



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

August 10, 2026

2:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NOT FOR PUBLIC HEARING

1. Review of Subdivision Plat at Sandy Court

IV. NEW BUSINESS

1. Code Amendment request PZ26-00407 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986, as amended. Specifically, amend Article 2, Section L "EGD – Entertainment and Gaming District".
2. Special Use Permit application PZ26-00380 filed by DeAnthony Poole and T-Valley Studio to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel 00798 (616 North Main Street)

V. APPROVAL OF MINUTES

1. Minutes from July 13, 2026

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN. FIELD WORK WAS COMPLETED ON 12-5-2021.
2. THIS PLAT 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 IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0633E EFFECTIVE 9-29-2010.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7°28'25"	220.00'	28.70'	S 19°51'34" E	28.68'
C2	28°01'26"	35.00'	17.12'	S 09°13'27" W	16.95'
C3	65°10'24"	60.00'	68.25'	S 09°21'39" E	64.63'
C4	18°06'11"	220.00'	69.51'	S 14°06'43" W	69.22'
C5	7°52'24"	220.00'	30.23'	S 27°06'00" W	30.21'
C6	7°52'24"	220.00'	30.23'	S 34°58'24" W	30.21'
C7	90°00'00"	17.00'	26.70'	S 83°54'36" W	24.04'
C8	83°25'12"	17.00'	24.75'	S 09°22'48" E	22.62'
C9	7°09'38"	230.00'	28.74'	S 28°44'59" W	28.73'
C10	4°25'47"	170.00'	13.14'	N 24°07'22" E	13.14'
C11	12°34'21"	170.00'	37.30'	N 32°37'25" E	37.23'
C12	7°52'24"	280.00'	38.48'	N 34°58'24" E	38.45'
C13	69°07'27"	60.00'	72.39'	S 76°30'35" E	68.08'
C14	22°05'52"	50.00'	192.80'	S 06°06'05" E	93.69'
C15	65°41'03"	35.00'	40.12'	S 83°43'29" E	37.96'
C16	18°48'40"	35.00'	11.49'	S 14°11'36" E	11.44'

THE RECONFIGURATION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

SIGNED _____

NAME _____ TITLE _____

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/ CITY OF _____

I, _____, A
NOTARY PUBLIC IN AND FOR THE STATE
AFORESAID, DO HEREBY CERTIFY THAT THE
OWNER: _____

WHOSE NAME
(NAME) (TITLE)
IS SIGNED HEREON HAS ACKNOWLEDGED THE
SAME BEFORE ME THIS ____ DAY OF
20 ____.

MY COMMISSION EXPIRES: _____

THE RECONFIGURATION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

SIGNED _____

NAME _____ TITLE _____

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/ CITY OF _____

I, _____, A
NOTARY PUBLIC IN AND FOR THE STATE
AFORESAID, DO HEREBY CERTIFY THAT THE
OWNER: _____

WHOSE NAME
(NAME) (TITLE)
IS SIGNED HEREON HAS ACKNOWLEDGED THE
SAME BEFORE ME THIS ____ DAY OF
20 ____.

MY COMMISSION EXPIRES: _____

CITY APPROVAL CERTIFICATION:
I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

CITY ENGINEER _____

ZONING ADMINISTRATOR _____

CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS 1ST DAY OF JULY, 2026.

RICHARD B. ARMSTRONG, JR. LS 3017

LINE	BEARING	DISTANCE
L1	S 38°54'36" W	41.04'
L2	S 38°54'36" W	21.10'
L3	N 51°05'24" W	45.00'
L4	S 38°54'36" W	50.00'
L5	S 51°05'24" E	46.63'
L6	N 58°57'48" W	60.00'
L7	S 23°35'47" E	17.33'

SCHEWEL DANVILLE LLC
INST 05-3999
INST 05-3522 (PLAT)
PID 52142

T&J INVESTMENTS, INC
INST 03-6458
PID 54956

T&J INVESTMENTS, INC
INST 13-4280
PID 51621

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53153

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53154

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53155

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53156

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53157

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53158

CHARLE LEWIS HAYDEN,
WILL 02-19
PID 53159

LOT 3A2
0.495 ACRES
PART OF PID 55643

LOT 3A3
3.043 ACRES
PART OF PID 55643 & 55980,
PID 55981, PID 51077

LOT 3A4
0.286 ACRES
PART OF PID 55980
TO BE DEDICATED TO CITY
WIDTH PUBLIC RIGHT OF WAY

LOT 3A5
0.276 ACRES
PART OF PID 55980
TO BE PART OF LOT 3A3

LOT 3A6
0.054 ACRES
PID 55981
TO BE PART OF LOT 3A3

LOT 3A7
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

LOT 3A8
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

LOT 3A9
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

LOT 3A10
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

LOT 3A11
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

LOT 3A1
2.013 ACRES
PART OF PID 55643

PARCEL 1
11 SQ. FT.
PART OF PID 55643
TO BE DEDICATED TO
CITY OF DANVILLE FOR
VARIABLE WIDTH
PUBLIC RIGHT OF WAY
SEE INSERT

PARCEL 2
0.347 ACRES
PART OF PID 55643
TO BE DEDICATED TO
CITY OF DANVILLE FOR
VARIABLE WIDTH PUBLIC
RIGHT OF WAY

PARCEL 3
0.286 ACRES
PART OF PID 55980
TO BE DEDICATED TO CITY
WIDTH PUBLIC RIGHT OF WAY

PARCEL 4
0.276 ACRES
PART OF PID 55980
TO BE PART OF LOT 3A3

PARCEL 5
0.054 ACRES
PID 55981
TO BE PART OF LOT 3A3

PARCEL 6
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

PARCEL 7
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

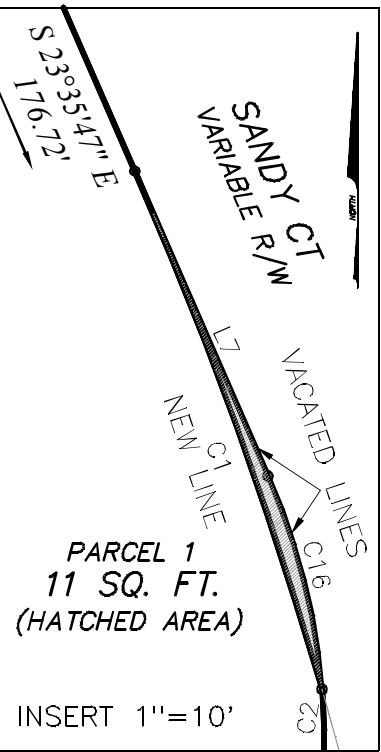
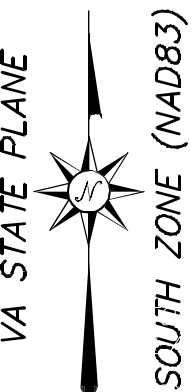
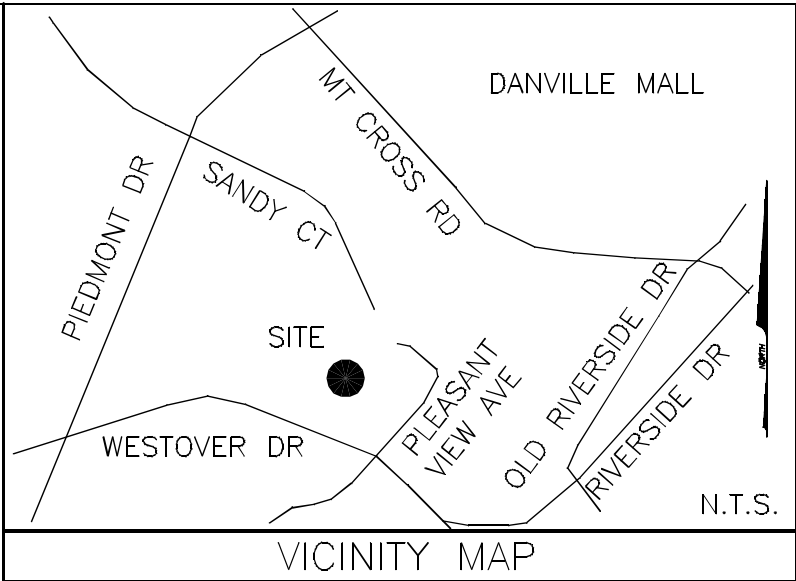
PARCEL 8
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

PARCEL 9
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

PARCEL 10
0.617 ACRES
PID 51077
TO BE PART OF LOT 3A3

LEGEND

- PF⊙ PIPE FOUND
RF⊙ REBAR FOUND
● REBAR SET
○ COMPUTED POINT
○ SANITARY MANHOLE
SS SANITARY LINE
⊙ UTILITY POLE
T.PED TELEPHONE PEDESTAL
—x—x— FENCE
—OU— OVERHEAD UTILITY
/// EDGE OF PAVEMENT



BK PROPERTIES
REAL ESTATE, LLC
INST 13-4081
MB 22 PG 480
PID 60239

LOTS 33-39
DANVILLE REDEVELOPMENT
& HOUSING AUTHORITY
INST. 16-0479
PID 55770

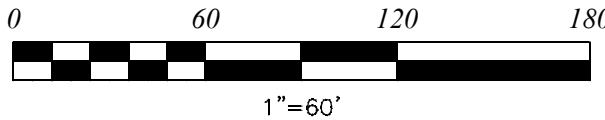
LOTS 27-29
JOHNNIE EDDIE VADEN, SR HEIRS
WILL 13-0298
PID 55250

SOURCE OF TITLE:
PID 55643
THE DANIEL GROUP, INC.
INST 04-5326
INST. 04-2092

PID 55980 & 55981
WESTOVER DRIVE HOLDINGS LLC.
INST 22-4892

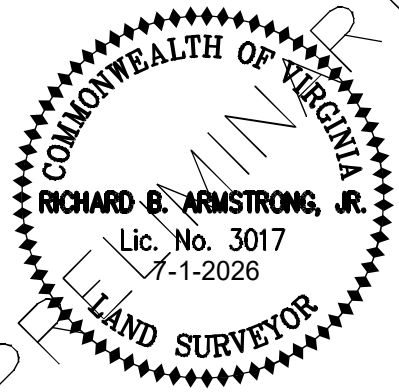
PID 51077
WESTOVER DRIVE HOLDINGS LLC.
INST 22-4891

PLAT OF REFERENCE:
INST. 04-2093
DB 288 PG 83



DRAWN BY: JBT DATE: 7-1-2026 PROJECT #260232

PLAT SHOWING
RECONFIGURATION OF THE PROPERTY OF
THE DANIEL GROUP, INC. &
WESTOVER DRIVE HOLDINGS, LLC
CITY OF DANVILLE, VIRGINIA



STAFF REPORT

DATE: August 10, 2026
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Code Amendment request PZ26-00407 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986, as amended. Specifically, amend Article 2, Section L "EGD – Entertainment and Gaming District".

SUMMARY

To ensure adequate land availability for future development, planning staff recommends updating the setback minimum for the Entertainment and Gaming District to zero front, side, and rear setbacks.

BACKGROUND

The current Entertainment and Gaming District dimensional standards establish minimum yard requirements of 60 feet for the front yard and 40 feet for interior side, street side, and rear yards. These dimensional standards were originally structured to provide separation and compatibility to the surrounding neighborhood. However, the Entertainment and Gaming District is intended to accommodate large-scale entertainment, gaming, hotel, conference, parking, and accessory development that may require greater site-design flexibility. Parcel 51530 (1100 West Main Street) developed as Caesars Virginia is the only parcel located in the Entertainment and Gaming District.

Reducing the setback minimums to zero would allow development to better respond to the parcel's current configuration, building orientation, and phased expansion needs. This flexibility is important because the parcel was subdivided in August 2025. Parcel 51530 was previously the location of three facilities: Caesars Virginia, the water filtration plant fronting Memorial Drive, and an electrical substation between the two. The subdivision created three separate parcels, assigning each facility its own lot. The City of Danville retains ownership of the public utilities. This also reduces the available land area for future expansion and increases the need to maximize the remaining developable area.

The master development plan for Caesars Virginia includes additional construction. The proposed setback amendment supports this construction and efficient use of land within the district. The amendment will also eliminate the need for future setback waivers or special approvals. Site plan review will continue to provide oversight of access, circulation, parking layout, landscaping, lighting, and utilities. The proposed amendment is consistent with the

district's purpose of supporting entertainment and gaming development while maintaining public health, safety, and welfare.

PLANNING COMMISSION ALTERNATIVES

- Approval of Code Amendment PZ26-00407 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986, as amended. Specifically, amend Article 2, Section L "EGD – Entertainment and Gaming District" as submitted.
- Denial of Code Amendment PZ26-00407 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986, as amended. Specifically, amend Article 2, Section L "EGD – Entertainment and Gaming District".
- Approval of Code Amendment PZ26-00407 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986, as amended. Specifically, amend Article 2, Section L "EGD – Entertainment and Gaming District" with amendments per City Planning Commission.

RECOMMENDATION

Planning staff recommends approval of PZ26-00407 to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986, as amended. Specifically, amend Article 2, Section L "EGD – Entertainment and Gaming District" to allow zero setbacks for development in the district.

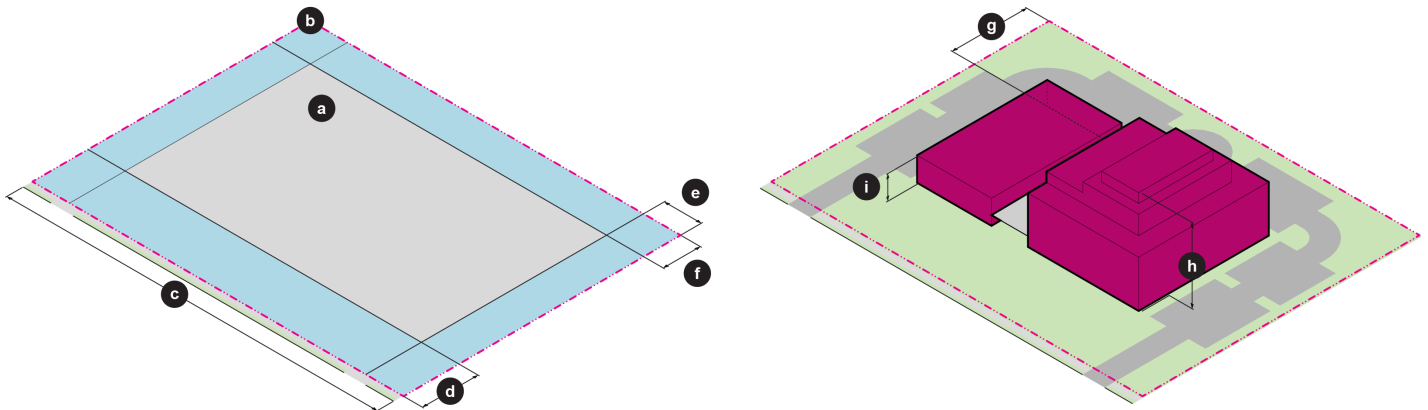
ATTACHMENTS

1. Exhibit A

§ 41.2.L. EGD – Entertainment and Gaming District.

1. Purpose and intent.

- The Entertainment and Gaming District (EDG) is established to serve broader economic, cultural, and community activities within the City.



2. Dimensional standards table.

	Standard	Requirement	Modification Method
a.	District Size (max.)	75 acres.	Variance
b.	Parcel Area (min.)	NA	NA
c.	Road Frontage Width (min.)	NA	NA
d.	Front Setback (min.)	60 ft. ¹ NA	Special Use Permit NA
e.	Side Setback (min.)	40 ft. ¹ NA	Special Use Permit NA
f.	Rear Setback (min.)	40 ft. ¹ NA	Special Use Permit NA
g.	Accessory Structure Setback (min.)	40 ft. ¹ NA	Variance NA
h.	Principal Building Height (max.)	250 ft. ¹	Special Use Permit
i.	Accessory Structure Height (max.)	NA	NA
j.	Impervious Surface Coverage (max.)	NA	NA
k.	Open Space Coverage (min.)	10%	Variance

Footnotes.

¹ Buildings taller than 100 ft. must provide a 50 ft. setback. Buildings taller than 200 ft. must provide a 100 ft. setback.

3. Additional standards.

- Building exteriors. All building exteriors must be clad in durable materials. Vinyl siding/cladding is prohibited exterior building material.
- Curb cuts.
 - No curb cut will be located within 200 feet of another curb cut.
 - On a corner parcel, no curb cut will be closer than 300 feet of the right-of-way extended from the nearest intersecting street.



STAFF REPORT

DATE: August 10, 2026
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ26-00380 filed by DeAnthony Poole and T-Valley Studio to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel 00798 (616 North Main Street)

SUMMARY

The application, filed by DeAnthony Poole with T-Valley Studio, requests approval of a special use permit to allow indoor commercial recreation on the second floor at Parcel 00798 (616 North Main Street). The subject property is zoned NMBD, North Main Business District. Indoor commercial recreation is permitted within the North Main Business District with approval of a special use permit.

BACKGROUND

A Zoning Clearance was issued on December 8, 2025, to operate T-Valley Studio, a dance and fitness studio, on the second floor of Parcel 00798 (616 North Main Street). In January, Planning Staff was made aware of advertisements for indoor commercial recreation events that were being held at the subject property. On January 16, 2026, and February 3, 2026, the first and final zoning violation notices, respectively, were mailed to the applicant and the building owner, for operating as an indoor commercial recreation facility without a Special Use Permit. On July 15, 2026, the applicant, DeAnthony Poole of T-Valley Studio, submitted a special use permit application. The Special Use Permit is a request for approval to use the space as a rental venue to allow himself and others to host events, including pay-at-the-door events such as sip-and-paint classes, retreats, and children's parties. The proposed use as an event venue is classified as Indoor Commercial Recreation and requires a Special Use Permit in the North Main Business District.

A Certificate of Occupancy is required before a zoning clearance can be issued for indoor commercial recreation. An initial Certificate of Occupancy inspection was completed in May 2026. After further discussion, the applicant proposed an expected maximum occupant load of forty-nine (49) persons. Details of the occupancy requirements are outlined in Exhibit A. In summary, they state:

If the second-floor space is limited to a maximum occupant load of forty-nine (49) persons, the use may be classified as a Group B occupancy under Section 303.1.2 of the 2021 Virginia Construction Code. Under this classification, the existing stairway may serve as the sole means of egress, provided all applicable life-safety provisions are satisfied.

If the maximum occupant load is fifty (50) persons or more, the space shall be classified as a Group A-3 Assembly occupancy. Under this classification, a second means of egress would be required, and additional requirements relating to accessibility, plumbing fixtures, structural capacity, fire protection systems, and other life-safety features would be evaluated during plan review.

Final approval is subject to the submission of a building permit application, plan review, and completion of all required inspections.

According to § 41.4.B. of CODE Danville, off-street parking is not required in the North Main Business District. The applicant proposes operating hours from 8:00 AM to 11:00 PM. Considering the property's location along a major thoroughfare (North Main Street), these operating hours may be incompatible with morning rush hour traffic.

Forty-two (42) notifications were mailed to property owners within a 300-foot radius of the subject property. Two (2) unopposed responses have been received. Of the surrounding parcels within a 300-foot buffer, twelve (12) are UR, Urban Residential; twenty-six (26) are NMBD, North Main Business District; and six (6) are CB, Community Business.

ALIGNMENT WITH COMPREHENSIVE PLAN

This application directly supports the vision of PLANDanville, specifically advancing the objectives outlined in Chapter 6 (Economy), Chapter 7 (Environment), Chapter 8 (Culture), as demonstrated below:

- "Take proactive steps to promote equity and inclusion in small business development to facilitate economic empowerment, reduce disparities, encourage diversity, and establish a more equitable and resilient small business ecosystem that benefits the entire community" (p. 316)
- "Enhance the efficiency and effectiveness of the redevelopment process for industrial and commercial business hubs within the city to attract new businesses, stimulate economic growth, create job opportunities, and enhance the overall vibrancy" (p. 315)
- "Prioritize low impact development (LID) across the city" (p. 379)
- "Continue historic structure and neighborhood preservation." (p. 433)
- "Create paths for all community members to celebrate their unique community identities using the arts and programming." (p. 433)

PLANNING COMMISSION ALTERNATIVES

- Approval of special use permit application (PZ26-00380), filed by DeAnthony Poole and T-Valley Studio, to allow indoor commercial recreation on the second floor at Parcel 00798 (616 North Main Street) as submitted.
- Approval of special use permit application (PZ26-00380), filed by DeAnthony Poole and T-Valley Studio, to allow indoor commercial recreation on the second floor at Parcel 00798 (616 North Main Street) with conditions (as determined by the Planning Commission).

- Approval of special use permit application (PZ26-00380), filed by DeAnthony Poole and T-Valley Studio, to allow indoor commercial recreation on the second floor at Parcel 00798 (616 North Main Street) with the following conditions:
 - Hours of operation are to be limited to 10:00 AM to 11:00 PM.
 - Applicant obtains a Certificate of Occupancy.
- Denial of special use permit application (PZ26-00380), filed by DeAnthony Poole and T-Valley Studio, to allow indoor commercial recreation on the second floor at Parcel 00798 (616 North Main Street).

RECOMMENDATION

Planning Staff recommends approval of special use permit application PZ26-00380, filed by DeAnthony Poole of T-Valley Studio, to allow indoor commercial recreation on the second floor at Parcel 00798 (616 North Main Street) with the following conditions:

- Hours of operation are to be limited to 10:00 AM to 11:00 PM.
- Applicant obtains a Certificate of Occupancy.

ATTACHMENTS

1. Application
2. Exhibit A
3. Social Media Advertisement
4. Zoning Violation
5. Zoning NOV Final Notice
6. Aerials Map
7. Owners Zoning Map



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 8. Section N.3. Approval Procedure.

1. A Special Use Permit application shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use or development is to be located.
2. A Special Use Permit application shall be submitted as a .pdf copy to the Division Director of Planning/ Zoning Administrator and shall be accompanied by the filing fee as established by City Council.
3. If the request for Special Use Permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.

The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00

PLANNING DIVISION PROVIDED INFORMATION

Application #:	PZ206-00380	PC Meeting Date:	Aug. 10
Date Received:	6/25	Received By:	Burton
Parcel ID:	00798	Address:	1016 N. Main
Existing Zoning:	NMBD	Future Land Use:	

APPLICANT PROVIDED INFORMATION

Applicant:	DeAnthony Poole / T-Valley Studio
Applicant's Address:	[REDACTED]
Applicant's Phone Number:	[REDACTED]
Applicant's Email:	[REDACTED]

PLEASE ATTACH THE FOLLOWING

1. A preliminary site plan in accordance with the Site Plan Regulations.
2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. A written statement of proposed project compatibility with the following:

DANVILLE, VA

- a. The Comprehensive Plan.
 - b. The applicable zoning district.
 - c. The surrounding properties.
 - d. Current and future neighborhood conditions.
 - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
 - f. Adequate public facilities.
4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
- a. The architectural elevations and floor plans of proposed building(s).
 - b. Traffic impact analysis.
 - c. Fiscal impact analysis.
 - d. Parking and site circulation analysis.
 - e. Photographs of property and surrounding area.
 - f. Environmental impact statement.

Property Location: 616 North Main Danville, VA, 24540

Describe Proposed Request: indoor commercial recreation

D. Poole
Applicant's Signature

06-25-2026
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 25th day of June, 2026
by DeAnthony Poole

[Signature]

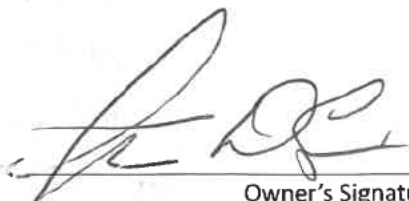
Notary Public

Registration No.: 8102312

Expires: 04/30/2028

Stefanie E Jackson
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 8102312

My Commission Expires 04/30/28



Owner's Signature
(if not applicant)

6/29/26

DANVILLE, VA

Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 29th day of June, 2026

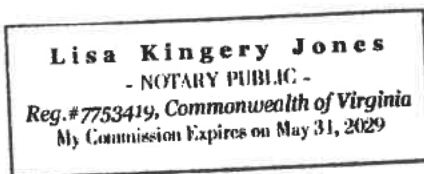
by Lisa Kingery Jones

Lisa Kingery Jones

Notary Public

Registration No.: 7753419

Expires: 05/31/2029



A



From: Jones, Lisa K.
Sent: Friday, July 24, 2026 8:36 AM
To: Williams, Shanika S.
Subject: FW: Second Floor Event Use Determination – 616 N Main Street

fyi

Lisa K. Jones
Planning Technician

From: Inman, Jason B. <inmanjb@danvilleva.gov>
Sent: Tuesday, May 12, 2026 2:47 PM
To: Jones, Lisa K. <joneslk@danvilleva.gov>; Lester, Cynthia M. <lestecm@danvilleva.gov>
Cc: Burton, Renee <burtotr@danvilleva.gov>
Subject: Second Floor Event Use Determination – 616 N Main Street

Good afternoon,

Based on the information provided to date, the second-floor space located at 616 N Main Street may be used for private events, parties, and similar gatherings, subject to compliance with the 2021 Virginia Construction Code (VCC), the 2021 Virginia Existing Building Code (VEBC), and the Virginia Statewide Fire Prevention Code (SFPC).

The applicable requirements depend primarily on the maximum occupant load of the space.

Section 303.1.2 of the 2021 Virginia Construction Code states:

“A room or space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.”

This section allows certain assembly-type activities, such as private events and parties, to be classified as a Business (Group B) occupancy when the maximum occupant load does not exceed forty-nine (49) persons.

Under this classification, the space may continue to use the existing stairway as the sole means of egress, provided the stairway is structurally sound and otherwise complies with the applicable provisions of the building code.

If the maximum occupant load is limited to forty-nine (49) persons or fewer, the following conditions shall be satisfied prior to approval of the event use:

1. Maximum Occupant Load Limited to 49 Persons
The occupant load shall not exceed forty-nine (49) persons at any time.
2. Occupant Load Sign Required
Section 1004.9 of the 2021 VCC requires that rooms and spaces with an occupant load of 50 or more be posted with an occupant load sign. Although a sign is not specifically required for spaces with fewer than 50 occupants, the City may require a sign stating:

“Maximum Occupant Load: 49 Persons” to clearly establish and enforce the approved occupancy limit.

3. Exit Signs

Section 1013 of the 2021 VCC requires illuminated exit signs where exits are not immediately apparent.

4. Emergency Lighting

Section 1008 of the 2021 VCC requires emergency illumination of the means of egress in the event of power failure.

5. Existing Stairway

The existing stairway serving the second floor shall be verified as safe and code-compliant for the intended use.

6. Roof Access Hazard

The exterior door opening onto the roof shall be secured to prevent public access to the unprotected roof area.

Section 1015.2 of the 2021 VCC requires guards where walking surfaces are located more than 30 inches above the floor or grade below. If roof access is to remain available, code-compliant guards would be required.

7. Portable Fire Extinguishers

Portable fire extinguishers shall be provided in accordance with the Virginia Statewide Fire Prevention Code.

8. Accessibility Review

Accessibility requirements shall be reviewed under the 2021 Virginia Existing Building Code.

Based on the information currently available, the existing second-floor restroom is not required to be completely reconstructed to meet all current accessibility standards solely as a result of this proposed use. However, all existing restroom fixtures and accessories shall be maintained in safe and serviceable condition, and repairs may be required where fixtures or components are damaged, missing, or not functional.

If the maximum occupant load is fifty (50) persons or more, the space shall be classified as a Group A-3 Assembly occupancy.

Section 303.4 of the 2021 VCC classifies assembly uses intended for recreation, social functions, and similar purposes as Group A-3 occupancies.

Assembly occupancies are subject to more stringent life-safety requirements.

At a minimum, the following requirements would apply:

1. Two Means of Egress Required

Section 1006.2.1 of the 2021 VCC requires not fewer than two exit access doorways from spaces with an occupant load greater than 49.

Accordingly, the existing single stairway would not be sufficient, and a second code-compliant means of egress would be required.

2. Accessibility Review

Accessibility requirements must be evaluated under the 2021 Virginia Existing Building Code.

Depending on the scope of work and technical feasibility, improvements may include:

- An accessible route to the second floor; and/or
- Modifications to toilet facilities.

3. Plumbing Fixtures

Plumbing fixtures must be provided in accordance with Chapter 29 of the 2021 VCC and the Virginia Plumbing Code.

Required fixture counts are based on occupant load and occupancy classification.

4. Structural Evaluation

Section 1607 and Table 1607.1 of the 2021 VCC require assembly floors to be designed for substantially higher live loads than business occupancies.

A structural evaluation prepared by a Virginia-licensed design professional may be required to verify that the existing floor and stairway can safely support assembly loading.

5. Fire Protection Systems

Fire protection requirements shall be evaluated based on the final occupant load, occupancy classification, floor level, and the overall size and configuration of the building.

Because the proposed use would be classified as a Group A-3 Assembly occupancy, the building must be reviewed for compliance with Sections 903 and 907 of the 2021 Virginia Construction Code.

Section 903 establishes when an automatic sprinkler system is required. Whether a sprinkler system is required depends on several factors, including:

- The total fire area of the assembly occupancy;
- Whether the assembly occupancy is located on a floor other than the level of exit discharge;
- The total occupant load of the assembly space;
- The presence of other occupancy types within the building; and
- The building's existing fire protection features.

Section 907 establishes when a fire alarm and emergency voice/alarm communication system is required. These requirements are based on occupant load, occupancy classification, and building characteristics.

Because the determination depends on the building as a whole and not solely on the use of this individual room, a complete code review would be required after detailed plans are submitted.

Accordingly, the use of the second-floor space for events with an occupant load of fifty (50) persons or more may require the installation of an automatic sprinkler system, a fire alarm system, or both, depending on the results of the plan review.

6. Additional Life-Safety Requirements

Depending on the final design and occupant load, additional code requirements may include:

- Rated construction
- Panic hardware
- Smoke detection
- Accessibility upgrades
- Other life-safety improvements

If the second-floor space is limited to a maximum occupant load of forty-nine (49) persons, the use may be classified as a Group B occupancy under Section 303.1.2 of the 2021 Virginia Construction Code. Under this classification, the existing stairway may serve as the sole means of egress, provided all applicable life-safety provisions are satisfied.

If the maximum occupant load is fifty (50) persons or more, the space shall be classified as a Group A-3 Assembly occupancy. Under this classification, a second means of egress would be required, and additional requirements relating to accessibility, plumbing fixtures, structural capacity, fire protection systems, and other life-safety features would be evaluated during plan review.

Please note that this determination is based solely on the information currently available. Final approval is subject to the submission of a building permit application, plan review, and completion of all required inspection

Thanks,

Jason



Jason B. Inman
Inspections Supervisor
Community Development Department
inmanjb@danvilleva.gov
427 Patton St | Danville, VA 24541
O: 434.799.5260 ext: 2496
www.danvilleva.gov
Follow us!    

From: Jones, Lisa K. <joneslk@danvilleva.gov>
Sent: Tuesday, May 12, 2026 7:01 AM
To: Lester, Cynthia M. <lestecm@danvilleva.gov>
Cc: Inman, Jason B. <inmanjb@danvilleva.gov>
Subject: RE: Update

See Below



Lisa K. Jones
Planning Technician
Community Development Department
joneslk@danvilleva.gov
427 Patton St | Danville, VA 24541
O: 434.799.5260 ext: 3783
www.danvilleva.gov
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T-Valley *Studio*

✧ ✧ *Studio Space Available for* ✧ ✧ ✧ *Private Rentals* ✧

Perfect for baby showers, private dance classes,
photoshoots, and more! (No open parties).

✧ **Ideal for events like:** ✧

- ✓ Baby showers
- ✓ Bridal showers & small wedding receptions
- ✓ Bachelor & bachelorette celebrations
- ✓ Young children's birthday
- ✓ Young children's birthday parties
- ✓ Private pole, aerial, or dance sessions
- ✓ Competition prep, rehearsals, & auditions

We offer a clean, professional, and respectful environment—ideal for curated events. NOT for large, open, or destructive parties.

✧ **Message us for availability & pricing:** ✧

☎ **434-379-9708** ✉ **@tvalleystudio**

T-Valley Studio is now offering studio rentals for select, curated events in a clean, professional, and respectful environment.

Our space is ideal for: • Baby showers

• Bridal showers & small wedding receptions

• Bachelor & bachelorette celebrations (classy + structured)

• Small children's birthday parties

• Private pole, aerial, or dance classes (for instructors or dancers)

• Modeling practice, dance rehearsals, auditions, or competition prep

• Content creation, photoshoots, and creative sessions

This space is not intended for open parties, club-style events, or anything that may damage the studio or equipment. We take pride in maintaining a safe, welcoming, and professional atmosphere for our

community



CITY OF DANVILLE

Community Development Division of Planning and Zoning

January 16, 2026

PARCO INTERNATIONAL LLC
840 MAIN STREET
DANVILLE, VA 24541

Dear PROPERTY OWNER:

Please note that this property is located within the North Main Business District classification. Event operations within the NMBD district require a Special Use Permit. Please contact our office immediately to rectify these violations.

You have Ten (10) DAYS from the date of this letter to comply with the provisions of the Code. If you have any questions, please contact me at (434) 799-5260. X3783.

Please contact me about this letter.

Sincerely,

A handwritten signature in black ink that reads "Lisa Jones".

Lisa Jones
Planning Technician
joneslk@danvilleva.gov
434-799-5260 Ext. 3783



T-Valley Studio

✧ ✧ *Studio Space Available for* ✧ ✧ ✧ *Private Rentals* ✧

Perfect for baby showers, private dance classes,
photoshoots, and more! (No open parties).

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We offer a clean, professional, and respectful environment—ideal for curated events. NOT for large, open, or destructive parties.

➤ *Message us for availability & pricing:* ➤

☎ **434-379-9708** ✉ **@tvalleystudio**



CITY OF DANVILLE

Community Development Division of Planning and Zoning

FINAL NOTICE

February 3, 2026

PARCO INTERNATIONAL LLC
840 MAIN STREET
DANVILLE, VA 24541

RE: 616 N MAIN STREET

Dear Property Owner:

The City of Danville's Planning and Zoning Division has previously inspected the above-referenced property and found it to be in violation of the City's Zoning Ordinance. A Notice of Violation was mailed to you on January 16, 2026. The specific violation(s) discovered, were as follows:

- Operation of an indoor commercial recreation facility without a Special Use Permit in compliance with Article 3 – Uses and Use Standards.

YOU ARE HEREBY NOTIFIED THAT YOU HAVE UNTIL FEBRUARY 8, 2026, 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:

- Cease operation of an Indoor Commercial Recreation Facility
- Apply for a Special Use Permit for Indoor Commercial Recreation

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.

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

DANVILLE, VA

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,

Renee Burton
Division Director of Planning
Burtotr@danvilleva.gov
434-799-5260 Ext. 2502

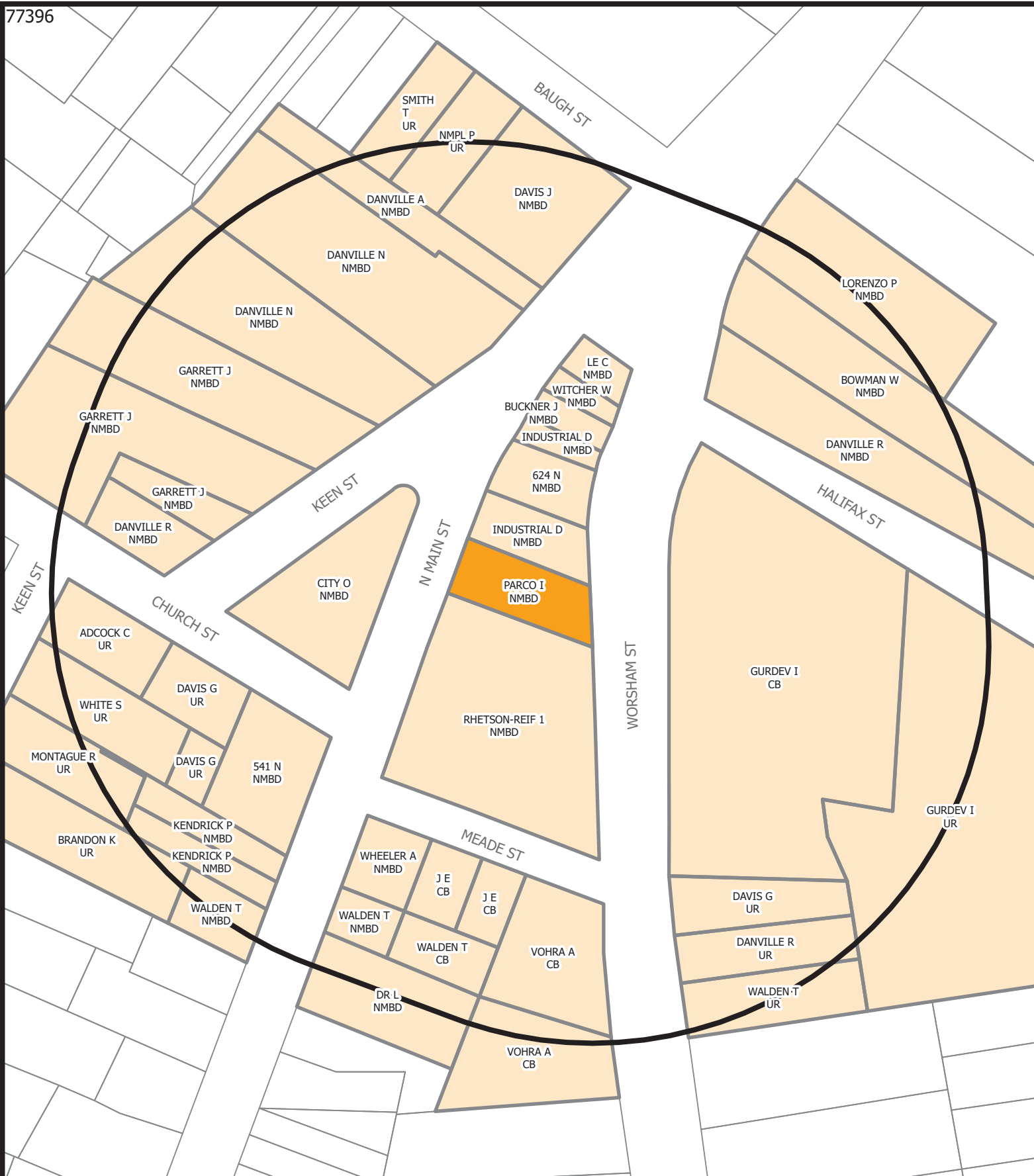


2026 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2026



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



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2026



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

**PLANNING COMMISSION MINUTES
JULY 8, 2026**

MEMBERS PRESENT

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

MEMBERS ABSENT

**Pierre Jones
Sylvester Townes**

STAFF

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

ITEMS FOR PUBLIC HEARING:

1. *Application PZ26-00363 to Amend Conditions of Approved Rezoning filed by Blackstone Building Group, LLC to remove conditions set forth in Ordinance 2024-03,04 (River Oak Dr).*

Mr. Petrick opened the Public Hearing.

Mr. Barrow stated. I'm here on behalf of Blackstone Group and I briefly want to introduce the measure and provide a little bit of context and answer any questions that they may have. We also have Alan Harlis who is an assistant fire marshal with the Danville Fire Department to speak on Blackstone's behalf as well. As staff has mentioned, this property was rezoned back in 2024 when under different ownership and when the rezoning happened the applicant who was 1700 West Main Street LLC, had 2 separate parcels one on West Main Street and this one that was ancillary to their primary project. Both were ultimately rezoned and this subject parcel was rezoned to NRT. When the application for rezoning was submitted to Community Development back in 2024 their recommendation at that time was for approval without condition. We are seeking the removal of the condition that was a City Council imposed condition. The rezoning when it occurred in 2024 received quite a bit of community opposition and some support as well. Going back through all of the records and the media that's available there were a number of different concerns that were addressed with respect to this particular parcel and it seems to me that this council-imposed condition was almost an afterthought that came up after everything else was addressed in connection with that rezoning after everyone got through the brunt of what was being discussed at the meeting I think it was a secondary egress point be required for this parcel. The developer at that time seemed to me just said alright we will do it. It was probably a lot easier in concepts for the original developer to implement some sort of secondary egress because they also owned a large swath of land down on the Dan River. Behind this particular parcel, which was subdivided off of and around to Beacon Court, there is no longer that same unity of ownership. As the parcel sets now, there are several challenges with respect to that original plan that could have been feasible when the condition was originally imposed. Most noticeable the property owner now does not own any adjoining property in and around the immediate vicinity of the subject parcel. Topographically the parcel sets up high with the developable area being a top what I would describe as a mountain that drops off on either side very sharply. We have explored with the project team a number of alternative and ways to try to get some sort of secondary egress point out there and short of buying more property for a secondary egress there was no alternative that was workable for the applicant. Since we have submitted our application, Mr. Byers the developer has spoken with the fire department who has looked at the project, parcel, and counsel with the other fire marshals the department and their applicable laws and regulations and it our understanding that this project as presented without the secondary egress in its current state with 24 homes does not require a secondary egress under the uniform statewide fire code of 2021. I guess one of the thing we want to drive home is you all as a body have already approved what we are asking to be approved today, that is an unconditional rezoning that we can take to council and speak with them about particularly the councilman who were more concern about having a second egress.

Mr. Bolton stated. You mention a statewide code didn't require. Does the city have anything in the code?

Mr. Barrow stated. Not that I've been able to find.

Ms. Williams stated. Zoning code there is not a requirement.

Mr. Petrick stated. I have a question about the location of a separate or secondary exit and entrance. The difficulty was due to the fact that there was no one willing to negotiate a right of way for that road?

Mr. Barrow stated. That's a component of it and I think secondary and equally important component of it is the topography. If you look at the property owners on River Oak Drive, we've found that there were a lot of pushbacks there. So that is probably not going to be readily forthcoming unless you buy a home. For the purpose of a secondary egress point and everything back from River Oaks drops off drastically. So, even if you could facilitate an agreement with an adjoining landowner to actually construct some sort of connecting road onto another property. You have to go through creeks; there are environmental concerns. It would cost a million dollars if not more to construct a secondary egress, assuming you could reach some agreement with an adjoining landowner.

Mr. Harless stated. I am the assistant fire marshal at the Danville Fire Department. I am speaking on behalf of Fire Marshal Jay Thornton; he apologizes for not being able to be here but he's out of town on vacation. First of all, I would like to thank Mr. Byers. He could have chosen any city in the state of Virginia to develop a subdivision as well as a development down the street, but he chose Danville, and the Danville Fire Department thanks him for that because of that growth and progression. Furthermore, I will refer to the letter that I believe the commission has received in reference to this issue from the fire marshal. Basically, I'll paraphrase by saying that the fire department has no objection to Mr. Byer's development and no requirement for secondary access and or egress from the development itself. The requirements for apparatus access roads are found in the 2021 Virginia Fire State Fire Prevention Code. The particulars of that are basically that we only need width ways as far as the roadway goes. The maximum width allowable or required for our widest apparatus to come into the development and that by my accounts from my calculation is about 20 feet of width in roadway. In the cul-de-sac or the turnaround, it has to accommodate that size apparatus well, and he has made changes to the roadway and cul-de-sac to accommodate that. Therefore, there is no other requirement for access to get into the development. As far as egress goes, for us getting out we have plenty of driver operators that are capable of reversing out of there, regardless of how long it is, how many turns they have to make or how many times they have to move over. They're capable of reversing out of there. I heard in the original reading of the whole spill there that he referred to access and egress. So, those are 2 different things. Access obviously is getting in there and egress is coming out. So, I guess my question to the commission is, was there a concern of egress for us or the resident of the development once it was finished because there is no concern on our end.

Mr. Petrick stated. It came from council not from this commission.

Mr. Harless stated. The River Oak Court Development only consists of 24 units, and the threshold for requiring a secondary access road is 100 units and we are under 25% of that. There are conditions at the end of this letter stating that if in the future, the development expanded beyond that 100-unit threshold, then it would definitely be required for secondary and apparatus access road for that.

Ms. Comper stated. We can't understand as a group of neighbors that live around this new development. Why was it unsafe that the city council decided that it needed an amendment and it was Dr. Miller that brought that up that it was so unsafe not to have a second egress. What has changed? Our concern is if rolling fire got going in that development, as close as the houses are to one another, the chances are if the wind was blowing it could affect us too. We are concerned about the new residents and the development as well as our property too. Hope you all will take that into consideration.

Ms. McDowell stated. I was at the original City Council meeting, and I do remember Dr. Miller stating his concern about the one access point. There are other reasons; the evacuation would be bottleneck, you have security risks, and if we had someone who was going to break in, down that road, the church van was vandalized. If there is an emergency there is no emergency access, if a pole is hit down there everyone is out of utilities. Traffic congestion with one access and our property value is going down. I am a neighbor to the property, and I have not once been contacted about an easement onto our property.

Mr. McDowell stated. That is misrepresented, you guys have never looked at other ways to get in and out, I own a lot of the property behind it, and you have never contacted us so that it definitely not true. All Growth is not good growth, and I don't feel like putting 24 houses there in that little bit of property. We just got an increase in our property value and putting these small houses on these small lots, it is very likely that I feel like all of us ours will go down in value. Everyone's property in Danville went up 3.4%, but you guys didn't represent yourself truthfully saying you looked at other ways to get in and out because if you did you would have had to contact me and my wife.

Mr. Comper stated. He brought up the steepness of that property. I don't see how you can put in a second egress it would be extremely difficult and almost impossible. And I don't see how 2 fire trucks could pass one another. There is a stream down there that would have to be covered up or put underground.

Mr. Barrow stated. To be clear we did speak to a couple of the adjoining landowners. None of whom are present today About alternative access points we clearly didn't think that anybody who is opposed generally to the development would be willing to give any sort of access or egress easement, and I just want to echo what Mr. Comper stated it would be nearly impossible with the homeowners at the front and then the topography of the land on the other 3 sides to incorporate anything in a financially prudent manner.

Mr. Simonis stated. Last meeting with council when they came up with this additional egress. Also mentioned school buses having a terrible time getting in and out of there. This is a highly wooded area if a tree falls across a single egress and they do fall, pace the fire not only would the new development be in trouble being a wooded area it would burn the whole neighborhood.

Mr. Kahn stated. The fire marshal has cleared it and he and the Fire Department do not see any problem with that and does not see that there is a necessity to have an egress. According to him his truck can maneuver in that area. Am I right? I want to reiterate what you have said. That on the day, jurisdiction of the fire marshal that you do not have or see a problem with the trucks going in and traverse around the area and the cul-de-sac. Am I right or wrong?

Mr. Harless stated. Correct, we only need access for the width of our widest apparatus and that is accommodated for in the street and the cul-de-sac. We are well used to filing in single file to the scene and we're used to walking if we have to the house that's on fire. Our response times are generally the first engine can get there to the scene of a fire in less than 4 minutes which tactically allows us to start combating the primary fire within 5 minutes and that prevents it from spreading to neighboring houses. We take pride in that, and we got a pretty good record of that. We can reverse out there's never a time on a street to where we need to pass each other.

Mr. Ranson stated. There is a concern about school buses I assume that your apparatus is larger than a school bus.

Mr. Harless stated. They are, they usually have about the same turn radius, the wheelbase length might be a little bit different but if firetruck can turn around in it I'm sure other school buses.

Mr. Ranson stated. So, they did make the accommodation of making sure that you could turn around in the cul-de-sac.

Mr. Harless stated. Yes, he was aware of the city's ordinance as well as the State Fire Prevention Codes requirements for the dimensions of a cul-de-sac and a street for fire apparatus access. He adjusted his street width in the cul-de-sac to accommodate that.

Mr. Bolton stated. I was on the commission back in 2024, missed 2025. So, I voted against this project but of course it was approved with no condition, but this is an entirely different issue this is about a condition that it was last minute with good intentions, nobody really had time to think about what was necessary to create an emergency exit and so to me, it a little burdensome to ask that of a subdivision. I can name many being in real estate in the county one way in and one way out.

Ms. Evans stated. Mention in the comprehensive plan, PLAN Danville, an emphasis on health care and emergency response systems. Did you all not coordinate with the Fire Department when you wrote this plan?

Ms. Williams stated. Creating the comprehensive plan? Yes, they were brought in.

Ms. Evans stated. At that time, it was okay? He's saying this is fine.

Ms. Williams stated. The comprehensive plan doesn't directly state that the secondary egress is required. It emphasizes the requirement and focus on public safety. In staff opinion, this issue is an issue of safety.

Ms. Evans stated. Question to Mr. Dowell, would you be willing to offer to sell some of your property?

Mr. Dowell stated. It would be something to sit down and discuss with my wife, and we really never thought about it or anything. I do have one thing to say, I think this hearing makes Danville looks really bad the Danville Fire Department, when you come into a chamber you don't want to see the plaintiffs and the defendant sitting with the city official and you know, it put a bad taste in my mouth, it makes me feel like he's biased, he's for them. A city official should be seated by himself; this just doesn't look good. With the city official sitting there testifying on their behalf and he works for the city. He doesn't work for them he works for the city, and he is sitting with them.

Mr. Petrick closed the Public Hearing.

Mr. Bolton made a motion to approve application PZ26-00363. Mr. Kahn seconded the motion. The motion was approved by a 3-2 vote.

VI. MINUTES

June 8, 2026, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 2:38 p.m.

s/_____

APPROVED