SOUTHERN VIRGINIA REGIONAL

HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG

Sites and Buildings Available in Danville

Contact

Susan McCulloch | Division Director of Housing & Development

434-799-5260

mcculse@danvilleva.gov

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

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HIGH ST PROPERTY | TOTAL 2.355 ACRES

HIGH ST

Parcel #: 24550

Square Footage: N/A

Lot Size: 2.355 acres

District: River District

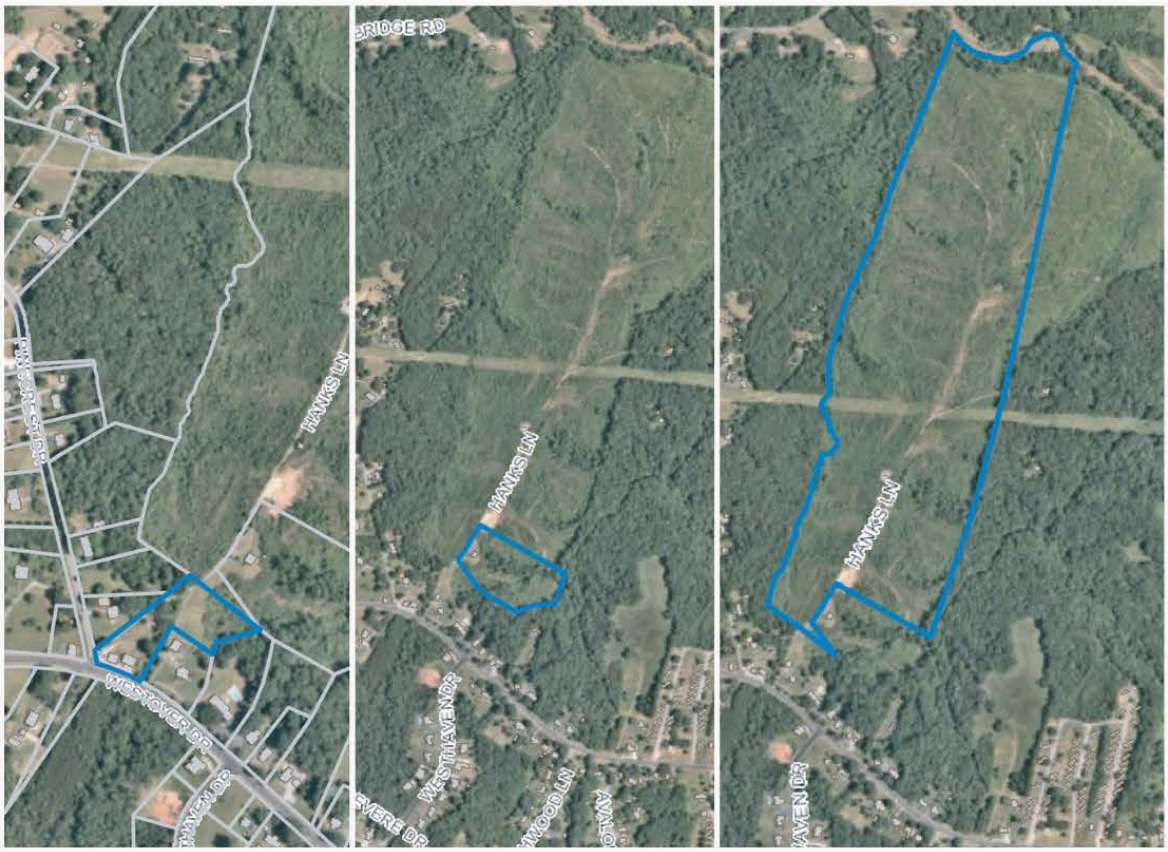
Zoning: UR Urban Residential

Best Use: Mixed Use

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



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: UR Urban Residential
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: UR Urban 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: UR Urban Residential
Best Use: Mixed Use, Single Family, Multifamily

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



AMERICAN LEGION BLVD | TOTAL 118.409

AMERICAN LEGION - 1

Parcel #:	78462
Square Footage:	N/A
Lot Size:	3.828 acres
District:	N/A
Zoning:	HB Highway Business
Best Use:	Commercial, Single Family

AMERICAN LEGION - 2

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

AMERICAN LEGION - 3

Parcel #:	73228
Square Footage:	N/A
Lot Size:	13.08 acres
District:	N/A
Zoning:	HB Highway Business
Best Use:	Retail Comm Single Family

AMERICAN LEGION - 4

Parcel #:	73226
Square Footage:	N/A
Lot Size:	1.621 acres
District:	N/A
Zoning:	HB Highway Business
Best Use:	Comm Multifamily

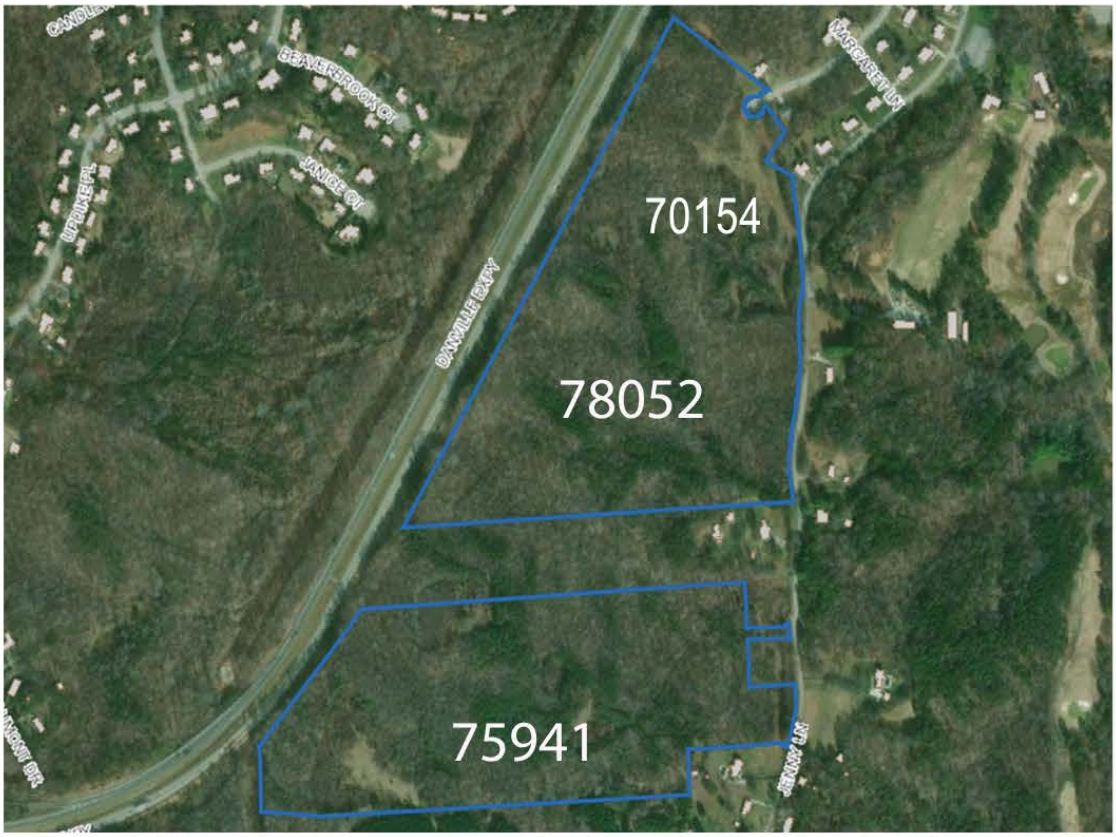
SEMINOLE DR

Parcel #:	70311
Square Footage:	N/A
Lot Size:	70.13 acres
District:	N/A
Zoning:	TR Transitional Residential
Best Use:	Single Family/Multifamily

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



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: UR Urban Residential
Best Use: Single Family

JENNY LN - 2

Parcel #: 75941
Square Footage: N/A
Lot Size: 44.2 acres
District: N/A
Zoning: UR Urban Residential
Best Use: Single Family

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



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

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



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 Transitional Residential

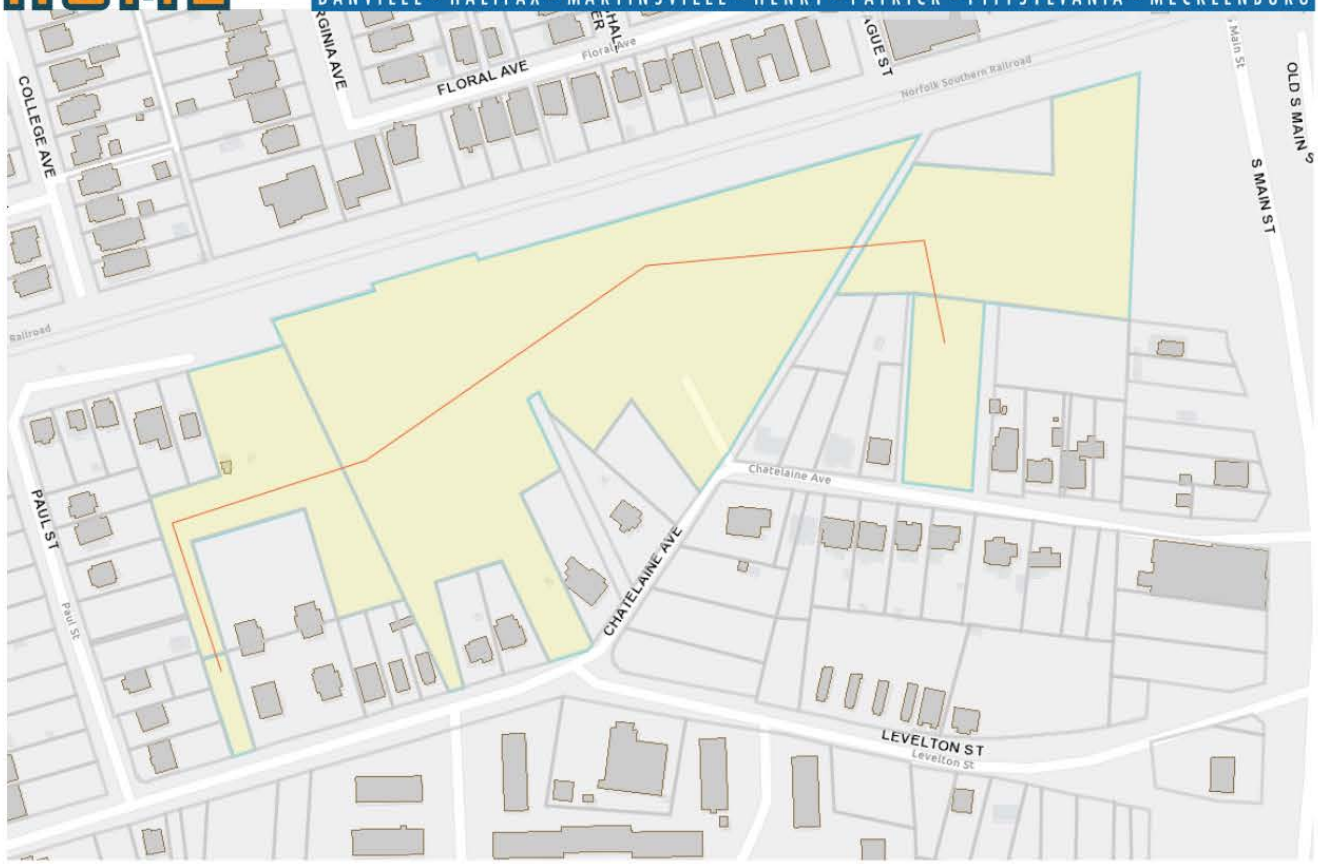
Best Use: Single Family and/or Multi-Family

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL

HOUSING SUMMIT

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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: UR Urban 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: UR Urban 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: UR Urban 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: UR Urban 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: UR Urban Residential
Best Use: Single Family and/or Multi-Family

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



CEDARBROOK DR PROPERTY | TOTAL 5.56 ACRES

CEDARBROOK DR PROPERTY

Parcel #: 55358

Square Footage: N/A

Lot Size: .05227 acres

District: City of Danville

Zoning: UR Urban Residential

Best Use: Single Family and/or Multi-Family

FERRY RD PROPERTY

Parcel #: 50149

Square Footage: N/A

Lot Size: 5.046 acres

District: City of Danville

Zoning: UR Urban Residential

Best Use: Single Family and/or Multi-Family

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



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: UA Urban Agriculture

Best Use: Single Family

RICHMOND BLVD PROPERTY

Parcel #: 73319

Square Footage: N/A

Lot Size: 33.71 acres

District: City of Danville

Zoning: UA Urban Agriculture

Best Use: Single Family

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



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 Transitional 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 Transitional 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 Transitional Residential
Best Use:	Single Family and/or Multi-Family

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



DEER RUN RD | TOTAL 17.932

DEER RUN RD

Parcel #: 78541

Square Footage: N/A

Lot Size: 17.932 acres

District: N/A

Zoning: HB Highway Business

Best Use: Mixed Use, Commercial

DANVILLE VIRGINIA HOME

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG



COLLEGE PARK DR/GAITHER RD | TOTAL 23.36

COLLEGE PARK DR PROPERTY

Parcel #: 75899

Square Footage: N/A

Lot Size: 12.2 acres

District: City of Danville

Zoning: Innovation & Manufacturing

Best Use: Mixed Housing

GAITHER RD PROPERTY

Parcel #: 75500

Square Footage: N/A

Lot Size: 11.16 acres

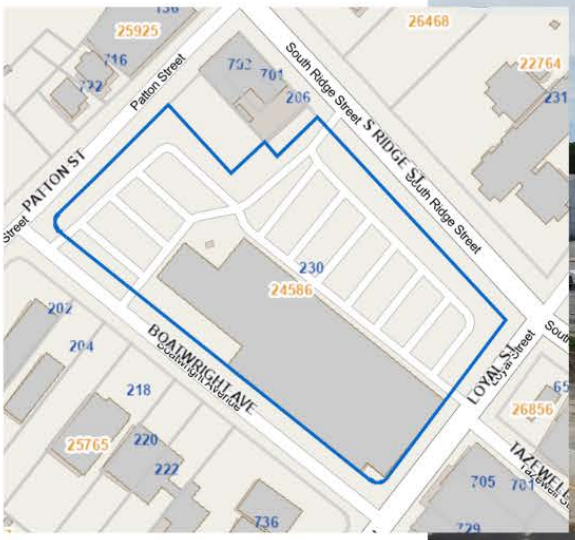
District: City of Danville

Zoning: TR Transitional Residential

Best Use: Mixed Housing

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG





230 S RIDGE ST | TOTAL 72,836 SF

230 S Ridge Street

Parcel #: 24583

Square Footage: 72,836

Lot Size: 3.884 acres

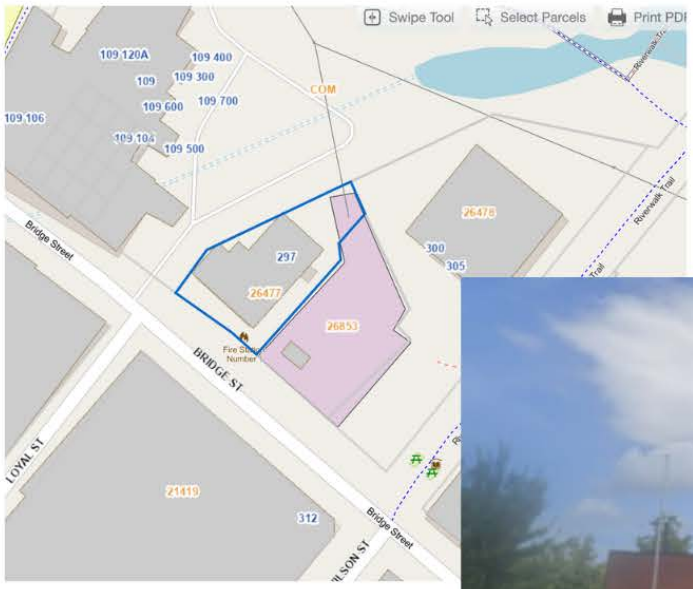
District: River District

Zoning: CBC Central Business District

Best Use: Commercial, Mixed Use, Multi-Family

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG





297 BRIDGE ST | TOTAL 11,247 SF

297 Bridge Street

Parcel #: 26477

Square Footage: 11,247

Lot Size: 0.3016 acres

District: River District

Zoning: River District

Best Use: Commercial, Mixed Use, Multi-Family

SOUTHERN VIRGINIA REGIONAL HOUSING SUMMIT

DANVILLE • HALIFAX • MARTINSVILLE • HENRY • PATRICK • PITTSYLVANIA • MECKLENBURG





305 BRIDGE ST | TOTAL 10,506 SF

305 Bridge Street

Parcel #: 26478

Square Footage: 10,506

Lot Size: 0.9815 acres

District: River District

Zoning: River District

Best Use: Commercial, Mixed Use, Multi-Family

NOTES

Real Estate Tax Grant Program for New Construction

Conditional Real Estate Tax Grant (RETG)

This is a local discretionary grant. New site-built construction of housing (single-family (attached or detached), 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. Base tax must be paid and received by the City.

Eligibility Requirements – Single Family Developments (Site-built, Attached or Detached)

- 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 (Site-built)

- 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

Fee Reimbursement Grant Program

Each development is reviewed on a case-by-case basis. The City will consider reimbursement grants to assist with project costs.

Base Requirements

- Minimum investment
  - $5M for single family (Site-built, attached or detached)
  - $6M multifamily (Site-built)
- 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

Single-Family Real Estate Construction Grant (RECG) Program

To encourage new construction of middle income and above subdivisions, grants in a lump sum maybe issued to a qualifying project. A minimum capital investment of $5M for single-family, site-built (stick-built) homes with a minimum of 50 homes is required. The maximum award wouldn't exceed the value of the RETG.

Detached Single Family Homes

- Speculative single family detached homes: Up to $18,000 per house may be granted for highly qualified projects, after the final CO is issued, if built on a speculative basis.
- Custom-built single family detached homes: Up to $14,000 per house may be granted for highly qualified projects after the final CO is issued, if built with a buyer secured. The developer is required to build the street and utility infrastructure necessary to serve a subdivision that is estimated to meet the minimum capital investment, once homes are built.

Attached Single Family Homes

- Speculative single family attached homes: Up to $14,400 per house/living unit may be granted for highly qualified projects, after the final CO is issued, if built on a speculative basis.
- Custom-built single family attached homes: Up to $11,200 per house/living may be granted for highly qualified projects, after the final CO has been issued, if built with a buyer secured. The developer is required to build the street and utility infrastructure necessary to serve a subdivision that is estimated to meet the minimum capital investment, once homes are built.

Predevelopment Studies

For qualifying projects, the City of Danville may help fund and/or assist with acquiring outside funding sources to pay for certain predevelopment costs at no more than 50% for projects that have the potential to qualify for any of the discretionary grant funds described above. The City of Danville must receive a copy of all reports and have the rights to their use. Typical reports include environmental studies, preliminary engineering reports, site plans, etc.

Model Home Loan Fund Application Support

The City may provide a zero-interest loan and/or work with partners to provide a loan to pay for the construction of a model home in a qualifying subdivision.

Historic Property Programs

Real Estate Tax Abatement Program for Historic Properties (Revised 2025)

Multifamily/Commercial Structures - a partial exemption from taxation of real estate on which any existing non-residential structure has undergone substantial rehabilitation or renovation for residential or a mixed use of commercial and residential structures shall be granted, subject to the following conditions:

- The existing structure or other improvement must be no less than fifty (50) years old and located within the Downtown, Tobacco Warehouse, North Danville, Old West End, Schoolfield, other Virginia Department of Historic Resources-approved historic district, or any building listed on the Virginia Landmarks Register or National Register of Historic Places. The applicant will have the responsibility of providing the Real Estate Assessor with evidence sufficient for the Real Estate Assessor to make an appropriate determination of the age of the structure.
- The structure or other improvement must have been substantially rehabilitated sufficiently to increase the base value by twenty-five (25) percent. The base value shall be the fair market value, as determined and assessed by the Real Estate Assessor, prior to any rehabilitation.
- The qualifying rehabilitation to the structure shall not increase the overall original square footage by more than fifteen (15) percent. The original square footage shall be used to determine the base value of the real property.
- Multifamily/commercial structures, after rehabilitation is completed, shall remain as such for the remainder of the exemption period to continue to qualify for the exemption.
- This partial exemption only applies to rehabilitation resulting in a use that is no more than thirty (30) percent commercial; no less than seventy (70) percent residential in the square footage referenced in [subsection] (3). B. The partial exemption shall be an amount equal to the increase in assessed value resulting from the rehabilitation or renovation of the structure as determined by the Real Estate Assessor. The exemption shall commence on July 1 of the tax year following completion of the rehabilitation or renovation and shall run with the real estate for a period of no longer than ten (10) years at an abatement rate over the ten-year term as follows:

Cross-reference Danville City Code Sec. 37-169

Year 1 - 100%, Year 2 - 90%, Year 3 - 80%, Year 4 - 70%, Year 5 - 60%,
Year 6 - 50%, Year 7 - 40%, Year 8 - 30%, Year 9 - 20%, Year 10 - 10%.

Other Programs

Infrastructure Reimbursements

Offered through an application process – Public Works and Danville Utilities

Reimbursement of Residential Subdivision Developers for Expenditures made for Improvements

- 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

Down payment 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, $41,785-$49,019
  - This expands down payment 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

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 Contactors' in Richmond, VA.
- Contractor's licenses 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 whether 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

NOTES