



## DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

### MUNICIPAL BUILDING

March 3, 2026

7:00 PM

**PRESIDING:** Alonzo L. Jones, Mayor

**CITY COUNCIL MEMBERS:** James B. Buckner, Vice Mayor  
L.G. "Larry" Campbell, Jr.  
Bryant Hood  
Daniel W. Marshall, III

Barry P. Mayo  
Dr. Gary P. Miller  
Sherman M. Saunders  
J. Lee Vogler, Jr.,

**STAFF:** Ken F. Larking, City Manager  
Earl B. Reynolds, Jr., Deputy City Manager

W. Clarke Whitfield, Jr., City Attorney  
Susan M. DeMasi, City Clerk

The City Council is the City of Danville's legislative body and is composed of nine Council members. Council members are elected to serve a four year term of office and elects one of its own to serve as Mayor and presiding officer for a two year term.

#### Time and Place of Meeting

The public is invited and encouraged to attend and participate in the City Council meetings. The City Council meets in the City Hall, Fourth Floor, Council Chambers at 7:00 p.m. on the first and third Tuesday of each month. All meetings of the Council are open to the public.

#### Communications from Visitors

*Communication from Visitors* is an opportunity for citizens, who have signed up to speak at [www.danvilleva.gov/council](http://www.danvilleva.gov/council) or by contacting the Office of the City Clerk, to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address, and shall have three uninterrupted minutes. A representative of a group may have up to five uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.

#### Guidelines for Public Hearings

For Public Hearings the applicant or his or her representative shall be the first speaker(s). There shall be a time limit of ten (10) minutes for the applicant's or his or her representative's presentation. The presiding officer shall then solicit comments from the public, asking those in favor of the proposal to speak first, and then those opposed to the proposal. Each speaker must clearly state his or her name and address. There shall be a time limit of three (3) minutes for each individual speaker. If the speaker represents a group, there shall be a time limit of five (5) minutes. A speaker representing a group shall identify the group at the beginning of his or her remarks. A group may have no more than one spokesperson. The presiding officer may limit or preclude comment which is repetitive, redundant, cumulative, or irrelevant to the subject of the public hearing. After public comments have been received, in a land use case, the applicant or the representative of the applicant, at his or her discretion, may respond with a rebuttal. There shall be a five (5) minute time limit for rebuttal.

## MEETING CALLED TO ORDER

## ROLL CALL

## INVOCATION - SHERMAN M. SAUNDERS

## PLEDGE OF ALLEGIANCE TO THE FLAG

## CONSENT AGENDA

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

A. Consideration of Approval of Minutes from Regular Council Meeting held on February 3, 2026.

B. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the National Endowment for the Arts.

Council Letter Number CL - 2540.

An Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2026 Budget Appropriation Ordinance by Increasing Revenue from the National Endowment for the Arts in the Amount of \$40,000 and to Provide for the Local Share in the Amount of \$40,000 for a Total of \$80,000 and Appropriating the Same.

***Final Adoption***

## APPOINTMENTS

A. Recommendations of Appointments to Boards and Commissions.

Council Letter Number CL - 2605.

Recommendations of Appointments to Boards and Commissions.

## NEW BUSINESS

A. Consideration of an Application Requesting an Amendment to the Zoning Map at Eastwood Drive filed by Major Construction Inc.

Council Letter Number CL - 2583.

1. Public Hearing

2. An Ordinance Amending the Future Land Use Map from Rural Neighborhood and Consumer Commercial to Consumer Commercial and Amending the Zoning Map from TR, Transitional Residential Zone, to CHB, "Conditional" Highway Business Zone at Parcels #76469, #76463, and #77642 (Eastwood Drive).

B. Consideration of a Special Use Permit filed by CCKW LLC to Amend the Existing Planned Unit Development on Franklin Street.

Council Letter Number CL - 2584.

1. Public Hearing

2. An Ordinance Granting Special Use Permit Application PZ25-00613 filed by CCKW LLC, to Amend Special Use Permit for Planned Unit Development PZ23-00388, to

Increase the Number of Permitted Residential Dwelling Units from Ten (10) to Twenty (20) at Parcel IDs #23319, #24941, #20637, and #25236 (Franklin Street).

- C. Consideration of a Special Use Permit Application filed by the Danville Hotel Group, LLC at 1080 Riverside Drive.  
Council Letter Number CL - 2585.
  - 1. Public Hearing
  - 2. An Ordinance Granting 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 ID #02176 (1080 Riverside Drive)
  
- D. Consideration of a Special Use Permit Application filed by William James to Allow Adult Daycare at 401 North Main Street.  
Council Letter Number CL - 2587.
  - 1. Public Hearing
  - 2. An Ordinance Granting Special Use Permit Application PZ26-00152 filed by William James to Allow Adult Daycare in Accordance with Chapter 41.3.A at Parcel ID #03429 (401 North Main Street)
  
- E. Consideration of a Special Use Permit Application filed by Christian Simmons to Allow Indoor Commercial Recreation at 601 Craghead Street.  
Council Letter Number CL - 2586.
  - 1. Public Hearing
  - 2. An Ordinance Granting Special Use Permit Application PZ26-00096 filed by Christian Simmons to Allow Indoor Commercial Recreation in Accordance with Chapter 41.3.A at Parcel ID #24279 (601 Craghead Street)
  
- F. Consideration of the Acceptance of a Deed of Gift from Danville Life Saving and First Aid Crew.  
Council Letter Number CL - 2576.

A Resolution of the Council of the City of Danville, Virginia Approving and Authorizing the Acceptance of Real Property Identified as Parcel #74462 located on South Boston Road from the Danville Life Saving and First Aid Crew, Incorporated, in Accordance with the Current Memorandum of Understanding between said Agency and the City of Danville.
  
- G. Consideration of a Lease Agreement with Danville Life Saving and First Aid Crew, Incorporated.  
Council Letter Number CL - 2577.
  - 1. Public Hearing
  - 2. A Resolution of the Council of the City of Danville, Virginia Approving and Authorizing a Negotiated Lease Agreement with Danville Life Saving and First Aid Crew, Incorporated for the Operation of Emergency Medical, Ambulance, and Rescue Services at 1024 South Boston Road
  
- H. Consideration of an Ordinance to Issue Revenue Bonds for Utility System Improvements.  
Council Letter Number CL - 2575.
  - 1. Public Hearing
  - 2. An Ordinance of the Council of the City of Danville, Virginia Authorizing the Issuance of Bonds of the City of Danville, Virginia, in the Maximum Aggregate Principal Amount of

\$10,000,000 to Finance Various Expenditures for Its Utility System.

***First Reading***

- I. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Grant Funds from the US Department of Housing and Urban Development.

Council Letter Number CL - 2565.

An Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Projects to be or being Undertaken to Improve the Danville Community Financed with Community Development Block Grant, Home Investment Partnership Funds from the U.S. Department of Housing and Urban Development, and Estimated Program Income for a Total Appropriation of \$1,199,074.29.

***First Reading***

**COMMUNICATIONS FROM VISITORS**

*Communication from Visitors is an opportunity for citizens, who have signed up to speak at [www.danvilleva.gov/council](http://www.danvilleva.gov/council) or by contacting the Office of the City Clerk, to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address. Each individual speaker shall have three uninterrupted minutes. A representative of a group may have up to five uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.*

**COMMUNICATIONS**

A. *City Manager*

B. *Deputy City Manager*

C. *City Attorney*

D. *City Clerk*

E. *Roll Call*

**ADJOURNMENT**

**Council Letter  
City of Danville, Virginia**



**CL - 2599**

**CONSENT AGENDA A.**

**City Council REGULAR MEETING**

**Meeting Date:** March 3, 2026

**Subject:** Approval of Meeting Minutes.

**From:** Susan DeMasi, City Clerk

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**COUNCIL ACTION**

Consideration of Approval of Minutes from Regular Council Meeting held on February 3, 2026.

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**Attachments**

1. Meeting Minutes
-

February 3, 2026

The Regular February meeting of the Danville City Council was held on February 3, 2026, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: Vice Mayor James B. Buckner, L.G. "Larry" Campbell Jr., Mayor Alonzo L. Jones, Bryant Hood, Barry P. Mayo, Gary P. Miller, Sherman M. Saunders, and J. Lee Vogler, Jr. (8).

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

Mayor Jones presided.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member J. Lee Vogler, Jr., gave the Invocation followed by the Pledge of Allegiance.

Mayor Jones and Council Members commended the City staff who did an outstanding job during the snow and ice events over the past two weeks. Mark Aron and Arnold Hendrix gave updates and Council appreciated the great information they provided. The City had a great team including public works and utilities. City Manager Ken Larking noted he was kept informed by his departments and had complete confidence in their ability to handle the storm. The City employees were well trained, well equipped, have the resources they need and were able to go out there and do their jobs. He has always had confidence in the ability of the team to go out there and respond as necessary in these kinds of events. Mayor Jones also acknowledged community partners providing services during the events.

Director of Utilities Jason Grey explained the City has spent over \$50M in the past ten years to upgrade the substations to get more modernized equipment, such as relays that react quicker to events. They were doing things proactively to prevent outages including right of way management and pole inspections. Mr. Grey noted they wanted to thank the cities of Lebanon, OH and Hammington, OH who sent crews down for the first storm.

### **ANNOUNCEMENTS AND SPECIAL RECOGNITIONS**

Mayor Jones announced the three finalists for consideration of the Council Vacancy which included Shakeva Frazier, Shelby Irving, Danny Marshall, and Gwyndolyn Stone – Alternate. On Tuesday, February 10, 2026, those individuals will be interviewed by Council here in Chambers. This appointment was until November when there will be a special election to fill the unexpired term of Madison Whittle.

### **MINUTES**

Upon **Motion** by Council Member Campbell and **second** by Council Member Mayo, Minutes of the meeting held on January 6, 2026 were approved as presented. Draft copies of the Minutes had been distributed prior to the meeting.

### **NEW BUSINESS**

### **A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, MAINTAINING PARCEL #25925 (136 SOUTH RIDGE STREET) IN THE RD, RIVER DISTRICT**

February 3, 2026

Mayor Jones opened the floor for a Public Hearing regarding a Rezoning Request at 136 South Ridge Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 20, 2026 and January 27, 2026. No one present desired to be heard and the public hearing was closed.

Division Director of Planning Renee Burton explained the application was for a rezoning to HB Highway Business so that at 136 South Ridge Street, there may be the operation of automobile sales. The operation of automobile sales was incompatible with the current zoning district, as well as the surrounding area, and the Comprehensive Plan. Therefore, the Planning Staff recommended denial.

Council Member Campbell noted Mr. Wellington has a pretty large facility, he couldn't have one or two cars to sell in the back and Ms. Burton noted he could not with the current zoning. He has a special use permit to operate a car wash and detailing business and that could remain.

Council Member Vogler **moved** to adopt a Resolution entitled:

**RESOLUTION NO. 2026-02.01**

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA MAINTAINING PARCEL #25925 (136 SOUTH RIDGE STREET) IN THE RD, RIVER DISTRICT

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

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

**CONSIDERATION OF A CODE AMENDMENT REQUEST FILED BY THE CITY OF DANVILLE TO APPROVE THE ARCHITECTURAL REVIEW DESIGN GUIDELINES**

Mayor Jones opened the floor for a Public Hearing regarding a Code Amendment Request. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 20, 2026 and January 27, 2026. No one present desired to be heard and the Public Hearing was closed.

Council Member Vogler requested a brief overview of this item and Ms. Burton explained this was an updated version of design guidelines that will govern the Architectural Review Overlay that now consists of the River District, the Old West End Historic District as well as the North Main Business District. The guidelines were a recommendation of the Comprehensive Plan and the Preservation Plan and they were following through with those objectives.

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

**ORDINANCE NO. 2026-02.01**

AN ORDINANCE OF THE CITY COUNCIL OF DANVILLE, VIRGINIA ADOPTING AND APPROVING THE CITY OF DANVILLE ARCHITECTURAL REVIEW DESIGN GUIDELINES

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

February 3, 2026

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

**CONSIDERATION OF DENYING A SPECIAL USE PERMIT FILED BY BLACKSTONE BUILDING GROUP TO ALLOW A WAIVER OF LOT FRONTAGE REQUIREMENTS**

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit Request by Blackstone Building Group. Notice of the Public Hearing was published in the *Danville Register & Bee* on January 20, 2026 and January 27, 2026.

Mayor Jones recognized Rick Byers, the builder/developer of the Vandola Crescent Project who noted he wanted to offer an apology and explanation of what happened at the Planning Commission meeting, and why it was denied. Mr. Byers stated he missed the Planning Commission meeting, having come down with COVID; if he had been there, an explanation would have smoothed things over and it would have been approved. This was another zoning housecleaning issue; it was never about increasing the density of the project or the amount of units; it had remained the same the last year and a half. Originally, when they designed the project, the yards were going to be in the HOA, they were not going to have individual lots. They realized later that in order to participate in the right of way reimbursement program, they would have to have deeded lots for the townhomes. The townhomes have been designed for the last year and a half at sixteen to seventeen feet wide and the minimum was eighteen. That was why they were there; in order for them to record the lots with the existing townhome design, they would need the variance as proposed. This project was originally approved for up to 360 units, they were down to 317; eight of those units they have voluntarily given up because they were working with the City on building a non-profit childcare facility to anchor the development. That will be donated into a 501(c)(3). They were not asking for additional units, it was tidying up the lot lines to match the actual width of the townhomes.

No one further desired to be heard and the Public Hearing was closed.

Vice Mayor Buckner **moved to Postpone and Remand** this item back to the Planning Commission.

A RESOLUTION DENYING SPECIAL USE PERMIT APPLICATION PZ25-00424, FILED BY BLACKSTONE BUILDING GROUP, LLC, REQUESTING A SPECIAL USE PERMIT TO ALLOW A WAIVER OF LOT FRONTAGE REQUIREMENTS IN ACCORDANCE WITH CHAPTER 41.2.F OF THE CODE OF THE CITY OF DANVILLE VIRGINIA, 1986, AS AMENDED, AT PARCEL IDS 78585, 77925, 71138, 77918, 77919, 77920, 77921 AND 77922 IN THE MR, MULTI-UNIT RESIDENTIAL ZONE; OR

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00424 FILED BY BLACKSTONE BUILDING GROUP, LLC, TO ALLOW A WAIVER OF LOT FRONTAGE REQUIREMENTS IN ACCORDANCE WITH CHAPTER 41.2.F OF THE CODE OF THE CITY OF DANVILLE VIRGINIA, 1986, AS AMENDED, AT PARCEL IDS #78585, #77925, #71138, #77918, #77919, #77920, #77921 AND #77922 (VANDOLA ROAD AND KAYEWOOD LANE) IN THE MR MULTI-UNIT RESIDENTIAL ZONE

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

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Mr. Hood requested an explanation on why this item was being postponed. Vice Mayor Buckner noted the reason for his recommendation to postpone was because the gentleman was not able to attend the Planning Commission meeting and they were not able to hear his case. Ms. Burton noted the recommendation of the Planning staff on denial was because of the concern of the incompatibility with the existing area on Vandola. The decrease in size really makes a difference in the housing that will be offered to the public for sale or rental in the future; that was one of the staff's concerns.

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

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

**CONSIDERATION OF A RESOLUTION APPROVING THE CITY MANAGER TO EXECUTE AMENDMENT #1 OF THE EDEN, NORTH CAROLINA WATER AND WASTEWATER AGREEMENT**

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

**RESOLUTION NO. 2026-02.02**

A RESOLUTION OF THE CITY COUNCIL OF DANVILLE, VIRGINIA APPROVING THE CITY MANAGER TO EXECUTE AMENDMENT #1 OF THE EDEN, NORTH CAROLINA WATER AND WASTEWATER AGREEMENT TO REFLECT NEW NOTICE REQUIREMENTS

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

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

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE FOR A GRANT AND LOAN FROM THE VIRGINIA DEPARTMENT OF HEALTH**

Upon **Motion** by Council Member Saunders and **second** by Council Member Vogler, an Ordinance entitled:

**ORDINANCE NO. 2026-02.02**

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A VIRGINIA DEPARTMENT OF HEALTH \$2,920,000 GRANT AND \$5,080,000 LOAN FOR A TOTAL AMOUNT OF \$8,000,000 TO ASSIST WITH THE CITY'S LEAD SERVICE LINE INVENTORY AND REPLACEMENT EFFORTS AS DIRECTED BY THE ENVIRONMENTAL PROTECTION AGENCY AND APPROPRIATING THE SAME.

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

February 3, 2026

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUES FROM CASINO GAMING TAXES TO SUPPORT ECONOMIC DEVELOPMENT PROJECTS**

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

**ORDINANCE NO. 2026-02.03**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUES FROM THE CASINO GAMING TAXES TO SUPPORT AN ECONOMIC DEVELOPMENT PROJECT IN THE AMOUNT OF \$2,000,000 AND APPROPRIATING THE SAME

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

**COMMUNICATIONS**

Mayor Jones noted to those listening, the school buses, with meals for the students, will be at the following locations tomorrow from 10:00 a.m. to 12:00 p.m.: Moffett Church, Arnett Hills, GWHS, Park Avenue, Grove Park, Purdum Woods - the Express Store across the street, the Wal-Mart in Nor-Dan, Gibson and the Food Lion Cane Creek parking lot.

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

Council Member Miller noted his congratulations to the three finalists; it was an appointment by Council until November at which time they will have to run again. This does not preclude any of those who do not win from running in November. Dr. Miller noted he spoke with patients today who stated they were pleased with how the streets were kept clear.

Council Member Saunders noted his prayers to Bishop Linder, his family and community; he was missed already. They appreciated all the work he has done for the city, the state, region and nation. Mr. Saunders noted he had heard that the homeless shelter had a 30-day maximum stay but it may change to 60 days; Mayor Jones noted the new director was having a conversation with his board of directors to change it from 30 to 60 days. Mr. Saunders noted a special thanks to the City employees, he has heard a lot of good things from residents about their work.

Council Member Vogler thanked all those who took the time to apply for the Council vacancy; they had great applications and it was tough to narrow it down to who they did. Mr. Vogler congratulated the three finalists, a week from today at 7:00 p.m. they will be in Chambers for the interviews. The meeting was open to the public.

Vice Mayor Buckner thanked everyone who applied, it was not easy to put yourself out there and be willing to serve in this capacity. The three finalists were not making it easy on Council, it will be a tough decision, but they do look forward to the conversations they will have. Mr. Buckner stated that the City staff did an excellent job with the storms, and thanked them for their work.

Council Member Campbell noted he has been on Council for eighteen years, he remembered how the City was then with the loss of textiles and tobacco, and how well they were now doing; they did a lot of things right. Danville was a prosperous city and prosperity needed to be shared,

February 3, 2026

not given, but worked for. Rev Campbell noted his heart goes out to Bishop Linder and his family; he was a great friend and mentor to him.

Council Member Hood thanked those who submitted the application for the council vacancy, and thanked the finalists for stepping up to serve.

Council Member Mayo noted his agreement with Mr. Hood, thanked all those who applied, congratulations to the finalists, and good luck on the next round. Mr. Mayo commended Mark Aron for his work and all the City staff. Prayers to the Linder family.

Mayor Jones recognized the finalists to fill the Council vacancy, Shakeva Frazier, Shelby Irving, Danny Marshall and alternate Gwyndolyn Stone. Interviews will take place next Tuesday night in Chambers at 7:00 p.m.

MEETING ADJOURNED AT 7:51 P.M.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**Council Letter  
City of Danville, Virginia**



**CL - 2540**

**CONSENT AGENDA B.**

**City Council REGULAR MEETING**

**Meeting Date:** March 3, 2026

**Subject:** Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the National Endowment for the Arts.

**From:** Sam Howarth, Facilities and Services Planner

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**COUNCIL ACTION**

An Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2026 Budget Appropriation Ordinance by Increasing Revenue from the National Endowment for the Arts in the Amount of \$40,000 and to Provide for the Local Share in the Amount of \$40,000 for a Total of \$80,000 and Appropriating the Same.

***Final Adoption***

**SUMMARY**

The City of Danville has been awarded a grant from the National Endowment for the Arts under the Our Town program in the amount of \$40,000 with a local match required of \$40,000 for a total amount of \$80,000.

**BACKGROUND**

The funding will support a feasibility study and business plan aimed at transforming the Historic City Auditorium into the Danville Arts and Culture Center.

**RECOMMENDATION**

The Department recommends adopting this ordinance to advance the Historic City Auditorium's feasibility study and develop a comprehensive business plan.

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**Attachments**

1. Ordinance
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2026-\_\_\_\_.\_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM THE NATIONAL ENDOWMENT FOR THE ARTS IN THE AMOUNT OF \$40,000 AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$40,000 FOR A TOTAL OF \$80,000 AND APPROPRIATING THE SAME

WHEREAS the City of Danville has been awarded a grant from the National Endowment for the Arts under the Our Town program; and

WHEREAS the funding will be used for a feasibility study and business plan to transform the Historic City Auditorium into the Danville Arts and Culture Center; and

WHEREAS the grant requires a one-to-one local match of Forty thousand and 00/100 dollars (\$40,000).

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2026 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenue for a grant from the National Endowment for the Arts, and providing for the local share of the grant, such funds to be appropriated in the Capital Projects Fund as follows:

**ANTICIPATED REVENUES**

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
City Auditorium Study		
Federal Aid Grants	62102000-48055	\$40,000
Transfer In from General Fund – Casino Revenues	62102000-6111	<u>40,000</u>
	TOTAL	<u>\$ 80,000</u>

**ANTICIPATED EXPENDITURES**

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
City Auditorium Study	62102999-50	\$ 80,000

AND BE IT FURTHER ORDAINED, that a transfer from the Capital Projects Funds revenue and appropriation in the Arts Master Plan project is hereby authorized to cover the local share as follows:

**TRANSFER FROM**

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Arts Master Plan		
Transfer In from General Fund – Casino Revenues	61777000-6111	(\$ 40,000)
Project Expenditures	61777999-50	(\$ 40,000)

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

BE IT FINALLY ORDAINED, that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

Approved as to  
Form and Legal Sufficiency:

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City Attorney

**Council Letter  
City of Danville, Virginia**



**CL - 2605**

**APPOINTMENTS A.**

**City Council REGULAR MEETING**

**Meeting Date:** March 3, 2026

**Subject:** Recommendation of Appointments to Boards and Commissions.

**From:** Susan DeMasi, City Clerk

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**COUNCIL ACTION**

Recommendations of Appointments to Boards and Commissions.

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**Attachments**

None

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# Council Letter

## City of Danville, Virginia



CL - 2583

NEW BUSINESS A.

### City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Application Requesting an Amendment to the Zoning Map Affecting Parcels 76469, 76463, and 77642 (Eastwood Drive), filed by Major Construction Inc.

**From:** Renee Burton, Division Director of Planning

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### COUNCIL ACTION

1. Public Hearing
2. An Ordinance Amending the Future Land Use Map from Rural Neighborhood and Consumer Commercial to Consumer Commercial and Amending the Zoning Map from TR, Transitional Residential Zone, to CHB, "Conditional" Highway Business Zone at Parcels #76469, #76463, and #77642 (Eastwood Drive).

### SUMMARY

Parcels 76469, 76463, and 77642 are adjacent vacant lots that were recently consolidated to total 25.83 acres located on Eastwood Drive. The Future Land Use map of the Comprehensive Plan, PLANDanville, designates more than 50% of the 25.83 acres as Rural Neighborhood with the remainder of the property designated as Consumer Commercial; creating a mixed designation of commercial and residential. Based on the ratio of commercial to residential designations and the feedback received from the community during an open house, the Official Zoning Map, effective January 1, 2026, reflected the consolidated area as Threshold Residential Zone (TR).

The applicant is requesting to amend the zoning map for the consolidated parcels 76469, 76463, and 77642 from Threshold Residential (TR) to Highway Business (HB) to allow use of the property as a construction business and storage yard. A contractor's office and associated storage yard is not permitted under the current TR zoning. A zoning amendment from TR to HB will allow the applicant to operate a contractor's office with a maximum of 15% of the area to be used for outdoor storage. 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. Staff discussed concerns about the operation of a contractor's office in this area with the applicant. The applicant then chose to submit proffers (Exhibit A) and conditions to their application.

Certain commercial uses permitted by right in the Highway Business (HB) Zone may be incompatible with the surrounding neighborhood. To address this, the applicant has voluntarily proffered permitted uses, as reflected in the signed proffer statement (Exhibit A). In addition, the applicant has proposed operation limitations to manage construction-related traffic and minimize impacts to the surrounding neighborhood. The applicant's submitted conditions are as follows:

- 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 that the Exhibit A proffers and the additional conditions limit the potential negative effects on the surrounding neighborhood, creating opportunity for the applicant and safeguarding for the residents.

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.

On February 9, 2026, the City Planning Commission voted 6-0 to approve an amendment to the Zoning Map affecting Parcels 76469, 76463, and 77642 (Eastwood Drive), from Transitional Residential (TR) to "Conditional" Highway Business (CHB), filed by Major Construction Inc. subject to the Exhibit A proffers and the additional conditions below:

- 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.

## **RECOMMENDATION**

It is recommended that City Council adopt an Ordinance approving PZ25-00563, an amendment to the Official Zoning Map and the Future Land Use Map affecting the consolidated Parcels 76469, 76463, and 77642 (Eastwood Drive). The Ordinance amends the Official Zoning Map designation from Transitional Residential (TR) to Conditional Highway Business (CHB), subject to the Exhibit A proffers with additional conditions and amends the Future Land Use designation from Neighborhood Residential (NR) to Commercial Corridor (CC).

- 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
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- Commercial activity shall be limited to the hours of 7:00 a.m. to 5:00 p.m.
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- 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.

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### **Attachments**

1. Ordinance
  2. Exhibit A
  3. Supporting Documents
  4. Eastwood Consolidation Plat
  5. Eastwood Aerials Map
  6. Eastwood Dr Owners Zoning Map
  7. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2026\_\_\_\_.\_\_\_\_

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP FROM RURAL NEIGHBORHOOD AND CONSUMER COMMERCIAL TO CONSUMER COMMERCIAL AND AMENDING THE ZONING MAP FROM TR, TRANSITIONAL RESIDENTIAL ZONE, TO CHB, "CONDITIONAL" HIGHWAY BUSINESS ZONE AT PARCELS #76469, #76463, AND #77642 (EASTWOOD DRIVE)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Major Construction Inc., has requested a Future Land Use Map amendment from Rural Neighborhood and Consumer Commercial to Consumer Commercial and an amendment to the City of Danville, Virginia Official Zoning Map from TR, Transitional Residential Zone, to CHB, "Conditional" Highway Business Zone at Parcel IDs #76469, #76463, and #77642 (EASTWOOD DRIVE) .

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Zoning Map Amendment Application PZ25-00563, filed by Major Construction Inc., requesting an amendment to the Future Land Use Map from Rural Neighborhood and Consumer Commercial to Consumer Commercial and an amendment to the City of Danville, Virginia Official Zoning Map from TR, Transitional Residential Zone, to CHB, "Conditional" Highway Business Zone at Parcel IDs #76469, #76463, and #77642 (Eastwood Drive) is hereby received; and

BE IT FURTHER ORDAINED that in accordance with the Code of the City of Danville, Virginia, the conditions proffered by Major Construction Inc., requesting an amendment of the City of Danville, Official Zoning Map from TR, Transitional Residential Zone to CHB, "Conditional" Highway Business Zone at Parcel IDs #76469, #76463, and #77642 (Eastwood Drive), as provided in Exhibit A, attached hereto and made part hereof by reference are accepted, and approved with the following conditions:

1. Limiting commercial use on the property to no more than five (5) acres,

2. Maintaining an existing natural wooded buffer of 200 feet along the southern property line,
3. Maintaining an existing natural wooded buffer of 150 feet along the western property line,
4. Maintaining the existing natural wooded buffer along Eastwood Drive,
5. Restricting commercial activity on Eastwood Drive to normal business hours (7:00 a.m. to 5:00 p.m.),
6. Prohibiting installation of lighting exceeding the height or brightness of existing streetlights,
7. 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,
8. Prohibiting freestanding signage,
9. Prohibiting onsite storage of noxious materials,
10. Limiting commercial structures on property to sixteen (16) feet in height.

AND BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Zoning Map Amendment Application PZ25-00563, filed by Major Construction Inc., requesting an amendment to the Future Land Use Map from Rural Neighborhood and Consumer Commercial to Consumer Commercial and an amendment to the City of Danville, Virginia Official Zoning Map from TR, Transitional Residential Zone, to CHB, "Conditional" Highway Business Zone at Parcel IDs #76469, #76463, and #77642 (Eastwood Drive), is hereby approved with the following conditions:

1. Limiting commercial use on the property to no more than five (5) acres,
2. Maintaining an existing natural wooded buffer of 200 feet along the southern property line,
3. Maintaining an existing natural wooded buffer of 150 feet along the western property line,
4. Maintaining the existing natural wooded buffer along Eastwood Drive,
5. Restricting commercial activity on Eastwood Drive to normal business hours (7:00 a.m. to 5:00 p.m.),
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7. 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,
8. Prohibiting freestanding signage,
9. Prohibiting onsite storage of noxious materials,
10. Limiting commercial structures on property to sixteen (16) feet in height.

AND BE IT FINALLY ORDAINED that Parcel IDs #76469, #76463, and #77642 of the Future Land Use Map and the City of Danville, Virginia Official Zoning Map are hereby amended to reflect the same.

Approved:

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Mayor

Attest:

---

City Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

## 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

Licensed in VA and NC

---

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 p.m. Business operations have historically been relatively consistent throughout the workweek, with a small number of Halifax County-based employees (56) 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

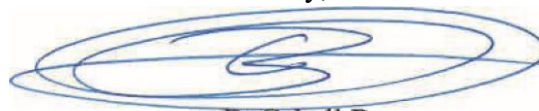
offensive noise, and onsite equipment operation is limited to loading and unloading.

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]

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~~

~~Automobile fueling station~~

~~Automobile sales and rental~~

~~Automobile service~~

~~Bail bondsman~~

~~Car 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~~  
~~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, outdoor (accessory)~~

Seasonal retail

Second hand shop

Self-storage  
~~Wholesale~~

By Special Use Permit:

Adult day care

Cannabis dispensing facility

Cemetery

Child day care

Commercial recreation, indoor

Commercial recreation, outdoor

Equipment sales

Miniature golf

Parking, structured

Private club

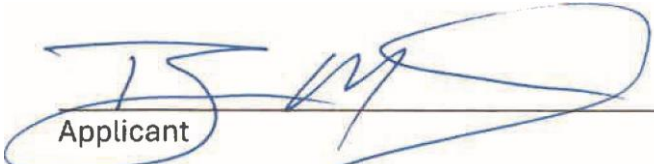
Shooting range

Supportive housing

Taxidermist

Transportation station

Warehouse storage

  
Applicant

Date

01-14-2026

**B. Cabell Barrow, PLLC**

**- Attorney at Law -**

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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:

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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:

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BCB/km  
Enclosures  
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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.

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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

**B. Cabell Barrow, PLLC**

**- Attorney at Law -**

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January 21, 2026

**VIA HAND DELIVERY**

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Director of Planning/Zoning Administrator  
City of Danville  
427 Patton Street  
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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

#### 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: 1011 Ritchie Lane, South Boston, VA 24592

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

Property Location:  N  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: 5-31-2028



**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

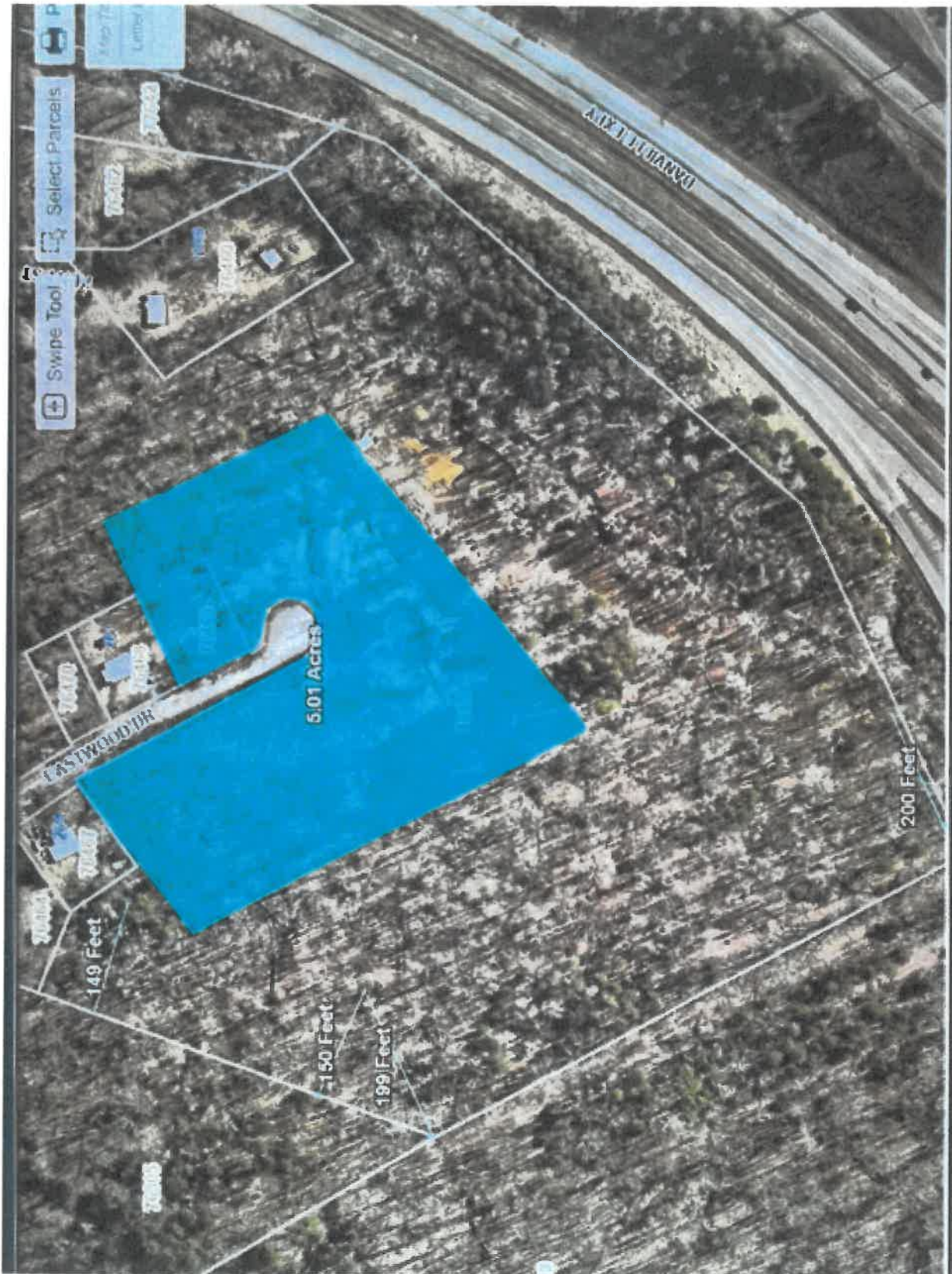


EXHIBIT A



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

NAD '83

### 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.



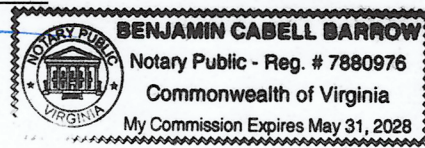
- ① Now or Formerly Charlie L. Coleman, Sr. & Rita A. Coleman D.B. 930, Pg. 20 Plat: D.B. 930, Pg. 22 Parcel ID #76467
- ② Now or Formerly Sarah L. McFarlane Instrument #22004060 Plat: D.B. 605, Pg. 721 Parcel ID #76468
- ③ Now or Formerly Samuel H. Reynolds & Mildred W. Reynolds D.B. 770, Pg. 49 Plat: D.B. 770, Pg. 50 Parcel ID #76470
- ④ Now or Formerly Alberto Gomez & Ana Maria O. Torres Instrument #240002200 Plat: D.B. 611, Pg. 336 Parcel ID #76466
- ⑤ Now or Formerly Brandon Milam, et al W. B. 21, Pg. 315 D.B. 804, Pg. 448 Plat: D.B. 376, Pg. 401 Parcel ID #76460

### OWNER'S STATEMENT

The Subdivision as appears in this plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

*[Signature]* 10-27-2025  
Major Construction, Inc. Date

STATE OF Virginia, City of Danville COUNTY  
I hereby certify that Benjamin Thomas Major appeared before me this date and duly acknowledged the foregoing certificate. Witness my hand and official seal this 27 day of October, 2025.  
My commission expires: 9.31.2028  
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.

*[Signature]* 01-14-2026  
Subdivision Agent- Zoning Administrator Date  
*[Signature]* 01-14-2026  
City Engineer Date

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

**OWNER:**  
Major Construction, Inc.

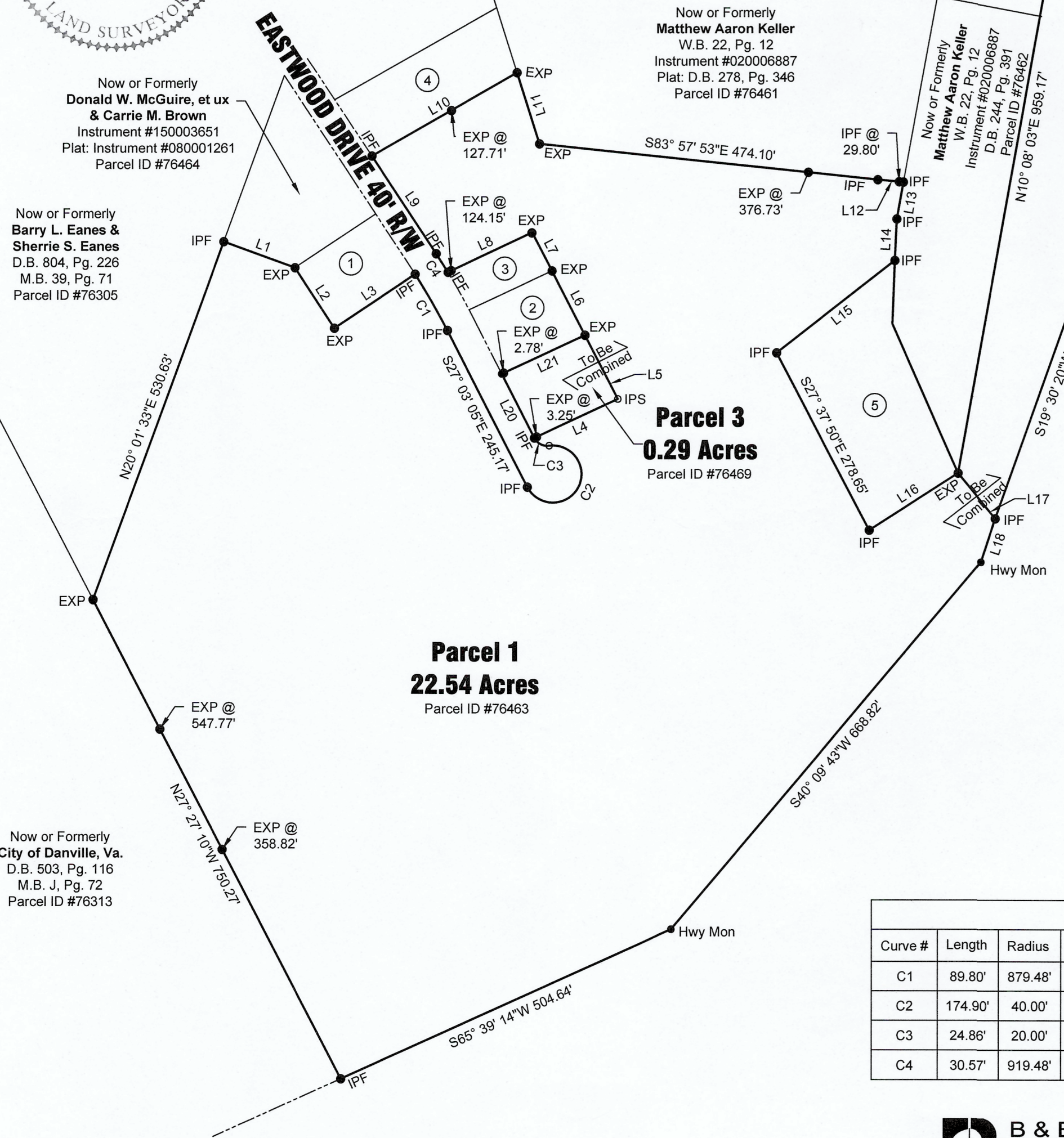
**LEGAL REFERENCE:**  
Instrument #250002716  
Map Book 22, Page 408  
Instrument #240000340  
Plat: Instrument #080001261  
Plat: Instrument #950003340A

**TAX MAP:**  
Parcel ID #76463, #76469 & #77642

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

Line #	Bearing	Length
L1	S70° 03' 04"E	105.68'
L2	S33° 15' 48"E	100.22'
L3	N56° 20' 20"E	135.31'
L4	N64° 57' 30"E	128.27'
L5	N27° 15' 21"W	100.00'
L6	N27° 21' 51"W	100.11'
L7	N27° 21' 51"W	60.00'
L8	S64° 45' 41"W	129.85'
L9	N33° 27' 00"W	162.73'
L10	N59° 59' 45"E	233.39'
L11	S17° 25' 29"E	104.16'
L12	S84° 41' 52"E	35.88'
L13	S10° 13' 04"W	52.05'
L14	S2° 52' 54"W	57.66'
L15	S51° 55' 36"W	208.97'
L16	N57° 07' 41"E	147.40'
L17	S39° 24' 24"E	81.83'
L18	S18° 07' 42"W	64.21'
L19	N69° 23' 24"E	223.32'
L20	N27° 02' 25"W	100.10'
L21	N65° 00' 26"E	127.90'

Now or Formerly City of Danville, Va. D.B. 503, Pg. 116 M.B. J, Pg. 72 Parcel ID #76313



**Danville Expressway**  
**U.S. Highway #29 & #58**  
**Variable Width R/W See Project #6265-071-101, RW-203**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	89.80'	879.48'	5° 51' 00"	S30° 03' 27"E	89.76'
C2	174.90'	40.00'	250° 31' 43"	N27° 39' 04"E	65.32'
C3	24.86'	20.00'	71° 13' 33"	N62° 04' 34"W	23.29'
C4	30.57'	919.48'	1° 54' 18"	N32° 26' 59"W	30.57'

**B & B Consultants, Inc.**  
 Engineers • Surveyors • Planners • Lab Analysts  
 706 Hamilton Blvd, South Boston, VA 24592  
 Phone: (434) 572-3251 Fax: (434) 572-1751  
 Other Offices: South Hill • Chase City

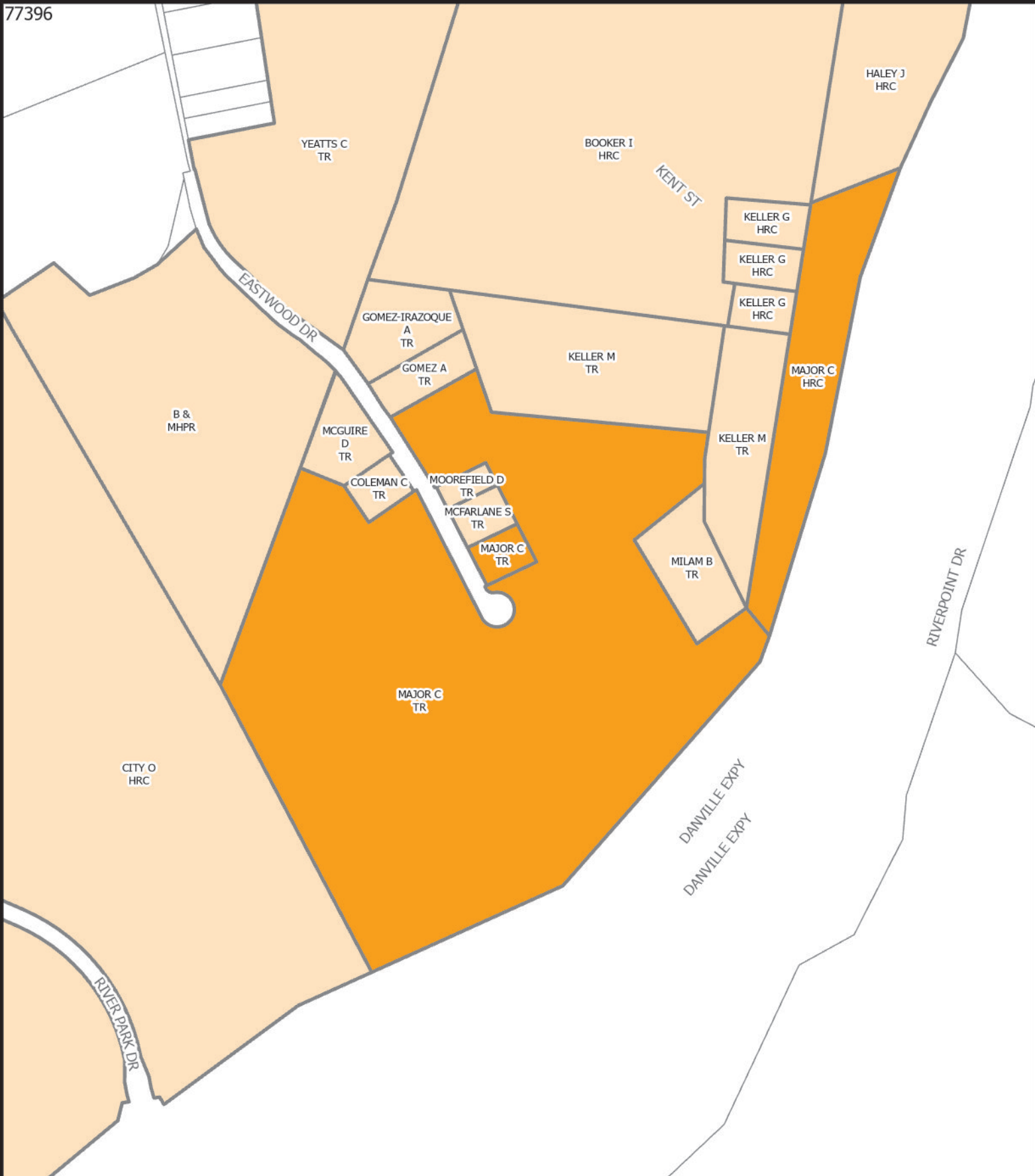


### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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.



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: FEBRUARY 9, 2026  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: ZONING MAP AMENDMENT REQUEST PZ25-00563

*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.*

### RECOMMENDATION

The Planning Commission, at their February 9, 2026, meeting voted 6-0 to recommend approval of Special Use Permit request PZ25-00563 with proffers offered in Exhibit A and the following conditions:

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

A handwritten signature in blue ink, appearing to read "Steve Petrick" with a stylized "BB" at the end.

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



CL - 2584

NEW BUSINESS B.

## City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Special Use Permit filed by CCKW LLC to Amend the Existing Planned Unit Development on Franklin Street.

**From:** Renee Burton, Division Director of Planning

---

## COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25-00613 filed by CCKW LLC, to Amend Special Use Permit for Planned Unit Development PZ23-00388, to Increase the Number of Permitted Residential Dwelling Units from Ten (10) to Twenty (20) at Parcel IDs #23319, #24941, #20637, and #25236 (Franklin Street).

## SUMMARY

In December 2023, the applicant, CCKW, submitted a Planned Unit Development (PUD), which was approved by City Council, PZ23-00613. 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. The new layout will reduce the number of beds and baths per unit.

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

On February 9, 2026, the City Planning Commission voted 6-0 to approve Special Use Permit application PZ25-00613 filed by CCKW, LLC to amend existing PUD PZ23-00388 as submitted.

**RECOMMENDATION**

It is recommended that City Council adopt an Ordinance approving Special Use Permit PZ25-00613 to amend Planned Unit Development PZ23-00388.

---

**Attachments**

1. Ordinance
  2. Application
  3. Supporting Documents
  4. Franklin St Aerials Map
  5. Franklin St Owners Zoning Map
  6. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2020 \_\_\_\_.

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00613 FILED BY CCKW LLC, TO AMEND SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT PZ23-00388, TO INCREASE THE NUMBER OF PERMITTED RESIDENTIAL DWELLING UNITS FROM TEN (10) TO TWENTY (20) AT PARCEL IDS #23319, #24941, #20637, AND #25236 (FRANKLIN STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, CCKW, LLC, has requested to amend Special Use Permit for Planned Unit Development PZ23-00388 to increase the number of permitted residential dwelling units from ten (10) to twenty (20) at Parcel IDs #23319, # 24941, #20637, and #25236 (Franklin Street).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00613, filed by CCKW, LLC, requesting to amend Special Use Permit for Planned Unit Development PZ23-00388 to increase the number of permitted residential dwelling units from ten (10) to twenty (20) at Parcel IDs #23319, #24941, #20637 and #25236 (Franklin Street), is hereby received; and

BE IT FINALLY ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00613, filed by CCKW, LLC, requesting to amend Special Use Permit for Planned Unit Development PZ23-00388 to increase the number of permitted residential dwelling units from ten (10) to twenty (20) at Parcel IDs #23319, #24941, #20637 and #25236 (Franklin Street), is hereby granted and approved.

Approved:

---

Mayor

Attest:

---

Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

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 UKW 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

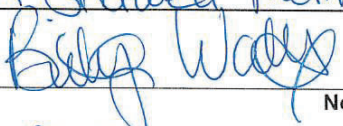


Owner's Signature  
(if not applicant)

DANVILLE, VA  
1-14-26  
Date

Commonwealth of Virginia  
City of Danville

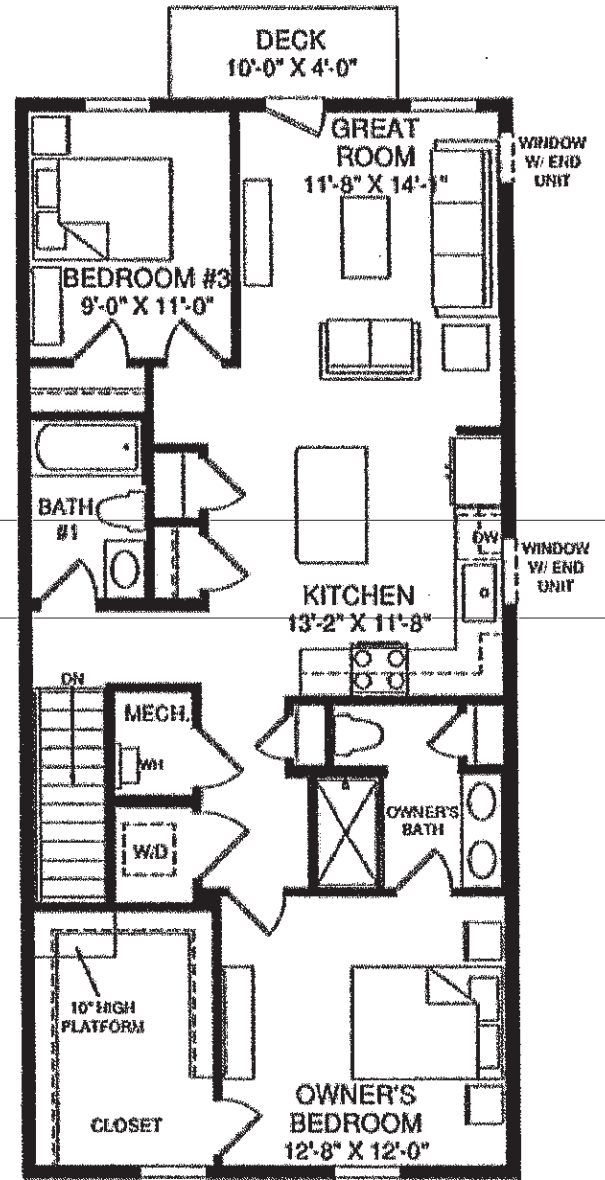
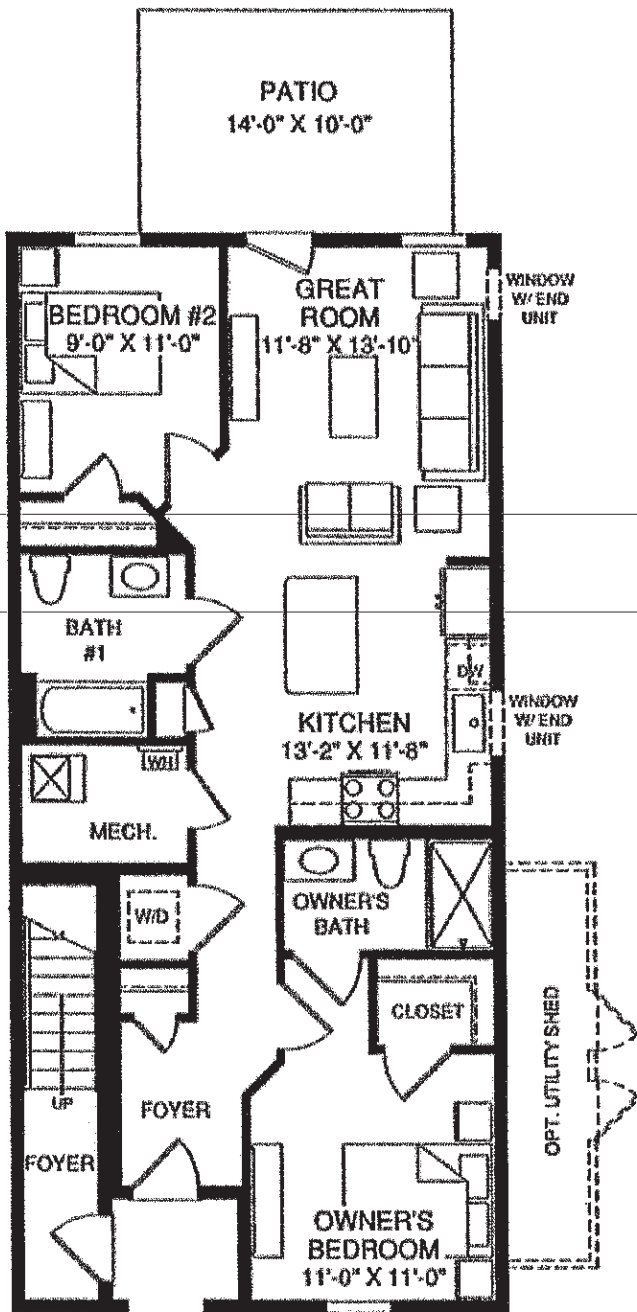
The foregoing instrument was acknowledged before me this 14 day of January, 2026  
by Kevin Stotwell member of CCKW LLC

  
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



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

MEMORANDUM

DATE: FEBRUARY 9, 2026  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT REQUEST PZ25-00613

*Special Use Permit application PZ25-00613 filed by CCKW LLC to amend existing PUD PZ23-00388 to increase the number of permitted residential dwelling units from ten (10) to twenty (20) at Parcels 23319, 24941, 20637, and 25236 (Franklin Street).*

RECOMMENDATION

The Planning Commission, at their February 9, 2026, meeting voted 6-0 to recommend approval of Special Use Permit request PZ25-00613 to amend the PUD to allow ten (10) one-over-one units where ten (10) attached townhomes were approved.

A handwritten signature in blue ink, appearing to read "Steve Petrick", with the initials "SB" written to the right. The signature is written over a horizontal line.  
Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



CL - 2585

NEW BUSINESS C.

## City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Special Use Permit Application at 1080 Riverside Drive.

**From:** Renee Burton, Division Director of Planning

---

## COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ26-00085 filed by Danville Hotel Group, LLC for a Waiver of Maximum Principal Building Height in Accordance with Chapter 41.2.1 at Parcel ID #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 2025, 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. To construct a structure as submitted, 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 street scape. 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..

On February 9, 2026, the City Planning Commission voted 6-0 to approve Special Use Permit request 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) with the following condition:

1. The height may not exceed 65.5 feet.

**RECOMMENDATION**

It is recommended that City Council adopt an Ordinance approving the request for a waiver of maximum principal building height in accordance with Chapter 41.2.I at Parcel 02176 (1080 Riverside Drive) with the following condition:

1. The height may not exceed 65.5 feet.
- 

**Attachments**

1. Ordinance
  2. Application
  3. 1080 Riverside Owners Aerials Map
  4. 1080 Riverside Dr Owners Zoning Map
  5. Ordinance 2024-04.01
  6. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2020\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING 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 ID #02176 (1080 RIVERSIDE DRIVE)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Danville Hotel Group, LLC, has requested a Special Use Permit for a waiver of maximum building height in accordance with Chapter 41.2.I at Parcel ID #02176 (1080 Riverside Drive).

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 PZ26-00085, filed by Danville Hotel Group, LLC, requesting a Special Use Permit for waiver of maximum building height in accordance with Chapter 41.2.I at Parcel ID #02176 (1080 Riverside Drive), is hereby received, subject to the following condition:

1. The structure may not exceed 65.5 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 PZ26-00085, filed by Danville Hotel Group, LLC, requesting a Special Use Permit for waiver of maximum building height in accordance with Chapter 41.2.I at Parcel ID #02176 (1080 Riverside Drive) of the City of Danville, Zoning District Map, is hereby granted and approved, subject to the following condition:

1. The structure may not exceed 65.5 feet in height.

Approved:

---

Mayor

Attest:

---

Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

**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  
(if not applicant)      1/12/26  
Date

January 6, 2026

City of Danville  
Community Development  
Planning Division

Planning Commission  
Special Use Permit Application  
Planning Division Provided Information

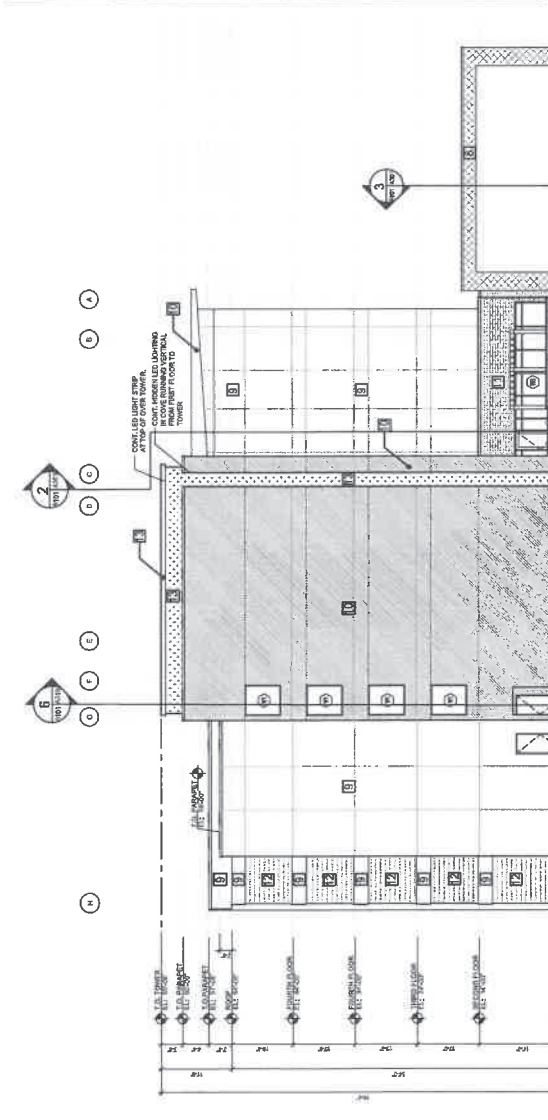
Article 6. Section D. Application Requirements for Special Use Permit

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.

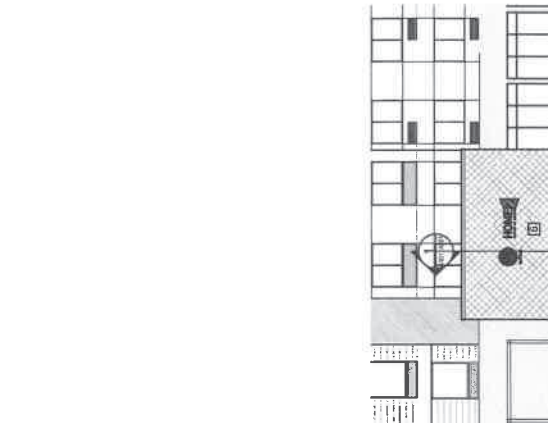
- The proposed hotel is described as a “limited service” hotel.
- The owner anticipates the new hotel to employ approximately 30 people. The hours of operation are 24/7.
- Total proposed building square footage is 81,477 +/- . Required parking spaces per Article 8 Section G is 153 spaces. Provided spaces = 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.



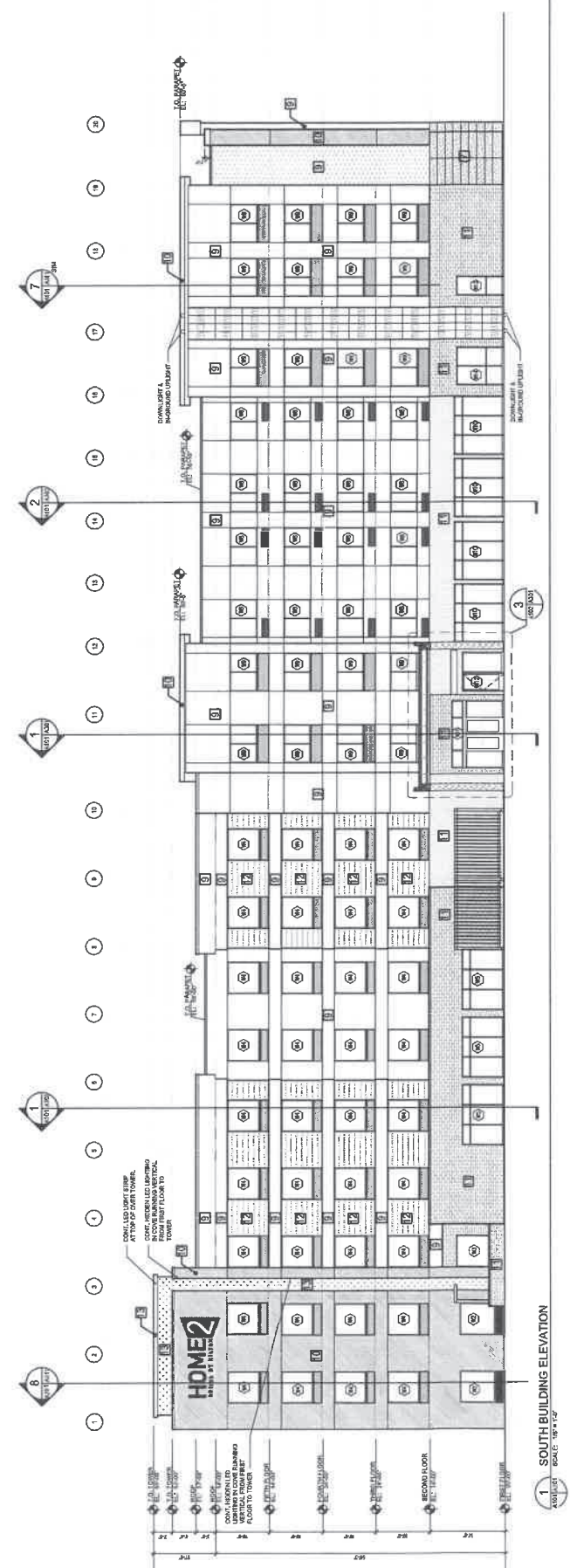
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WEST BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"

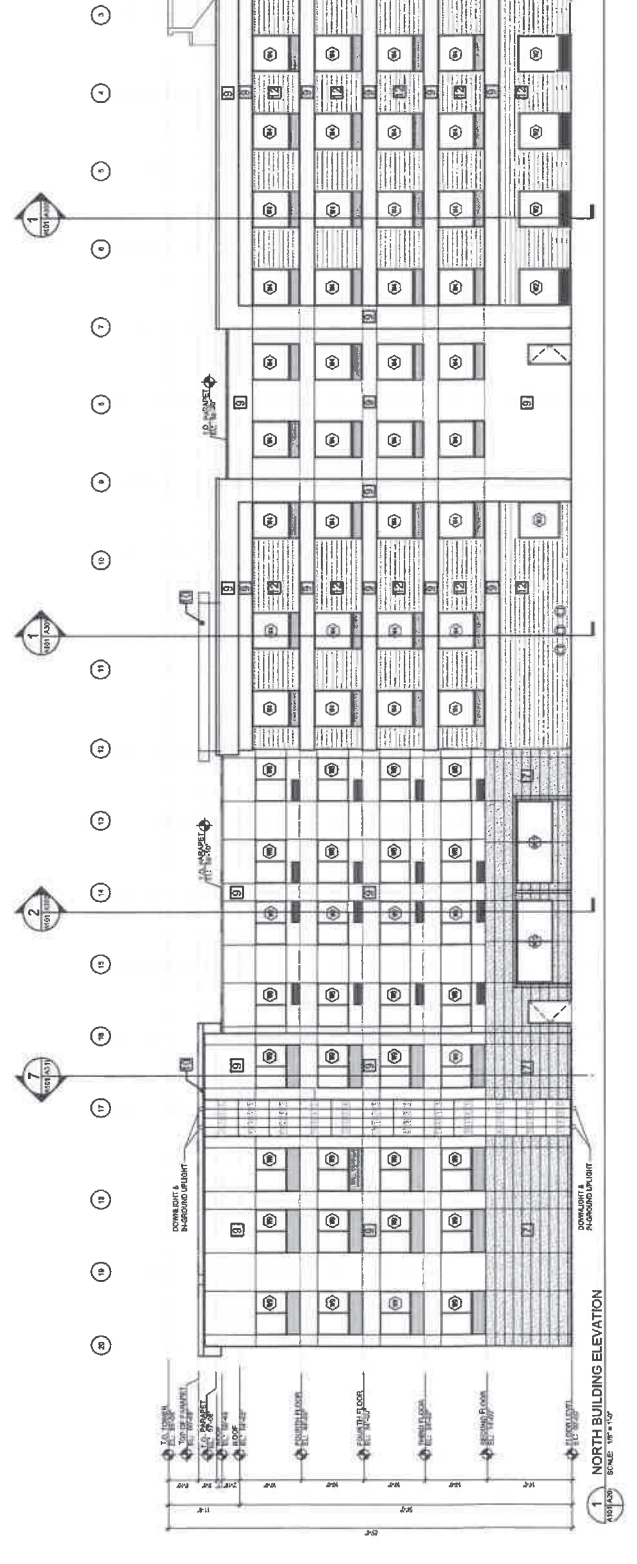
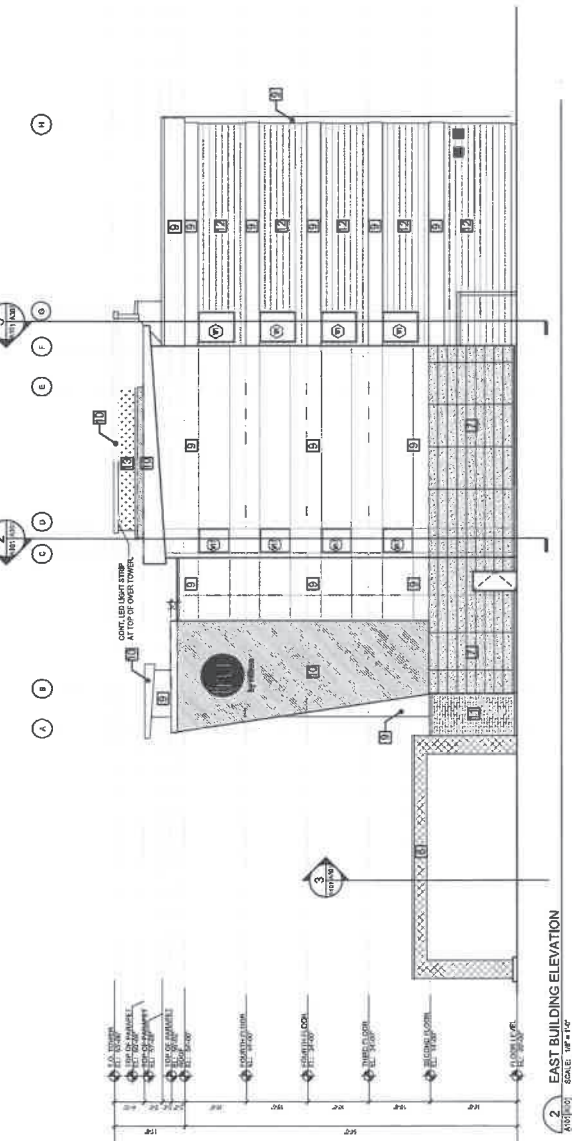


SOUTH ELEVATION @ PORTE COCHERE  
 SCALE: 1/8" = 1'-0"

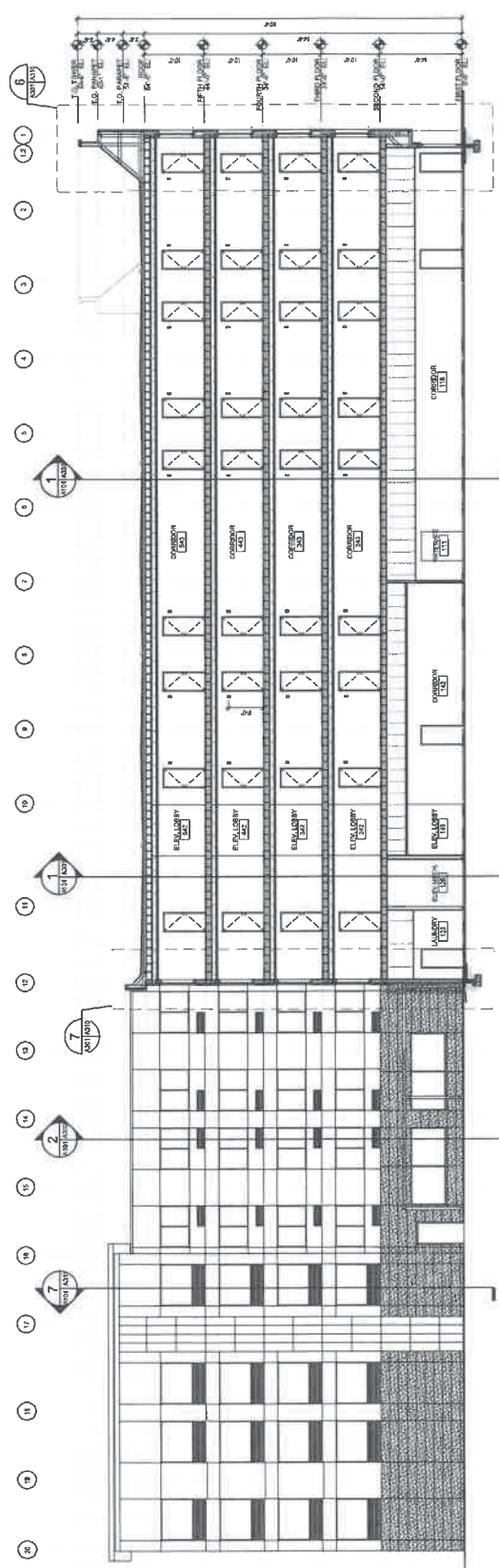


SOUTH BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"

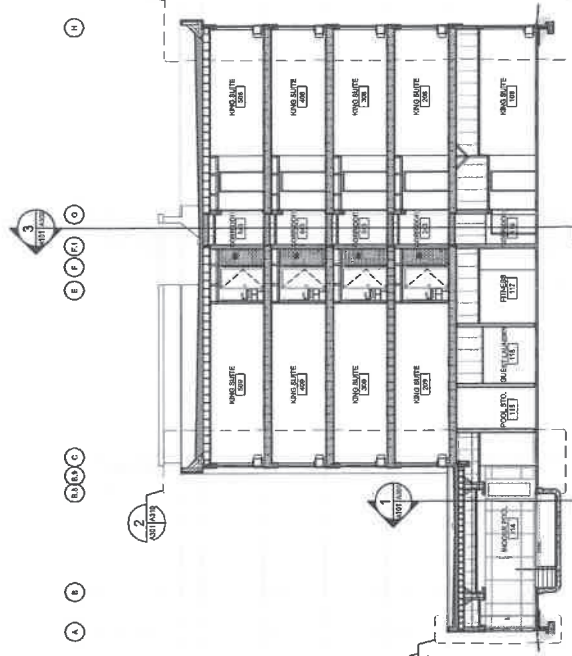
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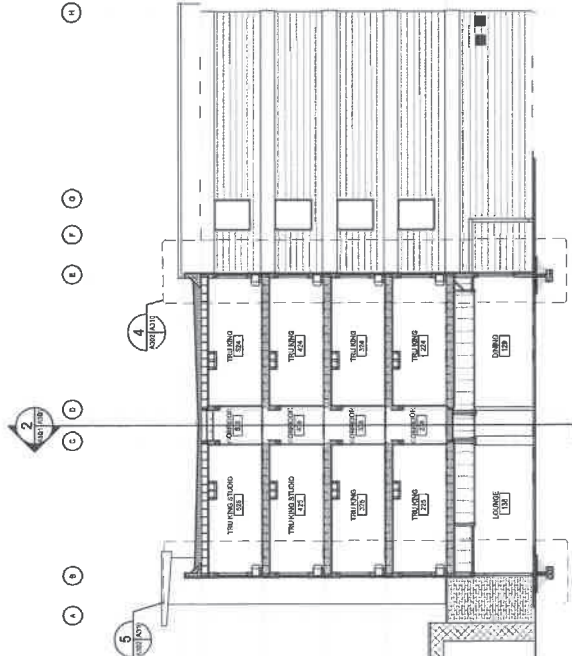




**3 BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"



**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



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  
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.

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.

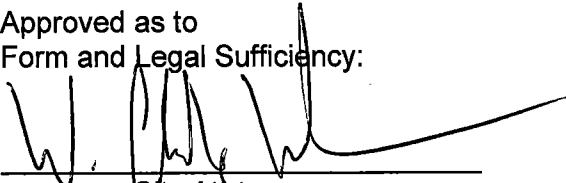
Approved:

  
\_\_\_\_\_  
Mayor

Attest:

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

Approved as to  
Form and Legal Sufficiency:



---

City Attorney



# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: FEBRUARY 9, 2026  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT REQUEST PZ26-00085

*Special Use Permit application PZ26-00085 filed by Danville Hotel Group, LLC for a waiver of maximum principal building height in accordance with Chapter 41.2.1 at Parcel 02176 (1080 Riverside Drive).*

### RECOMMENDATION

The Planning Commission, at their February 9, 2026, meeting voted 6-0 to recommend approval of Special Use Permit request PZ26-00085, with the following condition:

1. The structure may not exceed 65.5 feet in height.

A handwritten signature in green ink that reads "Steve Petrick" with a circled "SU" to the right.

---

Mr. Steve Petrick, Chair

# Council Letter City of Danville, Virginia



CL - 2587

NEW BUSINESS D.

## City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Special Use Permit Application to Allow Adult Daycare at 401 North Main Street.

**From:** Renee Burton, Division Director of Planning

---

## COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ26-00152 filed by William James to Allow Adult Daycare in Accordance with Chapter 41.3.A at Parcel ID #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 Uniform Statewide Building Code (USBC), day care facilities are allowed one occupant per 35 square feet. The approximately 2,700 square feet would allow for approximately 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.

On February 9, 2026, the City Planning Commission voted 6-0 to approve 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).

## RECOMMENDATION

It is recommended that City Council adopt an Ordinance approving the request to allow adult daycare in accordance with Chapter 41.3.A at Parcel 03429 (401 North Main Street).

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## Attachments

1. Ordinance
  2. Application
  3. Supporting Documents
  4. Layout
  5. 401 N Main St Aerials Map
  6. 401 N Main St Owners Map
  7. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2020 \_\_\_\_.

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ26-00152 FILED BY WILLIAM JAMES TO ALLOW ADULT DAYCARE IN ACCORDANCE WITH CHAPTER 41.3.A AT PARCEL ID #03429 (401 NORTH MAIN STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, William James, has requested a Special Use Permit to allow adult daycare in accordance with Chapter 41.3.A at Parcel ID #03429 (401 North Main Street).

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 PZ26-00152 filed by William James to allow adult daycare in accordance with Chapter 41.3.A at Parcel ID #03429 (401 North Main Street), is hereby received; and

BE IT FINALLY ORDAINED THAT in consideration of said report and the public hearing this day held by Council, Special Use Permit application PZ26-00152 filed by William James to allow adult daycare in accordance with Chapter 41.3.A at Parcel ID #03429 (401 North Main Street), is hereby granted and approved.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

- 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.

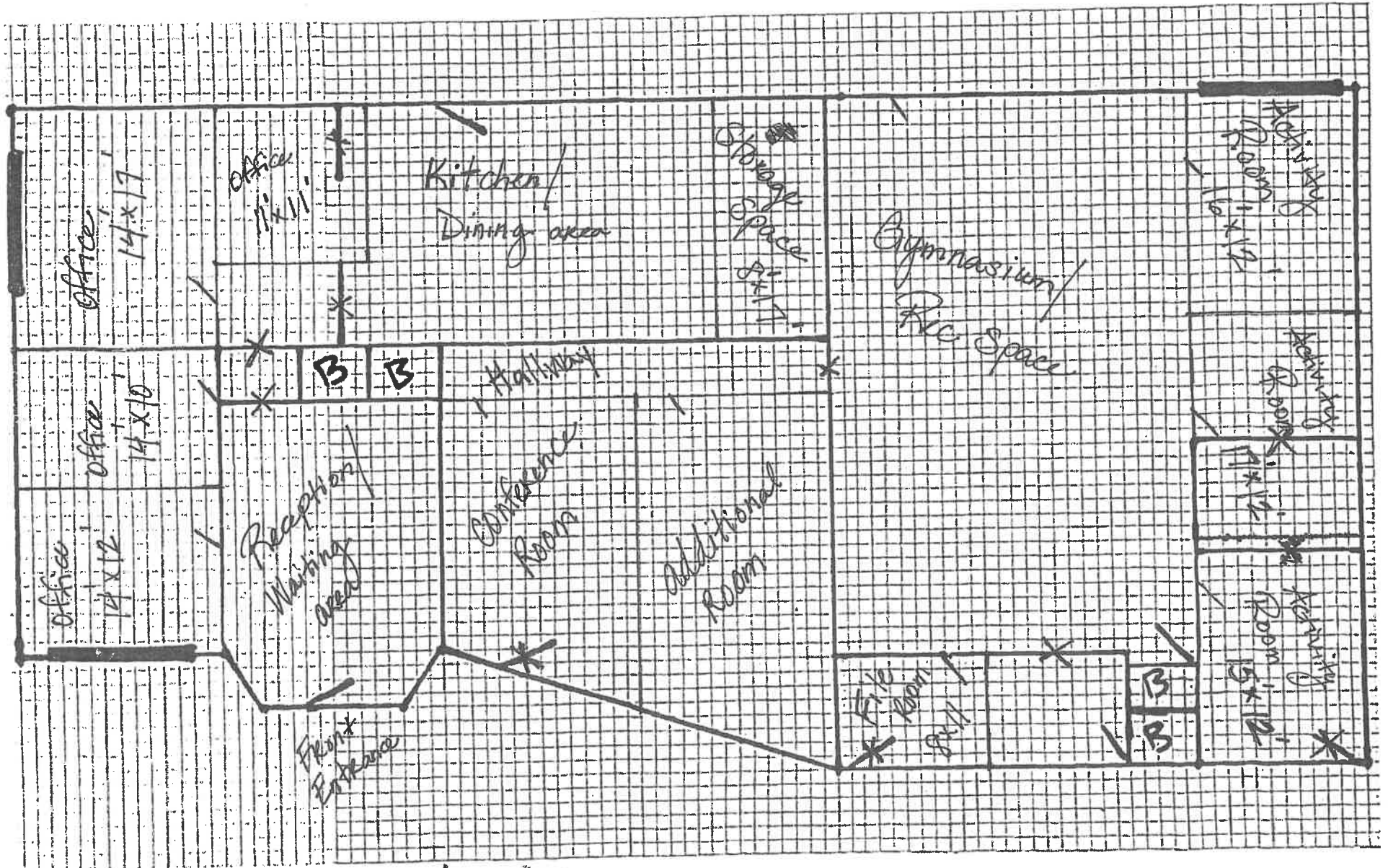
The variance will allow reasonable use of the property without setting a precedent for broader zoning changes.

## **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)

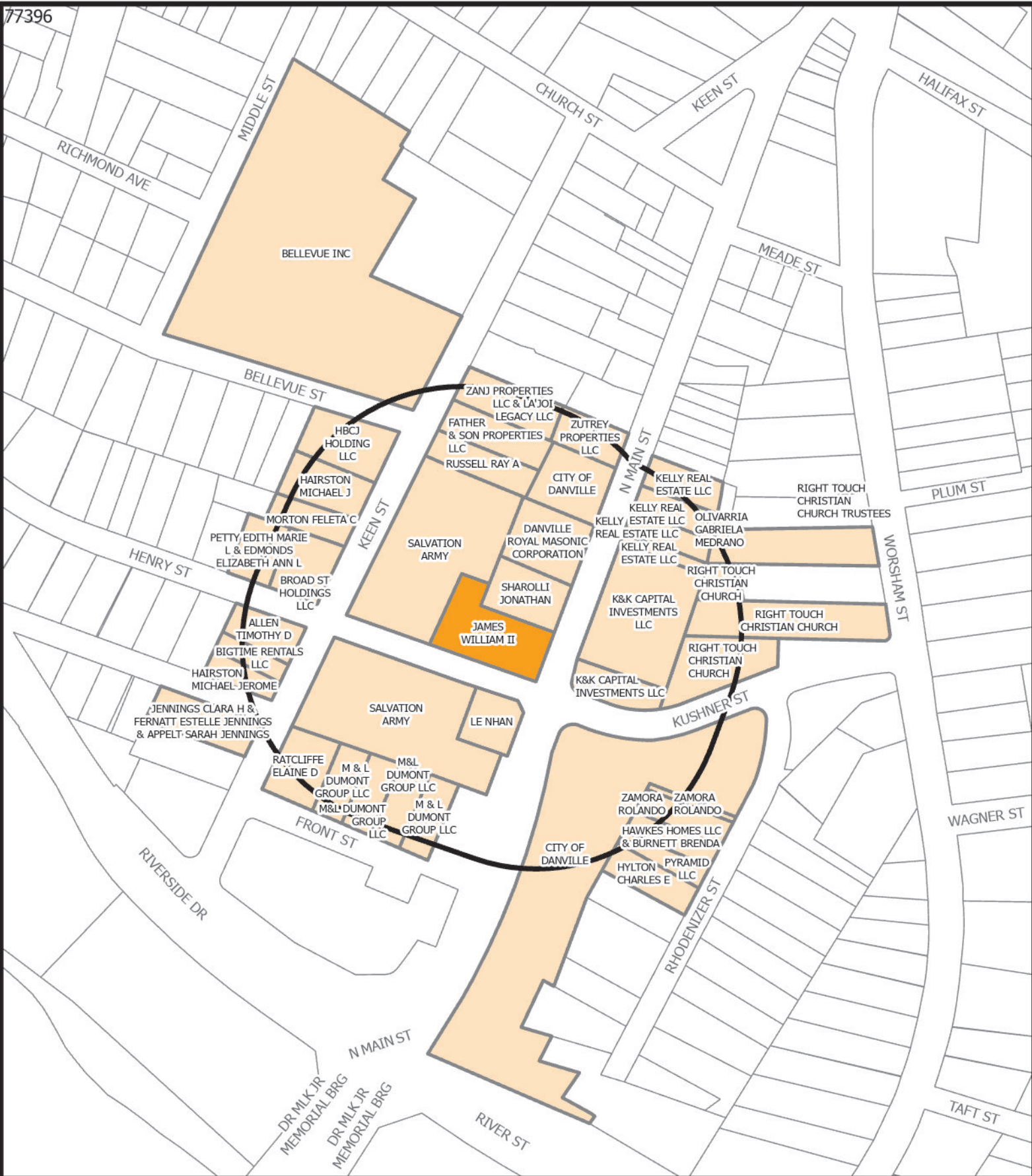


### 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

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  
1/15/2026



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# CITY OF DANVILLE

Community Development  
Division of Planning and Zoning

## MEMORANDUM

DATE: FEBRUARY 9, 2026  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT REQUEST PZ26-00152

*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).*

## RECOMMENDATION

The Planning Commission, at their February 9, 2026, meeting voted 6-0 to recommend approval of Special Use Permit request PZ26-00152.

*Steve Petrick* 

---

Mr. Steve Petrick, Chair

# Council Letter

## City of Danville, Virginia



CL - 2586

NEW BUSINESS E.

### City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Special Use Permit Application to Allow Indoor Commercial Recreation at 601 Craghead Street.

**From:** Renee Burton, Division Director of Planning

---

### COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ26-00096 filed by Christian Simmons to Allow Indoor Commercial Recreation in Accordance with Chapter 41.3.A at Parcel ID #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 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 Statewide Building Code (USBC).

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.

On February 9, 2026, the City Planning Commission voted 6-0 to approve 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), subject to the following conditions:

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

### RECOMMENDATION

It is recommended that City Council adopt an Ordinance approving the request to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel 24279 (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 10:00 p.m.

- The skate park shall operate entirely indoors, with no outdoor skating permitted on the site.

---

### **Attachments**

1. Ordinance
  2. Application
  3. 601 Craghead St Aerials Map
  4. 601 Craghead Owners Map
  5. Planning Commission Recommendation
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2020\_\_\_\_.\_\_\_\_

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ26-00096 FILED BY CHRISTIAN SIMMONS TO ALLOW INDOOR COMMERCIAL RECREATION IN ACCORDANCE WITH CHAPTER 41.3.A AT PARCEL ID #24279 (601 CRAGHEAD STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Christian Simmons, has requested a Special Use Permit to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel ID #24279 (601 Craghead Street.

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 PZ26-00096 filed by Christian Simmons to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel ID #24279 (601 Craghead Street), is hereby received, subject to the following conditions:

1. The hours of operation are limited to 10:00 A.M. to 10:00 P.M.
2. No outdoor skating shall be permitted on the site.

AND BE IT FURTHER ORDAINED THAT in consideration of said report and the public hearing this day held by Council, Special Use Permit application PZ26-00096 filed by Christian Simmons to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel ID #24279 (601 Craghead Street), is hereby granted and approved, subject to the following conditions:

1. The hours of operation are limited to 10:00 A.M. to 10:00 P.M.
2. No outdoor skating shall be permitted on the site.

Approved:

---

Mayor

Attest:

---

Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

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

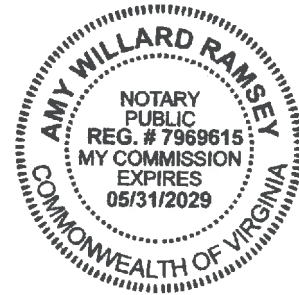
by *[Handwritten Signature]*

*[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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# CITY OF DANVILLE

## Community Development Division of Planning and Zoning

### MEMORANDUM

DATE: FEBRUARY 9, 2026  
TO: CITY COUNCIL  
FROM: CITY PLANNING COMMISSION  
RE: SPECIAL USE PERMIT REQUEST PZ26-00096

*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).*

### RECOMMENDATION

The Planning Commission, at their February 9, 2026, meeting voted 6-0 to recommend approval of Special Use Permit request PZ26-00096 with the following condition:

1. The hours of operation are limited to 10:00 A.M. to 10:00 P.M.
2. No outdoor skating shall be permitted on the site.

A handwritten signature in green ink that reads "Steve Petrick" followed by a circled "SP" monogram.

---

Mr. Steve Petrick, Chair

**Council Letter  
City of Danville, Virginia**



**CL - 2576**

**NEW BUSINESS F.**

**City Council REGULAR MEETING**

**Meeting Date:** March 3, 2026

**Subject:** Acceptance of a Deed of Gift from Danville Life Saving and First Aid Crew.

**From:** Michael Adkins, Assistant City Manager-Chief Financial Officer

---

**COUNCIL ACTION**

A Resolution of the Council of the City of Danville, Virginia Approving and Authorizing the Acceptance of Real Property Identified as Parcel #74462 located on South Boston Road from the Danville Life Saving and First Aid Crew, Incorporated, in Accordance with the Current Memorandum of Understanding between said Agency and the City of Danville.

**SUMMARY**

City Staff is seeking approval to accept the transfer of Parcel #74462 from the Danville Life Saving Crew. This parcel is the newly created Eastside Station located at 1024 South Boston Road.

**BACKGROUND**

In accordance with a memorandum of understanding (MOU) between the City and the Danville Life Saving Crew, upon completion of the new Eastside Station, all interests in said real property would be conveyed to the City free of any lien, mortgage, or deed of trust. Acceptance of this deed of gift will satisfy this requirement in the MOU. In addition, the MOU states the City will then lease the property back to the Danville Life Saving Crew for \$1 per year. The execution of the lease will be handled in a separate action item.

**RECOMMENDATION**

Staff recommends Council adopt the attached resolution accepting the donation of Parcel #74462

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**Attachments**

1. Resolution
  2. DLSC Eastside Station Deed
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE ACCEPTANCE OF REAL PROPERTY IDENTIFIED AS PARCEL #74462 LOCATED ON SOUTH BOSTON ROAD FROM THE DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED, IN ACCORDANCE WITH THE CURRENT MEMORANDUM OF UNDERSTANDING BETWEEN SAID AGENCY AND THE CITY OF DANVILLE

WHEREAS, there exists within the City of Danville approximately 1.54 acres of developed land owned by the Danville Life Saving and First Aid Crew, Incorporated (DLSC) at 1024 South Boston Road, identified as Parcel #74462; and

WHEREAS, the Property has been developed to house the Eastside Station of the DLSC; and

WHEREAS, the related Memorandum of Understanding between the City of Danville and DLSC states that upon completion and issuance of the certificate of occupancy for this location, the DLSC shall convey to the City the entirety of its interest in the real property, free of any lien, mortgage, or deed of trust.

NOW THEREFORE, BE IT RESOLVED, by the City Council of Danville, Virginia, that the donation of Parcel #74462 from the Danville Life Saving and First Aid Crew, Incorporated, is hereby accepted by the City of Danville, Virginia: and

BE IT FINALLY RESOLVED that the City Manager is hereby authorized to execute any documents in furtherance of this resolution.

Approved:

\_\_\_\_\_  
Mayor

Attest

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

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

Prepared by:  
Steven P. Gould, VSB No. 80411  
PLDR Law, PC  
P.O. Box 47  
Danville, Virginia 24543

Tax PIN: 74462

Return to:  
City Attorney's Office  
427 Patton Street  
Danville, Virginia 24541

\*Existence of title insurance is unknown to the preparer.

This Deed is exempt from recordation taxes pursuant to Code Section 58.1-811(A)(3) and (D) of the Code of Virginia, 1950, as amended. This Deed is further exempt from the Clerk's Fee pursuant to Virginia Code Section 17.1-266 and from the Information Technology Fee pursuant to Virginia Code Section 17.1-279(E).

THIS DEED OF GIFT is made this \_\_\_ day of January, 2026, by and between **DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED**, a Virginia nonstock corporation, party of the first part ("Grantor"), and **CITY OF DANVILLE, VIRGINIA**, a Virginia municipal corporation, party of the second part ("Grantee").

WITNESSETH

That for no monetary consideration, the said Grantor does hereby give, grant, bargain, and convey unto the Grantee, with General Warranty and English Covenants of Title, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto, situate in the City of Danville, Virginia, and more particularly described as follows:

All of Lot Nos. 26, 27, 28, 29, and 30, fronting 50 feet each on the southern right-of-way margin of U.S. Highway No. 58 and running back in a southerly direction to the northern boundary line of Lot No. 46, as shown on plat showing a subdivision of property of J.T. Jenkins (deceased) made July 1933 by William B. Sours, C.E., which map is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book I, at Page 13. SAVE AND EXCEPT, however, so much thereof as was conveyed to Hazel Bowman by deed dated December 10, 1937, from Mary Garland and James C. Garland, her husband, recorded in the aforesaid Clerk's Office in Deed Book 234, at Page 421; and SAVE AND EXCEPT, however, so much of the described property conveyed by Mary Nettles Nails and R.F. Nails, her husband, to Prentice Kinser, Jr. by deed dated May 16, 1950, recorded in the aforesaid Clerk's Office in Deed Book 312, at Page 369; and BEING, IN FACT, the same property conveyed to Danville Life Saving and First Aid Crew, Incorporated from Larry F. Oakes by deed dated January 13, 2023, recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, as Instrument Number 23-0420, to which map and deed reference is here made for a more particular description of the property herein conveyed.

This conveyance is subject to all easements, rights of way, and restrictive covenants now of record and affecting said property.

IN WITNESS WHEREOF, the party of the first part has attested its signature below.

**GRANTOR**

DANVILLE LIFE SAVING AND  
FIRST AID CREW, INCORPORATED

\_\_\_\_\_  
By: Johnny Mills  
Its: Chief Executive Officer

COMMONWEALTH OF VIRGINIA  
CITY OF DANVILLE, to wit:

On the \_\_\_\_ day of January, 2026, Johnny Mills personally appeared before me and executed this document and acknowledged the same to me. Sworn today by \_\_\_\_\_, Notary Public for the Commonwealth of Virginia, Reg. # \_\_\_\_\_. My commission expires \_\_\_\_\_.

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

**Council Letter**  
**City of Danville, Virginia**



**CL - 2577**

**NEW BUSINESS G.**

**City Council REGULAR MEETING**

**Meeting Date:** March 3, 2026

**Subject:** Lease Agreement with Danville Life Saving and First Aid Crew, Incorporated.

**From:** Michael Adkins, Assistant City Manager-Chief Financial Officer

---

**COUNCIL ACTION**

1. Public Hearing
2. A Resolution of the Council of the City of Danville, Virginia Approving and Authorizing a Negotiated Lease Agreement with Danville Life Saving and First Aid Crew, Incorporated for the Operation of Emergency Medical, Ambulance, and Rescue Services at 1024 South Boston Road

**SUMMARY**

City Council approval is needed for a lease between the City and the Danville Life Saving and First Aid Crew, Incorporated (DLSC) for the newly created Eastside Station located at 1024 South Boston Road.

**BACKGROUND**

In Fiscal Year 2024, the City and DLSC entered into a memorandum of understanding (MOU) regarding the creation of the Eastside Station at 1024 South Boston Road. The City provided funding, primarily from American Rescue Plan federal funds, for costs associated with the acquisition of the real property and renovations needed to create an additional DLSC station.

In accordance with the MOU, a deed of gift for this property has been provided to the City. Following the completion of this conveyance and advertised public hearing, the MOU states that Council shall then lease said property back to the DLSC for \$1 annually.

**RECOMMENDATION**

Staff recommends Council approve the accompanying lease for the Eastside Station located at 1024 South Boston Road to the Danville Life Saving and First Aid Crew, Incorporated.

---

**Attachments**

1. Resolution
  2. DLSC Eastside Station Lease
  3. DLSC MOU
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING A NEGOTIATED LEASE AGREEMENT WITH DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED FOR THE OPERATION OF EMERGENCY MEDICAL, AMBULANCE, AND RESCUE SERVICES AT 1024 SOUTH BOSTON ROAD

WHEREAS, the City of Danville has authority to grant leases upon City-owned property for public purposes subject to approval by City Council; and

WHEREAS, Danville LIFE SAVING AND FIRST AID CREW, INCORPORATED (DLSC) provides emergency medical, ambulance, and rescue services in the City of Danville, and has requested a lease with the City for the operation of an Eastside Station at City-owned property identified as 1024 South Boston Road in the City of Danville; and

WHEREAS, the City of Danville has negotiated an agreement with DLSC to provide emergency, medical, and rescue services at 1024 South Boston Road in the City under the terms and conditions substantially in the form attached hereto and further identified as the "Agreement".

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Danville, Virginia, that pursuant to Virginia law, the City grants a lease to DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED to occupy 1024 South Boston Road for stated purposes under the terms and conditions more particularly set forth in the lease agreement, in the form substantially attached hereto and incorporated herein as Exhibit "A" (the "Agreement"); and

BE IT FINALLY RESOLVED, by the Council of the City of Danville, Virginia, that the City Manager, Kenneth F. Larking, be, and is hereby, authorized and directed to

execute the Lease Agreement and any other documents necessary to be executed or signed to complete this transaction.

Approved:

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to  
Form and Legal Sufficiency:

\_\_\_\_\_  
City Attorney

## DEED OF LEASE

This Deed of Lease (the "Lease") is dated the \_\_\_ day of \_\_\_\_\_, 2026, by and between the **City of Danville, Virginia**, a Virginia municipal corporation, as Grantor (the "Landlord"), and the **Danville Life Saving and First Aid Crew, Incorporated**, a Virginia non-stock corporation, as Grantee (the "Tenant"), pursuant to Section 15.2-1800 of the Code of Virginia (1950), as amended.

WHEREAS, with financial assistance from Landlord, Tenant previously acquired and improved the real property located at 1024 South Boston Road in the City of Danville, Virginia, which now serves as Tenant's "Eastside Station"; and

WHEREAS, in recognition of Landlord's aforementioned financial assistance, Tenant has conveyed the Eastside Station to Landlord via a deed of gift; and

WHEREAS, Tenant and Landlord now desire to enter into this agreement to create a thirty-year lease term with respect to the Eastside Station.

### WITNESSETH

1. **PREMISES.** For and in consideration of the terms, conditions, covenants, promises, and agreements herein made, Landlord leases to Tenant the following property or premises (the "Premises"), together with full rights of ingress and egress and all improvements thereon, in the City of Danville, Virginia. The Premises are more particularly described as:

All of Lot Nos. 26, 27, 28, 29, and 30, fronting 50 feet each on the southern right-of-way margin of U.S. Highway No. 58 and running back in a southerly direction to the northern boundary line of Lot No. 46, as shown on plat showing a subdivision of property of J.T. Jenkins (deceased) made July 1933 by William B. Sours, C.E., which map is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book I, at Page 13. SAVE AND EXCEPT, however, so much thereof as was conveyed to Hazel Bowman by deed dated December 10, 1937, from Mary Garland and James C. Garland, her husband, recorded in the aforesaid Clerk's Office in Deed Book 234, at Page 421; and SAVE AND EXCEPT, however, so much of the described property conveyed by Mary Nettles Nails and R.F. Nails, her husband, to Prentice Kinser, Jr. by deed dated May 16, 1950, recorded in the aforesaid Clerk's Office in Deed Book 312, at Page 369; and BEING, IN FACT, the same property conveyed to the City of Danville, Virginia from the Danville Life Saving and First Aid Crew, Incorporated by deed dated \_\_\_\_\_, 2026, recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, as Instrument Number 26-\_\_\_\_\_, to which map and deed reference is here made for a more particular description of the property herein conveyed.

2. **CONTINGENCIES.** Landlord makes this agreement upon the express

restrictions and conditions that the Property shall be used by Tenant at all times, now or in the future, exclusively for emergency medical, ambulance, and rescue services. Upon breach of the foregoing restrictions and conditions as to all or any portion or portions of the Property, regardless of the cause of such breach, all right, title, and interest in and to the Property, including all improvements thereon, and shall immediately terminate and this Lease shall revert to Landlord.

3. **TERM.** The initial term of this Lease (the “Initial Term”) shall be thirty (30) years, beginning \_\_\_\_\_, 2026 (the “Commencement Date”) and terminating at midnight on \_\_\_\_\_, 2056 (the “Termination Date”). Renewal or extension, if any, of the Initial Term should be governed by Section 12 herein.

4. **RENT.** Tenant covenants to pay Landlord the sum of One and no/100 Dollar (\$1.00) per year in advance.

5. **POSSESSION AND CONDITION OF PREMISES.**

a) Landlord shall deliver quiet possession of the Premises to Tenant on the Commencement Date and shall provide quiet enjoyment of the Premises to Tenant during the Initial Term and any renewals or extensions thereof.

b) On the Commencement Date, Landlord shall deliver the Premises to the Tenant in an “AS IS” condition.

c) Landlord, and its employees, agents, and contractors shall have the right to enter and pass through any part of the Premises, without prior notice, only in the case of an emergency. If Landlord, or Landlord's employees, agents or contractors, must enter the Premises in the case of an emergency, then, as soon as practicable before or after such emergency entrance, Landlord, or Landlord's agent, shall contact the Chief Executive Officer.

6. **MAINTENANCE.** Tenant shall be responsible for the maintenance and repair of the facility and of all equipment, fixtures, and furnishings therein, including, but not limited to, the plumbing, lighting, and electrical systems, interior and exterior doors, windows (all glass and glazing), roof, walls, foundation, gutters, downspouts, and building exterior drainage systems thereof; and also for the heating, ventilation, and air conditioning within the facility, and the maintenance, care, upkeep, and beautification of the grounds and lawns on the premises including the trees, flower beds, shrubbery, and plantings, the parking lots, the walkways, and driveways located thereon.

7. **DAMAGE OR DESTRUCTION OF THE PREMISES.**

(a) If the Premises are damaged by fire, lightning, windstorm, tornado, earthquake, civil disturbance, flood, acts of nature, or other casualty loss, and, in the reasonable opinion of Tenant, the Premises are thereby rendered untenable or unusable for Tenant’s purposes, this Lease shall immediately terminate, at the option of Tenant, upon written notice to Landlord.

(b) If the Premises are damaged by fire or otherwise, but in the reasonable opinion of Tenant are not rendered totally untenable and unusable, then Tenant may choose either option (i) or (ii) below:

(i) Tenant may undertake with its own resources to repair, replace, restore, or renovate the Premises and may deduct the reasonable costs of the repairs, replacement, restoration, and renovation from the Rent or other payments

otherwise due to Landlord under the terms of this Lease or any renewal or extension thereof; or

(ii) Tenant may terminate this Lease by giving fifteen (15) business days' written notice to Landlord. No notice of termination shall be given by Tenant under this subsection if Landlord, or its agents, has physically commenced repairs, replacement, restoration, or renovation and the work is being diligently and continuously pursued to completion in a professional and workmanlike manner.

8. **ALTERATIONS BY TENANT.** Tenant, at its sole cost and expense, may make alterations and additions to the Premises, as Tenant deems proper. Tenant, however, shall not make any structural alterations of the roof, foundation, or exterior walls without the prior written consent of Landlord, unless made pursuant to Section 8(b)(i), and such approval shall not be unreasonably withheld. Tenant, at its sole cost and expense, may install fixtures and partitions and make such other improvements as Tenant may deem proper with the written approval of Landlord, and such approval shall not be unreasonably withheld, and the title and ownership of materials used in such alterations and additions, and all fixtures, partitions, and other improvements made and/or installed by Tenant shall remain property of Tenant. Upon termination of this Lease, Tenant may, at its option, remove the fixtures, partitions, and other improvements made under this Section, in which event any damage to the Premises caused by removal, other than nominal damage (such as screw holes, bracket marks, etc.), shall be repaired by Tenant at its expense. If Tenant elects not to remove the improvements, it shall have no further responsibility for them or their removal.

9. **UTILITIES AND SERVICES; INSURANCE; TAXES.**

(a) Tenant shall provide, at Tenant's expense, all heating and air conditioning (as conditions require), electricity, water, sewage, and trash disposal required by Tenant for the Premises during the Initial Term and any Renewal Term (as defined herein).

(b) Landlord shall be responsible for all real estate taxes or charges in lieu of taxes applicable to the Premises.

(c) Tenant shall keep the Premises and the Building insured against damage by fire, lightning, windstorm, tornado, earthquake, civil disturbance, flood, acts of nature, and casualty loss, under a broad form extended coverage or similar property loss policy. The policy shall cover at least eighty percent (80%) of the replacement cost of the Premises and the Building. In addition, Tenant shall maintain broad form general commercial liability insurance sufficient to ensure reasonable financial responsibility in the event of liability for injury, loss, or damage to the Premises.

(d) Tenant, at Tenant's sole expense, shall insure all contents of the building belonging to it.

10. **INDEMNIFICATION; NON-WAIVER; GOVERNING LAW.**

(a) Tenant hereby agrees to indemnify and to save and hold harmless from and against any and all actions, claims, demands, liability, costs, and damages, including, but not limited to, reasonable attorney's fees, arising, in whole or in part, out of or from either the use, non-use, or occupancy of the Premises or any activity, act of, or omission on or in the Premises or any Tenant improvements, or in the construction of any Tenant improvement upon the Premises, or arising, in whole or part, out of or from the use or occupancy thereof by Tenant, its employees,

volunteers, contractors, permittees and invitees, business invitees, suppliers, or licensees. Said indemnification shall apply to both negligent and intentional acts and omissions to act. Notwithstanding the foregoing, Tenant shall not indemnify or save Landlord harmless from any such action, claim, or demand arising out of Landlord's failure to perform its obligations under this Lease.

(b) This Lease shall be governed by, and construed according to, the laws of the Commonwealth of Virginia. The parties choose the City of Danville, Virginia, as the venue for any action instituted pursuant to the terms of this Lease.

#### 11. **CONDEMNATION.**

(a) Landlord shall give immediate notice to Tenant of any discussions, offers, negotiations, or proceedings with any party regarding condemnation or taking of any portion of the Premises.

(b) In the event that any portion of the Premises is taken by eminent domain or sold taken by eminent domain, or sold to the holder of such power pursuant to a threatened taking, this Lease shall terminate effective as of the date of the taking. The date of taking shall be the earlier of: (i) the date on which title vests in the condemning entity or (ii) the date on which the condemning entity takes possession. In the event of a taking, Tenant assigns to the Landlord any rights that Tenant may have in and to any portion of a condemnation award, but such an assignment shall exclude any portion that may be due for, or attributed to, Tenant's fixtures, moving expenses, and allowances.

#### 12. **TERMINATION.**

(a) Unless otherwise terminated as provided herein, a prior written notice of at least three (3) months shall be given by Tenant should it desire to terminate this Lease and vacate the Premises at the end of the Initial Term (or any renewal or extension thereof). Subject to Tenant's option to renew this Lease, if any, should Landlord desire to terminate the Lease and take possession of the Premises at the end of the Initial Term (or any renewal or extension thereof), a prior written notice of at least three (3) months shall be given by Landlord. Unless and until such notice is given by either party, this Lease shall automatically renew and continue in force from year to year ("Renewal Term") at the same Rent that was payable during the last or prior month of this Lease, or any renewal or extension thereof, and subject to all the terms, conditions and covenants herein contained. During any Renewal Term, Tenant, at its option, may terminate this Lease at any time upon at least three (3) months written notice to Landlord.

(b) If Tenant shall continue to occupy the Premises after the termination date specified in a proper notice to terminate as provided in Section 13(a) (a "Holdover"), such Holdover shall be deemed a tenancy from month-to-month upon the same Rent and other terms and conditions as existed immediately prior to the commencement of the Holdover. Landlord shall have the right to regain possession of the Premises in any manner provided by law, exclusive of self-help remedies. Possession of the Premises by Tenant in accordance with the provisions of Section 13(a) shall not be deemed a holdover.

(c) At the termination of this Lease, Tenant will peaceably deliver the Premises in as good condition as when it was formally accepted, nominal damage and normal wear and tear excepted, and subject to any agreement by Landlord to make repairs and restoration as provided elsewhere in this Lease.

13. **NOTICES.**

(a) All notices to Tenant required or permitted under this Lease shall be given by mailing the notice by certified U.S. Mail, postage prepaid, return receipt requested, to Tenant addressed to:

Attn: Chief Executive Officer  
Danville Life Saving and First Aid Crew, Incorporated  
202 Christopher Lane  
Danville, Virginia 24541

(b) All notices to Landlord required or permitted under this Lease shall be given by mailing the notice by certified U.S. mail, postage prepaid, return receipt requested, to Landlord addressed to:

Attn: City Manager  
City of Danville, Virginia  
P.O. Box 3330  
Danville, Virginia 24543

(c) Where, under the terms of this Lease, a notice is sent by certified U.S. mail, postage prepaid, return receipt requested, such notice shall be deemed to have been given as of the date of mailing such notice. Each party to this Lease shall notify the other party of a new address at which to mail notices, which notice shall be given in the manner provided above, and unless and until such notice of new address is given, notices to a party hereto shall be sufficient if mailed to such party's address as specified in Section 14(a) or Section 14(b), as appropriate.

(d) Where, under the terms of this Lease, a notice is required or permitted to be sent by certified U.S. mail, postage prepaid, return receipt requested, and such notice is not sent in such manner, the notice shall be effective if actually received by the party, or its appointed agent, to whom the notice is addressed.

14. **BINDING EFFECT; AMENDMENTS.** The covenants, agreements, and rights contained in this Lease shall bind and inure to the respective heirs, personal representatives, successors, and assigns of Landlord and Tenant. This Lease constitutes the entire, full, and complete understanding and agreement between Landlord and Tenant, and all representations, statements, warranties, covenants, promises or agreements previously made or given by either party to the other are expressly merged into this Lease and shall be null, void, and without legal effect. Neither party, nor any agent of either party, has any authority to alter, amend, or modify any of the terms of this Lease, unless the amendment is in writing and executed by all parties to this Lease with the same formality as this Lease. This Lease shall not be effective or binding unless and until signed by all parties and approved by the City Council of the City of Danville, Virginia.

15. **DEFAULT.**

(a) The termination of this Lease by Landlord pursuant to the provisions contained herein shall not be a default hereunder.

(b) If either party shall breach any provision of this Lease, the non-breaching party shall give written notice thereof to the breaching party. The breaching party shall have thirty (30) days from the receipt of the notice to cure the breach and, if not so cured, the non-breaching party may, at its option, exercise such rights as may exist at law or in equity, except that Landlord shall not take possession of the Premises by any self-help remedy. The provisions of this subsection

shall not be construed as imposing any additional obligations on the non-breaching part to the extent that this Lease permits the non-breaching part to take certain actions as a result of a breach by the other party.

16. **ASSIGNMENT.** Tenant may not assign this Lease or sublet the Premises.

17. **HEADINGS.** The headings of the sections of this Lease are inserted for convenience only and do not alter or amend the provisions that follow such headings.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures and seals.

LANDLORD:

TENANT:

CITY OF DANVILLE

DANVILLE LIFE SAVING AND FIRST AID  
CREW, INCORPORATED

\_\_\_\_\_  
By: Ken Larking  
Its: City Manager

\_\_\_\_\_  
By: Johnny Mills  
Its: Chief Executive Officer

COMMONWEALTH OF VIRGINIA  
CITY OF DANVILLE

The foregoing Lease Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by Ken Larking, in his capacity as City Manager of the City of Danville, Virginia, on behalf of the City of Danville, Virginia.

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

My commission expires: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY OF DANVILLE

The foregoing Lease Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by Johnny Mills, in his capacity as CEO of the Danville Life Saving and First Aid Crew, Incorporated.

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

My commission expires: \_\_\_\_\_

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE CITY OF DANVILLE  
AND  
DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED**

This Memorandum of Understanding (“MOU”), which is effective as of the date of the last signature below, is between the CITY OF DANVILLE, a Virginia municipal corporation (the “City”), and DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED, a Virginia nonprofit corporation (“DLSC”).

WHEREAS, for more than seventy years, DLSC has provided prehospital care to sick and injured individuals within the City (the “Services”); and

WHEREAS, in recognition of the essential nature of the Services to its citizenry and the demonstrated record of collaboration between the two organizations, the City has long supported financially the operations of DLSC; and

WHEREAS, DLSC has recently acquired the real property located at 1024 South Boston Road (Parcel ID 74462) (the “Real Property”) so that it may reduce the distance that its employees and volunteers must travel to provide Services to those in need on the City’s eastern side; and

WHEREAS, additional financial support is needed to renovate and improve the Real Property, the details of which have been shared with the City by DLSC (the “Renovations”);

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the sufficiency of which are acknowledged, the City and DLSC agree as follows:

1. The City shall make available to DLSC the sum of \$1.9 million, received by the City pursuant to the federal American Rescue Plan Act (ARPA), for payment of costs associated with acquisition of the Real Property, including debt service related to the same, and the Renovations thereto (the “Renovation Funds”).

2. DLSC shall draw down the Renovation Funds on an as-needed basis in coordination with the Office of the City Manager or his designee. DLSC shall maintain comprehensive records that identify the disposition of all Renovation Funds received and shall provide the same to the Office of the City Manager upon request.

3. Following completion of the Renovations and the issuance of a certificate of occupancy to DLSC by the City for all structures on the Real Property, subject to City Council approval, DLSC shall convey to the City the entirety of its interest in the Real Property, free of any lien, mortgage, or deed of trust (the “Conveyance”).

4. Following completion of the Conveyance, and subject to an advertised public hearing and an affirmative two thirds (2/3) majority vote of the City Council, the City shall, lease

the Real Property to DLSC pursuant to terms that are materially similar to those set forth in the lease executed by the City and DLSC with respect to the real property located at 121 Maplewood Avenue (the "Northside Station Lease"), as appropriate. A copy of the Northside Station Lease is attached hereto as Exhibit 1.


5. *Miscellaneous Terms.*

- a. Modification: This MOU may be modified in writing upon the mutual consent of the City and DLSC.
- b. Counterparts: This MOU may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same instrument, and facsimile or scanned/emailed signatures shall be as valid and binding as the originals.
- c. Relationship of Parties: Execution of this MOU shall not render the City and DLSC joint venturers, partners, or agents. Neither the City nor DLSC has any right or authority to assume or create any obligation or responsibility, express or implied, on behalf of, or in the name of, the other or to bind the other.
- d. Non-Appropriation: In the event that sufficient funds are not appropriated by the Council of the City of Danville, Virginia; or, if appropriated, are not allocated or available; or, in the event the amounts due hereunder are to be paid with funds given to the City by another private or government entity, and such funds are not sufficient for continuation of this agreement during any fiscal year after the City's first fiscal year; the City may, without breach, upon prior written notice to Contractor, terminate the contract in whole or in part.
- e. Venue and Jurisdiction: This Assignment and the performance thereof shall be governed by and enforced under the laws of the Commonwealth of Virginia, and if legal action by either party is necessary for or with respect to the enforcement of any or all of the terms and conditions hereof, then exclusive venue therefore shall lie in the City of Danville, Virginia. Each Party shall be responsible for its own attorney's fees and costs.
- f. Naming Rights: The City acknowledges and agrees to honor the pre-existing commitment by DLSC to name the primary structure on the Real Property to reflect a gift made to DLSC for the express purpose of acquiring the Real Property. Specifically, such structure shall be named the "George and Sarah Buchanan Eastside Station." DLSC also agrees to advise and consult the City with respect to any intention to name a separate portion of the Real Property prior to the conveyance of the Real Property. DLSC acknowledges that, following conveyance of the Real Property, any further request to name any portion of the Real Property shall be subject to Section 2-305 of the Code of Ordinances for the City of Danville, Virginia.


[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed by their duly authorized representatives.

**CITY OF DANVILLE**

  
\_\_\_\_\_  
By: Ken Larking  
Title: City Manager  
Date: 4/17/24

**DANVILLE LIFE SAVING AND FIRST AID CREW, INCORPORATED**

  
\_\_\_\_\_  
By: Wade Collins  
Title: President, Board of Directors  
Date: 7/9/2024

# Council Letter

## City of Danville, Virginia



CL - 2575

NEW BUSINESS H.

### City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Issuance of Revenue Bonds for Utility System Improvements.

**From:** Michael Adkins, Assistant City Manager-Chief Financial Officer

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### COUNCIL ACTION

1. Public Hearing
2. An Ordinance of the Council of the City of Danville, Virginia Authorizing the Issuance of Bonds of the City of Danville, Virginia, in the Maximum Aggregate Principal Amount of \$10,000,000 to Finance Various Expenditures for Its Utility System.  
***First Reading***

### SUMMARY

The approved Fiscal Year 2026 Capital and Special Projects Budget for the City of Danville includes issuing debt for planned improvements to the City's Wastewater and Electric systems. Specifically, the FY 2026 budget includes plans for improvements to the Southside Wastewater Plant, Electric substation upgrades and rebuilds, as well as overall system reliability improvements. The accompanying ordinance will declare the City's intention to issue revenue bonds in a maximum principal amount of \$10 million to fund these projects. Once the ordinance is adopted on its second reading, a resolution will also need to be passed by City Council to proceed with the bond issuance.

### BACKGROUND

The approved Fiscal Year 2026 Capital and Special Projects Budget for the City of Danville includes issuing debt for planned improvements to the City's Wastewater and Electric systems. Twice each year, the Virginia Resources Authority accepts applications for localities to join a pooled financing program for issuing infrastructure revenue bonds. Debt service for revenue bonds is funded by the operation of the related utility service. Revenue bonds issued through the Virginia Resource Authority typically receive a AAA bond rating from Standard & Poors, resulting in lower interest costs for the issuing locality. In addition, the issuance of revenue bonds does not reduce the amount of general obligation bonds the City can issue for general governmental projects.

The utility projects to be financed with debt include improvements to the Southside Wastewater Plant, Electric substation upgrades and rebuilds, as well as overall system reliability improvements. As is customary, this bond issuance will be conducted competitively, to ensure interest costs are minimized. The principal amount of the borrowing will not exceed \$10 million.

### RECOMMENDATION

Adoption of this Ordinance is recommended by staff to ensure the City's utility infrastructure projects can be completed, resulting in continued utility system efficiency and reliability.

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## Attachments

1. Ordinance
-

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2026-\_\_\_\_.\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY OF DANVILLE, VIRGINIA, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$10,000,000 TO FINANCE VARIOUS EXPENDITURES FOR ITS UTILITY SYSTEM

WHEREAS, the City Council (the "Council") of the City of Danville, Virginia (the "City"), desires to issue utility system revenue bonds (a) to finance capital improvement projects for the City's water, sewer, electric and gas utility systems, including but not limited to (1) pumping station infrastructure improvements for the wastewater system, and (2) substations and distribution infrastructure improvements for the electric system (collectively, the "Projects"), and (b) to pay related costs of issuance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that:

1. It is determined to be necessary and expedient for the City to undertake the Projects, all of which are determined to promote the development and public welfare of the City, to borrow money for such purposes and to issue the City's bonds therefore.

2. Pursuant to the City Charter and the Public Finance Act of 1991, there are hereby authorized to be issued and sold utility system revenue bonds (the "Bonds") of the City in the maximum aggregate principal amount of Ten Million and 00/100 dollars (\$10,000,000) to finance and pay, together with other available funds, the costs to plan, design, acquire, construct, extend, renovate, equip and/or improve the Projects and to pay related costs of issuance.

3. The Bonds shall be dated such date or dates, mature at such time or times not exceeding forty (40) years from their dates, bear interest at such rate or rates, be in such denominations and form, be executed in such manner and be sold in one or more series at such time or times and in such manner as the Council shall hereafter provide by appropriate resolution or resolutions.

4. The Bonds shall be limited obligations of the City payable solely from the revenues of the City's water, sewer, electric and gas utility systems. Neither the faith and credit of the Commonwealth of Virginia nor the faith and credit of any county, city, town or other political subdivision of the Commonwealth, including the City, shall be pledged to the payment of principal of or premium, if any, or interest on the Bonds.

5. The City Clerk, in collaboration with the City Attorney, is authorized and directed to see to the immediate filing of a certified copy of this Ordinance in the Circuit Court of the City of Danville.

6. This Ordinance shall take effect immediately.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

Approved as to  
Form and Legal Sufficiency:

---

City Attorney

# Council Letter City of Danville, Virginia



CL - 2565

NEW BUSINESS I.

## City Council REGULAR MEETING

**Meeting Date:** March 3, 2026

**Subject:** Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Grant Funds from the U.S. Department of Housing and Urban Development.

**From:** Susan McCulloch, Division Director of Housing & Development

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## COUNCIL ACTION

An Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Projects to be or being Undertaken to Improve the Danville Community Financed with Community Development Block Grant, Home Investment Partnership Funds from the U.S. Department of Housing and Urban Development, and Estimated Program Income for a Total Appropriation of \$1,199,074.29.

### *First Reading*

## SUMMARY

The City of Danville is a participating jurisdiction under the U.S. Department of Housing and Urban Development (HUD). Under this designation, the City receives Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds annually. The City has received its funding agreement from HUD in the amount of \$1,164,074.29. Staff request an appropriation of \$1,199,074.29, which includes \$35,000 in program income, to be used for housing-related programs to add this new funding in the fiscal year 2026-27 budget.

## BACKGROUND

Danville has historically used a large majority of its CDBG funds for neighborhood revitalization efforts. Danville's 2025-2029 Consolidated Plan/2025-2026 Action Plan, which was approved by City Council in July 2025, proposes continuing this focus.

In addition, CDBG funds include a public service category which can be funded with up to 15% of the annual allocation. It provides funding to assist non-profit organizations to carry out programs that benefit low- to moderate-income individuals and/or households.

The City has received the program agreement from HUD for a total budget of \$1,164,074.29 for Fiscal Year 2025-26, comprised of \$868,381.00 in CDBG funds, \$295,693.29 in HOME funds, \$5,000 in CDBG program income and \$30,000 in HOME estimated program income, generated from loan repayments and the sale of houses currently under city programs.

## RECOMMENDATION

It is recommended that City Council adopt the attached Budget Appropriation Ordinance appropriating \$1,199,074.29 from HUD for Fiscal Year 2025-26 for use in housing-related programs.

---

## Attachments



PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ORDINANCE NO. 2026-\_\_\_\_.\_\_\_\_

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE FOR PROJECTS TO BE OR BEING UNDERTAKEN TO IMPROVE THE DANVILLE COMMUNITY FINANCED WITH COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND ESTIMATED PROGRAM INCOME FOR A TOTAL APPROPRIATION OF \$1,199,074.29

WHEREAS, the United States Department of Housing and Urban Development has made available \$868,381 in Community Development Block Grant (CDBG) and \$295,693.29 in HOME Partnership Program (HOME) Entitlement funds to be used for projects to improve the Danville community; and

WHEREAS, it is projected that an aggregated amount of \$5,000 in CDBG program income and \$30,000 in HOME program income will be generated during the period from July 1, 2025 through June 30, 2026 from the Community Development Block Grant and HOME Entitlement funds which will be used to improve the Danville Community.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the estimated/anticipated revenues and appropriation of funds to finance the Budget of the Community Development Block and HOME Partnership Program are hereby, as follows:

**CDBG/HOME FUND**  
**ESTIMATED/ANTICIPATED REVENUES**

<u>Description</u>		<u>Account No.</u>	<u>Amount</u>
Federal Aid-CDBG	FY2026	62039000-48025	\$ 868,381.00
Federal Aid-HOME	FY2026	62039000-48030	295,693.29
CDBG Program Income	FY2026	62039000-44381	5,000.00
HOME Program Income	FY2026	62039000-44361	30,000.00
			<u><u>\$ 1,199,074.29</u></u>

**ESTIMATED/ANTICIPATED EXPENDITURES**

<u>Description</u>		<u>Account No.</u>	<u>Amount</u>
<b>H &amp; D Admin</b>	<b>FY2026</b>		
Salaries & Wages		62041000-51100	\$ 114,570.00
FICA		62041000-51450	9,820.00
Retirement		62041000-51525	6,550.00
Group Hospital		62041000-51600	13,750.00
Group Life Insurance		62041000-51630	650.00
HSA Contribution Expense		62041000-51632	1,970.00
Maintenance Service Contracts		62041000-52225	1,640.00
Advertising		62041000-52275	2,250.00
Outside Services		62041000-52349	1,040.00
Vehicles		62041000-52550	4,580.00
Print Shop		62041000-52650	820.00
PS – Office Supplies		62041000-52655	500.00
Postal Service		62041000-54050	500.00
Telephone/Internet		62041000-54150	360.00
General Liability Insurance		62041000-54650	170.00
Travel/ Training		62041000-54900	2,450.00
Bank Charges		62041000-56250	330.00
Materials & Supplies		62041000-55930	300.00
Dues/Membership		62041000-56242	1,426.00
			<hr/>
			\$163,676.00
<b>CDBG REHAB ADMIN</b>	<b>FY2026</b>		
Salaries & Wages		62042000-51100	\$ 210,000.00
FICA		62042000-51450	18,000.00
Retirement		62042000-51525	12,000.00
Group Hospital		62042000-51600	24,000.00
Group Life Insurance		62042000-51630	3,000.00
HAS Contribution Expense		62042000-51632	3,000.00
Legal Services		62042000-52170	500.00
Maintenance Service Contracts		62042000-52225	7,000.00
AVL Service Contracts		62042000-52226	500.00
Vehicles Radio		62042000-52500	5,000.00
Vehicles		62042000-52550	12,000.00
Print Shop - Supplies		62042000-52655	2,500.00
Postal Service		62042000-54050	500.00
Telephone		62042000-54100	1,500.00
General Liability Insurance		62042000-54650	500.00
			<hr/>
			\$ 300,000.00
<b>REHABILITATION</b>	<b>FY2026</b>		
CDBG Housing Rehab Projects		62043999-50	\$ 222,705.00

<u>Description</u>		<u>Account No.</u>	<u>Amount</u>
<b>FAIR HOUSING</b>	FY2026		
Fair Housing Admin		62044999-50	\$ 10,000.00
<b>PARKS AND RECREATION</b>	FY2026		
PRT Facilities		62045999-50	\$ 50,000.00
<b>PUBLIC SERVICE ACTIVITIES (PSA)</b>	FY2026		
Head Start/CIC		62046068-55005	\$ 35,000.00
College Bound		62046069-55005	11,000.00
Big Brothers/Big Sisters		62046122-55005	11,000.00
Neighbors Helping Neighbors		62046125-55005	14,000.00
Legal Aid		62046415-55005	18,000.00
Temporary Shelter		62046135-55005	14,000.00
House of Hope		62046417-55005	10,000.00
Haven of the Dan River		62046131-55005	14,000.00
			<u>\$ 127,000.00</u>
<b>HOME ADMIN</b>	FY2026		
Salaries & Wages		62047000-51100	22,500.00
FICA		62047000-51450	1,500.00
Retirement		62047000-51525	1,500.00
Group Hospital		62047000-51600	2,500.00
Group Life Insurance		62047000-51630	1,000.00
HSA Contribution Expense		62047000-51632	500.00
			<u>\$ 29,500.00</u>
<b>HOME REHABILITATION</b>	FY2026		
HOME Housing Rehab Projects		62048999-50	\$251,693.29
<b>HOME CHDO/HABITAT FOR HUMANITY</b>	FY2026		
CHDO Set Aside Rehab of Private Property		62049999-50	\$44,500.00
		<b>GRAND TOTAL</b>	<u><b>\$1,199,074.29</b></u>

BE IT FURTHER ORDAINED that a flexible budget is hereby authorized whereby appropriations may be increased to the extent that actual revenues from Interest and Program Incomes exceed the original budget amount; and

BE IT FINALLY ORDAINED that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriations Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

Approved as to  
Form and Legal Sufficiency:

\_\_\_\_\_  
City Attorney