

April 7, 2026

The Regular April meeting of the Danville City Council was held on April 7, 2026, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building, 427 Patton Street, Danville, Virginia. The following Council Members were present: Vice Mayor James B. Buckner, L.G. "Larry" Campbell Jr., Mayor Alonzo L. Jones, Bryant Hood, Daniel W. Marshall, Dr. Gary P. Miller, Barry P. Mayo, Sherman M. Saunders, and J. Lee Vogler, Jr. (9).

Staff Members present were: Deputy City Manager Earl B. Reynolds, Jr., Assistant City Manager Michael Adkins, Assistant City Manager Briana Evans, City Attorney W. Clarke Whitfield, Jr., and City Clerk Susan M. DeMasi. City Manager Ken Larking was absent.

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Mayor James B. Buckner gave the Invocation followed by the Pledge of Allegiance.

ANNOUNCEMENTS AND SPECIAL RECOGNITIONS

Mayor Jones read the following letter to Director of Economic Development and Tourism, Corrie Bobe:

Dear Ms. Bobe,

On behalf of the City Council, we extend our sincere appreciation and heartfelt congratulations to you as you conclude your service with the City of Danville.

From your early days with the department to your leadership as Director of Economic Development and Tourism, your commitment to advancing Danville's prosperity was both steadfast and visionary.

Your impact is everywhere. The continued momentum in the River District and Schoolfield, the launch of our tourism program and Regional Housing Summit, the success in bringing in major employers like Tyson Foods, Microporous, Avio USA, and Staunton River Plastics —all of it reflects your vision and determination. Just as importantly, your work to support small, women-, and minority-owned businesses has helped make our growth more inclusive and meaningful.

Beyond these accomplishments, your work has helped shape Danville's identity and future. Your leadership in branding initiatives, regional tourism promotion, and housing development has positioned our city at a pivotal moment of growth and opportunity. The recognition you have received, including your inclusion on the Virginia Business Virginia 500 Power List and your honor as a 2025 Women in Leadership recipient, reflects the respect and admiration you have earned across the Commonwealth.

While we will miss your daily presence and leadership within city government, we are grateful that your talents will continue to benefit our region through your new role with the Danville Regional Foundation. We wish you every success in this next chapter and look forward to continued partnership in the work ahead.

*With deepest appreciation,
Alonzo L. Jones
Mayor, City of Danville*

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Council Members congratulated Ms. Bobe on her new position, thanked her for all she has done for this region, and what she and her staff do every day; she has made a difference and they appreciated her. Ms. Bobe thanked Council for the kind words, it has been an honor to work for this organization and for her home community.

CONSENT AGENDA

Mayor Jones opened the floor for a Public Hearing regarding Budget Appropriation Items. Notice of the Public Hearing was published in the *Danville Register & Bee* on March 31, 2026. No one present desired to be heard and the Public Hearing was closed.

Council Member Campbell **moved** for adoption of the following Consent Agenda items:

Minutes of the Regular Council Meeting held on March 3, 2026. Draft copies of the minutes had been distributed prior to the meeting.

Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant and Loan from the Virginia Tobacco Region Revitalization Commission for the Natural Gas Pipeline Extension to the Southern Virginia Megasite at Berry Hill

An Ordinance entitled, Ordinance No. 2026-03.08, an Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a Virginia Tobacco Region Revitalization Commission \$459,000 Grant and \$2,000,000 Loan to Assist with the City's Natural Gas Pipeline Extension to the Southern Virginia Mega Site at Berry Hill.

Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for State Aviation Capital Funding

An Ordinance entitled, Ordinance No. 2026-03.09, an Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for State Aviation Capital Grant Funding to Complete a Site Preparation Construction Project at the Danville Regional Airport in the Amount of \$993,760 and for the Local Share in the Amount of \$110,418 for a Total of \$1,104,178 and Appropriating the Same.

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

NEW BUSINESS

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY THE IDA FOR A WAIVER TO MAXIMUM SIGN AREA AT PARCEL 21322 (MEMORIAL DRIVE)

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at Parcel 21322. Notice of the Public Hearing was published in the *Danville Register & Bee* on March 24, 2026, and March 31, 2026. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2026-04.01

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA GRANTING SPECIAL USE PERMIT APPLICATION PZ26-00191 FILED BY THE INDUSTRIAL DEVELOPMENT AUTHORITY FOR A WAIVER TO MAXIMUM SIGN AREA AT PARCEL ID #21322 (MEMORIAL DRIVE).

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY BLACKSTONE BUILDING GROUP, LLC TO ALLOW A WAIVER OF LOT FRONTAGE REQUIREMENTS AT VANDOLA ROAD, RIVERSIDE DRIVE AND KAYEWOOD LANE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit filed by Blackstone Building Group. Notice of the Public Hearing was published in the *Danville Register & Bee* on March 24, 2026, and March 31, 2026.

Division Director of Planning Renee Burton explained there was a Resolution and Ordinance for this item. The Resolution was to deny the request for the Special Use Permit and the Ordinance was for approval of the requested Special Use Permit. Ms. Burton noted staff's recommendation was denial of the request.

Mayor Jones recognized Rick Byers, the developer for Blackstone Building Group, who was here to answer any questions.

Mayor Jones recognized Frank Leist who spoke in support of approving the Special Use Permit.

Mayor Jones recognized a citizen, Luanne, a resident of Vandola Road, who spoke against the special use permit, citing concerns with the density of the project.

Mayor Jones recognized Joy Wood, resident of the Charlestown community, who spoke in support of the development. The developer was concerned about workforce housing and had designed a community where people can enjoy a lifestyle of convenience.

Mayor Jones recognized Diron Clements, a realtor in Danville at Wilkins & Co., who spoke in favor of this project

Mayor Jones recognized Cabell Barrow, an attorney representing Blackstone Building Group who noted he wanted to clarify one point on the evolution of the project that Ms. Woods brought up. She indicated that under the prior zoning classification, it was approvable as a planned unit development; Mr. Barrow clarified that it was approved by Council as a PUD and nothing has changed. It was when the zoning classification changed and the lot requirements were imposed on each individual unit within the former PUD, that the issue arose. It was the same size

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townhome that it has always been; it was the same number, 317 units in the entire projected development, including workforce housing, and the number of age restricted units was 96.

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

Council Member Vogler **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2026-04.02

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 ON PARCELS #78585, #77925, #71138, #77918, #77919, #77920, #77921 AND #77922 (VANDOLA ROAD, RIVERSIDE DRIVE AND KAYEWOOD LANE).

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

Council Member Campbell questioned why staff wanted a denial and Ms. Burton noted the request before Council was a reduction of lot size. The Zoning Code stated lot sizes must be a minimum of 18 feet; the applicant has requested 16 feet. They have met on numerous occasions to work towards a compromise and have been unable to find that. The development could actually be developed at 18' and have the exact same number of units proposed at 16', but unfortunately, that was not something that has been approached by the applicant. There were also opportunities to shift the driveway; a shift of no more than 50' to the south could accommodate the same amount of units as proposed in Phase 1. They have discussed these items but have not come to a settlement yet. The current request was not compatible with the Comprehensive Plan nor the Zoning Code. Rev Campbell noted he would like to see a compromise of some type.

Mr. Byers noted he respectfully disagreed; they have done some planning. They were going to lose density and would have to reduce some amenities to make up the units. They have put a lot of thought into this project and it will cost hundreds of thousands of dollars to redraw a master plan and all the buildings all over again. They were actually forty-three units less than what the Council originally approved for this project. Mr. Byers stated this was originally designed as a townhome condominium and under a condominium ownership concept there were not lot lines. A townhome condominium versus a townhome on a fee simple lot were two different things. The right of way dedication and reimbursement program was not given to them when they started this project; that was what was causing all this. Ideally, if they were going to encourage both styles of development, both condominium and fee simple, the road reimbursement program developed in 2006 ought to be updated with all the new ordinances to match that.

Council Member Vogler stated this project was approved pre-PLAN Danville and Ms. Burton noted prior to its effective date, as a PUD, it was approved in July of 2024. Mr. Vogler noted he respected what the staff was doing, but the City needed housing, this project was approved and the City then changed the guidelines and Codes and asked the developer to spend hundreds of thousands of dollars more to come into compliance with it. Ms. Burton explained this project was approved as a PUD in 2024, however, the project was amended after that to create a project that had individual lots with attached dwellings or townhome dwellings. When that was altered to individual lots, there was a rezoning that required 18' wide lots. The 18' wide lots were the same in the previous code as they were in the current code; that has not changed. The addition of the lot lines was created so that the applicant or property owner may take advantage of a reimbursement agreement that has been on the books since at least early 2000's and available to developers.

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The Codes themselves, while altered overall, the numbers did not change for this particular application.

Council Member Campbell **moved** that this item go back to Planning Commission and come up with some type of way that they can compromise.

The Motion **FAILED** due to lack of a second.

The Original **Motion** was carried by the following vote:

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

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FILED BY DA VILLE MANAGEMENT LLC TO ALLOW INDOOR COMMERCIAL RECREATION AT 401 SOUTH RIDGE STREET

Vice Mayor Buckner **moved** that this item be removed from the agenda and sent back to the Planning Commission for further review.

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA DENYING SPECIAL USE PERMIT PZ26-00194 FILED BY DA VILLE MANAGEMENT LLC TO ALLOW INDOOR COMMERCIAL RECREATION AT PARCEL ID #22399 (401 SOUTH RIDGE STREET).;

OR

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA GRANTING SPECIAL USE PERMIT PZ26-00194 FILED BY DA VILLE MANAGEMENT LLC TO ALLOW INDOOR COMMERCIAL RECREATION AT PARCEL 22399 (401 SOUTH RIDGE STREET).

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

CONSIDERATION OF A CODE AMENDMENT REQUEST FILED BY THE CITY OF DANVILLE TO AMEND CHAPTER 41 ENTITLED "CODE DANVILLE, THE UNIFIED DEVELOPMENT CODE OF DANVILLE, VIRGINIA" SPECIFICALLY AMEND ARTICLE 8 "ADMINISTRATION AND PROCEDURES."

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 March 24, 2026, and March 31, 2026. No one present desired to be heard and the Public Hearing was closed.

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

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ORDINANCE NO. 2026-04.03

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING CHAPTER 41 ENTITLED "CODE DANVILLE, THE UNIFIED DEVELOPMENT CODE OF DANVILLE, VIRGINIA" OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED, MORE SPECIFICALLY AMENDING ARTICLE 8 ENTITLED "ADMINISTRATION AND PROCEDURES".

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

CONSIDERATION OF A CODE AMENDMENT REQUEST FILED BY THE CITY OF DANVILLE TO AMEND CHAPTER 41 ENTITLED "CODE DANVILLE, THE UNIFIED DEVELOPMENT CODE OF DANVILLE, VIRGINIA" SPECIFICALLY AMEND ARTICLE 7 "SUBDIVISIONS."

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 March 24, 2026, and March 31, 2026. No one present desired to be heard and the Public Hearing was closed.

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

ORDINANCE NO. 2026-04.04

AN ORDINANCE REPEALING IN ITS ENTIRETY CHAPTER 35.5, ENTITLED "SUBDIVISION CODE", OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED, AND ADOPTING CHAPTER 41 ENTITLED "CODE DANVILLE, THE UNIFIED DEVELOPMENT CODE OF DANVILLE, VIRGINIA" ARTICLE 7 ENTITLED "SUBDIVISIONS".

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

CONSIDERATION OF AMENDING AND REORDAINING CHAPTER 2 OF THE DANVILLE CITY CODE AND REPEALING SECTIONS OF VARIOUS OTHER CHAPTERS

Council Member Saunders **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2026-04.05

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA REPEALING AND REORDAINING IN ITS ENTIRETY CHAPTER 2, ENTITLED "ADMINISTRATION", AND REPEALING SECTIONS OF CHAPTERS 1.5, 4, 6, 8, 9, 18, 23, 25, 27, 32, 35, AND 39, OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED.

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

COMMUNICATIONS FROM VISITORS

Mayor Jones recognized Frank Leist who discussed the housing situation in Danville, including blight, housing conditions and possible solutions.

COMMUNICATIONS

There were no communications from the Deputy City Manager, Assistant City Manager Adkins, or City Clerk. Assistant City Manager Evans noted her congratulations and appreciation to Ms. Bobe on her departure from the City. City Attorney Clarke Whitfield noted a Happy Birthday to the Deputy City Manager.

Council Member Vogler stated the high utility costs and rates were concerning, and whether or not Council approved another utility increase. Mr. Vogler noted each year the City takes millions of dollars from Danville Utilities to put toward the General Fund. As long as the City was doing this, he cannot get behind a Utility increase. If the City did not take millions of dollars from Danville Utilities to the General Fund, the City will either have to cut back on items in the General Fund or get the money from somewhere else, and that was a conversation they need to have.

Vice Mayor Buckner noted there was a lot going on in the City. There were new light poles on Memorial Drive along Patriot's Way and questioned when they will be replacing the holders for the flags on those poles. Mr. Buckner noted the Riverfront Park grand opening was on May 1, 2026, with a formal invitation following, and on the 20th of this month there was a ribbon cutting for a pollinator garden opening in front of the HOME sign.

Council Member Campbell addressed Council regarding mailers on the gerrymandering issue in Virginia, and the use of images of former presidents and politicians.

Council Member Hood thanked Mr. Vogler for bringing up the Utility rates; Council needed to focus on helping the citizens. Mr. Hood would like to see on the website, how a citizen could read a meter/utility bill. Council hears concerns from the citizens, and that was Council's focus, listening to the citizens.

Council Member Marshall noted the Danville Police Department was accredited for the second time from the Commission of Accreditation of Law Enforcement Agents (CALEA) on Saturday, March 14, 2026. The Department received its initial accreditation from CALEA, considered the gold standard of public safety accreditation in 2022 following a process that began in 2020. Mr. Marshall noted the City was very fortunate to have them in Danville.

Council Member Mayo noted they hear everyday the concerns of the citizens, and about the utility costs; Council loves its City and cares for the citizens. They will study this and come up with a solution for the citizens.

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Council Member Miller thanked Parks & Recreation for the ribbon cutting date for the Riverfront Park and congratulated Mr. Reynolds on his birthday.

Council Member Saunders congratulated Mr. Reynolds on his birthday and asked everyone to pray for the world.

Mayor Jones noted a happy birthday to Mr. Reynolds and thanked Ms. Burton for the work she and her staff do. Mayor Jones noted citizens need more education to help to identify the things they need to correct to help with their utility bills; there were a lot of things that the City needed to do.

MEETING ADJOURNED AT 8:23 P.M.

APPROVED:

s/Alonzo L. Jones
MAYOR

ATTEST:

s/Susan M. DeMasi, CMC
CITY CLERK