



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

March 14, 2024

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness application PZ24-00076 filed by Ralph Rhyne to install wall signs at 402 Wilson Street and 312 Lynn Street.
2. Certificate of Appropriateness application PZ24-00112 filed by Richard Barrick on behalf of River City Social to install signs at 680 Lynn Street.
3. Certificate of Appropriateness application PZ24-00125 filed by Riverfront Real Estate to paint sign at 501 Craghead Street.
4. Certificate of Appropriateness application PZ24-00120 filed by Rivermont Danville, LLC to construct a parking garage at 403 Spring Street.
5. Certificate of Appropriateness application PZ24-00126 filed by ARRG Properties to deconstruct 601 Lynn Street and build a new 125-unit apartment.

D. APPROVAL OF MINUTES

E. ADJOURN



STAFF REPORT

DATE: March 14, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00076 filed by Ralph Rhyne to install wall signs at 402 Wilson Street and 312 Lynn Street.

SUMMARY

The applicant, Ralph Rhyne, is leasing the properties at 402 Wilson St and 312 Lynn Street. The proposed sign for 402 Wilson Street measures 12 feet by 32 feet. The proposed signs at 312 Lynn Street are each 4 feet by 9 feet.

DESIGN GUIDELINES EXCERPTS

Section 7.2 Section 2 Sign Type, Placement and Size

d. 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). New flat or painted signs on industrial buildings should be evaluated on a case by case basis. Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size.

402 Wilson Street has a wall frontage of approximately 500 feet. Sign regulations for TW-C allow two (2) square feet per linear foot of wall frontage.

For 312 Lynn Street, which is on the corner of Lynn and Wilson Streets, the applicant proposes one (1) sign on each wall. Sign regulations for TW-C allow one (1) sign per wall facing public street.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00076 filed by Ralph Rhyne to install wall signs at 402 Wilson Street and 312 Lynn Street.

ATTACHMENTS

1. Application
2. Rendering
3. Rendering 2
4. Sign Permit Application



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 #: PZ24-00076 RDDC Meeting Date: March 14
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#): 402 Wilson St/312 Lynn

Applicant: Ralph Rhyne

Applicant's Address: _____

Applicant's Phone Number: _____

Applicant's E-mail: _____

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Signs

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

Ralph Rhyne
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.



**HELPING POVERTY STRICKEN
PEOPLE & FAMILIES**

**SUPPLIER TO CHURCHES/ORGANIZATIONS
WITH PALLETS OF FOOD, CLOTHING
APPLIANCES & NEEDED GOODS**

BLESSING OUR NEEDY COMMUNITIES!

**God's Final Call
And Warning^{INC}**

RALPH RHYNE - 434-429-7175



God's Final Call And Warning^{INC}

COMMUNITY SERVICE

P224-00075



City of Danville
Community Development
Planning Division

SIGN PERMIT APPLICATION

Job Address: 402 Wilson St + 312 Wilson St, Danville VA
24541

SIGN CONTRACTOR INFORMATION

Business Name: God's Final Call and Warning
Contact Person: Ralph Rhyne
Address: 273 Mill Creek Lane
City, State, ZIP: Chatham VA 24531
Phone: 434-429-7175
E-mail: godsorion@hotmail.com

PROPERTY / SIGN OWNER INFORMATION

Contact Person: Ralph Rhyne
Address: 273 Mill Creek Lane
City, State, ZIP: Chatham VA 24531
Phone: 434-429-7175
E-mail: godsorion@hotmail.com

GENERAL INFORMATION

Number of Existing Signs – Wall: 0 Freestanding: 0
Existing Sign Area in Square Feet – Wall: _____ Freestanding: _____
Proposed Number of New Signs – Wall: 3 Freestanding: 0
New Sign Area in Square Feet – Wall: 462 sq ft Freestanding: _____
Estimated Job Cost: \$1000

*** The Planning Division will contact you to verify your permit fee once we receive your completed application and review it according to City standards. Please do not begin work until we issue the permit. For fastest service, please make sure your sign contractor registration and local business license are up to date. Please contact the Planning Division with any questions at (434) 799-5260 or plachhd@danvilleva.gov.

Job Address: _____

PROPOSED SIGN INFORMATION

Sign #1 Type: ☒ Wall ☐ Freestanding ☐ Banner ☐ Reface

Location: 402 Wilson St Building Frontage: 500

Dimensions: Danville VA 24541 Height: 12 Length: 32 Depth: _____

Sign Message: God's Final Call and Warning - Ralph Rhyne
434-429-7175

Comments: _____

Sign #2 Type: ☒ Wall ☐ Freestanding ☐ Banner ☐ Reface

Location: 312 ^{Lynn} Wilson St Building Frontage: ~~108~~ 36 ft

Dimensions: Danville VA 24541 Height: 4 Length: 9 Depth: _____

Sign Message: God's Final Call and Warning - Community Service

Comments: _____

Sign #3 Type: ☒ Wall ☐ Freestanding ☐ Banner ☐ Reface

Location: 312 ^{Lynn} Wilson St Building Frontage: 36 feet

Dimensions: Danville VA 24541 Height: 4 Length: 9 Depth: _____

Sign Message: God's Final Call and Warning - Community Service

Comments: _____

Sign #4 Type: ☐ Wall ☐ Freestanding ☐ Banner ☐ Reface

Location: _____ Building Frontage: _____

Dimensions: Height: _____ Length: _____ Depth: _____

Sign Message: _____

Comments: _____



STAFF REPORT

DATE: March 14, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00112 filed by Richard Barrick on behalf of River City Social to install signs at 680 Lynn Street.

SUMMARY

River City Social, formerly known as River City Golf & Social, is acquiring the adjacent suite to accommodate its expanding business. As part of the change, the applicant is requesting to install one (1) new wall sign and one (1) projecting sign, each measuring seven (7) square feet.

DESIGN GUIDELINES EXCERPTS

Section 7.2 Section 2 Sign Type, Placement and Size

d. 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). New flat or painted signs on industrial buildings should be evaluated on a case by case basis. Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size.

f. Projecting signs between the first and second floors: These signs can add great visual interest to the streetscape. Their size is limited to 4 square feet per side, or 8 square feet total for a two-sided sign. This does not include the bracket. They should project no more than 4.5 feet from the building, and the bottom of the sign may be no lower than 10' from the sidewalk. Only one such sign is permitted per business. These signs may not include neon or internal illumination

Sign regulations in the TW-C allow for one (1) wall sign per public facing wall and one (1) projecting sign per business. The total of these may not exceed two (2) square feet per linear foot of wall frontage per public facing wall. The proposed 14sf of signage conforms to the Zoning Code regulations.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00112 filed by River City Social to install signs at 680 Lynn Street.

ATTACHMENTS

1. Application
2. Statement
3. RDS - Blade Sign

4. Sign Rendering
5. Plans



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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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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#): 680 Lynn St Suite A & C, Danville, VA 24541

Applicant: Richard Barrick

Applicant's Address: 680 Lynn St Suite C, Danville, VA 24541

Applicant's Phone Number: 704-449-4701

Applicant's E
mail: riverdistrictgolf@gmail.com

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

See statement of proposed use.

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.

A. Statement of proposed use and user.

River District Social is a rebrand of River District Golf & Social. River District Social will be a premium sports and entertainment bar located at 680 Lynn St Suites A & C. Our current space (River District Golf & Social) is in Suite C. We have acquired the suite beside our space (Suite A) and will connect the 2 units offering a combined 14,000 sq ft space with entertainment, dining, and bar. Plans for suite A include 4 bowling lanes, 2 pool tables, bar, private party room, and more seating. Richard Barrick and Jon Walker are the owners of the business. Scott Brooks and Kyle Buckner are the property owners. All plans have been approved by the property owners and all permits have been obtained for this project to date.

B. Statement of estimated construction time.

Completed April 2024.

C. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.

See drawings. No exterior changes are planned for this project besides signing (see below).

D. 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.

See attachment for exterior signing design. Shows colors, placement, means of physical support, lettering style, and message. We plan on having 2 signs per code allowance.

- 1 projecting/blade sign on Lynn St 30" circle.
- 1 wall mounted building sign on Franklin St 40" circle. Attached to a frame bolted on each side.











STAFF REPORT

DATE: March 14, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00125 filed by Riverfront Real Estate to paint sign at 501 Craghead Street.

SUMMARY

The applicant, Riverfront Real Estate, is requesting to repaint an existing wall sign and install an awning above the entrance on Newton Street as part of their ongoing renovation of the building. The proposed sign will keep the same dimensions as the existing sign which measures 4 feet by 49 feet. The proposed awning will be flat metal and glass measuring 3 feet by 5 feet.

DESIGN GUIDELINES EXCERPTS

Section 7.2 Section 2 Sign Type, Placement and Size

d. 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). New flat or painted signs on industrial buildings should be evaluated on a case by case basis. Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size.

Section 4.4 Section 3 Materials

Trim or accent materials: Cloth or vinyl awnings for commercial buildings, metal awnings for industrial buildings.

Sign regulations in the TW-C allow for one (1) wall sign per public facing wall. The total of these may not exceed two (2) square feet per linear foot of primary wall frontage. The Newton Street wall, which houses the front entrance, measures 113 feet in length. The proposed signage conforms to the Zoning Code, but exceeds the regulations of the Design Guidelines.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00125 filed by Riverfront Real Estate to install a wall sign and awning at 501 Craghead Street.

While the proposed signage exceeds the Design Guidelines, it conforms to the Zoning Code and does not increase the square footage of the existing signage for the building.

ATTACHMENTS

1. Application
2. Statement



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

River District Design Commission

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ZONING ORDINANCE RDDC APPLICATION STANDARDS

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- 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#): 501 Craghead Street

Applicant: Riverfront Real Estate

Applicant's Address: 541 Bridge Street, Suite 2, Danville VA

Applicant's Phone Number: 434-441-1560

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

Proposed Improvement:

☐ Alteration ☒ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

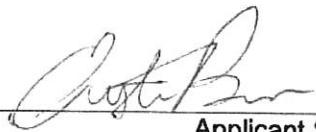
Painting the Riverfront Real Estate logo over the existing painted logo that

is faded along Craghead St. Adding an awning to the entrance of the space

along Newton St.

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

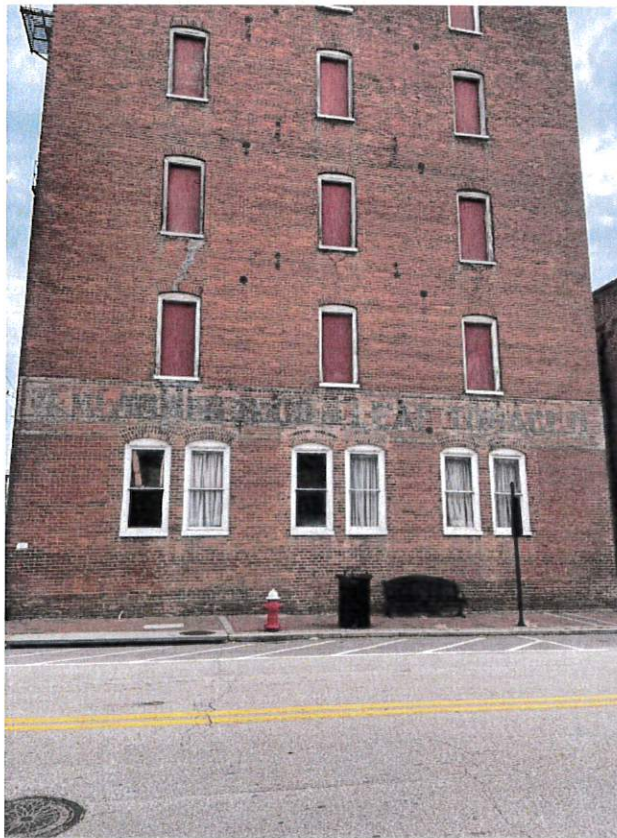


Property Owner Signature
(if not applicant)

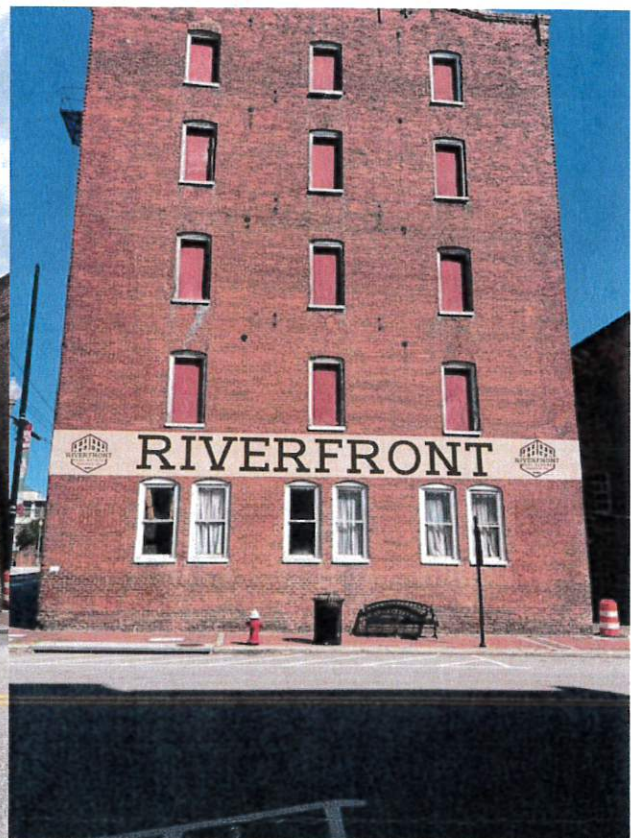
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501 Craghead Street
Riverfront Real Estate

Riverfront Real Estate will be moving to 501 Craghead Street upon completion of the building renovation. As part of the relocation, we would like to paint the Riverfront Real Estate logo on the building along Craghead street. This would be painted in the same dimensions (4ft x 49ft) as the current faded sign. Scott Alred, with Brushcan Custom Murals and Design out of Asheville, will be contracted to paint it. His mock up is included below. In addition to the sign, we would like to add an awning over the entrance to the office along Newton Street. The awning will be custom built flat metal and glass canopy, similar to the Whole Foods sign on page 46 of the River District Design Guidelines. Bailey Spencer Welding will be contracted for the awning.



Current view on Craghead Street



Sign Mock Up



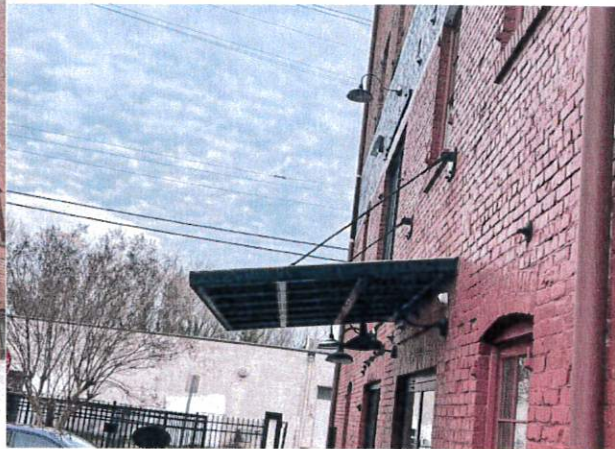
Current entrance to building along Newton

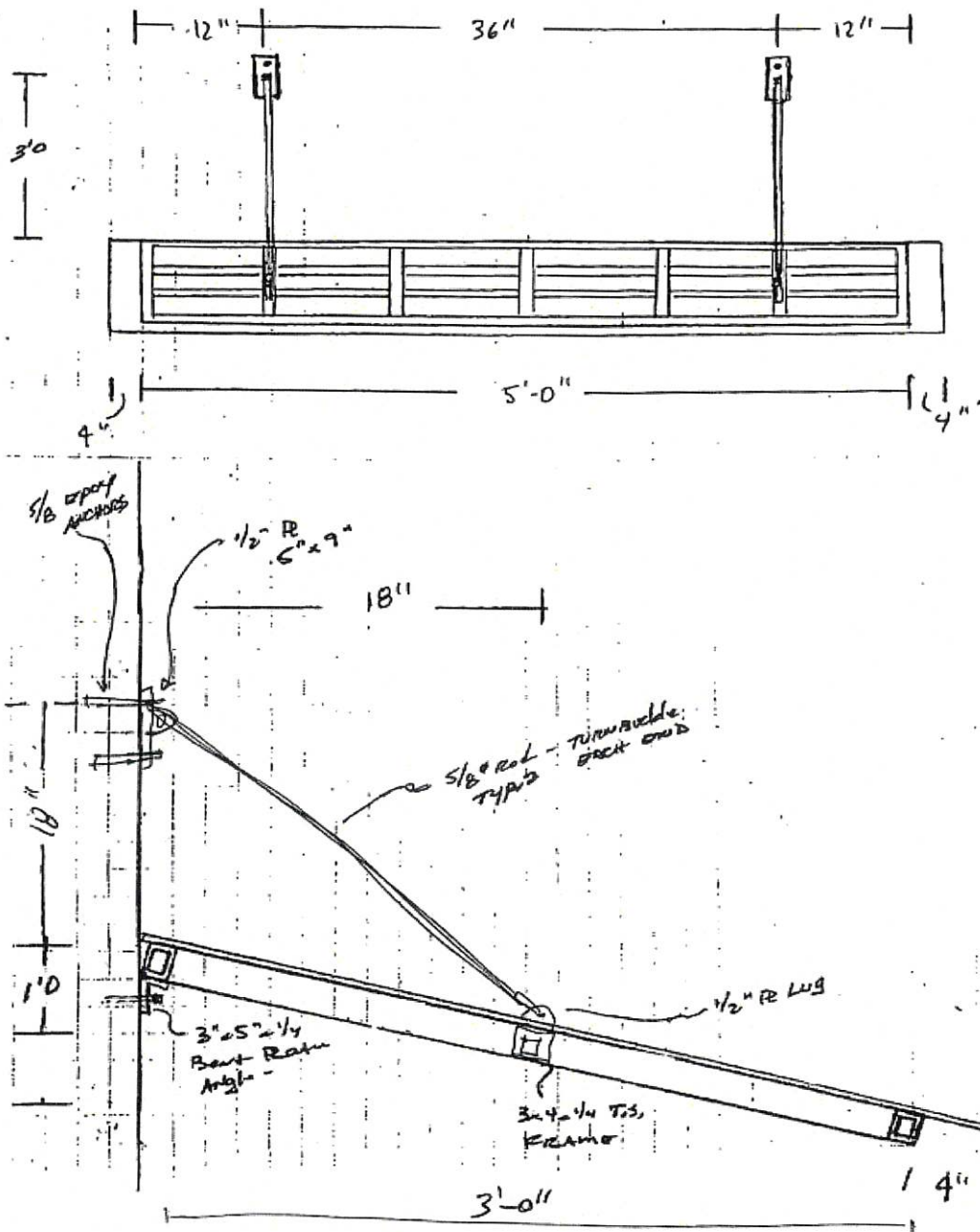


Awning Mock Up



Awning Examples (done by Bailey Spencer Welding)







STAFF REPORT

DATE: March 14, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00120 filed by Rivermont Danville, LLC to construct a parking garage at 403 Spring Street.

SUMMARY

Rivermont Danville, LLC is proposing construction of a 432 space parking complex at 403 Spring Street. The parking complex will have a single story section of forty-two (42) spaces and a six (6) story section of an additional three hundred and ninety (390) spaces. 403 Spring Street is zoned CB-C, Central Business Commercial and is approximately 0.1206 acres.

DESIGN GUIDELINES EXCERPTS

Section 4.5 Parking Garages

Parking garages with facades on principal streets (Main and Craghead) are discouraged. The preferred arrangement would be for buildings to front these streets, with parking structures accessed off side streets or parallel streets.

Parking garages should not be constructed with uninterrupted expanses of wall area. The preferred method of construction is curtain walls with window-like openings similar to historic proportions and placement, i.e.: • Vertical rather than horizontal proportions; • In a logical rhythm of placement; • Aligned horizontally, even if the floor behind is a ramp.

The vertical walls of parking garages should not be poured concrete or concrete panels, but should conform to the predominant materials of nearby buildings;

Ramps should not be located on the street side of garages if possible. The preferred location would be on the interior of the garage structure or the inside edge facing the back of nearby buildings;

Circular ramps attached to a garage are also discouraged.

In locations where large garages must be placed in prominent locations, sufficient setbacks are required for landscaping to soften the impact of such large utilitarian structures. Further, if possible in such locations, ground floor storefronts are recommended.

The proposed parking deck facade will be constructed of brick on the ground level and stairwells, and precast concrete for upper levels. Submitted plans show moderate landscaping and a living green wall.

The Planning Division has received public feedback in opposition to the stark difference in materials from the concrete facade of the proposed parking structure to the more common brick facades of the district.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00120 with the condition that the concrete walls be colored to ensure the garage is in harmony with the adjacent properties.

ATTACHMENTS

1. Application
2. Plans



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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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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.
 - *The City of Danville will be the end user for the new public parking deck, which is 6 stories with 432 spaces.*
- B. Statement of estimated construction time.
 - *The estimated construction schedule is from 08 / 2024 through 01 / 2026.*
- 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
 - *Please see attached photographs included with application. Vicinity map and sit plan drawings are attached.*
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - *Please see attached Civil Engineering drawings that include survey and landscape notes. Architectural drawings include renderings and elevations with material call outs.*
 - 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.
 - *Architectural drawings and renderings are attached.*

- F. A landscaping and buffer plan.
- *Civil drawings with the required landscape notes are attached.*
- 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.
- *See attached elevations.*
- H. Graphic exhibits depicting compliance with other design elements.
- Sheet G-003 outlines compliance with the Danville River District Guidelines and the Architectural drawings contain renderings and elevations with material call outs.

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#): 403 Spring St

Applicant: Rivermont Danville, LLC, a North Carolina limited liability company on behalf of The City of Danville

Applicant's Address: 200 North Mangum Street Suite 202 Durham, NC

Applicant's Phone Number: 1-312-399-8725

Applicant's E-mail: pdincin@catapultrealestate.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☒ New Construction ☐ Sign

Improvement Description:

The project consists of a Parking garage with two distinct parking areas within a single building footprint. At the northeast corner, the Spring Street vehicle entry / exit services a one-level 42 space parking facility. Of the 42 spaces, 2 accessible spaces have been provided of which 1 is van accessible. At the southwest corner, the North Union Street entry / exit services 390 spaces on one grade level and five raised levels. Of the 390 spaces, 8 accessible spaces have been provided of which 2 are van accessible. All of the van accessible spaces are located near the entry / exit points. The project thus consists of six parking levels providing 432 spaces (including 7 standard accessible spaces and 3 van accessible spaces).

The Building has a FAR of 4.8 and a building height of 77'-8.

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

Paul Dincin on behalf of Applicant
Applicant Signature

Charles Perkins
Property Owner Signature
(if not applicant)

Rivermont Danville, LLC, Belk Leggett Real
Estate Holdings, LLC a North Carolina limited
liability company on behalf of The City of Danville

Belk Leggett Real Estate Holdings, LLC

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.

AA	Asynchronous Circuit	MA	Machine
AB	Abuse	MB	Master Block
ACE	Active Filtered Feed	MC	Microphone
ACF	Active Filter	MD	Modulation
AD	Adapt	ME	Measuring Device
ADG	Adaptive Gain	MF	Medium Wave, Wide Band
ADH	Adaptive Head	MTL	Mod
ADP	Adaptive Power		
ADT	Adaptive Tone		
AE	Asynchronous		
AF	Asynchronous		
AG	Asynchronous		
AGH	Asynchronous Head		
AGT	Asynchronous Tone		
AI	Asynchronous		
AIH	Asynchronous Head		
AIK	Asynchronous Key		
AL	Asynchronous		
ALH	Asynchronous Head		
ALM	Asynchronous Modulation		
ALP	Asynchronous Power		
ALR	Asynchronous Receiver		
ALV	Asynchronous Voltage		
ALW	Asynchronous Wave		
ALX	Asynchronous X-ray		
ALY	Asynchronous Y-ray		
ALZ	Asynchronous Z-ray		
AM	Amplitude Modulation		
AMH	Amplitude Modulation Head		
AMP	Amplifier		
AMPH	Amplifier Head		
AMPK	Amplifier Key		
AMPV	Amplifier Voltage		
AMPW	Amplifier Wave		
AMPX	Amplifier X-ray		
AMPY	Amplifier Y-ray		
AMPZ	Amplifier Z-ray		
AN	Antenna		
ANH	Antenna Head		
ANK	Antenna Key		
ANV	Antenna Voltage		
ANW	Antenna Wave		
ANX	Antenna X-ray		
ANY	Antenna Y-ray		
ANZ	Antenna Z-ray		
AO	Asynchronous Oscillator		
AOH	Asynchronous Oscillator Head		
AOK	Asynchronous Oscillator Key		
AOV	Asynchronous Oscillator Voltage		
AOW	Asynchronous Oscillator Wave		
AOX	Asynchronous Oscillator X-ray		
AOY	Asynchronous Oscillator Y-ray		
AOZ	Asynchronous Oscillator Z-ray		
AP	Asynchronous Power		
APH	Asynchronous Power Head		
APK	Asynchronous Power Key		
APV	Asynchronous Power Voltage		
APW	Asynchronous Power Wave		
APX	Asynchronous Power X-ray		
APY	Asynchronous Power Y-ray		
APZ	Asynchronous Power Z-ray		
AQ	Asynchronous Queue		
AQH	Asynchronous Queue Head		
AQK	Asynchronous Queue Key		
AQV	Asynchronous Queue Voltage		
AQW	Asynchronous Queue Wave		
AQX	Asynchronous Queue X-ray		
AQY	Asynchronous Queue Y-ray		
AQZ	Asynchronous Queue Z-ray		
AR	Asynchronous Receiver		
ARH	Asynchronous Receiver Head		
ARK	Asynchronous Receiver Key		
ARV	Asynchronous Receiver Voltage		
ARW	Asynchronous Receiver Wave		
ARX	Asynchronous Receiver X-ray		
ARY	Asynchronous Receiver Y-ray		
ARZ	Asynchronous Receiver Z-ray		
AS	Asynchronous Signal		
ASH	Asynchronous Signal Head		
ASK	Asynchronous Signal Key		
ASV	Asynchronous Signal Voltage		
ASW	Asynchronous Signal Wave		
ASX	Asynchronous Signal X-ray		
ASY	Asynchronous Signal Y-ray		
ASZ	Asynchronous Signal Z-ray		
AT	Asynchronous Transmitter		
ATH	Asynchronous Transmitter Head		
ATK	Asynchronous Transmitter Key		
ATV	Asynchronous Transmitter Voltage		
ATW	Asynchronous Transmitter Wave		
ATX	Asynchronous Transmitter X-ray		
ATY	Asynchronous Transmitter Y-ray		
ATZ	Asynchronous Transmitter Z-ray		
AV	Asynchronous Voltage		
AVH	Asynchronous Voltage Head		
AVK	Asynchronous Voltage Key		
AVV	Asynchronous Voltage Voltage		
AVW	Asynchronous Voltage Wave		
AVX	Asynchronous Voltage X-ray		
AVY	Asynchronous Voltage Y-ray		
AVZ	Asynchronous Voltage Z-ray		
AW	Asynchronous Wave		
AWH	Asynchronous Wave Head		
AWK	Asynchronous Wave Key		
AVV	Asynchronous Wave Voltage		
AWW	Asynchronous Wave Wave		
AWX	Asynchronous Wave X-ray		
AWY	Asynchronous Wave Y-ray		
AWZ	Asynchronous Wave Z-ray		
AX	Asynchronous X-ray		
AXH	Asynchronous X-ray Head		
AXK	Asynchronous X-ray Key		
AXV	Asynchronous X-ray Voltage		
AXW	Asynchronous X-ray Wave		
AXX	Asynchronous X-ray X-ray		
AXY	Asynchronous X-ray Y-ray		
AXZ	Asynchronous X-ray Z-ray		
AY	Asynchronous Y-ray		
AYH	Asynchronous Y-ray Head		
AYK	Asynchronous Y-ray Key		
AYV	Asynchronous Y-ray Voltage		
AYW	Asynchronous Y-ray Wave		
AYX	Asynchronous Y-ray X-ray		
AYY	Asynchronous Y-ray Y-ray		
AYZ	Asynchronous Y-ray Z-ray		
AZ	Asynchronous Z-ray		
AZH	Asynchronous Z-ray Head		
AZK	Asynchronous Z-ray Key		
AZV	Asynchronous Z-ray Voltage		
AZW	Asynchronous Z-ray Wave		
AZX	Asynchronous Z-ray X-ray		
AZY	Asynchronous Z-ray Y-ray		
AZZ	Asynchronous Z-ray Z-ray		
BA	Bandwidth		
BAH	Bandwidth Head		
BAK	Bandwidth Key		
BAV	Bandwidth Voltage		
BAW	Bandwidth Wave		
BAX	Bandwidth X-ray		
BAY	Bandwidth Y-ray		
BAZ			



	DOOR NUMBER		ELEVATION
	WALL TYPE		NORTH ARROW
	WINDOW TYPE		
	ELEVATION TARGET		SECTION TARGET

	BRICK		SEALANT AND SINKER ROD		DRYWALL
	CONCRETE MASONRY UNIT		WOOD BLOCKING		MEMBRANE
	RIGID INSULATION		GRAVEL/GARMENT FILL		ACOUSTICAL TILE
	STEEL/ STAINLESS STEEL		PLASTER / CEMENT / PLASTER		GLASS
	CAST STONE		EARTH		BUILT UP ROOFING
	GASKET		FINISHED WOOD		MARBLE
	CONCRETE		BATT INSULATION		CARPET
	MORTAR / SETTING BED		ALUMINUM		



Danville Parking Deck
403 Spring Street, Danville, VA 24541

ISSUED FOR RIVER DISTRICT DESIGN COMMISSION REVIEW
February 29th, 2024

Developers / Owner
Rivermont Development, LLC
on Behalf of the City of Danville
Charles Perkins | cperkins@rivermont.com

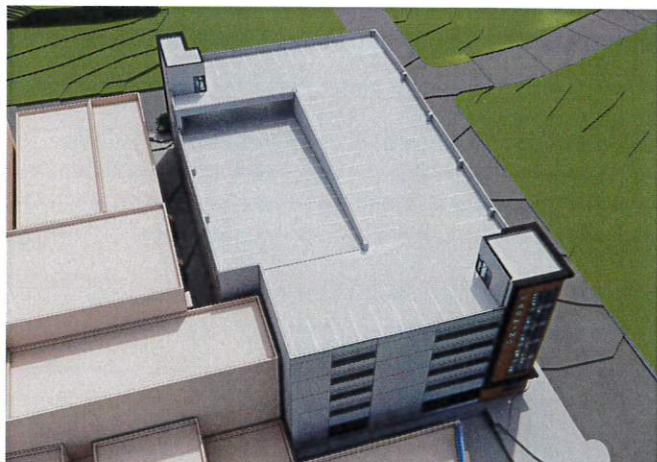
Civil Engineer
Dewberry
551 Piney Forest Road
Danville, VA 24540
Shawn Hardin | shardin@dewberry.com

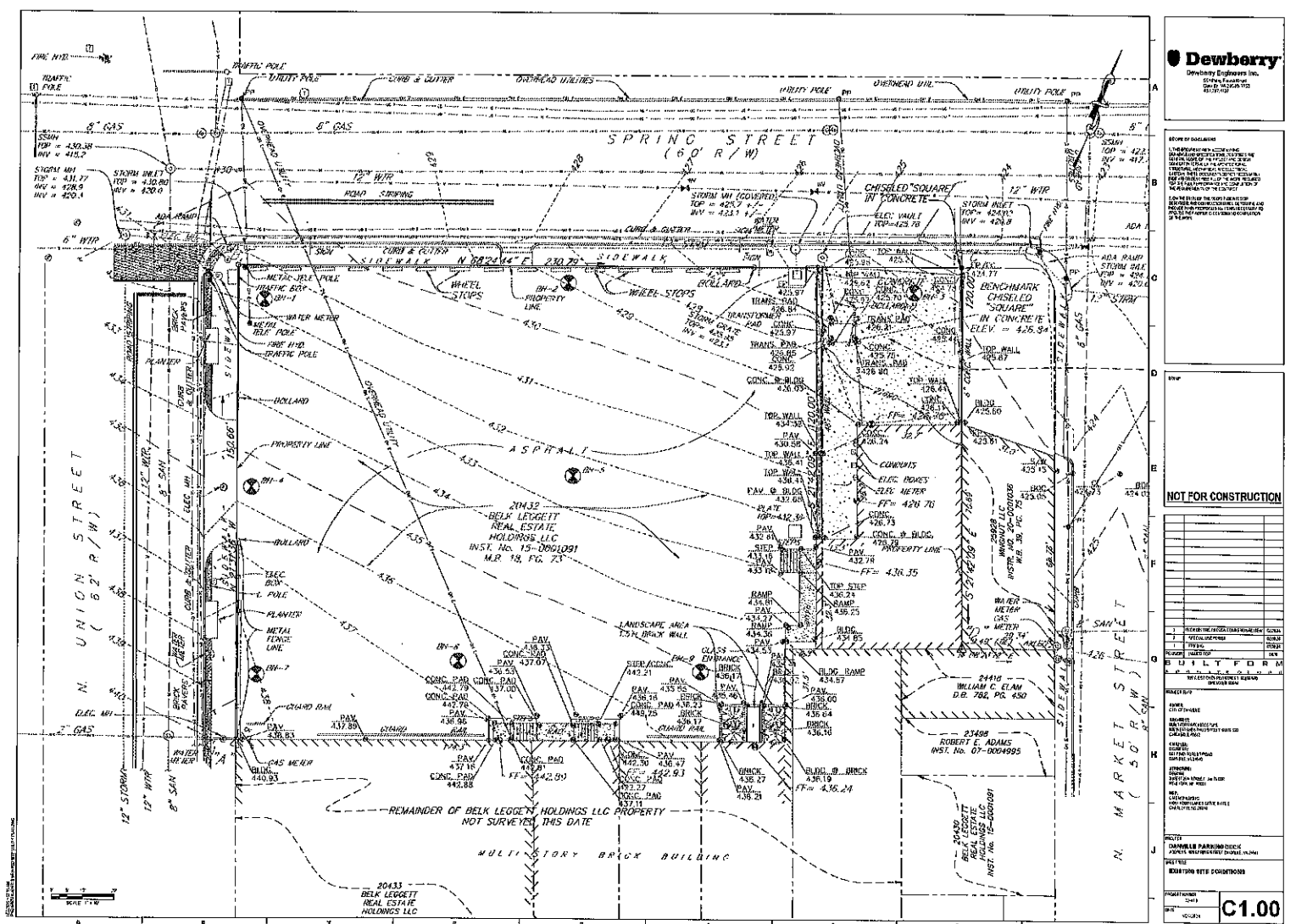
Structural Engineer
Desman
8201 Greensboro Drive, Suite 708
McLean, VA 22102
John Judas (910) 448-1130

CM Engineering
10440 John Price Dr., Suite D
Charlotte, NC 28273
Glen Andrews 404.368.8143

General Contractor
Balfour Beatty
406 S McDowell St #200
Raleigh, NC 27601
John Katschkowsky @ 919.883.7766

Parking Consultant
Desman
100 Southeast Third Avenue, 10th Floor
Fort Lauderdale, FL 33304
John Jordan @ 703.468.0300

[illegible]



Dewberry
Dewberry Engineers Inc.
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
(404) 525-1000

NOT FOR CONSTRUCTION

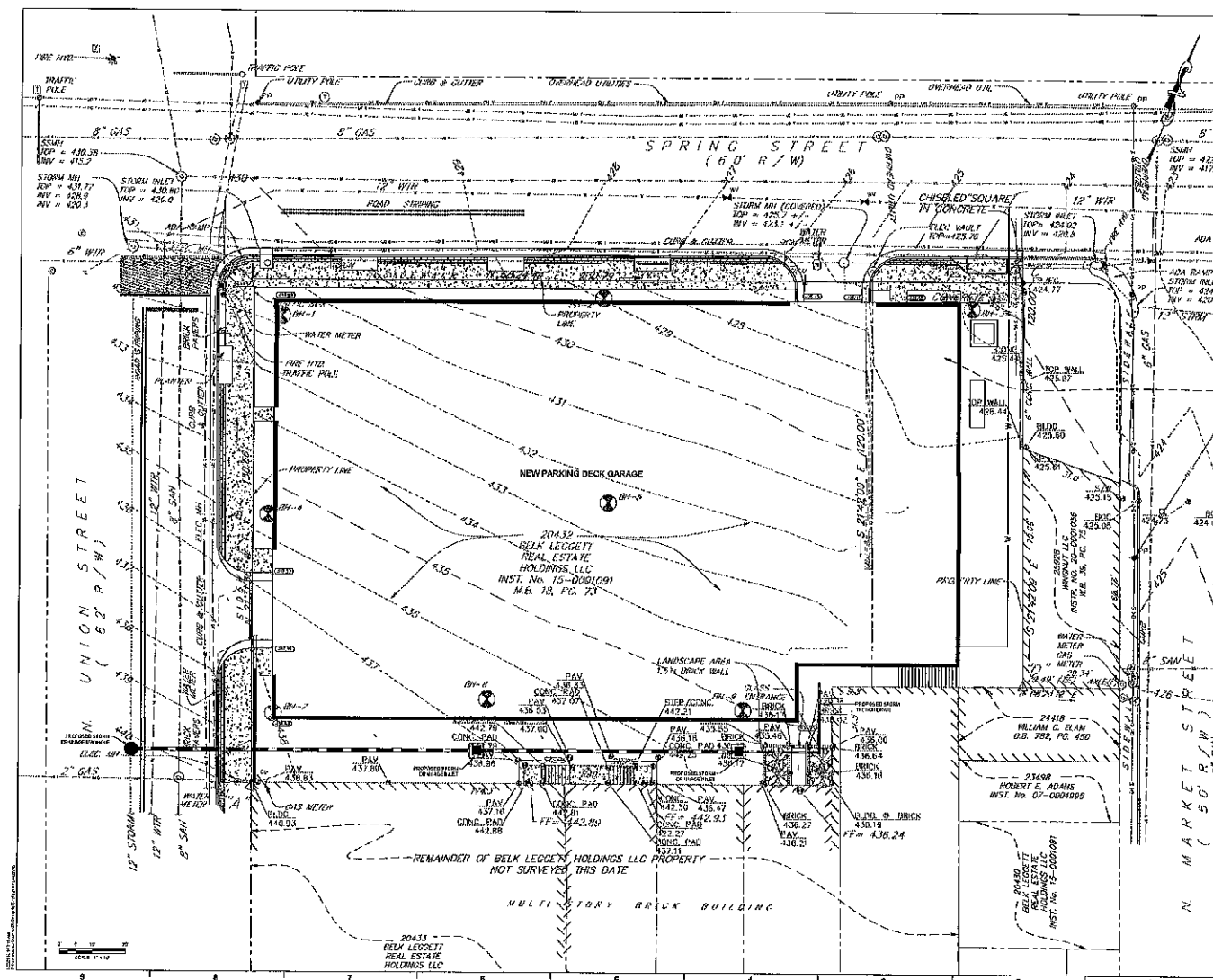
NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION



Dewberry

Dewberry Engineers Inc.
10101 North Central Expressway
Suite 100
Dallas, Texas 75243
(214) 416-1000

NOT FOR CONSTRUCTION

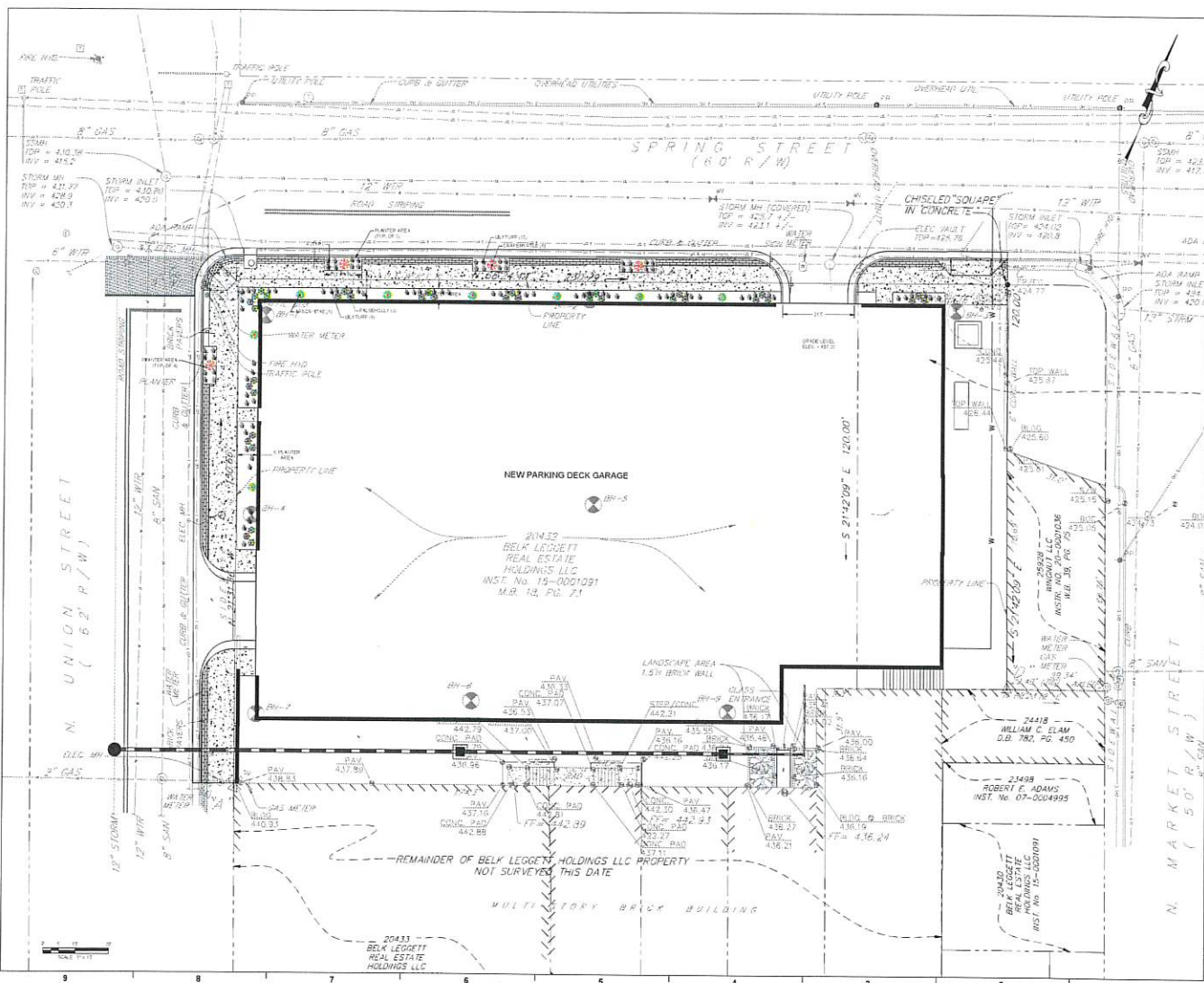
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2	FOR CONSTRUCTION			
3	FOR RECORD			

NOT FOR CONSTRUCTION

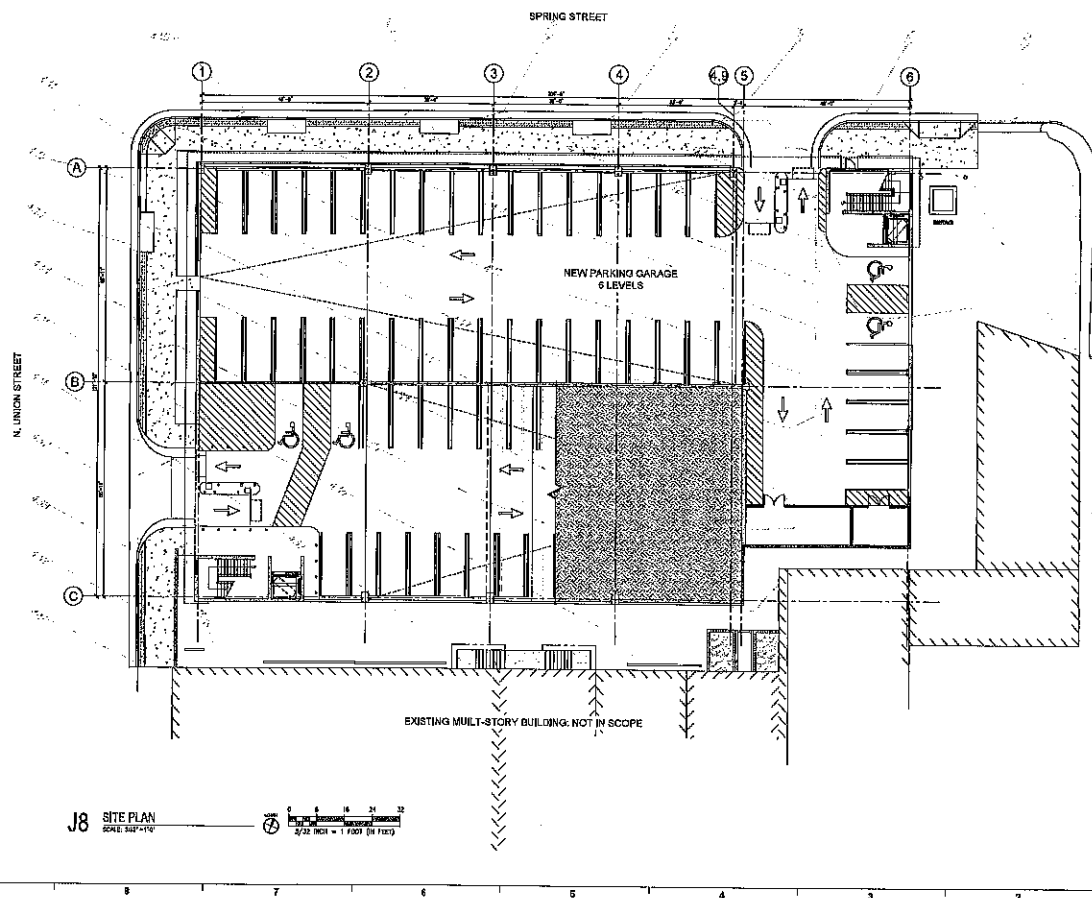
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2	FOR CONSTRUCTION			
3	FOR RECORD			

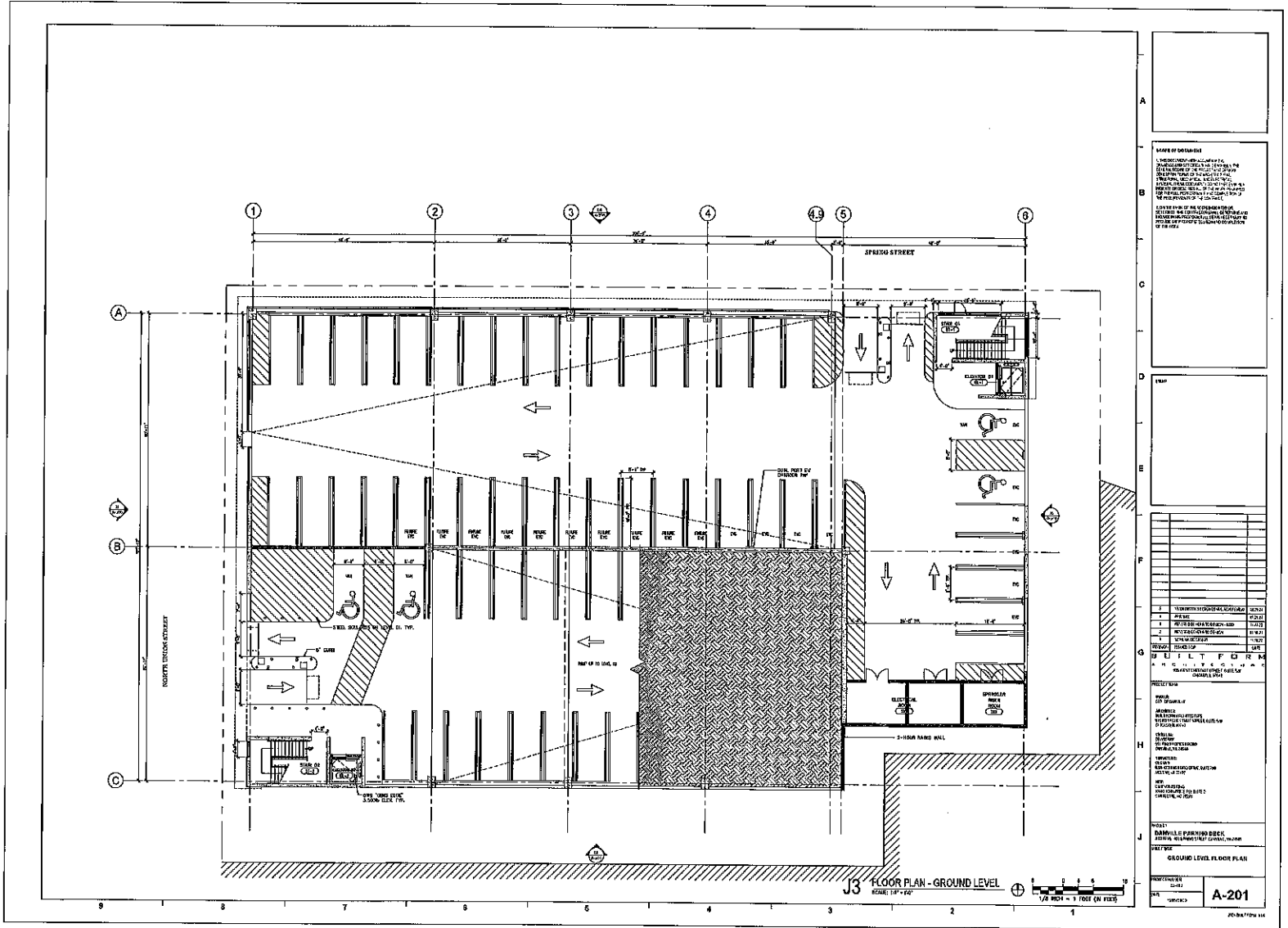
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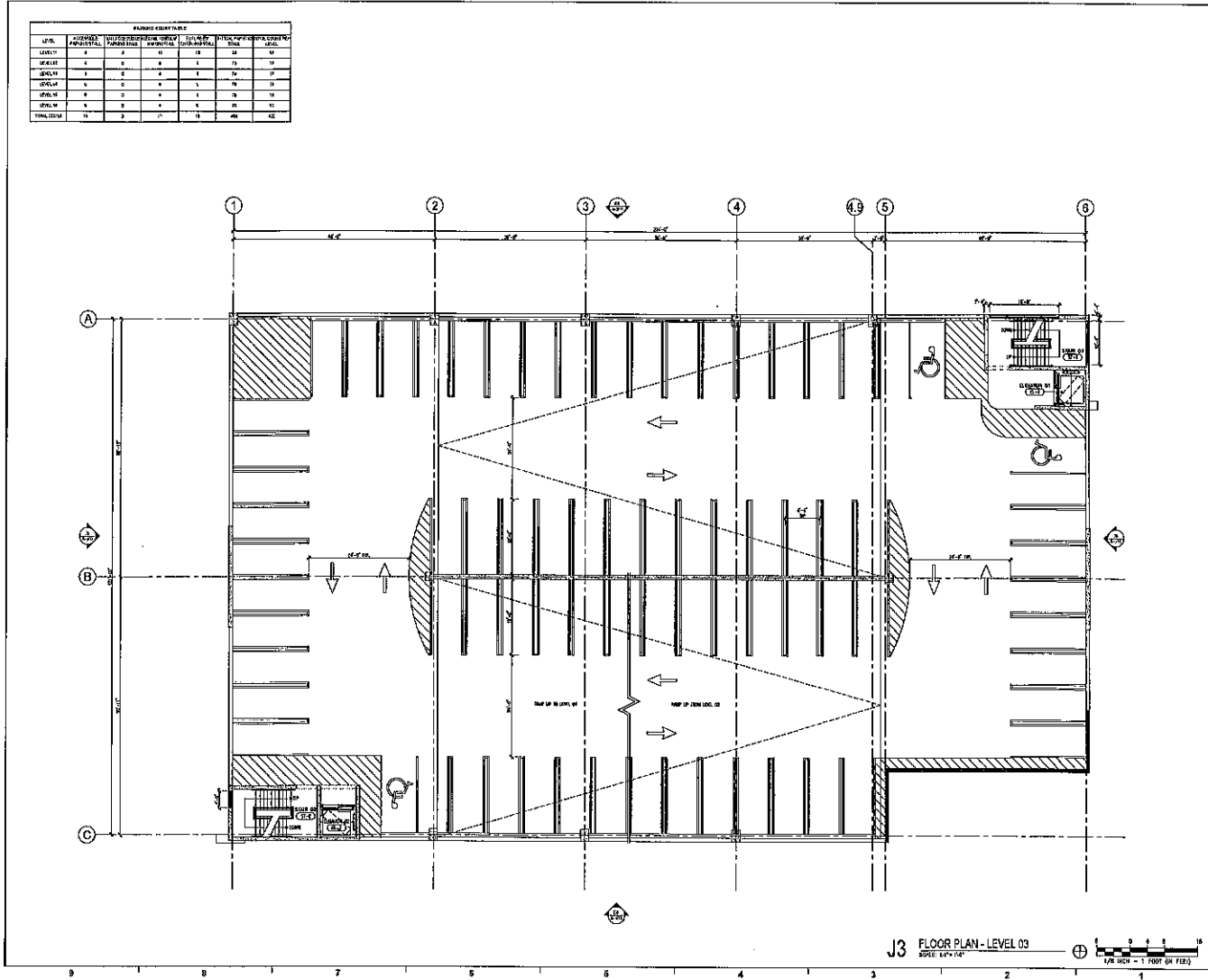
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PARTIAL EQUIPMENT TABLE					
LEVEL	AREA	TYPE	QUANTITY	UNIT	NOTE
LEVEL 1	1	1	1	1	1
LEVEL 2	2	2	2	2	2
LEVEL 3	3	3	3	3	3
LEVEL 4	4	4	4	4	4
LEVEL 5	5	5	5	5	5
LEVEL 6	6	6	6	6	6
LEVEL 7	7	7	7	7	7
LEVEL 8	8	8	8	8	8
LEVEL 9	9	9	9	9	9
LEVEL 10	10	10	10	10	10
LEVEL 11	11	11	11	11	11
LEVEL 12	12	12	12	12	12
LEVEL 13	13	13	13	13	13
LEVEL 14	14	14	14	14	14
LEVEL 15	15	15	15	15	15
LEVEL 16	16	16	16	16	16
LEVEL 17	17	17	17	17	17
LEVEL 18	18	18	18	18	18
LEVEL 19	19	19	19	19	19
LEVEL 20	20	20	20	20	20
LEVEL 21	21	21	21	21	21
LEVEL 22	22	22	22	22	22
LEVEL 23	23	23	23	23	23
LEVEL 24	24	24	24	24	24
LEVEL 25	25	25	25	25	25
LEVEL 26	26	26	26	26	26
LEVEL 27	27	27	27	27	27
LEVEL 28	28	28	28	28	28
LEVEL 29	29	29	29	29	29
LEVEL 30	30	30	30	30	30
LEVEL 31	31	31	31	31	31
LEVEL 32	32	32	32	32	32
LEVEL 33	33	33	33	33	33
LEVEL 34	34	34	34	34	34
LEVEL 35	35	35	35	35	35
LEVEL 36	36	36	36	36	36
LEVEL 37	37	37	37	37	37
LEVEL 38	38	38	38	38	38
LEVEL 39	39	39	39	39	39
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LEVEL 41	41	41	41	41	41
LEVEL 42	42	42	42	42	42
LEVEL 43	43	43	43	43	43
LEVEL 44	44	44	44	44	44
LEVEL 45	45	45	45	45	45
LEVEL 46	46	46	46	46	46
LEVEL 47	47	47	47	47	47
LEVEL 48	48	48	48	48	48
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LEVEL 72	72	72	72	72	72
LEVEL 73	73	73	73	73	73
LEVEL 74	74	74	74	74	74
LEVEL 75	75	75	75	75	75
LEVEL 76	76	76	76	76	76
LEVEL 77	77	77	77	77	77
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LEVEL 81	81	81	81	81	81
LEVEL 82	82	82	82	82	82
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LEVEL 85	85	85	85	85	85
LEVEL 86	86	86	86	86	86
LEVEL 87	87	87	87	87	87
LEVEL 88	88	88	88	88	88
LEVEL 89	89	89	89	89	89
LEVEL 90	90	90	90	90	90
LEVEL 91	91	91	91	91	91
LEVEL 92	92	92	92	92	92
LEVEL 93	93	93	93	93	93
LEVEL 94	94	94	94	94	94
LEVEL 95	95	95	95	95	95
LEVEL 96	96	96	96	96	96
LEVEL 97	97	97	97	97	97
LEVEL 98	98	98	98	98	98
LEVEL 99	99	99	99	99	99
LEVEL 100	100	100	100	100	100



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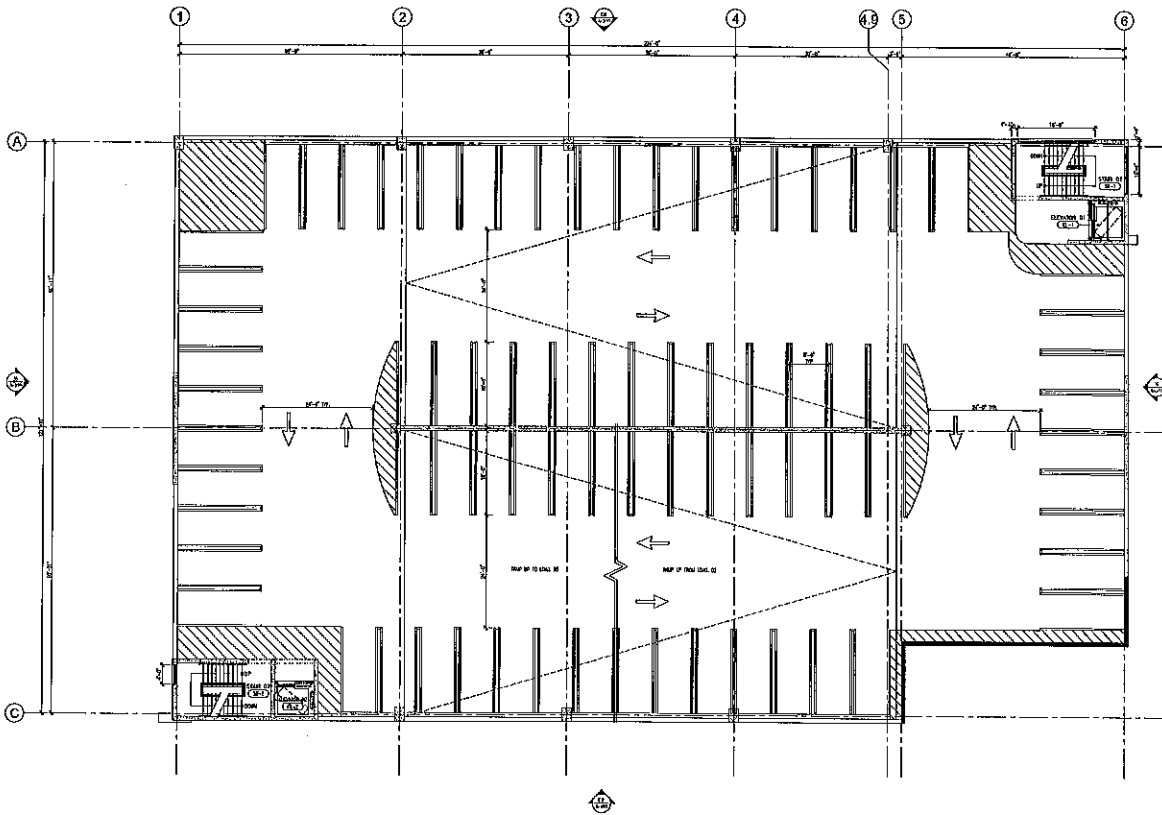
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SECTION 99

SECTION 100

FLOOR PLAN TABLE					
LEVEL	AREA (SQ. FT.)	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA
LEVEL 01	10,000	10.0	10.0	10.0	10.0
LEVEL 02	10,000	10.0	10.0	10.0	10.0
LEVEL 03	10,000	10.0	10.0	10.0	10.0
LEVEL 04	10,000	10.0	10.0	10.0	10.0
LEVEL 05	10,000	10.0	10.0	10.0	10.0
LEVEL 06	10,000	10.0	10.0	10.0	10.0
LEVEL 07	10,000	10.0	10.0	10.0	10.0
LEVEL 08	10,000	10.0	10.0	10.0	10.0
LEVEL 09	10,000	10.0	10.0	10.0	10.0
LEVEL 10	10,000	10.0	10.0	10.0	10.0
LEVEL 11	10,000	10.0	10.0	10.0	10.0
LEVEL 12	10,000	10.0	10.0	10.0	10.0
LEVEL 13	10,000	10.0	10.0	10.0	10.0
LEVEL 14	10,000	10.0	10.0	10.0	10.0
LEVEL 15	10,000	10.0	10.0	10.0	10.0
LEVEL 16	10,000	10.0	10.0	10.0	10.0
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LEVEL 18	10,000	10.0	10.0	10.0	10.0
LEVEL 19	10,000	10.0	10.0	10.0	10.0
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LEVEL 36	10,000	10.0	10.0	10.0	10.0
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LEVEL 38	10,000	10.0	10.0	10.0	10.0
LEVEL 39	10,000	10.0	10.0	10.0	10.0
LEVEL 40	10,000	10.0	10.0	10.0	10.0
LEVEL 41	10,000	10.0	10.0	10.0	10.0
LEVEL 42	10,000	10.0	10.0	10.0	10.0
LEVEL 43	10,000	10.0	10.0	10.0	10.0
LEVEL 44	10,000	10.0	10.0	10.0	10.0
LEVEL 45	10,000	10.0	10.0	10.0	10.0
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LEVEL 48	10,000	10.0	10.0	10.0	10.0
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LEVEL 56	10,000	10.0	10.0	10.0	10.0
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LEVEL 93	10,000	10.0	10.0	10.0	10.0
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LEVEL 97	10,000	10.0	10.0	10.0	10.0
LEVEL 98	10,000	10.0	10.0	10.0	10.0
LEVEL 99	10,000	10.0	10.0	10.0	10.0
LEVEL 100	10,000	10.0	10.0	10.0	10.0



J3 FLOOR PLAN - LEVEL 04



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This architectural floor plan depicts a large hall with a grid of columns numbered 1 through 6. The hall is divided into several sections by walls and columns. On the left side, there is a room labeled 'HALL' and another labeled 'HALL' with a 'STAIR' area. On the right side, there is a room labeled 'HALL' and another labeled 'HALL' with a 'STAIR' area. The plan includes various dimensions and annotations, such as '10'-0" and '10'-0" for column spacing, and '10'-0" for room widths. There are also notes like 'HALL UP TO 10'-0" HIGH' and 'HALL UP TO 10'-0" HIGH'. The plan is oriented with a north arrow pointing towards the top right.

1. **PERSONAL INFORMATION**
 a. **Full Name** (Last, First, Middle)
 b. **Date of Birth** (MM/DD/YYYY)
 c. **Place of Birth** (City, State, Country)
 d. **Current Address** (Street, City, State, ZIP)
 e. **Phone Number** (Country Code, Area Code, Number)
 f. **Email Address**

2. **EDUCATION**
 a. **High School** (Name, Location, Graduation Year)
 b. **College/University** (Name, Location, Degree, Graduation Year)
 c. **Postgraduate Studies** (Name, Location, Degree, Graduation Year)

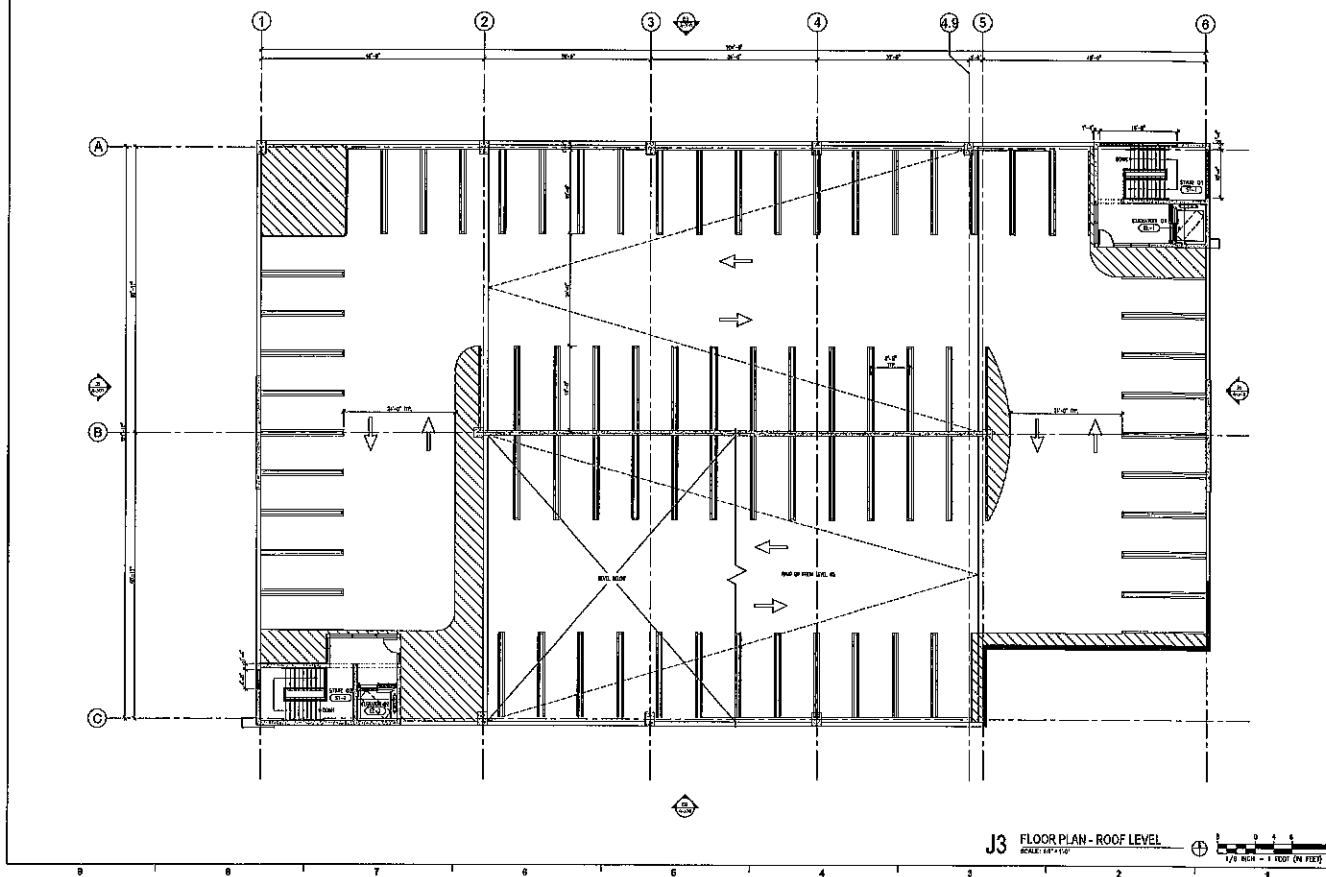
3. **EMPLOYMENT HISTORY**
 a. **Current Employer** (Name, Address, Phone, Email)
 b. **Previous Employers** (List Name, Address, Phone, Email, Dates)
 c. **Self-Employment** (Business Name, Address, Phone, Email, Dates)

4. **SKILLS AND INTERESTS**
 a. **Skills** (List Skills)
 b. **Interests** (List Interests)

5. **REFERENCES**
 a. **Reference 1** (Name, Address, Phone, Email)
 b. **Reference 2** (Name, Address, Phone, Email)
 c. **Reference 3** (Name, Address, Phone, Email)

6. **DECLARATION**
 I hereby declare that the information provided above is true and correct to the best of my knowledge. I understand that any false information may result in disqualification from the program.

7. **SIGNATURE**
 a. **Applicant Signature**
 b. **Date**

[illegible]



STAFF REPORT

DATE: March 14, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00126 filed by ARRG Properties to deconstruct 601 Lynn Street and build a new 125-unit apartment.

SUMMARY

The applicant, ARRG Properties, LLC is requesting a Certificate of Appropriateness to deconstruct the existing structure at 601 Lynn Street and construct a 125 unit brick apartment complex on site. While only one application was submitted, Staff believes it is best to look at the deconstruction and construction separately.

Deconstruction

601 Lynn Street with its original construction dated 1886 is noted as significant in the Tobacco Warehouse and Residential Historic District inventory. The inventory states "This structure contributes to the significance of the district because it represents one of the finest examples of a tobacco storage facility in the district. Built by local contractor R.B. Graham, this bldg. displays elegant proportions, fine dog-toothed brick molding, coupled windows and shares a similar scale with other structures in the district".

It is also noted that the "small arched windows with iron shutters minimizing natural light demonstrate the structures used as a storage facility as opposed to a working factory". This notation lends itself to the complications that the applicant is facing in redevelopment. These complications are discussed in Section 3.5 of the River District Design Guidelines:

Section 3.5

Other buildings are more problematic. There is a substantial and attractive warehouse on the corner of Lynn and Deboe Streets near the rail yard that has no windows in the front facade, and only a few on the sides. Making that building usable for anything besides a call center, storage, or other use that does not require windows causes conflicts between historic preservation and viable reuse.

Staff does not promote demolition, but recognizes that there are constraints with redevelopment of this structure.

New Construction

The applicant has requested a Certificate of Appropriateness to construct a 125 unit brick apartment complex at 601 Lynn Street. The structure will be four (4) stories in height and contain a fitness facility, clubhouse, pool and a rooftop patio. Each unit will have an external patio. See attached elevation drawings.

According to the design guidelines, the proposed materials and scale are appropriate for the area. However, the exterior patios are inconsistent with other structures in the area. The warehouses generally possess flat facades and windows with a vertical emphasis. The elevations propose recessed patios and what appear to be square windows.

July 2023

This proposal was initially considered for approval at the July 2023 River District Design Commission meeting. While the applicant has submitted an updated request, Staff does not believe the modifications are significant enough to require a change to the original recommendation. The changes are an increase in height from 44' with 8' elevator shafts to 50' with 8' elevator shafts. The concerns of the July application have not been addressed.

The River District Design Guidelines state:

... a COA is denied, the project cannot be resubmitted as is for a year, but a revised project can be resubmitted at any time.

RECOMMENDATION

The first order of business must be a determination that the current application is a revised project. If it is determined that the application is acceptable, the Commission may proceed with review of the demolition and construction.

The Planning Staff recommends that the River District Design Commission evaluate the proposed construction and use prior to making a decision on the demolition of the existing structure at 601 Lynn Street. The decision of demolition should not be taken lightly and should only be considered if necessary for safety and/or the infill design for redevelopment is appropriate for the River District.

ATTACHMENTS

1. Application
2. HAER inventory
3. Plans
4. Solex Letter



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#): 21748

Applicant: ARRG PROPERTIES

Applicant's Address: 541 Bridge Street, Ste 2 - Danville, VA 24541

Applicant's Phone Number: 804-399-9921

Applicant's E-mail: garrett.shifflett@gmail.com

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☒ New Construction ☐ Sign

Improvement Description:

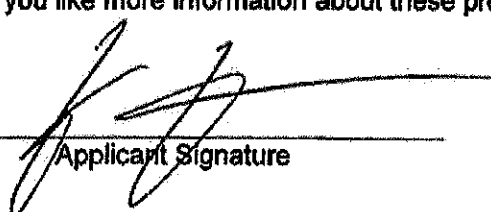
Please see materials below and attached.

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.

1. Statement of proposed use.
 - a. 125 multi-family apartment units complete with clubhouse, fitness facility, pool, and roof-top patio.
2. Statement of estimated construction timeline.
 - a. Site-preparation complete 3rd quarter 2025.
 - b. Project complete 1st quarter 2027.
3. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
 - a. Attached aerial map view.
4. Proposed new improvement details.
 - a. New building height and visual-impact will be roughly the same as existing building.
 - i. Proposed building height approximately 50-feet with an additional 8-feet at roof-top elevator and stair shafts.
 - ii. For reference:
 1. Existing building at 618 Craghead = 52-feet with an additional 10-feet at roof-top.
 2. Existing building at 610 Craghead = 60-feet.
 3. Existing building at 600 Craghead = 53-feet.
 - b. Existing property boundaries, building placement and site configuration;
 - i. Proposed building site-footprint and configuration from the public ROW will be materially the same as existing building.
 - c. Proposed building color and materials – see attached renderings.
 - d. The aim is to reclaim the existing site for a modern use. The existing building, due to its existing layout, size, and lack of exterior windows, does not lend itself to any building use, with all the requirements of the present building code. The proposed design reimagines the site for multi-family housing, while still paying homage to the original building and those that surround the site. The use of brick as the main material, pilasters, brick corbeling at the floor levels, and the stepping parapet all reflect the historic characteristics that make the River District unique. On the other hand, by constructing a fully new building, we can bring modern features to a downtown apartment that are difficult to achieve with existing building parameters. These features include balconies for all apartments, large windows, a courtyard with a pool and other outdoor gathering spaces, and a rooftop deck. The mix of modern amenities and historically-inspired characteristics create a building that both fits the urban landscape of the River District and provides a fresh, new style of apartments.
5. Architectural drawings showing plan view and elevations of new planned construction.
 - a. Attached.

6. A landscaping and buffer plan.
 - a. Proposed building height, visual-impact, site-footprint, and configuration from the public ROW will be materially the same as existing building.
7. 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.
 - a. Signage, address numbering, and exterior lighting will be limited in scope and placed sensitively at the front entrance of the building along Lynn Street and the side entrance along Deboe Street. Signage, address numbering, and exterior lighting will be consistent in scope and design to other adjacent properties.

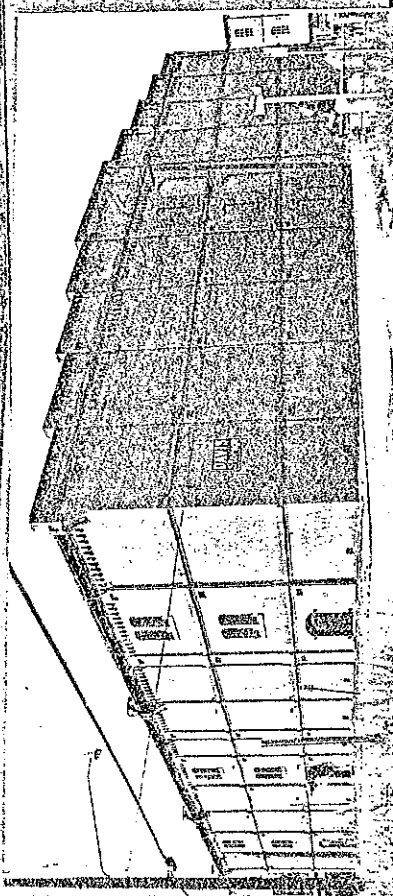
Additional notes:

1. Applicant has revisited the design and appearance of the proposed building since having stood before the River District Design Commission last Summer. Applicant has incorporated notes from that meeting making significant façade design modifications and greatly enhancing the overall appearance and presence of the proposed building. Further, Applicant has consulted with a professional architecture firm to request input on the existing building and its potential to be redeveloped; the findings were consistent with our assertion that the existing building, due to its existing layout, size, and lack of exterior windows, does not lend itself to any building use, with all the requirements of the present building code.
2. Applicant believes that the proposed multi-family medium-density-residential project is a perfect opportunity to incorporate a new construction building and unique asset into Danville's River District landscape. The subject project will allow for modern building materials, design elements, and amenities not offered elsewhere in the District. The subject project will prove to be an attractive living opportunity and a source of pride for the City's residents and stakeholders. Great care has been taken to ensure the subject project is sensitively designed to be in harmony with those structures near and next to it. Speaking specifically to the River District Design Guidelines Section 2.2, the subject project *"respect(s) the rich architectural context and heritage of Danville and respond(s) to the nearby architectural styles to reinforce a sense of place"* as it *"draw(s) on the proportions and materials historically used in the area."* Further, the subject project *"orient(s) the main facades of buildings to the street, avoid(s) blank facades on the ground level and especially on the street, articulate(s) buildings for visual interest, and use(s) high quality building materials to provide a quality image, fire safety, and permanence."*
3. Applicant calls attention to the need for housing in Danville: *"We have a gap in our housing market that needs to be filled by product," Danville City Manager Ken Larking told the Danville Register & Bee on Tuesday afternoon. ... Danville needs more than 1,000 additional homes to meet demand generated by nearly 4,000 jobs expected to come to the Dan River Region through next year, according to a housing demand study completed last year by the Danter Company. ... About 3,900 new jobs are expected to come to the Danville market through 2023, including 1,300 anticipated for the Caesars Virginia casino, Danter pointed out. ... Another 2,600 jobs will come from more than a half-dozen other economic development projects. ... That will drive up housing demand, with 1,059 new housing units needed to meet that — including 921 apartments and 138 single-family homes, Danter said. In addition, 1,366 units are needed — 760 apartments and 606 single-family homes — to satisfy pent-up demand, he added. Those figures add up to 2,425 homes that must be built to meet housing needs due to both job-driven and pent-up demand."*

4. Applicant asserts that the existing structure on the subject property has no contemporary use. The existing structure is built without windows and its design (its overall depth, width, and floor heights) is not conducive to a productive and financially feasible redevelopment project. The extensive modifications necessary to allow for the existing structure to be effectively redeveloped have been extensively researched and ultimately deemed to be overly detrimental and prohibitive. Referencing the River District Design Guidelines Section 3.3, *"With the abundance of square footage available in historic buildings in the River District, some decisions will have to be made about how best to preserve buildings. It is unfortunately fairly certain that not all can be saved."* Further, in Section 3.5, the Guidelines uniquely foreshadow this proposal for the specific subject property, *"Other buildings are more problematic. There is a substantial and attractive warehouse on the corner of Lynn and Deboe Streets near the rail yard that has no windows in the front facade, and only a few on the sides. Making that building usable for anything besides a call center, storage, or other use that does not require windows causes conflicts between historic preservation and viable reuse."* Applicant recognizes the impact and circumstance of what is proposed. Applicant also recognizes the opportunity presented for the betterment of Danville's River District to further satisfy the area's need for housing, to create an active use for a long dormant property, and to add value to the City's taxable assets. Applicant has extensive experience and expertise in the adaptive-reuse development field. Applicant has explored many approaches and methods to reuse the existing structure but none are viable.

Historic American Engineering Record
Department of the Interior, Washington, D.C. 20240

Cahill and Grant, p. 34
L. J. Issacs, The City of Danville, Va.:
 Its Interests & Indust., 1913, p. 13 (cont.)



44 NW STREET

ALLEY (Shelton Street)

Harris Building

2

SOUTHERN SPUR

100







601 Lynn Street

Deboe Street

First Floor - Plan View

601 LYNN STREET PROJECT



A2.0



601 Lynn Street

Deboe Street

Second Floor - Plan View



601 LYNN STREET PROJECT

A2.1



601 Lynn Street

Deboe Street

Third Floor - Plan View



601 LYNN STREET PROJECT

A2.2



601 Lynn Street

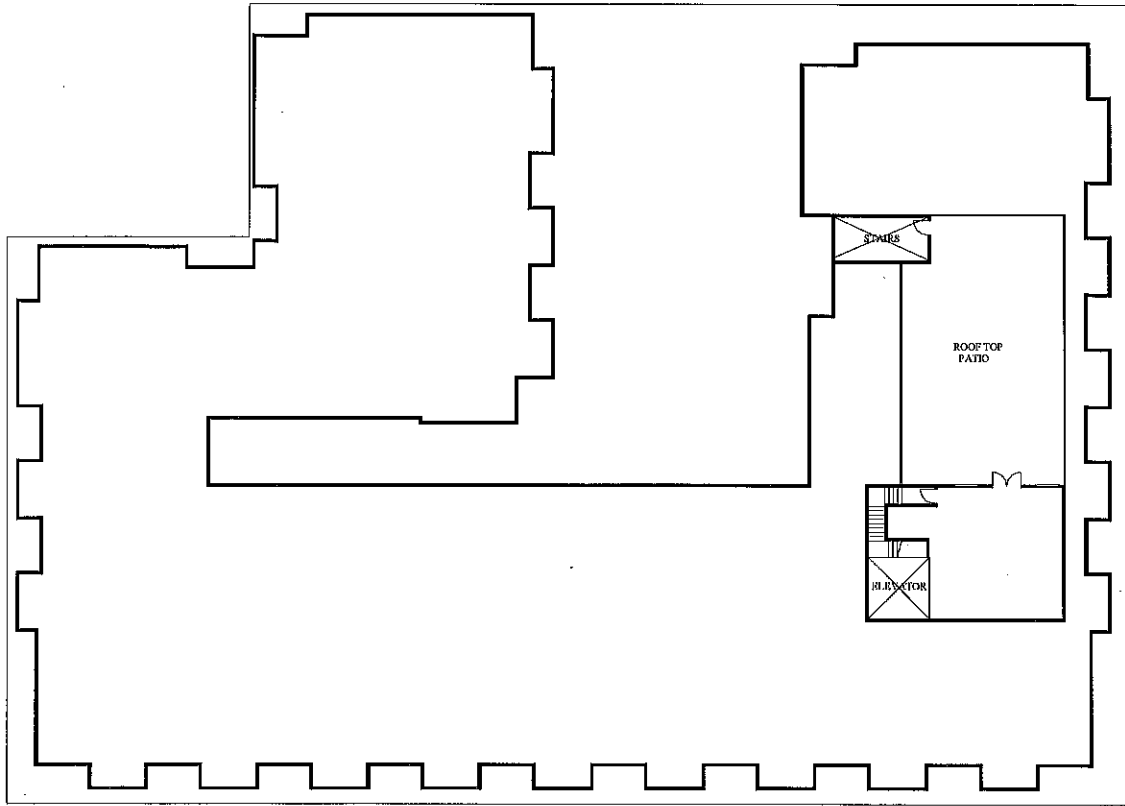
Deboe Street

Fourth Floor - Plan View



601 LYNN STREET PROJECT

A2.3



601 Lynn Street

Deboe Street

Roof - Plan View

601 LYNN STREET PROJECT



A2.4



Solex Architecture, Inc.
641 Main Street
Danville, Virginia 24541
434.688.0767
www.solexarchitecture.com

February 22, 2024

Mr. Austin Bunn
Operations Manager
AOSS Ventures, LLC
3210 Chamberlayne Avenue
Richmond, Virginia 23227

RE: Challenges Involved with Repurposing 601 Lynn Street

Dear Mr. Bunn:

For the property at 601 Lynn Street, the overarching goal is to reclaim the existing site for a use that suits the needs of today's community. The existing building presents numerous design challenges due to its layout, floor plate and floor-to-floor dimensions. However, the largest hindrance is the lack of exterior windows. Due to the relatively large and square footprint, combined with the lack of windows, the existing facility does not lend itself well to a modern commercial or residential use. There are also issues meeting all the requirements of the present building code. Therefore, the building in its current configuration has a limited range of uses, greatly undercutting this urban asset.

The proposed design for a new building reimagines the site for multi-family housing, while still paying homage to the original building and those surrounding it. The use of brick as the main material, pilasters, brick corbeling at the floor levels, and the stepping parapet all reflect the historic characteristics that make the River District unique. As a benefit of constructing a fully new building, modern features are introduced into downtown that are difficult to achieve with the existing building parameters. These features include balconies for all apartments, large windows, a courtyard with a pool and other outdoor gathering spaces such as a rooftop deck. The mixture of modern amenities and historically-inspired characteristics strives to create a building that both fits the urban landscape of the River District and provides a fresh, new style of apartments, blending the old with the new.

The River District is on the cusp of needing new buildings, and it's time to "Reimagine That" we're moving beyond just being singularly labeled as the Tobacco Warehouse District.

Sincerely yours,

Solex Architecture, Inc.

Jeffrey L. Bond, AIA, LEED AP BD+C
Architect | Owner

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

JANUARY 22, 2023

Members Present

George Davis
John Ranson
Andrew Hessler
Adam Jones
R.J. Lackey

Members Absent

Courtney Nicholas
Peyton Keese

Staff

Cynthia Lester
Ryan Dodson
Renee Burton
Shanika Williams

ELECTION OF OFFICERS

Mr. Dodson called for nominations for Chairman.

Mr. Lackey nominated Mr. Davis as Chairman. The nomination was approved by a 5-0 vote.

Mr. Dodson called for nominations for Vice Chairman.

Mr. Hessler nominated Mr. Jones as Vice Chairman. The nomination was approved by a 5-0 vote.

Mr. Dodson called for nominations for Secretary.

Mr. Lackey nominated Ms. Nicholas for Secretary. The nomination was approved by a 5-0 vote.

ITEMS FOR PUBLIC HEARING

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

Mr. Davis opened the Public Hearing.

Mr. Francisco stated. I believe all the questions are now answered.

Mr. Jones stated. We did talk we got off the record last week, which is with my fellow Commissioners that weren't here. The mark of sign was kind of hard, but it is within the guidelines.

Mr. Francisco stated. Yes, we got it done quickly. That's exactly the scale that we'll follow the guidelines on 100%.

Mr. Hessler stated. Recapping looking at it from before, off the record that I noted was that the glass is not frosted. The bottom half is already painted brick. Mr. Lackey had not seen it already just replacing one window with a door and not having a ramp.

Mr. Ranson stated. They will be needing a ramp.

Mr. Francisco stated. I can't remember exactly. Construction consultant is in Hawaii right now.

Mr. Davis stated. Put a slab of paint on it and it will be an improvement to that building. How is it constructional on the inside?

Mr. Francisco stated. When we were in there at first it was pretty rough. I mean, the worst part was the floor. It was patching up some brick inside.

Mr. Hessler stated. At this time, it just the bottom half that we're discussing. The top half doesn't have a final vision yet you just stabilizing some existing stuff.

Mr. Francisco stated. Exactly

Mr. Davis stated. You don't have any ideal what you are thinking about on the upper floor.

Mr. Francisco stated. Potentially manage storage. Not entirely sure yet.

Mr. Jones stated. With your permission to shift the entire lot.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to issue a Certificate of Appropriateness request. PZ23-00501 for exterior updates at 416 Lynn Street. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF MINUTES

The September 14, 2023, minutes were approved by a unanimous vote. With no further business, the meeting adjourned at 3:09 p.m.

Approved By: _____