



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

MARCH 9, 2023

4:00 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS
- IV. NEW BUSINESS
 1. Certificate of Appropriateness request PZ23-00054 to create outdoor dining and reface wall sign and install new vinyl window signs.
- V. APPROVAL OF FEBRUARY 9, 2023 MINUTES
- VI. ADJOURNMENT



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River District Design Commission

STAFF REPORT

DATE: March 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 547 & 543 MAIN STREET

Certificate of Appropriateness request PZ23-00054 to create outdoor dining and reface wall sign and install new vinyl window signs.

DESIGN GUIDELINES EXCERPTS:

The applicants, Dustin and Katie Haberer on behalf of Nana Karen's on Main and Cheyna's Waffle Spot, are requesting to create an outdoor dining space and install new signage.

The outdoor dining updates include:

- Placement of two (2) two-person tables in front of entrance and five (5) four-person tables in the alley adjacent to 547 Main Street sectioned off with black metal stanchions and rope.
- String globe lighting to be hung overhead from 547 Main to the adjacent building.
- 7-9 large terra cotta planters with flowers along the bottom of the stanchions.

The new signage includes:

- Refacing the existing 3 foot by 6 foot wall sign.
- Install 30 inch diameter vinyl window signs.
- Install 15 inch by 15 inch sign posted on the front wall near alley.

All proposed changes meet both the zoning regulations and the requirements set forth in Sections 6 and 7 of the River District Design Guidelines.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00054.



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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00054 RDDC Meeting Date: 3/9/23
Date Received: 2/22/23 Received By: Williss
Parcel ID: 20887 Zoning District: CBC
Additional Information: _____

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#): 547 Main Street Danville, VA 24541, Alley between Nana Karen's on Main & Clement & Wheatley

Applicant: Dustin & Katie Haberer

Applicant's Address: 222 Randolph St. Danville VA 24541

Applicant's Phone Number: 434-770-4949

Applicant's E-mail: nanakarens434@gmail.com

Proposed Improvement:

☐ Alteration ☒ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

PATIO:

We have been working closely with the River District Association to create a Patio/Outdoor Dining Space in this alley and are applying for funding via The River Districts "GET BOOSTED" grant program. We have spoken with Clement & Wheatley and they are in support of this project as well.

This will increase seating for Nana Karen's on Main and our second restaurant when it re-opens as well. We also believe that it will create a more colorful, inviting, and welcoming environment in our small section of Main Street within the River District. I am asking for the approval of the following (attached in another document titled "New Patio Budget"

The alley is 8 feet wide and we would add five 4-top **teal** table & chair sets to our side of the alley going back about 60 feet into the alley (stopping before the meters). We believe teal would not only make the space more bright and inviting, but also match our branding as well. In the event that this color is not approved, I would choose black instead.

We would add 60 ft of black stanchions/ropes to separate our "patio space" from the public "walk way" space in the alley. We would leave at least 2 feet for the walk way in the alley.

In addition, we would like to add 2 additional 2-top table and chair sets to the front of our storefront. One on one side of the door, and one on the other side of the door, along with stanchioning on the sides in accordance to the guidelines for outdoor dining set by the city. (Leaving the 3 ft. Of space from the street and an additional 5 ft. Of space for walking).

The stanchions are black poles with black 1.5 inch ropes.

Other items we would like to add:

We would also like to String Globe Lights from our building to Clement and Wheatley's building in a zig zag fashion.

Along with a 15x15 inch sign made by KG graphics stating "Patio is for Nana Karen's Customers Only" posted on the brick immediately around the corner of the alley on our building.

Lastly, 7-9 large Terra Cotta Planters with flowers along the Bottom of the stanchions.

SECONDLY, New Signage for "Cheyna's Waffle Spot"

We need to replace all of our old "Nana Karen's Noodle House" signage with ones that say "Cheyna's Waffle Spot by Nana Karen's"

ALL DIMENSIONS WILL REMAIN THE SAME! (Proofs attached, done by KG Graphics)

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



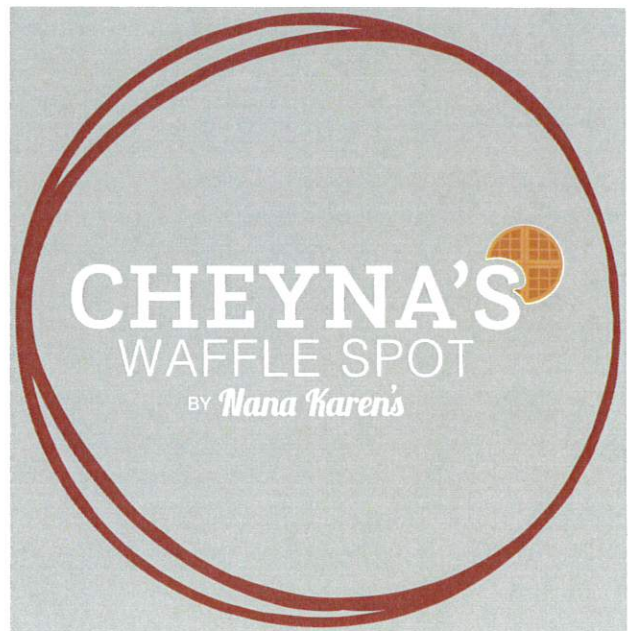
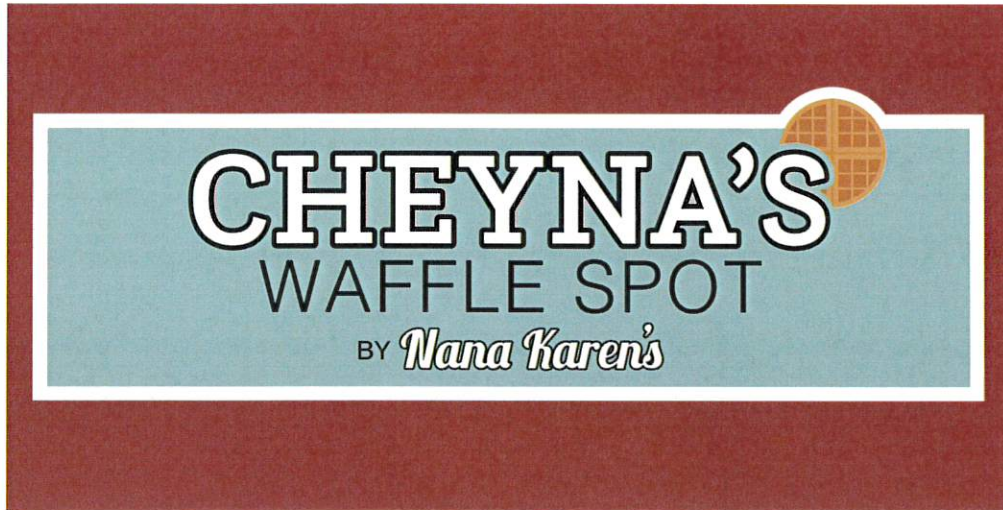
Applicant Signature



Property Owner Signature
(if not applicant)

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 williss@danvilleva.gov.

Large Store Front Sign, Door Decal, and Window Decal (in order)





PATIO FOR
Nana Karen's
CUSTOMERS
ONLY



Nana Karen's Patio Budget Projection

Quantity	Item	Link or Store	Item Price	Total Price with Tax & Shipping
5	4-top Teal Table & Chair Sets (If Teal is not approved, I would use black instead)	https://www.webstaurantstore.com/lancaster-table-seating-alloy-series-32-x-32-square-seafoam-dining-height-outdoor-table-with-4-industrial-cafe-chairs/164D3232SFM.html	\$322.99	\$1881.92
2	2-top Teal Table & Chair Sets (If Teal is not approved, I would use black instead)	https://www.webstaurantstore.com/lancaster-table-seating-alloy-series-24-x-24-square-seafoam-dining-height-outdoor-table-with-2-industrial-cafe-chairs/164D2424SFM.html	\$204.49	\$466.40
13	6 ft. (1.5 inch diameter) braided rope barriers	https://www.crowdcontrolwarehouse.com/products/heavy-duty-twisted-polypropylene-ropes-for-stanchion-posts?variant=39366545309790	\$57	\$859.41
15	Metal Black Stanchion Poles	https://www.crowdcontrolwarehouse.com/products/crown-top-rope-stanchion-with-sloped-base?variant=47217669516	\$48	\$1122.17
2	30 ft. Steel Security Cable	https://www.harborfreight.com/30-ft-x-38-in-braided-steel-security-cable-62414.html	\$13.99	\$37.61
4	Waterproof Locks	https://www.harborfreight.com/24-in-laminated-steel-waterproof-padlock-57619.html	\$8.99	\$46.35
1	Sign: "Patio is for Nana Karen's customers only!"	KG Graphics	\$50	\$50
7	Terra Cotta Pots	https://www.homedepot.com/p/Pennington-17-in-Large-Terra-Cotta-Pot-100043021/100333338	\$41.98	\$293.86
TBD	Soil & Plants	Home Depot	\$125	\$125
3	100 ft. Globe lights	https://www.amazon.com/gp/product/B08LMYTWS6/ref=ox_sc_act_title_1?smid=A1YLNOJUK8WIAA&psc=1	\$37	\$116.91
TOTAL				\$4999.63

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

FEBRUARY 9, 2023

Members Present

George Davis
John Ranson
R.J. Lackey
Andrew Hessler

Members Absent

Courtney Nicholas
Peyton Keese
Adam Jones

Staff

Bonnie Case
Renee Burton
Ryan Dodson
Shanika Williams

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

Mr. Davis stated we have made a couple of changes to the agenda and I hope that won't affect anybody too much.

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness request PZ22-00230 to install a 4' x 7' wall sign at 525 Lynn Street.*

Mr. Davis opened the Public Hearing.

No one was present to speak on behalf of the case.

Mr. Hessler stated as far as the lighting, did it specify what type of fixtures it would be.

Ms. Williams stated they had not submitted any plans for the lighting. It does meet the guidelines.

Mr. Ranson stated they had discussed lighting at the previous meeting.

Mr. Davis closed the Public Hearing.

Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ22-00230 to install a 4' x 7' wall sign at 525 Lynn Street. Mr. Lackey seconded the motion. The motion was approved by a 4-0 vote.

2. Certificate of Appropriateness request PZ23-00025 to install vinyl window signs, wall sign, and projecting sign at 610 Craghead Street.

Mr. Davis opened the Public Hearing.

No one was present to speak on behalf of the case.

Mr. Davis stated did they give specific measurements of any of the signs they want to replace there or are they replacing with the same size as they had before.

Ms. Williams stated the projecting sign will be the same size. The wall sign is going to be 2' x 5' and the two vinyl signs they are requesting in the windows are 10" x 19".

Mr. Davis stated did they mention colors or anything.

Ms. Williams stated no more specific than the Temptations logo that they have that is provided in the packet.

Mr. Davis stated I don't see anything that throws up a red flag.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that Certificate of Appropriateness request PZ23-00025 is in conformance with the guidelines and to grant the request at 610 Craghead Street to install vinyl window signs, wall sign and projecting sign.

Mr. Hessler seconded the motion. The motion was approved by a 4-0 vote.

3. Certificate of Appropriateness request PZ23-00016 for exterior renovations at 227 Lynn Street.

Mr. Davis opened the Public Hearing.

Andy Shull with Belk Architecture was present to speak.

Mr. Hessler stated is the sign historic.

Mr. Dodson stated I have done a little bit of research on the building and we know it was later than 1957 was probably earlier than the 1980's so sometime in the 60's or 70's.

Mr. Hessler stated I don't think the historic guidelines agree with painting over this.

Mr. Ranson stated what type of windows are you using for replacement.

Mr. Shull stated they are aluminum clad wood.

Mr. Ranson stated can you summarize the exterior work you are going to do.

Mr. Shull stated the exterior is going to be window replacement, replacing the original windows. Other than that, we will be repainting the signs with new signage in existing locations of the sign. There will be some masonry repair, brick repair and mortar repair.

On part of the building, we are adding a new exterior exit stair for fire code egress requirement. There are some existing wooden doors and those will be repaired. As far as the exterior work, that's about it.

Mr. Lackey stated are there any intentions to replace the cut off sign with where it is in the same kind.

Mr. Shull said we are trying to take advantage of it so we don't have to rebuild it and possibly damage the historic masonry.

Mr. Lackey stated do we have any legal issues with this.

Mr. Dodson stated at most if you still think it doesn't comply with the guidelines and that it does not take away from the historic nature district, you can just do a two-step finding. First vote, that it doesn't comply with the guidelines and second vote would be that regardless of that it is still approved because it doesn't detract from the district.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that the sign does not comply with guidelines. Mr. Lackey seconded the motion. The motion was approved by a 4-0 vote.

Mr. Hessler made a motion that despite the alignment, we still grant a Certificate of Appropriateness request PZ23-00016 for exterior renovations at 227 Lynn Street including the restoration of the signage. Mr. Lackey seconded the motion. The motion was approved by a 4-0 vote.

- 4. Certificate of Appropriateness request PZ23-00000 at 403 Spring Street to demolish a non-historic addition to the former Belk Leggett properties to allow natural lighting into the remaining structure for future residential development.*

Mr. Davis opened the Public Hearing.

Jeff Bond with Solex Architecture was present to speak. I have had the privilege to work on this building numerous times over the last couple of years. The property, which I am sure you know, utilizes a large portion on Lynn Street to North Union. The portion that we are looking at is on the back facing Spring Street.

Mr. Hessler stated are there any challenges to the project due to the concept of the whereabouts of this particular appendage as far as the layout and egress.

Mr. Bond stated over the last 15 years we have rebuilt a lot of buildings downtown and worked on hundreds of projects with businesses. This building is by far more challenging than the others. Although it's only four stories there are 20 different levels inside of this building.

Mr. Hessler stated so having to look at this building and what's vacant per block and per district with what was presented to you or occurred to you is to demolish a portion in the rear appendage.

Mr. Bond stated that it's just a lot challenges in trying to develop that piece. We are trying to anticipate as many future uses as possible. It's very doubtful that retail will occupy this building. More than likely it will be better for some sort of mixed use facility with commercial or retail space on the first floor and either commercial or residential on the floors above.

Mr. Hessler stated the portion that is to be removed has no significant architectural features or architectural value.

Mr. Bond stated that we feel like removing this section of the property will not only to help provide natural light into the main structure but will also enhance the remaining structure and provide space for additional parking as well as help any future development.

Mr. Ranson stated is the picture on the screen what it is going to look like after the demo.

Mr. Bond stated that's the best concept and any windows that go back on the building will match the adjacent historic windows.

Mr. Hessler stated are there any concerns with adjacent structures and what happens to any walls to surrounding properties.

Mr. Bond stated the dry cleaners is completely free standing. It is not touching this addition at all. There is a small portion of the barber shop and possibly the shoe repair that are touching or connected to this portion on the rear. It's a little vague right now on what work needs to be done but I will say remaining walls for the adjacent property are structurally sound. If this comes off and there needs to be some repairs, the future developer would take on that responsibility.

Mr. Lackey stated when you say future developers, is this request not part of a development. It's planning for the future development. No concept of what that might be?

Mr. Bond stated that's correct. We are looking at several different concepts. This particular addition presents challenges whether its commercial space or residential. It has to have additional safety requirements, additional stairs. That appendage sticks out pretty far and presents a challenge.

Mr. Davis stated as far as the lot itself, once the building came down, there are no plans right now to put any other kind of structure in that space. At least that's what I read on the application.

Mr. Ranson stated are you going to pave it or gravel it?

Mr. Bond stated that it could be a grass courtyard for residential use or a patio for restaurant development use.

Mr. Davis stated I spoke with one of the owners today at Martinizing and she's excited about it. She said the building they are in use to be a stand alone. She's looking at the possibility of putting windows in on that side of the building. I walked over to the existing structure and took a peek on the right hand side and there has been a lot of water damage in that building over the years. I have not been inside but I'm sure it's not very pretty.

Mr. Bond stated is has a lot of nice features. It's aged quite a lot too.

Charles Perkins stated he was not really sure what the first floor originally was but the second floor was part of the credit office and storage area. That part of the building will remain.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to grant a Certificate of Appropriateness request for PZ23-00000 at 403 Spring Street to demolish a non-historic addition to the former Belk Leggett properties to allow natural lighting into the remaining structure for future residential redevelopment with the understanding that any new windows match design materials of existing windows and any restoration part of adjacent walls will also match materials to the construction of the existing part. Mr. Hessler seconded the motion. Motion was approved by a 4-0 vote.

- 5. Certificate of Appropriateness request PZ23-00017 to repaint exterior, install glass store front doors and garage doors, install projecting sign, painted sign, and painted mural, and renovate outdoor space at 592 Monument Street.*

Mr. Davis stated this will be interesting because 592 Monument Street does not look like this building right here.

Ms. Burton stated the photo that you have before you is the operation in Richmond so they wanted to mimic this particular design for 592 Monument Street.

Mr. Davis opened the Public Hearing.

No one was present to speak on behalf of the case.

Mr. Davis closed the Public Hearing.

Mr. Davis stated I am curious about the mural. What kind of mural do they want to put on it.

Ms. Williams stated from what I understand the mural will be similar to the Buskey Cider sign that the applicant submitted.

Mr. Davis stated the Buskey Hard Cider, that's the mural he wants to put on it.

Ms. Williams stated that's my understanding.

Mr. Ranson stated someone should be here to explain what they want to do.

Mr. Davis stated if you will look at the next picture down, after the Buskey Hard Cider. It shows the backside of the building with umbrellas and picnic tables. This particular building here rises up to the back so if they try to anything like this they are going to be doing it almost on the roof.

Mr. Hessler stated isn't that almost next to an open lot.

Mr. Davis stated I don't know how much of that they own. There used to be a house behind it and they tore it down.

There was discussion regarding the property to the right.

Mr. Hessler stated so the applicant owns one building and four extra lots. So do they intend to add space directly behind this building or to the right.

Ms. Williams stated the applicant is here now just for the building, not other changes.

Mr. Davis stated but there is nobody here to tell us what changes they want to make.

Mr. Lackey moved that we lay this item on the table since there is no one here at the moment. I understand that someone may be coming and it can be taken off the table at that point. Mr. Hessler seconded the motion. The motion passed with a 4-0 vote.

- 6. Certificate of Appropriateness request PZ23-00026 to improve sidewalks and drainage, and add landscaping and angled parking on Wilson Street.*

Mr. Davis opened the Public Hearing.

Brian Dunevant with the Public Works Department was present to speak. He stated this project is similar to other streetscape projects. It will be using the same elements as other projects.

Mr. Davis stated that section of Wilson Street from Ridge to Lynn, is that going to be completely shut off just to allow traffic to go into their parking area or is it going to be shut down altogether.

Mr. Dunevant stated during construction the road will be closed.

Mr. Davis stated I know as far as Peyton Keesee and CenTech, they had other entrances off of Lynn Street that go into their properties. What about the ones parked back there at the Smith Seed building?

Mr. Dunevant stated we might have to make accommodations for them so they can get deliveries in and out of there. We will certainly make accommodations for that. There may be a day or two because the nature of the work. There may be instances where it

is limited or no access but we will work with property owners. We will make sure we contact all property owners so they understand what's going on.

Mr. Ranson stated so you are on this side of the crosswalk.

Mr. Dunevant stated the project is on both blocks.

Mr. Ranson stated there is also angled parking.

Mr. Dunevant stated it was angled parking on the first block.

Mr. Ranson stated will the street narrow.

Mr. Dunevant stated there will be planters added into the street so there will be some narrowing. Angle parking will take some of the street. The bike lane will go away.

Mr. Lackey stated will this construction stop before it gets to River City Suntan, Angela's and that area.

Mr. Dunevant stated yes it will stop at the intersection and will not cross the intersection. We may make some minor improvements into the intersection like upgrading handicap ramps and things like that.

Mr. Hessler stated is there a proposed traffic signal.

Mr. Dunevant stated there are no plans for that. We are looking at Craghead again from a different perspective as far as trying to figure out some things we can do to help to alleviate some of the concerns.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to approve Certificate of Appropriateness request PZ23-00026 to improve sidewalks and drainage, and add landscaping and angled parking on Wilson Street. Mr. Lackey seconded the motion. The motion was approved by a 4-0 vote.

Mr. Lackey made a motion to remove from the table request PZ23-00017 to be considered. Motion was approved unanimously.

Mr. Davis opened the public hearing.

James Buckner was present to speak. I am the applicant and owner of the property. I am here to answer any questions you might have.

Mr. Hessler stated I am just curious about the added space and about the vacant properties that are up behind it or associated with it.

Mr. Buckner stated that there is a zoning variance that I need to get in order before that is done. If you see the property, to the left of it, you'll see one of the vacant lots. I was fortunate enough to buy those four lots beside of the property. The first lot here on the corner, its only about 20 feet out which will come out to about where the parking sign is

and will be about twenty by twenty which will be just about enough to have three or four picnic tables out there so folks will be able to come outside.

Mr. Davis stated will you have any fencing around it or just leave it.

Mr. Buckner stated we will just leave it. If it needs to be per ABC laws then I will certainly come back to you guys.

Mr. Davis stated it is my understanding that the mural they want to paint on the side of the building will be the picture we see here.

Mr. Buckner stated yes that's typically what they do with the outdoor space. They typically paint that on the exterior of the building so I put that in there just to be safe. What you see right there with the logo over the door is what they typically do in these locations. The thing about a billboard or sign what they are wanting to do is just like they have here over top of the glass garage door is put Buskey over top of it.

Mr. Ranson stated I am kind of upset that you didn't do a better job showing exactly what you want to do.

Mr. Buckner stated if you look at the building actually what I need permission from you guys for today is to move forward to install the glass garage door, installing the glass storefront door with two doors and on the left hand side of the building there is a sign pole that has been there since the thirties we want to reinstall a sign there.

Mr. Ranson stated so you are asking for the wall sign and the glass doors and garage door.

Mr. Buckner stated if you will look at the side of the building you will see that window right there. That is what we want to turn into a garage door.

Mr. Ranson stated this guy with the apple on his head where is he going.

Mr. Buckner stated over there where you see the DRS corner right there or on the sign itself. If you can put it on that side of the building that would be great. They haven't given me a clear idea yet where they want to put it.

Mr. Ranson stated the guy with the apple will be on a hanging sign above the door there and the Buskey sign over the garage door.

Mr. Davis closed the public hearing.

Mr. Hessler made a motion to grant Certificate of Appropriateness request PZ23-00017 to repaint the existing color exterior, install glass storefront doors on the pedestrian front as well as the side and the garage door so all three are installed to the design as indicated. Also approve the appendage sign and painted mural as described possibly in the upper corner on the side. Mr. Lackey seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The January 12, 2023, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:58 p.m.

Approved By: _____