

PLANNING COMMISSION WORK SESSION MINUTES

NOVEMBER 8, 2021

MEMBERS PRESENT

Mr. Bolton
Mr. Garrison
Mr. Khan
Mr. Petrick
Mrs. Evans
Mr. Dodson

MEMBERS ABSENT

Mr. Art Craft

STAFF

Doug Plachcinski
Lisa Jones
Clark Whitfield

The meeting was called to order by Chairman Garrison at 3:25 p.m.

I. ITEMS FOR DISCUSSION

Danville City-Wide Comprehensive Plan

Mr. Garrison turned the meeting over to Mr. Plachcinski who turned the meeting over to Ms. Kathleen Duffy from SmithGroup.



TODAY'S CONVERSATION

AGENDA

- About Us
- Process
- Draft Plan Guiding Principles
- Our Goals for This Week
- Discussion



INTRODUCTIONS

**SUZANNE
SCHULZ** AICP
ProgressiveAE
Lead Facilitator

**MAUSHARIE
VALENTINE**
ProgressiveAE
Architect

**JULIE
TSCHIRHART**
AICP
ProgressiveAE
Urban Planner

**MERRILL ST.
LEGER**
AICP
SmithGroup
Project Manager

**KENDRA
HYSON**
SmithGroup
Urban Designer

**KATHLEEN
DUFFY**
AICP
SmithGroup
Urban Planner

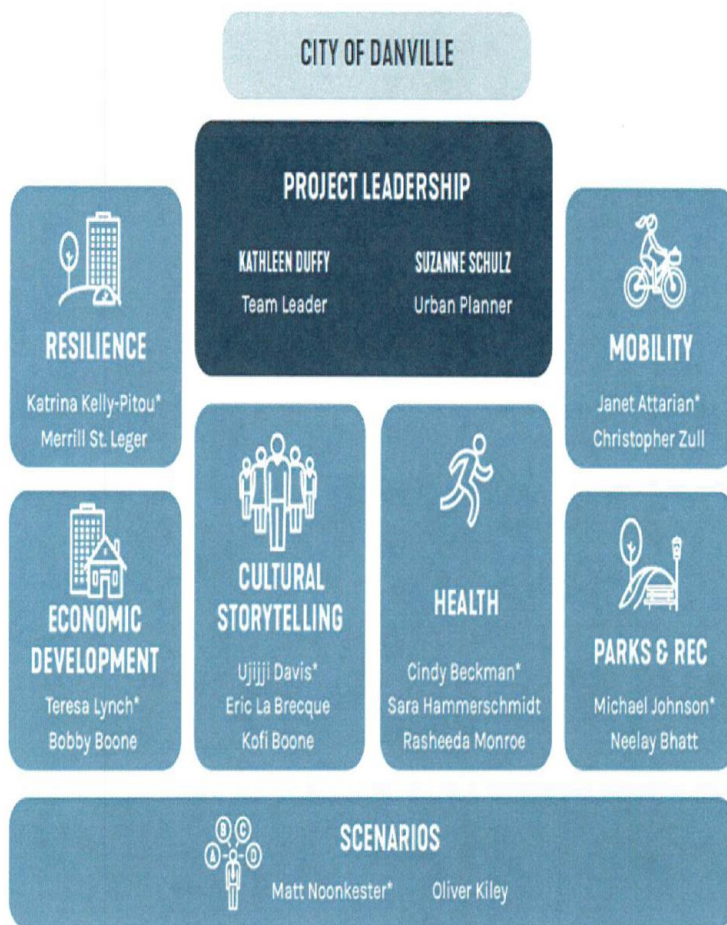
**KOFI
BOONE** FASLA
NC State Professor
Just Cities Lab

**BOBBY
BOONE**
&Access
Retail Strategist
(no relation to Kofi!)

**ERIC LA
BRECQUE**
Applied Storytelling
Messaging + Branding

Plus many teammates tuning in virtually!

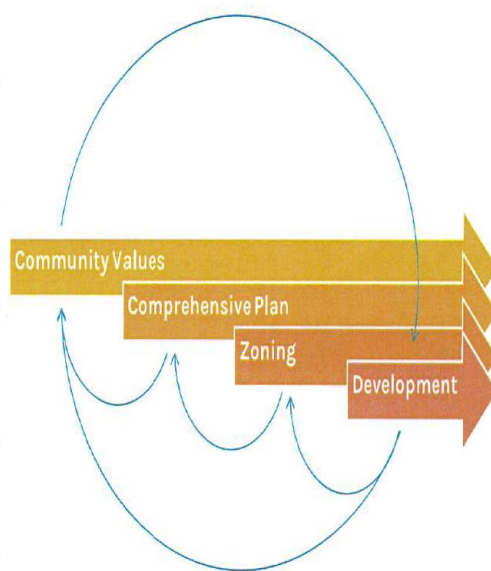
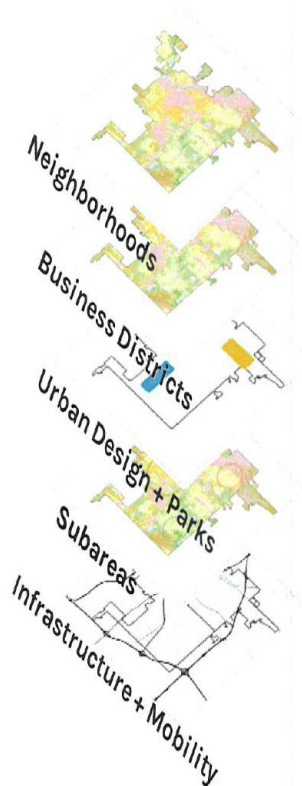
TEAM OF PARTNERS



* Denotes Lead

A QUINTESSENTIALLY DANVILLE PLAN

A PLAN THAT DEFINES DANVILLE'S STORY FOR THE NEXT GENERATION



8 LEVERS OF EQUITABLE DEVELOPMENT



COMPLETE STREETS



CATALYTIC PARKS



GREENWAYS



MIXED USE DEVELOPMENT



STABILIZE HOUSING



INNOVATIVE ZONING



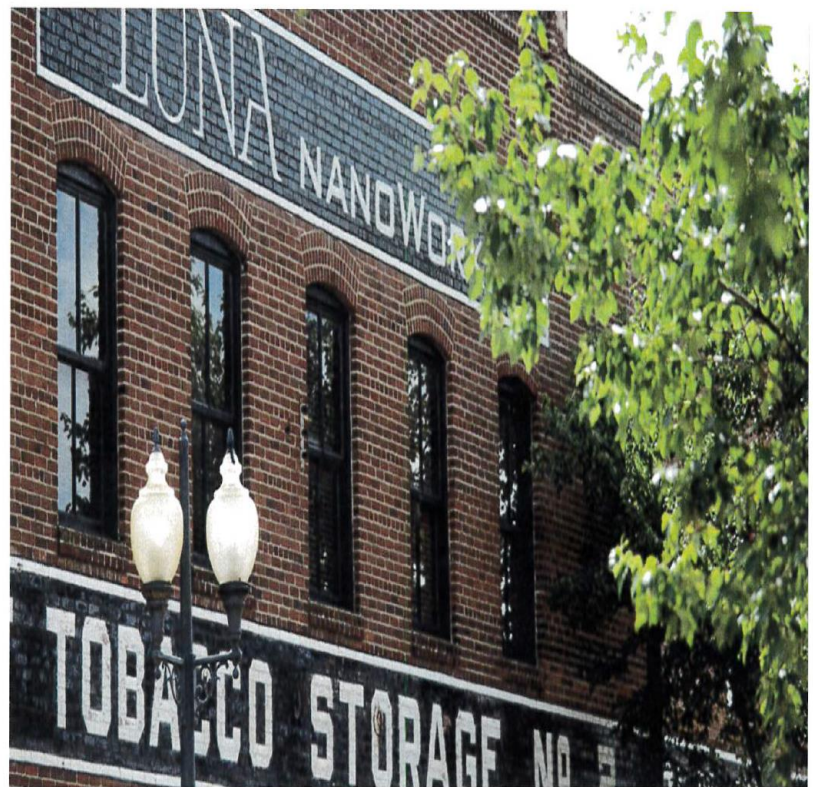
ADAPTIVE REUSE



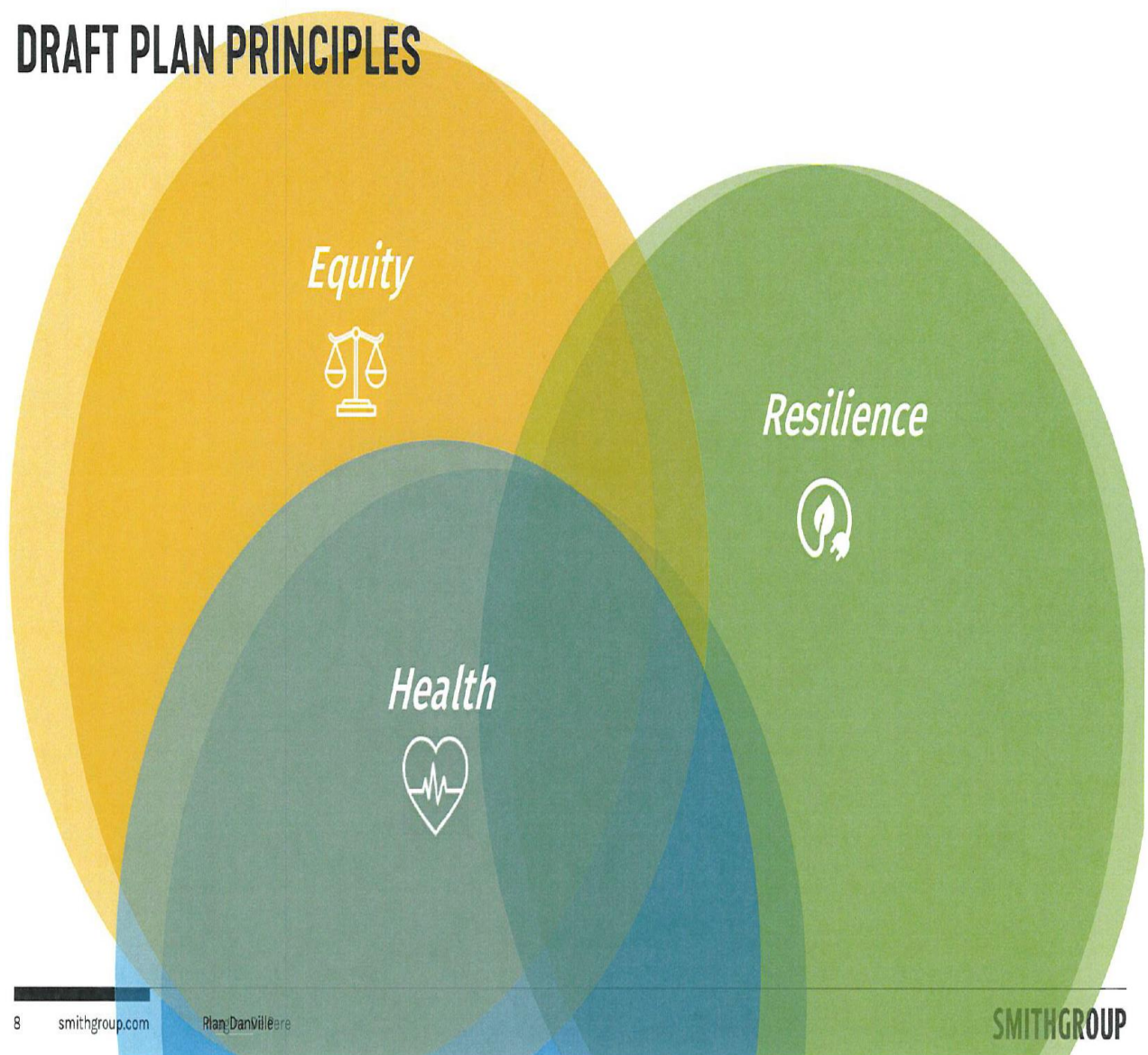
PRODUCTIVE LAND

LEVERAGING RESOURCES

- People
- Cultural heritage + place
- Riverfront (wet + dry)
- Infrastructure + utilities
- Land ownership
- City organization
(departments + relationships)
- Anchor institutions
(health + education)
- Non-profits + philanthropy
- Entrepreneurship



DRAFT PLAN PRINCIPLES



THIS WEEK

WE'RE HERE TO LISTEN



TRADE OFFS

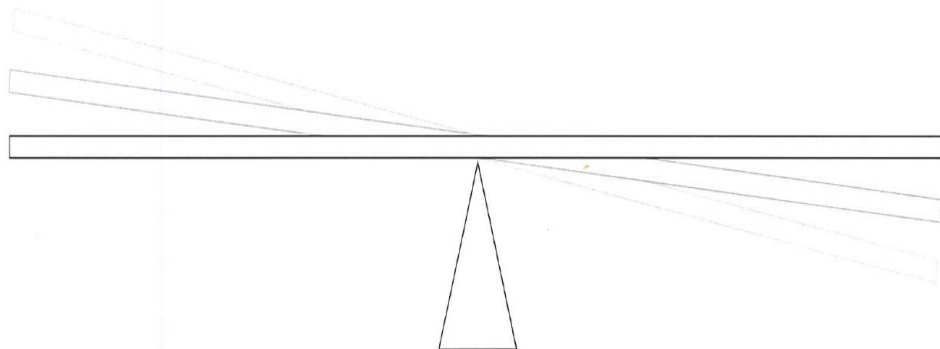
IT'S A BALANCING ACT

OUR COMMITMENTS

GUIDING PRINCIPLES &
TARGETS

OUR PRIORITIES

WHO? WHAT? WHEN? WHERE?
HOW?



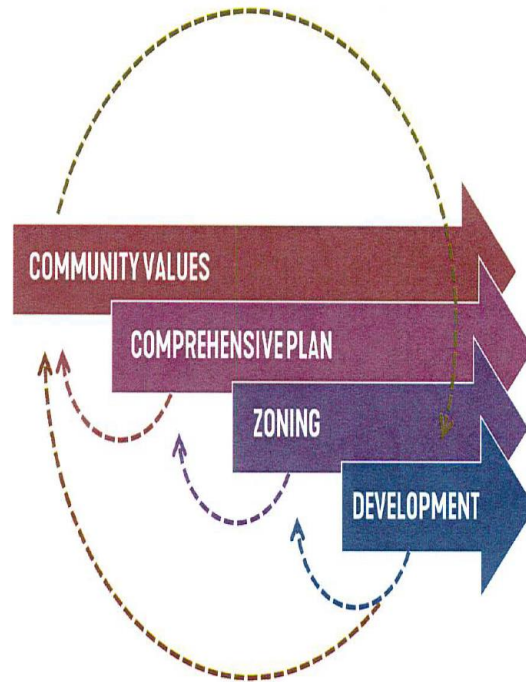
OUR RESOURCES

BUDGET, TIME, TOOLS, CAPACITY,
CONTROL

DEVELOPMENT

THE COMMUNITY'S ROLE IN THE PROCESS

- Where can the city most directly influence development?
 - Publicly-owned land
 - Providing financial incentives
- Zoning provides the legal framework for what can happen on redevelopment projects
- The comprehensive plan sets the stage for zoning changes



BALANCE PRIORITIES AND TIMING

We will need to make tough decisions about priorities in our projects and initiatives



CLIMATE ACTION



EQUITABLE
DEVELOPMENT



MOBILITY AND
TRANSPORTATION



PARKS AND PUBLIC
GATHERING SPACES



AFFORDABLE
HOUSING



QUALITY OF LIFE

TOOLS & STRATEGIES

- Education
- Policy
- Projects
- Partnerships
- Regulations
- Incentives



BUILDINGS



SITES



DISTRICTS



WHAT WE HEARD FROM YOU

SURVEY

WHAT ARE THREE ADJECTIVES THAT DESCRIBE YOUR VISION FOR THE FUTURE OF DANVILLE?

environmental fantastic futuristic
mindful vital hopeful
prosperous educated
exciting
proactive creative amp
bussiness bright education
inclusive housing

Ms. Kathleen Duffy stated you can see this word cloud here. So, the more a word was mentioned the bigger it gets and some of you used the same words: exciting, mindful, creative. Those were all brought up more than once by you Planning Commissioners. I am curious to hear does anyone have any of those words that jump out to you being exciting. We would love to hear what other positive things that you really hope to see in the future that maybe goes beyond those adjectives.

Mr. Steve Petrick stated Danville has always had the resource of the river here and the industry that drove this city for so many years and provided employment for so many people is the thing that worked against that. The fact that the river was polluted and was not a viable resource and of course that is in the past. It doesn't seem like Danville has ever been able to embrace the proper zoning that is required to take advantage of these waterfront properties and develop them. I know that we would make great strides in developing the River Front area but just a small portion of the exposure to see of that particular water. I think that is something that I would really like to see some emphasis put on it in this whole planning process.

Mr. Jimmy Bolton stated I am in real estate, so the housing is dear to my heart and I wish it was bigger. There is a need for more housing and of course I read the national magazines and zoning is really becoming a mixed bag nationwide, but not here necessarily. We are very slow to put something in a residential area that might make it a little bit new maybe, and give more housing. I know there is a fine line there, something that you want to zone out. How do you look at that? It concerns me, and I am hoping that the plan will have something sort of a mixed use, flexibility, maybe is that the coming thing or am I just reading nationwide and not smaller cities?

Ms. Duffy stated nationwide we are in a housing crisis in every community that I am working in, but I will not speak for my colleagues. We are trying to help alleviate some of that and one key way to do that is through zoning to allow a variety of housing types and not everywhere but in key locations. When I really leap out on a plan, I'm really zooming into your maps and looking at all the patterns related to warehousing types are now and where there are vacant properties and how we can think about all the different tools that go into getting more housing units built and where they make sense and working through those with the communities as well. So, absolutely that is part of this.

Ms. Ann Evans stated picking back on that why yes, we need more housing. I am of the age where eventually I would downsize probably from my single-family home into an apartment, condo, or townhome or something like that. We need more, I am going to call it executive for a lack of a better word, but not just one-bedroom townhomes or condos. We need something for people that have a lot of stuff and not ready to get rid of their stuff or at least not all their stuff. They want two, three bedrooms and bigger living rooms and things like that.

Mr. Harold Garrison stated we have a pub in our zoning code now, which is another thing. Like Ann, I am passed Ann's age by quite a bit by the way, and I could down grade, but I haven't. I have no where to go. But the housing from a standpoint of housing not just executive apartments but also small houses for either elderly couples or single elderly

people. I use the term tiny houses, but I am not really talking about the two hundred square feet thing. I am talking about you know six or seven hundred square feet but clustered together so there is a small neighborhood. One of the things that we have in Danville is that we have lots of land. When the city annexed in 1988, just in the Westover District that I live in they brought in probably two thousand acres or more of just what use to be farmland and some of it was just forest land but a lot of that land has slopes on it that you can't build on but there is enough flat space to build a small community and then use the slope part of it as green space. That is something that I would like for you to look at.

Mr. Kalil Kahan stated my accent is different so please bear with me. Where I was educated in London, they had a high focus on education and education is an asset. Being from that background and I have lived in Danville for twenty-seven years now. I see there is need for more of that and education is not a priority but is one that is dear to the heart of this community. Like I said I have lived here twenty-seven years now and with that the community is next to my heart and this business that we have here I think with education, it is important business.

Mr. Tommy Dodson stated Kalil just stole my thunder. I am a retired educator and education is very important to me and to our city. Right now, the quality of our public schools is not where we would like it to be, and they need to be improved. We have lots of opportunities here. We have a community college here that is excellent, and we have a four-year university here for our city that is wonderful and both my wife and one of my sons graduated from there and there are a lot of opportunities. To me education is very vital to our community.

Mr. Harold Garrison stated let me add something else. There is another river called the Sandy River which flows into the Dan River. The Sandy River flows along the Western edge of the city, kind of Northwestern edge of the city, and for the most part it is totally undeveloped. There is an opportunity there maybe but there are no roads that go to it and that is part of the reason. It is part of that annexed land but there is a second river that we have a chance to develop properly, maybe, if we take a look at that. So, you might want to consider that, and futuristic was one of my words. I was a member of the world future society for a while, and I look forward and stopped looking back and when I say futuristic there are so many things happening today that we would have never dreamed of even ten to fifteen years ago that we need to start looking forward and looking at what some of those things that are coming and trying to be a little bit ahead of the curve and instead of being always behind the curve. Wherever you can fit that into your thought planning, to me that is important looking forward.

Ms. Evans stated to follow up with that, one of my words was proactive we need to go out there and go get it and be the first and not the last.

Mr. Garrison stated move forward.

Mr. Petrick stated you bring up a point with the Sandy River. Is annexation any portion of this or is it being considered?

Mr. Clarke Whitfield stated no, annexation is no longer allowed in Virginia except in certain limited boundary view adjustments.

Mr. Garrison stated and most of those have to be requested by the people that are in the annex area. Am I correct?

Mr. Whitfield stated that is right, the thing now is consolidation of cities to towns.

Mr. Petrick stated except for the case of a request from a housing group or particular group of locations it would not be allowed.

Mr. Whitfield stated it would normally be like a split zoning situation and it is not in every situation. Let's just say that $\frac{1}{2}$ of your house was in Pittsylvania county and a $\frac{1}{2}$ was in the city then you might want to be in one or the other based on the services that are provided like the taxes. Then that would be a boundary adjustment between the two governments, and you would request that. And as far as annexation that is all we have left in Virginia.

Mr. Garrison stated there are houses on Moorefield Bridge Road that are partially in the city and partially in the county. To be sure that you understand the Sandy River has only one bank that is in the city the other bank is in the county and we obviously can't tell the county how to plan.

Mr. Plachcinski stated that brings up a great discussion of one of my hopes with this plan. Coming from another state to here, that state required coordination among neighbors in their jurisdiction. I don't know that it is not a Virginia Law that we have to do that, but as part of this effort both Pittsylvania County and but also the broader region and our neighbors in North Carolina. We have an opportunity during our discussions to go around and discuss ideas with them. There may not be something as formal as annexation to talk about but maybe there is some other kind of shared development interests that we could coordinate with the county or maybe over the border in North Carolina where we have some options to really be open and throw out ideas.

Mr. Petrick stated affordable housing I see that as an issue that both entities would be interested in.

Mr. Garrison stated I own land on the western end of the city that was annexed into the city in 88 and at that time the county did not have zoning. The county has added zoning since we were annexed in. There are a lot of things that people just plop them down and there may be an opportunity to talk particularly along the Sandy River to see if there is some interest from the county in kind of looking at the same kind of zoning for both sides of the River.

Team Member from Smith Group asked what is the farthest word from the reality you would like to see today up on that list?

Ms. Duffy stated what is the most aspirational word up there?

Mr. Petrick stated despite their size, I think they are all things that we need to consider.

Mr. Garrison stated if you had given me this list of words and said to throw one out, I wouldn't.

Ms. Duffy stated which one is going to be the hardest to achieve?

Mr. Garrison stated futuristic. I say that based on what I read on social media inside the city.

Ms. Duffy stated can you expand on that?

Mr. Garrison stated I can expand on it, but I don't want to get in trouble. Dan River Mills is romanticized, and no one wants to do anything with any of the buildings that Dan River Mills owned because they want them just the way they were when their grandmother and great grandmother worked long shifts. I can give you an example of a person that I know personally, went to work at Dan River when he was nineteen years old, right after high school, and he worked there until he retired in his early seventies and his pension was \$70.00 a month from Dan river. Dan River held this town down and I will own that statement. At one point in time in the early 50's Danville and Greensboro were the same size and Dan River held this town and it is romanticized, and it bothers me to no end.

Mr. Whitfield stated if you look at 85, it goes south and then it comes back and it was supposed to come right through Danville. Dan River prevented that. Our former circuit court judge said to his dying day one of his biggest regrets he had was representing Dan River in keeping 85 out of Danville. We would be Greensboro now.

Mr. Garrison stated Lynchburg was the same way and Danville can't keep all the credit for keeping 85 where it is because Lynchburg also opposed it. Dan River was responsible basically for keeping 85 from going where it should have gone.

Team Member from Smith Group stated so futuristic is a mindset. This experience that I am having feels futuristic in all the ways that I would like to see happening in Danville.

Mr. Garrison stated I have one thing that is going to touch on a specific thing that is important to me and that is art. I am a pretend artist and I spend a lot of time throwing paint and doing this and that sort of thing. There is a town in North Carolina that has one of the best art centers that I have ever seen in my life. I went down there and went through it. It has rooms dedicated to different crafts where people that are members, and the membership is fairly cheap, can go in and do their crafts whether it is pottery, working or whatever. It also has one of the best black boxed theaters that I think that I have ever seen in a small area. It seats about 400 people. They bring in talent and it is something that we needed here. Some of bringing the talent in, and that is something that Cesar's is going to do, but we still need I think that art center some where in town to provide the outlet for young people to get involved in arts and crafts. We can't all go to college and we don't need for everyone to go to college. We need people that are doing trades and people that have been taught to be creative and think for themselves. I taught people that were unemployed for several years, a lot of them, and one of the things that I would tell them is to look at what skills you have that would help you earn a living and not get a job but earn a living. It is something that I think we need to instill in our young people is you don't have to get a job from somebody else, you don't have to go to college because there are plenty of jobs that you can do and a lot of them you can do strictly on your own. I think the last 1 ½ to 2 years has taught a lot of people that hey what a minute I have some skills and I think that part of the reason that we are having the problem with getting people to work is some of those people have learned you know what I don't need to go to the office to work. I can make a living because they were kind of forced to in the last year. I think that we haven't got that into our ingrain so society in the younger generations here and I think that something that I

would really like to see is an art center. I know that is not something that you can just put in a plan but anything that you can put in the plan that encourages an art center I will be very happy.

SURVEY

WHAT ARE THREE ADJECTIVES THAT DESCRIBE DANVILLE'S CHALLENGES?



Ms. Duffy stated I think that it is very fascinating that a word like “dormant” is this big, but I think that means that more than two of you put that.

Mr. Garrison stated that was not my word but boy does that hit.

Mr. Whitfield stated by the way of background, you will hear a hundred times this week if you haven’t already heard it, our city council has three goals, and those three goals are education, reduction in violent crime, and prosperity in the city. Reduction in violent crime was number one but that for the most part has been accomplished. I think you have heard from these folks and the people this week that there is defiantly a need for education to improve and the city just passed a 141-million-dollar bond referendum for the improvement of schools and a 1 cent sales tax bond to fund that. I believe that a majority of the citizens recognized the needs of the improvements. When you talk to city council that is what you are going to hear: education, education, education.

Team Member from Smith Group stated I have a question about the word manageable in this group of challenges. What was it meant by manageable is a challenge?

Mr. Bolton stated I am a property manager, so I just used that word. I do manage the property and things like that. I looked at it and thought okay Danville has a good vision right now and I think the right people are getting in the right positions. I think good decisions are being made about enterprise zones and redevelopment, road improvement and things like that. I guess that I was optimistic in the sense yes, we have challenges, but I feel like they are manageable. I feel like we need guidance to put all of this in to put all the things that were up there before.

Team Member from Smith Group stated my mind went to the skill of Danville is manageable and therefore it went to your point of that the challenges are manageable. We like the way that we are doing things.

Mr. Bolton stated it is more about being optimistic and yes, we have challenges, but we can manage them. I already see that happening with the crime that he just mentioned being down. I think we can manage things by doing the right things.

Mr. Garrison stated another thing that fits in with that is Danville is a huge city with a small population. When we annexed, we doubled the size of the city.

Ms. Evans stated people migrated to the county and one reason was the education.

Mr. Garrison stated right, one reason was education, and another was crime, and another reason was taxes.

Ms. Duffy stated so they migrated from the city to the county?

Mr. Garrison stated yes to the county.

Ms. Duffy stated so the schools are better, and the taxes are also lower.

Mr. Garrison stated yes, both. I taught for a few years in the county in the school system and I'm not going to tell you that the quality of education is any better in the county, but I think there were more discipline problems in the city than there were in the county. The county had its problems I know I was in the high school. There is not that much difference in my opinion. There is a big difference in taxes and they also had a referendum that they did not pass.

Ms. Evans stated by 23 votes.

Mr. Garrison stated they did not pass their referendum for their schools by 23 votes. I will say this because I am not the only person in the city that thinks this, and I did vote for both referendum and the sales tax. I did it reluctantly because I think too much of the money is being spent on noneducational type things. We don't need a gym, or a new track and we don't need to spend a lot of money making the facade look better. We need to put the money into the classroom and I'm not happy with the school board, but that's just me and there are more people in the city that feel the same way as I do. I know that because of social media.

Mr. Plachcinski stated I think if we look at least at our effective property tax rates where Danville may be here, and the county may be at here a little bit lower. Keep in mind that Danville is compared to a lot of other comparable megapolitan areas in the mid-Atlantic. We are relatively less competitive than the county when it comes to real-estate tax rates, but as a whole when you are looking at major cities on the east coast, we are way under. I think that is why a lot of people from outside this area come here and they realize they are paying a 10% meal tax when they get the restaurant check but they don't see that the property tax is that low until they go to buy a house. My property taxes are only \$1100.00 dollars this year. That is awesome.

Mr. Garrison stated our property taxes in one year are less than people in the North East are paying monthly.

Mr. Whitfield stated when I came to work here in 1998 the real-estate tax rate was 85 cent a month. It was reduced every year for about the next fifteen years it bottoms out in 73 and we are now back up to 87 cent back where we were in 1998.

Mr. Plachcinski stated I think that is one of the adjustments that the city made as the mill left.

Mr. Whitfield stated it was the city manager who refused to raise taxes. That and we had this quirk in Virginia law that says if your assessment comes in 1% more above the previous assessment you either have to lower the rate or advertise it as a tax increase. So, rather than advertise it as a tax increase the city manager chose to continue to reduce the taxes because he said I will never have a tax increase on my watch.

Mr. Garrison stated if we had all that tax or just stayed even, we would be miles ahead of where we are now.

Mr. Whitfield stated we would be flush with cash.

Mr. Garrison stated absolutely and we're not that much hurting for cash right now.

Ms. Duffy stated what does isolated mean under challenges?

Ms. Evans stated it wasn't one of mine, but it is like we are in a cocoon. We can't move forward.

Ms. Duffy stated does it mean trapped in the past.

Ms. Evans stated yes, we are trapped because we go one step forward and two steps back.

Mr. Garrison stated I think part of it is historical. That was my word and that was kind of the way I was feeling. We are kind of trapped in this period of history and we don't want to move forward. I think you and I were thinking in the same lines but with different words.

Team Member from Smith Group stated about being trapped in a part of history is that generational or certain age or across the whole.

Mr. Garrison stated you have to remember that we have an older population and of that older population a great deal of them worked at Dan River and a great deal of them are the children of people that worked at Dan River. My mom worked there, and I don't want to see that building torn down. We need to tear some buildings down. Some of the buildings that we have, and I think you can see the big white mill on the river, we would have been better off if that building had been imploded twenty-five years ago. Because it is a white elephant sitting on the river and now, they are going to put apartments in it. I've looked at those apartments and we approved them. Some of those apartments don't have a window to the outside and you talk about isolated, they are going to be isolated. They are not going to be able to see daylight in those apartments.

Mr. Evans stated it is going to be all levels, lower class, lower economic class to executive, plus shops on the first floor.

Mr. Whitfield stated you couldn't tear it down because it was designed to survive being bombed. I don't think it was an option.

Mr. Kahn stated I worked in the building and the concrete was about 9 inches.

Mr. Whitfield stated I am told if you would start to shoot missiles at that building it would be the 5th or 6th one before it would be taken out.

Mr. Garrison stated the building has all through its concrete columns that are three and four feet in diameter. They were talking about putting the casino in there and the first thing he said was those columns are going to get in the way. I told him that he couldn't take them out because they are holding the building up. The columns hold up the floor above them and the next floor holds the column above it. Then he said that casino's like to build up and I told him that he couldn't build up because it won't hold anymore weight. We have some of those buildings in town and I can't blame them all on Dan River. Dan River made a lot of them but there are some others here that are the same way. They are old historic buildings that are really not suitable for what we need today.

Ms. Evans stated you say that, but I read like North Carolina out of state magazines. They are doing all kinds of things with these exact same types of buildings. It is unbelievable and everybody seems to keep moving forward except for us.

SURVEY

WHAT DOES SUCCESS FOR THE COMPREHENSIVE PLAN PROJECT/PROCESS LOOK LIKE?



Ms. Duffy stated are there any messages or words that come to mind if you are having a conversation with somebody at the grocery store that seems to get them from being in the past and thinking about the future? In your discussions as planning commission are there any words that have resonated as you talk to them to think about the future?

Mr. Garrison stated I don't think that I know of any.

Mr. Petrick stated the most optimistic people in this town are people that are not natives to this town.

Mr. Whitfield stated we are our own worst enemy. You will never hear, I don't think you will go anywhere, where the folks who are born and raised in the town will badmouth it more than folks here.

Mr. Garrison stated I am not a native of Danville.

Team Member from Smith Group stated there is one topic that has not been brought up. We have talked about isolated and that is the airport. Is that a factor at all?

Mr. Whitfield stated it is about to be.

Mr. Garrison stated it was a much larger airport, but it was downsized.

Team Member from Smith Group stated did it ever have commercial flights?

Mr. Garrison stated yes, back in the heyday.

Mr. Whitfield stated back in the 80's the city was getting a \$600,000 dollar a year supplement to add that commercial service.

Mr. Plachcinski stated most of the take offs and landings are private.

Mr. Whitfield stated there is a lot of traffic that come in for events in this area that are private.

Mr. Garrison stated it is used a whole lot more than it would be because of Virginia International Raceway which is twenty minutes east of us.

Ms. Duffy stated are there anymore aspirational cities, that you wished could be like this city in the future?

Mr. Dodson stated Chattanooga.

Mr. Kahn stated Raleigh.

Mr. Garrison stated Grand Junction, Colorado.

Ms. Evans stated Greenville, South Carolina.

SURVEY

WHAT MIGHT BE BARRIERS TO ACHIEVING THE GOALS OF THIS PLANNING PROCESS?



Ms. Duffy stated it is nice to see your thoughts on this one and they are good descriptions on what you want to see in a plan. Are there anymore barriers that we need to know about as we embark on this process?

Ms. Evans stated how is grass a barrier?

Mr. Whitfield stated we have a lot of abandoned lots and, in the summer, they just go grow crazy with grass.

Team Member from Smith Group stated another key word is trust because so much that we do is having trust not only between us but across the community. Where do you see fault lines of trust today that we can be mindful of and help strengthen or be aware of.

Ms. Garrison stated I will direct you to some social media sites such as Danville conversations, and you will find a lot of mistrust of city council and some other members of the city staff.

Mr. Whitfield stated there is a segment of the population that thinks everybody, from the city manager down to the part time custodian, that we are all on the take and we are all crooks.

Mr. Plachcinski stated now to be fair they throw that on the county government too.

Ms. Duffy stated is there a history of highly publicized corruption?

Mr. Whitfield stated no not here, but in the county, yes.

Mr. Garrison stated that goes back seventy years. I know that it has been going on since I was fifteen and that was sixty years ago.

Ms. Duffy stated so it is more cultural than actual evidence.

Mr. Garrison stated no, there was actual evidence in the county.

Ms. Duffy stated is the application to the city just anti-government period.

Mr. Whitfield stated yes.

Mr. Garrison stated yes. I think if you polled every resident in the city that fifty percent would be anti-government.

Mr. Petrick stated that is a pretty common thing these days.

Ms. Duffy stated I was wondering if it was a recent thing or in the last five years.

Mr. Whitfield stated more visible.

Mr. Garrison stated it has become more visible because of the internet.

Ms. Duffy stated is there any particular thought leader in that group that can be reasonable, rational, perhaps sit at a table that you would want on a steering committee for the plan

process, so we have that prospective without it becoming obstruction. I will just throw that out there that maybe you could talk to Doug about. I do think that having potential opposing voices on a steering committee is a healthy dynamic. You can have a really healthy tension from it but whoever is there has to be reasonable. They have to be able to have that discussion and meet them in some form of fashion.

Mr. Plachcinski stated we will think about it.

Ms. Duff stated think about it if that is a contingent that you know is out there and you know that we are going to have to contend with it is better to have them in part of the discussion than have them outside of it.

Mr. Garrison stated I don't know who they would be. I couldn't say who you should pull in for that conversation.

Mr. Whitfield stated Mr. Chairman, I have a name that maybe you and I can discuss.

Mr. Garrison stated the person that runs that website that I gave you and the people that are big contributors to the negativity to the city on that, I am not sure that you should have them sitting and talking to you. I would have to think about that a long time before I would say this person or that person.

Ms. Duff stated I would rather have them on the side of witnessing the process all along than not seeing the process and then just throwing out complaints on it.

Mr. Garrison stated I am sure that it will come up from the standpoint of that. I will tell you that most of the citizens of Danville do not understand the comprehensive plan. Most of the don't even know that we have one.

Ms. Evans stated I am not sure that they care.

Mr. Garrison stated you are right. They don't care until they want to do something that the city doesn't allow them to do. The other thing is we have some problems from the standpoint of things that were annexed in. Even in 88, that was a long time ago, I know there are still some people that are mad about that annexation by the way. I am not one of them and I have property that was annexed in and I am perfectly happy being in the city. There were some things that were annexed in that were grandfathered in. One of my wife's real close friends had a beauty salon in her house in the county, which was perfectly legal because there was no zoning against it. The city code says that you can't have a beauty parlor in your house and even if it is just you that do the servicing. When it comes up that someone wants to put a beauty parlor in their house and the code says no you can't, but so and so out there on Westover Drive has one in her house. They don't understand that was grandfathered in because the county didn't have any zoning against it. We have a lot of area where we have things that the county allowed people to do that the city says no you can't do that. That is when they get into what is this code all about and what is this comprehensive plan all about. I don't know anything about that. They don't look.

Ms. Evans stated it is not just related to the county annexation. It's that people just don't look. They just do and they get in trouble later.

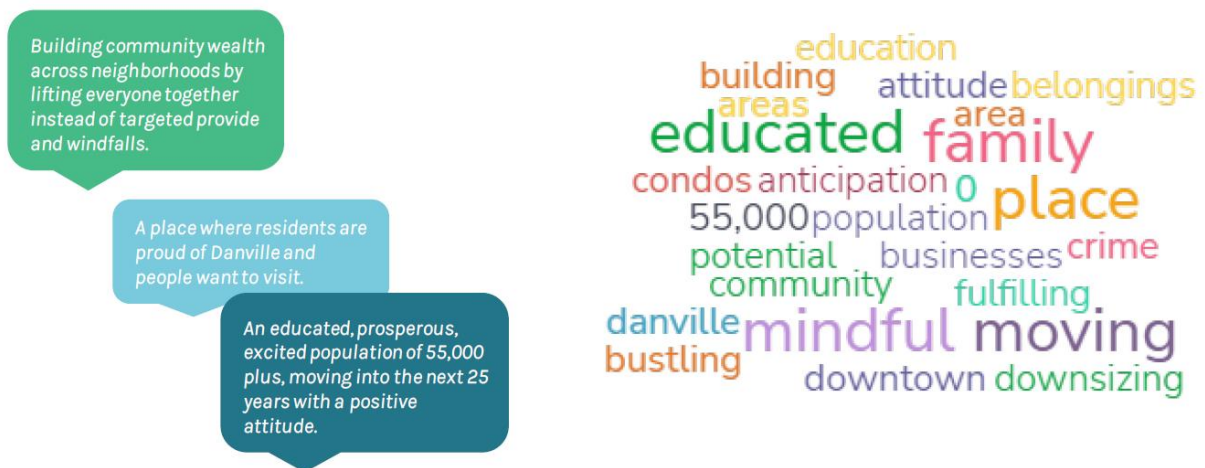
Team Member from Smith Group stated do you have other sticking points in your zoning ordinance that come to mind or you have thoughts on or amendments on zoning ordinances that might come from this master plan update.

Mr. Garrison stated the one that I have talked about is being able to use large pieces of land and put smaller houses closer together. I can't think of any right now and I spend a lot of time looking through the zoning code.

Ms. Duff stated definitely send us your wish list.

SURVEY

WHAT DOES SUCCESS FOR THE FUTURE OF DANVILLE AS A WHOLE LOOK LIKE?



Mr. Garrison stated home occupations. We allow up to 49% of the house to be used for a home occupation. There are limits on the types of occupation's that you can have but if you can have a home occupation that does not require any excessive traffic to your home and does not have any outside people other than the one that you can have. The list is in the zoning code and at one time we were limited to 400 square feet or 1 quarter of the building whichever was the least. I pushed to have that changed three years ago to allow that because so many people can work from home with the internet and if you have space in your house where you can make things, craft things and I know a lot of people that are selling an awful lot of crafts online. I wanted to tell you one more thing. We talk about people that don't pay attention and don't read or look to see what they can or can not do. Somebody put up on that website, can I have chickens in the city? I put up there, look at the section in the code and read the code. Somebody put up there that was helpful. That is why the code is there. Look online and look it up.

Mr. Plachcinski stated we definitely have some opportunities to make the code friendlier.

With no further business, the meeting adjourned at 4:35 p.m.

APPROVED