RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

January 11, 2024

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. ELECTION OF OFFICERS

D. NEW BUSINESS

1. Certificate of Appropriateness request PZ23-00501 for exterior updates at 416 Lynn Street.

E. APPROVAL OF MINUTES

1. Review minutes from September 14, 2023 meeting.

F. ADJOURN

STAFF REPORT

DATE: January 11, 2024

TO: River District Design Commission

FROM: Renee Burton, Division Director of Planning

RE: Certificate of Appropriateness request PZ23-00501 for exterior updates at 416 Lynn Street.

SUMMARY

The applicant, River City Fitness Center, LLC, is requesting a certificate of appropriateness for updates to the exterior of 416 Lynn Street to include:

- Painting the storefront black
- Moving the entrance to beside the garage door
- Replacing the existing garage door with an aluminum and glass door
- Replacing the front windows with storefront windows
- Rehabbing windows on the side of building
- Installing a wall sign, roughly 11 square feet in size

DESIGN GUIDELINES EXCERPTS

Commercial building renovations are regulated by Section 3 of the River District Design Guidelines.

Section 3.2 Section 3 Windows

If window replacement is necessary, then new windows should match the original windows in materials, operation and glazing style

Section 3.2 Section 4 Exterior Wall Materials and Trim

Buildings that are currently painted should probably remain so because of issues with paint removal, but these will be evaluated on an individual basis.

Section 3.4 Commercial Buildings

Restoration of the original storefront is preferred, but proposals for restoration or renovations will be considered on an individual basis

Commercial signs are regulated by Section 7.2 of the River District Design Guidelines.

Section 7.2 Section 2 Sign Type, Placement and Size

a. Place signs so they do not interfere with or obscure the architecture of the building on which they are mounted or adjacent buildings and signs.

b. All signs for an individual business may not exceed limits as defined in the zoning code Section 10 subsections N and O.

d. Building Mounted Flat signs: Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e.
two businesses on a longer storefront would each have a sign).

Article 10 Section O
Signage in the TW-C District states:
a.Wall signs. Wall signs shall be permitted for each establishment on the premises based on allowable square footage.

RECOMMENDATION

As the proposed changes include renovations that cannot be considered restorations, staff recommends thorough review before a determination can be made by the Design Commission.

ATTACHMENTS

1. Application
2. Picture
3. 416 Lynn

City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

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 #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

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#): 416 Lynn Street Parcel ID# 24105

Applicant: River City Fitness Center, LLC

Applicant's Address: 525 Lynn Street Suite 104 Danville VA 24541

Applicant's Phone Number: 434.548.9914

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

Proposed Improvement:

☐ Alteration ☐Addition ☒Rehabilitation ☐New Construction ☐Sign

Improvement Description:

Full renovation including all new plumbing, electrical, and heating and air. Also Includes new office and two ADA restrooms. Rehabilitation of existing Windows with new storefront across the front of building on main level. New concrete flooring and finishes as well to be used as CrossFit gym facility

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.

OLD 97 CROSSFIT

A-1
FURNITURE
STRIPPING
416

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

SEPTEMBER 14, 2023

Members Present	Members Absent	Staff
George Davis		Cynthia Lester
John Ranson		Ryan Dodson
Andrew Hessler		Renee Burton
Adam Jones		Shanika Williams
Courtney Nicholas		
Andrew Hessler		
Peyton Keesee		

Mr. Davis called the meeting to order at 4:03 p.m.

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness request PZ23-00277 to replace damaged exterior wall at 525 Loyal Street.*

Mr. Davis opened the Public Hearing.

Mr. Jones stated. My goal was to replace the door, the picture you are seeing now is an updated picture probably maybe three or four years old. The wall is actually collapsed due to weather damage, when the wall was actually built, they didn't use any treated lumber so that's why it is corroding really bad, and my concern is the safety of it falling out an hitting the vehicle or something like that. I'm going to replace it with treated lumber and siding just to make it look just like it use to it just a façade. Once you go behind it, it is open lot that I bought maybe five years ago.

Mr. Davis stated. Have you considered going back with brick?

Mr. Jones stated. No, I don't want to go back with brick at this time because anybody that I sell it to or lease it to will have to pull that front out to do work inside of that location. When they first designed it to be pulled out and slide down the street to make access to get inside. And if you read what I was going to do I was actually going to add double doors to help with getting machinery in and out. I was about to do some updates, had a few people trying to release that part of the building plus mod building down 4th Street in that way they both would kind of be joined together.

Mr. Ranson stated. Are you going to put some sort of siding or plywood or lumber.

Mr. Jones stated. I want to go either way I think the siding would actually make it stand out which I don't want it to, I want it to blend in like it is just using all treated lumber to replace everything and paint it, I still have the paint that actually match that particular building.

Ms. Nicholas stated. Renee, would you get page 8 of the packet please.

Ms. Burton stated. Yes.

Ms. Nicholas stated. So, you are looking to replace this here that has come away from the building.

Mr. Jones stated. Yes.

Ms. Nicholas stated. You are not trying to replace anything above it.

Mr. Jones stated. No.

Mr. Ranson stated. What kind of door you plan on using.

Mr. Jones stated. Double doors that you can open up.

Mr. Ranson stated. Will they be wood or metal?

Mr. Jones stated. Metal, aluminum so they can withstand the weather. Yeah, to make sure everything's the same old class. Aluminum with black plastic because I still have to be able to lock it up and make sure I have access to it. I have safety concerns after a bad storm the whole thing fell.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request PZ23-00277 to replace damaged exterior wall at 525 Loyal Street. In order to put in a new double door as well as treated lumber and painted to match surrounding walls Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

2. *Certificate of Appropriateness request PZ23-00278 to install mobile sails and a patio bar at 510 Spring Street.*

Mr. Davis opened the Public Hearing.

Mr. Allen stated. I am the manager of Coates Restaurant and Grill at 510 Spring Street. What we want to do is add mobile sails to our patio for shading, also add a mobile bar which can turn around and move up over head. 20x40 there.

Ms. Nicholas stated. Can you help me picture what you mean by mobile sails?

Mr. Allen stated. Mobile sails like tents for shading, there is no overhead of shade for customer sitting on the patio, this will add more shade which will be mobile and can be taken down. The last time we had it I think the hurricane blew everything away. So, we tried to revamp that, so our customer would have some shade while dining.

Mr. Ranson stated. Is that an accurate picture of the large rectangular sail.

Mr. Allen stated. Yes, enough to cover the entire patio, enough to go around three or four or we can just position in different places on the table.

Mr. Adams stated. Can you tell me how large the sails? 8x10.

Mr. Allen stated. Maybe a little bit larger than an 8x10, you are looking at the picture imagine three.

Mr. Lackey stated. Those aren't drone sails.

Mr. Allen stated. Just enough to give comfort to our customer when they are dining on the patio.

Mr. Hessler stated. What color you are thinking about.

Mr. Allen stated. Beige, matching the brick.

Mr. Ranson stated. Neutral color.

Mr. Allen stated. Yes, nothing fancy at all.

Ms. Nicholas stated. How big will the patio mobile bar be?

Mr. Allen stated. it will fit one person behind it and we can move it around the patio it is not a stable foundation

Davis closed the Public Hearing

Mr. Jones made a motion to issue a Certificate of Appropriateness request PZ23-00278 to install mobile sails and a patio bar at 510 Spring Street. Mr. Keese seconded the motion. The motion was approved by a 7-0 vote.

3. *Certificate of Appropriateness request PZ23-00306 to install window vinyl sign at 321 Lynn Street.*

Mr. Davis opened the Public Hearing

Ms. Pruitt stated. I'm the owner of the brand-new toy shop coming to downtown. I am requesting that you guys allowed me to put a huge sign on my front window to have a little box for the shop it will be vinyl.

Ms. Nicholas stated. Are we in the size allowance that's proposed.

Ms. Burton stated. Yes.

Mr. Ranson stated. Will this be the only sign you will be using.

Ms. Pruitt stated. No, it will not be the only sign I will be applying for, you look at the middle glass, that's where that sign is going to be, but above it has been painted in the last year. Smokestack theater and your group management now have signs above. The previous tenant advocates for the people so they have a sign up, they're attached. I would like to get a sign that says just Toyshop but it's not time for that yet.

Mr. Ranson stated. I guess it's never too soon to plan. You know there are limits on areas and signs.

Ms. Burton stated. Correct.

Mr. Ranson stated. You have any ideal which area this will need something this size.

Ms. Burton stated. I do not.

Mr. Ranson stated. That's a math question?

Ms. Burton stated. There are actually two different allowances. She would have one separate allowance for the building and then another separate allowance for the windows. So, I think she will be ok.

Mr. Jones stated. I will be sending people over, and sure I will visit with my daughter.

Ms. Pruitt stated. Mr. Jones you are one of the reasons I kept going for the design commission. For the Dream Launch Program when you spoke, what you said was really basic, but I can't tell you how many times out of fear but I dd it anyway. Because it was scary. So, thank you.

Mr. Davis stated. I know this is not part of your request. Do you have any concerns with parking?

Ms. Pruitt stated. Well, parking is better now. Because they just finished renovating on Wilson and they did what they did down by Links so it's better. It not as amazing as it could be. The meter maid patrols that but she's very kind. The one thing I am concern about is on those corners. When I'm there in the evenings and at night, people fly up and down the street, like they are just going to take off into our space. I'm talking about on Wilson, they come from the bottom and crossover Lynn because there's no stop sign. I am concerned about the traffic because there's going to be people parking and crossing. I'd love for there to be a stop sign.

Mr. Davis closed the Public Hearing

Mr. Hessler made a motion to issue a Certificate of Appropriateness request. PZ23-00306 to install window vinyl sign at 321 Lynn Street. Ms. Nicholas seconded the motion.
The motion was approved by a 7-0 vote.

4. *Certificate of Appropriateness request PZ23-00311 to repaint north side wall at 541 Main Street.*

Mr. Davis opened the Public Hearing.

Mr. Lee stated. I would like to get both side of the building painted, minor repairs, pressure washing both sides.

Ms. Nichols stated. Will they be taking down the sign about Camilla Williams?

Mr. Lee stated. No, I will stay.

Ms. Farmer stated. I am with the River District Association, let them know you painted the front of the building to match the side.

Mr. Lee stated. They already know I painted it.

Ms. Nichols stated Are you doing anything to try to keep the ghost sign that up there?

Mr. Lee stated. It all will get painted over.

Mr. Jones stated. It looks like it goes all the way down.

Mr. Davis closed the Public Hearing

Mr. Jones made a motion to issue a Certificate of Appropriateness request. PZ23-00311 the same color as the front to both sides. Ms. Nicholas seconded the motion. The motion was approved by a 7-0 vote.

5. *Certificate of Appropriateness request PZ23-00317 to install window vinyl signs, projecting signs, and replace broken side light glass at 314 Lynn Street.*

Mr. Davis opened the Public Hearing.

Mr. Davis stated. The actual sign will not change we are just putting the signage inside.

Ms. Nicholas stated. So existing dimensions all stay the same.

Mr. Davis stated. Nothing changes except for the size and so the actual performance.

Ms. Nicholas stated. That will be the same style.

Mr. Davis Stated. Yes,

Mr. Davis closed the Public Hearing

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request. PZ23-00317. Mr. Keesee seconded the motion.
The motion was approved by a 6-0-1 vote.

6. *Certificate of Appropriateness request PZ23-00320 to install wall sign, window and door signs, and projecting sign at 442 Main Street.*

Mr. Davis opened the Public Hearing.

Ms. Barnes stated. I am the co-owner of 2 Earthy Mamas. We are requesting from you signboard to go on the top part of our building. Which will have our business name, Earthy Mamas which is in our tagline, which is personalization, vintage and inspiration. For the glass door decals what we want to do is use a specific font, that's in the request as well. For the glass decals, our next-door neighbor has a beautiful thing, so instead of me trying to reinvent the wheel we want something similar in the sense that we're going

to have the same information our phone number, our website, social media and how to contact us, we will have that on the front, that's our request for signage there. And then our next will be for the two side windows one a 24-inch window decal kind of artifact we, having a logo on each side of the windows and we are going to keep it clean and open because we want to address it in our last request. For the projecting sign to do is have a 26-diameter fixed mount sign, 26 x 26 double sided printing with the logo which will also be coming out from the wall.

Mr. Ranson stated. So, the sign of picture is it round?

Ms. Barnes stated. Yes, it's round, I have literally lifted the logo and placed it on top to give you guys an ideal it will be attached to several clips and will hang down.

Mr. Ranson stated. Is this an example of the font and color?

Ms. Barnes stated. Thos are our brand colors and if at all possible, we would like to continue to us that.

Mr. Jones stated. What is your business again.

Ms. Barnes stated. Alternative Us. We sell true vintage going from his earliest domains we would like to stay in that area. What we want to teach about is how to incorporate with every day, giving the kids less pain when it comes to vintage.

Ms. Nicholas stated. Renee does the various scientist propose all fit within the size guideline?

Ms. Burton stated. Yes.

Mr. Davis closed the Public Hearing

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request. PZ23-00320. Mr. Jones seconded the motion. The motion was approved by a 7-0 vote.

7. *Crtificate of Appropriateness request PZ23-00325 to update landscaping at 500 Main Street.*

Mr. Davis opened the Public Hearing.

Ms. Hermann stated. I am here representing the Gabriella Garden Club. Where we are a garden club in Danville, we have 16 members, we are part of the larger club or charter club of Virginia. The garden club was celebrating their centennial year in 2020 and we had all these great thing plan and Covid hit. So, they asked all 47 charter clubs to do something to better their communities and pick a special project that would benefit their community. We had been looking for a project for a few years, we have done a few special projects in the past, we took care of the dig site, the interchange and the number nine, we paid for that, but we don't get our hands dirty. So, we wanted to do something that would be really good for the members, and this is what we have chosen for our special project. We have partnered with the River District Association, ant the Park and Rec. We were just awarded $25,000 from the Make More Happen Together Grant from the DRF. And we have money from our Gabriella foreign club. We have a really good start; we can pretty much do just about everything that we want to do. So that is our plan.

Mr. Jones stated. You were basically transforming the home sign area to much more,

Ms. Hermann stated. Yes, I find that stats are very inviting and beautiful. Lots of well planted shrubbery and trees, and benches we are going to do a paper path. We are planning on doing pavers. We are probably going to ask for donations from area businesses for the benches and the Gabrielle Garden Club will maybe purchase some benches in honor or memory of some of the mothers and grandmothers of the club, hoping we kind of not pay for the benches, they are expensive. Anyway, we have $52,000 right now, and anyone that has done any landscaping knows that doesn't get you to far, but we can pretty much do all this for what we have. We are going to try and do this is phases We are also hoping to put in sort of entry, kind of designate this as an entryway with two pots for annuals and then the paver path. And then there's a little outcropping here, with planters. We will probably be removing a couple of the crape myrtles, because they were kind of put there with really no plan.

Ms. Nicholas stated. There is kind of a hill, is it going to be kind of terrain or are you going to leave as a hill.

Ms. Hermann stated. There was a pretty good grade there, fairly steep trade. We will have to probably do some grading. We talked about maybe putting in step and the pavers. But unfortunately, that's $4,000 to do the steps. I'm not sure how much grading needs to be done. That's something we haven't really discussed that much.

Ms. Nicholas stated. So, the propose, where it is coming off Union Street where the entryway is with the Home sign is any of this going to interfere with the ability to see the Home sign from Main Street.

Ms. Hermann stated. No, I don't think any of those plantings are going to get big enough that I think the crape myrtle interferes with it. We plan to have some shade trees or some bigger trees here. We have spoken to three landscape people, and they are all locals. They have been very helpful; we have gotten good advice from them. We have to update the landscape, the irrigation system. There have been kids driving, saw a couple police cars over there the other day, in there taking pictures. I hope that we can discourage people from doing that, we were hoping the city might help with that. But I think it on us. It probably will cost $4,000 to upgrade that. I spoke to Morris because we weren't really sure where all the mechanicals and things were for the irrigation. And we wanted to make sure that they're independent of the building there in case that building ever sells, they are up in the parking lot. The mechanicals are up there. And the water comes from a fair bit and the IDA hates and pays to eliminate the Home sign. There is a possibility that the Home sign could be removed at some point. I think it is such an ironic symbol of our community. The other thing is in the LLU, the city has the ability to take the space back if they want to. They had a plan for maintaining green space downtown and while they can't guarantee that they will not take it away. I did speak to Korean she said there's no plans right now for anything to go in that space. But it is a possibility that if it does happen, they will help us find another space and remove as best they can what we've done and put it somewhere else. They did guarantee that they were not going to do anything n the next year because we probably wouldn't have gotten the grant.

Mr. Jones stated. If things go forward what's your estimate start date.

Ms. Hermann stated. We want to start it next month. We are supposed to have it done in 90 days. The DRF grant says it supposed to be done within 90 days, but we can always extend that if we need to, for weather or whatever other I think as long as they see that we are doing something.

Mr. Jones stated. Currently that space is a pretty populated dog park.

Ms. Hermann stated. Yeah, I'm glad you mentioned it. We are going to put in a dog waste Pettway station. And here are the benches that will be keeping in with the ones that are already down there, not sure if we are going to do back or not but will be similar to the benches that are there.

Mr. Jones stated. So once again it will be another upgrade for the River District.

Ms. Hermann stated. Yes, definitely it should look really nice.

Ms. Nicholas stated. Coming on the members of the Garden Club will be maintained by the city in terms of like maintaining the landscaping.

Ms. Hermann stated. We will do some work down there for sure. But we will have to replace anything that dies. But the city will cut the grass and we'll do pruning. Saw city farm workers down there the other day cutting the grass so I'm not sure if Parks and Rec manages them. I thought Parks and Rec do it but also the River District Association is going to help us they have like a Shine Up Saturday every couple of months and because they're partners with us in the grant they will come and help. I don't know whatever plants that die or just keep up some of the things down there. Yes, the club wants to be a big part of maintaining so that's our plan. The art installations those I think rotates every two years and they still plan on doing that. I spoke to Bill Sweeney and he said that is the plan.

Mr. Davis stated. Do you have an ideal how much the benches will cost?

Ms. Hermann stated. I think they are about $3000 freight included. The Pettway station is like $1000, and the trash can are $2,500. We want to do at least two benches I feel we can get them donated possibly I'm hoping. That would help a lot.

Mr. Davis closed the Public Hearing

Mr. Jones made a motion to issue a Certificate of Appropriateness request. PZ23-00325. Mr. Hessler seconded the motion. The motion was approved by a 7-0 vote.

8. *Certificate of Appropriateness request PZ23-00326 to install window vinyl at 515 Main Street.*

Mr. Davis opened the Public Hearing.

Ms. Terry stated. I am a Children's Service Coordinator. We are now in the Herman building where it was used before for voter registration. And now our program meets with the committee, the first, second and third Tuesday of every month. We had been doing the meeting actually through zoom and the team ever since the pandemic. So now we're coming back face to face. And so, we need a sign because everyone thinks we are voters' registration, FedEx or UPS. So, it will be round and will say Children's and then Children's Services Act underneath.

Mr. Davis closed the Public Hearing

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request. PZ23-00326. Mr. Jones seconded the motion. The motion was approved by a 7-0 vote.

9. *Certificate of Appropriateness request PZ23-00332 to install flagpole and flag at 326 Main Street.*

Mr. Davis opened the Public Hearing.

Ms. Burton stated. Cheryl was unable to make it so I told her I would do my best to answer any questions. Doesn't seem to be extremely complex. I feel I can handle it.

Mr. Lackey stated. I have one question the application says one flag and one flagpole her email to Eric references two flags and two flag poles.

Ms. Burton stated. To my knowledge there's only one that was a conversation that I had

Ms. Nicholas stated. One or two flagpoles.

Mr. Hessler stated. The application says one flagpole.

Ms. Burton stated. If you feel comfortable with two and want to give her that lead way you certainly have that ability.

Mr. Davis closed the Public Hearing

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request. PZ23-00332 to install up to two flagpoles and flag at 326 Main Street. Mr. Keesee seconded the motion. The motion was approved by a 7-0 vote.

APPROVAL OF MINUTES

The July 13, 2023, minutes were approved by a unanimous vote. With no further business, the meeting adjourned at 4:51 p.m.

Approved By: _____