



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

September 8, 2026

2:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Special Use Permit Application PZ26 00426 filed by Kathy Richardson to allow an accessory structure without a primary structure at Parcel 74497 (East Lawn Avenue).
2. Application PZ26-00435 requesting an amendment to the Zoning Map affecting a portion of Parcel 51359 (102 North Woodberry Avenue), from UR, Urban Residential, to HB, Highway Business, filed by BIRD LLC.

IV. APPROVAL OF MINUTES

1. Minutes from August 10, 2026

V. PLANNING DIRECTOR'S REPORT

VI. ADJOURNMENT

STAFF REPORT

DATE: September 8, 2026

TO: Planning Commission

FROM: Renee Burton, Division Director of Planning

RE: Special Use Permit Application PZ26 00426 filed by Kathy Richardson to allow an accessory structure without a primary structure at Parcel 74497 (East Lawn Avenue).

SUMMARY

The applicant is requesting to place a 30-foot by 42-foot metal storage building at Parcel 74497 (East Lawn Avenue) for storage of construction materials. An accessory structure without a primary structure is permitted by Special Use Permit in the UR, Urban Residential Zone.

BACKGROUND

Parcel 74497 is a vacant corner lot located at the intersection of East Lawn Avenue and Elwood Avenue and is zoned UR, Urban Residential. The property contains an existing accessory structure near the rear lot line. The East Lawn Avenue frontage is wooded, and neither East Lawn Avenue nor Elwood Avenue includes curb and gutter improvements. Both streets are residential in character and are developed primarily for residential uses.

The applicant proposes construction of a 30-foot by 42-foot metal building for the storage of construction materials. While the applicant has indicated that materials would be stored within the building, the proposed structure and intended use are not compatible with the surrounding residential neighborhood. Additionally, approval of the proposed building could facilitate the future expansion of the use into a construction yard or contractor operation, introducing activities and materials that are not consistent with the residential character of the area inconsistent with the intent of the UR zone. The presence of an existing accessory structure, combined with the proposed 1,260-square-foot metal building, could create the appearance of a contractor yard or construction operations within the neighborhood. Given the visibility of the

site from two public streets and its location within an established residential area, staff finds that the proposal presents long-term land use compatibility concerns.

Twenty-five (25) notices were mailed to property owners within 300 feet of the subject property. Six (6) opposed, and one (1) unopposed responses were received.

RECOMMENDATION

Because of the proposed accessory structure's incompatibility with the surrounding neighborhood, Planning staff recommends denial of Special Use Permit application PZ26-00426 filed by Kathy Richardson to allow an accessory structure without a primary structure at Parcel 74497 (East Lawn Avenue).

ATTACHMENTS

1. Application
2. Exhibit A
3. East Lawn Ave Aerials Map
4. East Lawn Ave Owners Zoning Map



UR
- Metal storage
Building

- 30' x 40'

- Construction
materials

MICHAEL BRADLEY
- STRONG TOWER PROP.



Article 8. Section N.

1. A Special Use Permit application shall be submitted 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 #:	<u>PZ206-00426</u>	PC Meeting Date:	<u>Sept. 8</u>
Date Received:	<u>7/30</u>	Received By:	<u>Williams</u>
Parcel ID:	<u>93 74497 245</u>	Address:	<u>East Lawn Ave</u>
Existing Zoning:	<u>RESIDENTIAL</u>	Future Land Use:	

APPLICANT PROVIDED INFORMATION

Applicant: KATHY RICHARDSON

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: _____

Describe Proposed Request: _____


Applicant's Signature

07-29-26
Date

Commonwealth of Virginia
City of Danville

The foregoing instrument was acknowledged before me this 29th day of July, 2026
by Kathy Y Richardson


Notary Public

Registration No.: 199089 Expires: April 30, 2029

Joy Y Garber
Owner's Signature
(if not applicant)

7.20.26 DANVILLE, VA
Date

Commonwealth of Virginia:

City of Danville

The foregoing instrument was acknowledged before me this 20th day of July, 2026
by Joy Y Garber

Kira B Pyntle
Notary Public

Registration No:

199089

Expires:

April 30, 2029

427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov

Pamela Campbell DANVILLE, VA
Owner's Signature Date
(if not applicant)

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 11th day of July, 2026

by Pamela Campbell
[Signature]
Notary Public

Registration No. 7048415

Expires June 30, 2030



427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov

Kathy J. Richardson DANVILLE, VA
Owner's Signature (if not applicant) July 17, 2026
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 17th day of July, 2026

by Kathy Richardson

Shan Ditt
Notary Public

Registration No: 7048415

Expires: June 30, 2030



427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov





2026 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
8/7/2026



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.



Prepared by:
Planning Division
8/7/2026



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STAFF REPORT

DATE: September 8, 2026

TO: Planning Commission

FROM: Renee Burton, Division Director of Planning

RE: Application PZ26-00435 requesting an amendment to the Zoning Map affecting a portion of Parcel 51359 (102 North Woodberry Avenue), from UR, Urban Residential, to HB, Highway Business, filed by BIRD LLC.

SUMMARY

The applicant is requesting to rezone the northeastern portion, 0.182 acres, of Parcel 51359 (102 North Woodberry Avenue) from UR to HB to facilitate a lot line adjustment and consolidated with adjacent Parcel 53240 (570 Piney Forest Road).

BACKGROUND

The applicant requests to rezone approximately 0.182 acres from the northeastern portion of Parcel 51359 (102 North Woodberry Avenue) from UR, Urban Residential Zone to HB, Highway Business Zone. The request is necessary to facilitate a lot line adjustment between Parcel 51359 and the adjacent Parcel 53240 (570 Piney Forest Road). The two lots currently have different zoning classifications; consolidation may not occur with differing classifications. With the approval of the request to rezone from UR to HB is approved, the 0.182 acres will be consolidated with Parcel 53240, which is currently zoned HB and occupied by Ramsey Yeatts & Associates, Realtors. The subdivision and consolidation will result in two conforming lots; Parcel 53240 (570 Piney Forest Road) with 0.671 acres and Parcel 51359 (102 Woodberry Avenue) with 0.242 acres.

Thirty-two (32) notices were mailed to property owners within 300 feet of the subject property. One (1) opposed, and five (5) unopposed responses were received.

ALIGNMENT WITH COMPREHENSIVE PLAN

PLANDanville supports the approval of application PZ26-00435 as it aligns with the Land Use Policies outlined in Chapter 2. Specifically, the following excerpts should be considered in support of the application:

- "Implement place type recommendations of this chapter through zoning amendments to better encourage density and character in these areas." (p. 78)
- "Updating the city's zoning and land use policies provides greater flexibility and reduces barriers to development." (p. 80)
- "Compatibility: Organize land in a way that prevents conflicts with nearby uses and supports nearby activity." (p. 82)

RECOMMENDATION

Planning Staff recommends approval of PZ26-00435, an amendment to the Official Zoning Map affecting a 0.182 acre portion of Parcel 51359 (102 North Woodberry Avenue), to rezone the property from UR, Urban Residential to HB, Highway Business.

ATTACHMENTS

1. Application
2. Exhibit A
3. 102 N Woodberry Ave Aerials Map
4. 102 N Woodberry Owners Zoning Map



CITY OF DANVILLE

Community Development

Division of Planning and Zoning

ZONING MAP AMENDMENT APPLICATION

1. An application for a zoning map amendment shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee as established by the City Council.
2. The application shall include the following information:
 - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - b. A written statement of proposed project compatibility with the following:
 1. The Comprehensive Plan.
 2. The applicable zoning district.
 3. The surrounding properties.
 4. Current and future neighborhood conditions.
 5. Pedestrian and vehicular traffic patterns, on-site and off-site.
 6. Adequate public facilities.
 - c. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 1. The architectural elevations and floor plans of proposed building(s).
 2. Traffic impact analysis.
 3. Fiscal impact analysis.
 4. Parking and site circulation analysis.
 5. Photographs of property and surrounding area.
 6. Environmental impact statement.
 7. A preliminary site plan in accordance with the Site Plan Regulations.
 - d. A filing fee of \$400.00.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P226-00435 PC Meeting Date: 09/08/2026
Date Received: 08/05/2026 Received By: SEJ
Parcel ID: 53240 Zoning District: _____
Existing Zoning: UR Proposed Zoning: HB

APPLICANT PROVIDED INFORMATION

Applicant Name: BIRD LLC Phone: [REDACTED]
Mailing Address: [REDACTED]
Email Address: [REDACTED]

DANVILLE, VA

Property Address: 570 Piney Forest Rd. Parcel ID: 53240

Property Location: N ☐ S ☐ E ☐ W ☐ Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): _____

Please provide a description of your request: Per sketch provided, BIRD LLC owns a corner lot and office building at 570 Piney Forest Rd. BIRD LLC is purchasing approximately 0.18 acres out of the parcel located at 102 N Woodberry to square off the lot & building at 570 Piney Forest. The 0.18 acres will be added into the existing 0.489 acre lot to make one corner lot. So 0.18 acres zoning is to be attempted to be rezoned from Urban Residential to Highway Business.

BIRD LLC
By: Ramsey Yeatts, member _____
Applicant's Signature Date

Commonwealth of Virginia

City of Danville

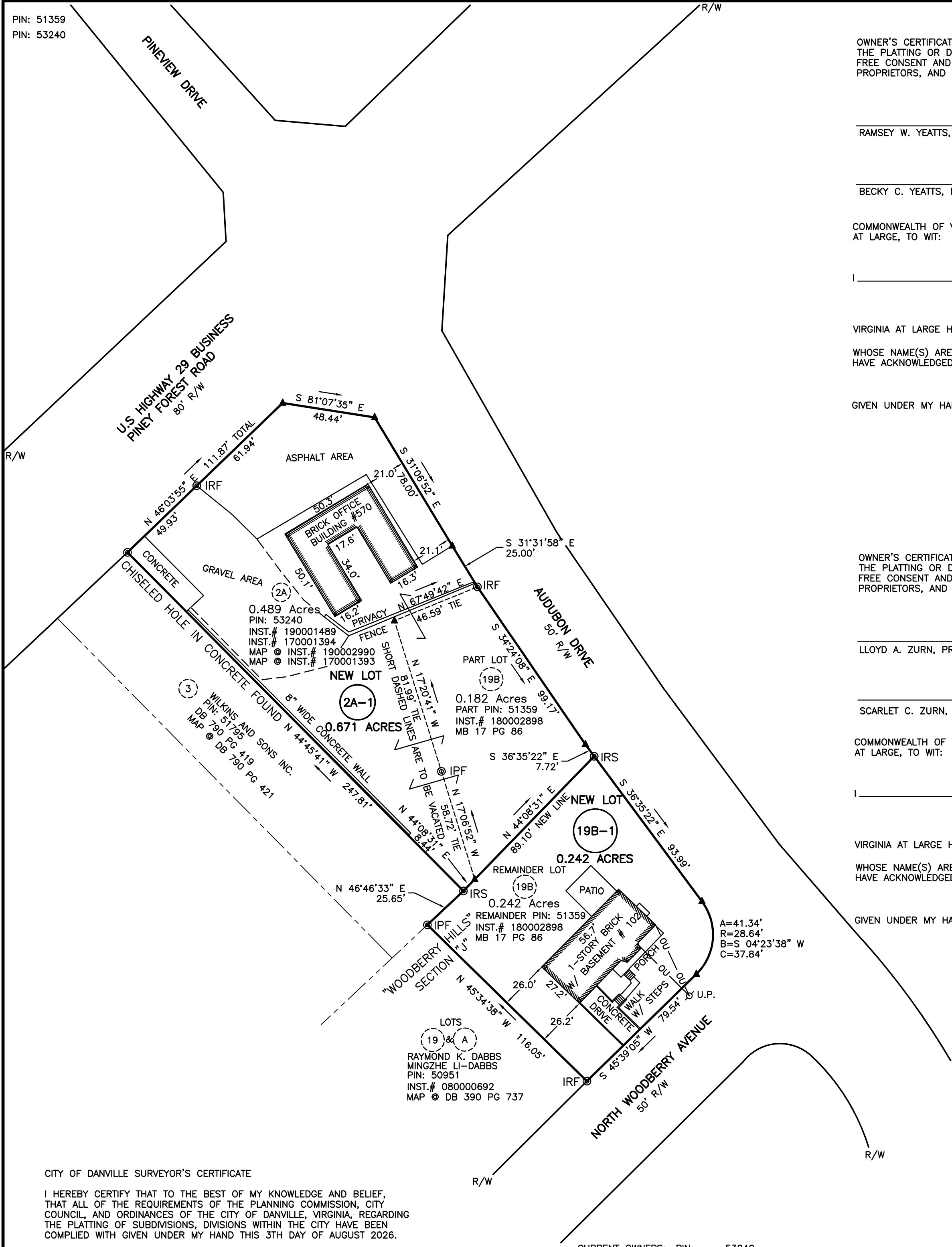
The foregoing instrument was acknowledged before me this 5th day of August, 2026 by Ramsey Yeatts

Stefanie E Jackson
Notary Public

Registration No.: 8102312 Expires: 04/30/2028

Stefanie E Jackson
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 8102312
Commission Expires 04/30/28





OWNER'S CERTIFICATE:
THE PLATTING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,
PROPRIETORS, AND TRUSTEES, IF ANY.

RAMSEY W. YEATTS, MEMBER, BIRD, LLC DATE

BECKY C. YEATTS, MEMBER, BIRD LLC DATE

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

I _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT RAMSEY W. YEATTS AND BECKY C. YEATTS

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: AUGUST 3, 2026
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE:
THE PLATTING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,
PROPRIETORS, AND TRUSTEES, IF ANY.

LLOYD A. ZURN, PRESIDENT, CREEKWOOD PROPERTIES INC. DATE

SCARLET C. ZURN, SECRETARY, CREEKWOOD PROPERTIES INC. DATE

COMMONWEALTH OF VIRGINIA
AT LARGE, TO WIT:

I _____, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF

VIRGINIA AT LARGE HEREBY CERTIFY THAT LLOYD A. ZURN AND SCARLET C. ZURN

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: AUGUST 3, 2026
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

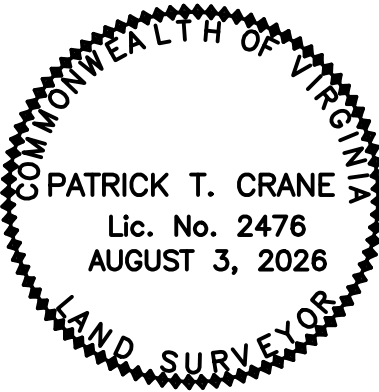
MY COMMISSION EXPIRES: _____

CITY APPROVAL:
THIS MINOR SUBDIVISION KNOWN AS NEW LOTS 2A-1 AND 19B-1
SUBDIVISION IS APPROVED BY THE UNDERSIGNED PURSUANT TO THE
UNIFIED DEVELOPMENT CODE OF THE DANVILLE CITY CODE AND MAY
BE ADMITTED TO RECORD.

CITY ENGINEER DATE

ZONING ADMINISTRATOR DATE

LEGEND		
●	IPF	IRON PIPE FOUND
●	IRF	IRON ROD FOUND
●	IRS	IRON ROD SET
▲		COMPUTED POINT
●	PIN	PARCEL ID NUMBER
○	UP	UTILITY POLE
—	R/W	RIGHT-OF-WAY
—	OU	OVERHEAD UTILITY LINE



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY
INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF 9-29-2010.
SEE COMMUNITY PANEL 51143C0631E.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR
RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT,
WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

DANVILLE VIRGINIA

BEING PIN's : 51359 & 53240
PLAT OF SURVEY SHOWING
NEW LOT 2A-1 &
"WOODBERRY HILLS" SECTION "J"
NEW LOT 19B-1
PLAT OF SURVEY
FOR :

**BIRD, LLC &
CREEKWOOD PROPERTIES, INC.**

DATE : AUGUST 3, 2026

SCALE : 1"=40'



FILE: 26102

CITY OF DANVILLE SURVEYOR'S CERTIFICATE

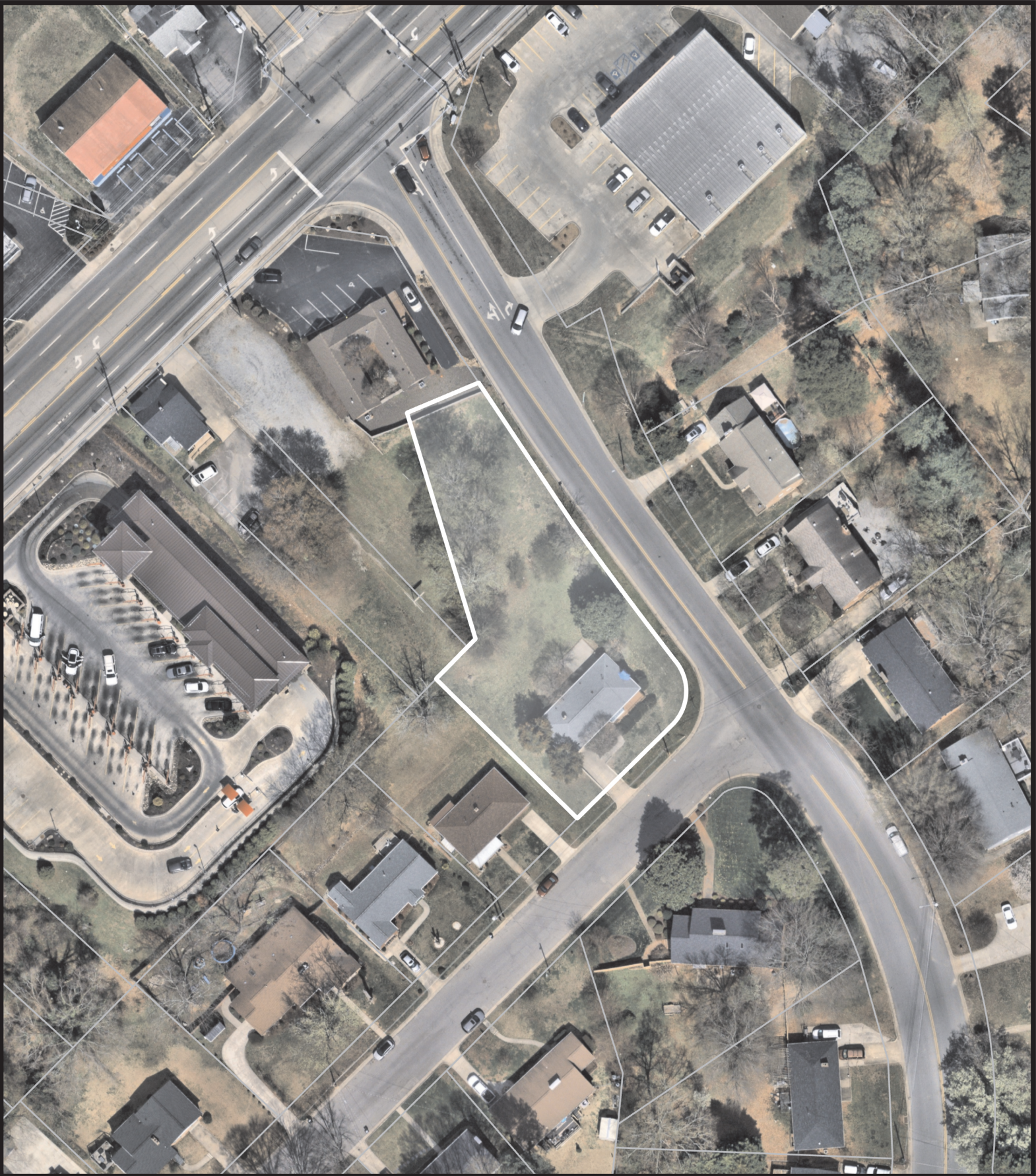
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF,
THAT ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, CITY
COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING
THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN
COMPLIED WITH GIVEN UNDER MY HAND THIS 3TH DAY OF AUGUST 2026.

PATRICK T. CRANE, LS # 002476

CURRENT OWNERS: PIN: 53240
BIRD, LLC

PIN: 51359
CREEKWOOD PROPERTIES, INC.



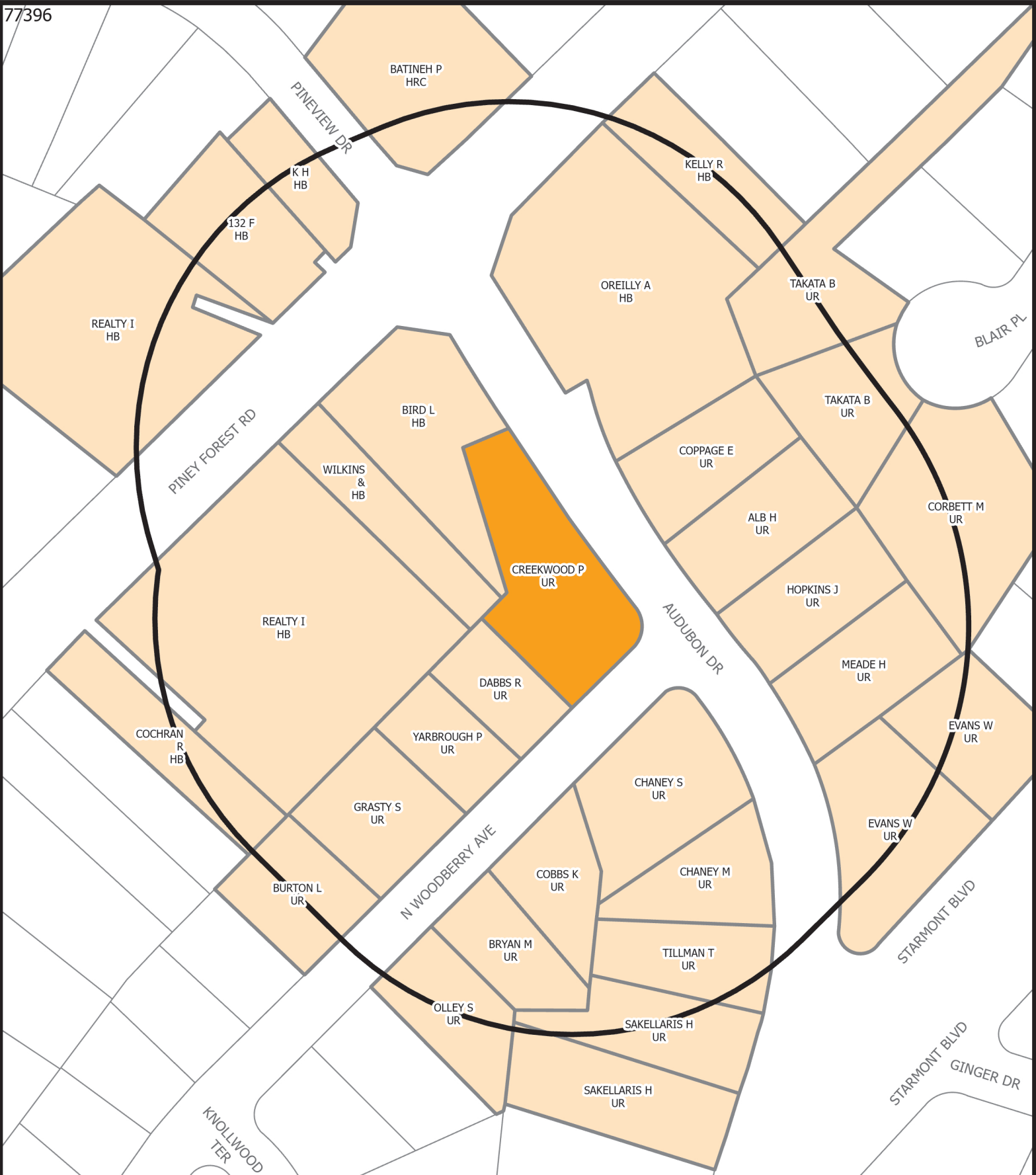


2026 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
8/7/2026



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
8/7/2026



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**PLANNING COMMISSION MINUTES
AUGUST 10, 2026**

MEMBERS PRESENT

Mr. Petrick
Mr. Bolton

Mr. Ranson
Ms. Evans
Mr. Khan
Pierre Jones
Sylvester Townes

MEMBERS ABSENT

STAFF

Shanika Williams
Cynthia Lester

Clarke Whitfield
Jonah Williams

ITEMS NOT FOR PUBLIC HEARING:

1. *Review of Subdivision Plat at Sandy Court*

Mr. Bolton made a motion to approve Subdivision Plat at Sandy Court with conditions recommended by staff. Ms. Evans seconded the motion. The motion was approved by a 7-0 vote.

ITEMS FOR PUBLIC HEARING:

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".*

Mr. Petrick opened the Public Hearing.

Mr. Petrick closed the Public Hearing.

Mr. Ranson stated. What can they do in that reduced area?

Ms. Williams stated. Zero setback does mean they build up to the property line; however, any development will be regulated by parking requirements and landscaping requirements so as to make sure it is not a site plan.

Mr. Ranson stated. They would still have a landscape buffer.

Ms. Williams stated. Correct.

Ms. Evans made a motion to approve Code Amendment application PZ26-00407. Mr. Bolton seconded the motion. The motion was approved by a 7-0 vote.

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).*

Mr. Petrick opened the Public Hearing.

Mr. Poole stated. I am the owner of T-Valley Studio on North Main Street. Mainly wanting to bring something positive to the area hosting events. I have already done several events, and it has been going really well just trying to keep it going.

Mr. Ranson stated. I assume you have no problem with 49 people?

Mr. Poole stated. No, it is not a huge space so 49 is good.

Mr. Petrick stated. Staff have recommended hours of operations to be limited to 10am - 11pm, and that is not an issue, right?

Mr. Poole stated. Absolutely.

Ms. Evans stated. Are you holding events now?

Mr. Poole stated. Yes, I have had about 15 events so far, sip and paint, line dancing and some pride events, spades, uno and bingo night. I did them intentionally before this meeting to do more events to show I am able to hold events without any issues.

Mr. Petrick closed the Public Hearing.

Ms. Evans stated. Can Mr. Poole have events until this is approved by City Council?

Ms. Williams stated. No.

Mr. Poole stated. They said as long as they are free.

Ms. Williams stated. He is correct, Commercial Recreation does require a fee associated with it whether you are renting out a space or charging at the door. So, if he is having events at no charge, it is not classified as Commercial Recreation.

Ms. Evans stated. So, your events are no charge?

Mr. Poole stated. No charge.

Mr. Bolton stated. He's saying the maximum occupancy is 49? If it is 50 or more, he will have to have an occupancy inspection if he stays below 50, he doesn't.

Ms. Williams stated. He is required to have a COA regardless. But the additional requirements that are listed are for 50 or more. From my understanding of the inspection that was done by our inspection division, there is a possibility for more than 49 people. If he stays at 49, he will not meet those additional requirements.

Mr. Ranson stated. That is a building code issue.

Ms. Williams stated. Correct.

Mr. Bolton made a motion to approve application PZ26-00380, with conditions as recommended by staff. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

VI. MINUTES

July 13, 2026, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 2:25 p.m.

APPROVED