

**PLANNING COMMISSION WORK SESSION MINUTES**  
**October 12, 2015**

**MEMBERS PRESENT**

**Mr. Wilson**  
**Mr. Dodson**  
**Mr. Bolton**  
**Mrs. Evans**  
**Mr. Searce**

**MEMBERS ABSENT**

**Mr. Jones**  
**Mr. Garrison**

**STAFF**

**Tracie Milam**  
**Ken Gillie**  
**Renee Burton**  
**Clarke Whitfield**

The meeting was called to order by Chairman Searce at 3:29 p.m.

**I. ITEMS NOT FOR PUBLIC HEARING**

*Discussion of possible changes to City Parking regulations*

Mr. Searce stated the City Zoning regulates the amount of parking required for a given use. It also regulates the size of parking spaces, type of pavement, landscaping with parking lots, and requirement of curb and gutter for storm water control. The City has been requested to look into modifications of these regulations.

Mr. Gillie stated in general the parking regulations vary based on the use. It can sometimes for staff cause a problem because you will get things that are based on seating capacity. You get something based on the square footage numbers defer based on what is going inside of there. You can get industrial operations that are based on the number of employees. So if you have 10 employees you need x number of spaces and if you have four employees you need y spaces. It's difficult for us as buildings change over, buildings have a tendency to stay but uses don't always stay the same. So you get a restaurant in a shopping center. Well, it's a restaurant for a year then it goes back to a retail space. So, if we tell them when they build it you need 50 parking spaces because it was originally constructed as a restaurant the next year it only needs four parking spaces; so some of our regulations lead to the oversized parking lots.

Mr. Searce stated that's going in the wrong direction though usually the problem is the other way.

Mr. Gillie stated we have actually found that it hasn't been that big of deal usually the only time things are full is Christmas time you expect that. But in general if you look at something like the Mall, Target, Home Depot, Walmart and stuff like that those parking lots are at the max three quarters full. We don't have a maximum number we have minimum numbers. We have some companies that come in and say I want 300 parking spaces they may only need 100 but their corporate says they need 300.

Mr. Searce stated I got another suggestion too. Some buildings which I get a lot in my business, a retail store that's got 10 parking spaces and then the business is off nothing is going on and a church wants to come in and have church congregation. They may have 5 people or they may have 25 people there. But what's there is there and basically they are

ruled away from being able to use that building because it's not enough parking. So I would like to somehow think about that too. If it's not a burden on someone else an adjoining owner or something that would maybe let them have permission to park across or something like that for a short period of time and the numbers change.

Mr. Gillie stated we have had some flexible hours of dissimilar operation if they get an agreement between the adjacent property owners and the agreement is technically supposed to be approved by the City Attorney's office.

Mr. Scarce stated it's supposed to be a legal document?

Mr. Gillie stated yeah. Honestly, we don't do that. If we get a letter from the adjacent property owner that says they can use my lot. We will let them use the lot. But it can be a problem the maximum number with storm water regulations, I'm not sure anyone's really familiar with how much the storm water regulations have changed in Virginia. It has become a substantial burden in quality and quantity of water they use to just determine you had if you paved a thousand square feet and it rained this much the water hits and runs off at this speed and you have capture it. Now, you have got to cool the water down you have got to filter any oils, dirt or anything else that got in that water. Basically, when it's coming out of the ponds or retention basis is supposed to be a clean as rain water coming into it and at a certain flow. It's starting to become really costly to pave lots.

Mr. Scarce stated what you are saying though would be on a new construction?

Mr. Gillie stated right on new construction.

Mr. Scarce stated I agree with that too.

Mr. Gillie stated that is what we are looking at across the board trying to reduce maybe by upwards of 20 percent. So where you have a building now that may need 15 parking spaces or 20 parking spaces we cut that number down and see how it works. It also goes back on the existing. We have a lot of existing vacant buildings strip centers and other things. If you have got mixed uses and I'll use the one across from Walmart that has Tokyo Grill and the dental office and the Dollar General and the jewelry store there is really never a problem parking in that shopping center. It is one of our most active little strip centers, it's got just about every kind of use in it. You have got the medical dental office that's there a small little retail jewelry store, you have got a Dollar General which has a high transfer you got the tobacco store and the restaurant that does great we've never had a problem. Getting in and out of it is the biggest problem because the drive entrance we should have done a better job especially the one on Lowes Drive. But that was a design thing we probably should have tweaked that something else we are going to look at next. Is the minimum driveway widths and stuff like that. But that parking they could have reduced that twenty percent and still not been a dent in the operation of that center. They, if I remember correctly were right at our limit of what they could have. When the guy at the restaurant wanted to expand into the adjacent space we had to go back and double check and make sure there was substantial parking. It's really not a need, we just don't need it.

Mr. Scarce stated and another thing is on existing buildings if you got a restaurant say at this end of the building and you want to put another little restaurant at this end to the building you can't do it in a lot of cases because the parking problems for restaurants is so stretchy.

Mr. Gillie stated its one space for every three seats and then for your employees on the shift its basically 10 spaces for employees. So if you get a small little restaurant do they have 10 employees working inside that restaurant and you know you're seating capacity our numbers seems to be out of whack. So were suggesting this is something we have thought of to try to address some of the concerns dropping it by twenty percent, establishing a maximum number we think. When we get the big box stores that come in and say I need four hundred spaces because my Corporate is telling us. Other places do a maximum and say no and the reason they put the maximum is for storm water, the more impervious surface you have. The driving standards were something we want to work on. At this point we don't have those numbers. I don't want to say we will move a driveway another 50 feet. If there is cross access easements if property owner A says that you can park on property owners B when they are developing let the numbers go down. If you look at the Walgreens site and the Auto Zone at the corner of Franklin Turnpike and Piney Forest Road you know they have a driveway agreement between the two of them. Walgreens have ever seen that parking lot even close to being full? They should have been allowed to build on or one and half of those lots and let the both of the people work together. The driveway between them lets you be able to connect the two lots together. But I had to tell Walgreens we had to have certain number of spaces and the more we look at it the less sense it is making. Especially for storm water management and things we are gonna have to work on in the future.

Mr. Scarce stated what I would ask as you do this and you change things as kind of like what you have gave us do like you done before like draw a line through and add it in here so we can compare it to what it was and what it is.

Mr. Gillie stated do you guys like these ideas? Not like these ideas? From a staff perspective I've got to present whatever I do to you. Do you think I'm not going far enough, that I'm going too far?

Mr. Scarce stated I think it's great as a real estate agent that deals with it a lot I think it's a good thing to do. I also most of what you said is on new construction which I understand because of storm water and that cost issue really put a little thought in to the existing to.

Mr. Gillie stated we talked about doing that for existing. The issue we will use Arnett Boulevard where the gentlemen just had his dry cleaner. When you go down Arnett you have got three or four vacant buildings on the upper side of Arnett one of them is becoming a church now it use to be a furniture store or something else.

Mr. Scarce where are you talking about?

Mr. Gillie stated Rhonda Womack's where it splits off there on the right side where its splits off. I guess it would be on the right if you are headed down the hill. They had to go in and basically cut out the hillside to put a parking lot in for the church. But there is all those other buildings up and down the street that could if they would have got permission. Been going to that church you just park down here and walk up to the other facility. Instead of having them build a parking lot maybe you could have had them build a set of stairs. They are spending ten grand building a parking versus to grand to build a stair connector between the two because this guy has already got parking.

Mr. Scarce stated in a case like that for instance you could say look he had to go and spend x amount of dollars to do all that construction work I guess he had it because he did it

supposed he didn't have it and that's puts a big burden on them to conform. Whereas, if you do kind of like what you are talking about, where you are able to get permission from an adjoining neighbor to do it.

Mr. Gillie stated we looked at if anyone here is familiar with the ADA requirements to upgrade the handicap accessible. If you have an existing facility that doesn't meet ADA requirements you don't have to make the facility fully competent you have to spend up to 20 percent of your total improvements on the facility to meet that. So instead of going in and completely gutting everything and redoing it maybe make the entrance accessible. Then when that person leaves and the next person comes in and starts to renovate they go in and do the bathroom and bring the bathroom up. So, slowly incremental the existing facilities are becoming accessible with the ADA. We talked about doing something like that parking wise where you have got a little place that has been on West Main for forty years. Okay if you are supposed to have x number of spaces and you are doing this much of improvements then you do this dollar amount to try to bring it closer to what our minimums are. Maybe you won't meet our minimums but at least its working those buildings towards future compliance as opposed to us saying no you can't occupy that building because you can't get enough parking.

Mr. Scarce stated the thing that concerns me sometimes is that there is no land to make it work. People have to share with somebody this all they own is it fully paved its fully used and everything.

Mr. Gillie stated then they can take it instead of them tearing down trees and building a parking lot that they may or may not need they can use that money toward other things maybe leasing space from adjacent property owners. Because you know if I'm an adjacent owner I'm not going to let you use my lot because I will have additional wear and tear. My expense is going to go up. I have fifty cars on it where I had twenty before. It's getting twice as much use asphalt wears out. If I get some money from this guy for a parking lease then I can use that upgrade money to fix the lot that you are using and it benefits both of us. We toyed with that idea I didn't really write that down because I wasn't sure if we followed the 20 percent that ADA did or if I would go with a like 30 or 40 percent and I'm still trying to gather information on that.

Mr. Bolton stated under the current codes could that church on Arnett could they have gone to the neighbor?

Mr. Gillie stated they could have gone to the neighbor but the issue is that it has to be in 300 walking feet. There is no way there to really walk because there is no sidewalks connecting the two buildings together. You have a hill here and a hill there. So is it practical for them to walk no. I have got to think of safety I can't have citizens walk out into a four lane road to walk over to cut across so no. If we would have told them yeah build a stair way between the two of them sure. If we have got sidewalks you know Piney Forest is always easy for us to do or West Main Street or other places where we have sidewalks. I can say yeah you can adjoin it or if they build a connector between two lots. If they build a driveway and allow shared access between the two I can say it because you are not walking on the public street. But I can't have someone walking out in a public street. I have even got to be concerned if you have a business across the street. There has to be a crosswalk that they can go to and allow safe access. I just can't have someone walking midblock to a parking lot across because then they are getting hit in the street. So we are real careful about that kind of thing.

Mr. Scarce stated how do you look at a regular retail business that's got say 10 or 15 parking space in front. That's all they got and it's all the land they have got? Then they want to go to some source of a use that say it's a teenage game room or even a church for Recreational use where you would typical think it's not going to have maybe 5 or 10 cars there for a period of time. What could be done for something like that to allow that building to be used for another use like that instead of just sitting there without anything being done to it? Is the only way around it is to have adjoining agreements or is there something that can be done where we are just not quite as strict on what we are saying you have got to have? If they don't have enough parking to meet their customer load that is there problem. They just won't be able to pay the bills.

Mr. Gillie stated that's what we are talking about that's why I said about this investing. If you are investing some money in to doing it you have to some sort of upgrade. If you are going in a space that requires 20 spaces and it's only like 10 on the lot. I would tell you no, you can't go there because you don't have enough parking to meet the needs. You have to find remote offsite which a lot of times you can't do or you have to find a site that meets those certain minimums. I wonder sometimes if our older building if that's not why they remain vacant because we can't get the necessary parking because our numbers are a little they are not off parking is so locate specific. When you look at a city that has you know almost no cars driving in and out of it the parking requirements are extremely small. You see some place like Los Angeles their crazy big so we have tried to balance ours out. I still think we are slightly off kilter with the amounts that we have. Especially for things like restaurants I look at Tokyo Grills I look at Nonni's I even look at Ciro's up on.

Mr. Scarce stated that stays business because I eat there a lot.

Mr. Gillie states it stays busy but I've only one time seen that parking lot completely full.

Mr. Scarce stated it is certain time and then other times you will go and there is plenty of places to park and you have got to other wait for someone to leave or park down near the street and walk up. But he's got enough parking I think.

Mr. Wilson stated there is no question like the mall that they have a ridiculous amount of parking around it. Target, Walmart really all of this they have always even at their busiest moments have plenty of parking. Are we suggesting that like if Target were to come and build that we are saying is it their regulations that are making those lots that big or is it our regulations?

Mr. Gillie stated on the big boxes it is their regulations. The bog box they usually have a minimum number they have say they are going to have. Our numbers usually on a store that large don't get to that minimum. Where we have more of a problem is the small strip centers and the smaller buildings that are going in. When you look at the two little centers across from Walmart, the one that was built on Westover that's just above People's bank and even some of the Doctor's office, if you look at the new dental office that's at the corner across from the Honda dealership; You know those were our minimums that they met pretty much what was our minimum parking require. If you look at those lots they are never full. The Targets they will come in and say that we want 500 parking spaces or we want 400 parking spaces and they don't need that many. If you look at it like I said it's never full. Even the mall the only time the mall is ever full is Christmas time. Even then it isn't completely full. When

you drive around the road that goes around the mall you will notice there is parking on the right side of the road you will have little bump out of parking spaces.

Mr. Scarce stated that was added because they had too.

Mr. Gillie stated yep. I remember telling the guy he had to put those in because the numbers said he had to. I have yet to see anyone ever parking in those.

Mr. Scarce stated that is a good example, But that is us saying.

Mr. Gillie stated at the time that was me. We have lowered our numbers with the new code because that was under the old code. You have got that little one across from where sears they make all their employees park that was the same thing. We made them to do that. I kind of kick myself because there was a nice set of trees and everything else back there that they basically cut down because it old them they had to put the parking that no one has ever used because that is what our code said.

Mr. Scarce stated I wondering in my mind maybe you know of it specifically but I don't see the problems in us having to have a maximum. Where we have got to say no you can't have this many because they are the ones that have to pay for the storm water. I mean if they say our load is expected this much and you only say this that's great. We are happy about that but we want more because we feel like this store is going to do much more. They are the ones that has got to pay all the extra money for the pavement and having it done. Why do we want to limit?

Mrs. Evans stated we are cutting down trees that we don't need to.

Mr. Gillie stated as she say you are paving additional land that you don't need to pave. The lots get bigger so we could possibly save ourselves some land. The concern that we have is the storm water regulations have been consistently ramping up. I have been doing this 20 some years and it use to be you build it and that was good. They are getting more and they are going to continue to get that way. So eventually we feel that we are going to end up even though they are controlling what they got now their maybe problems, in the future on how to maintain that and how to continue to control it. So we feel if we can kind of get a handle on it now we can set ourselves up to be better prepared for any future changes in the regulations.

Mr. Scarce stated I just didn't want to and I guess this is wonderful problem to have is to say we have a maximum you can't go over this and someone not want to come to Danville because we don't give them enough parking.

Mr. Gillie stated we can address that. We can put in the code if you want like we do for a special use permits now if you want more than x number of spaces you have the option of coming and asking.

Mr. Bolton stated I would hate to lose somebody over that and not have a way around it.

Mr. Scarce stated I see it the other way more than I do that way.

Mr. Gillie stated that's why I thought we could put that maximum in their we put that out that safety valve. It's just a lot of people don't want to go through the process of asking for this

because they are not sure they and they will find out well they have done other places that had maximums. This is not a new idea for me. I'm great at stealing others people's ideas. Places have maximums you have x number is square feet.

Mr. Bolton stated they are not losing the big boxes?

Mr. Gillie stated they are not losing the big boxes. The one person who said they had a safety valve we told them you can only have x number of spaces but if you want more you can go through this process. The folks they lived with our maximums they didn't go through the process.

Mr. Searce stated I don't have a problem with that.

Mr. Gillie stated but it promotes people to develop on small lots to save trees. It is an offset for this I didn't touch it in this report because it is a separate section of the code is our landscaper requirements possibly updating them or slightly changing them. The Ciro's is an example hopefully he is going to do something he has got an island down the front of his facility that he has asked to cut down. Our code doesn't really say that he can cut that down. We have a minimum size but because of the design I told him to go ahead and cut it down because I want to try to see how that is going to relate based on what I think is going to be these changes in the future. So we are doing an experiment if he decides to cut this island down. Right now, we say that islands have to be at the end of all parking rows and you can only have x number of spaces in between. We have looked at not eliminated that but reconfiguring those layouts. Only because of the way the storm water controls are. Also, given someone a break if they use alternative pavements, you have seen things on porous asphalt and porous concrete. We have one site that has done it and it's worked pretty well. The City did a test down at the Anglers Park at the shelter the little parking lot behind the shelter it's done wonderfully it floods and water drains out and its back to being used. If someone is willing to do those kinds of things I was even thinking we could put a break in the numbers the only problem with that is of they do to repave it in five or ten years how do we track that they have to go back with that same kind of pavement as opposed to an porous pavement. That is an issue that we are gonna have to resolve and I don't have a good way to do that yet.

Mr. Bolton stated did we do one on Old Piney Forest in that parking lot out there?

Mr. Gillie the Hair Salon? They asked to do one they haven't done the parking lot yet. They haven't needed it. That's another facility based on their number of employees they were going to build a parking lot around back. I haven't received a single complaint about it every time you go by there is three or four spaces in there parking lot. There are not cars anywhere they shouldn't be but based on the numbers they should have built the additional employee parking lot out back. So we have been monitoring that one as a test case.

Mr. Bolton stated they should have from our regulations or from theirs?

Mr. Gillie stated from our regulations they should have built that.

Mr. Bolton But this might would eliminate that perhaps?

Mr. Gillie stated yes.

Mr. Wilson stated except for big boxes of maybe like national corporations type of establishments most of the regulations are what we set?

Mr. Gillie stated yes really all the regulations they have what they call their minimum standards. It's what we set. Car dealerships we have no real parking regulations on car dealership are what do you what's a parking space versus what's a retail display. We need to put something in their because Car dealerships as they empty if you go out 58 and you look at what use to be Danville Toyota and the Hyundai dealership and stuff like that we have got all those buildings that will eventually going to be something else we really don't have any regulations on that. Now if an individual use goes in there im gonna have them go back in a strip.

Mr. Searce right create lanes.

Mr. Gillie stated when you look at those facilities it's an example of the transfer over of properties and how we address that kind of thing.

Mr. Searce stated I just want being in the real estate business and dealing with this stuff I'm all for trying to make it helpful as we can to businesses you know that are trying to convert or reuse or have adapted use for buildings and that sort of thing as much as we can.

Mr. Wilson stated whether you see these suggestions like based on square footage or seating capacity or reduction by 10 or 20 percent do you see those as position moves?

Mr. Searce stated yeah.

Mr. Wilson stated as long as a special use permit is allowed.

Mr. Searce what he is talking about on that maximum yeah I got no problem with any of this because most of this is new stuff. I more dealing with if somebody comes to build new I agree because the storm water is so expensive. I'm just thinking I would also like to see us do something come up with some kind of creative way to be a little more flexible. I will give you a good example the old McGee furniture building on Piney Forest Road it's a big building of course he finished the basement but it's just got parking right across the front in front of the dock and it does fine for a retail business. But if you wanted to do something else like put a gym in there for instance you've got limited parking there. I don't know what you do. I don't know how you re use that building if you have a church or something like that you might could get people that to park on the other place but it's just a tough situation.

Mr. Wilson stated well but just so I can be clear, so let's say a church wants to go in there and there is no way it's enough parking.

Mr. Searce stated what do you mean too many members that are committed coming on a regular basis.

Mr. Wilson stated in others words you have taken basically a business that needs just a few parking spaces where people go in an out and changed it to a high capacity. So now you are going to have a lot more cars in there. So what we are saying here is either we say no or they have to cut deals with the surrounding businesses through some kind of legal agreement, that really opens up that number of spaces so that it can be used.



Mr. Gillie stated correct.

Mr. Searce stated or here is another thing like we will use this as example. Let's say you've got a church with 25 people the building is a lot bigger than the accommodate more than that but they are not going to using it I would hate to see us say well you have got a 14 thousand square foot building based on square footage but you don't on a church do you? What do you base that on?

Mr. Gillie stated that's another one. We base it on seating capacity, fixed seats.

Mr. Searce stated so this is your seating area and the bottom is your pay are or something.

Mr. Gillie stated your church right now you have how many pews any idea?

Mr. Wilson stated 19 on each side.

Mr. Gillie stated 19 on each side do you know how wide they are?

Mr. Wilson stated they hold eight people each.

Mr. Gillie stated eight people according to what's comfortable or what the code says? Its 18 inch width per person so when I calculate it every 18 inches of a pew I'm supposed to know the length of the pew and divide it by 18 inches. Realistically, that is like 13 or 14 people per pew. That ain't going to happen so I tell a church you have got to have if you have nine per side you've got to have 18 times 15 and I divide the numbers its unrealistic sometimes the numbers. Then I will get small churches that come in and don't have fixed seats don't have pews they have folding chairs so I ask them how many folding chairs do you have? I have had a few that say if I have got eight parking spaces I can have this number of chairs and they will tell me that. I don't go back in and count the chairs. I don't know whether they have more or less it's just a number that is really hard for use as staff to justify but if you've got square footage if your building is ten thousand square foot its ten thousand square foot.

Mr. Searce stated but you may not be using it for whatever reason access or it's torn all to pieces or what. I'm thinking from a church for instance it should somehow be based on the people and also figuring that you can get easy four people in a car. You know some kind of way like that if you got one parking space for every four, five or six people in the congregation you do some of them at way based on that.

Mr. Gillie stated we do and that's why for us it is very difficult because you don't know how many people are going to be there. Churches start small and then they grow.

Mr. Wilson stated what's the institute numbers built off of like a conference of three hundred people or their daily operation?

Mr. Gillie stated it was built on the maximum.

Mr. Searce stated that's no news they just packed it out. That's government funded.

Mr. Gillie stated no we calculated how many people would be in there all the offices and everything else. Even their facility is usually when they have an event they have an upper

parking lot. How many people have parked at the upper parking lot? Almost no one everyone goes in turns to the parking lot to the right and parks at that one. There is a whole another big lot up there that is usually vacant.

Mr. Wilson stated so under these new guidelines would there be something different happen at the institute?

Mr. Gillie stated I believe so I haven't read the numbers on the institute.

Mr. Wilson well, I'm just using that as kind of an example.

Mr. Gillie stated yeah if we went by square footage as opposed to the occupant load yes it would change.

Mr. Wilson stated alright at West Main my church if we make the switch how will they affect things? Would we go in square footage from now on or would we go on seating capacity of the sanctuary?

Mr. Gillie stated if we change it we can do either and that's the thing we can write churches are based on seating capacity in the sanctuary and it's the number of seats in the sanctuary. We can write it to be square footage of the sanctuary so it still eliminates all the other. Because when folks are in the sanctuary they are usually not in the other parts of the church building. When they are in other parts of the building they are not in the sanctuary so it works out we can write it that way.

Mr. Wilson stated do we prefer to write it that way?

Mr. Gillie stated yes.

Mr. Wilson stated I mean that's what it says here.

Mr. Gillie stated because it's so hard to say you get churches that started off small and they keep getting bigger and bigger and they outgrow the space here. Now they are up there and they are getting bigger and bigger and you have other churches that started big and now the numbers are dwindling. A square footage is square footage no matter what so if that church can't afford that building and moves out somebody else moves in its already addressed. If we've got an old building the one across that Doctor Mallory is in straight across West Main Street next to the funeral home, that medical office building that has the little parking lot across the street, realistically if they came in and that building sat vacant for a couple of years and somebody tried to go back in there I would have to tell them no.

Mr. Wilson stated they don't really have any parking.

Mr. Gillie stated they have a parking lot across the street which is very limited.

Mrs. Evans states that use to be an ice cream shop that would have done well with that little parking lot across the street.

Mr. Scarce stated but I mean the point is I guess for my user perspective not from the City perspective is it's been working and it hasn't been a problem.

Mr. Gillie stated it has been times with Madison's building.

Mrs. Evans the yellow building?

Mr. Gillie Yeah the third and fourth floor how long has that not been able to be occupied because we won't let them go inside there.

Mr. Scarce stated I'm saying it's a problem because of the code not because of use is what I'm saying.

Mr. Gillie stated the forum building the upper two floors off that building haven't been able to be occupied because we have been telling people no. The parking doesn't meet our minimums. Now have you ever seen that parking lot full?

Mr. Scarce stated he has got a brand new parking out back behind over here that is never used because he had to meet the code. He had to spend fifty five thousand dollars to do that.

Mr. Gillie stated I made him do it I did because I had to. Did I agree with it that's not the point. The point is I had to make him build it.

Mr. Wilson stated so in that case how do these guidelines you're suggesting change this?

Mr. Gillie stated If we do the 20 percent reduction he wouldn't have had to build as much and we also done some others things that are possible in there. If we did an existing building and you know you are improving it by x number of dollars like we do with the ADA that may not have made him put but a little bit of improvements into it. Maybe I could have got him putting some landscaping or other things in there and met that threshold of dollar value. If he is finishing off those floors and spending twenty thousand dollars to finish off the floors and I say you have to spend 10 percent. You know he spends two thousand dollars and he puts in a couple of landscape islands or something like that.

Mr. Scarce stated I didn't even understand that thinking why put any kind of burden on him of additional landscaping if parking is what we are talking about? If we feel like he has got to have parking make him put ten more spaces you know not put up a tree.

Mr. Gillie stated this helps toward the storm water calculations. Also make the numbers look better.

Mrs. Evans stated make the City look better.

Mr. Scarce stated maybe that will help us. You can always change it later but at least we can put it with a building.

Mr. Gillie stated I can pick out some building and throw in some examples if you have a building in particular that you think. Driving up and down and you see a building and you are like alright let's say you want to redevelopment that building with such use how would it work until the code. Then I can run through all the scenarios of what would happen. I used the Arnett Boulevard because I see Arnett Boulevard as an older little strip most of it is occupied not all of it, it works alright. What's going to happen if someone comes in there and as the future goes and this gentleman with the dry cleaners that really made me start

thinking about his site. West Main Street you look at all the old spots on West Main the old radio place and stuff that has been vacant for a long time. Even the old Howard Johnson where they tore everything down but there is a vacant lot. Those little places eventually something is going to happen on that portion of West Main that one building that is all strip that was Baker's Fantasy or something for the longest of time. There is not parking there for that and you got a retail that place has been vacant for quite a while.

Mr. Searce stated it's parking across the back.

Mr. Gillie stated a little bit.

Mr. Searce stated he sprayed it and re stripped it. He did the best he could to try to make it work.

Mr. Gillie stated but based on the square footage that is there. We had a day care that wanted to go there at one time.

Mrs. Evans stated they never did?

Mr. Gillie stated no they ever did. She got the special use permit and everything and never did. Those kind of buildings the way our code is now its going to be really limited in what you can and can't do with something like that. They are existing structures.

Mrs. Evans stated are you reducing it enough to the ten to twenty percent should you look at reducing it more?

Mr. Gillie stated I don't know that's I was going to start I was afraid of going to big.

Mr. Wilson stated as long as you have special use this is something I have learned from being on this commission as long as you allow for special use in other ways something that can be reviewed. Why not? Are you leaning toward reducing stronger? I mean reducing it back more?

Mrs. Evans stated yes.

Mr. Wilson stated to me as long as you have the option for special use I don't know why we don't set a high standard for our self in terms of like water management. Is this good for the business? Is it also good for the landscaping? You know those kind of things I don't know why we set the highest standard we can for ourselves. Then have the option to bend things as the need.

Mr. Searce stated that's what we have had. What do you mean by the highest level?

Mr. Wilson stated if we are requiring people to put in whole bunch of spaces of just asphalt that's never going to be used that doesn't sound good on any level. It sounds expensive and it sounds like it inappropriate.

Mr. Searce stated I misunderstood then because I thought you were saying was to keep what we got.

Mr. Wilson stated no I would highly recommend going back maybe 30 percent instead of the 10 or 20 go to 30 percent. I think 30 percent is good as long as we have the option we have. Because I can see something like this happen a million times my daughter lives in Dilworth, Charlotte and one of the main roads is East Boulevard. There is a lot of houses that look similar to the housing going up and down West Main Street that are now businesses. I can see that being a parking magnet. In fact, the next time I go up there I'm really be paying attention to how they manage parking along there. What if Danville just changes and you get West Main Street looking like it's one of the coolest places in Charlotte. You get residents now turning into coffee shops and Starbucks or something like that. I probably would higher recommend that we set a high standard for ourselves in terms of attractiveness, environmental and have the special use permit be a mechanism for dealing with exceptions, problems and twist and turns. Those are going to happen it seems to me flexibility is needed. I kept thinking about Newcomb's landing we were talking about all of this. I mean was that even associated with anything in terms of those buildings. But I would think that every time one of those buildings gets converted into a business or residence or something Newcomb's landing more and more spaces are going to be needed. Wasn't that just a big parking lot?

Mr. Gillie stated no Newcomb's landing was a brown field cap and is the cap we were allowed to strip it and make it into a parking lot.

Mr. Scarce stated it was waste dump.

Mr. Whitfield stated it is full of battery acid.

Mr. Gillie stated not anymore. We have cleaned it sustainably.

Mr. Whitfield stated we have cleaned a substantial amount of battery acid up. The reason that one doesn't have many islands in it is because the EPA came in and said these are places that you can't dig and spaces aren't numbered the paint as opposed to the sign we can't even put a sign post.

Mr. Gillie stated you can punch any holes in it.

Mr. Scarce stated fumes will come out.

Mr. Wilson stated I understand that but my point is that when Newcomb's Landing was done I would nearly the development of that level on Bridge Street was taking place. So now Newcomb's Landing is slowly becoming more necessary and nobody would have even seen that coming for whatever reason. So, I would like to have flexibility as a Commission by setting a very high standard for landscaping, minimal lots dropping that down because we don't want asphalt everywhere. It takes less pressure off businesses to have to put in a bunch of stuff that they are never going to use but then you still have flexibility. Does that make any sense?

Mr. Whitfield stated Contrary to what people think you can put high standards in. The best example is North American Properties came to Danville to build Coleman Marketplace. We had a special overlay district and we set down with them to write the zoning. Because they wanted certain material prohibited and they wanted more islands and fewer spaces. They want certain materials required because they said you don't have this then we as the developer can't force a Target or a Home Depot or a Dicks to go in and do what is required.

They actually are a developer that came in and said we need to tighten up the regulations. So that we can built something that in the end will be nice and we can be proud of and you would be proud of.

Mr. Gillie stated we could have tightened that one up more though.

Mrs. Evans stated in what way?

Mr. Gillie stated the number the max number.

Mr. Searce stated you mean not made them have so much parking?

Mr. Gillie stated a couple of companies pushed on the maximum. We had originally proposed as we wrote down a maximum number and they bolted the max and we pulled it out. That's kind of why I have been thinking maximum numbers for a long time.

Mr. Wilson stated I will say this you go by something of these shopping centers like Kmart and it's a larger amount of asphalt and if you go by Coleman Market Place it's not perfect but it certainly presence itself much nicer and is more pleasing to the eye and a better customer experience.

Mr. Searce stated some of that is just changing times.

Mr. Clarke stated well Mr. Gillie you can correct me if I am wrong one of the reason they asked to tighten down on that is to require some of that landscaping is they didn't want Walmart, which was just two acres of stripped asphalt.

Mr. Wilson stated this is where we get into again what is our role as the Planning Commission? Maybe I take this stuff to seriously I don't know but what do we want our community to look like? How do we want it to be business friendly? How do we want it to be good for the wellbeing of people of the community? So I mean whatever we get to that balance and standard I would really strongly support. So if you think backing this down to even thirty percent I'm okay with that. I guess I don't technical enough to know exactly what that means in every case and therefore I would add the special use provision. You talked about the ADA issues and that they aren't in here. I certainly want to be a community that puts that forward for people in the standard for us that we can per say if you are a person with certain needs disability needs we are there for you.

Mr. Searce stated and we do.

Mr. Gillie stated we do that. I was just using that as an example of how to do cost effective requirements.

Mr. Searce stated what you are required to do.

Mr. Gillie stated ADA says you spend dollars but you don't have to make the whole thing. Every time that somebody else renovates a structure your spending a little more so it doesn't hit you that you have to spend it all now. I think that would be a good thing for our older buildings and the older developments that we can pattern something that changes on that.

Mr. Scarce stated well just go ahead and do it.

Mrs. Evans stated how does this affect the guy last month for Davis warehouse that was renovated that. He is looking at parking.

Mr. Gillie stated right now it doesn't affect it. If we do the changes depending on when his construction starts it could.

Mrs. Evans stated I know he said he has to find.

Mr. Gillie stated yeah he does. He has to find it to meet our requirements some of that he has to meet his tenant's requirements.

Mr. Whitfield stated actually for him his issue is the bank. He would have to get a special use permit to reduce the number of spaces he's got because the bank is requiring him in order to finance that project a set minimum number of spaces. So that's a case where it would perfectly appropriate for him to come forward and this scenario for a special use permit and tell you all I can't find it my bank won't finance the project unless I get these spaces. Then you would go that makes since.

Mrs. Evans stated as long as he comes and presents that.

Mr. Wilson stated I think we are on the right track I mean what do we need to do?

Mr. Gillie stated right now nothing you don't have to take any action. I was wondering we have been working on this for a while playing around with different ideas. Was there anything else you want to see staff do? The next step will be and again if you see a building give me an address for a building that you think.

Mr. Scarce stated use the McGee Furniture that's a problem building.

Mr. Gillie stated I'll use McGee and if there are any others that you see that you know what would happen if somebody is trying to redevelopment one.

Mr. Whitfield stated that would be on commerce appeal.

Mr. Scarce stated that what he is talking about. That's the one he's talking about at the church.

Mr. Gillie stated those kinds of things.

Mr. Wilson stated I think we need to be able to say no sometimes. Like do you remember the gal that came out there from Wayside, 29 south going out of town she had painted grass.

Mr. Gillie stated it is now the Cowboy Church.

Mr. Wilson stated it's now the Cowboy Church?

Mr. Scarce stated It was the Green tree diner Inn.

Mr. Gillie stated they tried to get the use of the hotel strips center parking and they wouldn't so they painted a space. They wanted operate a restaurant and nightclub in the building. The church hasn't been a problem. The church doesn't meet the requirements but the guy next door who wouldn't allow her to use it is it allowing the church to use the gravel lot behind him. So he has been fine with it they have been fine with it from staff perspective.

Mr. Wilson stated I like the agreement idea you know West Main owns the lot out to Mount view and but we have friendly agreement with Averett to be able to park up and down.

Mr. Scarce stated and that's good that you have something to draw on. I guess I just thinking the market is going to determine just like your customers are going to say if we give them all the benefit of the doubt okay you don't even have to have ten parking space and the week before you had to have fifty. Well you can have ten and we will pass it. But if they need twenty I mean the customers are just not going to come it won't work the market will determine it.

Mr. Wilson stated I think one of the roles I've discovered being on this commission and I don't know if this is even something we need to be doing. I certainly feel a responsibility here. A good example is that building the Waterside or whatever it was where the Cowboy Church is now, here is a woman that had bought that I remember there was a little tile place over there going up Westover to where their was an actual purchase. The people had already invested money they already had ideas about things and all of a sudden they run into all of these problems. So one of the things we can do is to help people some way see if things seems to be working when they come to us before they make purchases to get clarification on codes and stuff that may just be an impressions but I feel more people coming to us to kind of get the opinion before they purchase something.

Mr. Scarce stated or at least come to the City and ask them. If they have a realtor that's we he will tell them to do.

Mr. Wilson stated but I think you know we kind of owe it to the citizens to help them with some of these things. I say we I know really you guys do the grunt work. It's disturbing and I felt so sorry for that lady. It was obvious that she didn't have what she needed to run was she wanted to run.

Mr. Gillie stated not for what she wanted to run. But she has worked out as far as I know she does have some occupants In that building. I will get some direction I will go back and play around with some stuff and I will bring it back to you in a future work session if that's okay?

Mr. Scarce stated yeah. Any other comments?

With no further business, the meeting adjourned at 4:24 p.m.

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APPROVED