

**DANVILLE BOARD OF ZONING APPEALS**  
**Meeting Minutes**  
**December 18<sup>th</sup>, 2024**  
**6:00 PM**

Members Present: Kevin Tussey, Tracie Shearer, Jill Howard, Randy Waltz, Tiffany Dalton  
Members Absent: None  
Staff Present: Lesa Ternet, Brittany Mays  
Legal: Kayla-Moody Grant  
Guests: Ben Comer, David Alexander, Scott Perkins, Luke Wilson

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from July 17<sup>th</sup>, 2024, were approved. R. Waltz made a motion to approve. J. Howard seconded the motion. Motion carried 4-0.

T. Shearer arrived at the meeting at 6:05 P.M.

**Swear in Participants:** K. Tussey swore in B. Comer, D. Alexander, S. Perkins, and L. Wilson.

**New Business:**

- A. Public Hearing: A development standard variance to not provide a sidewalk within the public right of way (UDO Section 4.03.C.4.a) in the Industrial Light (IL) zoning district on property located at 200 Colin Court (Scott Perkins, Blackline Studio)**

L. Ternet asked if S. Perkins could present all variances related to the property at once. K. Tussey agreed. S. Perkins stated Bio Response is proposing a 12,000 square foot new building on their existing site. He stated they were requesting 6 variances for this project. S. Perkins stated there were no other public sidewalks in the development. He stated given the use of the building there was no pedestrian traffic to the building, as the staff would arrive by vehicle, park in the lots, and come into the building by the provided sidewalk from the existing building and the paved parking lot. He continued to state they are attempting to have the new building match the existing building in materials, such as color, scale, and character. S. Perkins stated they are requesting 7% transparency in the building façade, which were windows in the front façade. He stated they were also requesting for the placement of the loading dock to be in front of the building given the configuration of the lot. S. Perkins stated the last variance they were requesting was for the location of the dumpster to also be in front of the proposed building. K. Tussey opened the meeting to the

public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. T. Dalton seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**B. Public Hearing: A development standard variance to not provide a sidewalk within the public right of way and the primary structure (UDO Section 4.03.C.4.b) in the Industrial Light (IL) zoning district on property located at 200 Colin Court**  
(Scott Perkins, Blackline Studio)

S. Perkins presented all Items related to his project during Item A. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. R. Waltz seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**C. Public Hearing: A development standards variance of the requirements for façade variations, exterior building materials and roof design (UDO Section 4.03.D) in the Industrial Light (IL) zoning district on property located at 200 Colin Court**  
(Scott Perkins, Blackline Studio)

S. Perkins presented all Items related to his project during Item A. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. T. Sherer made a motion to approve. J. Howard seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye

K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**D. Public hearing: A development standard variance of the requirements for building façade transparency (UDO Section 4.03.D.3) in the Industrial Light (IL) zoning district on property located at 200 Colin Court**  
(Scott Perkins, Blackline Studio)

S. Perkins presented all Items related to his project during Item A. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. R. Waltz seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**E. Public Hearing: A development standard variance of the requirement for the loading dock, loading berth, and overhead door for vehicle access (UDO Section 4.07.C.4.d) in the Industrial Light (IL) zoning district on property located at 200 Colin Court**  
(Scott Perkins, Blackline Studio)

S. Perkins presented all Items related to his project during Item A. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. T. Sherer made a motion to approve. T. Dalton seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**F. Public Hearing: A development standard variance of the requirement for the dumpster location (UDO Section 4.11.C.3) in the Industrial Light (IL) zoning district on property located at 200 Colin Court**  
(Scott Perkins, Blackline Studio)

S. Perkins presented all Items related to his project during Item A. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. T. Dalton seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**G. Public Hearing: A development standard variance of the requirement for sign area of a permanent sign (UDO Table 4.9) in General Business (GB) zoning district on property located at 1627 East Main Street  
(Ben Comer, Comer Law)**

B. Comer presented the project. He stated the far West 4,000 sq feet of the building had been vacant for quite a while, and the petitioner would like to open a restaurant in that space. He stated they are requesting to be able to put a 112 sq foot wall sign on the West side of the building. B. Comer stated there were 3 tenants in the building. There was a CrossFit business that had a 50 sq foot sign, and that was the only signage on the property currently. There was also an engineering company that does not have signage. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve. T. Dalton seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**H. Public Hearing: A development standard variance of the requirement for permitted sign types (UDO Table 4.10) in the General Business (GB) zoning district on property located at 1627 East Main Street  
(Ben Comer, Comer Law)**

B. Comer presented all Items related to his project during Item G. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. T. Sherer made a motion to approve. R. Waltz seconded the motion. Motion carried 5-0.

**Roll Call Vote:**

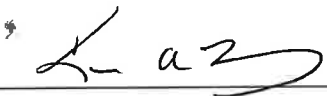
R. Waltz – Aye  
T. Shearer – Aye  
K. Tussey – Aye  
J. Howard – Aye  
T. Dalton - Aye

**Other Business:** None

**Report of Officers and Committees:** None

With there being no further business before the board, R. Waltz made a motion to adjourn J. Howard seconded.

The meeting was adjourned at 6:28 P.M.



Kevin Tussey - President



Randy Waltz – Vice President