

SOUTHERN VIRGINIA REGIONAL  
**Housing Summit**  
DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA

OFFICE OF ECONOMIC DEVELOPMENT & TOURISM



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# **SITES & BUILDINGS**



# SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

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## 231 MAIN STREET | TOTAL 0.5065 ACRES

### 231 Main Street

Parcel #: \_\_\_\_\_ 20003

Square Footage: \_\_\_ N/A

Lot Size: \_\_\_\_\_ 0.5065 acres

District: \_\_\_\_\_ River District

Zoning: \_\_\_\_\_ CBC Central Business District

Best Use: \_\_\_\_\_ Mixed Use



# SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

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## HIGH ST & SPRING ST | TOTAL 2.355 ACRES

### HIGH ST

Parcel #: \_\_\_\_\_ 24550  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 0.453 acres  
 District: \_\_\_\_\_ River District  
 Zoning: \_\_\_\_\_ CBC Central Business District  
 Best Use: \_\_\_\_\_ Mixed Use

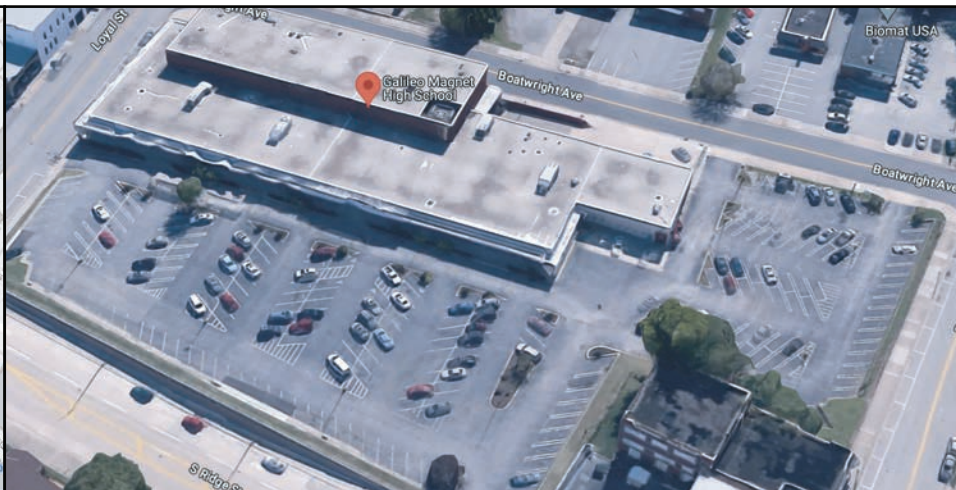
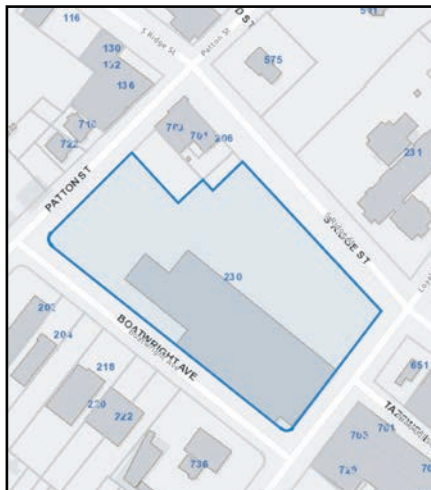
### SPRING ST

Parcel #: \_\_\_\_\_ 22126  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 0.3219 acres  
 District: \_\_\_\_\_ River District  
 Zoning: \_\_\_\_\_ CBC Central Business District  
 Best Use: \_\_\_\_\_ Mixed Use



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## 230 S RIDGE ST | TOTAL 72,836 SF

### 230 S RIDGE ST PROPERTY #1

Parcel #: \_\_\_\_\_ 24586  
Square Footage: \_\_\_\_\_ 72,836  
Lot Size: \_\_\_\_\_ 3.884 acres  
District: \_\_\_\_\_ City of Danville  
Zoning: \_\_\_\_\_ CBC Central Business District  
Best Use: \_\_\_\_\_ Mixed Use, Multifamily



# SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

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## HANKS LANE PROPERTIES | TOTAL 117.784 ACRES

### HANKS LANE PROPERTY #1

Parcel #: \_\_\_\_\_ 78463  
 Square Footage: \_\_\_ NA  
 Lot Size: \_\_\_\_\_ 2.449 acres  
 District: \_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ NC Neighborhood Retail Comm  
 Best Use: \_\_\_\_\_ Mixed Use, Single Family, Multifamily

### HANKS LANE PROPERTY #2

Parcel #: \_\_\_\_\_ 70624  
 Square Footage: \_\_\_ NA  
 Lot Size: \_\_\_\_\_ 7.435 acres  
 District: \_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ TR Threshold Residential  
 Best Use: \_\_\_\_\_ Mixed Use, Single Family, Multifamily

### HANKS LANE PROPERTY #3

Parcel #: \_\_\_\_\_ 70619  
 Square Footage: \_\_\_ NA  
 Lot Size: \_\_\_\_\_ 107.9 acres  
 District: \_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ SRR Sandy River Residential  
 Best Use: \_\_\_\_\_ Mixed Use, Single Family, Multifamily







# SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

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## COMMONWEALTH MACHINERY BUILDING | TOTAL 34,488 SF

### 300 LYNN STREET

Parcel #: \_\_\_\_\_ 25198  
 Square Footage: \_\_ 14,040  
 Lot Size: \_\_\_\_\_ 0.214  
 District: \_\_\_\_\_ Tobacco Warehouse  
               \_\_\_\_\_ River District  
 Zoning: \_\_\_\_\_ TWC Tobacco Warehouse Comm  
 Best Use: \_\_\_\_\_ Multi-Family

### 411 LOYAL STREET

Parcel #: \_\_\_\_\_ 22862  
 Square Footage: \_\_ 8,094  
 Lot Size: \_\_\_\_\_ 0.0787  
 District: \_\_\_\_\_ Tobacco Warehouse  
               \_\_\_\_\_ River District  
 Zoning: \_\_\_\_\_ TWC Tobacco Warehouse Comm  
 Best Use: \_\_\_\_\_ Multi-Family

### 417 LOYAL STREET

Parcel #: \_\_\_\_\_ 22861  
 Square Footage: \_\_ 12,354  
 Lot Size: \_\_\_\_\_ 0.1297  
 District: \_\_\_\_\_ Tobacco Warehouse  
               \_\_\_\_\_ River District  
 Zoning: \_\_\_\_\_ TWC Tobacco Warehouse Comm  
 Best Use: \_\_\_\_\_ Multi-Family





## AMERICAN LEGION BLVD | TOTAL 13.08

### AMERICAN LEGION - 3

Parcel #: \_\_\_\_\_ 73228

Square Footage: \_\_\_ N/A

Lot Size: \_\_\_\_\_ 13.08 acres

District: \_\_\_\_\_ N/A

Zoning: \_\_\_\_\_ HRC Highway Retail Comm

Best Use: \_\_\_\_\_ Single Family



## AMERICAN LEGION BLVD PROPERTIES | TOTAL 70.13 ACRES

### SEMINOLE DR

Parcel #: \_\_\_\_\_ 70311

Square Footage: \_\_\_ N/A

Lot Size: \_\_\_\_\_ 70.13 acres

District: \_\_\_\_\_ N/A

Zoning: \_\_\_\_\_ TR Threshold Residential

Best Use: \_\_\_\_\_ Single Family



**AMERICAN LEGION BLVD PROPERTIES | TOTAL 33.578 ACRES**

**AMERICAN LEGION - 1**

Parcel #: \_\_\_\_\_ 78462  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 3.828 acres  
 District: \_\_\_\_\_ N/A  
 Zoning: \_\_\_\_\_ TR Threshold Residential  
 Best Use: \_\_\_\_\_ Single Family

**AMERICAN LEGION - 2**

Parcel #: \_\_\_\_\_ 73488  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 29.75 acres  
 District: \_\_\_\_\_ N/A  
 Zoning: \_\_\_\_\_ HRC Highway Retail Comm  
 Best Use: \_\_\_\_\_ Single Family



**JENNY LANE PROPERTIES | TOTAL 99.41 ACRES**

**JENNY LN - 1**

Parcel #: \_\_\_\_\_ 78052  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 55.21 acres  
 District: \_\_\_\_\_ N/A  
 Zoning: \_\_\_\_\_ TR Threshold Residential  
 Best Use: \_\_\_\_\_ Single Family

**JENNY LN - 2**

Parcel #: \_\_\_\_\_ 75941  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 44.2 acres  
 District: \_\_\_\_\_ N/A  
 Zoning: \_\_\_\_\_ TR Threshold Residential  
 Best Use: \_\_\_\_\_ Single Family



## BUFORD RD PROPERTY | TOTAL 162.49 ACRES

### BUFORD RD PROPERTY

Parcel #: \_\_\_\_\_ 1377-60-3531  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 86.51 acres  
 District: \_\_\_\_\_ Pittsylvania County (Brosville)  
 Zoning: \_\_\_\_\_ A-1 Agricultural District  
 Best Use: \_\_\_\_\_ Single Family and Mixed Use

### BUFORD RD PROPERTY

Parcel #: \_\_\_\_\_ 1376-49-9139  
 Square Footage: \_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 75.98 acres  
 District: \_\_\_\_\_ Pittsylvania County (Brosville)  
 Zoning: \_\_\_\_\_ A-1 Agricultural District  
 Best Use: \_\_\_\_\_ Single Family and Mixed Use



## MOUNTAIN HILL RD PROPERTY | TOTAL 39.34 ACRES

### MOUNTAIN HILL RD PROPERTY

Parcel #: \_\_\_\_\_ 76765

Square Footage:\_\_\_ N/A

Lot Size: \_\_\_\_\_ 39.34 acres

District:\_\_\_\_\_ City of Danville

Zoning: \_\_\_\_\_ LEDI Light Economic Development

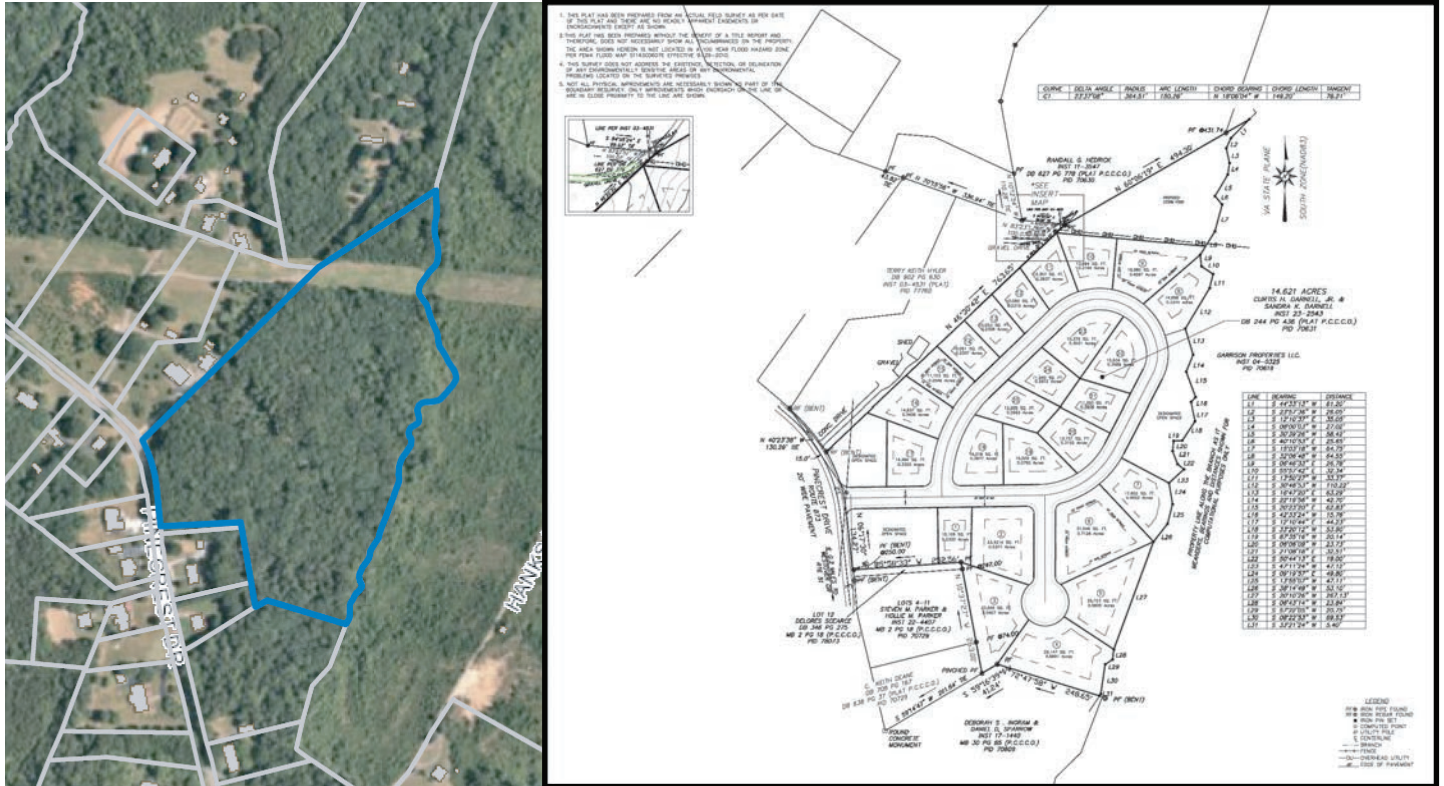
Best Use: \_\_\_\_\_ Mixed Use, Single Family





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## PINECREST DR PROPERTY | TOTAL 14.5 ACRES

### PINECREST RD PROPERTY

- Parcel #: \_\_\_\_\_ 70631
- Square Footage: \_\_\_ N/A
- Lot Size: \_\_\_\_\_ 14.5 acres
- District: \_\_\_\_\_ City of Danville
- Zoning: \_\_\_\_\_ SR Suburban Residential
- Best Use: \_\_\_\_\_ Single Family and Mixed Use



## BLUE JAY ST PROPERTY | TOTAL 42.87 ACRES

### BLUE JAY ST PROPERTY

Parcel #: \_\_\_\_\_ 75514

Square Footage: \_\_\_ N/A

Lot Size: \_\_\_\_\_ 42.87 acres

District: \_\_\_\_\_ City of Danville

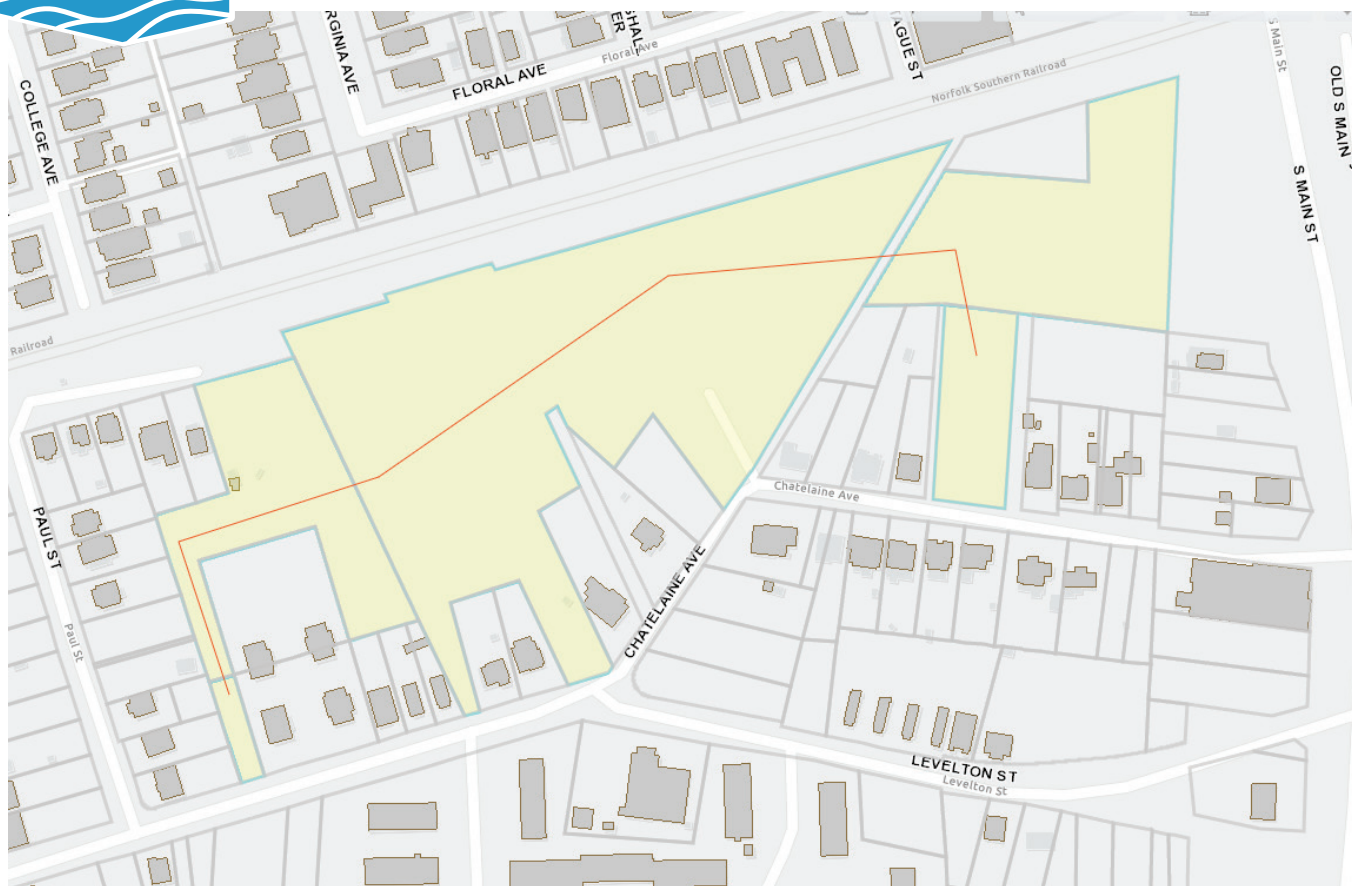
Zoning: \_\_\_\_\_ TR Threshold Residential

Best Use: \_\_\_\_\_ Single Family and/or Multi-Family



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## CHATELAINE AVE PROPERTIES | TOTAL 10.0358 ACRES

### CHATELAINE AVE #1

Parcel #: \_\_\_\_\_ 21004  
 Square Footage:\_\_\_ NA  
 Lot Size: \_\_\_\_\_ 0.5851 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ OTR Old Town Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

### CHATELAINE AVE #4

Parcel #: \_\_\_\_\_ 20446  
 Square Footage:\_\_\_ NA  
 Lot Size: \_\_\_\_\_ 6.078 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ OTR Old Town Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

### CHATELAINE AVE #2

Parcel #: \_\_\_\_\_ 20445  
 Square Footage:\_\_\_ NA  
 Lot Size: \_\_\_\_\_ 1.415 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ OTR Old Town Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

### COLEMANS ALY #5

Parcel #: \_\_\_\_\_ 24392  
 Square Footage:\_\_\_ NA  
 Lot Size: \_\_\_\_\_ 1.851 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ OTR Old Town Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

### CHATELAINE AVE #3

Parcel #: \_\_\_\_\_ 20261  
 Square Footage:\_\_\_ NA  
 Lot Size: \_\_\_\_\_ 0.1067 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ OTR Old Town Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family



## CLARKSVILLE RD PROPERTY | TOTAL 55.35 ACRES

### CLARKSVILLE RD PROPERTY

Parcel #: \_\_\_\_\_ 73041

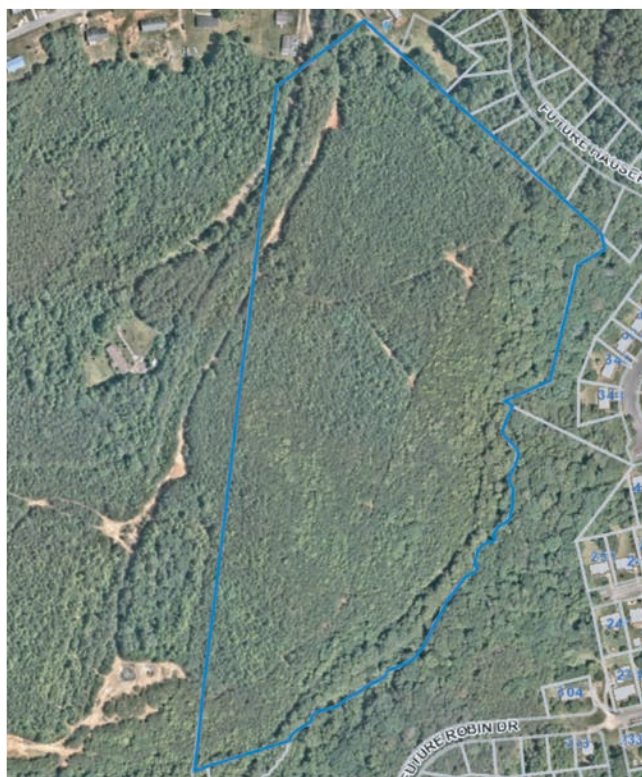
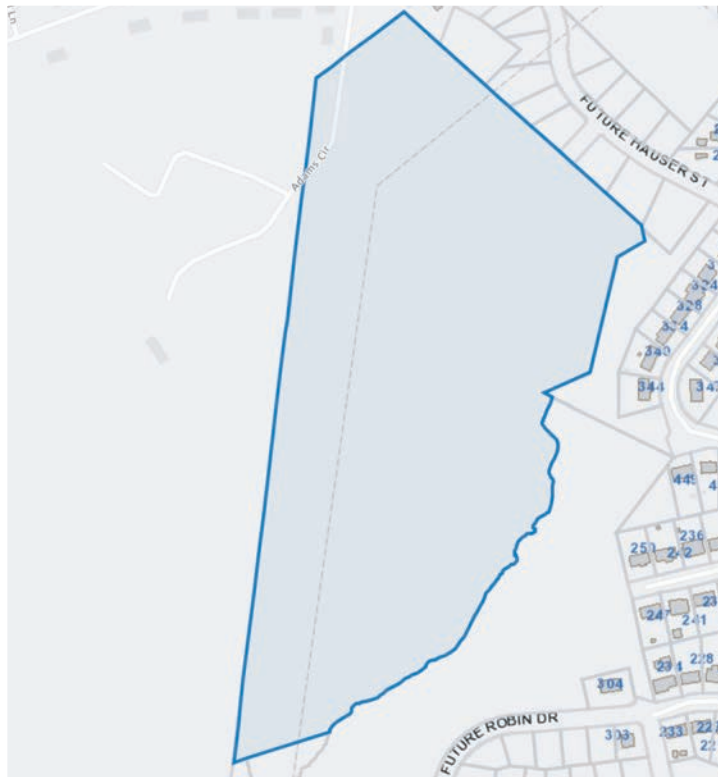
Square Footage: \_\_\_ N/A

Lot Size: \_\_\_\_\_ 55.35 acres

District: \_\_\_\_\_ City of Danville

Zoning: \_\_\_\_\_ TR Threshold Residential

Best Use: \_\_\_\_\_ Single Family and/or Multi-Family



## MARTIN RD PROPERTY | TOTAL 30.47 ACRES

### MARTIN RD PROPERTY

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Parcel #: \_\_\_\_\_ 50040

Square Footage:\_\_\_ N/A

Lot Size: \_\_\_\_\_ 30.47 acres

District:\_\_\_\_\_ City of Danville

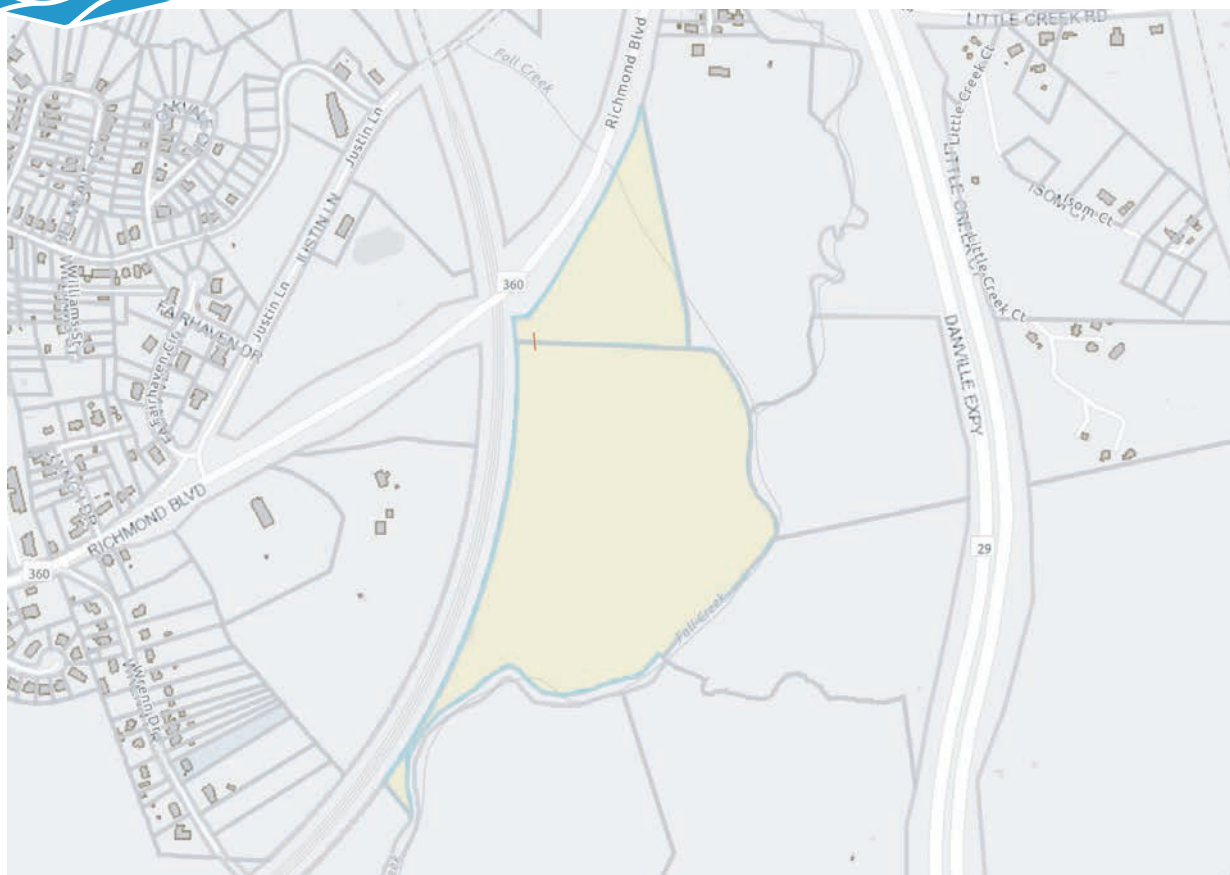
Zoning: \_\_\_\_\_ TR Threshold Residential Single

Best Use: \_\_\_\_\_ Family and/or Multi-Family



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## RICHMOND BLVD PROPERTIES | TOTAL 41.789 ACRES

### RICHMOND BLVD PROPERTY

Parcel #: \_\_\_\_\_ 74880  
 Square Footage:\_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 8.079 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ LEDI Light Economic Development  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

### RICHMOND BLVD PROPERTY

Parcel #: \_\_\_\_\_ 73319  
 Square Footage:\_\_\_ N/A  
 Lot Size: \_\_\_\_\_ 33.71 acres  
 District:\_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ LEDI Light Economic Development  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family



## SEMINOLE DR PROPERTIES | TOTAL 42.587 ACRES

### SEMINOLE DR #1

Parcel #: \_\_\_\_\_ 70309  
 Square Footage: \_\_\_ NA  
 Lot Size: \_\_\_\_\_ 33.92 acres  
 District: \_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ TR Threshold Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

### SEMINOLE DR #2

Parcel #: \_\_\_\_\_ 70409  
 Square Footage: \_\_\_ NA  
 Lot Size: \_\_\_\_\_ 8.667 acres  
 District: \_\_\_\_\_ City of Danville  
 Zoning: \_\_\_\_\_ TR Threshold Residential  
 Best Use: \_\_\_\_\_ Single Family and/or Multi-Family



## SEMINOLE PROPERTY | TOTAL 58.67 ACRES

### SEMINOLE DR - 1

**Parcel #:** 70154  
**Square Footage:** N/A  
**Lot Size:** 25.2 acres  
**District:** N/A  
**Zoning:** TR Threshold Residential  
**Best Use:** Single Family and/or Multi-Family

### SEMINOLE DR - 2

**Parcel #:** 77652  
**Square Footage:** N/A  
**Lot Size:** 33.47 acres  
**District:** N/A  
**Zoning:** TR Threshold Residential  
**Best Use:** Single Family and/or Multi-Family

### SEMINOLE DR - 3

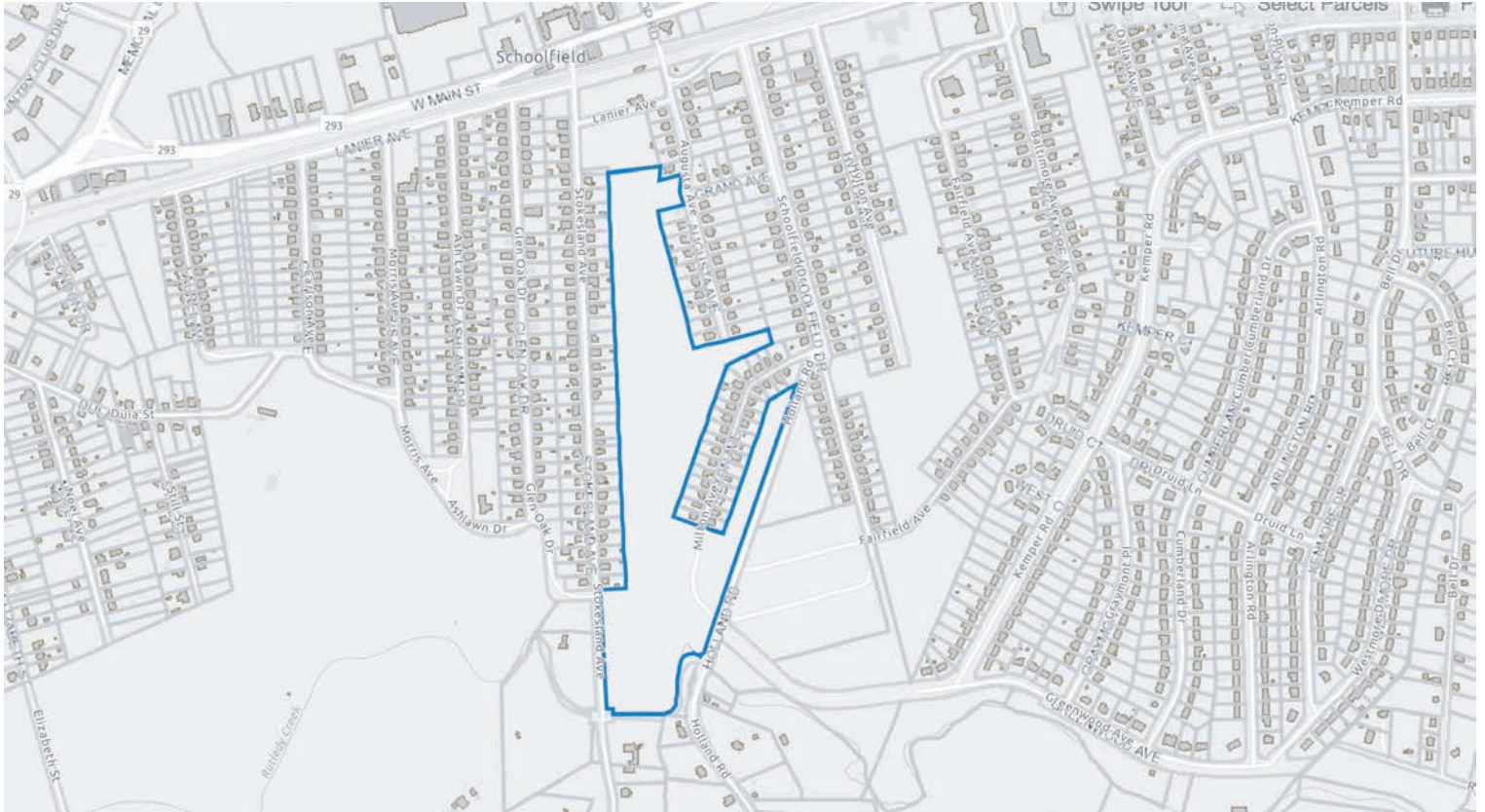
**Parcel #:** 77653  
**Square Footage:** N/A  
**Lot Size:** 7.14 acres  
**District:** N/A  
**Zoning:** TR Threshold Residential  
**Best Use:** Single Family and/or Multi-Family





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## STOKESLAND AVE | TOTAL 26.83

### STOKESLAND AVE

Parcel #: \_\_\_\_\_ 51508

Square Footage: \_\_\_ N/A

Lot Size: \_\_\_\_\_ 26.83 acres

District: \_\_\_\_\_ N/A

Zoning: \_\_\_\_\_ OTR Old Town Residential

Best Use: \_\_\_\_\_ Single Family and/or Multi-Family

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# INCENTIVES

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## City of Danville - Real Estate Tax Grant Program for New Construction

### Real Estate Tax Grant

New construction of housing (single-family, multi-family or mixed housing) developments meeting the City of Danville's criteria as shown in the Danter Report – Danville Housing Strategies and minimum number of units and minimum capital investment are eligible for tax grants.

### Eligibility Requirements – Single Family Developments

Up to 15-year incentive (continues to the next buyer/homeowner when property is sold)

Grant based on actual increase in tax bill for Year 1 - 100% of actual increase, Years 2-15 - 50% of actual increase

Must be a minimum investment of \$5M and 50 or more houses

### Eligibility Requirements – Multi-Family Developments

Up to a 10-year incentive (continues to the next buyer if/when property is sold)

Grant based on actual increase in tax bill for Year 1 - 100% of actual increase, Years 2-10 - 50% of actual increase

Must be a minimum \$6M Investment and 60 or more units

### Real Estate Tax Abatement Program for Historic Properties – Revised

#### The City Enhanced Its Tax Abatement Program to Encourage Mixed-Use, Multifamily Commercial Development

Amended Ordinance Article XI, Entitled “Partial Exemption of Real Estate Taxes for Certain Real Estate” of Chapter 37, Entitled “Taxation”

- Increasing it from 5 years up to a 15-year incentive (continues to the next buyer/homeowner when property is sold)
- Year 1 - 100%, Years 2-15 - 50%
- Must be a minimum investment of \$5M
- No less than 70% Residential/No more than 30% Commercial – Calculated by Square Footage
- Project must have final CO in two years
- Projects must meet City criteria as shown in the Danter Report
- This incentive cannot be layered with Community Development's Housing Incentives

### Reimbursement Grant Program

On a case-by-case basis, the City will consider reimbursement grants to assist the project costs.

#### Base Requirements

- Minimum investment
  - \$5M for single family
  - \$6M multifamily
- Minimum Number of Units
  - 50 or More Houses if Single Family
  - 60 or More Units if Multi-family
- Must meet City criteria as shown in the Danter Report
- Development must be completed in 5 years
- Example of fees: Building, Electrical, Mechanical, Plumbing, Zoning etc.
  - City fees only
- Other Reimbursements
  - Example – Turning Lane reimbursement

## **Infrastructure Reimbursements (offered through an application process – Public Works and Utilities)**

- **Reimbursement of Residential Subdivision Developers for Expenditures made for Improvements** (*Cross reference(s)-Subdivisions, Ch. 35.5.*)
  - Maximum per project of \$500,000.00 or an average of 18,500.00 per buildable lot in such subdivision or section of a master subdivision, whichever is less.
  - Where water and sewer facilities need to be extended to serve proposed subdivision and these water and sewer facilities will serve lots other than those in the master subdivision, or can be extended further to serve other property, the developer shall be eligible for an additional \$4,000.00 per lot reimbursement, not to exceed the actual cost of the extension of the water and sewer facilities; however, the \$500,000.00 limit on any such reimbursement agreement will still be applicable
  - Gas distribution mains, standard overhead streetlights, and overhead electric service will be installed by the City in a subdivision which is the subject of a reimbursement agreement at the City's expense the installation is determined to be feasible by the Department of Utilities. Upon request, underground primary electric service and special street lighting will be installed, subject to the approval of the Director of Utilities; however, the additional cost of such installation shall be borne by the developer.
  - Developer shall be reimbursed an amount equivalent to the cost of one hundred (100) feet of the water main extension for each active revenue-producing tap made on the proposed water main extension on the property of others lying along proposed extension, as well as on the property of the developer, not to exceed the actual cost of construction of proposed water main extension.
  - Reimbursement for road access to subdivision, the roads need to meet City public road requirements

## **Incentives for City of Danville Home Buyers and Renters (Program Design is Underway)**

### **Downpayment Assistance Grants**

- Applicants meeting certain criteria are eligible for up to \$5,000 for down payment assistance
- Criteria: 81-95% of AMI using HUD guidelines, \$41,795-\$49,019
  - This expands a downpayment assistance
  - DRHA assists persons 80% and below AMI

### **Rental Deposit Assistance Grants**

- Applicants meeting criteria are eligible for up to \$500 for rental deposit assistance.
- Criteria: 81-95% of AMI using HUD guidelines, \$41,795-\$49,019

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# **PERMITTING & LICENSING**

## Permitting & Licensing

The City of Danville offers fast track permitting through a “One Stop Permitting Center” for companies locating to Danville. These companies are assigned a specific coordinator to assist in expediting the entire permitting process.

### Contractor License Information

- Contractors charging over \$1,000 for any job done in Virginia are required to hold a Virginia State Contractor’s License. Contractor’s licenses are obtained from the State Board for Contractors’ in Richmond, VA.
- Contractors license consist of two parts: the class of license (A, B, or C), which determines the monetary value of contracts/projects that may be performed, and the classification/specialty, which determines what type of work is allowed.
- Class B and C contractors are required by the City of Danville to post a \$5,000 bond. Bond forms can be obtained from the Inspections Division within Community Development.

### Renovations to existing buildings:

All new construction/renovations must be reviewed and approved by the Inspections Division within Community Development Department.

The City of Danville Inspections Division issues separate permits for building, electric, mechanical, signage and plumbing work to be performed. There are other pertinent forms, such as asbestos remediation, plan review, etc., that may need to accompany your application.

- Notes:**
- *Applicants must request specific advice from the Inspection Division as to weather review by a design commission is required for the location in which the renovation or new construction is located. (Every district in the City does not require a review by a design commission.)*
  - *Signage must be reviewed and approved by Community Development Department and in some locations other agencies.*

## Form and Applications

The City of Danville Inspections Division issues separate permits for building, electrical, mechanical, and plumbing work. There are other pertinent forms, such as asbestos, plan review, etc., that may need to accompany an application.

### Electronic Applications Available

Building Permit Application

Electrical Permit Application

Mechanical Permit Application

Plumbing Permit Application

Sign Permit Application

Amusement Device Permit Application

Demolition Authorization Form

Single-Family Dwelling Plan Review

Contractor’s Bond Form

Tank Abandonment Form

Vent / Chimney Certification Form

Tax Abatement Form

Appeal Form

Plan of Action Submittal Form



## Contacts

### Danville Economic Development & Tourism

Corrie Bobe | Director  
434-793-1753 or corrie.bobe@discoverdanville.com

Kelvin Perry | Assistant Director  
434-793-1753 or kelvin.perry@discoverdanville.com

### Danville Community Development:

Kenneth Gillie | Director  
434-799-5260 or gillikc@danvilleva.govs

Susan Mcculloch | Housing Development Division Director  
434-799-5260 or mcculse@danvilleva.gov

### Danville Inspections:

Charles Fulcher | Inspections Supervisor  
434-799-5260 or fulchcw@danvilleva.gov

### Constitutional Officers:

James Gillie | Commissioner Of Revenue  
434-799-5145 or gillijm@danvilleva.gov