

**PLANNING COMMISSION MINUTES
MARCH 9, 2015**

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

**Shanta Hairston
Ken Gillie
Renee Burton
Scott Holtry
Alan Spencer**

The meeting was called to order by Chairman Searce at 3:00 p.m.

I. ITEMS FOR PUBLIC HEARING

1. *Rezoning Application PLRZ20150000058, filed by Danville Tobacco District, LLC, requesting to amend the Year 2020 Land Use Plan from USR Urban Single Family to CS Community Service and to rezone from OT-R, Old Town Residential to "Conditional" HR-C Highway Retail Commercial District, 425 Hughes St., otherwise known as Grid 1611, Block 009, Parcel 000014 of the City of Danville, Virginia, Zoning District Map. The applicant is proposing to rezone to allow for office and commercial uses.*

Mrs. Burton read the staff report. 34 notices were sent to surrounding property owners within 300 feet of the subject property. Five responses were not opposed; two responses were opposed.

Mr. Searce opened the Public Hearing.

Present to speak on behalf of the request was Mr. Randy Gentry.

Mr. Gentry stated Good afternoon, I'm Randy Gentry and I'm here on behalf of Danville Tobacco District LLC and I'm here to answer any questions if anyone has any.

Mr. Searce asked any questions?

Mr. Jones stated half of that lot is vacant. Is there any idea what you're going to do with that vacant lot? Are you going to expand?

Mr. Gentry stated not at the moment. Whoever could potentially lease that building has access to that lot. But there are no plans at this time.

Mr. Garrison stated I have a question for staff. With the uses that are listed here, are any of those requiring that the other half of that lot be paved?

Mr. Gillie stated not the entire lot. There will be additional parking where that may be necessary so some of that lot will need to be expanded upon, but not the entire portion.

Mr. Wilson asked if it were used for some of the allowances here correct? Like places of worship or microbrewery or something.

Mr. Gillie stated depending on what the final use is, they may be required to provide some additional parking and that's one of the things. That site has the space to expand, they have some pavement on the one side of the building as well as limited on the other side. They could potentially just add a strip and do some angle parking. There are a couple of options available for that site. At this point we don't have any plans except for the folks who want to go in that building and that's very limited on what they would need.

Mrs. Evans asked would you pave it or use whatever the State wants us to use? I don't exactly know what it's called.

Mr. Gillie asked remote offsite?

Mrs. Evans stated no, the type of surface.

Mr. Gillie asked the pervious paving or some other type of material?

Mrs. Evans stated yes.

Mr. Gillie stated depending on what goes in there we have a couple of options available. They could ask to come back based on the size of the lot and ask for some pervious pavement. As a side note, we're going to talk about that later on in other business. Right now they probably would need some additional parking area to what I guess would be the west side where the lot circles around now. It's not enough to cover the entire grassed area which encompasses that large area to the west depending on what Planning Commission decides later on. A little bit of paving is probably going to be necessary but not the whole thing.

Mr. Searce closed the Public Hearing.

Mr. Bolton made a motion for approval with conditions per staff Mr. Wilson seconded the motion. The motion was approved by a 7-0 vote.

II. MINUTES

Mr. made a motion to approve the February 9, 2015 minutes. Mr. Wilson seconded the motion. The motion was approved by a 7-0 vote.

III. OTHER BUSINESS

Mr. Gillie informed the Commissioners of an upcoming Planning Commission training course and extended the invitation for them to attend.

Mr. Gillie provided an explanation on new potential changes to parking. Staff is going to be checking into making changes to parking due to new off street parking guidelines.

Mr. Gillie informed the Commissioners that there are agenda items for next month and there will be a meeting held.

With no further business, the meeting adjourned at 3:09 p.m.

APPROVED