



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

July 13, 2026

2:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Application PZ26-00363 to Amend Conditions of Approved Rezoning filed by Blackstone Building Group, LLC to remove conditions set forth in Ordinance 2024-03.04 (River Oak Dr).

IV. APPROVAL OF MINUTES

1. Minutes from the June 8, 2026 Meeting

V. ADJOURNMENT

VI. PLANNING DIRECTOR'S REPORT

STAFF REPORT

DATE: July 13, 2026
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Application PZ26-00363 to Amend Conditions of Approved Rezoning filed by Blackstone Building Group, LLC to remove conditions set forth in Ordinance 2024-03.04 (River Oak Dr).

SUMMARY

The applicant, Blackstone Building Group, LLC, requests an amendment to remove the conditions associated with Ordinance 2024-03.04. Ordinance 2024-03.04 rezoned Parcel 60594 (River Oak Drive) from T-R, Threshold Residential to NTR-C, Conditional Neo-Traditional Residential with the condition that “a secondary emergency point of egress be provided.”

BACKGROUND

On March 5, 2024, City Council approved the conditional rezoning of Parcel 60594 (River Oak Drive) from T-R, Threshold Residential to NTR-C, Conditional Neotraditional Residential. The conditional rezoning, approved with Ordinance 2024-03.04, included the condition that a secondary emergency point of egress must be provided from the residential subdivision that would be built there. The condition was agreed upon by the applicant and property owner at the time, 1700 WEST MAIN LLC.

In an email discussion on February 6, 2025, that included city staff, 1700 WEST MAIN LLC and their development team, Ryan Gatewood, President of L E & D Professionals, PC, acknowledged the condition. He wrote, “In the rezoning, the council conditioned this to have a 2nd access point for emergencies only. We are still determining the best place for that. The “future access” on the plat will be for a proposed walking trail. The 2nd access may coincide with that, but the grades will play a role there.”. This confirms the seller of the property and the development team were aware of the condition months before Blackstone Building Group purchased it. The development team for 1700 WEST MAIN LLC and Blackstone Building Group is the same.

On June 9, 2025, the City Planning Commission approved a major subdivision plat (a legal map splitting a parcel of land into three or more parcels) dividing the 10.45 acre tract into 25 parcels with the condition "of submitting a secondary egress plan before review by City Council". This created a second public document codifying the conditions in the months prior to Blackstone Building Group's purchase.

On December 11, 2025, Blackstone Building Group, LLC, the applicant, purchased Parcel 60594 (River Oak Drive). Blackstone Building Group LLC submitted a plat dated February 10, 2026 to the Planning Division for review in anticipation of recordation. The plat was rejected by the Planning Division because it differed from the major plat approved by the City Planning Commission on June 9, 2025 and did not contain the secondary point of egress as required.

Since the plat submission in February 2026, Planning Staff and the development team have met several times to explore options to meet the secondary egress condition in the development of Parcel 60594. Both parties have reviewed alternatives but have been unable to come to agreement on a suitable option. Alternatives suggested by staff include a reconfiguration of the lot layout, a reduction in the number of building lots and the purchase of additional property to allow access to the public right of way.

The applicant has stated that Blackstone Building Group, LLC was not aware of the conditional rezoning at Parcel 60594 and is unable to create a compliant subdivision development. Both the rezoning ordinance and the major subdivision plat were discussed and approved in public meetings and recorded in public documents months before the transfer of property to the current owner in December 2025. The conditions associated with the parcel were publicly available through the recording and minutes of the rezoning meeting, the ordinance rezoning the parcel, and the major subdivision plat itself. While meeting the condition may require less preferable site plan changes, staff have demonstrated that a compliant project is possible. Secondary points of egress in a subdivision are provided to allow an unobstructive evacuation point in the event of a fire, flood, or other disaster.

The applicant and property owner, Blackstone Building Group, LLC, has submitted an application for the City's Subdivision Street Reimbursement program. The application is currently being processed and will be submitted for review by City Council in the upcoming months. The Subdivision Street Reimbursement Program, Article IX of the City Code, is an agreement for the City of Danville to provide reimbursement of expenditures made for permanent improvements within a proposed subdivision to the applicant. The City Council must accept the application and the proposed development plan prior to expenditures to qualify.

ALIGNMENT WITH COMPREHENSIVE PLAN

The application does not align with the goals of **PLANDanville**, falling short of **Policy IN.5 (Community Health & Emergency Preparedness)**. Specific emphasis should be placed on the following:

- "...the residence of Danville's soft infrastructure, including healthcare and emergency response systems, is of utmost importance." (p. 258)
- "...strong emergency preparedness networks are essential for effectively managing both natural and man-made disasters." (p. 258)
- "By strengthening infrastructure and vital city services, Danville can ensure fair access to healthcare and improve resilience in the face of unexpected emergencies, ultimately creating a healthier, safer community for all residents." (p. 258)

Additionally, PLANDanville places a strong focus on Emergency Management—coupled with the dedication of citywide staff—to ensure that "projects [are] centered around mitigation, preparedness, response, and recovery in partnership with other departments such as Fire, [and] Police." (p. 415) Actions to reach the goals outlined in PLANDanville identify involvement of "Fire, Police, and Emergency Preparedness staff in the development review process." (p.

PLANNING COMMISSION ALTERNATIVES

1. Recommend approval of the request to remove the condition as requested by the applicant.
2. Recommend approval of the request with modified conditions that continue to support emergency access objectives.
3. Recommend denial of the request to maintain the existing condition.

RECOMMENDATION

Staff does not support the removal of the condition to provide a secondary emergency point of egress from the residential development at Parcel 60594. Planning Staff recommends that the City Planning Commission denies request PZ26-00363 and maintains the condition as presented in Ordinance 2024-03.04. The condition supports the Comprehensive Plan and promotes the safety of the residence in the new residential development by providing emergency access and preparedness.

ATTACHMENTS

1. Application
2. Email River Oak
3. Email River Oak (2)
4. West Main Master Development Plan
5. River Oak Feb 2026
6. River Oak March 2026
7. River Oak Apr 2026

B. Cabell Barrow, PLLC

- Attorney at Law -

600 West Main Street (24541)

P.O. Box 11111

Danville, Virginia 24543

Phone: (434) 272-8484

cabell@danville-lawyer.com

Licensed in VA and NC

June 4, 2026

VIA HAND DELIVERY

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

RE: Blackstone Building Group, LLC
Application to Amend Conditions of Approved Rezoning
In Re: Ordinance No. 2024-03.04
Parcel ID: 60594

Renee:

On behalf of my client Blackstone Building Group, LLC (the "Applicant"), please accept this correspondence as my client's Application to Amend Conditions of Approved Rezoning (the "Application") relative to a 10.453-acre parcel of property located on River Oak Drive (Parcel ID: 60594), in the City of Danville, which parcel was conditionally rezoned to NTR Neo-Traditional Residential pursuant to Danville City Ordinance No. 2024-03.04, adopted March 5, 2024 (the "Ordinance"). Copies of both versions of Ordinance No. 2024-03.04 are incorporated herein by reference and attached hereto as Exhibit A and Exhibit B, respectively. For the avoidance of doubt, Exhibit A reflects an iteration of the Ordinance that did not include the subject condition but was posted on the City of Danville's public facing web portal at the time of the Applicant's acquisition of the subject property and throughout much of the Applicant's project design and developmental planning. More recently, the Ordinance was supplanted by Exhibit B, which includes the subject condition.

The crux of this Application is the removal of the condition for the conditional rezoning cited above, to wit: the provision of a secondary emergency point of egress.

The Applicant seeks removal of the above-referenced condition due to the challenges attendant to implementation of the condition in light of the location, accessibility and topographic features of the property. The condition creates an insurmountable hardship under the current plan for single family residential development of the property. It should be noted that the current development plan is substantially identical, in all material respects, to the plan previously considered by the City of Danville when the condition was imposed. In short, the condition is incompatible with the intended use of the property.

Mrs. Renee Burton
June 4, 2026
Page 2

As you are aware, the Applicant has endeavored in earnest to design a development plan that provides an emergency egress, but under the circumstances there is no viable workaround.

The removal of the condition does not conflict with the Comprehensive Plan for the City of Danville or the applicable zoning district and will minimize impact to surrounding properties. The proposed measure, if approved, is not expected to adversely impact current or future neighborhood conditions or traffic patterns.

Enclosed herewith is my firm's check no. 2840, in the amount of \$400.00, in satisfaction of the application fee.

Should you determine that any condition required for your consideration of this Application has not been met, please do not hesitate to contact me.

I would like to thank you in advance for your consideration of the foregoing. With warm regards, I remain,

Sincerely,



B. Cabell Barrow, Esq.,
Counsel for Blackstone Building Group, LLC

Property Owner:

BLACKSTONE BUILDING GROUP, LLC

By: 
Fredrick R. Byers, Managing Member

BCB/km
Attachments
cc: Blackstone Building Group LLC [via electronic mail]



PRESENTED: March 5, 2024

ADOPTED: March 5, 2024

ORDINANCE NO. 2024 – 03 . 04

AN ORDINANCE REZONING FROM T-R THRESHOLD RESIDENTIAL ZONING DISTRICT TO NT-R NEOTRADITIONAL RESIDENTIAL ZONING DISTRICT A TEN (10) ACRE PORTION OF PARCEL ID 51484 (1700 WEST MAIN STREET)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, has requested to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district, a ten (10) acre portion of Parcel ID 51484 (1700 West Main Street), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ23-00033, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district, a ten (10) acre portion of Parcel ID 51484 (1700 West Main Street) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ24-00033, filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district of the City of Danville, Virginia Zoning District Map, and is hereby approved, and

BE IT FINALLY ORDAINED that a ten (10) acre portion of Parcel ID 51484, of the City of Danville, Virginia District Map is hereby amended to reflect the same.

Approved:

A. J. Jones
Mayor

Attest:

Susan M. DeH
City Clerk

Approved as to
Form and Legal Sufficiency:

W. J. White
City Attorney



PRESENTED: March 5, 2024

ADOPTED: March 5, 2024

ORDINANCE NO. 2024 – 03 . 04

AN ORDINANCE REZONING FROM T-R THRESHOLD RESIDENTIAL ZONING DISTRICT TO NT-R NEOTRADITIONAL RESIDENTIAL ZONING DISTRICT A TEN (10) ACRE PORTION OF PARCEL ID 51484 (1700 WEST MAIN STREET)

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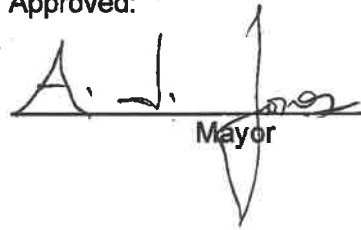
NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ24-00033, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district, a ten (10) acre portion of Parcel ID 51484 (1700 West Main Street) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ24-00033, filed by Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential zoning district to NT-R Neotraditional Residential zoning district of the City of Danville, Virginia Zoning District Map, and is hereby approved, with the following conditions:

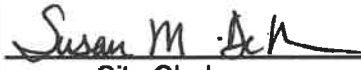
1. A secondary emergency point of egress must be provided.

BE IT FINALLY ORDAINED that a ten (10) acre portion of Parcel ID 51484, of the City of Danville, Virginia District Map is hereby amended to reflect the same.

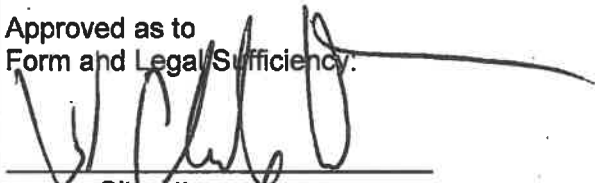
Approved:


Mayor

Attest:


City Clerk

Approved as to
Form and Legal Sufficiency.


City Attorney

From: Ryan Gatewood <rgatewood@landeng.com>

Sent: Thursday, February 6, 2025 10:31 AM

To: chris vail <Chris@sycamoredevelopmentco.com>; Franks, Christopher P. <frankcp@danvilleva.gov>

Cc: Brent Cochran <brentgcochran@gmail.com>; Dunevant, Brian <dunevbl@danvilleva.gov>; McCulloch, Susan E. <mcculse@danvilleva.gov>; Burton, Renee <burtotr@danvilleva.gov>; Rich Armstrong <rich@armstrongcivil.com>

Subject: RE: Residential subdivision reimbursement application

CAUTION: This email originated outside the City of Danville's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Chris,

See my answers below:

- The proposed RW will be 50'. The planned typical section for this road will be 30' EP to EP with shoulder sections, ditches, and driveway pipes.
- Yes, consistent width to the culdesac.
- In the rezoning, the council conditioned this to have a 2nd access point for emergencies only. We are still determining the best place for that. The "future access" on the plat will be for a proposed walking trail. The 2nd access may coincide with that, but the grades will play a role there.
- In the past, the city has not wished to take on the regional ponds for a subdivision. If you want to take it on, we would be happy to provide the easement, but most likely this will be put in some type of HOA structure for maintenance. An easement to reach the pond will be needed. The pond can be in a separate parcel if that makes sense.
- Understood. There will be a sewer extension out of the rear of the development. Any and all utilities will be accompanied by an easement.

I looped in Rich Armstrong since he drafted this plat. We are still working on finalizing the site plans, but the number of lots are not going to be affected.

Thanks,
Ryan

Ryan Gatewood, PE, PMP
President
LE&D Professionals, PC
110 Exchange Street, Suite B
Danville, Virginia 24541
434-792-3680

rgatewood@landeng.com

Check out our new website! www.landeng.com

Williams, Shanika S.

From: Rich Armstrong <rich@armstrongcivil.com>
Sent: Friday, April 17, 2026 2:10 PM
To: Burton, Renee; Ryan Gatewood; Williams, Shanika S.; Jackson, Stefanie E.
Cc: rick byers; Brett Tomlin
Subject: RE: River Oak
Attachments: 250237 Blackstone Subd.pdf

CAUTION: This is an external email. Do not click links or open attachments unless you're sure it's safe. When in doubt, click the Phish Alert Button.

Hi Renee,

Ryan has worked out an Emergency Egress route which we have mapped on the attached plat.

Let me know if you have any comments or questions,

Thank you,



Rich Armstrong

Licensed Surveyor - VA, NC, KY
Principal - Armstrong Civil – Gretna, Forest, Roxboro, NC
Class A Contractor
Co-Creator CrewsControl Project Management Software
Office: (434)656-1051

From: Burton, Renee <burtotr@danvilleva.gov>
Sent: Thursday, April 2, 2026 11:55 AM
To: Ryan Gatewood <rgatewood@landeng.com>; Williams, Shanika S. <williss@danvilleva.gov>; Rich Armstrong <rich@armstrongcivil.com>; Jackson, Stefanie E. <jacksse@danvilleva.gov>
Cc: rick byers <rick@longevitysolutionsva.com>; Brett Tomlin <brett@armstrongcivil.com>
Subject: RE: River Oak

Ryan,

Thank you for reaching out and for the information. I cannot approve a plat that does not meet the standards set forth in the Ordinance. When the rezoning was requested, the property owners were present at the City Council meeting and agreed to the conditions placed on the

property that requires a secondary emergency egress. In order to move forward with this project without providing a secondary egress, an application would need to be approved by City Council to remove the conditions that they placed on the rezoning.

Renee



Renee Burton
Division Director of Planning
Community Development Department
burtotr@danvilleva.gov
427 Patton St | Danville, VA 24541
O: 434.799.5260 ext: 2502
www.danvilleva.gov
Follow us!    

From: Ryan Gatewood <rgatewood@landeng.com>

Sent: Tuesday, March 31, 2026 5:14 PM

To: Williams, Shanika S. <williss@danvilleva.gov>; Rich Armstrong <rich@armstrongcivil.com>; Burton, Renee <burtotr@danvilleva.gov>; Jackson, Stefanie E. <jacksse@danvilleva.gov>

Cc: rick byers <rick@longevitysolutionsva.com>; Brett Tomlin <brett@armstrongcivil.com>

Subject: Re: River Oak

CAUTION: This is an external email. Do not click links or open attachments unless you're sure it's safe. When in doubt, click the Phish Alert Button.

Hey Renee,

Just following up on this. Were you able to take a look at this?

Get [Outlook for iOS](#)

From: Ryan Gatewood

Sent: Thursday, March 12, 2026 11:39:21 AM

To: Williams, Shanika S. <williss@danvilleva.gov>; Rich Armstrong <rich@armstrongcivil.com>; Burton, Renee <burtotr@danvilleva.gov>; Jackson, Stefanie E. <jacksse@danvilleva.gov>

Cc: rick byers <rick@longevitysolutionsva.com>; Brett Tomlin <brett@armstrongcivil.com>

Subject: RE: River Oak

Renee,

After our call last Friday, I had a chance to stop by the site and look at how a viable emergency secondary access would work. After my visit, I can determine that it will be nearly impossible to provide a safe route for emergency vehicles and residents to be able to use in the case of an emergency. I have included a pdf of my findings as well as photos from my visit. The sewer easement route was a good idea; however, that would include an active creek crossing and construction of a curb cut from the sewer line up about 15' to River Oak Drive. The City of Danville does not currently have an accessible route from River Oak Drive to

the sewer easement in that vicinity. Please review these findings and let us know how we need to proceed here.

We have been operating and designing for 2 years under the attached ordinance signed by the mayor and city attorney and posted on the public portal that there were no conditions associated with the rezoning.

Thanks,
Ryan

Ryan Gatewood, PE, PMP
President
LE&D Professionals, PC
Please note our new address:
142 Deer Run Road, Suite A
Danville, Virginia 24540
P: 434-792-3680
rgatewood@landeng.com

-----Original Appointment-----

From: Williams, Shanika S. <williss@danvilleva.gov>

Sent: Friday, March 6, 2026 8:23 AM

To: Williams, Shanika S.; Ryan Gatewood; Rich Armstrong; Burton, Renee; Jackson, Stefanie E.

Cc: rick byers; Brett Tomlin

Subject: River Oak

When: Friday, March 6, 2026 10:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/23672082459469?p=UTbRXHvWGrbVVr7303>

Meeting ID: 236 720 824 594 69

Passcode: FK9yV3wo

[Need help?](#) | [System reference](#)

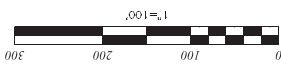
For organizers: [Meeting options](#)

NOTES:

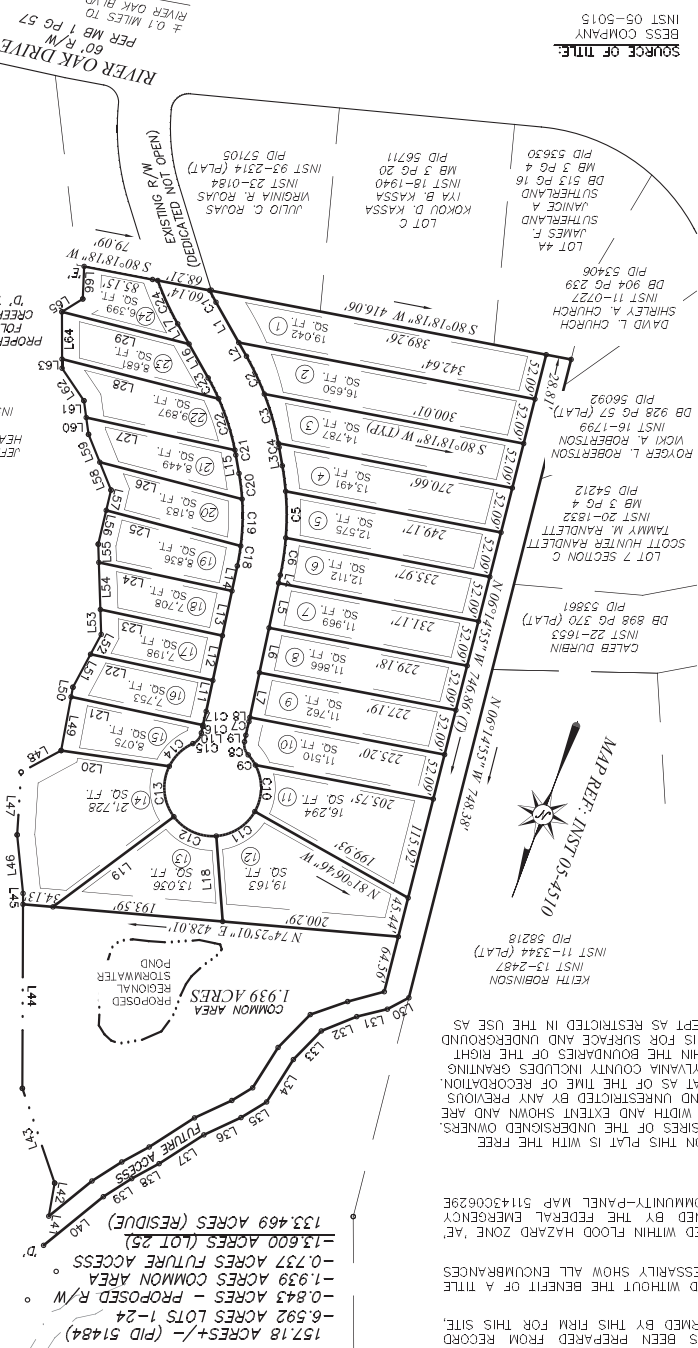
1. THIS PRELIMINARY SUBDIVISION MAP HAS BEEN PREPARED FROM RECORD DOCUMENTS. NO FIELD WORK WAS PERFORMED BY THIS FIRM FOR THIS SITE. ACCURACY DEPENDANT UPON SUCH.
2. THIS COMPOSITE MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD ZONE "A", FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0629E DATED 09-29-2010.

THE DEDICATION OF RIGHT OF WAY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS. THE WIDTH AND EXTENT SHOWN ARE DEDICATED TO PITTSYLVANIA COUNTY, FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF RIGHT OF WAY TO PITTSYLVANIA COUNTY INCLUDES GRANTING THE MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE RIGHT OF WAY SHOWN HEREIN. ALL RIGHT OF WAY IS FOR SURFICED IN THE USE AS DRAINAGE AND UNDERGROUND UTILITIES, EXCEPT AS RESTRICTED IN THE USE AS SHOWN ON THIS PLAT.

SIGNED _____
NAME _____
TITLE _____
STATE OF VIRGINIA
COUNTY/CITY OF _____
NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE OWNER: _____
(NAME)
IS SIGNED HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____



SOURCE OF TITLE:
BESS COMPANY
INST 05-5015
PLAT OF REFERENCE:
INST 05-4510 & OTHERS NOTED IN ADJOINER INFO



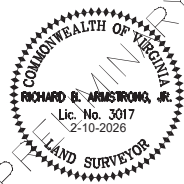
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127	N 44°33'30\"	E 46.52'	128	N 30°28'29\"	W 21.24'
128	N 30°28'29\"	W 21.24'	129	N 08°26'11\"	W 9.51'
129	N 08°26'11\"	W 9.51'	130	N 08°26'11\"	W 55.01'
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148	N 08°26'11\"	W 55.01'	149	N 08°26'11\"	W 55.01'
149	N 08°26'11\"	W 55.01'	150	N 08°26'11\"	W 55.01'
150	N 08°26'11\"	W 55.01'	151	N 08°26'11\"	W 55.01'
151	N 08°26'11\"	W 55.01'	152	N 08°26'11\"	W 55.01'
152	N 08°26'11\"	W 55.01'	153	N 08°26'11\"	W 55.01'
153	N 08°26'11\"	W 55.01'	154	N 08°26'11\"	W 55.01'
154	N 08°26'11\"	W 55.01'	155	N 08°26'11\"	W 55.01'
155	N 08°26'11\"	W 55.01'	156	N 08°26'11\"	W 55.01'
156	N 08°26'11\"	W 55.01'	157	N 08°26'11\"	W 55.01'
157	N 08°26'11\"	W 55.01'	158	N 08°26'11\"	W 55.01'
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159	N 08°26'11\"	W 55.01'	160	N 08°26'11\"	W 55.01'
160	N 08°26'11\"	W 55.01'	161	N 08°26'11\"	W 55.01'
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165	N 08°26'11\"	W 55.01'	166	N 08°26'11\"	W 55.01'
166	N 08°26'11\"	W 55.01'	167	N 08°26'11\"	W 55.01'
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170	N 08°26'11\"	W 55.01'	171	N 08°26'11\"	W 55.01'
171	N 08°26'11\"	W 55.01'	172	N 08°26'11\"	W 55.01'
172	N 08°26'11\"	W 55.01'	173	N 08°26'11\"	W 55.01'
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279	N 08°26'11\"	W 55.01'	280	N 08°26'11\"	W 55.01'

VA STATE PLANE



105 NORTH MAIN ST. GRETNA, VA 24557. 434-656-1051
ARMSTRONGCIVIL.COM
INFO@ARMSTRONGCIVIL.COM

- LEGEND**
- PF ● PIPE FOUND
 - RF ● REBAR FOUND
 - IRON FOUND AS NOTED
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 - REBAR SET



KEITH ROBINSON
INST 13-2487
INST 11-3344 (PLAT)
PID 58218

CALEB DURBIN
INST 22-1853
DB 898 PG 370 (PLAT)
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LOT 7 SECTION C
SCOTT HUNTER RANDETT
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JANICE A. SUTHERLAND
DB 513 PG 16
MB 3 PG 4
PID 53630

LOT C
KOKOU D. KASSA
IYA B. KASSA
INST 18-1840
MB 3 PG 20
PID 56711

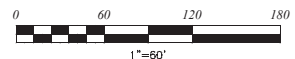
JULIO C. ROJAS, SR. (LIFE)
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DIANA R. MOATS, ET AL
INST 23-3989
INST 93-2314 (PLAT)
PID 57105

SHEET 2 OF 2
DRAWN BY: JBT DATE: 2-10-2026 PROJECT #230265-2

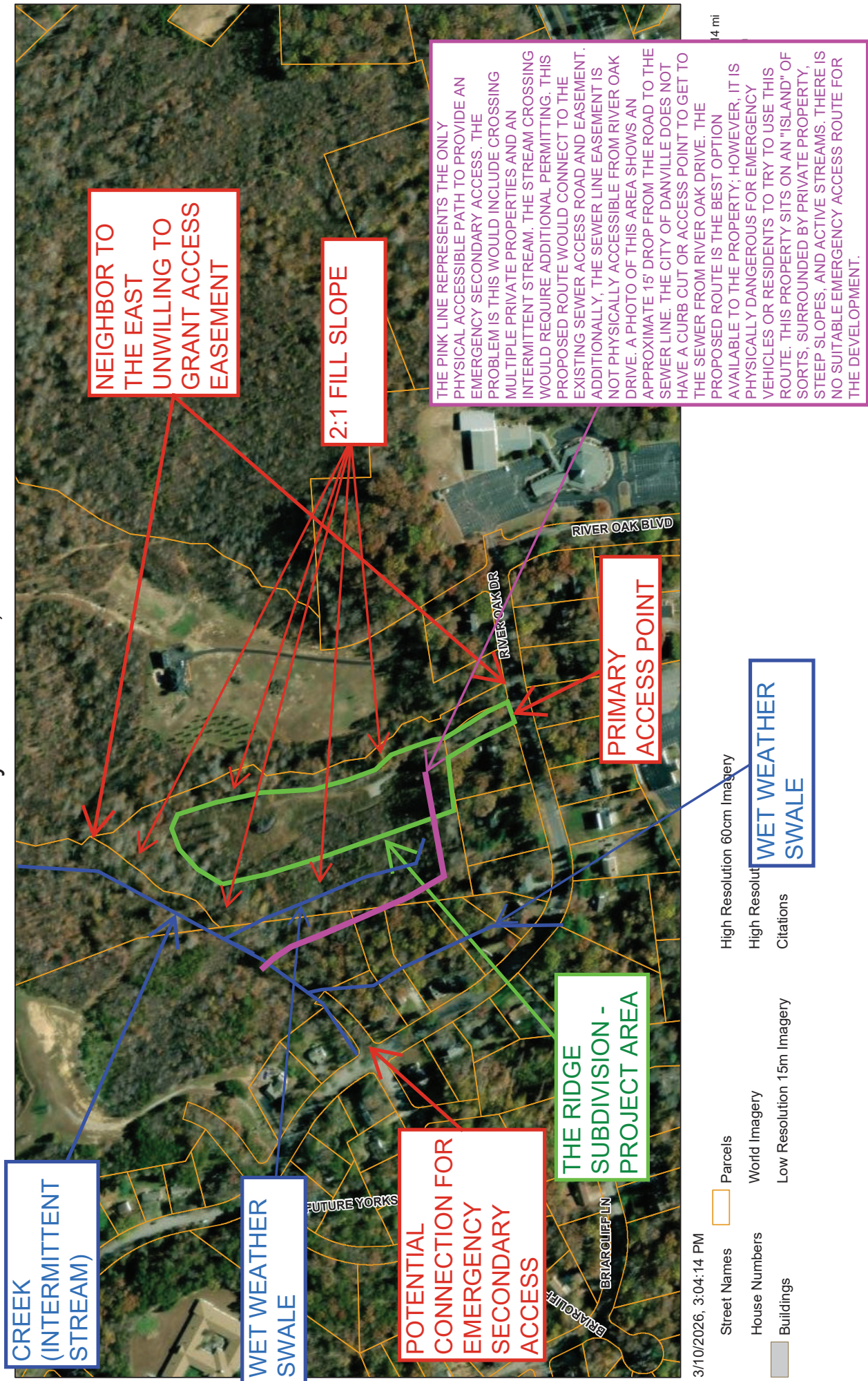
PLAT SHOWING
SUBDIVISION OF THE PROPERTY OF
BLACKSTONE BUILDING GROUP LLC
CITY OF DANVILLE, VIRGINIA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	374.38°	58.34'	45.14'	S 80°50'46" W	45.13'
C2	86.37°43"	19.96'	30.17'	N 56°10'52" W	27.38'
C3	27.48°28"	280.78'	111.78'	N 26°17'57" W	111.92'
C4	81.10°00"	273.00'	13.28'	N 48°20'56" W	13.28'
C5	82.15°29"	325.00'	47.46'	N 43°43'21" W	47.41'
C6	10°18'49"	325.00'	56.31'	N 56°26'03" W	56.23'
C7	0°50'08"	325.00'	4.74'	N 30°52'55" W	4.74'
C8	5°08'49"	325.00'	29.19'	N 27°43'07" W	29.18'
C9	9°20'53"	325.00'	53.02'	N 20°39'18" W	52.97'
C10	7°32'37"	325.00'	42.78'	N 12°11'31" W	42.76'
C11	2°01'00"	242.04'	8.52'	N 06°34'54" W	8.52'
C12	54°18'53"	17.00'	16.12'	N 36°09'30" W	15.52'
C13	32°48'28"	55.00'	31.46'	N 46°54'21" W	31.06'
C14	56°25'23"	55.00'	51.18'	N 02°17'48" W	52.00'
C15	56°26'37"	55.00'	54.18'	N 54°08'12" E	52.02'
C16	56°25'23"	55.00'	54.18'	S 69°25'48" E	52.00'
C17	56°25'23"	55.00'	54.18'	S 13°00'26" E	52.00'
C18	37°08'33"	55.00'	28.93'	S 30°15'32" W	28.57'
C19	54°18'53"	17.00'	16.12'	S 18°09'23" W	15.52'
C20	2°39'38"	218.99'	10.17'	S 08°53'40" E	10.17'
C21	9°51'36"	273.00'	45.73'	S 13°11'01" E	45.67'
C22	10°51'01"	273.00'	52.08'	S 23°22'21" E	52.00'
C23	1°39'40"	273.00'	7.97'	S 26°37'41" E	7.97'
C24	5°29'14"	273.00'	26.34'	S 33°12'08" E	26.33'
C25	12°41'10"	273.00'	60.89'	S 42°17'19" E	60.76'
C26	11°18'32"	273.00'	56.28'	S 49°17'10" E	56.28'
C27	9°35'20"	325.00'	54.38'	S 43°06'48" E	54.37'
C28	48°11'22"	55.00'	44.34'	N 07°24'48" W	43.15'
C29	51°24'51"	55.00'	49.35'	N 51°37'19" E	47.71'

LINE	BEARING	DISTANCE
L1	S 82°33'05" W	11.22'
L2	N 37°42'15" W	82.48'
L3	N 41°34'16" E	27.65'
L4	N 35°48'18" E	35.83'
L5	N 27°29'48" E	43.36'
L6	N 23°54'41" E	45.47'
L7	N 11°44'29" E	56.97'
L8	N 38°07'26" E	34.11'
L9	N 44°33'14" E	48.52'
L10	N 35°45'29" E	60.51'
L11	N 40°51'44" E	35.51'
L12	N 35°58'12" E	38.17'
L13	S 23°22'21" E	67.61'
L14	S 10°26'55" E	71.80'
L15	S 39°19'40" E	113.67'
L16	S 20°18'15" E	208.19'
L17	S 20°18'15" E	12.34'
L18	N 26°14'27" E	98.81'
L19	S 26°14'27" E	16.88'
L20	S 16°51'22" E	71.42'
L21	S 41°09'10" W	51.61'
L22	S 39°17'10" W	15.97'
L23	S 08°57'13" E	57.24'
L24	S 07°39'46" W	2.96'
L25	S 07°39'46" W	55.07'
L26	S 07°39'46" W	19.00'
L27	S 22°22'29" E	43.33'
L28	S 22°22'29" E	82.84'
L29	S 22°22'29" E	6.35'
L30	S 07°39'46" W	45.55'
L31	S 07°12'28" E	17.33'
L32	S 42°31'43" E	40.67'
L33	S 42°31'43" E	27.51'
L34	S 28°17'43" E	26.85'
L35	S 28°17'43" E	6.86'
L36	S 43°30'20" E	44.41'
L37	S 20°35'21" E	11.40'
L38	S 20°35'21" E	52.68'
L39	S 37°39'03" W	27.65'
L40	N 18°06'48" E	37.12'
L41	N 80°22'44" E	8.19'
L42	N 49°56'26" W	52.56'
L43	N 49°56'26" W	17.93'
L44	N 37°21'41" W	21.24'
L45	N 08°25'12" W	9.28'
L46	N 08°25'12" W	52.01'
L47	N 08°25'12" W	52.01'
L48	N 08°25'12" W	52.01'
L49	N 08°25'12" W	4.87'
L50	S 08°25'12" E	6.46'
L51	S 08°25'12" E	52.08'
L52	S 08°25'12" E	52.08'
L53	S 08°25'12" E	32.08'
L54	S 08°25'12" E	6.35'
L55	S 30°27'31" E	21.24'
L56	S 49°56'26" W	80.35'
L57	N 49°56'26" E	10.10'
L58	N 64°18'41" W	154.20'
L59	N 64°44'37" W	50.55'
L60	S 30°31'27" W	36.90'
L61	S 64°18'41" W	143.38'
L62	N 07°44'17" W	91.12'
L63	S 74°25'58" W	70.69'
L64	N 15°34'01" E	20.00'
L65	S 07°44'17" E	112.73'



City of Danville, VA



VA STATE PLANE

SOUTH ZONE (NAD83)

- LEGEND**
- PF ● PIPE FOUND
 - RF ● REBAR FOUND
 - IRON FOUND AS NOTED
 - COMPUTED POINT
 - REBAR SET

1700 WEST MAIN LLC
INST 25-1125
INST 25-1117 (PLAT)
PID 51484

KEITH ROBINSON
INST 13-2487
INST 11-3344 (PLAT)
PID 58218

CALEB DURBIN
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LOT 7 SECTION C
SCOTT HUNTER RANDETT
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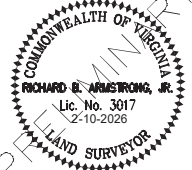
LOT 44
JAMES F. SUTHERLAND
JANICE A. SUTHERLAND
DB 513 PG 16
MB 3 PG 4
PID 53630

DRAWN BY: JBT DATE: 2-10-2026 PROJECT #230265-2

PLAT SHOWING
SUBDIVISION OF THE PROPERTY OF
**BLACKSTONE BUILDING
GROUP LLC**
CITY OF DANVILLE, VIRGINIA

SHEET 2 OF 2

JULIO C. ROJAS, SR. (LIFE)
VIRGINIA R. ROJAS (LIFE)
DIANA R. MOATS, ET AL
INST 23-3989
INST 93-2314 (PLAT)
PID 57105



0 60 120 180
1"=60'

**PLANNING COMMISSION MINUTES
JUNE 8, 2026**

MEMBERS PRESENT

**Mr. Petrick
Mr. Bolton
Mr. Ranson
Ms. Evans
Mr. Khan**

MEMBERS ABSENT

**Pierre Jones
Sylvester Townes**

STAFF

**Shanika Williams
Cynthia Lester
Clarke Whitfield
Stefanie Jackson
Jonah Williams**

ITEMS FOR PUBLIC HEARING:

I ITEMS FOR PUBLIC HEARING

1. *Code Amendment request PZ26-00331 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 9 "Glossary".*

Mr. Petrick opened the Public Hearing.

Ms. Evans stated. I have had several complaints from residents that the next-door house has popped up with group homes. It can range from 4 people to 12 people they run in and out, move in and out, not knowing exactly how many people are living there. Does this allow that?

Ms. Williams stated. State code requires that we allow up to eight or fewer as a resident. If they are running a business, of course they would need a zoning clearance and a business license. So, reports of unlicensed group homes need to be sent to the planning division so that we can clarify with the residents what exactly is the use is going on there and go from there.

Ms. Evans started. How are we going to address the residents that's moving in and out from 4 to 12 people sometimes to 18 people?

Ms. Williams stated. Up to 8 people are considered a residence and as for moving in and out unfortunately zoning doesn't address.

Ms. Evans stated. Past eight, what does the public need to do when there's a house next to them and there are more than 8 people in it? What do they as a resident need to do?

Ms. Williams stated. They should contact the Planning Division at 434 799-5260, so we can investigate and if there is a zoning violation we will follow up as needed.

Ms. Evans stated. There is no recourse they have except to report it to you?

Ms. Williams stated. As far as the number of people living in a domicile? No. There is not something, for instance, the police department can do in relation to the number of people. Now the Planning Division will investigate and if another department needs to be included, we will get them involved. But the first step for the public if there are concerns about the number of people living in a residence is to give planning office a call.

Ms. Evans stated. The behavior of the people can come to you as well?

Ms. Williams stated. There is not much zoning can say about behavior.

Mr. Bolton stated. How does it go from 8 and fewer without a special use to requiring a business license? Is it when it goes over 8 or is it when it becomes some of the people are non-family?

Ms. Williams stated. If there is a business being run out of the residence, then it's going to require a business license. They will need to contact planning to be sure. But at the very least a zoning clearance will be necessary.

Mr. Petrick closed the Public Hearing.

Ms. Evans stated. Not that I agree with it, but I don't have a choice since the code of Virginia requires it.

Mr. Bolton made a motion to approve application PZ26-00331. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

2. *Special Use Permit application PZ26-00297 filed by Tory Fitzgerald to allow Adult day care in accordance with Chapter 41.3.A at Parcel 23145 (633 Newton Street).*

Mr. Petrick opened the Public Hearing.

Mr. Fitzgerald stated. I am looking to open a day support program for individuals with developmental disabilities. I have been in the mental health business for 15 years. We are very selective on who participates in the program. I have owned and operated a group home for 10 years and I understand those concerns. The individuals attending my program are kind of little bit on the older side. The ages ranges from 18 to 70's and right now we don't have any aggressive behaviors. Our individuals want to participate in the community we also provide skilled development in the facility where they interact and socialize with their peers. We do not support individuals with aggressive behaviors we cater mostly to the elderly demographic looking to enjoy life.

Mr. Petrick stated. Are you leasing the location you have on Newton Street?

Mr. Fitzgerald stated. Yes.

Mr. Petrick stated. Looks like it gives you plenty of room for the maximum 20 residents?

Mr. Fitzgerald stated. Yes.

Mr. Petrick stated. This is going to be Monday through Friday with no weekends?

Mr. Fitzgerald stated. No, our operation is from 8:30 – 4:30 Monday through Friday.

Mr. Petrick closed the Public Hearing.

Mr. Bolton made a motion to approve application PZ26-00297. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

3. *Special Use Permit application PZ26-00319 filed by Piedmont Broadcasting Corporation to allow a wireless communication facility in accordance with Chapter 41.3.A at Parcel 24135 (710 Grove Street).*

Mr. Petrick opened the Public Hearing

Ms. Duarte stated. I am the vice president of operation at Piedmont Broadcasting Corporation, and we are looking for BTM to expand its coverage. We would like to expand that coverage for our clients and our listeners. WBTM has been around for 96 years this year, and we are preparing for the next 96 years.

Mr. Petrick stated. I think Alex Vardivis was there at the beginning. This is an additional hundred-foot antenna you're erecting there at the site. Is that correct?

Ms. Duarte stated. This will be a 100-foot tower that we will erect at the 710 Grove Street location. And then we will move our antenna and our FM translator from Parker Road. In that way, we will get more height and be able to reach more of the city of Danville.

Mr. Petrick stated. The one on Parker Road will be dismantled.

Ms. Duarte stated. No, we still need our AM equipment there in order to have an FM translator.

Ms. Evans stated. How far do you think this coverage will extend?

Ms. Duarte stated. The coverage will extend out through 41. Now our coverage area is a little spotty in that area. We are also spotty once you get to the airport on 58, we will have much better coverage there. We will also have coverage on 58, toward Brosville, which the coverage will be stronger as well.

Mr. Petrick stated. Very good.

Mr. Petrick closed the Public Hearing.

Ms. Evans made a motion to approve application PZ26-00319. Mr. Bolton seconded the motion. The motion was approved by a 5-0 vote.

4. Special Use Permit application PZ26-00325 filed by Tony White to allow Adult day Care in accordance with Chapter 41.3.A at Parcel 59888 (206 Bell Drive).

Mr. Petrick opened the Public Hearing

Mr. White stated. I have been working with individuals with disabilities for the last 40 years. I understand you concern Ms. Evans about people coming in and out whether they be residents or a day support. I with the highest integrity, do not intend on working with individuals with behavior issues just trying to help individuals with disabilities to be able to live a more conducive life and be able to go out into communities and enjoy life as a whole but not to interrupt or disrupt the community. I am totally against that.

Ms. Evans stated. I appreciate that.

Mr. Petrick closed the Public Hearing.

Ms. Evans made a motion to approve application PZ26-00325. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Jonah Williams was introduced as staff new Associate Planner.

VI. MINUTES

May 11, 2026, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 2:22 p.m.

s/_____

APPROVED