

DANVILLE PLAN COMMISSION

MINUTES

February 12th, 2025

7:00 PM

Members Present: Loris Thompson, Sue Rempert, Jill Howard, David Potter, Michael Chatham, Barry Lofton
Members Absent: Adam Harvey
Staff Present: Lesa Ternet, Brittany Mays
Guests: Ben Comer, Jason Walker, Jerry Kittle
Legal: Chou-il Lee - Taft Law

A quorum was established, and the meeting was called to order by L. Thompson.

J. Howard made a motion to approve minutes from the February 12th, 2025, meeting. S. Rempert seconded the motion. Motion carried 6-0.

Old Business: None

New Business:

- A. Public Hearing: Serval Holdings, LLC, Rezone, located at 4011 East Main Street, 3.66 acres**
(Ben Comer, Comer Law Office)

B. Comer stated the petitioners own a restaurant supply company called Date and Label Corporation. The owners currently rent business space in Pittsboro but would like to move the business to Danville. B. Comer stated the building would be mostly a warehouse but would have some office space. The business will employ approximately 12 people, and they only work weekdays 8:30-5pm. B. Comer stated they have filed an annexation application and are asking for (IL) Industrial Light because that is the zoning district that permits flex building space. M. Chatham asked if their business would be open to the public, or if it was a private business. The owner, J. Walker, responded that it would be private. The meeting was opened to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. M. Chatham seconded the motion. Motion carried 6-0.

Roll Call Vote:

D. Potter – Aye
S. Rempert - Aye
L. Thompson – Aye
J. Howard – Aye
M. Chatham – Aye
B. Lofton – Aye

- B. Pheasant Grove, Section 2, final, 77 lots, located on the east side of County Road 200 East, approximately 0.30 miles north of East Main Street, 16.66 acres**
(Jerry Kittle, Innovative Engineering & Consulting)

J. Kittle stated this would complete the entire development, and the PUD was approved in 2023. He stated the retention ponds for storm water management were all constructed in Section 1, as well as the offsite storm water management at Beasley's Orchard. He stated that in total there are 144 lots in the development. D. Potter asked when home construction would begin. J. Kittle responded that he was hoping home construction would begin this year, 2025. D. Potter made a motion to approve. M. Chatham seconded the motion. Motion carried 6-0.

Roll Call Vote:

D. Potter – Aye
S. Rempert - Aye
L. Thompson – Aye
J. Howard – Aye
M. Chatham – Aye
B. Lofton – Aye

Other Business: None

Report of Officers, Committees and Staff:

L. Ternet stated there would be a meeting next month. She stated the Commission would have two projects to review, Miles Farm Section 4 and Danville Community School Corporation.

L. Thompson stated he would be absent from next month's meeting.

With there being no further business, the meeting was adjourned at 7:26 p.m.

Loris L. Thompson, President

Barry Lofton, Secretary