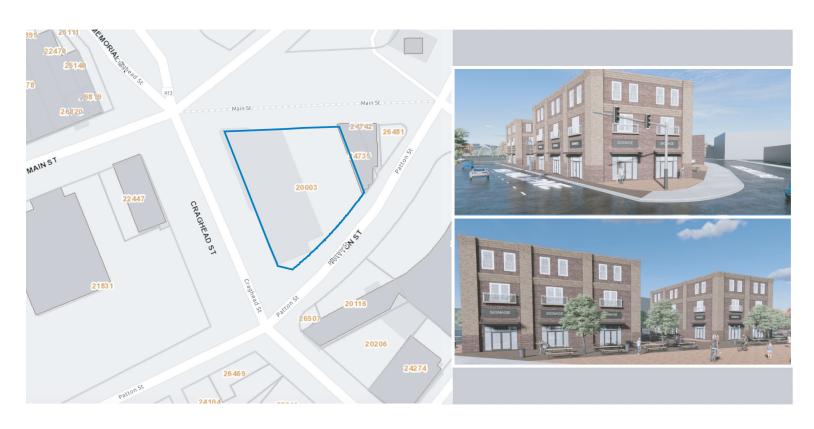


Available Sites & Buildings

	Mixed-UseMixed-Use/Single-Family/Multi-Family Multi-FamilySingle -Family Single-Family/Mixed-UseSingle-Family/Multi-Family	Page 5 Page 6 Pages 7, 8 Pages 9, 10
ncenti	ves	Page 20
Permit	ting & Licensing	Page 22
Contac	et Information	Page 23







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







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





Best Use: _____ Mixed Use





BELK BUILDINGS

430 Main Street		426 Main Street		420 Main Street	
Parcel #:	20431	Parcel #:	20428	Parcel #:	_ 20429
Square Footage:_	_ 9,346	Square Footage:_	16,224	Square Footage:_	_ 18,096
District:	_ River District	District:	_ River District	District:	_ River District
Zoning:	_ CBC Central Business District	Zoning:	_ CBC Central Business District	Zoning:	_ CBC Central Business District
Best Use:	_ Mixed Use	Best Use:	_ Mixed Use	Best Use:	_ Mixed Use
416 Main Street		109 N Market St			
Parcel #:	21689	Parcel #:	20430		
Square Footage:_	20,808	Square Footage:_	_ 3,744		
District:	_ River District	District:	_ River District		
Zonina:	CBC Central Business District	Zonina:	CBC Central Business District		

Best Use: _____ Mixed Use





HANKS LANE PROPERTIES | TOTAL 117.784 ACRES

HANKS LANE PROPERTY #1

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









COMMONWEALTH MACHINERY BUILDING | TOTAL 34,488 SF

300 LYNN STREET

Parcel #: _____ 25198 **Square Footage:**___ 14,040

Lot Size: _____ 0.214

____ 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: _____ River District ____Tobacco Warehouse

Zoning: _____ TWC Tobacco Warehouse Comm

Best Use: _____Multi-Family

417 LOYAL STREET

Parcel #: _____22861

Square Footage: __12,354

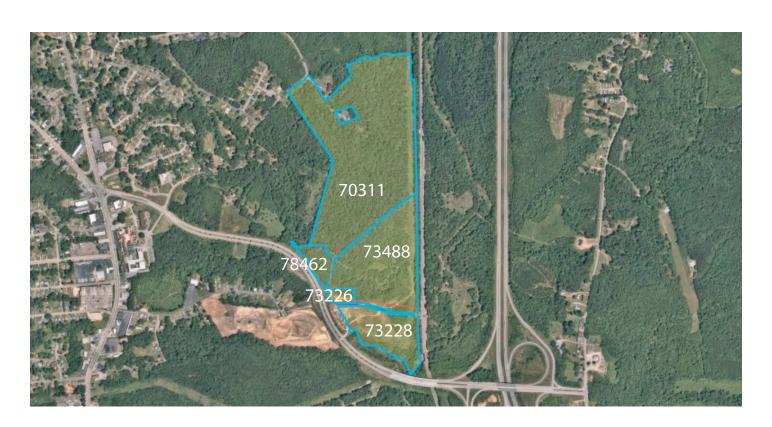
Lot Size: _____0.1297

District: ______River District ____Tobacco Warehouse

Zoning: _____TWC Tobacco Warehouse Comm

Best Use: _____Multi-Family





AMERICAN LEGION BLVD | TOTAL 118.409

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 - 4

Parcel #: 73226
Square Footage: N/A

Lot Size: 1.621 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

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 - 3

Parcel #: _____73228
Square Footage: __N/A

Lot Size: _____13.08 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







FORMER LEELAND HOTEL

Parcel #: _____ 20216 Square Footage:___ 30,494 District: River District Zoning: _____ CBC Central Business District

Best Use: _____ Mixed Use

601 Main Street

		- .	
677	N/I a i i ia	Street	
n//	IVIAIN	STEAD	

Parcel #: _____ 20213 Square Footage:___ 16,224 District: River District Best Use: _____ Mixed Use

631 Main Street

Parcel #: _____ 22065 Square Footage:___ 18,096 District: _____ River District Zoning: _____ CBC Central Business District Zoning: ____ CBC Central Business District Best Use: _____ Mixed Use







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

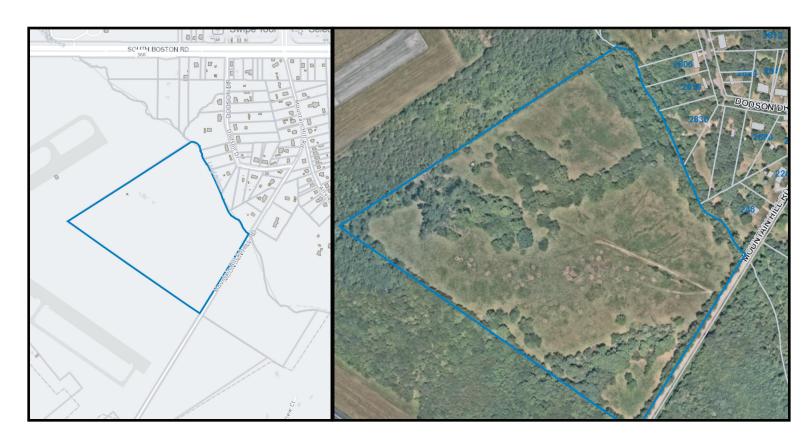
District: Pittsylvania County (Brosville)

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







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







CHATELAINE AVE PROPERTIES | TOTAL 10.0358 ACRES

CHATELAINE AVE #1

Parcel #: _____ 21004

Square Footage:__ NA

Lot Size: _____ 0.5851 acres

District:_____ City of Danville

____ OTR Old Town Residential Zoning: ___

Best Use: _____ single Family and/or

Multi-Family

CHATELAINE AVE #4

Parcel #: _____ 20446

Square Footage:__ NA

Lot Size: ______ 6.078 acres

____ City of Danville District:____

____ OTR Old Town Residential Zoning: ___

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

_____ 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

____ OTR Old Town Residential Zoning: ___

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

Parcel #: _____ 50040

Square Footage:___ N/A

Lot Size: _____ 30.47 acres

District:_____ City of Danville

Zoning: _____ TR Threshold Residential

Best Use: _____ Single Family, Multi-Family







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







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







DEER RUN RD | TOTAL 17.932

DEER RUN RD

Parcel #: _____78541

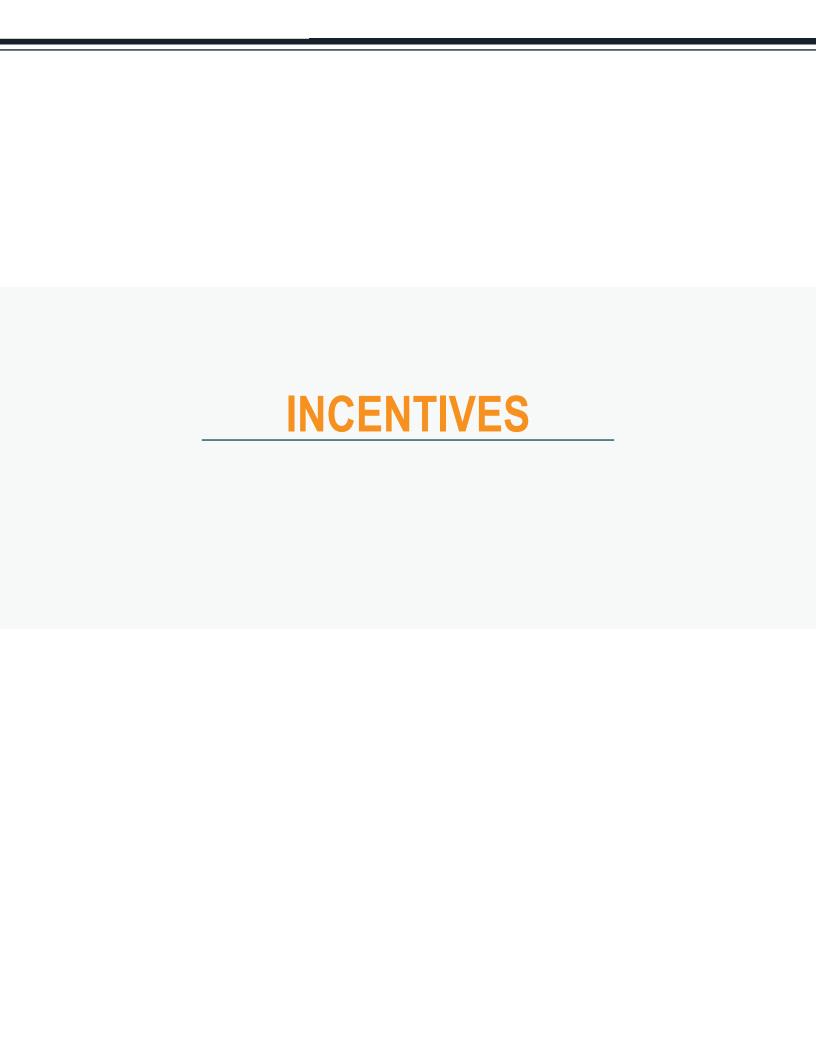
Square Footage: __N/A

Lot Size: _____17.932 acres

District: _____N/A

Zoning: _____PSC Planned Shopping Center

Best Use: _____Single Family and/or Multi-Family



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

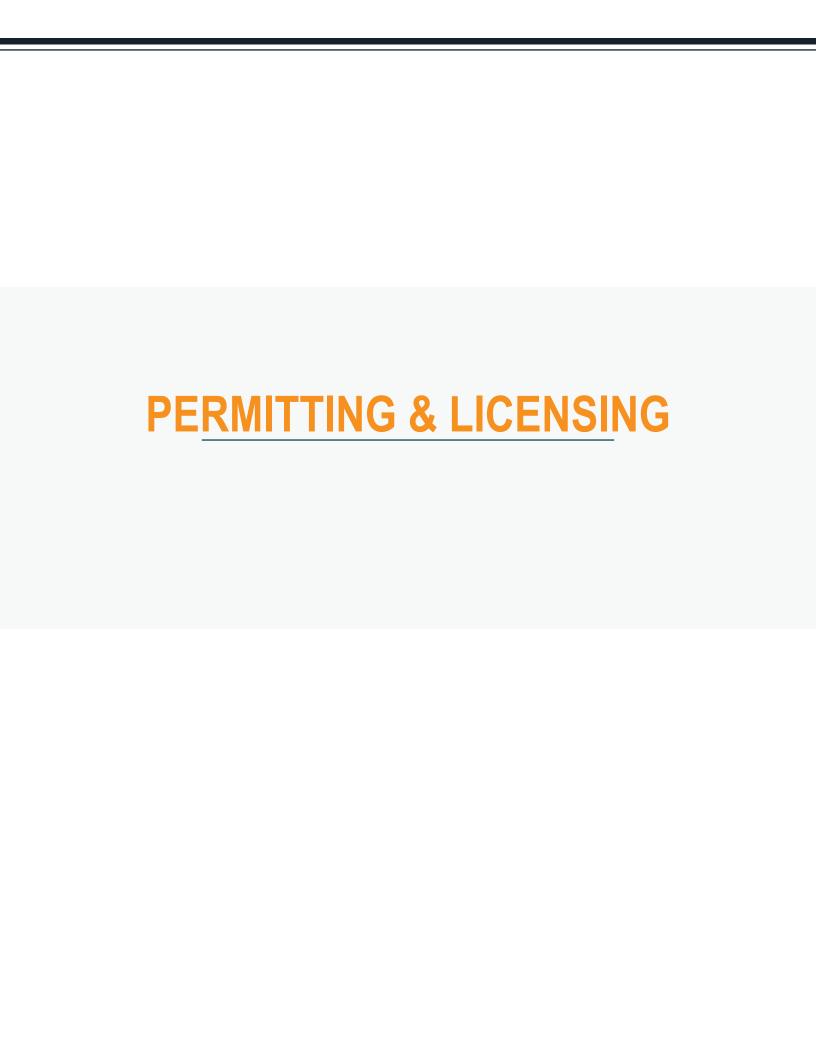
Incentives for City of Danville Home Buyers and Renters (Program Design is Underway)

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



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.

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 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

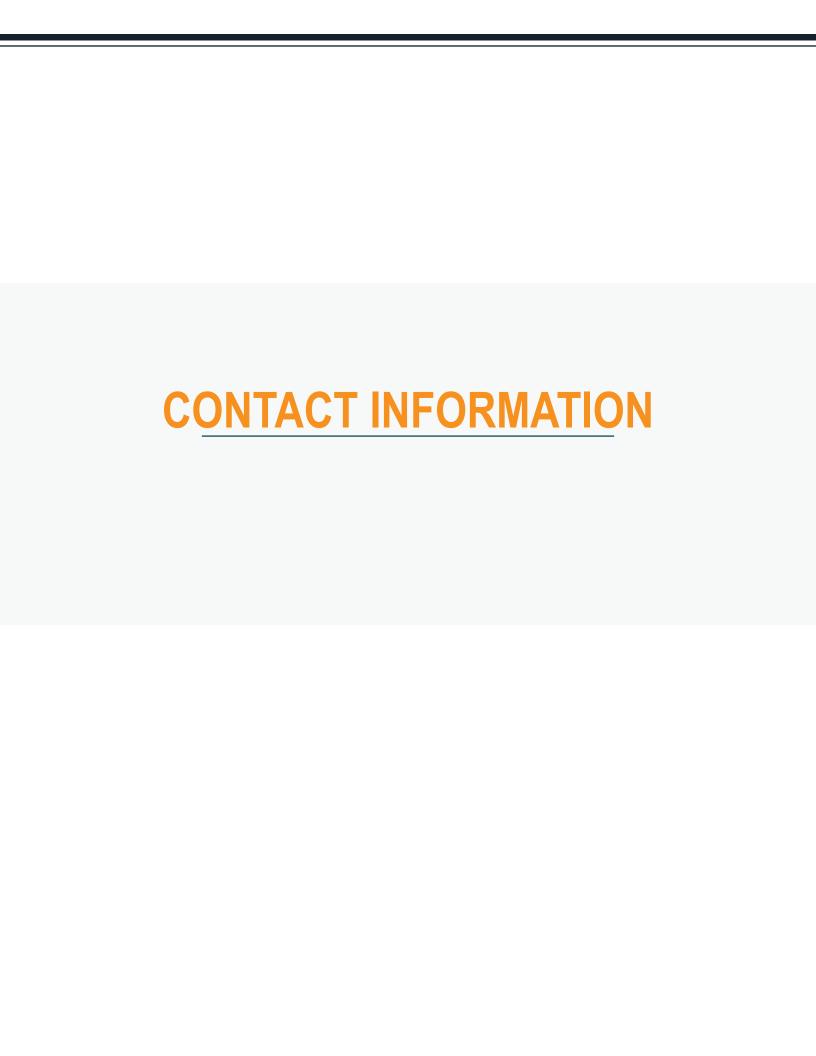
The City of Danville Inspections Division issues separate permits for building, electrical, mechanical, and plumbing work. There are other pertinent forms, such as asbestos, plan review, etc., that may need to accompany an application.

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





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

Danville Housing:

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

Danville Inspections:

Charles Fulcher | Division Director of Inspections 434-799-5260 or fulchcw@danvilleva.gov

Danville Zoning & Planning:

Renee Burton | Division Director of Plannng 434-799-5260 or burtotr@danvilleva.gov

Constitutional Officers:

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