



**DANVILLE AREA  
PLANNING & ZONING COMMISSION  
MEETING**

**Minutes, June 4, 2020**

**Members in Attendance:**

Tracy Taylor – Chair  
Adam Brown  
Michael Hall  
Ted Vacketta Jr.  
Troy Savalick  
Justin Fleming

**Members Not Present:**

Pete Goodwin

**City Representatives:**

Logan Cronk  
Natasha Elliott

**I. Call to Order, Roll Call & Declaration of Quorum**

- a. Chair Taylor called the meeting to order at 5:38 with declaration of a quorum.

**II. Announcement that the P&Z Commission is Advisory to the City Council**

- a. Announcement made.

**III. Approval of Agenda with the correction being made in section 8 to change the date of the next Planning and Zoning Commission Meeting from April 2<sup>nd</sup> to July 2<sup>nd</sup>:**

- a. *Motion:* Vacketta  
b. *Second:* Savalick ALL AYE

**IV. Approval of Minutes: From April 2, 2020 meeting**

- a. *Motion:* Brown *Second:* Hall ALL AYE

**V. General Oath of Audience**

- a. All in attendance stood and were sworn-in.

**VI. Public Hearings**

- a. **Special Use Permit #243** – Alexander Real Properties, LLC. is requesting a special use permit be granted for the property commonly known as 3700 East Main Street – Zoned I2 – General Industrial for use as a Medicinal/Adult Use Cannabis Cultivation Center.

- i. **Speaking on behalf of the petitioner** - Attorney Andrew Mudd
- ii. **Mudd:** This application is setup to be a new build; I believe the rear of that property is a solar farm currently. As you all know, it sits next to the correctional center. I think on the east side and west side is McClane. It would be approximately 20,000 sq.ft. the paperwork that is filed with the Department of Agriculture regarding all of the safety measures that are in place by statute – setbacks, fencing, and everything else have all been submitted to the Department of Agriculture with the box checked with your ordinance. This would be a craft grower. This would not be a large-scale cultivation center. It will be one of the smaller ones as allowed under that Cannabis and Tax statute and under your ordinance. That paperwork along with the plan have all be submitted to the Department of Agriculture approximately 6 weeks ago. If anyone has any questions about that I'd be more than happy to answer anything that the committee has.
- iii. **Taylor:** What is your time frame for beginning this project if you receive the approval as needed
- iv. **Mudd:** My understanding is within 6 months - as long as the weather is good enough to break ground they would like to break ground this year.

- v. **Taylor:** Any other questions from the commission? I have one more question – who will be running this operation?
- vi. **Mudd:** All of that paperwork is with the Department of Agriculture. I do not have that. The real estate company hired me for zoning purposes specifically. I believe Alexander Real Properties – I believe – one of their subsidiary companies - due to the nature of the application with the Department of Agriculture you have to have a number of prerequisite things to accumulate points for a license. One being experts – whether that be security, farming/agriculture, growing and trained employees and community development. There have been some talks of getting in touch with DACC to possibly run classes and potentially use that for employment as well. As it stands right now, Alexander Real Properties is the only one that owns that real estate. I don't know if another entity will be coming in to run that business side of it.
- vii. **Taylor:** Thank you, are there any other questions? If not, Logan any comments from the city please.
- viii. **Cronk:** Yes, from a strictly zoning perspective, the staff feels that a special use designation for a Medicinal/Adult Use Cannabis Cultivation Center is consistent with the current character of the area. It is a non-customer facing business focused on the cultivation, extraction, and transportation of cannabis. We do not feel that there will be any adverse impact on the industrial corridor as a result of this new construction or by the intended use. Based on the information currently available and without the benefit of any additional information previously that Mr. Mudd has provided, the Public Works Department recommends approval of special use permit petition #243.
- ix. **Vacketta:** The only question I've got is – is Alexander Real Properties going to continue as the property owner or will they sell it to a different business because it will effect the special use permit staying intact.
- x. **Mudd** –Alexander Real Properties will retain ownership of the property for that purpose. They do not intend to sell it to anyone else at this point. I have not seen their application but my understanding is that it is a different company under that current company. The owner of the property is not going to change. For liability purposes and for branding purposes the business outside of it might be called something else but the owner of the property will not change.
- xi. **Vacketta:** Thank you
- xii. **Taylor:** Are there any other questions or comments? If not, I will entertain a motion.
- xiii. *Motion to approve findings of fact and approve the special use permit #243 : Vacketta Second – Brown*
- xiv. **Roll Call Vote**– *Taylor – No, Brown – Yes, Goodwin – Absent, Savalick – Yes, Vacketta – Yes, Fleming – Yes, Hall – Yes*
- xv. Taylor: The motion has been approved and will be heard at City Council do we have a date for that Logan?
- xvi. **Cronk:** Yes, on June 16<sup>th</sup> and Mr. Mudd will be given access to the City Council Meeting to express your opinion as well.

## VII. Adjournment

- a. Chair Taylor entertained a motioned to adjourn the meeting at 5:52pm
  - i. *Motion:* Hall *Second:* Brown All - AYE,