

## DANVILLE PLAN COMMISSION

### MINUTES

April 12, 2021

7:00 p.m.

Members Present: Sue Rempert, Loris Thompson, Adam Harvey, Greg Vanlaere, and Jill Howard  
Members Absent: Barry Lofton and Chris Gearld  
Staff Present: Lesa Ternet and Will Lacey  
Guests: Please see the attached sign-in sheet

A quorum was established, the meeting was called to order by President Loris Thompson. Greg Vanlaere made a motion to approve the March 8, 2021 minutes. Jill Howard seconded.

Motion passed 4-0.

Jill Howard made a motion to approve the March 10, 2021 minutes with corrections. Greg Vanlaere seconded.

Motion passed 4-0.

#### Old Business:

- A. **Public Hearing: Pyatt Builders, LLC (The Bevy) Request to rezone the property located at approximately 1928 10<sup>th</sup> Street from R1 Residential District to Planned Unit Development (PUD) 20 acres**  
(Brian Tuohy, Tuohy, Bailey & Moor, LLP)

Lesla Ternet introduced Brian Tuohy, attorney representing Pyatt Builders, who filed a petition to rezone from R1, Single Family Residential to PUD, Planned Unit Development.

Brian Tuohy gave a presentation on Pyatt Builders' planned community, The Bevy. The subject property is zoned R1, and the Petitioner is requesting it be rezoned to a PUD. They are proposing 66 lots on approximately twenty acres. The proposed PUD is consistent with the goals and objectives listed in the Town of Danville Strategic Plan and will contribute to the economic growth of Danville in multiple ways. The Pyatt builders had a neighborhood zoom meeting with the surrounding property owners on March 4, 2021. One property owner asked that they move the entrance further to the east so that it does not align with his driveway, which Pyatt builders did. Pyatt would build single-family detached dwelling units of 1500 sq feet to 3600 sq feet on 8000 square feet lot size. They will provide five (5) common areas for a total of 232,529 total square feet—a 10-foot-wide footpath in front of the subdivision on 10<sup>th</sup> Street.

Loris Thompson opened it up to the public. The public's concerns were as follows: Children in his yard and cutting through his property, playground area, plan for drainage in the future. Thompson closed the public hearing.

Sue Rempert made a favorable motion with commitments of: Windows will be provided on all sides of the homes. All homes on the west side of the main entrance, five lots into the development and on the east side of the main entrance first three lots are required to have a rear elevation architectural feature such as but not limited to, bump-outs, bay window, raised deck, covered patio, or sunroom. In addition to the requirement of rear elevation architectural features, a row of evergreens must be planted. The Petitioner will install a playground area on the north end of the property in the common area shown on the southwest side of the street on the proposed plan. Street signs will comply with the Town of Danville standards. Street lighting will comply with the Town of Danville standards.

Jill Howard seconded.

Roll call vote

Sue Rempert – Aye

Jill Howard – Aye

Greg Vanlaere – Aye

Loris Thompson – Aye

Adam Harvey – Abstained

New Business:

- B. Public Hearing: Site Plan review, BCC LLC (RM Electric, Located at 3095 East Main Street, 5.91 (Kruse Consulting, Inc.)**

Dale Kruse proposed a request to approve a site plan review to establish an additional building for offices and warehouse space for an electrical contractor. This proposal consists of expanding existing business with the addition of a 60'X 225' facility that will include offices, restrooms, breakrooms, and a warehouse. The town engineer has reviewed the drainage and recommended approval. There was discussion regarding the landscape buffer yard requirements.

Jill Howard motioned to approve with the commitment of installing trees along the eastside and along the southern property boundary along the north side of the proposed detention pond to meet the buffer yard requirements for the adjacent residential property (Settlers Run). Greg Vanlaere seconded

Roll Call Vote

Sue Rempert – Aye

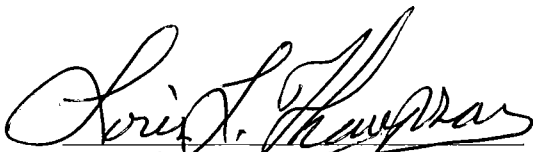
Jill Howard – Aye

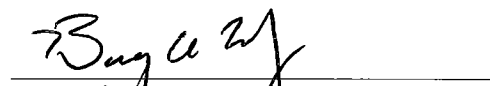
Greg Vanlaere – Aye

Loris Thompson – Aye

Adam Harvey – Aye

The meeting was adjourned at 8:25 p.m.

  
Loris L. Thompson, President

  
Barry Lofton, Secretary