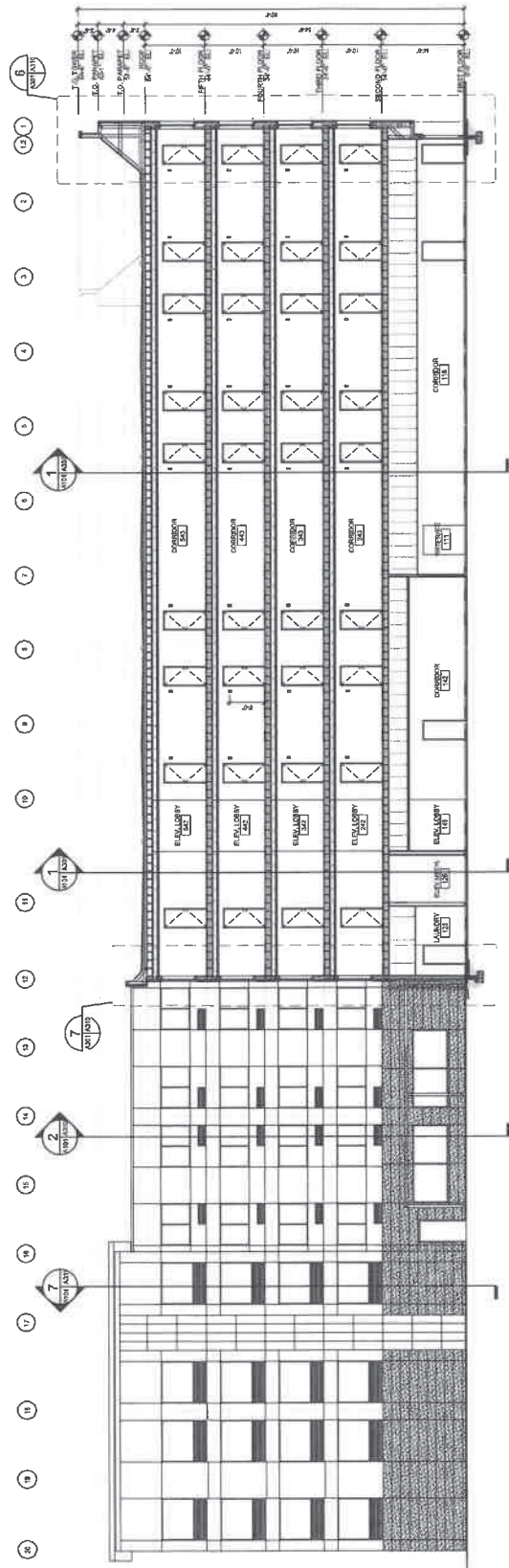


**SOUTH BUILDING ELEVATION**  
 SCALE: 1/8" = 1'-0"

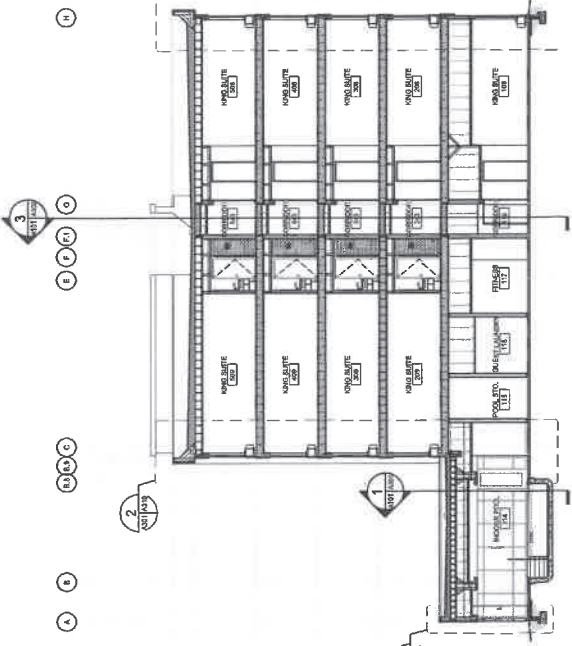
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- 5. TRIM IN UNITS FINISHES PAINT PROCEEDS
- 6. GLETTED STONE (SEE FIT PANELS)
- 7. DRYWALL FINISH TO MATCH ADJACENT UNIT GLAZER
- 8. DRYWALL FINISH TO MATCH ADJACENT UNIT FINISHES
- 9. COLOR TO MATCH ADJACENT UNIT FINISHES
- 10. STONE FINISH TO MATCH ADJACENT UNIT FINISHES
- 11. CLEANED STONE
- 12. FRESH CONCRETE (SEE FIT PANELS)
- 13. DRYWALL FINISH TO MATCH ADJACENT UNIT FINISHES
- 14. ALL OVER COLORS TO MATCH ADJACENT EYE



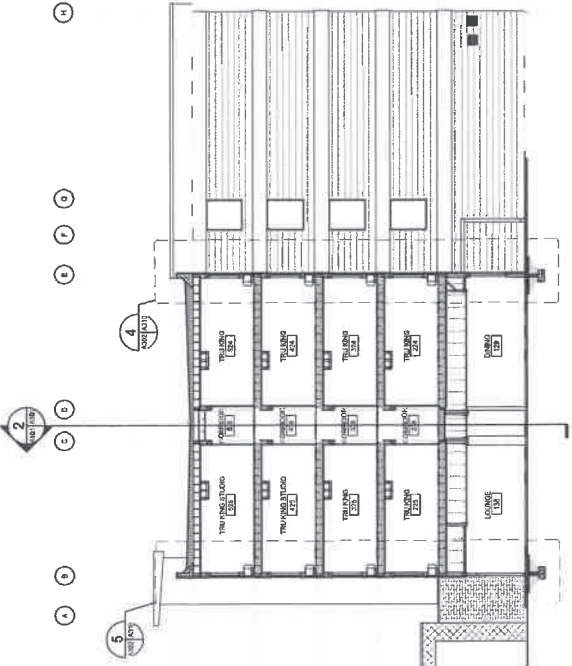




**3 BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"



**1 BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"



**2 BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"



## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
1/15/2026



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

Prepared by:  
Planning Division  
1/15/2026



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PRESENTED: April 2, 2024

ADOPTED: April 2, 2024

ORDINANCE NO. 2024 - 04 . 01

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ24-00090, FILED BY RMC INVESTMENTS LLC, REQUESTING A SPECIAL USE PERMIT TO GRANT A WAIVER FOR AN INCREASE IN BUILDING HEIGHT OVER 50' AT PARCEL ID 02176 (1080 RIVERSIDE DRIVE) IN ACCORDANCE WITH ARTICLE 3.M, SECTION C, ITEM 20.


NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ23-00090, filed by RMC Investments LLC, requesting a Special Use Permit to grant a waiver for an increase in building height over 50' at Parcel ID 02176 (1080 Riverside Drive) in accordance with Article 3.M Section, C Item 20, be, and the same is hereby, received, subject to the following conditions:

1. The structure may not exceed fifty-five (55) feet in height.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ23-00090, filed by RMC Investments LLC, requesting a Special Use Permit to grant a waiver for an increase in building height over 50' at Parcel ID 02176 (1080 Riverside Drive) in accordance with Article 3.M, Section C Item 20, is hereby granted and approved, subject to the following conditions:

1. The structure may not exceed fifty-five feet in height.

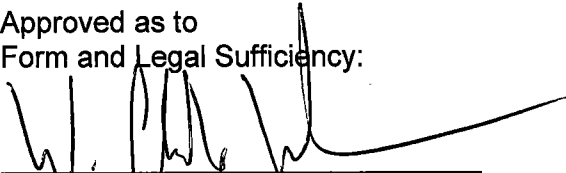
Approved:

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to  
Form and Legal Sufficiency:



---

City Attorney



PROFESSIONALS, P.C.

River Run Executive Offices, Suite B  
110 Exchange Street  
Danville, VA 24541

Phone: (434) 792-3680

# TRANSMITTAL

To: City of Danville	Date: 2/12/24
Planning Department	Project No.: 24-001-A107
	Project: New Hotel - 1080 Riverside Drive (PID #02176)
	Reference: SUP Application (Height Variance)
Attention: Renee Burton	Carbon Copy:

### We Transmit:

- Plans
- Calculations
- Forms
- Checks \$ 360.00 (SUP Fee)

### By:

- Mail
- Messenger

Copies	Date	Description
--------	------	-------------

		<input type="checkbox"/> Site Plans <input type="checkbox"/> First Submittal <input type="checkbox"/> Revision Set <input type="checkbox"/> Issue for Construction Set
		<input type="checkbox"/> Stormwater Management Plan <input type="checkbox"/> First Submittal <input type="checkbox"/> Revision Set <input type="checkbox"/> Issue for Construction Set
		<input type="checkbox"/> E&S Narrative <input type="checkbox"/> First Submittal <input type="checkbox"/> Revision Set <input type="checkbox"/> Issue for Construction Set
1	2/12/24	Special Use Permit Application for Maximum Height Variance with Informational Letter
1	2/12/24	Preliminary Site Plan
1	2/12/24	3 Street View Renderings of New Hotel

Please notify us at once if enclosures are not as noted. Thank you!

**Signed:** Ryan Gatewood, PE, PMP  
President  
LE&D Professionals, PC

February 12, 2024

City of Danville  
Community Development  
Planning Division

Planning Commission  
Special Use Permit Application  
Planning Division Provided Information

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

This request is for a Special Use Permit for City of Danville Parcel ID# 02176 for relief from the maximum building height restriction of 50 feet. The property is proposed to be a new hotel (Tru and Home2Suites brand) with 143 rooms. The proposed height of the new hotel is 53 feet. This request is for a relief of the 3 feet over the maximum building height restriction. A preliminary site plan and street view renderings have been included with the submittal to the city for the special use permit.

- The proposed hotel is described as a “limited service” hotel.
- The owner anticipates the new hotel to employ approximately 30 people. The hours of operation are 24/7.
- Total proposed building square footage is 15,600 +/- . Required parking spaces per Article 8 Section G is 153 spaces. Provided spaces = 153 total spaces (to be shared with Hampton Inn property).
- Surrounding properties are the existing Hampton Inn to the north and a thrift store to the east, all zoned HR-C.
- Access to the new hotel would be through the existing Hampton Inn entrance on Riverside Drive. No new entrances are proposed at this time.
- The proposed hotel location is consistent with that corridor stretch of Riverside Drive and the area of the city.



**CITY PLANNING COMMISSION**

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 \$360.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
  - a. A preliminary site plan in accordance with the Site Plan Regulations.
  - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - c. A written statement of proposed project compatibility with the following:
    - (1.) The Comprehensive Plan.
    - (2.) The applicable zoning district.
    - (3.) The surrounding properties.
    - (4.) Current and future neighborhood conditions.
    - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
    - (6.) Adequate public facilities.
  - d. 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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: 224-00090 PC Meeting Date: March 11, 2024  
 Date Received: 2-12-24 Received By: Renee Burton  
 Parcel ID: 02176 Address: 1080 Riverside Dr  
 Existing Zoning HRC Future Land Use: \_\_\_\_\_

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 1080 RIVERSIDE DRIVE (PID #02176)

Applicant: RMC INVESTMENTS LLC

Applicant's Address: 5209 BARTON VIEW CT, RALEIGH, NC 27615

Applicant's Phone Number: (703) 969-9872

Applicant's E-mail: chetanuka@hotmail.com

Describe Proposed Request: This special use request is for a relief from the maximum building height restriction for the HR-C zoning district of 50'. The applicant proposes to construct a new Tru and Home2Suites hotel with 143 rooms at a proposed maximum building height of 53'. This request is for the relief of 3' over the maximum building height restriction.

  
Applicant Signature

2-10-24  
date

  
Property Owner Signature  
(if not applicant)

2 9 2024  
date



RENDERING #1  
LOOKING EAST

RENDERING #2  
LOOKING EAST AT  
ENTRANCE



10 98



RENDERING #3  
LOOKING NORTH

# STAFF REPORT

**DATE:** February 9, 2026  
**TO:** Planning Commission  
**FROM:** Renee Burton, Division Director of Planning  
**RE:** Special Use Permit application PZ26-00096 filed by Christian Simmons to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel 24279 (601 Craghead Street).

## **SUMMARY**

The applicant has submitted a request for a special use permit to allow the operation of an indoor skate park within a proposed retail skate shop. The proposed indoor skate park is classified as indoor commercial recreation, which requires a special use permit in the River District.

The subject property is a 7,800-square-foot, two-story building consisting of two separate sections. The applicant states that approximately 5,000 square feet of the building would be devoted to retail use, with approximately 2,800 square feet dedicated to the indoor skate park. The proposed hours of operation by the applicant are 10:00 a.m. to 7:00 p.m., and the facility would operate as a fee-based use offering day passes and memberships. All associated ramps and skate park features will be subject to the Virginia Uniform Building Code.

Forty-eight (48) notifications were mailed to property owners within a 300-foot radius of the subject properties. Thirteen (13) responses have been received, one (1) opposed and twelve (12) unopposed..

## **RECOMMENDATION**

Planning staff recommends approval of PZ26-00096 to allow indoor commercial recreation at 601 Craghead Street, subject to the following conditions:

- Hours of operation for the indoor skate park shall be limited to 10:00 a.m. to 7:00 p.m.
- The skate park shall operate entirely indoors, with no outdoor skating permitted on the site.

## **ATTACHMENTS**

1. Application
2. 601 Craghead St Aerials Map
3. 601 Craghead Owners Zoning Map

DANVILLE, VA

- 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.

Property Location: 601 Craghead St. Danville VA, 24541

Describe Proposed Request: We would like to operate a skatepark in the building  
in addition to our retail store.

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*Christa Simmon* 01-14-2026  
 Applicant's Signature Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2026

by *Amy Willard Ramsey*

*Amy W. Hard Ramsey*  
 Notary Public

Registration No.: 7969615 Expires: 5/31/2029

*[Handwritten Signature]*

Owner's Signature  
(if not applicant)

DANVILLE, VA

1-14-26

Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2024

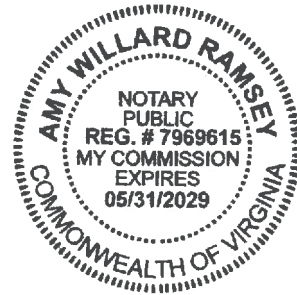
by *[Handwritten Signature]*

*[Handwritten Signature]*

Notary Public

Registration No.: 7969615

Expires: 5/31/2029



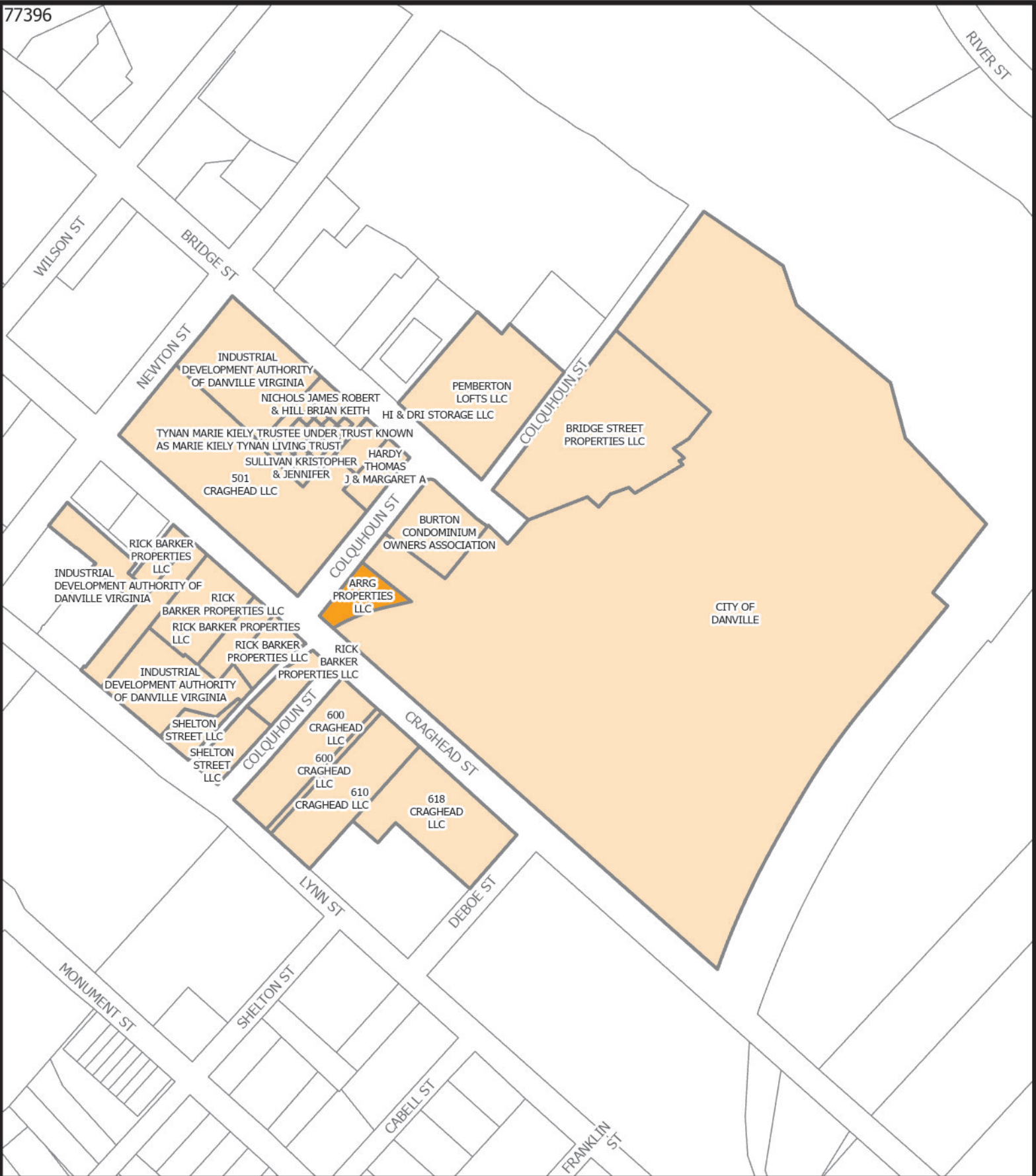


## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
1/15/2026



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

Prepared by:  
Planning Division  
1/15/2026



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# STAFF REPORT

DATE: February 9, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Special Use Permit application PZ26-00152 filed by William James to allow adult daycare in accordance with Chapter 41.3.A at Parcel 03429 (401 North Main Street).

## **SUMMARY**

The applicant is requesting approval of a special use permit to allow the establishment of an adult day care facility at 401 North Main Street. The subject property is zoned North Main Business District. An adult day care facility is permitted within the North Main Business District with approval of a special use permit. The proposed facility will provide structured care and social activities for adults and seniors and will operate Monday through Friday, with no evening or overnight hours.

Based on the Virginia USBC, day care facilities are allowed one occupant per 35 square feet. The approximately 2,700 square feet would allow for about seventy-five (75) occupants. Off street parking will be required at a rate of one (1) space per staff member per shift, plus four (4) additional spaces. The proposed use is expected to generate minimal traffic, primarily during morning drop-off and afternoon pick-up hours, and noise impacts are anticipated to be low, as activities are conducted indoors.

The proposed facility would utilize an existing, currently vacant structure. The use is consistent with the purpose of the North Main Business District, which was designed to encourage commercial activity and support small-scale, locally owned businesses.

Forty-one (41) notifications were mailed to property owners within a 300-foot radius of the subject properties. Two (2) responses have been received, one (1) opposed and one (1) unopposed.

## **RECOMMENDATION**

Planning staff recommends approval of PZ26-00152 to allow an adult daycare facility at 401 North Main Street.

## **ATTACHMENTS**

1. Application
2. Supporting Documents
3. Layout
4. 401 N Main St Aerials Map

5. 401 N Main St Owners Zoning Map

- 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.

Property Location: 401 North Main Danville VA 24540

Describe Proposed Request: The applicant requests approval to use the property at 401. N. Main Street, Danville Virginia as an Adult Day Center providing daytime care and supportive services for adults in

Will J...  
Applicant's Signature

1/14/26  
Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 15 day of January, 2026

by Stefanie E Jackson

[Signature]  
Notary Public

Registration No.: 8102312

Expires: 04/30/2028

Stefanie E Jackson  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. # 8102312  
My Commission Expires 04/30/2028

# Business Plan

**Proposed Adult Day Center** 401 N. Main Street, Danville, Virginia 24540

## 1. Executive Summary

This business plan proposes the establishment of an Adult Day Center at 401 N. Main Street, Danville, Virginia 24540, a property owned by the applicant. The facility will provide structured daytime care, supervision, social engagement, and basic health monitoring for adults and seniors who require assistance during daytime hours but do not need residential care.

The applicant is a Registered Nurse and lifelong resident of Danville, Virginia, bringing professional healthcare experience and local knowledge to the operation. The center will operate during standard daytime business hours and will not provide overnight services.

The proposed Adult Day Center is intended to serve local families, reduce caregiver burden, and support aging-in-place while remaining compatible with surrounding properties and the character of the neighborhood.

## 2. Business Description

The Adult Day Center will be a non-residential, community-based service offering supervised daytime care for adults, including seniors and individuals with physical or cognitive limitations.

### Key Features:

- Daytime-only operations (no overnight stays)
- Structured daily activities
- Supervised environment
- Indoor-based programming
- Limited and predictable traffic pattern
- The center will operate in compliance with all applicable local, state, and federal regulations, including health, safety, and accessibility requirements.

### **3. Owner Qualifications**

The owner and operator is a Registered Nurse (RN) with professional healthcare training and experience. As a native of Danville, the applicant understands the needs of the local community and is committed to providing safe, ethical, and high-quality care.

Professional nursing experience ensures:

- Proper health monitoring
- Medication oversight (if applicable under state rules)
- Emergency preparedness
- Staff supervision and training
- Compliance with healthcare standards

### **4. Location & Property Description**

- Address: 401 N. Main Street, Danville, VA 24540
- Ownership: Owner-occupied (property owned by applicant)
- Building Type: Existing structure
- Proposed Changes: No expansion of building footprint

The proposed use represents an adaptive reuse of an existing building, allowing continued productive use of the property without altering the neighborhood's physical character.

### **5. Services Provided**

The Adult Day Center will offer the following services:

- Supervised daytime care
- Social and recreational activities
- Health monitoring and wellness checks
- Meals and snacks (as permitted)
- Assistance with activities of daily living
- Scheduled programming to promote mental and social engagement

All services will be provided in a calm, structured environment appropriate for adults and seniors.

## **6. Hours of Operation**

- Operating Days: Monday through Friday
- Hours: Standard daytime business hours
- No evening or overnight operations

These hours ensure minimal impact on surrounding properties and align with typical community-serving uses.

## **7. Staffing Plan**

Staffing will be appropriate to the number of participants and compliant with state regulations.

Staffing may include:

- Registered Nurse (Owner/Operator)
- Trained caregiving staff
- Support personnel as required

All staff will be properly trained, supervised, and background-checked as required by law.

## **8. Traffic, Parking, and Neighborhood Impact**

The Adult Day Center is expected to generate low to moderate traffic, limited to staff arrivals and scheduled drop-off and pick-up times. Traffic patterns will be predictable and primarily during morning and afternoon hours.

The center will not generate:

- Late-night activity
- Noise disturbances
- Loitering
- Increased demand for emergency services

The proposed use is compatible with nearby properties and will not negatively impact neighborhood character or property values.

## **9. Community Benefit**

The proposed Adult Day Center will provide meaningful benefits to the Danville community, including:

- Supporting seniors and adults with care needs
- Allowing caregivers to remain employed
- Reducing social isolation
- Promoting public health and safety
- Reusing an existing building for community benefit

This facility addresses a growing local need for adult care services while maintaining neighborhood compatibility.

## **10. Zoning & Variance Context**

The applicant seeks zoning relief solely to allow this specific use at the property. No rezoning is requested. The proposed Adult Day Center will comply with all other applicable zoning, building, and safety regulations, except for the specific variance requested.

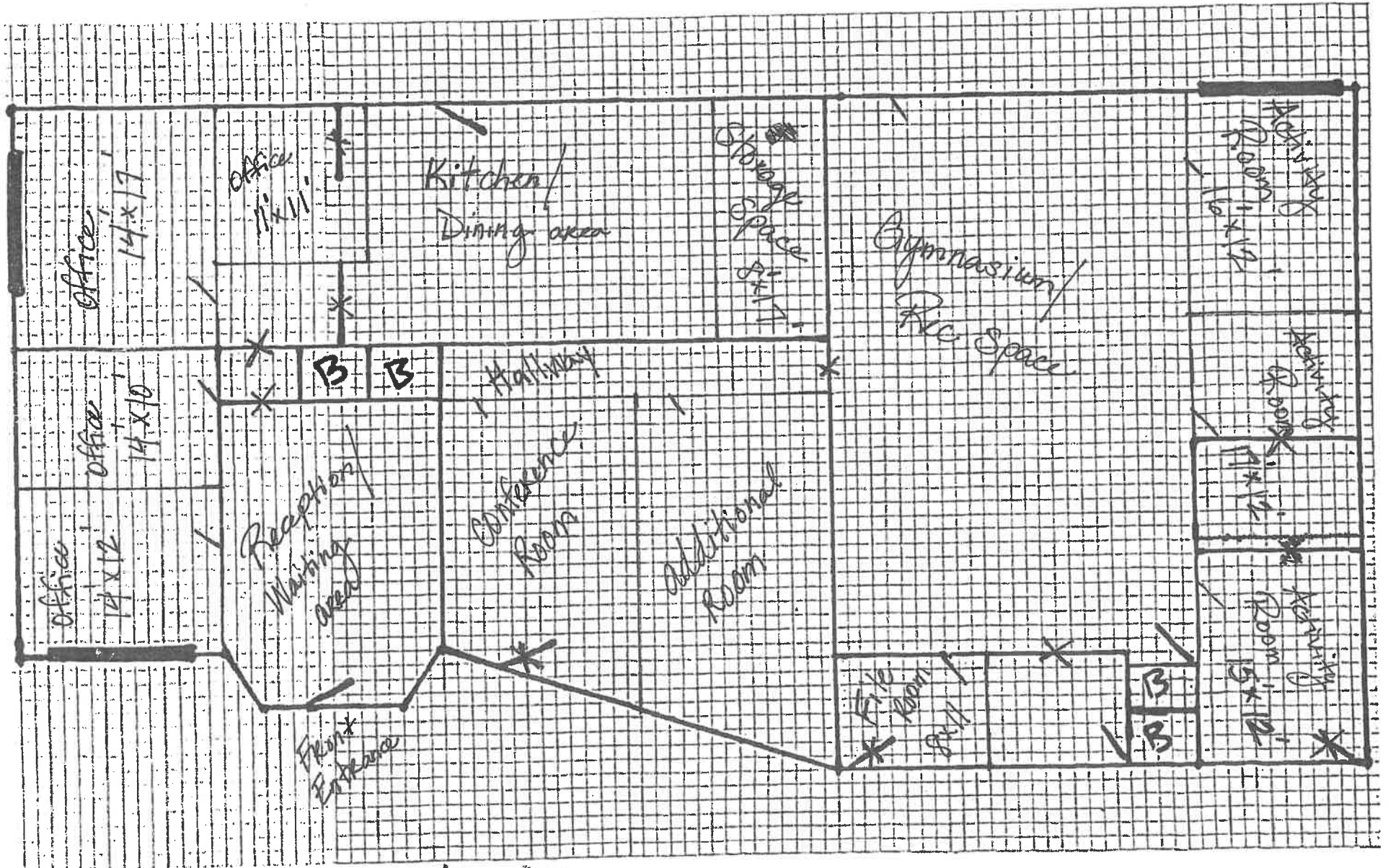
The variance will allow reasonable use of the property without setting a precedent for broader zoning changes.

## **11. Conclusion**

The proposed Adult Day Center at 401 N. Main Street, Danville, Virginia, represents a thoughtful, community-oriented use of an existing property. Operated by a qualified Registered Nurse and longtime Danville resident, the center will provide needed services while respecting the surrounding neighborhood and zoning intent.

Approval of this proposal will support community health, family stability, and responsible property use.

# "The Elevation Hub"



- ✓ Kitchen/dining area (1)
- ✓ Activity Rooms (3)
- ✓ Gym/Rec Space (1)
- ✓ Admin Space
- ✓ Reception/waiting area (1)
- ✓ offices (3)
- ✓ file room (1)
- ✓ conference room (1)
- ✓ storage (1)

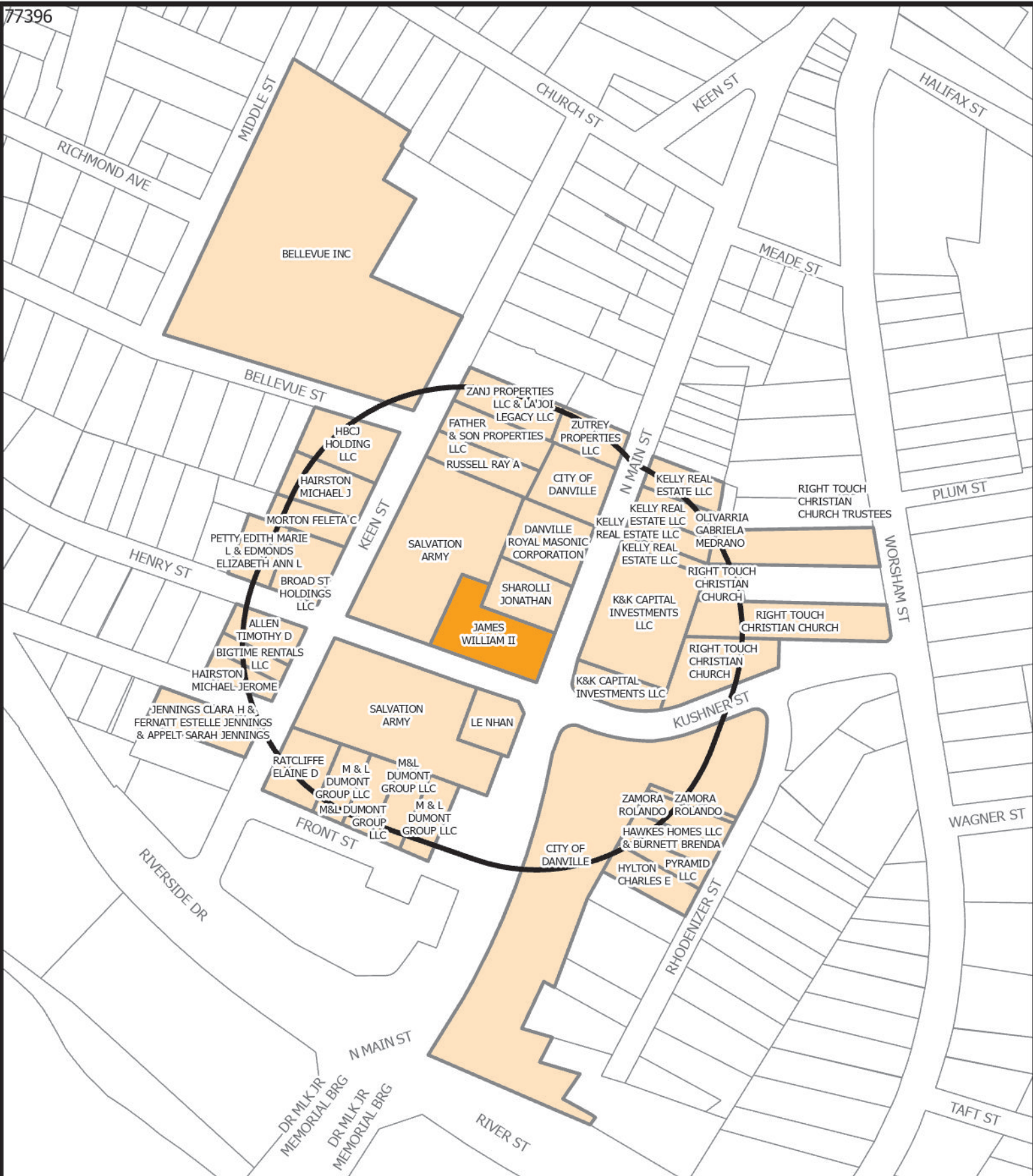


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# PLANNING COMMISSION MINUTES

JANUARY 12, 2026

## MEMBERS PRESENT

Steve Petrick  
Sylvester Townes  
Jimmy Bolton  
Kalil Khan  
Ann Evans  
John Ranson

## MEMBERS ABSENT

Pierre Jones

## STAFF

Cynthia Lester  
Clarke Whitfield  
Stefanie Jackson  
Renee Burton  
Shanika Williams

The meeting was turned over to Mr. Whitfield for the election of officers.

Mr. Whitfield opens the Public Hearing

## **I ELECTION OF OFFICERS**

Mr. Whitfield called for nominations for Chairman.

**Ms. Evans nominated Mr. Petrick as Chairman. The nomination was approved by a 6-0 vote.**

Mr. Whitfield called for nominations for Vice Chairman.

**Ms. Evans nominated Mr. Bolton as Vice Chairman. The nomination was approved by a 6-0 vote.**

Mr. Whitfield called for nominations for Secretary

**Mr. Bolton nominated Ms. Evans as Secretary. The nomination was approved by a 5-0-1 vote.**

Mr. Whitfield stated congratulation to the officers, and I will turn the meeting back over to the chairman

## **II ITEMS FOR PUBLIC HEARING**

- 1. Code amendment request PZ25-00567 filed by the City of Danville for review and consideration of the final draft of the City of Danville Architectural Review Guidelines.*

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

Ms. Burton stated. We would like to give a small presentation. The item before you are the adoption of the new architecture review design guidelines. The guidelines will be used by the architecture review overlay and, ultimately, the architecture review board. When that begins to meet again and they have purview over the architecture review overlay, the process of creating these documents, we had a great deal of community engagement. As you see, these dates were at the same time as the zoning code we were able to piggyback both of those simultaneously to get the most outreach we believed in engagement. Public notifications, you can see eleven times that we had public outreach through legal notice or a media push to remind individuals that this was taking place and to give them opportunity to know when the open houses or when we will be collecting engagement comments opportunities, as such. In the packet are the architecture review design guidelines set up in a way that we believe increase the ease of use. They are colorful, they have a lot of graphics, tables and depictions of the area itself. The architectural review overlay which was effective January 1<sup>st</sup> based on the effectiveness of the UDC creates the architectural overlay which is consistent of the North Maine Business District Old West End Historic District as well as the River District. The North

Main Business District is a new addition to architectural review, overlay, and purview. Document uses photos to give examples of what is being said in the actual verbiage and language that is within the guidelines. There are tables, photos and the graphics that are being used. The architecture review board as it is set up now in our River District previously in 2025. It was set up in our River District and Old West End, our CAR where they had a 2-step process for review, which is a little unique to us is a one-vote to state whether or not the proposed project meets the design guidelines. It can meet the guidelines and then be carried over to receive a certificate of appropriateness, or it may need some type of amendment. The 2-step vote will allow you to say no, it does not meet the guidelines but then take a second vote. According to the Architecture Review Board states, it may not meet the guidelines, but we do not see where it has any detrimental effect to the historic district nor the structure itself and we still receive a certificate of appropriateness. This allows for a little bit of flexibility and also allows for future, maybe there's some type of technology or new use or new material that happens or is created between the time that a new set of guidelines comes out. Our zoning code that we had become effective was 21 years old. These were 2014, so these are 11 years old and update. So, things move pretty quickly in the construction world. We are excited to keep that on board to use that to give us flexibility and this is a map of the ARO to show you the district in its entirety that will be under architectural purview by the Architecture Review Board.



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Mr. Korzekwa stated. I have two points, one is a question about the details of the design, under the new design a lot of the weight of reviewing these items is going to fall into the city staff under the administrative review process and so I just wanted to question whether we had the resources for them to handle all of that. If you go by the details of what's in the Gock documents about when you're supposed to go through administrative review, that could be a very large amount of work that falls upon the city staff's shoulder, so I am just curious if that has been addressed or planned for. Second item is I have had multiple people, especially in the Old West End, request that we possibly get additional time to review the details. I know the timeline we saw was quite long but the details of the actual design document really only came out briefly before Christmas and so that was a request that has been asked to pass along, would it be possible to get some extra time to review those details.

Ms. Burton stated. When it comes to the administrative review, for any of the items, we have one dedicated staff person, Ms. Stefanie Jackson, taking the lead on this particular project and I and Ms. Williams will always be there to assist with that if it becomes overwhelming or in need of any assistance. We are all on board with that. And yes, the full package did come out prior to the December 10, joint meeting when the draft came out for public view and we did not have additional comments from them. We did have a couple of questions during that joint meeting but there wasn't anything that wasn't addressed as you have today.

Mr. Korzekwa stated. I am working with the friends of the Old West End Board and we're getting the technical thing up to speed there. I am doing my best to get out mass communication with everyone with these things. I think it's a little slow at this point, that is the reason for the request for additional time. I think a lot of people are not used to reading the newsletter and going to that site to be able to find these things. It is getting speed, but we had a bit more time to get a few more people involved.

Mr. Petrick stated. Is this if reference to a particular project you are working on.

Mr. Korzekwa stated. No, it is the guidelines in general, getting through the new process and understanding the details of what is required for a COA, what's not, and when you do apply, how does this change from what it was before.

Ms. Dunn stated. I went through the packet, and it said review and approved. I am getting ready this Spring to paint my house, and I will be using the same color. Do I have to call someone, get permission because that's under review. If so, who do I contact?

Ms. Burton stated. Because you are painting it and you're painting it the same color. You're not making any substantial changes to material or design. Then that would be considered in kind work. We would like to request that if time allows you to let us know, so if anyone else calls in and state what is going on at a specific address, we would be able to answer those questions. But it is not something that requires an ARB review.

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

Mr. Ranson stated. I have been on this commission so long that I remember when we didn't have guidelines, these are amazing, I think they're going to make the review process much more understandable. I think we're going to have less quibbling over details. I think it is going to be a really good thing and I really appreciate all the work that went into it.

Mr. Bolton stated. To the gentlemen that spoke he would have between now and the city council meeting to review more and if he had a concern, you could bring that in front of City Council before they make their decision.

Mr. Kahn stated. What he is asking if we can give him more time.

Ms. Burton stated. The process that we are a part of right now is that the UDC or the new zoning code was effective January 1. With that, that did dissolve the River District Committee as well as the Commission of Architecture Review and created the Architecture Review Board. So, at this time, we are unable to review any project that may occur within the ARO. Passing and moving these forwards, getting them to City Council will allow us hopefully the opportunity to hear our first cases in March. If this makes it to February.

Mr. Petrick stated. To be clear this is online and it can be reviewed up until the city council meeting in February. It should be adequate time, it is not rocket science. It is detailed but it should be something that can be understandable, and you have the resources of the staff to ask any questions you have between now and then.

**Mr. Ranson made a motion to approve application PZ25-00567. Mr. Townes seconded the motion. The motion was approved by a 6-0 vote.**

- 2. Rezoning application PZ25-00607 filed by Von Wellington to rezone (Parcel 25925) 136 South Ridge Street from RD, River District to CHB, Conditional Highway Business Zone, based on the Unified Development Code effective January 1, 2026.*

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

Mr. Wellington stated. I am trying to clarify the zoning compliance of running a Auto Detail and Reconditioning Business. We have been in this location and expanded for 10 years. We just want to make sure it meets the code.

Ms. Williams stated. As far as amending the code, this is an application for amendment of the zoning code map.

Mr. Wellington stated. Being that we don't fall under that code what happens? Our business is expanding.

Mr. Petrick stated. You have to meet the code for the particular us that you have for that business and staff have concluded recommend it be denied and that is for several reasons. One of which cases can be made for spot zoning, which can be a fairly serious matter for municipalities to defend.

**Mr. Petrick closed the Public Hearing**

Mr. Bolton stated. Under the current zoning he has, could he have applied for a special use permit where we could have applied a lot of conditions, or even under a special use permit under what the current zoning is, it wouldn't be allowed?

Ms. Williams stated. Correct.

Ms. Evans stated. But he can continue operating his car wash business.

Ms. Williams stated. Yes, he received a special use permit for that.

Mr. Petrick stated. That is not the issue. The issue is with the use as a used car lot.

Ms. Williams stated. Correct. The use as a used car lot would require rezoning. It is not allowed by right or by a special use permit.

Mr. Petrick stated. It is a great location, has many great uses but the highest and best use staff determined and I agree that it's not as a used car location.

**Ms. Evans made a motion to deny application PZ25-00607. Mr. Townes seconded the motion. The motion was approved by a 6-0 vote.**

**III MINUTES**

**December 8, 2025, minutes were approved by unanimous vote.**

With no further business, the meeting adjourned at 2:23 p.m.

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APPROVED