

PLANNING COMMISSION MINUTES

AUGUST 12, 2024

MEMBERS PRESENT

Mr. Petrick
Mr. Dodson
Mr. Ranson
Mr. Jones
Mr. Bolton

MEMBERS ABSENT

Ms. Evans

STAFF

Renee Burton
Cynthia Lester
Clarke Whitfield
Shanika Williams

ITEMS FOR PUBLIC HEARING:

NEW BUSINESS

1. *Special Use Permit application PZ24-00331 filed by 400 Bridge LLC requesting a special use permit at 400 Bridge Street (Parcel 21490) to request waiver of maximum density in accordance with Article 3.L Section C Item 13.*

Mr. Petrick opened the Public Hearing.

Mr. Vaughn stated. I here on behalf of 400 Bridge LLC, as Ms. Burton stated 25 units majority is one bedroom, with three two bedrooms units. I have done my research on the parking, with the building it used to be part of Cedar Works facility which is partial on Craghead Street with this wing being added. The parking lot there are 10 parking spots that goes with the 400 Bridge building. I spoke to Joy that manages that parking lot she says there are roughly 40 parking spots available that could be leased through Riverfront Real Estate, along with that there is also a parking garage on the other side and we feel there is plenty parking.

Mr. Dodson stated. How soon will you be starting on the building.

Mr. Vaughn stated. Our goal is to submit for permit, starting work in the next 60 days max and completion by June.

Mr. Ranson stated. Are there any affordable units or will it all be market?

Mr. Vaughn stated. Market.

Mr. Petrick stated. Do you have a projected rent for these units.

Mr. Vaughn stated. No, I don't after talking with Joy and other management downtown they are averaging in the \$1,200 to \$1,400 for one bedroom, anywhere up to 1,600 for two bedrooms.

Mr. Petrick stated. Will these be all inclusive, include utilities.

Mr. Vaughn stated. Yes, they will. We are in discussion with the institute to take on the whole building as they have next door and some other building downtown. We are confident it will rent well the market rate with available parking and location and a good building.

Mr. Petrick stated. They have available parking spaces do you know what the rental will be on the spot.

Mr. Vaughn stated. No.

Mr. Bolton stated. For clarity Ms. Burton the parking downtown, you don't have to provide space, do you? There is no parking minimum requirement.

Ms. Burton stated. No there is no minimum requirement.

Mr. Petrick closed the Public Hearing.

Mr. Ranson stated. It is a little disappointing that all these projects that come before us there is not affordable housing. I think Danville is going to be missing the boat because a lot of folks are not going to be able to afford \$1,200 for an apartment. And I'm thinking the city is being very short sided and not making people provide affordable housing. It common for cities to require affordable housing in projects like this as least one or two units.

Mr. Bolton made a motion to approve special use permit application PZ24-00331 with condition of no more than 25 units. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The July 18, 2024, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 3:13 p.m.

s/Cynthia Lester

APPROVED