



## **RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA**

**4<sup>TH</sup> FLOOR CONFERENCE ROOM**

**January 9, 2025**

**4:00 PM**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. ELECTION OF OFFICERS**

**D. NEW BUSINESS**

1. Certificate of Appropriateness application PZ24-00638 filed by Trophy and Sign Center to approve freestanding sign at 424 Memorial Drive (Parcel 21344).
2. Certificate of Appropriateness application PZ25-00079 filed by Rory Dowling to construct a hotel at Parcel 01078 (River Street).

**E. MINUTES**

1. RDDC Meeting Minutes 12\_12\_24

**F. ADJOURN**



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# STAFF REPORT

DATE: January 9, 2025  
TO: River District Design Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Certificate of Appropriateness application PZ24-00638 filed by Trophy and Sign Center to approve freestanding sign at 424 Memorial Drive (Parcel 21344).

## SUMMARY

The applicant, Trophy and Sign Center, is requesting a Certificate of Appropriateness for a freestanding sign at the entrance and a directional sign in the parking lot at Dan River Falls. The signs were previously approved by the zoning division and a sign permit was issued prior to realizing that a review by the RDDC was required.

The entrance sign is a 3.5 foot by 4.9 foot monument sign located at the front entrance on Memorial Drive. The directional sign, which is 4 feet by 1 foot, sits further off the road at the entrance to the foot bridge to direct pedestrian traffic.

## DESIGN GUIDELINES EXCERPTS

Section 7.2. P Freestanding Signs:

Small freestanding signs of 16 square feet or less and standing no more than 8 feet high are allowed for buildings set back from the right of way.

## RECOMMENDATION

The Planning Division recommends approval of PZ24-00638 for signs installed at 434 Memorial Drive (Parcel 21344).

## ATTACHMENTS

1. Sign
2. Dan River Falls Permits - Monument Proof

59 in



**DAN RIVER**  
*Falls*

EST. 1921

43 in

**LOFT PARKING**  
**RESIDENTS + GUESTS ONLY**

424



336-967-SIGN

TheCarolinaSignsmith.com

111 Creek Ridge Road, Suite H  
Greensboro, NC 27406

COMPANY:

*The Alexander Company  
Dan River Falls*

**Material:**

2 MONUMENTS SIGNS

**Vinyl | Lam:**

IJ35 | 8508

**Size:**

Varies'

**Quantity:**

x1 of each

**Sides:**

Double Sided

**Color:**

Full Color

Sales Person:

*Mike*

Date Created:

*11/25/2023*

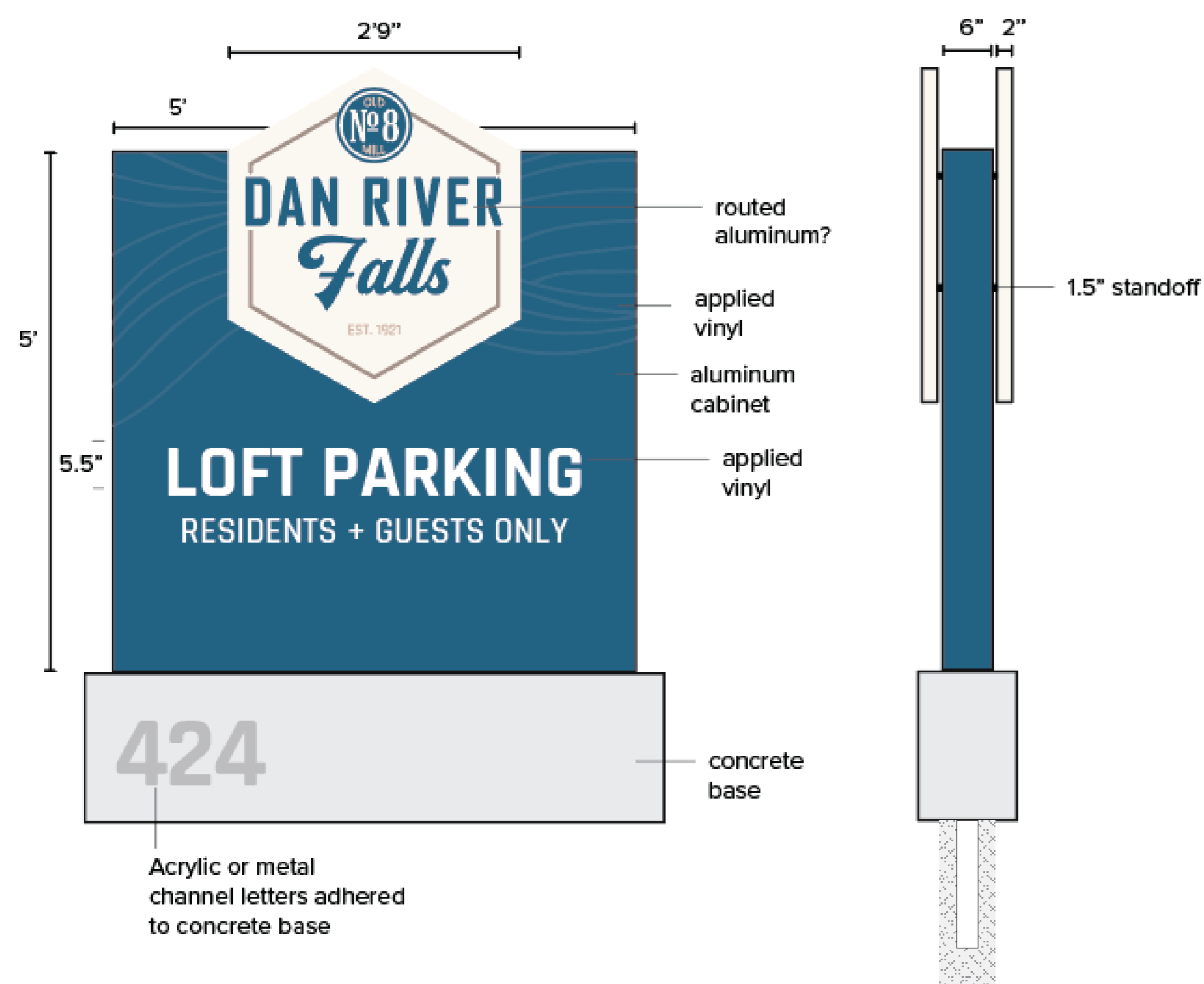
Due Date:

*ASAP*

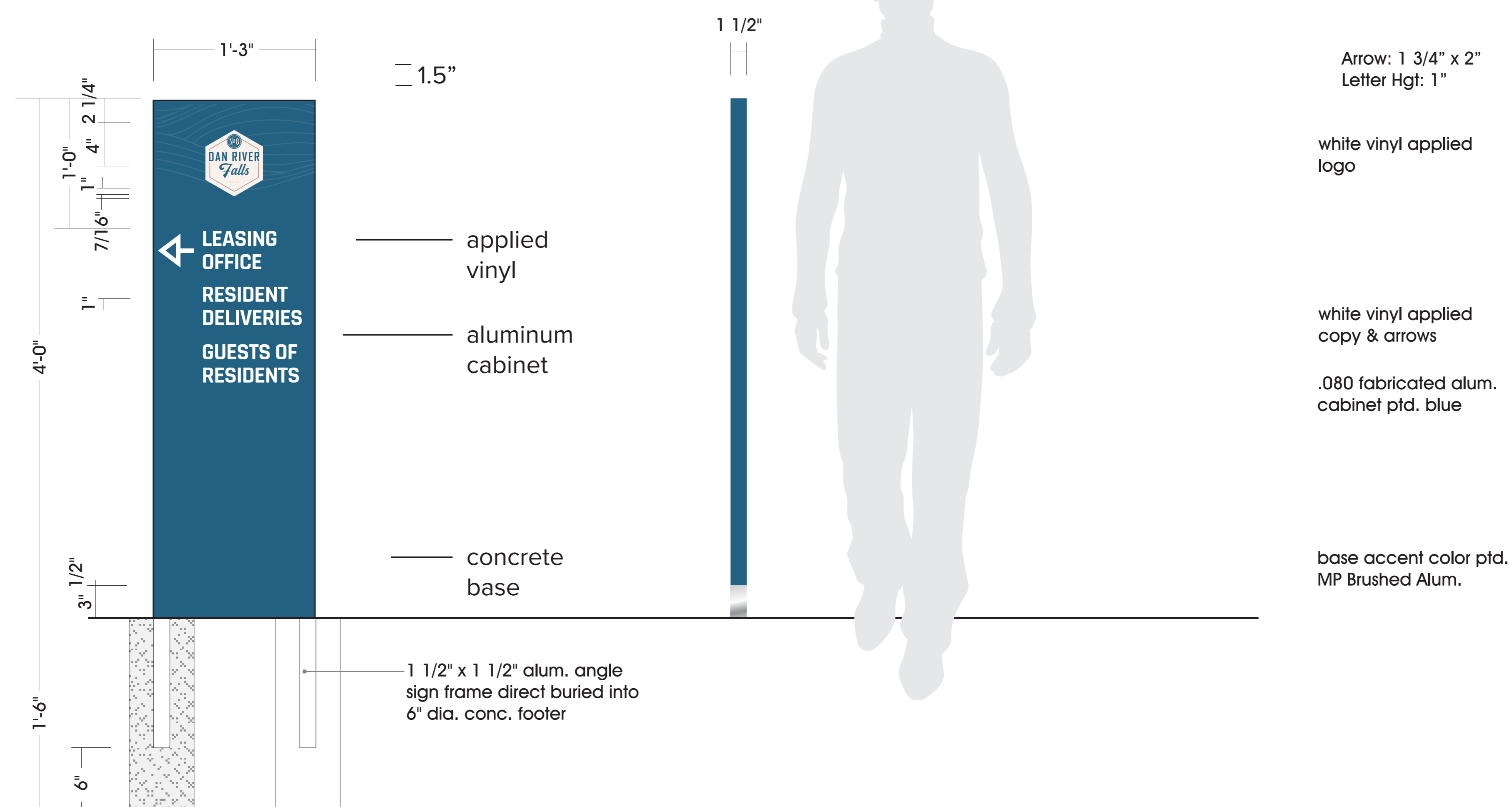
Location:

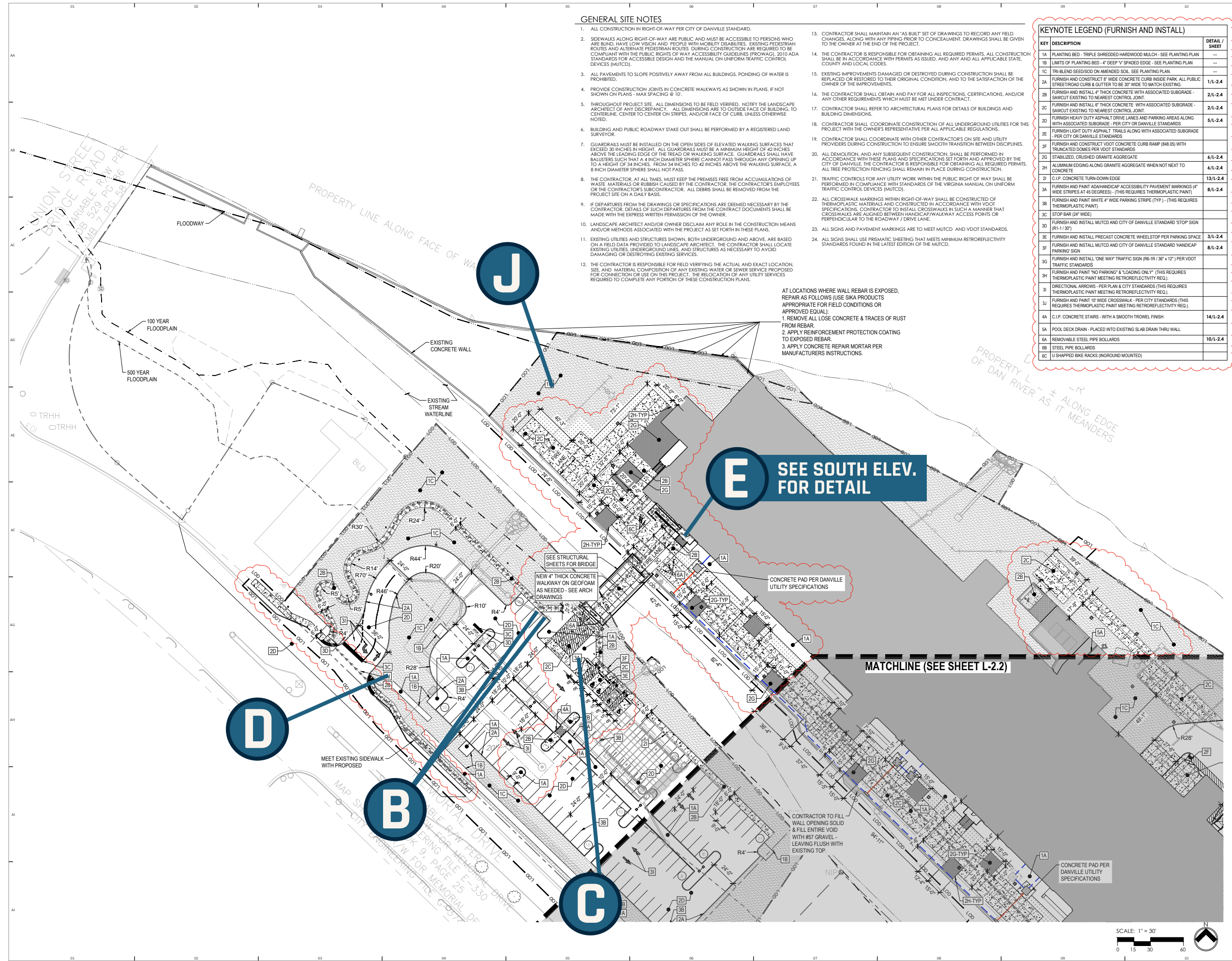
*Dan River Falls Apt.  
Danville, VA*

**Sign Type D: Qty 1**  
Ground sign, double-sided  
vehicle wayfinding, aluminum



**Sign Type C: Qty 1**  
Ground sign, double-sided  
ped wayfinding, aluminum





**GENERAL SITE NOTES**

1. ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF DANVILLE STANDARD.
2. SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'.
5. THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
6. BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALLISTICS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
8. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
10. LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
12. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.

AT LOCATIONS WHERE WALL REBAR IS EXPOSED, REPAIR AS FOLLOWS (USE SIKAPRODUCTS APPROPRIATE FOR FIELD CONDITIONS OR APPROVED EQUAL):  
 1. REMOVE ALL LOOSE CONCRETE & TRACES OF RUST FROM REBAR.  
 2. APPLY REINFORCEMENT PROTECTION COATING TO EXPOSED REBAR.  
 3. APPLY CONCRETE REPAIR MORTAR PER MANUFACTURERS INSTRUCTIONS.

**KEYNOTE LEGEND (FURNISH AND INSTALL)**

KEY	DESCRIPTION	DETAIL / SHEET
1A	PLANTING BED - TRIPLE SHREDED HARDWOOD MULCH - SEE PLANTING PLAN	--
1B	LIMITS OF PLANTING BED - 4" DEEP 'Y' SPADED EDGE - SEE PLANTING PLAN	--
1C	TRI-BLEND SEEDS/OD ON AMENDED SOIL - SEE PLANTING PLAN	--
2A	FURNISH AND CONSTRUCT 6" WIDE CONCRETE CURB INSE PARK. ALL PUBLIC STREET/TROAD CURBS & GUTTER TO BE 30' WIDE TO MATCH EXISTING.	1/L-2.4
2B	FURNISH AND INSTALL 4" THICK CONCRETE WITH ASSOCIATED SUBGRADE - SAWCUT EXISTING TO NEAREST CONTROL JOINT.	2/L-2.4
2C	FURNISH AND INSTALL 6" THICK CONCRETE WITH ASSOCIATED SUBGRADE - SAWCUT EXISTING TO NEAREST CONTROL JOINT.	2/L-2.4
2D	FURNISH HEAVY DUTY ASPHALT DRIVE LANES AND PARKING AREAS ALONG WITH ASSOCIATED SUBGRADE - PER CITY OR DANVILLE STANDARDS.	5/L-2.4
2E	FURNISH LIGHT DUTY ASPHALT TRAILS ALONG WITH ASSOCIATED SUBGRADE - PER CITY OR DANVILLE STANDARDS.	--
2F	FURNISH AND CONSTRUCT VDOT CONCRETE CURB RAMP (R48.05) WITH TRUNCATED DOMES PER VDOT STANDARDS.	4/L-2.4
2G	STABILIZED, CRUSHED GRANITE AGGREGATE	4/L-2.4
2H	ALUMINUM EDGING ALONG GRANITE AGGREGATE WHEN NOT NEXT TO CONCRETE	4/L-2.4
2I	C.I.P. CONCRETE TURN-DOWN EDGE	13/L-2.4
3I	FURNISH AND PAINT ADA/HANDICAP ACCESSIBILITY PAVEMENT MARKINGS (4" WIDE STRIPES AT 45 DEGREES) - (THIS REQUIRES THERMOPLASTIC PAINT)	8/L-2.4
3B	FURNISH AND PAINT WHITE 4" WIDE PARKING STRIPE (TYP.) - (THIS REQUIRES THERMOPLASTIC PAINT)	--
3C	STOP BAR (24" WIDE)	--
3D	FURNISH AND INSTALL MUTCD AND CITY OF DANVILLE STANDARD STOP SIGN (R1-1/30)	--
3E	FURNISH AND INSTALL PRECAST CONCRETE WHEELSTOP PER PARKING SPACE	3/L-2.4
3F	FURNISH AND INSTALL MUTCD AND CITY OF DANVILLE STANDARD HANDICAP PARKING SIGN	8/L-2.4
3G	FURNISH AND INSTALL ONE WAY TRAFFIC SIGN (R6-1R / 36" x 12") PER VDOT TRAFFIC STANDARDS	--
3H	FURNISH AND PAINT "NO PARKING & LOADING ONLY" (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.)	--
3I	DIRECTIONAL ARROWS - PER PLAN & CITY STANDARDS (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.)	--
3J	FURNISH AND PAINT 10" WIDE CROSSWALK - PER CITY STANDARDS (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.)	--
4A	C.I.P. CONCRETE STAIRS - WITH A SMOOTH TROWEL FINISH	14/L-2.4
5A	POOL DECK DRAIN - PLACED INTO EXISTING SLAB DRAIN THRU WALL	--
6A	REMOVABLE STEEL PIPE BOLLARDS	10/L-2.4
6B	STEEL PIPE BOLLARDS	--
6C	U SHAPED BIKE RACKS (INGROUND MOUNTED)	--

**Alexander Company**  
 2450 Rimrock Road  
 Suite 100  
 Madison, WI 53713  
 Telephone: 608-258-5580  
 Fax: 608-258-5599  
 www.alexandercompany.com

**SITE COLLABORATIVE**  
 analysis + engagement + planning + design  
 821 Wake Forest Road  
 Raleigh, NC 27604  
 Telephone: 919-805-3586  
 www.sitecollaborative.com

**IRE**  
 RehabENGINEERING  
 401 East Fourth Street, Suite 201  
 Winston Salem, NC 27101-4171  
 Telephone: 336-714-8935  
 www.rehab-eng.com

**TIMMONS GROUP**  
 THIS DRAWING PREPARED AT THE  
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 www.timmons.com  
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**BID SET**  
 02/11/2022

03/08/22 ADDENDUM #1  
 05/13/22 ADDENDUM #4  
 07/05/22 ADDENDUM #5  
 08/02/22 ADDENDUM #6  
 09/30/22 ADDENDUM #7  
 04/21/23 CB-04  
 07/12/23 CB-07  
 01/10/24 CB-11  
 05/14/24 CB-13

DRAWN: DCB APPR: GHS

**WHITE MILL REDEVELOPMENT**  
 424 MEMORIAL DRIVE  
 DANVILLE, VA 24541  
 PROJECT # 19-789

LAYOUT & MATERIALS PLAN  
**L-2.1**



# STAFF REPORT

DATE: January 9, 2025  
TO: River District Design Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Certificate of Appropriateness application PZ25-00079 filed by Rory Dowling to construct a hotel at Parcel 01078 (River Street).

## SUMMARY

Application PZ25-00079 is a request for approval for the new construction of a Hyatt Studio at 100 River Street. 100 River Street contains a portion of the Riverwalk trail. Previously owned by Dan River Inc, all structures were demolished over twenty (20) years ago.

The proposed Hyatt Studio is a 4-story structure with EIFS panels, thin brick accents and cement lap siding used to create a decorative entry. The structure will sit along the Dan River facing north with parking on the north, east and west elevations. Between the structure and the Dan River is a park like setting with wetlands and open, landscape areas.

The window are large clear glass openings constructed of vinyl or fiberglass.

Chapter 4 of the River District Guidelines details the regulations for new construction. Below are pertinent excerpts for consideration while reviewing the attached application and design.

### Chapter 4 Section 3 New Building Types

Item 4 Unique Buildings on the Riverfront

*However, as stated above, all service and parking uses must be screened from view both from the road and from the river, and buildings should not be so massive as to block views for any great distance from the downtown and the TWD to North Danville, or from Riverside Drive back to the downtown and the TWD. Buildings over five stories are discouraged.*

### Chapter 4 Section 4 Architectural and Site Guidelines for Large Buildings

Item 3 Materials

*Construction materials:*

- *Brick in approved range of colors (for the predominant exterior material). Brick used in new construction shall not be painted*
- *Stone, case stone or architectural concrete*
- *Wood or "Hardy Plan" on upper stories of residential structures*

*Prohibited materials include:*

- *"Mirrored" or opaque glass*

- *Colored glass*
- *Heavily textured stucco*
- *Imitation stone texturing (Formstone)*
- *Shakes or shingles or clapboard siding, whether wood or alternative materials, except in the upper stories or medium-density housing*
- *Backlit canopies or awnings*

#### **Chapter 4 Section 4 Architectural and Site Guidelines for Large Buildings**

##### Item 4 Building Scale and Proportion

*When a significant commercial or office building is being planned, the design can be less constrained than one that occurs in an historic commercial setting. Modern structures can be appropriate, but quality traditional materials are required to create a transition from the downtown to outlying areas, and to form a gateway from outlying areas to the downtown. Transparency at the entrance or lobby area is also very important in order to welcome the public.*

#### **Chapter 4 Section 4 Architectural and Site Guidelines for Large Buildings**

##### Item 5 Building Elements

*Walls shall be predominately constructed of masonry materials.*

*Windows constructed of wood, wood clad in vinyl or prefinished metal, or from aluminum or other appropriate metals.*

*Sloping roofs, either gabled or hipped, are encouraged. Flat roofs are not encouraged but may be allowed with review and approval.*

#### **RECOMMENDATION**

Staff has reviewed the application and the design guidelines. It is important to note (Chapter 4 Section 4 Item 4) that the subject property is a gateway from outlying areas of the River District to downtown.

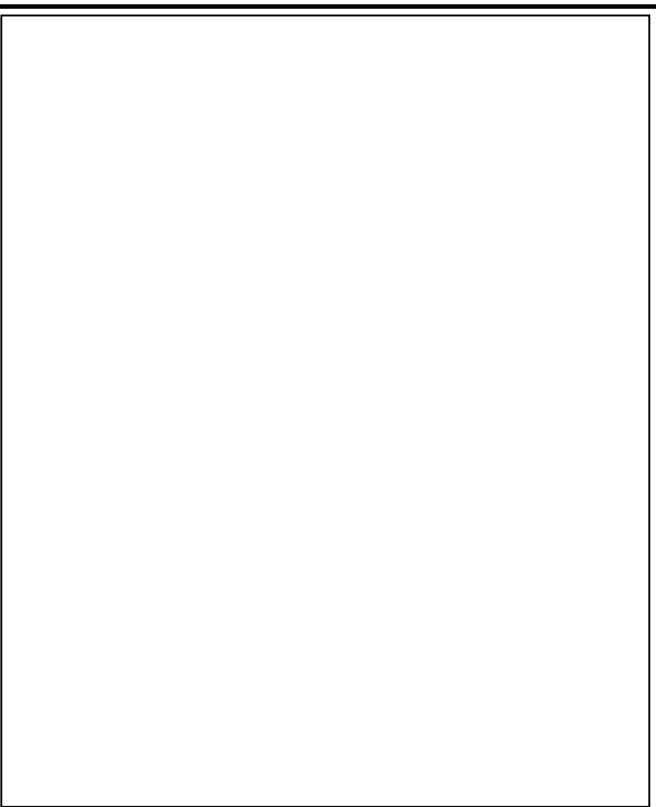
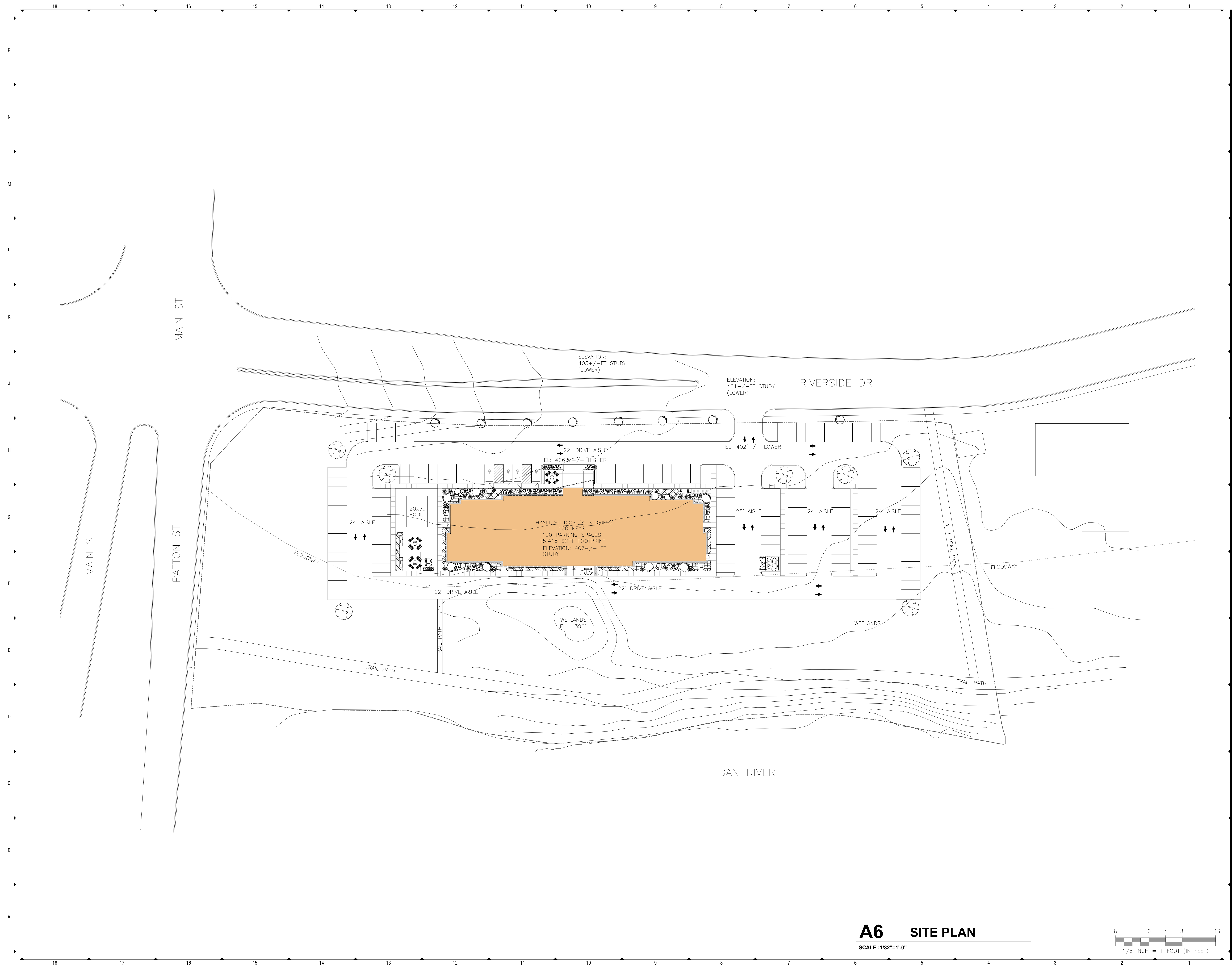
The proposed site plan and architectural design does not meet the guidelines in several areas. Staff recommends the following changes for compliance.

1. Provide a landscape screen between all parking areas and the view from both the road and the river (Chapter 4 Section 3 Item 4).
2. Alter the exterior construction materials so that brick is the predominant exterior material on all sides (Chapter 4 Section 4 Item 3).
3. The window construction must be wood, wood clad in vinyl or prefinished metal, or form aluminum or other appropriate metals (Chapter 4 Section 5 Item 5).

#### **ATTACHMENTS**

1. 20241220\_Hyatt Studios-River District Design Commission





NUMBER	ISSUED FOR	DATE
1	RIVER DISTRICT DESIGN COMMISSION	12.20.24

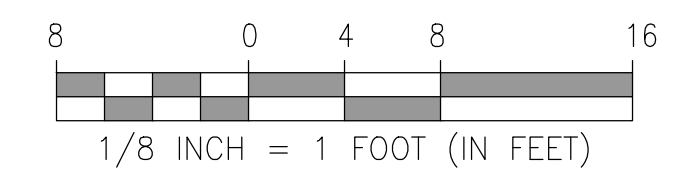
**BUILT FORM**  
ARCHITECTURE  
935 W. Chestnut St. 520  
Chicago, IL 60642

PROJECT  
Hyatt Studios Hotel, Danville, VA  
CLIENT  
Lansing Melbourne Group  
SHEET TITLE  
BUILDING SITE PLAN

PROJECT NO.  
23-443  
DATE  
12-04-2024

**A-100**

**A6 SITE PLAN**  
SCALE: 1/32"=1'-0"

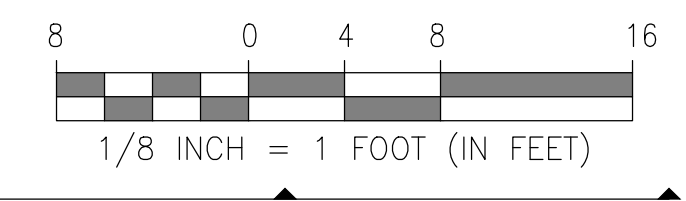


KEYNOTE LEGEND - EXTERIOR ELEVATIONS

TAG #	MATERIAL	MANUFACTURER	SIZE / COLOR
1	EIFS	STO CORP	TO MATCH BENJAMIN MOORE 1471 SHORELINE COSTA
2	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
3	EIFS	STO CORP	COLOR TO MATCH #4 & #5
4	FIBER CEMENT 5/16" SMOOTH "PANEL-IN-CHANNEL"	JAMES HARDIE PANEL & CHANNEL	18"H x 72"W, COLOR PLUS TECHNOLOGY, AGED PEWTER, WITH PREFINISHED RECESSED METAL TRIM
5	5 1/4" FIBER CEMENT LAP SIDING - SMOOTH	JAMES HARDIE	4"H EXPOSURE, COLOR PLUS TECHNOLOGY, AGED PEWTER
6	7 1/4" FIBER CEMENT LAP SIDING - CEDAR MILL	JAMES HARDIE	6"H EXPOSURE, CEDARMILL LAP SIDING w/ PREFINISHED RECESSED METAL CORNER TRIM COLOR PLUS FINISH, STATEMENT COLLECTION, RICH ESPRESSO ALTERNATE OPTIONS: • DREAM COLLECTION, WOODPILE, • STATEMENT COLLECTION, KHAKI BROWN
7	THIN BRICK - MODULAR SIZE	GLEN-GERY	BLACK HILLS VELOUR WITH DARK MORTAR
8	DOWNSPOUT	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
9	PTAC LOUVER	BY G.C.	PREFINISHED TO MATCH WINDOW FRAME
10	ROOF SCUPPER	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
11	WALL SCONCE	WF1 FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE	
12	METAL WINDOW FRAME	BY G.C.	TO MATCH LACANTINA DOORS, DARK BRONZE ANODIZED



**A6** NORTH ELEVATION  
SCALE: 1/8"=1'-0"



1 RIVER DISTRICT DESIGN COMMISSION 12.20.24  
NUMBER ISSUED FOR DATE  
**BUILT FORM**  
ARCHITECTURE  
935 W. Chestnut St. 520  
Chicago, IL 60642

PROJECT  
Hyatt Studios Hotel, Danville, VA  
CLIENT  
Lansing Melbourne Group  
SHEET TITLE  
**BUILDING ELEVATIONS**

PROJECT NO.  
23-443  
DATE  
12-04-2024  
**A-230**

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

DECEMBER 12, 2024

Members Present

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

Members Absent

Courtney Nicholas  
Peyton Keesee

Staff

Cynthia Lester  
Renee Burton  
Ryan Dodson  
Shanika Williams

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

**ITEMS FOR PUBLIC HEARING**

1. *Certificate of Appropriateness request PZ24-00596 filed by Nancy Parrish to install door and window decals at 530 Craghead Street (Parcel 22077).*

**Mr. Davis opened the Public Hearing.**

Mr. Jones stated. Recommendation from staff seems it's very straight forward.

Mr. Ranson stated. I think it fascinating that you have limits on signs but can use decals as much as you would like, I thinks it cools.

Ms. Burton stated. Code states you cannot cover more than 10% overall, but the way her windows are designed it gives her the option of doing something really creative, colorful and fun. It has worked out really well in this location.

Mr. Ranson stated. I will agree.

**Mr. Davis closed the Public Hearing.**

**Mr. Jones made a motion to issue a Certificate of Appropriateness for PZ24-00596. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

2. *Certificate of Appropriateness request PZ24-00616 filed by Whitman, Requardt & Associates, LLP for maintenance of the Dr. Martin Luther King Jr. Memorial Bridge on Main Street.*

**Mr. Davis opened the Public Hearing.**

Mr. Dunevant stated. I'm with the Public Works Engineering Department. To give you a little about the project, this bridge was rebuilt around 2005 and since then the bridge has experienced some structural deficiencies as the result of the current design. We applied for funds from VDOT for rehabilitation of this bridge, the project is to correct those deficiencies that currently exist. The project will have a slight appearance change to the bridge. These are federal funds for this project, VDOT is also required to do environmental reviews, DHR reviews and the Department of Historic Resources will also be looking at these plans at the appropriate times and signing off as well.

Mr. Lee stated. The arch portion of the bridge alone and the piers you can see in the arches that is what remains from the original bridge. Back in 2000 to 2005 that is what was replaced keeping with the original look of the bridge. What we are modifying is what was replaced in 2005. We will be maintaining architecture aspect of the bridge, there are concrete surface repairs that happens with any concrete structure with the age it has. Adding joints in the super structure and coating the railing to give it a unified appearance. The arch is older concrete, we will spray Zinc on those elements of the arch to extend the life of the concrete before more repairs are needed.

Mr. Ranson stated. What you are coating are the arches.

Mr. Lee stated. Yes, just the arches.

Mr. Davis stated. So, what you will be doing is an enhancement,

Mr. Lee stated. It is a rehabilitation just to resolve some target issues. We deem it to be just normal bridge repairs but with the location in the district and historic aspect of the bridge we want to keep the historic appearance to the bridge. Doing routine maintenance.

Mr. Jones stated. There are not safety concerns not doing the project.

Mr. Lee stated. No safety concern at all reducing the overall maintenance.

Mr. Ranson stated. Will the bridge be closed down?

Mr. Lee stated. Primarily we will be closing the left side of the bridge, that lane only opens up on the bridge.

Mr. Hessler stated. How long will the project take?

Mr. Lee stated. Two years or less.

Mr. Davis stated. Ms. Burton when Mr. Dunevant does find the funds to replace the joint will he have to bring it back to the here or is it the same project.

Mr. Lee stated. What I meant in speaking to the future the industry is trying to eliminate joints, what I mean is that joint repair placement will be taking the rubber seal in that joint and replacing it.

Mr. Davis stated. I understand you correctly, when they did the repairs back in 2005, they didn't put enough joints in. Is that what you are saying.

Mr. Lee stated. We are not saying that. Just that it would have performed better if it had more joints.

**Mr. Davis closed the Public Hearing.**

**Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ24-002616. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.**

3. *Certificate of Appropriateness application PZ24-00591 filed by Garrett Shifflett to convert portion of existing roof into a rooftop patio at 553 Lynn Street (Parcel 21670).*

**Mr. Davis opened the Public Hearing.**

Mr. Bunn stated. I am here on the behalf of Garrett Shifflett to answer any questions.

Mr. Ranson stated. What are you going to do up there?

Mr. Bunn stated. An area for the tenants. Just some tables and chairs.

Mr. Davis stated. It is not going to be for hand ball or anything like that.

Mr. Bunn stated. No.

Mr. Hessler stated. Beside from that structure what will be visible from the street.

Mr. Bunn stated. There will be some railing for safety precautions. The total footprint is about 900 sq. feet.

**Mr. Davis closed the Public Hearing.**

**Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ24-00591. Mr. Jones seconded the motion. The motion was approved by a 5-0 vote.**

4. Certificate of Appropriateness application PZ24-00621 filed by Mama's Attic Thrift Store to paint storefront at 314 Lynn Street (Parcel 20442).

**Mr. Davis opened the Public Hearing.**

Mr. Davis stated. We will be extending the white down the store front to make it look the same.

Mr. Jones stated. You will be enhancing the look of the building correct.

Mr. Davis stated. Yes

**Mr. Davis closed the Public Hearing.**

Mr. Lackey stated. Question for staff, the guideline says you should not paint brick generally. Why this case the staff thinks it the right thing to do recommending we go against the guidelines.

Ms. Burton stated. In this particular situation 80% is already painted to begin with so it is recommended to create uniformity.

**Mr. Jones made a motion to issue a Certificate of Appropriateness for PZ24-00621 Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.**

A request was made from the audience to add an item on the agenda.

**Mr. Davis made a motion to add Item 5 to the agenda. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.**

- 5. K & J Naturals of 525 Lynn Street Unit 5. Current sign will be removed and replaced with new blade sign with the name KaJual Dispensary.

**Mr. Davis opened the Public Hearing.**

Mr. KaJual stated. We own KAJual Natural, and we are applying for a sign, we have a temporary sign and want a permanent sign. A 32 x 20, 2.6 x 1.6 = 4.16 sf

**Mr. Davis closed the Public Hearing.**

**Mr. Hessler made a motion to a approve add on item 5 to add blade sign at 525 Lynn Street as submitted which falls within the guidelines. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

**APPROVAL OF MINUTES**

**The September 12, 2024, minutes were approved by a unanimous vote.**

With no further business, the meeting adjourned at 4:38 p.m.

Approved By: \_\_\_\_\_