

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

MAY 5, 2024

Members Present

Peyton Keesee
John Ranson
Courtney Nicholas
Adam Jones
George Davis
Andrew Hessler

Members Absent

R. J. Lackey

Staff

Cynthia Lester
Ryan Dodson
Renee Burton

ITEMS FOR PUBLIC HEARING

OLD BUSINESS

1. *Certificate of Appropriateness request PZ24-00120 filed by Rivermont Danville, LLC to construct a parking garage at 403 Spring Street.*

Mr. Davis opened the Public Hearing.

Mr. Dincin stated. With Catapult State Solution, project manager for the propose parking garage. To let you all know comments from last meeting were very helpful, we rolled up our sleeves and made quite a few changes to the plan. Our architect is here Mr. Freeman can walk you through the changes better than I can.

Mr. Davis stated. Before we get started would you say the main change to the parking garage itself would be putting the brick façade on or was that already anticipated.

Mr. Freeman stated. The original scheme we had, we probably had more exposed precast concrete in the lighter color, and what we are doing is focusing on pedestrian experience. We have a lot of brick at the base level and brick down to the elevator towers. We took away from the comments definitely more brick, we also recolor, as they are building precast concrete and color scheme is what we're trying to do is come close to what you might find on Craghead Street. The color seemed to appeal to most people. We tried to bring more verticality to the entire scheme. All the columns are now clad brick, a little bit wider, we are proud of the façade of the building. Trying to find a balance of not too much detail. Given this is a larger structure but enough details that still fits into primarily because Union Street have the facts that are actually flat. So, it feels more like a normal structure. And on Spring Street we have slope, and we try to smooth that out a little bit vertically, but it started to actually accentuate the slope ramps and look like Jack windows,

Mr. Jones stated. Did that change anything as far as how many spaces going back.

Mr. Freeman stated. Yes, all the details is more concrete and more brick, we have a 6-foot landscape shirt on the side we have grown. We have room to grow outside.

Mr. Ranson stated. What is the schedule for construction.

Mr. Freeman stated. Next year starting in August.

Mr. Ranson stated. So, you are raring to go.

Mr. Freeman stated. Yes.

Mr. Jones stated. Mr. Freeman I will be the first to tell you from the original design you guys obviously took away what was discussed, given a historic feel with a modern edge it's like a hybrid so to speak. One thing is those exposed brick columns we get a vertical kind of sass there. That really looks good.

Mr. Hessler stated. The trash.

Mr. Freeman stated. For the district guidelines and trash enclosures included n this primer too. We're still working on transformers.

Mr. Davis stated. The Martinizing place how close is it going to be to their building? Is it going to be right up against it or leave a little alleyway.

Mr. Freeman stated. We still trying to figure it out. There is going to be 2 transformers there behind the screen wall, a generator, and we're probably at 8 feet from there to the wall. So overall, we're going to be 15 feet approximately.

Mr. Davis stated. So, some breathing room.

Mr. Freeman stated. Yeah, we are trying to create some pedestrian access through there as well. You just don't have the organized survey throughout the typography you have to get a scale factor. The ideal is that people will be able to see the building.

Mr. Dincin stated. The annex to the Belk building was download in anticipation of the parking deck and that was right up next to the Martinizing and when that came down it actually exposed windows that hadn't been exposed for years so there's going to be 15-20 feet, they will have more breathing room than they used to.

Mr. Lackey stated. Does it have to be that big. The Martinizing building is a perfect segway and then it looks like a gigantic thing out of place in that area today being 6 story.

Mr. Freeman stated. We didn't plan the scale of it, but my understanding is with the number of new residents and some of the things happening along the river the demand will certainly be there.

Mr. Davis closed the Public Hearing.

Mr. Jones stated. We have 2 options here.

Ms. Burton stated. The city recommends option 2.

Mr. Jones made a motion to issue a Certificate of Appropriateness request. PZ24-000120 option 2. Ms. Nicholas seconded the motion. The motion was approved by a 6-1 vote.

NEW BUSINESS

- 1. Certificate of Appropriateness application PZ24-00143 filed by River City Fitness LLC to approve facade updates at 418 Lynn Street.*

Mr. Davis opened the Public Hearing.

Mr. Terry stated. I am standing in for Josh here to answer any questions. Basically, this is the second floor 16 Lynn Street, first of all this is a separate part of the building you can't access one floor from the other, the only access to this floor is a side door at Newton Holiday and it will be operated as a separate business with a separate name. It has 14 windows on that floor, a door that has to be replaced.

Mr. Ranson stated. The last time you were here you wasn't doing the second floor.

Mr. Terry stated. I wasn't doing the second floor, but I had to do the windows.

Mr. Ranson stated. We approve the window on the first floor I assume you could do the windows on the second floor. What about the door?

Mr. Terry stated. The door is going to be replaced by a black 11x7 foot sectional garage door.

Mr. Ranson stated. The storage is off the second floor.

Mr. Terry stated. Yes.

Mr. Ranson stated. Is there an elevator?

Mr. Terry stated. No, a ramp. We have a black theme on the building all windows and doors for rehab.

Mr. Davis closed the Public Hearing

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request. PZ24-00143. Mr. Hessler seconded the motion. The motion was approved by a 7-0 vote.

- 2. Certificate of Appropriateness application PZ24-00130 filed by Atlantic Union Bank to update signage at 628 Main Street.*

Mr. Davis opened the Public Hearing.

Ms. Pasola stated. I am here on the behalf of Jay Perlmutter, who owns Carolina Permit Incorporate. The current signs are going to be switched out for new signs of like size and like materials.

Mr. Davis closed the Public Hearing

Mr. Jones made a motion to issue a Certificate of Appropriateness request PZ24-00130. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

3. Certificate of Appropriateness application PZ24-00155 filed by Nicholas Sturdifen to install wall sign at 308 Craghead Street.

Mr. Davis opened the Public Hearing

Mr. Sturdifen stated. We have been in suite B, and we have move to suite D, we are looking to move our current sign off the front window on Craghead and move to exactly where we aspect which was the business I created. So, where the signs were we're just trying to get it right where it works back to mill side.

Mr. Davis stated. Ms. Burton was the city's apprehension with according to the guidelines that they're not to be anything above the doorway is that the main concern.

Ms. Burton stated. That is correct. It does not meet the guidelines as black and white.

Mr. Davis stated. The only comment that I have about the question about it being above the door, according to the guidelines, is that if you look at Zinc next door, they have a big sign right over the doorway.

Ms. Burton stated. Yes.

Mr. Davis stated. They probably did it on their own.

Ms. Burton stated. I can't speak to that for certain, possibly Zinc been there for a very long time. I can't say specifically, the time. Zoning laws, we do not have a problem with the proposed signage. Just want to make sure that's clear. Just the guideline states the location.

Mr. Jones stated. Premier aesthetics were there after the guidelines, replacing their signs.

Ms. Burton stated. Could be deemed a reface.

Mr. Jones stated. That's what I'm hearing to take you down with the aesthetics and putting up.

Ms. Burton stated. It's not technically a reface by zoning code, because it's not an actual structure, that you're taking out a face and putting the new one in is a decal on the window. Therefore, it pretty flexible.

Mr. Jones stated. If staff has recommended to deny and the premier settings are already there. That's what I'm not understanding.

Ms. Nicholas stated. Staff has to recommend because it is happening.

Mr. Jones stated. Would it be refacing?

Mr. Davis stated. Is there a sign above the doorway right now.

Ms. Nicholas stated. Yes.

Mr. Lackey stated. Please explain to me why the guidelines don't like signs above the doorway.

Mr. Jones stated. I see signs above the doorway all the time.

Mr. Davis stated. There were a lot of these guidelines before we started thinking about any of that stuff.

Ms. Burton stated. I would like to make a little note that if everything goes well. budget wise, we will be updating these soon. If that helps anyone at all.

Mr. Davis stated. We would want to make a one stop.

Ms. Burton stated. They are roughly 8 or 9 years old at this point. So, we are needing some updates.

Mr. Davis stated. I save my opinion because I rather hear from you all.

Mr. Jones stated. I feel that in this a case, it is more of a refacing of consider that premier aesthetics. I don't think it is fair for them to have had it ended up in kind of argued or have to take it down.

Ms. Nicholas stated. If these returned to be refaced, do we have to do the 2-step vote. Or do we have to reject it.

Ms. Burton stated. No, you would be able to state that it's refaced by a zoning code and planning definition it would not be refaced if you deem it as a reface then you can do it as a vote.

Mr. Davis closed the Public Hearing

Ms. Nicholas made a motion to approve Certificate of Appropriateness request. PZ24-00155 as a refaced. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

4 Certificate of Appropriateness application PZ24-00168 filed by Belk Architecture to install monument sign at 227 Lynn Street.

Mr. Davis opened the Public Hearing.

Mr. Andrew stated. We are working with Dr. Mark Herman on the Fitzgerald project. There is a parking lot that's currently under construction that's going to be part of the project behind the building on Loyal Street. We are proposing a monumental sign that's within the landscape islands as you enter the parking lot off the street. The freestanding sign material is steel, it's called a slender rusted steel with a stainless-steel layer behind it and the landscaped in front of it as well as behind it with some trunks and will be illuminated also with landscape lighting.

Mr. Davis closed the Public Hearing

Mr. Jones made a motion to approve Certificate of Appropriateness request. PZ24-00168. Mr. Ranson seconded the motion. The motion was approved by a 7-0 vote.

APPROVAL OF MINUTES

The March 14, 2024, minutes were approved by a unanimous vote. With no further business, the meeting adjourned at 4:50 p.m.

Approved By: s/Cynthia Lester