



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

August 4, 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 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 - L.G. "LARRY" CAMPBELL, JR.

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS AND SPECIAL RECOGNITION

- A. Proclamation: Breastfeeding Awareness Month
Presented to: Roshay Richardson

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.

PUBLIC HEARING

- A. Consideration of Approval of Minutes from Regular Council Meeting held on July 7, 2026.
- B. Consideration of Amending the Budget Appropriation Ordinance to Provide Additional Funding to Danville Public Schools.
Council Letter Number CL - 2851.
An Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2027 Budget Appropriation Ordinance to Increase General Fund Revenues from Various Sources to Provide Additional Funding to Danville Public Schools in the Amount of \$824,000 and Appropriating Same.
Final Adoption

APPOINTMENTS

- A. Consideration of Appointments to Boards and Commissions.
Council Letter Number CL - 2894.
1. A Resolution Appointing Kalil Khan to the Danville Utility Commission.
 2. A Resolution Appointing Jasmine Lipscomb to the Social Services Advisory Board.
 3. A Resolution Appointing Wayne Mayo to the Danville Community Policy and Mangement Team as the Danville Public Schools Representative.

NEW BUSINESS

- A. Consideration of Amending and Establishing Rental Fees for Airport Facilities.
Council Letter Number CL - 2864.
1. Public Hearing
 2. An Ordinance of the Council of the City of Danville, Virginia Amending and Establishing

Monthly Rental Fees for a New Hangar Located at the Danville Regional Airport
Effective August 17, 2026.

- B. Consideration of Issuing an Ambulance Operator's Permit.
Council Letter Number CL - 2874.
1. Public Hearing
 2. An Ordinance of the Council of the City of Danville, Virginia Extending a Full Service Ambulance Operator's Permit to Rocky Mountain Holdings LLC, D/B/A Air Care Eagle.
- C. Consideration of an Appeal of the Architectural Review Board Decision for a Certificate of Appropriateness Application for 553 Lynn Street.
Council Letter Number CL - 2867.
1. Public Hearing
 2. A Resolution of the Council of the City of Danville, Virginia Affirming the Architectural Review Board Decision to Deny Certificate of Appropriateness for Previously Installed Address Signs at Parcel #21670 (553 Lynn Street); or
 3. An Ordinance of the Council of the City of Danville, Virginia Reversing the Architectural Review Board Decision to Deny a Certificate of Appropriateness for Previously Installed Address Signs at Parcel #21670 (553 Lynn Street).
- D. Consideration of an Application to Amend Conditions of Approved Rezoning filed by Blackstone Building Group, LLC at River Oak Drive.
Council Letter Number CL - 2828.
1. Public Hearing
 2. A Resolution of the Council of the City of Danville, Virginia Denying Amendment Application PZ26-00363 filed by Blackstone Building Group, LLC to Amend Ordinance 2024-03.04; or
 3. An Ordinance of the Council of the City of Danville Virginia, Granting Amendment Application PZ26-00363 filed by Blackstone Building Group, LLC to Amend Ordinance 2024-03.04.

COMMUNICATIONS FROM VISITORS

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COMMUNICATIONS

A. City Manager

B. Deputy City Manager

C. Assistant City Manager Adkins

D. Assistant City Manager Evans

E. City Attorney

F. City Clerk

G. Roll Call

ADJOURNMENT

Council Letter
City of Danville, Virginia



CL - 2893

CONSENT AGENDA A.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Approval of Minutes

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes from Regular Council Meeting held on July 7, 2026.

Attachments

1. Meeting Minutes
-

July 7, 2026

The Regular July meeting of the Danville City Council was held on July 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., Bryant Hood, Mayor Alonzo L. Jones, Daniel W. Marshall, Barry P. Mayo, Gary P. Miller, and J. Lee Vogler, Jr. (8). Sherman M. Saunders was absent (1).

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

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member James B. Buckner gave the Invocation followed by the Pledge of Allegiance.

CONSENT AGENDA

Mayor Jones opened the floor for a Public Hearing regarding Budget Items on the Consent Agenda. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 30, 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:

Approval of Minutes from the Regular Council Meeting held on June 2, 2026.

Consideration of Amending the Fiscal Year 2027 Budget Appropriation Ordinance for an Airport Maintenance Fee

An Ordinance Entitled, Ordinance No. 2026-06.15, an Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2027 Budget Appropriation Ordinance to Provide for State Department of Aviation Maintenance Grant Funds Related to the Maintenance of Certain Airport Properties in the Amount of \$100,000 and for the Local Share in the Amount of \$45,000 for a Total Appropriation of \$145,000 and Appropriating the Same.

Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the U.S. Department of Housing and Urban Development

An Ordinance entitled, Ordinance No. 2026-06.16, an Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a U.S. Department of Housing and Urban Development EDI-CPF Award Related to the Rehabilitation of 351 Holbrook Street in the Amount of \$1,742,000 and Appropriating the Same.

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

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

July 7, 2026

APPOINTMENTS

Vice Mayor Buckner **moved** for adoption of the following Appointment Resolutions:

Resolution 2026-07.01 - A Resolution Reappointing Venee Mayo to the Social Services Advisory Board.

Resolution 2026-07.02 – A Resolution Reappointing Andrea Burney to the Social Services Advisory Board.

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

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

OLD BUSINESS

Consideration of Amending Article IV, “Real Estate and Mobile Home Tax Exemption and Deferral for Certain Elderly and Disabled Persons” of the City Code to Allow for Revisions to the Real Estate Exemption and Deferral Program.

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

ORDINANCE NO. 2026-06.13

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING ARTICLE IV, ENTITLED “REAL ESTATE AND MOBILE HOME TAX EXEMPTION AND DEFERRAL FOR CERTAIN ELDERLY AND DISABLED PERSONS,” OF CHAPTER 37, ENTITLED “TAXATION,” OF THE DANVILLE CITY CODE TO ALLOW FOR REVISIONS TO THE REAL ESTATE EXEMPTION AND DEFERRAL PROGRAM.

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

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

Consideration of a Fee Change Reducing the Curbside Recycling Fee

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

ORDINANCE NO. 2026-06.14

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING AND ESTABLISHING CERTAIN CITY OF DANVILLE PUBLIC WORKS DEPARTMENT SANITATION FEES EFFECTIVE JULY 1, 2026.

July 7, 2026

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

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

NEW BUSINESS

CONSIDERATION OF A REQUEST TO AMEND CHAPTER 41 ENTITLED “CODE DANVILLE: THE UNIFIED DEVELOPMENT CODE OF DANVILLE, VIRGINIA”; SPECIFICALLY, AMEND ARTICLE 9, “GLOSSARY.”

Mayor Jones opened the floor for a Public Hearing regarding Amending Chapter 41, Article 9 Glossary. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 23, 2026, and June 30, 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. 2026-07.01

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING CHAPTER 41 OF THE CODE OF THE CITY OF DANVILLE, VIRGINIA, 1986, AS AMENDED, ENTITLED “CODE DANVILLE, THE UNIFIED DEVELOPMENT CODE OF DANVILLE, VIRGINIA”, MORE SPECIFICALLY TO AMEND ARTICLE 9 ENTITLED “GLOSSARY” BY AMENDING EXISTING DEFINITIONS FOR “SUPPORTIVE HOUSING” AND “ADULT DAY CARE” AND REMOVING “ADULT DAY SUPPORT SERVICES.”

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

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

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION TO ALLOW ADULT DAYCARE AT 633 NEWTON STREET

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 633 Newton Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 23, 2026, and June 30, 2026. No one present desired to be heard and the Public Hearing was closed.

Mayor Jones recognized Frank Leist who spoke in favor of this item.

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

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

ORDINANCE NO. 2026-07.02

July 7, 2026

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA GRANTING SPECIAL USE PERMIT APPLICATION PZ26-00297 FILED BY TORY FITZGERALD TO ALLOW ADULT DAYCARE IN ACCORDANCE WITH CHAPTER 41.3.A AT PARCEL ID #23145 (633 NEWTON STREET, DANVILLE, VIRGINIA).

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

Council Member Mayo requested the applicant Mr. Fitzgerald to approach and give a brief description of his services. Mr. Fitzgerald noted his day support offered opportunities for individuals with mental disabilities to engage in the community, participate in daily activities, and socialize with their peers in a structured environment.

Council Member Campbell questioned why this item needed a special use permit and Associate Planner Shanika Williams explained currently adult daycare was only allowed by a special use permit in this zoning district.

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

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

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION TO ALLOW A WIRELESS COMMUNICATIONS FACILITY AT 710 GROVE STREET

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 710 Grove Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 23, 2026, and June 30, 2026.

Mayor Jones recognized Sheri Duarte, Vice President of Operations at WAKG/WBTM, who requested a special use permit in order to build a 100' tower on their property at 710 Grove Street, in order to relocate their antenna and a translator from Parker Road. This will allow them to get more height, and increase listenership around the city, and further, for WBTM.

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

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

ORDINANCE NO. 2026-07.03

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA GRANTING 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 ID# 24135 (710 GROVE STREET, DANVILLE, VIRGINIA).

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

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Marshall

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Mayo, Miller, and Vogler (8)
NAY: None (0)
ABSENT: Saunders (1)

CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION TO ALLOW ADULT DAYCARE AT 206 BELL DRIVE

Mayor Jones opened the floor for a Public Hearing regarding a Special Use Permit at 206 Bell Drive. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 23, 2026, and June 30, 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. 2026-07.04

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA GRANTING SPECIAL USE PERMIT APPLICATION PZ26-00325 FILED BY TONY WHITE TO ALLOW ADULT DAYCARE IN ACCORDANCE WITH CHAPTER 41.3.A AT PARCEL ID #59888 (206 BELL DRIVE, DANVILLE, VIRGINIA).

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

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

CONSIDERATION OF AUTHORIZING THE TRANSFER OF 230 SOUTH RIDGE STREET TO THE DANVILLE INDUSTRIAL DEVELOPMENT AUTHORITY

Mayor Jones opened the floor for a Public Hearing regarding the Transfer of Property at 230 South Ridge Street. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 30, 2026. No one present desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2026-07.03

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING THE CITY MANAGER TO CONVEY, BY DEED OF BARGAIN AND SALE, THE EXISTING REAL PROPERTY LOCATED ON SOUTH RIDGE STREET, KNOWN AS PARCEL ID #24586 TO THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

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

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

July 7, 2026

ABSENT: Saunders (1)

CONSIDERATION OF AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE FOR AIRPORT TERMINAL AREA PLAN FUNDING

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

ORDINANCE NO. 2026-07.05

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR ADDITIONAL STATE AVIATION FUNDING FOR THE PURPOSE OF COMPLETING A TERMINAL AREA PLAN IN THE AMOUNT OF \$89,100 AND FOR THE LOCAL SHARE IN THE AMOUNT OF \$9,900 FOR A TOTAL APPROPRIATION OF \$99,000 AND APPROPRIATING SAME.

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

CONSIDERATION OF AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FUNDING FOR CONSTRUCTION OF THE NEW SUBSTATION AT THE FORMER MORGAN OLSEN FACILITY

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

ORDINANCE NO. 2026-07.06

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FUNDING FROM UNASSIGNED ELECTRIC FUND BALANCE TO FUND THE CONSTRUCTION OF A SUBSTATION AT THE FORMER MORGAN OLSON BUILDING IN THE AMOUNT OF \$8,000,000 AND APPROPRIATING SAME.

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

CONSIDERATION OF AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FUNDING FOR THE PAYMENT OF A ONE-TIME BONUS TO CITY RETIREES

Upon **Motion** by Council Member Campbell and **second** by Council Member Hood, an Ordinance entitled:

ORDINANCE NO. 2026-07.07

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FUNDING FROM UNASSIGNED GENERAL FUND BALANCE FOR THE PAYMENT OF A ONE-TIME PAYMENT BONUS TO CITY RETIREES IN THE AMOUNT OF \$400,000 AND APPROPRIATING SAME.

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

July 7, 2026

COMMUNICATIONS FROM VISITORS

Mayor Jones recognized Kathryn Reinhardt, who spoke about the negative conditions at the City Jail.

Mayor Jones recognized Renee Freeburn, who spoke about the speeding problem on Ruskin Street and asked for traffic calming measures to be installed.

COMMUNICATIONS

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

Council Member Campbell noted he still had concerns about the City Auditorium, it was a jewel in the city, but it needed to be fixed up. Rev Campbell encouraged men to get their checkups.

Council Member Hood noted July 3rd was the unveiling of the Danville Canal marker, and thanked the Virginia Department of Historic Resources Board along with Travis Hackworth and Karice Luck-Brimmer; it shows the rich history of the City of Danville. The Fourth of July celebration was wonderful event.

Council Member Marshall noted it was a great Fourth of July celebration this past weekend in Danville; Happy 250th Birthday to the greatest nation in the history of the world, the United States of America. Mr. Marshall noted he was proud to be an American and was grateful for those who defended our freedoms so we could live in the best country; God Bless the USA.

Council Member Mayo noted it was good to be living in Danville and seeing everyone out here tonight. The Fourth of July celebration was great with an awesome fireworks display. Mr. Mayo congratulated the Williams' on their day support services, it was a needed service.

Council Member Miller noted it was a great celebration this weekend and the Riverfront Park has attracted a lot of people to Danville.

Council Member Vogler noted it was an amazing week for the celebration of the 250th birthday of the greatest nation in the world. On July 3rd, the Otterbots had a great fireworks display after the game and the Fourth of July celebration downtown was great. Mr. Vogler stated he appreciated Rev Campbell bringing up the study on the city auditorium and looked forward to the results. Mr. Vogler noted they had a study done on the baseball stadium, and asked what the result of that study was; the stadium has not had much done to it in its thirty-five years.

Vice Mayor Buckner thanked Ms. Freeburn for appearing before Council regarding Ruskin Street and hoped the City Manager will get in touch with her regarding that road. Mr. Buckner noted Danville Transit was planning its Black History Month wrap, they wanted citizens' input, and encouraged citizens to take a survey on who should be included in the next wrap. Mr. Buckner noted the Fourth of July celebration was amazing.

Mayor Jones noted to those in Chambers and those watching, it means a lot to Council that they were here. Mayor Jones stated they were getting ready for the Gratitude Tour of Danville Public Schools, they want to commend the School Board, Dr. Hairston and every employee of Danville Public Schools, they have been released from their Memorandum of Understanding. Council will be going to the schools to thank all of the staff and teachers, during Open House.

July 7, 2026

MEETING ADJOURNED AT 7:41 P.M.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

DRAFT

Council Letter City of Danville, Virginia



CL - 2851

CONSENT AGENDA B.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Amending the Budget Appropriation Ordinance to Provide Additional Funding to Danville Public Schools.

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

COUNCIL ACTION

An Ordinance of the Council of the City of Danville, Virginia Amending the Fiscal Year 2027 Budget Appropriation Ordinance to Increase General Fund Revenues from Various Sources to Provide Additional Funding to Danville Public Schools in the Amount of \$824,000 and Appropriating Same.

Final Adoption

SUMMARY

On June 29, 2026, the Commonwealth of Virginia adopted its biennial budget for 2026 - 2028.

Included in this budget was an unanticipated additional 2% salary increase for public school employees. Additional local support for Danville Public Schools in the amount of \$824,000 is needed to fund this additional expense.

BACKGROUND

The City's budget for Fiscal Year 2027 support to Danville Public Schools included funding for a 2% increase in salaries, in accordance with the proposed state budget. On June 29, 2026, the Commonwealth of Virginia adopted its biennial budget for 2026 - 2028. Included in this budget was an unanticipated additional 2% salary increase for public school employees for a total increase of 4%.

The state budget only provides funding for the minimum number of school employees as defined by the Standards of Quality guidelines. Local school systems routinely have additional staffing beyond the minimum required. To ensure all Danville Public Schools employees receive the state-budgeted increase of 4%, an additional \$824,000 of local support is needed. Analysis of the City's Fiscal Year 2026 actual revenues compared to the adopted Fiscal Year 2027 budget showed certain revenue items could be increased to accommodate the additional funding needed.

RECOMMENDATION

It is recommended that the City Council approve the budget ordinance for additional revenues and funding to support Danville Public Schools in implementing the salary increases in accordance with the state budget.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2026 - ____ . ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING THE FISCAL YEAR 2027 BUDGET APPROPRIATION ORDINANCE TO INCREASE GENERAL FUND REVENUES FROM VARIOUS SOURCES TO PROVIDE ADDITIONAL FUNDING TO DANVILLE PUBLIC SCHOOLS IN THE AMOUNT OF \$824,000 AND APPROPRIATING SAME.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the Fiscal Year 2027 Budget Appropriation Ordinance by, and it is hereby, amended by increasing various General Fund revenues to provide additional funding to Danville Public Schools for an additional 2% increase in salaries in accordance with the Commonwealth of Virginia's biennial budget and appropriating the same as follows:

TRANSER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
General Fund		
Current Real Estate Taxes	0100000-40110	\$649,000
Public Service Real Estate	0100000-40150	\$ 75,000
Penalties	0100000-40350	\$ 50,000
Interest	0100000-40370	\$ 50,000

TRANSFER TO

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
General Fund		
Support of Public Schools	0199503-6050	\$824,000

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 2027 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

Approve as to
Form and Legal Sufficiency:

City Attorney

Council Letter
City of Danville, Virginia



CL - 2894

APPOINTMENTS A.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Appointments to Boards and Commissions.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

1. A Resolution Appointing Kalil Khan to the Danville Utility Commission.
2. A Resolution Appointing Jasmine Lipscomb to the Social Services Advisory Board.
3. A Resolution Appointing Wayne Mayo to the Danville Community Policy and Mangement Team as the Danville Public Schools Representative.

Attachments

1. Resolutions
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2026 – ____.

A RESOLUTION APPOINTING JASMINE LIPSCOMB TO THE SOCIAL SERVICES ADVISORY BOARD.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Jasmine Lipscomb be, and she is hereby appointed as a member of the Social Services Advisory Board for a four-year term commencing August 1, 2026 and ending June 30, 2030.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2026 – ____.

A RESOLUTION APPOINTING KALIL KHAN TO THE DANVILLE UTILITY COMMISSION.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Kalil Khan be, and he is hereby appointed as a member of the Danville Utility Commission for a three-year term commencing August 1, 2026 and ending June 30, 2029.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2026 – ____.

**A RESOLUTION APPOINTING WAYNE MAYO TO THE DANVILLE
COMMUNITY POLICY AND MANAGEMENT TEAM AS THE DANVILLE PUBLIC
SCHOOLS REPRESENTATIVE.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Wayne Mayo be, and he is hereby appointed as a member of the Danville Community Policy and Management Team as the Danville Public Schools Representative.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter City of Danville, Virginia



CL - 2864

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Amending and Establishing Rental Fees for Airport Facilities.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

1. Public Hearing
2. An Ordinance of the Council of the City of Danville, Virginia Amending and Establishing Monthly Rental Fees for a New Hangar Located at the Danville Regional Airport Effective August 17, 2026.

SUMMARY

A new corporate hangar will be available for rent at the Danville Regional Airport by the end of August 2026. The new hangar is 80' x 80' and is located adjacent to the terminal ramp and the new Aviation Training Facility building that is presently under construction. The Danville Airport Commission recommended that the monthly rental fee for the new hangar should be \$1973.33 or \$23,680 per year.

BACKGROUND

Local and federal funding was appropriated during Fiscal Year 26 to construct an 80' x 80' hangar.

This hangar is located adjacent to the terminal ramp on the north side of the airfield and located adjacent to the new aviation training facility building that is under construction. The proposed rental fee is based on the rental cost per square foot for a 60' x 54' hangar that was constructed in 2023.

RECOMMENDATION

It is recommended that City Council approve the attached ordinance that amends and establishes monthly rental fees for a new hangar located at the Danville Regional Airport.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2026-_____ . _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AMENDING AND ESTABLISHING MONTHLY RENTAL FEES FOR A NEW HANGAR LOCATED AT THE DANVILLE REGIONAL AIRPORT EFFECTIVE AUGUST 17, 2026.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia that on and after August 17, 2026, respectively, the charges for renting a new 80' x 80' hangar at the Danville Regional Airport be authorized and approved as follows:

CONFERENCE ROOM RENTAL FEES	CURRENT	PROPOSED
Two hour minimum	\$50.00	
Each additional hour	\$25.00	
Five hours or more	\$125.00	

Food and beverage clean up fee	\$25.00
--------------------------------	---------

HANGAR RENTAL FEES	CURRENT PER MONTH	PROPOSED
New 80' x 80' Corporate Hangar	N/A	\$1973.33
80' x 80' Corporate Hangar	\$1,248.00	
65' x 60' Corporate Hangar	\$888.00	
60' x 54' Corporate Hangar	\$1,000.00	
55' x 51' Clear Span Hangar	\$505.00	
T-hangars (new units)	\$210.00	
T-hangars (older units)	\$125.00	
Tie-downs	\$40.00	

CLOSED RUNWAY RENTAL FEE	CURRENT	PROPOSED
\$400 per day (non-aviation related)	\$400.00	
\$250 per day (aviation related)	\$250.00	

AND BE IT FINALLY ORDAINED that all other charges, not hereby amended,
shall continue in full force and effect unless and until hereafter amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

**Council Letter
City of Danville, Virginia**



CL - 2874

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Ambulance Operator's Permit

From: Susan DeMasi, City Clerk

COUNCIL ACTION

1. Public Hearing
2. An Ordinance of the Council of the City of Danville, Virginia Extending a Full Service Ambulance Operator's Permit to Rocky Mountain Holdings LLC, D/B/A Air Care Eagle.

SUMMARY

Rocky Mountain Holdings LLC, DBA Air Care Eagle, filed an application with the City for an Ambulance Operator's Permit.

BACKGROUND

In accordance with Article III, entitled "Ambulances" of Chapter 39 entitled "Vehicles for Hire" of the Code of the City of Danville, Virginia, William Stubba submitted an application for an Ambulance Operator's permit for Rocky Mountain Holdings LLC DBA Air Care Eagle, to the City Clerk. City Administration reviewed the application and made recommendations; a copy of that report and the application is attached to this council letter.

RECOMMENDATION

After meeting on July 15, 2026, the Ambulance Committee recommends a permit be issued to Rocky Mountain Holdings LLC DBA Air Care Eagle.

Attachments

1. Ordinance
 2. Air Methods Application
 3. Air Methods recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2026 - ____ . ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA EXTENDING A FULL SERVICE AMBULANCE OPERATOR'S PERMIT TO ROCKY MOUNTAIN HOLDINGS LLC, D/B/A AIR CARE EAGLE.

WHEREAS, Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, has applied for an ambulance operator's permit, in accordance with the provisions of Article III, entitled "Ambulances," of Chapter 39, entitled "Vehicles for Hire," of the Code of the City of Danville, Virginia, 1986, as amended; and

WHEREAS, the Ambulance Committee reviewed the application for a full-service operator's permit filed by Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, made an investigation and analysis, as required by Sections 39-101 and 39-107 of the City Code, and recommended that a permit be issued to Rocky Mountain Holdings LLC, d/b/a Air Care Eagle; and

WHEREAS, Council held a public hearing on this date, as required by Sections 39-108 and 39-109 of the City Code, and heard the evidence presented by Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, and the evidence presented by the City Administration and the argument by or on behalf of these applications and the city Administration, as well as any comments of the interested public, and

WHEREAS, Council finds that the public convenience and necessity would be served by the issuance of a full-service ambulance operator's permit to Rocky Mountain Holdings LLC, d/b/a Air Care Eagle.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the request of Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, for a full service ambulance operator's permit be, and is hereby, approved and that full-service ambulance operator's permit with a term of five (5) years, expiring on August 31,

2031 be granted subject to the following conditions:

1. Compliance with all of the applicable provisions of Chapter 39 of the City Code and other applicable federal, state, and local laws, and the conditions set forth.

2. The ambulance operator permit holder will keep such records and make such reports to the City Manager or his designee with respect to furnishing ambulance service under this ambulance operator permit as shall be required and requested by the City Manager or his designee. The City Manager or his designee may prescribe the form of such records and reports and shall have the right to inspect the records, facilities, and equipment of the ambulance operator permit holder at any time.

3. The ambulance operator permit holder will indemnify, keep, and hold the City free and harmless from any and all liability for injury or damage to any and all persons, firms, and corporations and property arising out of or directly or indirectly resulting from the performance of this permit; and in the event any suit or proceeding shall be brought against the City, at law or in equity, either independently or jointly with the permit holder, on account of, founded upon or arising out of the performance of this permit, the permit holder will defend the City therein at the cost of the permit holder, and in the event of a final judgement or decree being obtained or entered in any such action of suit against the City, either independently or jointly with the permit holder, then the permit holder will pay such judgement, together with all costs and expenses of whatever nature, or comply with such decree, and hold the City harmless therefrom.

4. Should the ambulance operator permit holder breach any term, condition or provision of this permit and fail to correct, remedy or remove the condition that constitutes such breach within thirty (30) days after written notice thereof has been received by the permit holder from the City Manager or his designee, or should the permit holder become insolvent or a receiver or receivers be appointed for it, or should the permit holder make assignment for the benefit of its creditors and such insolvency is not remedied or such

receivership or assignment is not vacated within thirty (30) days, the City Manager or his designee may immediately terminate this permit.

5. Neither the permit nor the rights, privileges and obligations inuring to or assumed by the ambulance operator permit holder thereunder shall be assigned or transferred, directly or indirectly, and every such assignment or transfer shall be void and shall automatically and immediately terminate this permit.

6. The term of the temporary ambulance operator's permit shall be five (5) years, beginning August 31, 2026 and ending August 31, 2031 subject to annual review and, for good cause, revision with respect to services provided and rates charged thereunder, and thereafter automatically renewable for a term of one (1) year unless either party should notify the other in writing no less than sixty (60) days prior to the termination of such renewal period of its election not to renew the same.

7. The ambulance service required will serve the hospital, nursing homes, general public, and doctors' offices.

8. Ambulance service must conform to the City Code entitled "Ambulances," of Chapter 39, entitled "Vehicles for Hire," of the Code of the City of Danville, Virginia, 1986, as amended.

9. Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, shall provide a performance bond or letter of credit (in a form acceptable to the City Attorney) to secure performance under this permit.

10. Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, shall provide an audited financial statement and profit and loss statement for 2025 within ninety (90) days after this date.

11. The ambulance operator permit holder shall immediately notify the Fire Chief of any citation and/or suspension issued against Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, state EMS agency certificate, and/or any employee's state EMS certification,

issued by the Virginia Office of Emergency Medical Services.

12. The ambulance operator permit holder shall have a two-way radio communication system between the City of Danville Emergency Communication Center (ECC), Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, dispatch office, and each ambulance. All communication equipment will be maintained so that it will operate effectively and efficiently.

13. The ambulance operator permit holder will have available at all times, 24 consecutive hours each day of the year, at a minimum for service at least the following vehicles and equipment:

a. One (1) helicopter, which meets the state minimum certification requirements, to answer advance life support calls;

b. Proper staff that meets the state EMS personnel regulations with additional current certification for Emergency Medical Technicians (EMT) in the following:

1) Emergency Vehicle Operating Course (EVOC);

2) CPR

c. Additional current certifications for Paramedic, or Enhanced Technicians in the following:

1) Advanced Cardiac Life Support (ACLS)

2) Pediatric Advance Life Support (PALS) or Pediatric Education for Pre-Hospital Professionals (PEPP)

3) CPR

4) Emergency Vehicle Operations Course (EVOC)

14. Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, shall operate a central business and response office within the City limits of Danville, said location must be approved by the City Manager or his designee.

15. Rocky Mountain Holdings LLC, d/b/a Air Care Eagle, shall have at least one single-party telephone service for receipt and dispatch of ambulance and wheelchair services. The telephone shall be manned 24 hours a day to take calls from the public. The telephone number assigned to these services shall be listed and made available through publication for use of the general public.
16. Qualified personnel must be provided to efficiently operate telephone and radio communications systems and services for the immediate rendition of ambulance services.
17. Insurance shall be carried against loss and liability in connection with the performance of the ambulance service. (Minimum required—One million (\$1,000,000) for bodily injury to any one person in any one accident and not less than five-hundred thousand (\$500,000) for all bodily injuries resulting from any one accident, and one-hundred thousand (\$100,000) for property damage.) A copy of the insurance carried must be provided to the City Manager or his designee.
18. The City reserves the right to request a financial statement from the bidder or proof of financial stability.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

CITY OF DANVILLE

APPLICATION FOR AMBULANCE OPERATOR'S PERMIT

1. Name and Address of Applicant. (If a partnership, give the trade name and individually name all partners and give their addresses; if a corporation, give the corporate name, and names and addresses of all officers of the corporation.)

Air Methods, LLC

***Existing Virginia EMS agency name: Rocky Mountain Holdings LLC DBA Air Care Eagle
5500 South Quebec Street, Suite 300
Greenwood Village, CO 80111***

2. Business location within the City of Danville:

Danville Regional Airport, 424 Airport Dr, Danville VA 24540

3. Have any of the applicants been convicted of a felony or of a misdemeanor involving moral turpitude within the last ten years?

 yes

 X no

4. Number of ambulances that the applicant proposes to operate and the make, model, serial or motor number, and the correct State License Number of each vehicle:

Total Number of Ambulances: one helicopter

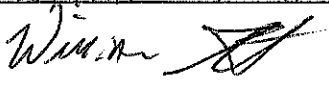
Vehicle List (make, model, serial or motor number, License Number:

Eurocopter EC 135 P2+/IFR

SN 0339

N 998AM

5. The applicant hereby certifies that he/she has obtained or will obtain liability insurance in accordance with Section 39-92 of the Code of the City of Danville, Virginia, 1986 as amended, as is evidenced by his/her signature hereto.

William Stubbs - Field Operations


6. Please provide a Schedule of Rates proposed to be used within the City of Danville.

****See below**

CITY OF DANVILLE

APPLICATION FOR AMBULANCE OPERATOR'S PERMIT

7. Please attach or provide any other information, data, and/or documents needed by the City as indicated in Sections 39-107 and 39-108 of the Code of the City of Danville, Virginia, 1986 as amended, and in any published notice that the City is currently receiving applications for an ambulance operator's permit.

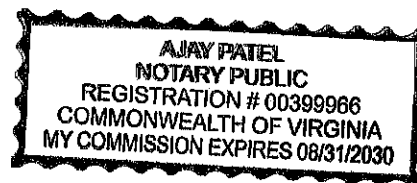
William [Signature]
Name

Commonwealth of Virginia
City/County of Danville

Subscribed to and sworn before me this 5th day of May, 2026

[Signature]
Notary Public

My commission expires: 08/31/2030



CITY OF DANVILLE

APPLICATION FOR AMBULANCE OPERATOR'S PERMIT

HCPCs Charge	Amount
A0436 Virginia Mileage Cap	\$46,170.88
A0436 Virginia Multi-load Miles	\$285.38
A0431 Virginia Rotor Base	\$50,528.12
A0436 Virginia Rotor Miles	\$570.76



CITY OF DANVILLE

Fire Department

Date: May 8, 2026

To: Mayor Alonzo Jones and Members of the Ambulance Committee

From: David Coffey, Fire Chief

Subject: Application for an Ambulance Operator's Permit.

Summary

On May 5, 2026, the city clerk received an application for an Ambulance Operator's Permit from William Stuba, on behalf of Air Methods, LLC. Air Methods is seeking authorization to base a helicopter at the Danville airport; they are currently pursuing a lease for a hanger. Having a flight ambulance based here in Danville would greatly reduce the response time and provide both Advance Life Support (ALS) and Basic Life Support (BLS) transportation.

Per the city code 39-107 the Fire Chief or his designee are required to complete an investigation or needs assessment and file a report to the committee.

Staff Recommendations.

Based on the needs assessment of the community, the Fire Department recommends the Ambulance Committee issue an Ambulance Permit to Air Methods, LLC. based on the following:

- The lack of transportation is a top issue that our local hospital faces each day. Based on conversations with Steve Heatherly, President of SOVAH Health Danville, the lack of medical transportation to move patients out of the hospital to a higher level of care in a timely manner creates a backup. This backup ultimately places the hospital in position where they have to divert patients to other medical facilities.
- Currently Danville has two permitted ambulance services, Danville Life Saving Crew (DLSC) and Fab's Family Medical Transportation. Both services provide ground transportation for patients in our community transporting non-emergency patients to doctors' offices and returning patients home but routinely run thin when providing ground transport outside of our community.
- During the 2025 calendar year, Air Methods responded to 347 calls for service in our community. The question has become, do we wait for the helicopter to get here, or do we have a helicopter based here ready to go?

I feel confident that the community of Danville would benefit greatly from having an air ambulance based locally.

Respectfully,

David Coffey
Fire Chief
Danville, Virginia

Council Letter City of Danville, Virginia



CL - 2867

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Appeal of Architectural Review Board Decision for 531 Lynn Street.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. A Resolution of the Council of the City of Danville, Virginia Affirming the Architectural Review Board Decision to Deny Certificate of Appropriateness for Previously Installed Address Signs at Parcel #21670 (553 Lynn Street); or
3. An Ordinance of the Council of the City of Danville, Virginia Reversing the Architectural Review Board Decision to Deny a Certificate of Appropriateness for Previously Installed Address Signs at Parcel #21670 (553 Lynn Street).

SUMMARY

On June 11, 2026, the Architectural Review Board (ARB) denied Certificate of Appropriateness application PZ26-00327, which requested approval of two previously installed address signs at Parcel 21670 (553 Lynn Street) within the Architectural Review Overlay. The applicant is appealing the decision of denial in accordance with § 41.8.W. Administrative Appeals.

BACKGROUND

On May 7, 2026, a zoning violation letter was issued for 553 Lynn Street (Parcel 21670) in reference to a sign installed without a Certificate of Appropriateness (COA) or a sign permit. 553 Lynn Street is located within the River District and thus all proposed signage requires Architectural Review Board review and approval prior to installation. A zoning violation letter was issued on May 7, 2026, and a COA application, PZ26-00327, was submitted to the ARB shortly thereafter seeking approval of the two previously installed signs. According to the application, the signs are unlit, pin-mounted building numbers intended to identify the property from both Lynn Street and the adjacent parking area. At its June 11, 2026, meeting, the ARB voted to deny the application with a condition requiring the applicant to remove both signs and replace them with signage that complies with the 32-square-foot maximum wall-sign allowance. The applicant subsequently filed an appeal of the ARB decision.

In the appeal letter, the applicant argues that the two signs comply with the current Unified Development Code (UDC) and should be permitted to remain. The applicant states that each sign should be measured independently, that both signs comply with applicable frontage-based sign-area limits, and that the west-facing sign should be treated as signage on a multi-frontage location. The applicant also notes that the signs were installed during the transition from the River District Design Commission to the Architectural Review Board and attributes the lack of prior approvals to internal

errors and miscommunication regarding permitting, installation timing, and sign location. Finally, the applicant cites prior approvals of similar address signs in the River District as precedent for overturning the ARB decision.

The Architectural Review Design Guidelines (ARDG) encourages wall signs as the primary sign type for commercial buildings. The guidelines state that signs should be located above or near the primary entrance, fit within the architectural features of the building façade, and be compatible with the character of the surrounding district. Building-mounted flat signs are limited to 32 square feet per business and may not exceed the size, height, or setback requirements as outlined in Article 5 of the UDC. Under the sign requirements in the UDC, wall signs in the River District are permitted at one square foot of sign area per linear foot of primary wall frontage, up to a maximum total sign area of 32 square feet for a single-tenant building. The two signs for the subject property are pin-mounted numbers measuring 8 feet by 4 feet each, or a total of 64 square feet, exceeding the maximum 32-square-foot wall sign allowance. In addition, the west-facing sign faces an adjacent parking area rather than a public right-of-way and therefore is not located on a separate street frontage. Even if the property was considered multi-frontage, Article 5 does not authorize the applicant to exceed the maximum wall-sign allowance.

The subject signs are the numbers 5, 5, and 3 to identify the building. However, the numbers do not qualify as address signage, because each sign exceeds the 30-square-inch maximum for address signs. Therefore, they are advertising signs.

The subject signs were installed prior to obtaining the required sign permit and Certificate of Appropriateness approval. In September 2025, the applicant was the subject of two similar sign violation issues. These projects are the precedents cited in the appeal. In those cases, large address signs were installed prior to review and subsequently considered by the River District Design Commission, which approved the signs and issued Certificates of Appropriateness. Since the applicant had previously completed the review process for substantially similar signage, the applicant was familiar with the applicable regulations, permitting requirements, and approval procedures before installing the subject signs.

The ARB is authorized to approve, approve with conditions, or deny a Certificate of Appropriateness based on whether a proposal meets the requirements of the Architectural Review Design Guidelines (ARDG) and applicable preservation principles. The ARB must articulate how a proposal does or does not satisfy those standards when rendering its decision. After reviewing the application and hearing from the applicant, the ARB determined that the proposed signage did not meet the ARDG. During discussion, Board members expressed concerns regarding the size of the signs, their compatibility with the building and district, and the fact that the signs had been installed prior to obtaining the required approvals. It was specifically noted that the applicant had previously appeared before the City regarding similar signage matters and therefore was familiar with the requirement to obtain ARB approval prior to installation. While acknowledging that removing or modifying the signs could create a financial burden for the property owner, Board members emphasized that compliance with the review process and applicable guidelines remained a primary consideration. Following discussion of potential alternatives, including reducing the size of the signs or removing one of the signs, the Board voted unanimously (6-0) to deny the Certificate of Appropriateness and require that the installed signs be removed and that any replacement signage complies with the 32-square-foot maximum wall-sign allowance.

Based on past practice, the applicant's argument regarding prior approvals and perceived miscommunications does not warrant overturning the ARB's decision. Although the applicant cites the transition from the River District Design Commission to the Architectural Review Board as a source of confusion, the ARB began meeting in April 2026, prior to issuance of the May 7, 2026, zoning violation notice. Each Certificate of Appropriateness application must be evaluated on its own facts, including the specific building frontage, sign placement, scale, architectural context, and the applicable standards in effect at the time of review. In this case, the ARB reviewed the subject signs, listened to

the applicant's arguments, discussed potential alternatives, and determined that the size and scale of the signage were not compatible with the building or the surrounding district.

As noted by ARB members during discussion, compliance with the required review and permitting process is an important consideration in preserving the character of the River District. The applicant had prior experience with substantially similar signage matters and was therefore aware that review and a sign permit were required before installation.

For these reasons, staff recommends that City Council affirm the ARB's denial of COA application PZ26-00327 and require the applicant to remove the existing signs and comply with the 32-square-foot maximum wall-sign allowance and all applicable design guidelines and permitting requirements.

RECOMMENDATION

Planning Staff recommends that City Council deny the appeal and affirm the Architectural Review Board's denial of Certificate of Appropriateness application PZ26-00327, requiring the applicant to remove the existing signs and submit any proposed replacement signage for review in accordance with the Architectural Review Design Guidelines, the sign regulations of the Unified Development Code, and permitting requirements.

Attachments

1. Resolution
 2. Ordinance
 3. 553 Lynn St - City Council Appeal - 07032026
 4. Appeal ARB- PZ26-00327
 5. First Notice of Violation - 553 Lynn Street 2026.05.07
 6. Staff Photos - 553 Lynn Street
 7. 2026.05.13 - 553 Lynn ARB Application
 8. Exhibit A
 9. Staff Report
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2026-____ . ____

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AFFIRMING THE ARCHITECTURAL REVIEW BOARD DECISION TO DENY CERTIFICATE OF APPROPRIATENESS FOR PREVIOUSLY INSTALLED ADDRESS SIGNS AT PARCEL #21670 (553 LYNN STREET).

WHEREAS, a Certificate of Appropriateness was requested to allow previously installed address signs at Parcel #21670 (553 Lynn Street) within the Architectural Review Overlay; and

WHEREAS, the Architectural Review Board considered, on June 11, 2026, the request to allow previously installed address signs at Parcel #21670 (553 Lynn Street) within the Architectural Review Overlay; and

WHEREAS, The Architectural Review Board determined that allowing the previously installed signs at Parcel #21670 (553 Lynn Street) does not meet the Architectural Review Design Guidelines, and that the signs should be removed.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Danville, Virginia, that the decision of the Architectural Review Board rendered on June 11, 2026, be, and it is hereby, affirmed.

Approved:

Mayor

Attest:

Clerk

Approved as to Form and
Legal Sufficiency:

Deputy City Attorney

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2026- ____ . ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA REVERSING THE ARCHITECTURAL REVIEW BOARD DECISION TO DENY CERTIFICATE OF APPROPRIATENESS FOR PREVIOUSLY INSTALLED ADDRESS SIGNS AT PARCEL #21670 (553 LYNN STREET).

WHEREAS, a Certificate of Appropriateness was requested to allow previously installed address signs at Parcel #21670 (553 Lynn Street) within the River District; and

WHEREAS, the Architectural Review Board considered, on June 11, 2026, the request to allow previously installed address signs at Parcel #21670 (553 Lynn Street) within the Architectural Review Overlay; and

WHEREAS, the Architectural Review Board determined that allowing the previously installed signs at Parcel #21670 (553 Lynn Street) does not meet the Architectural Review Design Guidelines, and that the signs should be removed; and

WHEREAS, the applicant appealed the decision of the Architectural Review Board to deny the Certificate of Appropriateness to allow previously installed address signs at Parcel #21670 (553 Lynn Street); and

WHEREAS, after hearing facts presented by the applicant and the position of the Architectural Review.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Danville, Virginia, that the decision of the Architectural Review Board rendered on June 11, 2026 be reversed and that the Certificate of Appropriateness be issued to allow previously installed address signs at Parcel #21670 (553 Lynn Street) within the Architectural Review Overlay.

Approved:

Mayor

Attest:

Clerk

Approved as to Form and
Legal Sufficiency:

Deputy City Attorney

Shelton Street LLC

Shelton Street LLC

501 Craghead St, Suite 100
Danville, VA 24541

Danville City Council

427 Patton Street
Danville, VA 24541

July 2, 2026

Members of City Council,

At the Architectural Review Board meeting on June 11, 2026, Certificate of Appropriateness application PZ26-00327 for the approval of two signs installed at 553 Lynn Street was denied. Shelton Street LLC is providing this letter, the original application, and ARB denial letter to City Council to formally appeal the decision of the ARB to allow for the signs to remain in their current location. The signs are pin mounted, unlit signs measuring 4ft tall and 8ft wide (32 sqft) each.

The ARB denial letter dated June 12, 2026 listed the “associated conditions” as:

1: Remove both signs and replace with smaller signs within the 32 square foot allowance.

553 Lynn Street (Parcel 21670) is part of the TW-C district. Certain applicable excerpts from the UDC include:

E. 2. 2. Number of Signs. Except as otherwise provided, these regulations shall be interpreted to permit one sign of each permitted basic sign type, in accordance with applicable regulations, for each street frontage, for each permitted use on the premises. For the purpose of this regulation, basic sign types are free standing sign (including monument sign), building mounted sign, projecting sign, and temporary sign.

F. 5. Computation of maximum allowable sign area.

a. The total allowable sign area for all applicable signs shall not exceed the area defined in each sign district for each linear foot of building front along each street regardless of the



setback depth. All signs except for those exempted for permit, temporary signs, directory signs and directional signs shall be counted in calculating the allowable sign area.

b. On multi-frontage locations, the allowable sign area for all applicable signs on each additional street frontage shall be located only on that frontage. **Building frontage facing publicly accessible parking lots may be considered a multi-frontage location.** Alleyways and street frontage facing residential zones are not allowable multi-frontage locations.

O.2.a. Wall signs. Wall signs shall be permitted for each establishment on the premises **based on allowable square footage.**

O.5. Summary Chart of Sign Regulations in the TW-C Commercial District. Sign Type = Wall Sign
Signs Allowed = **1 per wall facing public street.** Maximum Sign Area = The combined area of wall, projecting, awing, canopy or marquee signs shall not exceed 2 sq ft per linear foot of primary wall frontage of the first 200 linear feet and 1 sq ft per linear foot beyond 200 feet, in addition to 2 sq ft per 1 vertical foot for every foot over 20 feet in building height.

Our response to the assertions of the ARB decision include:

1. The signs as installed are in compliance with the applicable Code.
2. Each sign is to be considered independently as to its size and its compliance with the "Maximum Sign Area". Using Lynn Street frontage as an example, and as it is the smallest of the frontages, the wall is approximately 57ft long and 28ft tall at its shortest spot. The resulting calculated Maximum Sign Area is far greater than the existing sign which is 32 square feet. The second sign is on a frontage more than twice as large.
3. The sign facing west can be considered as a multi-frontage location as referenced above and, as such, could be considered to be "facing a public street".
4. There is a precedent for approval of similar signs throughout the TW-C.

We acknowledge that there were internal errors and miscommunication by the applicant as it relates to permit procurement and to the installation timing and location. This was during the recent time of transition between the RDDC and the ARB. In any event, these should have been addressed prior to installation. After the ARB meeting on June 11, we identified what we believe to be a viable secondary option. While the size of the signs is in compliance with the Code and their appearance compatible with other previously approved signs in the TW-C, if the sign facing west is deemed not acceptable, we would like to propose moving that sign to the building façade facing Colquhoun Street.



CITY OF DANVILLE

Community Development Architectural Review Board

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS APPLICATION

CODE Danville Article 2.Q. Section 3.a.: Certificate of Appropriateness required. No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation, or demolition of any building, structure, sign, fence, wall, light fixture, accessory building, pavement, grading, site improvement, significant landscaping feature, or other appurtenant element in an ARO unless and until such building or site element has been approved by the Architectural Review Board (ARB) through the issuance of a Certificate of Appropriateness as set forth in § 41.8.F. Certificate of Appropriateness.

The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$26.00

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ ARB Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Zoning District: _____
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: **Garrett Shifflett**
Applicant's Address: **1630 Pope Avenue, Richmond VA 23227**
Applicant's Phone Number: **804-399-9921**
Applicant's E-mail: **garrettshifflett@gmail.com**

ZONING ORDINANCE ARB APPLICATION STANDARDS

Article 8.F. Section 5.a.: In consideration of a complete application, the Division Director of Planning/ Zoning Administrator and the Architectural Review Board may require any or all of the following information and any other materials as may be deemed necessary for their review.

1. Statement of proposed use and user.
2. Statement of estimated construction time.

DANVILLE, VA

3. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
4. Site Plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - A. Existing property boundaries, building placement and site configuration;
 - B. Existing topography and proposed grading;
 - C. Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - D. Relationship to adjacent land uses;
 - E. Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - F. Proposed building color and materials;
 - G. Relationship of building and site elements to existing and planned corridor development;
 - H. Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
 - I. Other site plans and Subdivision Plats as may be required by Danville for development approval.
5. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
6. A landscaping and buffer plan.
7. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
8. Graphic exhibits depicting compliance with other design elements.

Property Location (address/ID#): 553 Lynn St, Parcel #21670

Proposed Improvement: ☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign
Improvement Description: Building street numbers on the corner of the building. One facing
Lynn Street and the other facing the parking lot, visible as you travel Lynn Street. These are
unlit, pin mounted numbers.

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☒ Yes ☐ No

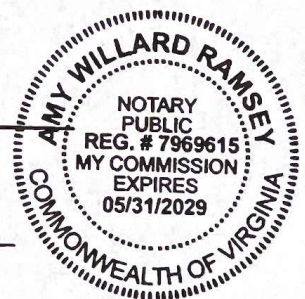
Would you like more information about these programs?

☐ Yes ☒ No

Commonwealth of Virginia
City of Danville

The foregoing instrument was acknowledged before me this 12th day of May, 2026 by Amy Willard Ramsey

Amy Willard Ramsey
Notary Public



Registration No.: 7969615

Expires: 5/31/2029



CITY OF DANVILLE

Community Development Architectural Review Board

June 12, 2026

Garrett Shifflett
1630 Pope Avenue
Richmond, VA 23227

RE: PZ26-00327

Dear Mr. Shifflett:

On June 11, 2026, the Architectural Review Board voted to deny the following request:

*Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett,
to approve the previously installed address sign at Parcel 21670
(553 Lynn Street).*

The associated conditions are as follows:

1. Remove both signs and replace with smaller signs within the 32 square foot allowance.

In accordance with § 41.8.E. Architectural Review Board. Section 5.a and Table 8.W-1: Administrative Appeals Schedule, you have the right to submit an appeal to City Council within 30 days of the date the decision was made.

All exterior alterations, including construction, reconstruction, exterior alteration, restoration, demolition, or razing of a structure, require review by the Architectural Review Board and approval of a Certificate of Appropriateness, as outlined in the Architectural Review Design Guidelines.

If you have any questions or I can be of further assistance, please contact me at 434.799.5260, extension 3839.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stefanie E. Jackson", with a long horizontal line extending to the right.

Stefanie E. Jackson
Long Range and Neighborhood Planner

Williams, Shanika S.

From: Austin Bunn <aossaustin@gmail.com>
Sent: Tuesday, July 7, 2026 2:25 PM
To: Williams, Shanika S.
Cc: Ross Fick; Garrett Shifflett; Burton, Renee; Jackson, Stefanie E.
Subject: Re: Shelton Street LLC - City Council Appeal for PZ26-00327

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.

Sounds good. Thank you.

Austin Bunn
Operations Manager



On Tue, Jul 7, 2026 at 12:55 PM Williams, Shanika S. <williss@danvilleva.gov> wrote:

Received. I will update you once we've got it on the agenda.



Shanika S. Williams
Associate Planner
Community Development Department
williss@danvilleva.gov
427 Patton St | Danville, VA 24541
O: 434.799.5260 ext: 2503
www.danvilleva.gov
Follow us!    

From: Austin Bunn <aossaustin@gmail.com>
Sent: Friday, July 3, 2026 9:24 AM
To: Williams, Shanika S. <williss@danvilleva.gov>

Cc: Ross Fick <rossfick@gmail.com>; Garrett Shifflett <garrettshifflett@gmail.com>

Subject: Fwd: Shelton Street LLC - City Council Appeal for PZ26-00327

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.

Shanika,

I received Renee's out of office email and am forwarding this to you. Please see below and attached and, when available, let me know what day this will go before Council.

Thanks! I hope you have a great holiday weekend.

Austin Bunn

Operations Manager



----- Forwarded message -----

From: **Austin Bunn** <aossaustin@gmail.com>

Date: Fri, Jul 3, 2026 at 9:02 AM

Subject: Shelton Street LLC - City Council Appeal for PZ26-00327

To: Burton, Renee <burtotr@danvilleva.gov>

Cc: Ross Fick <rossfick@gmail.com>, Garrett Shifflett <garrettshifflett@gmail.com>

Renee,

Please see the attached document for an appeal to City Council for PZ26-00327 by Garrett Shifflett and Shelton Street LLC.

Thank you,

Austin Bunn

Operations Manager





CITY OF DANVILLE

Community Development Division of Planning and Zoning

NOTICE OF VIOLATION

May 7, 2026

Shelton Street LLC
541 Bridge St #2,
Danville, VA 24541

Riverfront Real Estate Group
Attn: Garrett Shifflett
1630 Pope Avenue
Richmond, VA 23227

RE: 553 Lynn Street, Danville, VA

Dear Property Owner:

The City of Danville's Planning and Zoning Division has inspected the above-referenced property and found it to be in violation of the City's UDC. The purpose of this letter is to inform you of the specific violation(s) discovered, which are as follows:

Installation of a sign without a permit, zoning clearance, or Architectural Review Board (ARB) review, pursuant to the following:

§ 41.5.A. Existing Signage Provisions to Stay in Effect.; River District (RD) RD, CB-C, and TW-C § 41.10.N.

Article 10.B. – Sign Permit Requirement. Except as provided hereinafter, no sign shall be erected, installed, used, altered, painted, relocated, replaced or reconstructed until a Sign Permit has been issued by the Director of Planning/Zoning Administrator and approved by the Commission of Architectural Review or the Tourism Corridor Review Board, if applicable.

Architectural Review Design Guidelines – Chapter 5: Sign Guidelines - Foremost, sign permits are required for the erection of any permanent or temporary sign within the City of Danville. Building and electrical permits may also be necessary. Article 5 of the UDC provides definitions of various sign forms and specific regulations for erection of a sign in the City.

5.1 ARB Review Levels – All new sign require ARB review.

DANVILLE, VA

YOU ARE HEREBY NOTIFIED THAT YOU HAVE 10 DAYS FROM THE DATE OF THIS LETTER TO COMPLY WITH THE ZONING ORDINANCE OR TO NOTIFY THE CITY OF YOUR INTENTIONS TO DO SO.

The following action(s) are required for you to bring your property into compliance with the Zoning Ordinance:

- Submit an ARB application for approval of a Certificate of Appropriateness for the sign installed at the subject parcel; or
- Remove the sign.

Failure to correct any zoning violation will result in the City of Danville taking action to abate such violation(s) in accordance with law. This may result in legal action against you, which could subject you to civil penalties ranging from \$200 to \$5,000. You have the right to appeal this decision to the Board of Zoning Appeals as provided in the City's Zoning Ordinance. A written request for such an appeal shall be made on forms provided by the Planning and Zoning Office and filed with this office within 30 calendar days from the date of this letter, or ten (10) days in the case of short-term recurring violations. At the time of filing, a fee of \$400.00 shall accompany the appeal request. Applications for appeal may be obtained in the Planning and Zoning Office located in the Municipal Building at 427 Patton Street, Monday through Friday, 8:00 AM until 5:00 PM.

Our department strives to fairly and justly enforce the provisions of the Zoning Ordinance of the City of Danville. However, this is not possible without your full cooperation. Therefore, if you wish to discuss this letter, please contact me by phone or email. Thank you for your cooperation in promptly eliminating the violation(s).

Sincerely,



Stefanie E. Jackson
Long Range and Neighborhood Planner
Jacksse@danvilleva.gov
434-799-5260 Ext. 3839







553

553

ONE WAY
STATION

PLEASE CLOSE UP
AFTER YOUR DOG

ISOLEX
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COMMERCIAL - INDUSTRIAL
RESIDENTIAL
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www.isolexarchitecture.com

FDC

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DA
ST



553

553

AVIS
Storage

OT 3402



CITY OF DANVILLE

Community Development Architectural Review Board

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS APPLICATION

CODE Danville Article 2.Q. Section 3.a.: Certificate of Appropriateness required. No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation, or demolition of any building, structure, sign, fence, wall, light fixture, accessory building, pavement, grading, site improvement, significant landscaping feature, or other appurtenant element in an ARO unless and until such building or site element has been approved by the Architectural Review Board (ARB) through the issuance of a Certificate of Appropriateness as set forth in § 41.8.F. Certificate of Appropriateness.

The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$26.00

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ26-00327 ARB Meeting Date: 06/11/2026
Date Received: 05/13/2026 Received By: SSW
Parcel ID: 21470 Zoning District: PD
Additional Information: N.O.V sent 05/07 (PZ26-00322)
sign already installed

APPLICANT PROVIDED INFORMATION

Applicant: Garrett Shifflett
Applicant's Address: [REDACTED]
Applicant's Phone Number: [REDACTED]
Applicant's E-mail: [REDACTED]



ZONING ORDINANCE ARB APPLICATION STANDARDS

Article 8.F. Section 5.a.: In consideration of a complete application, the Division Director of Planning/ Zoning Administrator and the Architectural Review Board may require any or all of the following information and any other materials as may be deemed necessary for their review.

1. Statement of proposed use and user.
2. Statement of estimated construction time.

DANVILLE, VA

3. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
4. Site Plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - A. Existing property boundaries, building placement and site configuration;
 - B. Existing topography and proposed grading;
 - C. Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - D. Relationship to adjacent land uses;
 - E. Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - F. Proposed building color and materials;
 - G. Relationship of building and site elements to existing and planned corridor development;
 - H. Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
 - I. Other site plans and Subdivision Plats as may be required by Danville for development approval.
5. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
6. A landscaping and buffer plan.
7. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
8. Graphic exhibits depicting compliance with other design elements.

Property Location (address/ID#): 553 Lynn St, Parcel #21670

Proposed Improvement: ☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign
Improvement Description: Building street numbers on the corner of the building. One facing Lynn Street and the other facing the parking lot, visible as you travel Lynn Street. These are unlit, pin mounted numbers.

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☒ Yes ☐ No

Would you like more information about these programs?

☐ Yes ☒ No

[Signature]
Applicant Signature

5/12/26
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 12th day of May, 2026 by Amy Willard Ramsey

[Signature]
Notary Public



Registration No.: 7969615

Expires: 5/31/2029

5.7 Wall Signs

A wall sign is one that is attached to a wall or painted or inscribed on a wall or on a flat, vertical surface on a structure. Unlike a projecting sign, a wall sign projects less than one (1) foot from a building wall. Wall signs can be defined in various ways, including a flat sign board; an individual, pin-mounted letter sign; a channel letter sign mounted to a raceway; a directory sign; or a painted sign. Painted signs differ from murals in that they advertise a commercial business or product. By contrast, murals, as works of art, do not contain any commercial messages or references.



Figure 5.11. This readapted apartment building on Lynn Street has a hand-painted sign applied directly its original masonry, preserving the building's industrial character.

Standards

- Refer to the UDC for regulations on the sizes of wall signs.
 - More square footage and/or signs on more than one face of a building may be allowed per ARB review and approval.
 - Flat wall signs should not exceed four (4) inches in depth.
 - The size of a wall sign shall be coordinated with the size of the architectural element on which it is placed. The sign should not overcrowd the architectural element, the wall, or the sign area.
- Cabinet signs are prohibited in the ARO.

A cabinet sign, also known as a box or a light box sign, is a type of sign that features a box-like structure with a translucent face and an internal light source. This design allows the sign to be illuminated from within, making it highly visible, especially at night. The sign face can be made of various materials, including plastic, acrylic, or vinyl, and can display text, symbols, or full-color graphics.

- Wood or metal sign boards with attached, raised dimensional lettering, with engraved lettering, or with painted/silk-screened lettering are recommended.
- Flat wall signs may be mounted to a sign band or frieze board or to a flat surface on the building wall above the first floor but below second-story windows or cornice.
 - Wall signs shall be integrated with the architecture of the building and the placement of such signs should not obscure architectural features or details, including but not limited to cornices, windows, columns, pilasters and paneling.
 - Flat wall signs may not cover a historic transom window, which is a fixed or operable, horizontal glazing above a door or window.
- Pin-mounted, individual letter signs must not be mounted directly to a building wall but must be mounted to a frieze board or sign band integrated into or affixed to the building wall.
 - The number of holes drilled into masonry or wood structural walls for the installation of signage should be minimal.
 - On masonry buildings, signs and brackets should be anchored through the mortar joints rather than directly into the masonry unit (brick) itself.
 - Upon removal of signage and hardware, the tenant and/or business owner, in consultation with Staff, shall appropriately repair any damage caused by the sign.
 - Pin-mounted letters should be affixed to the frieze board or sign band so that the fastening hardware is not visible.
 - Halo lighting for pin-mounted letters requires ARB review.



Figure 5.12. The Danville River District sign above Bridge Street utilizes the historic pedestrian bridge once used to move between warehouses that shape the RD.



Figure 5.13. Utilizing appropriate hues, the channel-letter signage for 'The Brick' on Main Street is mounted on a raceway affixed to the masonry, demonstrating a clean and professional presentation.

- Channel lettering (mounted on a raceway or individual letters) is preferred.
 - The color of raceways should match the wall color.
- Painted signs require ARB approval.
 - Painted signs may be painted on a signboard or directly onto masonry walls.
- Directory signs must be limited to eight (8) square feet for commercial buildings.
 - Directory signs up to 16 square feet may be permitted with ARB review and approval.

5.8 Wayfinding Signs

Effective wayfinding signage plays a vital role in the overall strategy to attract people to a city or area and then to guide them seamlessly to points of interest, attractions, retail offerings, and restaurants. Wayfinding signage involves many different levels, including interstate or main road vehicular signs, secondary/approach vehicular signs, trailblazer signs, pedestrian level signs, gateway signs, and directory signs.

Standards

- Wayfinding signs should be designed, fabricated, and installed by professionals.
- Wayfinding signs located on public rights-of-way have strict codes relating to setbacks, content, and colors used. Refer to all pertinent state and local legislation before designing wayfinding signs.



Figure 5.14. Wayfinding signs include this green directory sign as well as the banner sign, both affixed to the lamp post. The United Way sign is an example of a projecting blade sign.

STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street).

SUMMARY

Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street). The subject parcel was a former Davis Storage building in the heart of the River District. The applicant received a Special Use Permit in January 2025 to allow a waiver of maximum density to allow the warehouse to be converted to a 21-unit apartment complex consisting of one and two bedroom units. In June 2024, the River District Design Commission approved a COA to paint the exterior of the building, repair the concrete and block exterior of the building and replace existing windows. At that time, the RDDC instructed the Planning Division to work with the applicant on choosing an appropriate window grid pattern. In December 2025, the applicant received a COA from the River District Design Commission for the installation of a rooftop patio. A temporary Certificate of Occupancy was issued by the City on May 20, 2026. A final Certificate of Occupancy is contingent upon the completion of roof construction.

The subject of this request is retroactive approval of a previously installed address sign on the building. The applicant was sent a Notice of Violation in May for installing the numbers without ARB approval or a sign permit. The two signs are pin-mounted numbers measuring 8' by 4' (32 square feet) each. No sign lighting has been installed or proposed. The current Unified Development Code allows for one wall-mounted sign per wall facing a public street with a maximum signage for the entire building of 32 square feet. The signage in place exceeds the maximum square footage allowed for the building. Further, the sign on the north-west side of the building does not face a public street.

The subject of this application does not conform with the Unified Development Code's definition of an address sign as it exceeds 30 square inches (Article 5, Section G.2: Exempt Signs).

In August 2025, the applicant was cited for similar violations at 411 and 501 Craghead Street in which oversized numbers were installed without RDDC approval or a sign permit.

ARDG EXCERPTS

Chapter 1 — Architectural Review Design Guidelines

1.3 Certificate of Appropriateness

- When COAs Are Required: Signage

Chapter 5 — Sign Guidelines

- Within the historic context of the ARO, the size, placement, and design of signs are important considerations and are subject to ARB approval and a COA.

5.2 General Design Principles: When installing a sign, the applicant must consider the sign area as defined by the UDC.

- Signs in the ARO may not exceed the size, height, or setback requirements as outlined in Article 5 of the UDC.
- Pin-mounted, individual letter signs must not be mounted directly to a building wall but must be mounted to a frieze board or sign band integrated into or affixed to the building wall.

5.7 Wall Signs

- More square footage and/or signs on more than one face of a building may be allowed per ARB review and approval.

RECOMMENDATION

Planning staff recommends denial of Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street). Planning staff recommends one of the following actions to bring the applicant into compliance:

- Remove the sign on the north-west side of the building;
- Remove both signs and replace with smaller signs within the 32 square foot allowance; or
- Allow a waiver of sign size or apply for a Variance to exceed the allowed sign square footage in this zoning classification.

ATTACHMENTS

1. 2026.05.13_553 Lynn ARB Application
2. Staff Photos_553 Lynn St.
3. First Notice of Violation_553 Lynn St_2026.05.07

Council Letter City of Danville, Virginia



CL - 2828

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: August 4, 2026

Subject: Application to Amend Conditions of Approved Rezoning.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. A Resolution of the Council of the City of Danville, Virginia Denying Amendment Application PZ26-00363 filed by Blackstone Building Group, LLC to Amend Ordinance 2024-03.04; or
3. An Ordinance of the Council of the City of Danville Virginia, Granting Amendment Application PZ26-00363 filed by Blackstone Building Group, LLC to Amend Ordinance 2024-03.04.

SUMMARY

Following a 3-2 vote to recommend approval by the City of Danville Planning Commission, consider an amendment to remove the condition of secondary egress on Ordinance 2024-03.04.

BACKGROUND

On July 13, 2026, the Planning Commission voted 3-2 to approve an amendment to remove the conditions of Ordinance 2024-03.04. The applicant, Blackstone Building Group, LLC, is requesting an amendment to remove the Council-imposed condition of the rezoning which requires "a secondary emergency point of egress be provided" for the proposed subdivision at Parcel 60594 (River Oak Drive).

At their March 5, 2024, meeting, City Council approved the rezoning of Parcel 60594 (River Oak Drive) from T-R, Threshold Residential to NTR-C, Conditional Neotraditional Residential, adding the condition that a secondary emergency point of egress must be provided for the residential subdivision. 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 residential subdivision. 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 conditions 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.

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. 507)

Providing a secondary emergency point of egress is not required by the Fire Code because the threshold of 100 residential units is not met. Fire Code requires a secondary point of ingress/egress with residential developments of 100 +. The proposed development calls for 24 residential units.

However, safety for 24 units is just as important as safety for 100+ units. One example of a development with less than 100 units and no secondary point of egress during development is Pinetags. The creation of this residential was completed with one point of ingress/egress to West Main Street. After an emergency took place in the community and access was restricted to the victim in need of care, a secondary point of ingress/egress was studied and constructed at the city's expense.

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 City Council deny 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 residents in the new residential development by providing emergency access and preparedness.

Attachments

1. Resolution
 2. Ordinance
 3. Application
 4. Email River Oak
 5. Email River Oak (2)
 6. West Main Master Development Plan
 7. River Oak Feb 2026
 8. River Oak March 2026
 9. River Oak Apr 2026
 10. NEIGHBORING PROPERTY OWNER STATEMENT
 11. 2026-07-07 Ltr fm Dvl Fire Dept to Byers
 12. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2026-____ . ____

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA
DENYING AMENDMENT APPLICATION PZ26-00363 FILED BY BLACKSTONE BUILDING
GROUP, LLC TO AMEND ORDINANCE 2024-03.04.

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986,
as amended, Blackstone Building Group, LLC, has requested to remove the condition set forth
in Ordinance 2024-03.04.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville,
Virginia, that the report of the Planning Commission recommending approval of Amendment
Application PZ26-00363 filed by Blackstone Building Group, LLC to remove conditions set forth
in Ordinance 2024-03.04, is hereby received; and

BE IT FURTHER RESOLVED that in consideration of said report and the public
hearing held this day by Council, Amendment Application PZ26-00363 to remove conditions
filed by Blackstone Building Group, LLC to remove conditions set forth in Ordinance 2024-
03.04, is hereby denied.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and legal sufficiency:

Deputy City Attorney

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2026 - _____._____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF DANVILLE VIRGINIA, GRANTING AMENDMENT APPLICATION PZ26-00363 FILED BY BLACKSTONE BUILDING GROUP, LLC TO AMEND ORDINANCE 2024-03.04.

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Blackstone Building Group, LLC, has requested to remove the condition set forth in Ordinance 2024-03.04.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Amendment Application PZ26-00363 filed by Blackstone Building Group, LLC to remove conditions set forth in Ordinance 2024-03.04, is hereby received; and

BE IT FURTHER ORDAINED THAT in consideration of said report and the public hearing this day held by Council, Amendment Application PZ26-00363 to remove conditions filed by Blackstone Building Group, LLC to remove conditions set forth in Ordinance 2024-03.04, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

Deputy 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

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,

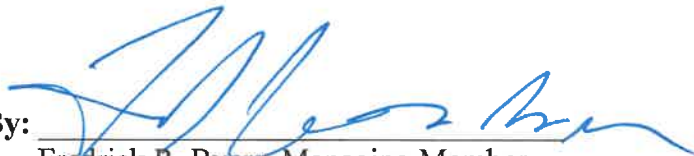
Sincerely,



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:

[Signature]
City Attorney



PRESENTED: March 5, 2024

ADOPTED: March 5, 2024

ORDINANCE NO. 2024 – 03 . 04

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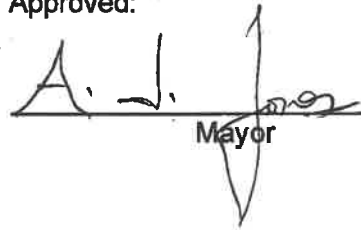
NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ24-00033, Chris Vail and Brent Cochran on behalf of Sycamore Development Company, requesting to rezone from the T-R Threshold Residential 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

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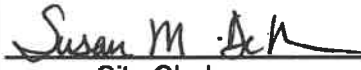
1. A secondary emergency point of egress must be provided.

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.

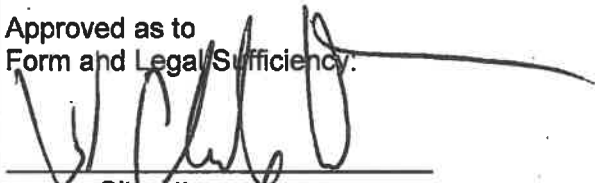
Approved:


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](#)

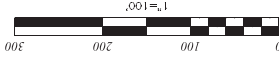
For organizers: [Meeting options](#)

NOTES:

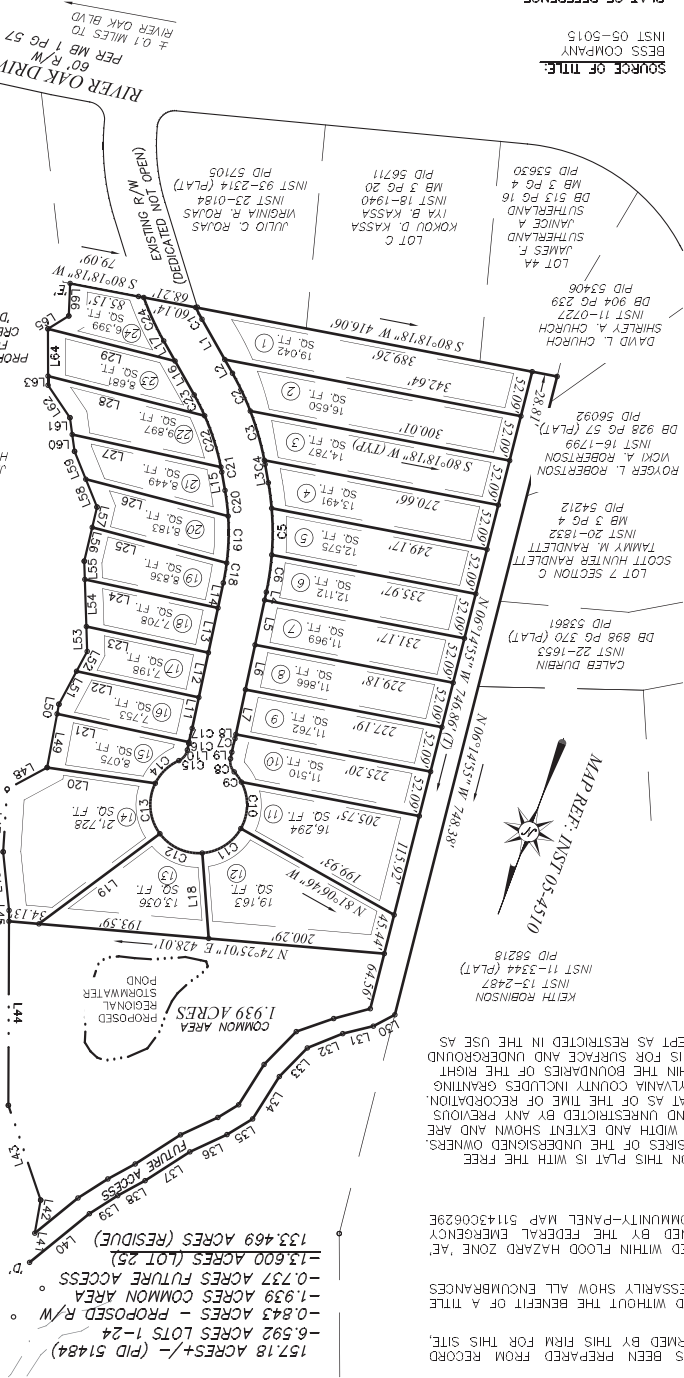
1. THIS PRELIMINARY SUBDIVISION MAP HAS BEEN PREPARED FROM RECORD DOCUMENTS. NO FIELD WORK WAS PERFORMED BY THIS FIRM FOR THIS SITE. ACCURACY DEPENDANT UPON SUCH.
2. THIS COMPOSITE MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON 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
COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____
NOTARY PUBLIC IN AND FOR THE STATE
OF VIRGINIA, DO HEREBY CERTIFY THAT THE
OWNER: _____
WHOSE NAME
(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



LINE	BEARINGS	LENGTH	CHORD BEARINGS	CHORD LENGTH
125	N 38°06'27" E	34.11'	S 44°52'30" W	46.52'
126	N 44°33'30" E	17.90'	N 36°44'30" W	60.51'
127	N 30°28'29" W	21.24'	N 08°26'11" W	55.51'
128	N 08°26'11" W	9.51'	N 08°26'11" W	55.51'
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228	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
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259	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
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265	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
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290	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
291	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
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295	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
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299	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'
300	N 08°26'11" W	55.01'	N 08°26'11" W	55.51'

LINE	BEARINGS	LENGTH	CHORD BEARINGS	CHORD LENGTH
125	N 38°06'27" E	34.11'	S 44°52'30" W	46.52'
126	N 44°33'30" E	17.90'	N 36°44'30" W	60.51'

VA STATE PLANE



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

LEGEND

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



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

CALEB DURBIN
INST 22-1853
DB 898 PG 370 (PLAT)
PID 53861

LOT 7 SECTION C
SCOTT HUNTER RANDETT
TAMMY M. RANDETT
INST 20-1832
MB 3 PG 4
PID 54212

ROYGER L. ROBERTSON
VICKI A. ROBERTSON
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DB 904 PG 239
PID 53406

LOT 44
JAMES F. SUTHERLAND
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

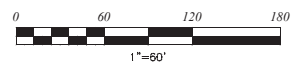
JULIO C. ROJAS, SR. (LIFE)
VIRGINIA R. ROJAS (LIFE)
DIANA R. MOATS, ET AL
INST 23-3989
INST 93-2314 (PLAT)
PID 57105

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

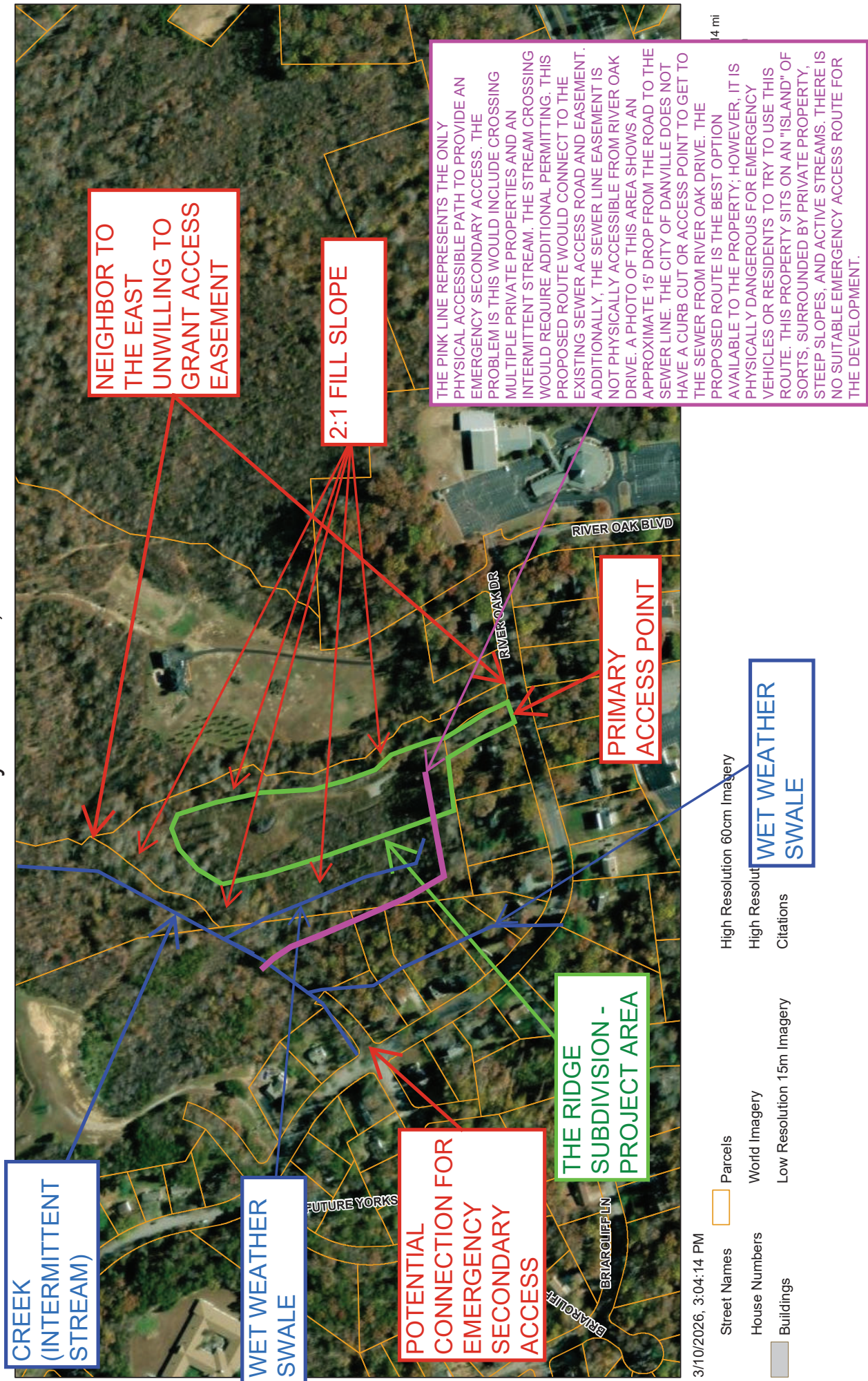
PLAT SHOWING
SUBDIVISION OF THE PROPERTY OF
BLACKSTONE BUILDING GROUP LLC
CITY OF DANVILLE, VIRGINIA

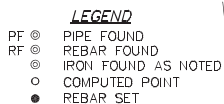
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	374.38°	58.34'	45.14'	S 80°50'46" W	45.13'
C2	86.37°43"	19.96'	30.17'	N 56°10'52" W	27.38'
C3	27.48°28"	280.78'	111.78'	N 26°17'57" W	111.62'
C4	81°11'00"	273.00'	13.28'	N 48°20'56" W	13.28'
C5	82°11'59"	325.00'	47.46'	N 43°43'21" W	47.41'
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'	54.39'	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°33'21" 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 42°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	N 49°56'26" W	80.35'
L57	N 49°56'26" W	19.10'
L58	N 64°18'41" W	154.20'
L59	N 64°44'37" W	50.55'
L60	S 30°31'27" W	56.90'
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





1700 WEST MAIN LLC
INST 25-1125
INST 25-1117 (PLAT)
R/D 51484

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

CALEB DURBIN
INST 22-1653
DB 898 PG 370 (PLAT)
PID 53861

LOT 7 SECTION C
SCOTT HUNTER RANDLETT
TAMMY M. RANDLETT
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DB 904 PG 239
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JAMES F. SUTHERLAND
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DB 513 PG 16
MB 3 PG 4
PID 53630

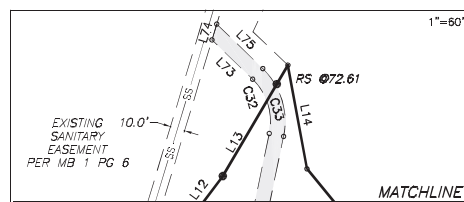
DRAWN BY: JBT	DATE: 2-10-2026	PROJECT #230265-2
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PLAT SHOWING

SUBDIVISION OF THE PROPERTY OF
BLACKSTONE BUILDING

**BLACKSTONE BUILDING
GROUP LLC**

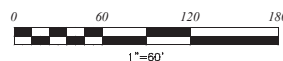
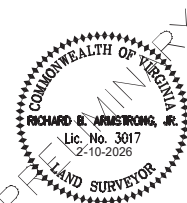
CITY OF DANVILLE, VIRGINIA



ARMSTRONG
—CIVIL—

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

JEFFREY E. MCDOWELL
HEATHER J. MCDOWELL
INST 11-374
INST 11-313 (PLAT)
PID 51470



EXISTING R/W
(DEDICATED NOT OPEN)

0.338 ACRES
GREEN SPACE

S 27° 01' 40" E 216.7

60' R/W
MB 1 PG 57

NEIGHBORING PROPERTY OWNER STATEMENT

According to the record of land ownership you own property within 300' feet of the property, that is the subject of a public hearing. The City encourages you to share your opinion whether you are opposed to or not opposed to the request by completing this form and returning it to the City's planning offices. Please check the appropriate box and mail this form, in the enclosed self-addressed, stamped envelope. You are not required to complete this form, but we encourage you to share your opinion about the proposal.

I (we), MCDOWELL JEFFREY E & HEATHER J

as owner(s) of Property ID#: 51470 and/or address: 124 RIVER OAK DR

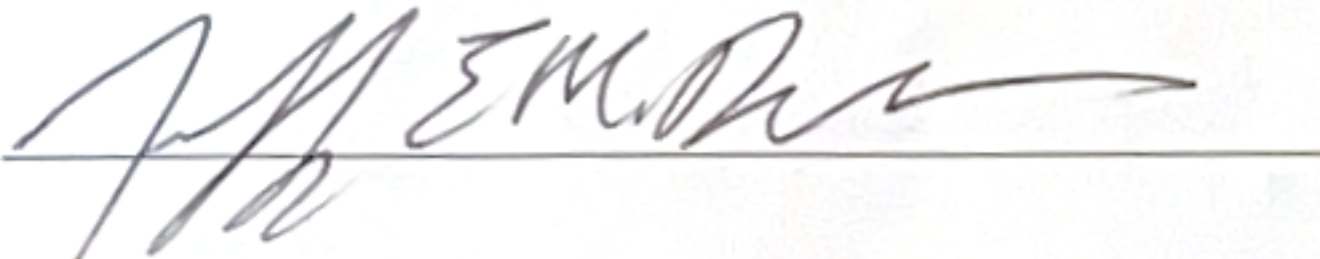
☒ AM OPPOSED

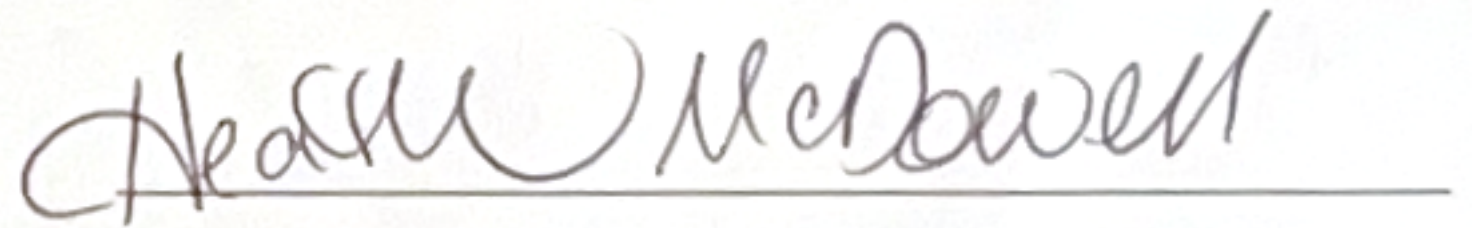
☐ AM NOT OPPOSED

To the following application filed with the City of Danville:

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).

SIGNATURE(S):





COMMENTS:

see attached

I distinctly remember during the original application to have the property rezoned Dr. Miller having concerns about one access point to the property and the story he told about his daughter's neighborhood having a fire.

Having only one access point to a property creates significant chokepoints that compromise evacuation safety, daily logistics, and emergency response. It dramatically increases vulnerability to intruder entrapment and traffic delays, while severely limiting escape routes during crises like fires or structural failures.

The primary risks of a single-access property include:

- **Evacuation Bottlenecks:** During a fire, gas leak, or severe weather event, relying on a single route makes evacuation slower or impossible, greatly increasing the risk of trapped occupants if the path becomes blocked.
- **Security & Entrapment Risks:** Burglars or malicious actors can more easily monitor, control, or intercept individuals entering or leaving the property. A single gate or driveway presents an easy target for vehicle blockades or ambushes.
- **Emergency Vehicle Access:** If the single access road is blocked by an accident, downed tree, snow/ice or emergency vehicle, police, fire trucks, and ambulances cannot reach the property.
- **Utility & Maintenance Vulnerability:** If a truck damages a utility pole, water line, or driveway, the entire property can be cut off from essential services or deliveries without an alternative route. If the access road needs repairs, the property may become difficult or impossible to reach.
- **Traffic Congestion:** A single access point can create bottle necks, especially during busy times or if the property serves many people. This original proposed plan would build at least 25 homes. That would estimate at least 50 vehicles entering and exiting this one access point. Not to mention delivery vehicles, utility vehicles, waste management vehicles, and school buses. There would also be potential for parking issues.
- **Property Value and Development:** One access point makes the properties less desirable. With our large spacious development and this one proposed congested spot property values would decline.



CITY OF DANVILLE

Fire Department

July 7, 2026

Mr. Rick Byers
River Oak Court Development

RE: Fire Department Access Road Requirements – River Oak Court

Dear Mr. Byers,

The Danville Fire Marshal's Office is providing this letter to clarify the fire department access road requirements for the **River Oak Court** residential development currently under review.

Based upon the plans and information submitted to this office, and after review in accordance with the **2021 Virginia Statewide Fire Prevention Code (VSFPC)**, specifically **Appendix D – Fire Apparatus Access Roads**, it has been determined that the current development is **not required to provide a secondary fire department access road** based on the proposed number of dwelling units.

The River Oak Court development currently consists of **24 dwelling units**. Section **D106.1 – Projects Having More Than 100 Dwelling Units** states:

"Projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads."

Because the current development consists of substantially fewer than 100 dwelling units, the provisions requiring a secondary fire apparatus access road are not applicable at this time.

While a secondary access road is not required for the current scope of the project, the development shall continue to comply with all other applicable provisions of the **2021 Virginia Statewide Fire Prevention Code**, including **Appendix D**, relating to fire department access roads. These provisions include, but are not limited to:

- Providing approved fire apparatus access roads to all portions of the development as required by the code.
- Maintaining the minimum unobstructed width, vertical clearance, and all-weather driving surface necessary to support fire apparatus.

- Providing approved turning radii, turnarounds, and dead-end access road configurations where applicable.
- Maintaining fire department access roads free of obstructions and available for emergency response at all times.
- Maintaining fire department access throughout all phases of construction in accordance with the approved plans and applicable code requirements.

Should the River Oak Court development be expanded in the future such that the total number of dwelling units exceeds the thresholds established by **Appendix D106.1**, the fire department access road requirements will be subject to reevaluation, and additional approved fire apparatus access may be required.

This determination is based solely upon the plans and information submitted to the Danville Fire Marshal's Office as of the date of this correspondence. Any future revisions, modifications, or expansion of the development may require additional review and could result in additional fire protection or fire department access requirements as prescribed by the applicable codes.

If you have any questions regarding this determination or any other fire code requirements applicable to this project, please do not hesitate to contact the Danville Fire Marshal's Office.

Respectfully,



Jay Thornton
Fire Marshal
City of Danville Fire Department
434-799-5226
Jay.thornton@danvilleva.gov



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: JULY 13, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: APPLICATION PZ26-00363 TO AMEND APPROVED REZONING

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 Drive).

RECOMMENDATION

The Planning Commission, at their July 13, 2026, meeting voted 3-2 to recommend approval of Application PZ26-00363 to amend approved rezoning.

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

Mr. Steve Petrick, Chair