

PLANNING COMMISSION MINUTES

July 8, 2019

MEMBERS PRESENT

Mr. Searce
Mr. Dodson
Mr. Petrick
Mr. Jones
Mr. Garrison
Mr. Bolton

MEMBERS ABSENT

Mr. Wilson

STAFF

Ken Gillie
Bryce Johnson
Clarke Whitfield
Lisa Jones

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

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit application PLSUP20190000240, filed by Bridge Street Lofts LLC on behalf of 401 Bridge Street LLC, requesting a Special Use Permit for residential uses in a structure with non-residential use on the first floor, and a waiver of density requirements in accordance with Article 3.L, Section C, Items 9 and 13 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 401 Bridge St, otherwise known as Grid 2713, Block, 006, Parcel 000001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to develop fifty-two (52) residential units with first floor commercial space, and a waiver of all density and parking requirements.*

Mr. Searce opened the Public Hearing.

David Zook stated, I own properties at 417 Bridge Street and 110 Newton Street, which is adjacent to 401 Bridge Street. I'm not opposed to this development subject to two things. The first one is that I have an easement through my 417 Bridge street property for fire escape access through that building. We have had discussions with the developer about resolving that issue for both of our benefits. The second I would like to make a point that parking in that area is hard. I would recommend that the City make a specific game plan for how they are going to address the parking problem.

Mr. Petrick stated this is a question more for staff. I didn't realize that parking was an issue down there.

Mr. Johnson stated I know that the City is aware that there is less parking than in the past as downtown has been redeveloped. The City has put out a RP for a consultant to reexamine the parking similar to what was done a couple years ago. One of the benefits as mixed use development is that the parking is staggered during the day with these being residential units people would be home during the evening as opposed to during the day.

Mr. Searce stated I didn't understand what you were saying about the atrium area?

Mr. Zook stated I was granted an easement into that building for a fire escape exit access as well as we divided the court yard in the center that is about 40 feet by 40 feet and we each own 50% of the land. We have mutual access of 100%, so we are in discussion now trying to simplify in a written agreement how that court area will be developed and used by the parties in the surrounding space.

Mr. Dodson stated who owns the lots behind those buildings?

Mr. Zook stated Newton's Landing is a public lot.

Mr. Telley Tucker, Director of Economic Development for the City of Danville, stated I just want to clarify a question that was raised by the last speaker. The Spectrum Group LLC, is a group of investors that redeveloped the Dan River Research building which is now Spectrum Medical. They do have a purchase option on the acreage warehouse. It has been a ten year option; it has to be remained free public parking for a period of time due to some of the grant funding that we received from the State to redevelop that property. Additional, the City does own Newton's Landing which is four hundred parking spaces.

Mr. Scarce stated are there any options for later on down the road for additional parking?

Mr. Tucker stated yes, probably about six years ago the City participated in a River District parking plan and it identified relocation for future parking as the need arises. Who would have thought about that and we are excited to have that problem. That shows there is interest in the market and this is a positive thing. There are numerous plans for parking structures and I think that the City would entertain building those as they are needed at this point and time. There is an active RFP out to look at both publicly owned and privately owned parking in the River District and how to make some recommendations on how we manage that to make sure that we use the capacity that we have before we justify spending tax paying dollars on building a structure. We are proactively expecting those proposals to come back in by the end of the month and the consultant will move forward with a parking study as well.

Gary Shifflet, Developer of the Property, stated I don't have a ton to add at this point. I just wanted to introduce myself and I would be happy to answer any questions that you may have.

Mr. Scarce closed the Public Hearing.

Mr. Garrison stated that he had a question for staff. Using one building as a fire escape from another building is that allowed with the fire code?

Mr. Gillie stated it can be used according to the building code. You can share buildings and there are multiple buildings that have access between them. As long as there is access easements between them it is possible. No structure itself will have to be modified to allow fire escape per say.

Mr. Shifflet stated while we are working on the plans we don't have approval on the plans yet obviously they are still being drawn. We do have a passage for both of those fire routes to go into a common stairway from our building that will access from his space to our space for safety.

Mr. Garrison stated the fire department will have to sign off on this?

Mr. Gillie stated yes.

Mr. Dodson stated do you have any problems with the two conditions by staff?

Mr. Shifflet stated no.

Mr. Jones stated is there sufficient lightning down there?

Mr. Johnson stated yes.

Mr. Searce closed Public Hearing.

Mr. Dodson made a motion that we recommend approval of Special Use Permit PLSUP20190000240 as submitted by staff. Mr. Petrick seconded the motion. The motion was approved by a 6-0 vote.

Mr. Garrison made a motion that we add to have a work session on August 5, 2019. The motion was approved by unanimous vote.

2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia 1986 more specifically Article 3.1 entitled "TO-C, Transitional Office", Section C entitled "Uses Permitted by Special Use Permit" by adding Item 24 for hotels and motels.*
3. *Special Use Permit application PLSUP20190000241, filed by Mid-Atlantic Prospects LLC requesting a Special Use Permit for a hotel in accordance with Article 3.1, Section C, Item 24 of Chapter 41 of the Code of the City of Danville, Virginia 1986, as amended at 990 Main St and 108 Holbrook St, otherwise known as Grid 1720, Block 009, Parcel 000001 and Grid 1716, Block, 014, Parcel 000001. The applicant is seeking to redevelop existing office buildings into a boutique hotel site.*

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Ed Walker, who stated I am a resident of 333 West Main Street and I have spent a couple nights a week here for some time. It has been a great experience all around. I am very excited about investing here and celebrating all that Danville has to offer. I'll try to make this as brief as I can but it requires a little bit of information to give you a sense of what we want to do and why we think it is a good idea. My style with this kind of redevelopment work, you are going to learn something about it. I'm going to tell you a little bit about how we approach it. We are very community oriented redevelopment. It's a little different from most and we do that. We are very interested in the critics of anything that we want to do because very often, almost always the comments and observations and concerns are understandable and very often the folks that are worried have excellent points to make. That being no exception and I don't have a problem with folks just seeing it differently and we will hear from the later. We have provided some opportunities for dialog with them and have had great conversations and I have shared all of my talking points with them. I have not tried to hide the ball in any way. I want to thank them for helping us through this in a more detailed way. Part of what is important to understand is this idea and if I was you all and someone was talking about a hotel on Main Street across

from Sutherlin and that would make me a little edgy, and if you were talking with someone who was a Motel 6 or a Comfort Inn developer and does five of these a year you would have a lot to be nervous about. I'm really the opposite of that and I want to give you a sense of sort of what we are going to do during this short presentation. I want to explain to you a little bit about the work that we have done and also what we would like to do. I want us all to think about it because this is the way that I approach my work about what is best for everybody. I think this is a good basis. The Old West End Neighborhood group is a very important constituency and there are others. Danville is municipality that is in the midst of important revitalization and its working. I may be some kind of proof of that. I have opportunities and invitations from municipalities all the time to come work and for a lot of reasons some personal and some professional I have chosen to be here. The Old West End is important, this municipality is important and I am a big fan of Averett University and its significance to Danville's revitalization story, and the hospital. You hear the refrain all the time and how communities like Danville all over the United States are redeveloping themselves and the short hand is meds and Eds. They are talking about education institutes and medical institutions and for an interesting side bar. The reason they are so durable and so powerful is there aren't many shareholders that sell the business and it gets moved. Averett and the hospital are important and there are lots of important constituencies to consider.

What I want to do is briefly to give you a sense and I have not appeared on my behalf before you in the past and I just want to give you in a sense the work that we do. What I want to do is show you briefly some of the sort of work that we have done and the kind of quality standards that we are interested in. Mid Century Medical buildings are not everybody's love and it's not a lot of people's idea of awesome architecture but I think it is pretty neat. When I first came to Danville and was working on the Bee, this building really appealed to me in a lot of ways and you will see in a moment some that we have done before. We are going to talk a lot about place making and vibrancy and when we talk about a boutique hotel there is no definition of that just like there is no definition of house and no definition of manufacturing facility. It represents a general idea of what is really important in situations is to look at the particular definition in particular places in context.

There are a lot of characteristic of Charleston, South Carolina and Historic neighborhood as there is anywhere. There are small hotels like this and the same is true in Boston, Pennsylvania and there is a long list. There is no reason not to have a small hotel in a historic neighborhood. Among the other sorts of things to think about when you are thinking about the way that we interpreted what boutique hotel means to us because when we read the definition of projects they mean different things. To mean it's a high level or architectural landscaping design where the property becomes quieter, safer and more beautiful and gently more vital. It's not slamming doors and people raising hell in the parking lot or an extended stay. What we have in mind is the nicest hotel accommodations in terms of finish that there is in the market. Very-high in furniture, fixtures and equipment and individuality of character are extremely important to this concept. It is branded and decorated to celebrate what is best to Danville and The Old West End. In terms of it's past, present and future and I think that all of us are really excited about where we are headed. You have got some attraction starting to happen and do we want to continue that. We want to emphasize the Community's history, arts, culture and economy. We want to inspire confidence and momentum in the Old West End and hopeful stir more neighborhood investment. One of the things that I applaud The Old West End Neighborhood Association most on is what an effective job they have done on finding investors for particular properties; it is real hard to do. What we want to do is come and go to the Carrington Pavilion then go across the street

to Crema and Vine and go on site seeing tours and really be a part of the community because I feel like Danville has a lot to crow about. I would love frankly to change some of the stereotypes that some people that who don't know this community better and what is the nicest way to do that but by showing hospitality. It is plain and simple and I can tell you by someone that came to Danville to court by going down to Ballard and have a great date and have fun and then heading out to the Court Yard Marriott, that is not awesome and we have all of these great things downtown and in The Old West End and the Bee is going to help a little bit but that is really about the River District but we would like to get into position to be more helpful to The Old West End and the hospital.

Boutique hotels are often not part of a national chain and we certainly have zero interest in that and what we have learned is that we have to manage these things in order for them to be managed well so that the guest and be connected to the community. Lastly, interestingly hotels are the least intensely use in terms of total trafficking and noise. Let's take a quick run through this. I have been doing this work for eighteen years and doing it a little differently and this is the part that makes me a little uncomfortable. If you are curious about my repetition or track record there is a fair bit of that on the internet. You can google me as I have received a number of prehistoric nominations and awards. Roanoke made me their citizen of the year a couple of years ago. I'm embarrassed to say that, but I think it is important for you to have a sense of sort of community citizenship that I take very seriously.

The finance part is not the reason to do this, it's just like the way that I like to spend my time. Let's go through this very quickly. This is the Old Patrick Henry Hotel of Roanoke and it is just like the old doctor's building; it had fallen on hard times. There was a hole in the roof of the Patrick Henry of about half the size of this room and it was thought to be irretrievable and we went to work on it and we love a tough case. This was a 25 million dollar project and it was about to be torn down and I showed this to you but it is a good example of what we would like to see in the hotel rooms at the doctors building. This is the diagram of the Patrick Henry Ballroom, which was great, but that thing loses on a good year about 25,000 dollars a year but we continue to run it and we think it is important part of the buildings history. This is the lobby before I bought the building I looked up trip advisor and the last comment that I saw was if you like "The Shinning" you will love the Patrick Henry. It did not look this way before we took it over but it looks that way today.

This is another midcentury hard love medical office building. This is the former Roanoke Health Department and it could not find anybody to love on it at all. It had real interesting history and I teach at Washington and Lee Law School and my students made a terrific contribution to the nominations forum that listed with the National Register of Historic buildings. This is very similar and is important place to know the quick way to think about the doctors building is sort of as it is now as we proposed to do it and then third is just the unknown. The unknown in this situation is really important is because once someone owns the building and controls it and our buildings get into the wrong hands they go nowhere and quickly begin to deteriorate. That is what was going on here for sure. I have never done a project that I'm not proud of and I certainly have no intentions starting at this point in my career.

Let's sort of look at doctor's and again this probably isn't your cup of tea. Here is Chambers Street and historic sort of drop off point and this is very important and sensitive to the neighbors on the other side of Chambers. You can see on any given day because of Midtown and the doctor's offices and there is a fair bit going on but what we would like to do is come away from this because we always want things to be better more beautiful, quieter

and safer. This is really important for the community and municipalities; as a State Holdfr the lodging tax is no joke. I believe it is 7% and it all stays local. What is nice about this is you are earning money for the municipality. Here is the unpleasant truth it's just a real unattractive parcel and it's a sea of asphalt and it could get worse sure. Is it likely to get worse, if we can't do our thing and we have to sell and put it on the market? I'm going to argue that not simply knowing who that purchaser is going to be is risk enough to give our proposal some serious thought. People ask why this was interesting to you. What I have learned in Danville that I really love is that Danville is an unbelievable community it is just awesome and the River District is great and I love this intersection up here and I think that School field is awesome. To me it is like a string of pearls and they are all on the same street and it is amazing to me. I think that Creama and Vine is the neatest and it has added a lot to that neighborhood. This is not great but let me tell you what is great. Midtown Market is amazing and it is one of the coolest spots in the State of Virginia. We are excited about doing whatever we can to be supportive and I like these Mid Century buildings and the idea of being able to take Chambers Street and make it quieter.

One way or another the doctor's building is going to be redeveloped so it's not whether, it's who and what. So the who you obviously want people with a track record and the what is the idea of having more hospitality is creative to the community in all the ways that I have mentioned. We took this, which is not great and it's really bad actually and began to think of it this way. I think it would be great to close off that similar circle entry and quiet Chambers Street for these folks here and put more green spaces and we want to remove some of that parking. It's just too much parking and it is awful. We want to add some trees and there is no sidewalk on the left side and it's really weird. It's just asphalt and Chambers Street should be this real beautiful street. The left side should look like the right side is what I am saying. We could put that lawn in the center just return some of the asphalt to grass just to make it better. We are still happy as can be not only to share parking but I thought it would be fun to put some umbrella's and chairs and you go get your chicken salad or whatever you are in to and grab a spot and sit down and that is basically it. You would then move the entry way to the Holbrook side which is perfect and it makes a lot of sense. There are many folks here that are opposed to it and their opposition is understandable. Reasonable people can disagree and I certainly understand that. All I'm asking you to do is make your evaluation your analysis in terms of who do you think the best person or kinds of people are and what the best ideas and the best for the most people, Old West End Neighborhood, City of Danville etc,.... Thank you for your time and are there any questions before I turn it over.

Mr. Dodson stated and you said that you have already meet with the residents of the area?

Mr. Walker stated yes several times.

Mr. Dodson stated we like when people get together and talk about it. Is there going to be any dining there?

Mr. Walker stated I prefer not to do it because what I prefer, for our hospitality to serve the existing food beverage operators as customers and to support them. The Bee may have a roof top bar. That would be a neat thing but generally speaking what I would love for the doctors building, them to become Creama and Vine customers.

Mr. Bolton stated what other kind of projects in Danville are you involved with?

Mr. Walker stated we have made a long term, multiyear, permanent commitment to be here. For my work it takes a certain amount of scale to do that. We will create a ton of job for five years or so with construction. We have the Bee downtown and we would like to come and do the doctor's building next and if time line matters to you all we would like to be working on it right now. If this is not something that you all are interested in, I think this would probably open March of 2021. We have financing in place and if you give us the green light we are ready to roll.

Mr. Jones stated does your property line go all the way up to Midtown Market?

Mr. Walker stated it has an 8 foot easement and they have an 8 foot easement for access. We can build whatever we want on it but they have to have access on it.

Mr. Jones stated there will be no parking for Midtown on the side next to the cemetery?

Mr. Walker stated that is their's and midtown has a pretty awesome parking lot.

Mr. Steve DelGiorno, stated I live at 840 Main Street and I own and operate Creama and Vine. Mr. DelGiorno stated this is a no brain or from a business stand point that we would support this project. The potential of 40 plus customers that I could have every day certainly excites us and we welcome them with open arms. I wanted to speak about the West End also because I live two blocks away. We have lived and traveled all over the world. I've seen these kind of neighborhoods and I've seen these kind of projects and I've gotten to know Ed in the last year. The quality of work that he does for this project would really enrich The Old West End Neighborhood while serving to increase our property value. The fact that we now have a very unique neighborhood that you could walk to the Museum, Midtown Market, Coffee shop and Churches and a boutique hotel of this quality, it really gives the Old West End something that I don't think the neighborhoods in Virginia really have something this special. Which would make it more attractive for the people that are looking to move here from out of State or even Country. I just wanted to voice that and ask for your support.

Tiffany Franks, President of Averett University, stated I wanted to come and speak and say how that this project could be of great value to Averett. We serve approximately 1,000 traditional students and another 600 online learners and parents and family members that frequent our campus regularly. We have our alumni and if we just take our traditional students, their parents, and families, often they will come multiple throughout the year. They came at the beginning of the academic year, inbetween and at the end. This would be a wonderful opportunity for them. We have well over 1500 prospective students, and families, that visit at least once a year and they are looking at Averett and exploring their college of choice. Being able to have those students and their families this close, for at least to provide them with another option is very beneficial. Our online learners which literally we are now building into our curriculum that a requirement is that they will come to campus at least once during their academic program. That means that people from all across Virginia and even beyond the walls of the Commonwealth will be coming to campus. We need to be able to provide them with very attractive options for housing. On behalf of Averett, and our very talented faculty and staff and this sort of option again would be very attractive and value added. I speak on behalf of all the constituents that we serve feel that Ed's vision on serves to lift the area that surround our campus.

Telly Tucker, Director of Economic Development, stated the Economics Office is supportive of this project for many reasons and many of them have already been stated. I think it's very important for Sovah Health and Averett University given events like Homecoming, open

houses, people who may be visiting loved ones in the hospital, and visiting friends, traveling physicians, nurses and professors that may need a residence for a period of time. Also the fact that it is within walking distance to Averett and the hospital, there is a value in that and it also adds pedestrian activity. This also gives visitors a way to be introduced to Danville in a much different way than they can be today. No disrespect to the Court Yard or Holiday Inn, there is one in every major City in the United States. We think this particular opportunity allows Danville to showcase its history, some of the culture, and some of the unique qualities of the community, leave an impression on that visitor that it makes them want to come back and say I would like to consider investing there and maybe move there. I would like to encourage my family and friends to come visit there. We are asking the Planning Commission to support this as well as the SUP Permit as well.

Frances Baughman, stated I live at 1012 Main Street and I'm also chairman of The Friends of Old West End. Mrs. Baughman stated as many of you already know that Friends of The Old West End, our goal is to bring in new homeowners to the neighborhood. For several years we have worked with you to sell existing properties in the neighborhood and we welcome new and creative uses for existing properties in the neighborhood. We were delighted when Creama and Vine came into the neighborhood because we looked at it as a plus for the neighborhood. We do agree that the doctor's building needs to be put to a good productive use and Ed Walker paints a very compelling picture of what that could look like. However we are not necessary opposed to the development of the doctor's building into a boutique hotel. Our concern is more about the zoning change and how it will impact the whole city, allowing hotels in the TO-C neighborhoods. I think the definition of hotel as it currently stands is very broad. Since this does impact more than just The Old West End, we need to consider this could have far reaching impacts across the city. Not every developer would approach this with the same vision and execution that Mr. Walker intends to. We think that definition is too broad and could lead to unattended consequences. Currently the way the code is written, the proposed change doesn't allow any limit to the number and size that he is allowed in a residential neighborhood or a TO-C neighborhood. It doesn't give any definition as to the type of establishment, it only says that it rents rooms. However, boutique hotels are gaining in popularity. Although there is no definition like he said home, office or whatever Boutique Hotels do have some commonality in they are different from chain hotel but there are some similar characteristic for new boutique hotels. They tend to be small and upscale establishments and they have a unique architectural design and they have character. They do tend recognize the culture and history of the area where they are located. Our proposal is to define what type of hotels would be permitted into your neighborhoods. Boutique hotels we think could be allowed by special permit but I think we need to really clearly define what a boutique hotel is so that we don't end up with something that we don't want next to someone's home. We have put together in just a proposed wording change to the city code that would satisfy or protect the residents at the city in general.

Mr. Scarce stated you did understand that the reason that it is going into TO-C not by right by special use permit. We would look at each project individual that would come before us.

Mrs. Baughman yes but our feeling was that since each developer is different this just doesn't impact The Old West End that we need some guidelines in place.

Paul Liepe stated I live on Main Street in The Old West End. Mr. Liepe stated I'm very close the doctor's building which is primarily a residential area, historical one at that. I visited one of Mr. Walker's properties last weekend and I have to tell you that it is a very pleasant

experience. I was very impressed with the property and I enjoyed my time there. I was impressed with what Mr. Walker has done to preserve the history and the photos of the building and I think he did an excellent job in terms of finish. I agree with Mrs. Baughman that we need to bind Mr. Walker to this commitment to provide us with that kind of facility, therefore I support the motion that there be a definition of boutique hotel and let's have Mr. Walker to be sure to do exactly what he has promised us. I think he is a good guy and I encourage you to approve his proposal with those limitations.

Mr. Stephan Jannach stated I live at 960 Main Street. Mr. Jannach stated I have the biggest frontage with the doctor's office. My property runs from Main all the way back the entire length of Chambers Street. I am a physician here in town and I have owned that property now for 12 years and it was built in 1872. I work for Spectrum Medical so I am well aware of the redevelopment in the downtown area, River District and Historic District because I live in the Historic District. A Boutique Hotel is just a motel it is full of people that come and go and I live in the neighborhood and I have neighbors and that is what I want for my neighborhood. I want to know the people that live next door to me. It was an office building and for a number of years at 6:00 it was quiet and everyone was gone. I'm willing to tolerate that and what it is zoned for. It is not zoned for a hotel and I don't want to see different people coming at all different hours next door to my residence. He showed us two beautiful projects, perhaps I misunderstood what he showed us was apartments. In other words those were not the rooms that are going to be here and there is no guarantee what he says he's going to do. There's a place for a boutique hotel and that is in River District and downtown. My opinion is that it's not beneficial to the neighborhood and I think this belongs somewhere else. I think the zoning should be changed and I don't think there should be a special permit issued for this.

Mr. Walker stated I just want to respond to this gentleman. I will say that I think it's terribly unfortunate in these situations when that tone becomes the tone of the discussion. Honestly that is not how great small cities are made or remade. I want to thank Fran and Paul for the exact opposite which is a very collegial, open minded, conversation dialogue because we all want the same thing. Contrary to his assumption I did make it clear to everybody in The Old West End that I would jump at the chance to meet and I'm sure I don't strike you as the person who is going to ignore the key stakeholder. It's just not the way that I am. I told several folks on The Old West End and sent emails because I want to talk to everyone that has a problem with it. I have made myself available and we met at Crema and Vine and I understand his concerns, they make sense. I don't fault him for being concerned or for his request but I think the tone is really unfortunate and unhealthy. The photographs that you saw, we have a number of apartments and we have a number of hotels and they are functionally the same. They are at the same level the answer to his response.

Mr. Scarce stated terminology of a boutique hotel is that just not in there somewhere. What are your thoughts?

Mr. Johnson stated regarding boutique hotels the word and term boutique is incredibly subjective. We have heard the idea of defining it in terms of zoning and legality; we are not sure that it is necessary. What they offer is the most objective that I have seen.

Mr. Scarce stated Mr. Walker do you want to define it?

Mr. Walker stated it's sort of outside my area of expertise to be honest with you. The point that Fran and Paul makes is a good one and I understand them. I'm not a planner or a policy person.

Mr. Searce stated I know that based on the sketch that you have and the building itself, it's not going to be a Super 8 because it can't be because the way that the building is. You are going to use the existing building.

Mr. Walker stated to be honest, the money that I need to take care of my two teenagers I earned a long time ago. I do this work because literally when my feet hit the floor I'm excited about what we are doing and the transformation that we can create. We are always only trying to go from relative weakness to relative strength. It's my idea of a great way to spend a day. My aspiration is to create an award winning project design.

Mr. Jones stated have you seen her proposal before?

Mr. Walker stated I haven't but I heard her read it.

Mr. Jones stated do you see a big difference in the one that was put up from the staff?

Mr. Walker stated I think it would be easy to misunderstand me as a credible evaluator and I'm not. I understand where Fran and Paul are coming from, particularly as it may or may not affect the rest of the city. I think it probably was built on a case by case basis. There were some stuff in a boutique hotel like the resort level and that stuff is hard to define.

Susan Wilson, stated I live at 918 Main Street, we are just a couple doors down from Mr. Jannach's house. I don't see Mr. Jannach's comments anything other than what is going to be right next door to him. I of course understand that it is a building and the building now has a new owner and it needs to be put to use. The question for us is what is the best use and what my husband was referring to I believe is where we are given a particular piece of property and it's not being used at that time how could we use it. A hotel is not I believe what any of us in the neighborhood envision. We had often heard about apartments and we were considering that we would be okay with that. We believed that is what Mr. Walker talked to the owners at Midtown about. His plan seem to be evolving a little bit and he is a very powerful presenter. The one time that I am aware that the entire community was actually in a position to interact with him was after he told us the very first time about hospitality and did not actually use the word hotel. It's very compelling when you hear it but then when you think about it, gets a little bit different. I believe that I speak for many of the people in The Old West End and we would be happy to work with him, but we really have not had that much exposure to him and I believe he has spoken to a few people. We thought that apartments and yes if there was an apartment building there we might have a couple more cars than for a hotel. However, someone that lives in an apartment will have a couple more cars and yes if there was apartment building there all of us thought we really don't want that down the block from us. Someone that actually lives in an apartment become a resident of the neighborhood and become a neighbor. We welcome different uses but a hotel is not as desirable for those of us that actually make our homes there. Our homes are really not in a neighborhood if it changes the character. We have come together as Friends of The Old West End to see how we might accommodate this new owner who seems to be a very good developer and accommodate his needs with ours. Our way of doing that is to say possibly we could define a little bit more closely of what might be allowed here because if we don't do that we do not have any control of what would come of

that piece of property later. Two beautiful historic homes were taken down many years ago to build the doctor's building. Now because that is there we can't go back to the original homes. If we can define and limit what can go there next that would be very helpful to us and that is our reason for putting forth these limits on the definition of a boutique hotel. If Mr. Walker gets disappointed with our response as neighbors in the community, he has already said more than once he doesn't need this and he doesn't need the income from this. We would like the Planning Staff and the Commissioners to help us to preserve our neighborhood.

Mr. Searce closed the Public Hearing.

Mr. Bolton stated what type of signage is permitted?

Mr. Gillie stated free standing signs are allowed to be 24 sq. ft. for a single occupancy building and two buildings can be 32 sq. ft. and wall mounted signs are per linear ft., and it is a historic building so any signs that will be placed will have to get approval from CAR.

Mr. Searce stated I was reading over from their proposed to see what they like and it seems like it is pretty much the same as what staff has on it.

Mr. Garrison stated do we need to include this a part of the condition?

Mr. Searce stated I think staff has what we needed in that.

Mr. Garrison stated I think we run into problems if we try to define to specific. The special use permit means whoever is going to do anything like this in TO-C has to come to us and bring the project from what I have seen presented the project meets this definition.

Mr. Searce closed the Public Hearing.

Mr. Bolton made a motion that we recommend approval of the request code amendment as submitted by staff. Mr. Petrick seconded the motion. The motion was approved by a 6-0 vote.

Mr. Bolton made a motion that we recommend approval of the Special Use Permit PLSUP20190000241 as submitted by staff. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

II. Minutes

The June 10, 2019 minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 4:34 p.m.

APPROVED