



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

SEPTEMBER 8, 2022

4:00 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS
 1. Certificate of Appropriateness request PZ22-155 at 231 Main Street for a retaining wall and fencing.
- IV. NEW BUSINESS
 1. Certificate of Appropriateness request PZ22-181 at 730 Main Street for the installation of a new transformer, utility cabinets and a flue pipe(exhaust).
 2. Certificate of Appropriateness request PZ22-182 at 542-550 Craghead Street for new paint colors and signage.
- V. APPROVAL OF AUGUST 11, 2022, MINUTES
- VI. ADJOURNMENT



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River District Design Commission

STAFF REPORT

DATE: August 11, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 231 Main Street**

Certificate of Appropriateness request PZ22-155 for a retaining wall and fencing.

DESIGN GUIDELINES EXCERPTS:

The item before the Commission is a request for a retaining wall and fencing. Section 5.2.11 states that retaining walls should harmonize with nearby buildings. Typically, this would be brick or block with brick face. For taller retaining walls segmented concrete systems are acceptable Split face block is also acceptable.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-155 if the applicant can supply appropriate information at the meeting showing compliance with the guidelines.



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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The guidelines will be administered through the River District Design Commission (RDDC) appointed by City Council. This Commission will review any changes to buildings or sites within the District and issue a Certificate of Appropriateness (COA) if the changes meet the guidelines. Work on buildings and sites within the District cannot commence until a COA has been issued and other required permits and approvals have been obtained (see Section 1.2 for information on the Commission and Section 1.5 for more information on the process).

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 231 Main Street Danville, Virginia 24541

Name of Applicant: Industrial Development Authority-
City of Danville, Virginia

Applicant's Address: 427 Patton Ave. P O Box 3300 Danville Virginia 24543

Applicant's Phone Number: 434.793.1753 Email Address: _____

Work Proposed (please circle one): Alteration/addition/rehabilitation/new
construction/sign

Demolition of building located at 231 Main Street Danville Virginia; installing a retaining wall and fencing. The area will
landscaped with new sod in the new greenspace.

Type of material(s) to be used: _____

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? X

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? X

Would you like more information about these programs? N/A

Which one(s)? _____


Signature of Property Owner (if not applicant)


Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260.

Article 3:R.C.6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - 1) Existing property boundaries, building placement and site configuration;
 - 2) Existing topography and proposed grading;
 - 3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - 4) Relationship to adjacent land uses;
 - 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - 6) Proposed building color and materials;
 - 7) Relationship of building and site elements to existing and planned corridor development;
 - 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - 9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.



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River District Design Commission

STAFF REPORT

DATE: September 8, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 730 Main Street

Certificate of Appropriateness request PZ22-181 for the installation of a new transformer, utility cabinets and a flue pipe(exhaust).

DESIGN GUIDELINES EXCERPTS:

The item before the Commission is a request for various ancillary utility fixtures to be installed on the east side of the building/site. Section 5.2.4 site Design Guidelines of the RDDG document states that service areas including mechanical equipment, dumpsters etc., must be screened from public view. Screening materials should closely match the building. The transformer (green box shown on the attached application) appears to fall into this category.

STAFF RECOMMENDATION:

The Planning Division recommends that the River District Design Commission approve the Certificate of Appropriateness request PZ22-181 with the condition that appropriate screening is located around the visible street sides of the transformer.



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APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 730 Main Street /

Applicant: Jeffrey Bond

Applicant's Address: 641 Main Street Danville, VA 24541

Applicant's Phone Number: 434-688-0767

Applicant's E-mail: jbond@solexarchitecture.com

Proposed Improvement: ☒ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description: install new transformer on concrete pad on east corner of building. Utilities to be installed on east side of building wall facing building at 700 main street. Flue pipe for generator in basement to be installed on east side of building. Generator fuel tank to be installed on pad at rear of building not visible from street.

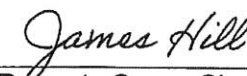
Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No



Applicant Signature



Property Owner Signature
(if not applicant)

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Zoning District: _____
Additional Information: _____

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at plachhd@danvilleva.gov.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4.) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

BEFORE



AFTER



PROPOSED
TRANSFORMER
LOCATION

ELECTRICAL UTILITY
LINES ON EXTERIOR
WALL

SOLEX
ARCHITECTURE



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River District Design Commission

STAFF REPORT

DATE: September 8, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 542-550 Craghead Street

Certificate of Appropriateness request PZ22-182 for new paint colors and signage.

DESIGN GUIDELINES EXCERPTS:

The item before the Commission is a request for new paint colors and projecting(blade)signage.

The proposed paint color types are as follows; Connected Gray, At Ease Soldier (a variation of gray), and Urbane Bronze for the facades, Heron Plumb and Fawn Brindle for the cornice accents, and Black finish for the window frames. These colors appear to fall within the paint color guidelines in section 3.6.

The proposed projecting(blade) sign is 2'-4"x 1'-8" in size. The proposed sign appears to meet the requirements of section 7.2.f for projecting signs in the district guidelines.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-182.



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APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 542-550 Craghead Street (3 buildings + vacant courtyard)

Applicant: Rick Barker / Rick Barker Properties

Applicant's Address: 554 Craghead St, Danville, VA 24541

Applicant's Phone Number: (434) 799-1999

Applicant's E-mail: Rick@sripackaging.com

Proposed Improvement: ☒ Alteration ☒ Addition ☒ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description: Scheme was previously approved, seeking review / approval of facade paint colors and signage.

Scheme was previously approved, seeking review / approval of facade paint colors and signage.

Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No

Jeffrey D. Mignac
Applicant Signature

Jeffrey D. Mignac on behalf of

Rick Barker Properties, LLC
Property Owner Signature
(if not applicant)

548 CRAGHEAD STREET

RIVER DISTRICT DESIGN COMMISSION FACADE COLORS + SIGNAGE SUBMISSION

(revised 02 SEPT 2022)



RICK BARKER PROPERTIES

Preserving Our Architectural Heritage

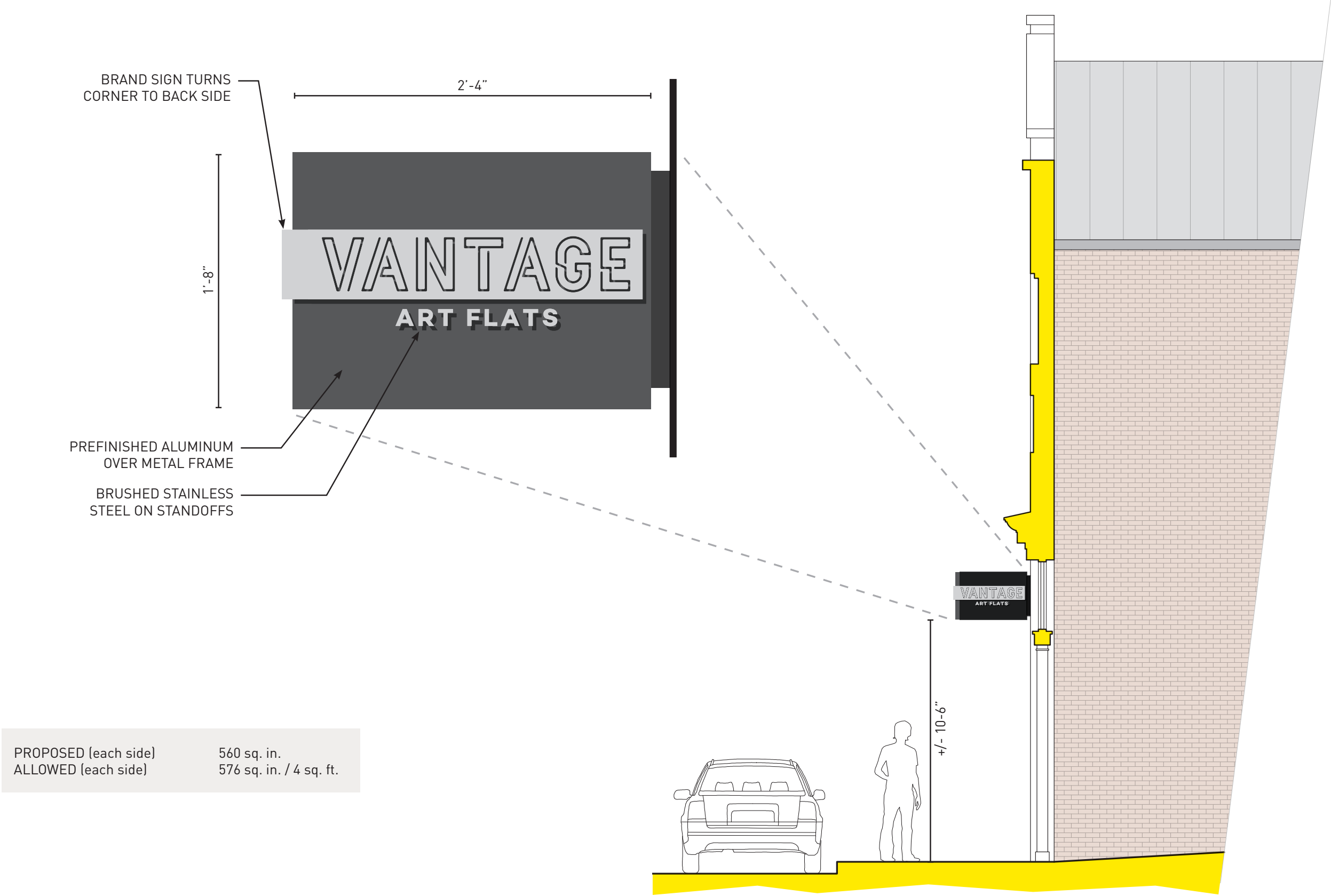


PROPOSED FACADE TREATMENT



NOTE: PRINT AND SCREEN COLORS CAN VARY, PAINT SWATCHES CAN BE PROVIDED FOR REVIEW AT THE RDDC MEETING

PROPOSED SIGNAGE



PROPOSED SIGNAGE

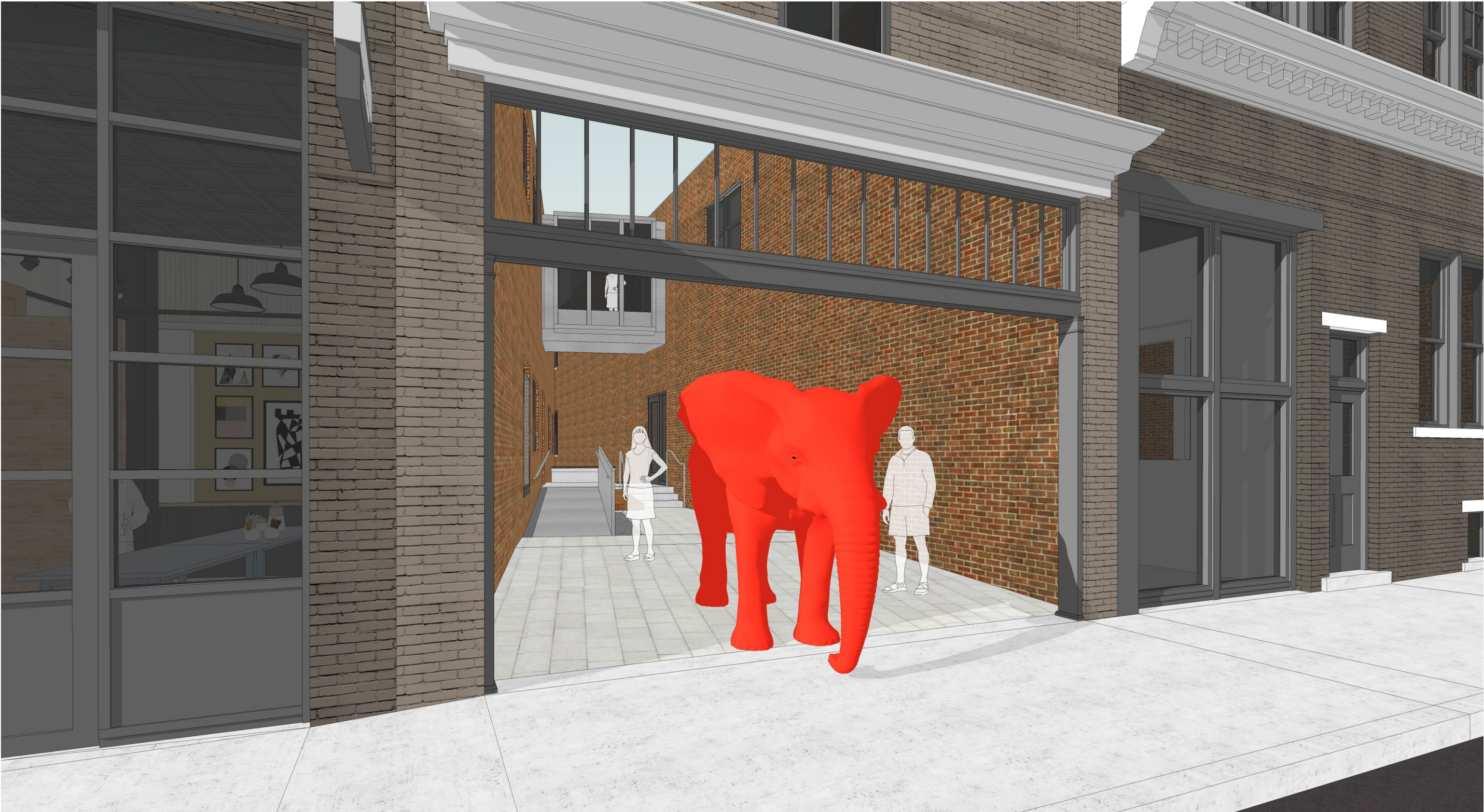


PROPOSED SIGNAGE

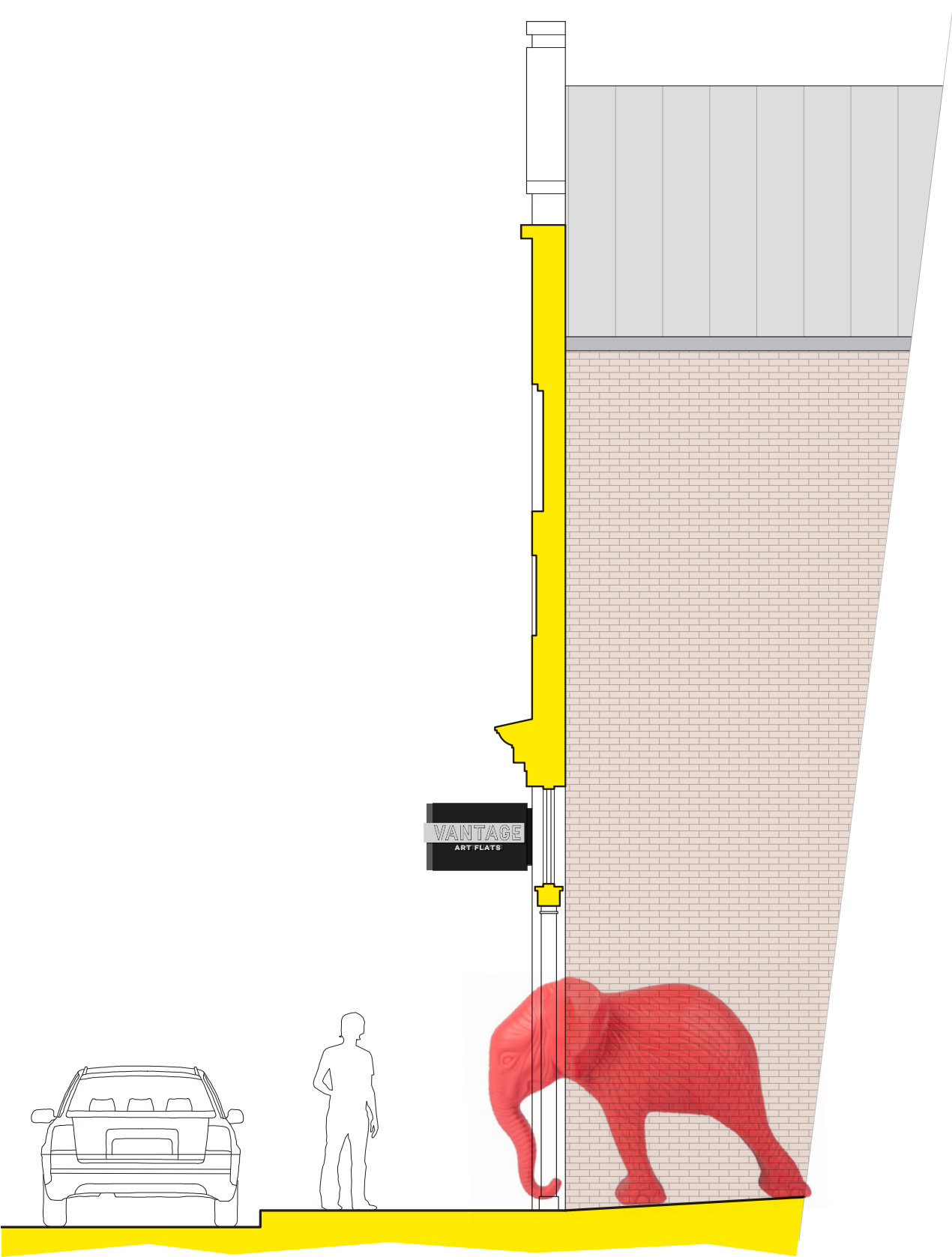


WINDOW SIGNAGE WILL BE LIMITED TO NO MORE THAN 15% COVERAGE OF DISPLAY WINDOWS AND NO MORE THAN 20% FOR DOORS

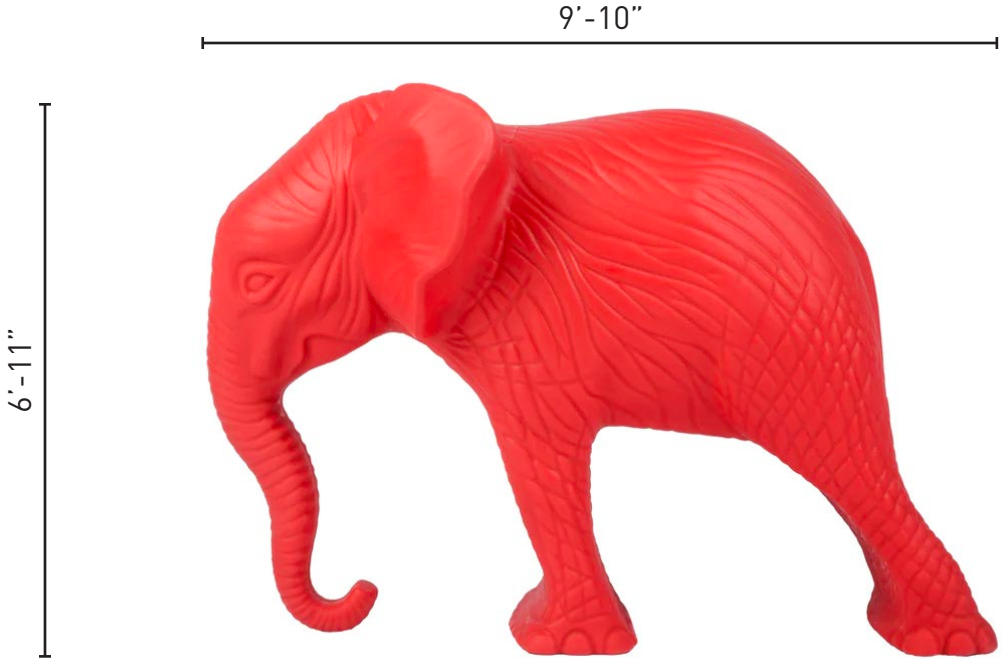
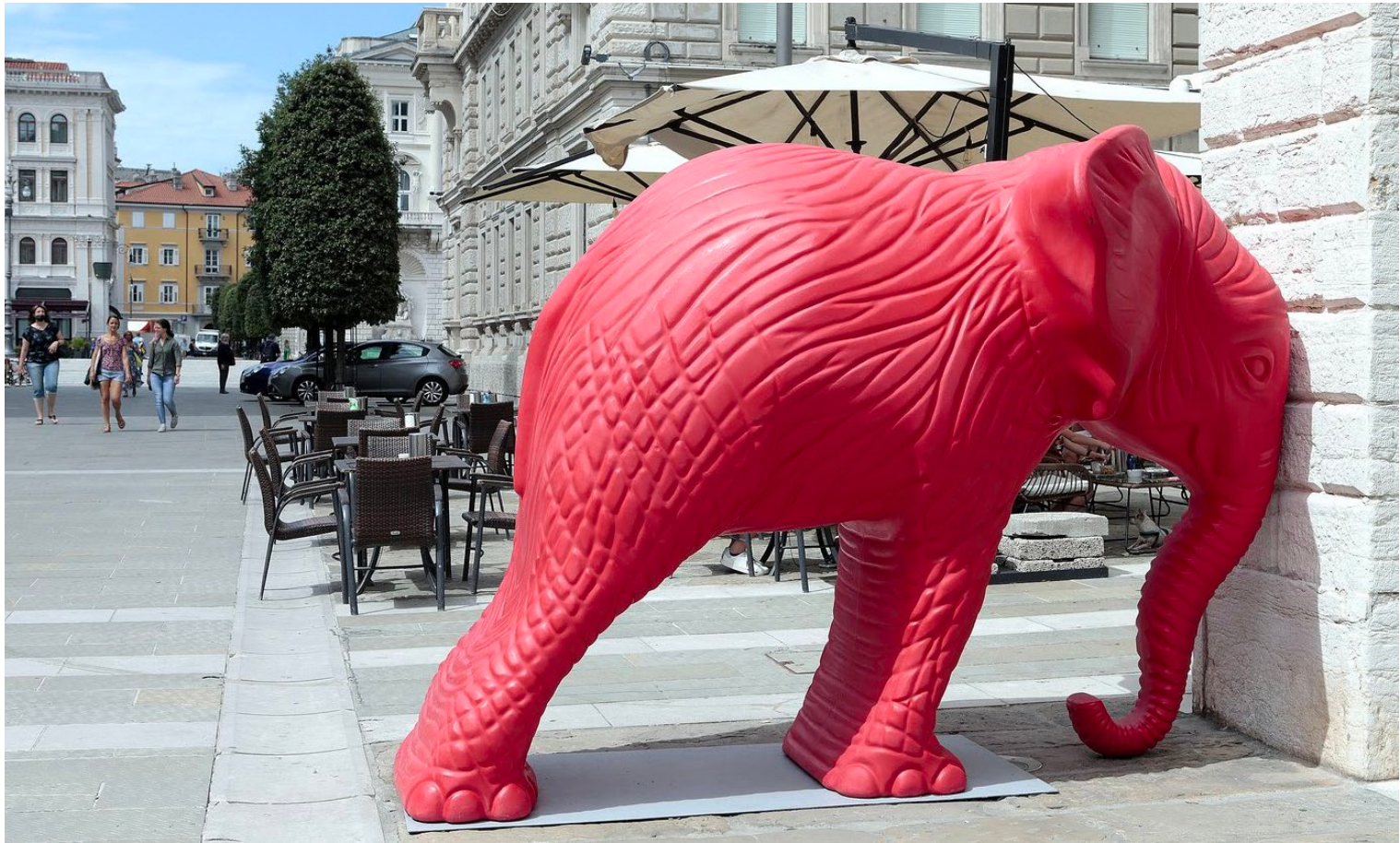
PROPOSED ART INSTALLATION



PROPOSED ART INSTALLATION



PROPOSED ART INSTALLATION



RIVER DISTRICT DESIGN COMMISSION

MEETING OF

AUGUST 11, 2022

Members Present

George Davis
Andrew Hessler
John Ranson
Adam Jones

Members Absent

R. J. Lackey
Peyton Keesee
Courtney Nicholas

Staff

Lisa Jones
Shanika Williams
Ryan Dodson
Bart Nuckols

Mr. Davis called the meeting to order at 4:00 p.m.

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness request PZ22-160 at 535 Wilson St for repainting canopy, changing wall sign art, and install signs on rear of building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Ashlyn Tickle, owner of Bubble Aquatics and Exotics who stated I am here to get my new art for the sign approved. Last time we didn't have the artist submit the art in time for the meeting. We have submitted it now, and this is the art that works the best and makes the building look absolutely amazing along with the theme of the store. The logo is currently on a transparent background but when it goes on the approved metal signs from last time it would look best on the new canopy color that we are trying to get approved, because it would best match the sign and again the theme as well.

Mr. Davis stated is the canopy color your first main concern?

Ms. Tickle stated yes, the main concern is the canopy color and the sign as well.

Mr. Jones stated no questions.

Ms. Tickle stated we have put in for an approval of the curbside pickup sign that is on the rear of the building for parking spaces. It would be either one or two signs that would be whatever is acceptable.

Mr. Davis stated I'm not sure that there is too much of a concern as to what is acceptable or as far as we should designate. I am wondering what the police department, fire department, and everybody else, whether they will allow a sign out

there like that. Is it going to be one that you can remove easily or is it going to be stationary?

Ms. Tickle stated I can do one in the parking lot, and we could do either an aluminum pole that the sign is on, or we can bolt the signs to the building.

Mr. Davis stated I think, if I am not mistaken, and as far as being on your property as opposed to being on the sidewalk, that would be allowed.

Mr. Hessler stated at first, I didn't know if it was going to be similar to the panoramic aerial of like curbside service that we have had at the pharmacy and different places downtown and we have had signs that have been temporary and can be moved.

Mr. Jones stated I have a question on the circles going around the telephone pole is that where you wanted to put a sign on the telephone pole itself?

Ms. Tickle stated no, I was going to put it at the top of the building on the side or at the back of the building where it is out of sight. Whichever one is easier.

Mr. Jones stated did you say the sign would be reserved parking or curbside pickup as it comes down the pole itself, and is it going to be on a base where you can close at 6 pm you can pick that up and move it for the day?

Ms. Tickle stated yes.

Mr. Jones stated is that sort of the plan?

Ms. Tickle stated yes, if needed we can put it in the sand base and move it inside if it absolutely necessary.

Mr. Nuckols stated if I could interject it seems to meet the definition of directional sign which is also permitted in the general zoning text.

Mr. Davis stated okay, thank you Bart.

Mr. Will Mackaman stated I work for the River District Association, and I have been helping Ms. Tickle with the façade grant through our nonprofit and I just want to support both of the items that she is applying for the sign canopy and repainting it purple. Both would be an improvement to the building. I am just here to give my support and hope for the approval and I also want to commend for all the work that she has put into the building and her business as well. Thank you.

Mr. Davis stated great, Thank you very much.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to issue a Certificate of Appropriateness for PZ22-160 at 535 Wilson Street, for the painting of the awning in the purple color that is attached to the file as well as the signage to be for the front of the building for curbside pickup. Mr. Lackey seconded the motion. The motion was approved by 4-0 vote.

- 2. Certificate of Appropriateness request PZ22-155 at 231 Main St to demolish building, install retaining wall, and landscape with new sod.*

Mr. Davis opened the Public Hearing.

Mr. Nuckols stated I believe you have some additional information in front of you that is on this particular application that we have just received.

Present on behalf of this request was Kelvin Perry, Economic Development Project Manager for the City of Danville who stated we want to employ DH Griffin to demolish the building. As you know it is going to block off one of the lanes at Craghead Street up against and take away the IDA parking lot as they are doing the demolishing. The reason that we have to have the retaining wall is that the building is at street level and the parking lot is below the building. The retaining wall will be replaced there along with the fencing for protection as well. The first step is the abatement of asbestos in the building and once that is done, then they will start the demolishing which will take about fourteen weeks. A grease trap is there but we are trying to figure out how we can handle the dumpster because they are going to have to have a dumpster for their trash.

Mr. Davis stated what are the future plans for this site?

Mr. Perry stated right now we are just going to clear a green space there and then we will start to market it for a developer to come in and develop this space. As you know we did a couple of surveys last year and pretty much got a feel for what the community said they wanted: more commercial space along with restaurant space and possibly more residential space on top. We have an idea of what people would like to see there but for now it would just be a green space that will be maintained until we find someone that would want to develop that space.

Mr. Davis stated it seems like to me I remember from 2013 when this commission was formed, and the study was made on the downtown area and if I remember correctly the recommendation was to tear that building down just to have an open area so you could see everything else more clearly from anywhere you walked in the downtown area. Is that a possibility to leave it like that or is it definitely going to have some construction on it?

Mr. Perry stated I can't say what will be definite, but we certainly are going to take everything under consideration, and we know that is one of the center points of the downtown area. So, whatever we decide that goes into that space will have to be complementary of what is already there and also understanding that with the construction of the River Front Park, and eventually the White Mill that we are going to have even more people coming downtown. That it does open up the possibility of creating some incubator kind of spaces for small businesses as well as even residential space that could be there. It will have to be something that you design or develop as we go forward, and nothing is concrete at this point other than demolishing the building and then creating a nice-looking green space because it is the center for downtown and we will construct and work with what the future of what that space would look like or what it could be going forward.

Mr. Jones stated you mentioned fourteen weeks on the front to finish on the site. How is that going to affect some of the businesses of downtown such as Jerry's Spa and Salon and Me's Burgers as far as getting access to their businesses. Is that going to be effective?

Mr. Perry stated Diane and I have been working with them and we have already shared with them what the plans are. So, once we get a definite timeline to DH Griffin, we are going to put some things in place to assure that they are impacted as little as possible. The initial part is that they will have to rid the building of the asbestos so that will take about a month to do and then once that is done then they will have to section off the area to the parking lot to demolish the building. Hopefully, we can find some alternative places for their customers to park as well as to do some way-find signage and a couple of ideas to encourage people to continue to go to the plaza. The plaza will not be blocked off completely so people will be able to still walk through the plaza and it's going to be more of when they actually begin the process of demolishing the building that we will have to do that for the safety of the public.

Mr. Jones stated thank you for your response.

Mr. Davis stated I don't see anywhere in our documents where the Planning Commission has suggested that this is a good idea or am I missing something here. The only other time that I remember that we passed a recommendation that a building be torn down was right across the street here right next to the Register and Bee building. I got a little bit of backlash from that but not nearly as much as I thought we would. Is this the recommendation of the Planning Commission that this be done?

Mr. Nuckols stated I don't think this had been before the Planning Commission that I am aware.

Mr. Lackey stated you mean Planning Division.

Mr. Davis stated it is Planning Division I am sorry.

Mr. Nuckols stated I think generally our recommendation is based on the guidelines that are before you in the River District. If the commission is comfortable with the demolition itself and is comfortable with the alternatives presented as far as the wall and a fence, we have recommended that, within the guidelines again, they be adopted and approved accordingly as requested by the applicant. I do have one comment about the fence, and we can go into that in a few moments or minutes, but I don't think we have our general recommendation on the building I haven't been directed to give a recommendation on the disposition of the building itself.

Mr. Davis stated has it been established that the building is not useable or user friendly for anything else other than what it was built for back a hundred years ago.

Mr. Perry stated yes, part of the other reason is that there is a culvert that runs up under the building and the culvert is in much need of repair. If you went down in the basement you would see over the years how the basement floors are beginning to separate. When we had a study done to determine whether or not we should just repair the building it was almost a \$3.5 million dollar renovation project which was really cost prohibitive for what we could do. So, in addition to demolishing the building we are also going to use this as an opportunity to fix a much needed and in bad repair culvert that runs up under the building out into the parking lot itself. Given the age of the building, the asbestos, and other environmental problems that are inside the building we deemed it necessary that it is better for us to demolish it and build something new, if at all, if that is where the next steps are.

Mr. Davis stated thank you, I appreciate the explanation. That helps.

Mr. Lackey stated I'm not at all too comfortable about the impact on the businesses that are there. A restaurant, if you shut down or you inconvenience customers for fourteen weeks, that could put it out of business, and the hair salon and spa as well. I know in the restaurant business, if they are off 25% month over month, they could be out of business in fourteen weeks. I am not for this unless and until I am comfortable that the two businesses that would be impacted have approved and have agreed that they can survive, because we have worked too hard to get businesses and restaurants downtown Danville for the city to then to go and accidentally, and I know they are not doing it on purpose, for the city to inadvertently shut one down.

Mr. Davis stated I think Dell 'Anno's went through the same type of thing when they were tearing up Main Street right in front of them.

Mr. Lackey stated that is when the Gold Leaf was opening up and that is one of the things that we insisted we talk to the city before we agreed to open it was that the

sidewalk had to be done in front of them. We know if you are open, and if you ask people to walk in front of the construction site, they are not coming. I am very concerned for Me's.

Mr. Davis stated can you respond to Mr. Lackey and his concern for the businesses that are down there?

Mr. Perry stated they will not be without their parking lot for fourteen weeks. That is fourteen weeks to do the entire project and it is going to take about four or five weeks just to do the abatement of the asbestos inside the building. They will still have access to their parking during that time and then once that is done it will be for a short period of time. In our conversations with the folks from Me's the biggest concern that they had was VIR has a major event in the middle of September and in talking with public works that should not have any bearing on that at all. Once we get through the abatement period, that time period that they were looking at when they said they had a significant amount of new business in September, when that passes, they are okay with us doing something in October when they start the demolition work. Again, like I said Diane from the River District and I are going to be working very close with them to make sure that we do as much as we can to make sure that the impact to their business is as minimal as possible. That was their biggest concern, this VIR event that happens in the middle of September, which lasts about a weekend. We do not anticipate that being an issue. We will be doing other things and I can't speak to the past but unlike what I have done since we have been with the city is make sure that we keep the business owners informed and we do as much as we can to mitigate any kind of disruption of their business to make sure that we have done that. The plaza will still be available but the parking that is over on the other side near the trail head will still be available at night. So, we just have to find some other alternatives for them. The parking garage is not that far away and there are some other possibilities. I have not reached out to a couple of owners across the street that have some available parking, and if they're willing to allow us to use that temporarily and everyone felt that could be a solution that they could live with for a short time.

Mr. Lackey stated thank you for that information Kelvin that was helpful.

Mr. Jones stated on the flipside if he has spoken to the business owners himself and they go hey we know that we have to have a mess before we can have a finished project. When we opened in 2012, hot off the press three months later, they tore up Main Street. The Revitalization Project took place and for eight or nine months it seemed we had a plywood entrance with a chain link fence down the side and a little red mat and we were able to manage. It is nothing fun and I think you just have to have a mess before you have a final project but if the businesses that are going to get affected are aware of it and they understand what's at stake, then I think that's okay.

Mr. Perry stated if I can just add that Diane and I have already started thinking about some marketing that can help them along the way. We are going to provide them the support that they need when we do that. It's similar to when we all go to larger cities you have to walk through the wooden things and things like that. I guess if we can do a better job in marketing it and making the public aware of what we're doing and keeping those businesses owners right there aware then actually in the end it is going to really benefit them because we will come back at the end and once that building has been demolished, repave the lot, mark it off, and you will have a better space than what they currently have now. I think there is only about eight or nine spaces that are in that little spot that is owned by the IDA and so if we can utilize some of that parking across the street, they felt that could alleviate and help with the process. So, being on the front end with them and letting them know what is going to be happening and coming up with a plan with them, I think we all will come up with a workable solution that everybody can live with.

Mr. Davis stated thank you very much for working that far ahead on it and doing everything that you can to help the businesses there.

Mr. Jones stated no further questions.

Mr. Davis stated now do we want to move on to the retaining wall and everything else that is going to be done after the demolishing?

Mr. Nuckols stated yes, again my comment is based on just what is on the fence that they are proposing. You will see one in the handouts that we just saw today which is this one right here. Looking at the guidelines it does allow the metal fencing, but it is recommended to be a picket style, individual pickets, so I don't know if the applicant has some comments on that or not.

Mr. Perry stated when we talked to public works we went against the picket because the picket tends to have spikes and we don't want anyone trying to climb the fence that may endanger themselves. So, that's why they selected the style of fence that they selected.

Mr. Nuckols stated Kelvin I am the Inter-Director here and I just wanted to point that out to the commission that within the guidelines that was one of the guidelines. Being a guideline there are certainly some options that the commission could exercise on them.

Mr. Davis stated I am all against anything that could impale somebody if they tried to go over something.

Mr. Nuckols stated it is interesting your guidelines talk about metal pickets. Kelvin, can you answer where the fence is going itself?

Mr. Perry stated where the IDA parking lot is the retaining wall and fence will be on that side. The building is street level, and the parking lot is below street level. So, that is why we have to build a retaining wall and build a fence around it to prohibit folks from falling onto the parking lot once the building has been demolished, because it will be a drop off.

Mr. Lackey stated I am a little confused. The retaining wall I assume will be up on the Craghead side keeping the sidewalk from collapsing. Is that correct or is the retaining wall somewhere else?

Mr. Perry stated the retaining wall is on the IDA parking lot side because where the building is its street level so once we level it off you are there, but when you get to the parking lot it drops below street level. So, the retaining wall will be on the backside of the building where it is now, along with a protective fence to keep people from trying to climb over it.

Mr. Hessler stated the goal is to have a green space that is at street level so when you drive by it that it looks inviting, and it is the same level as you and not a drop anywhere.

Mr. Perry stated exactly, it will be pretty and decorative as well.

Mr. Lackey stated Kelvin, again just to clarify, the idea is to fill in the basement of the Lou's building, so that it will raise the entire site up to the street level. Is that what is going on?

Mr. Perry stated that is correct, you will see more of a level look when you look at the building because again that parking lot is going back into place. That parking lot is below the building level, and we don't want folks trying to navigate or step over and fall and endangered themselves. The wall and the fence will be that protective barrier from the parking lot once it's put back into place.

Mr. Jones stated this is not like a permanent structure where if someone wanted to come in and wants to develop the property it would then be on the terms of whoever is developing the property to manage that particular part. Is that correct?

Mr. Perry stated that is correct. The IDA owns the parking lot, along with the building. So, whatever structure or whatever they decide to put there they will have to grade or fill or whatever to meet whatever the requirements to be. Now, because the building on the Craghead side is at street level but when you go to the parking lot it is below street level, you are going to have to put a retaining wall for public protection or otherwise you are going to drop off.

Mr. Davis closed the Public Hearing.

Mr. Lackey made a motion to approve this with the caveat and the condition that nothing is done to that parking lot that would prevent parking until at least October 10.

Mr. Davis stated is that acceptable?

Mr. Perry stated I don't like the idea to at least October because that ties our hands.

Mr. Lackey stated exactly.

Mr. Perry stated just have some confidence that we are going to do everything that we can to assist our businesses through this process. It is something that we need to do, but we also want to make sure that we get it done in a timely fashion. DH Griffin is here, so there is a significant cost savings for us now. We've got the backfill from the schoofield lot that we can use, and it will be another savings for us. We want to make sure that we can take advantage of all these things to save the city some money.

Mr. Lackey stated I appreciate that you want to save the taxpayers money, but I am worried about the businesses.

Mr. Perry stated once they get the go ahead that we can do this, then I can come back and present to you all the timeline. Also, what we can do for the businesses that will be affected by this project.

Mr. Davis stated he is doing everything that he can.

Mr. Lackey stated I have talked to the owners of Me's, if this is done in September, it will probably put them out of business. We all have votes, and I will not vote for it, if it is going to be done in September. People work too hard, and yes, I am a taxpayer, and I don't want the city spending more money than they have to, but between putting a private business out and the city having to spend another \$10,000 to \$15,000 dollars then it is an easy call for me. It is likely to put Me's out of business.

Mr. Perry stated our goal is not to allow that to happen and I have talked to Mike Burton at public works. The first step in this process is we have to do the abatement for the inside of the building. So, what we are seeing right now is not going to have that impact on them. We will get through that period that they are talking about because that is going to be at least a three-week process before we even start, assuming that we are starting September 1st. We are not necessarily starting then. Mr. Burton is going to be talking with DH Griffin about that process and another thing is we have not received plans on how to repair that culvert. There are still some moving parts there and we want to get your approval to at least know that we can move forward with this project and start to get those timelines in place and communicate with those businesses who will be affected on how we are going to help them with whatever is going on.

Mr. Lackey stated you misunderstood my motion. I am not trying to stop you from starting the inside work in September. What I am trying to prevent is anything impacting the business until after October 10. So, not putting equipment on the parking lot and not shutting the parking lot down, and not doing demolition, but going inside, doing the abatement, and having your vehicles parked somewhere else for maintenance would be fine within my motion.

Mr. Perry stated I can't speak to that unless I talk to public works to understand how they are going to do that. It is my understanding is that one lane of Craig head would be the one that is affected first, and there shouldn't be a problem with the parking lot, but I would feel more comfortable to verify that and to make sure of that. I am not the one that is doing the work, so I don't want to say something that comes back to haunt me later. I will assure you all that we are going to do every possible to mitigate any loss to those businesses that will be affected by this project.

Mr. Davis stated in the times that I have been to Me's Burgers most of the people park in that lower parking lot closer to the bridge. There are some that park in that parking lot right beside the building that you are talking about, but you are only talking about eight spaces. I really don't see how that is going to shut them down.

Mr. Lackey stated I don't think it is eight spaces, George. There are five or six on the Me's side and more on the other side, it's like twelve or more. We had this issue at the Golden Leaf; you make it inconvenient to people, they don't go. They have other alternatives now, before we didn't have alternatives. Thank you to the city's good work, and Kelvin's good work. We have alternatives downtown now. Again, I have talked with them, and September is the best and biggest month that they have in a year. If it is impacted by 50%, then it puts them out of business. I don't think it is an inconvenience for the city to do interior work, instead of shutting down a street or a lane on Craghead until October 10, and then do what they need to do in that parking lot.

Mr. Davis stated why October 10 if the VIR event is in September?

Mr. Lackey stated I was going to say October 15 and I backed it down to October 10, just to give the city some leeway of less time to deal with the problem.

Mr. Davis stated that Mr. Lackey has made a motion, and do we have a second?

Mr. Hessler seconded the motion. The motion failed by a 2-2 vote.

Mr. Jones stated it is a lot of moving parts and there is a lot going on and I just need a little more clarity.

Mr. Davis stated if I understood you correctly, we are supposed to discuss this a little bit more to see if there is another motion that can be brought to the floor today.

Mr. Ryan Dodson stated yes.

Mr. Davis stated R. J., what is it that you can ask of the gentleman so that we can have some sort of arrangement today?

Mr. Lackey stated I think Kelvin has told me everything that I need to know. We are at a start, and we will try to accommodate. To me that is not good enough because I think when a business goes out of business it is impacted. Ideally, near a restaurant they do it in January or February and I know he doesn't need to be looking at the restaurant because he needs to look at his budget and what he is going to do, and I understand that. It should be done in January or February, and I thought I was being pretty reasonable by saying it in October. George, like I said there are four of us and I might make a motion and I can vote against it. I don't need any more from Kelvin.

Mr. Davis stated Adam, construction like this affected your business?

Mr. Jones stated it did and ten years ago it seemed to be fewer businesses downtown but that is what I am kind of going on. A couple of things like living that situation, I had a good rapport with the contractors and the city at the time of my grant. We kept the communication open, and I always had a four-foot-wide entrance to my business. Now, it affected parking and you still got the calls that you couldn't park out front, streets are torn up, and it is chaos or what not, but you could always park down the side there on Market and walk around. I always had a clean entrance and red kind of rug/carpet rolled out and we kind of gutted through it and that was a eight-month ordeal there. In the grand scheme of looking at it he said fourteen weeks with potential of four to five weeks of abatement and asbestos removal. So, we are about ten weeks probably demolition and putting sod down and that is kind of how I am taking this thing. It is like, you want it to move forward in the greater good of the River District and the building probably needs to come down. What will come I think will be a huge benefit for the River District. I 100% agree with RJ that if it is going to affect any small businesses that are currently trying to keep downtown, if not entice more to come down, if it is going to put them in jeopardy then it makes you a little more apprehensive. So, my question to Mr. Perry is that Mr. Lackey proposed October 10 and you were kind of not liking it. What date would be suitable in your eyes as far as the IDA moving forward on this. What's a date that is good for you? Tomorrow or September 1? What were you looking for?

Mr. Perry stated it is kind of hard for me to say what is a good date, because of what needs to be done. I guess having that timeline will give us a better idea of how this project is going to move forward. It may not begin until September 15, you know. It is not something that's on schedule and timed to begin September 1, it's just that they are going to be finished with their work sometime in September in schoolfield, and since they are here with their equipment, and everything we wanted to go ahead, and start the

project when we can. What public works is getting from them is exactly what that timeline would be and the initial part of the work to be done is to do the abatement inside of the building and that is all that I know at this point. I know we don't need to wait until January to do that because then we will be dealing with elements. That could be a problem as well. Then we can get into the Spring season and that could impact their business as well. Then on the other end like I said the River District Association, Diane and I are going to be working closely with them to make sure that we do as much as we can to insure that people will know where they are located, and when the fencing goes up for the demolition itself it is not going to block off the entire plaza itself. They will still have the outdoor seating that the city has let them to utilize through the pandemic. There are a lot of things that we have already done that can help them, and it will not be a complete shutdown of their business. I don't personally see that.

Mr. Nuckols stated Kelvin and Mr. Chairman a possible option that you could exercise is that you could approve the request for the wall and the fence today, conditionally with the requirement that the IDA come back at the September 8 meeting with a timeline for the exterior demolition and removal at that point.

Mr. Lackey stated if that keeps them from interfering with the business during September then I am fine with it.

Mr. Nuckols stated that would give them the opportunity to at least begin the process of getting the contractor lined up for the abatement process and help them on that, and also start working out whatever issues the IDA may need to move forward on. Kelvin does that sound reasonable.

Mr. Perry stated it does because we have already been told by the City Engineer that we have to stop allowing the dump trucks to come on the lot because it's further comprising that culvert. We've got to figure something out as far as where their dumpsters are going to go. So, they are not going to have access for that parking anyway once we start fixing that culvert. Yes, that is reasonable and if I can get that and then bring it back to you at your next meeting.

Mr. Davis stated thank you, that sounds like a reasonable compromise.

Mr. Lackey made a motion to compromise which would be to approve the abatement and the contracting to install the wall and fencing, but no work starting until the IDA comes back September 8 for a timeline. Mr. Jones seconded the motion. The motion was approved by 4-0 vote.

3. *Certificate of Appropriateness request PZ22-159 at 319-321 Lynn St to paint building, install wall signs and window frosting, and install lighting.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jason Wilson, who stated I am the owner of the property. If you have questions about the design, I will have to refer you to Katie she is our property manager and she is leading the way on this project. Do you have anything for me as the property owner?

Mr. Hessler stated this does not include the red section of the building, like between?

Mr. Wilson stated no, that will be a little bit down the road and that building does not have a address as of now. It is not involved in this project.

Mr. Jones stated it is definitely an upgrade and it sure looks good.

Mr. Wilson stated we renovated the entire interior already.

Ms. Katie Newcomb stated I work for Preferred Management Group, and I am located in the back part of that building and I manage the property as well. I know with the sign quote that it shows what materials that we would use, the size of the signs, but it is all in line with what the River District Design calls for. Of, course I think that it will look amazing, and we really like how the Lavinder Group looks. It is really adding more of an aesthetic thing, but the awning itself is fine and we will be adding the supports to make it look more industrial like the Lavinder Group. It defiantly looks very dated as it is and hopefully this will make it look good.

Mr. Davis stated the smokestack, is that?

Mr. Hessler stated they just moved in there.

Mr. Josh Lucia stated I am the managing director of Smokestack Theater Company and am here in support obviously of this. We are a nonprofit volunteer organization and we have already had two live shows down there. There are a lot of people that are confused about where to go, and we definitely need some signage to get people there quicker.

Mr. Davis closed the Public Hearing.

Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ22-159 at 319-321 Lynn Street for renovations to update the awning, window frosting, additional lighting under the awning as well as above, repainting the entire building and wall signs, as it meets the guidelines as submitted. Mr. Jones seconded the motion. The motion was approved by 3-0-1 vote. (Mr. Lackey abstained).

4. *Certificate of Appropriateness request PZ22-164 at 410 Main St to install new wall sign.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Adam Jones, owner of the Brick, who stated thank you for your time, and thank you to the committee, and thank you to my colleges for what you do for the River District in keeping the guidelines. I know that sometimes it is challenging but it's because of this committee that it looks the way that it does and is steadily growing. Once again, I own the Brick store at 410 Main Street, and we have been there a little over ten years on the floor level. As of this month we are pulling permits to renovate the entire upstairs, which has typically been 410 B. It will tie in to expand the Brick upstairs. We can't go right or left, and our only way is to go up and being there that long, that top space has been unoccupied. We have just signed papers and permits are being pulled and renovations start this month. What that is going to do for us is allow for a brick commissary/café at the front. It is going to have about 2,000 to 2,200 square retail space, along with a shower, huge stock room, a couple of offices, and a break room for the staff. If you kind of picture like a REI if you have been in one, where you go in and you have an upstairs and it's another level, right. We are not going to get into the camping thing so there is no conflict with MOSS Mountain Outfitter's. We will have access to an upstairs for more products, services, and so forth. With that being said we have been working with Eddie over at Trophy Sign Center so what you are looking at in front of you is an 18 ½ foot by 24-foot sign of just our name going above the window. It is kind of covering the ghost sign of the old Francis Con and we are going to keep the blade sign underneath you will see a white line there; that's the small 2 foot blade sign that comes off the building so that when you are riding down Main Street you don't have to look out the window to see the side of the building because you can see it from either direction. The small sign that you see above the entrance way there is going to come down and that will just be open brick. We are only going to have the blade sign and then the big sign above the two windows once that is approved by the committee and to give a more that we control the building and not just the one floor. Those signs are individual block letters, and they are made out of a thermal plastic material that is weather resistant and they will be mounted with simple wall anchors to go on that. I am here to answer any questions that I can assist.

Mr. Lackey stated how big is the sign?

Mr. Jones stated this sign is 222 inches wide by 24 inches tall.

Mr. Davis stated I am sure you are being a commissioner in good standing your size is well within the limitations set forth.

Mr. Jones stated going back to Shanika she worked with me, and it needs to be within 35 square feet, and we missed it by 1 ½ square feet. We went back and talked to Eddie to come in at 1 ½ square feet to be within the guidelines. It is going to be the exact same thing, but we are going to be tightening it just a little bit.

Mr. Lackey stated is it going to be like this one or this one? These are two different signs?

Mr. Jones stated the lettering is going to be black with the white silhouette going around the letters. It is going to look just like this, and you won't be able to see through it.

Mr. Davis stated I think the proportions as it looks above the window right now looks very good.

Mr. Jones stated what we were trying to do I know the running man can't be quite centered and I wanted the entire man to hit edges not longer and not short and with that being said we are going to go back and repaint the black and we are going to keep all the black. We are going to repaint, clean it up, pressure wash the awning, and get everything high and tight for a façade standpoint. We are working with Will and Diane for the façade grant on this project as well and that has been very beneficial.

Mr. Davis stated congratulations for being there for ten years. I had no idea that it had been that long.

Mr. Jones stated that is nothing but the Lord's hand.

Mr. Davis closed the Public Hearing.

Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ22-164 at 410 Main Street to install a new wall sign as shown in the packet to fall within the square footage, as it meets the guidelines as submitted. Mr. Lackey seconded the motion. The motion was approved by 3-0-1 vote. (Mr. Jones Abstained).

Mr. Lackey stated I have a question for Ryan. I have always wondered this, this sign, with the gap between the letters, is that the entire sign or is that a sign, that a sign, and that a sign, meaning that he doesn't have to change his design, and he will be exactly where he wants to be. I'm guessing if you take out where the brick is exposed between the two, then they would be within the guidelines as they stand. I have always wondered how that is a interpretation, and that is why I was asking this, because that would fully a sign. Are the spaces between letters posted on brick included?

Mr. Dodson stated do we subtract the brick.

Mr. Nuckols stated it is the cube of the space including the areas between each letter.

Mr. Lackey stated I understand it would be between each letter but the then space, and then a sign, then space, and then brick, to me seem to be different. That is why I asked the questions.

Mr. Nuckols stated the problem there is that your limitation of a single sign per premise.

Mr. Lackey stated thank you for your answer.

Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ22-164 at 410 Main Street to install a new wall sign as shown in the packet to fall within the square footage, as it meets the guidelines as submitted. Mr. Lackey seconded the motion. The motion was approved by 3-0-1 vote. (Mr. Jones Abstained).

APPROVAL OF MINUTES

The July 14, 2022, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 5:08 p.m.

Approved by:
