



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

February 13, 2025

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness application PZ25-00120 filed by Rogerdat Life Coaching and Shining Diamonds Mentoring Agency to install door sign and projecting sign at Parcel 21200 (126 South Market Street).
2. Certificate of Appropriateness application PZ25-00154 filed by Crosstown Properties for facade improvements at Parcel 22130 (527 & 529 Main Street).

D. MINUTES

1. Minutes from January 24th Special Meeting

E. ADJOURN



STAFF REPORT

DATE: February 13, 2025
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ25-00120 filed by Rogerdat Life Coaching and Shining Diamonds Mentoring Agency to install door sign and projecting sign at Parcel 21200 (126 South Market Street).

SUMMARY

The applicants are requesting a Certificate of Appropriateness for a door sign and projecting sign at 126 South Market Street.

The applicant has not provided the sizes for the proposed signs. Sign regulations of the zoning code limit wall signs to one (1) square foot per linear foot of primary wall frontage and projecting signs to 18 square feet.

DESIGN GUIDELINES EXCERPTS

Section 7.2. J Window Signs:

Store window lettering should be no more than 6" tall, and should probably be no more than 4" on doors and upper floor windows, and may cover no more than 15% of the total area of a display window, and 20% of a door or double hung window.

Section 7.2. F Projecting Signs:

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.

RECOMMENDATION

The Planning Division recommends approval of PZ25-00120 for signs installed at 126 South Market Street (Parcel 21200).

ATTACHMENTS

1. Application
2. IMG_7601



CITY OF DANVILLE

Community Development Division of Planning and Zoning

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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ25-00120 RDDC Meeting Date: Feb. 13
Date Received: 1-15 Received By: Williams
Parcel ID: 21200 Zoning District: CB-C
Additional Information: Sign

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#): 126 S. Market St Ste 300
Applicant: Rogorup Life Coaching/Mentoring
Applicant's Address: 126 S. Market St Ste 300
Applicant's Phone Number: (434) 429-1820
Applicant's E-mail: Rogorup37@gmail.com

Proposed Improvement:

Alteration Addition Rehabilitation New Construction Sign



CITY OF DANVILLE
Community Development
Division of Planning and Zoning

Improvement Description: We would like to display our service
to the public and our local partners
Kindow-Singer, + Projecting Sings

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



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PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ25-00120 RDDC Meeting Date: Feb 13
Date Received: 1-15 Received By: Williams
Parcel ID: 21200 Zoning District: CB-C
Additional Information: Sign

APPLICANT PROVIDED INFORMATION

- 1. Please completely answer all application questions.
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Property Location (address/ID#): 126 S. Market St Ste 300
Applicant: Shining Diamonds Mentoring Agency
Applicant's Address: 126 S. Market St Ste 300
Applicant's Phone Number: 336-268-7489
Applicant's E-mail: Shiningdiamondsmentoring@gmail.com

Proposed Improvement:

- Alteration Addition Rehabilitation New Construction Sign



CITY OF DANVILLE
Community Development
Division of Planning and Zoning

Improvement Description: We would like to implement a
sign for advertisement as well as local business needs
Window Sillage, & Projecting Sillage

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

Marvin Martin
Applicant Signature

Property Owner Signature
(if not applicant)

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ROGERDAT



STAFF REPORT

DATE: February 13, 2025
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ25-00154 filed by Crosstown Properties for facade improvements at Parcel 22130 (527 & 529 Main Street).

SUMMARY

The applicants are requesting a Certificate of Appropriateness for facade improvements to include repair and replacement of wood and window trim, painting the wood accents, and replacing the stained-glass transom.

The wooden facade will be repaired and replaced where needed with composite, and the rear door and trim, visible from Patton Street, will be replaced with like. The stained-glass transom will be replaced with clear glass to match the lower panes. The wood trim will be painted from brown to black.

DESIGN GUIDELINES EXCERPTS

Section 3.2. 3. Windows:

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

Section 3.2. 4. Exterior Wall Materials and Trim:

Wood siding and trim shall be repaired and then repainted in lieu of installing new siding and/or

trim. Patching areas of deterioration with materials to match the existing materials shall be required rather than residing or replacing the entire wall surface.

RECOMMENDATION

The Planning Division recommends approval of PZ25-00154 for facade improvements at 527 Main Street (Parcel 22130).

ATTACHMENTS

1. River District Design Comm. - 527 and 529 Main Street
2. 527 and 529 Main images



CITY OF DANVILLE

Community Development Division of Planning and Zoning

RIVER DISTRICT DESIGN COMMISSION

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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#): 527 and 529 Main Street, Danville, VA 24541

Applicant: Crosstown Properties LLC (David and Debby Cross)

Applicant's Address: 194 Hawthorne Drive, Danville, VA 24541

Applicant's Phone Number: (434) 799-4320

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

Proposed Improvement:

- Alteration
- Addition
- Rehabilitation
- New Construction
- Sign

Improvement Description:

Scope includes repairing of damaged wood on front of store and around any windows. Would replace some wood that is closest to the ground near to sidewalk surface with composite to cut down on future rot due to moisture due to closeness to ground.

Would keep upper brick of front same color. Change the brown color on all parts of the lower to black and the gold on the lower level to crème as well. Would paint trim of all windows (including on side and back of bldg.) black to match the black on lower part of front. Lettering of "COMMERCIAL BUSINESS" on picture of building front would not be painted. Just for demonstration purposes should someone put lettering up in future.

Replace trim and door on back of building with similar style door that currently exists on back (see pictures)

Stained glass on front is in disrepair (cracked and caving in). Would replace with clear glass.

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

N/A
Property Owner Signature
(if not applicant)

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Existing front of 527/529 Main St.



527/527 Main after repair and new paint



Existing back of 527/529 Main



527/529 Main back after repair and paint



Side windows around back after repainting

RIVER DISTRICT DESIGN COMMISSION

SPECIAL MEETING OF

JANUARY 24, 2025

Members Present

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

Members Absent

R. J. Lackey

Staff

Cynthia Lester
Renee Burton
Ryan Dodson
Shanika Williams

ITEMS FOR PUBLIC HEARING

- 1. Certificate of Appropriateness request PZ25-00079 filed by Rory Dowling to construct a hotel at (Parcel 01078) River Street.*

Mr. Jones opened the Public Hearing.

Mr. Dowling stated. We are here to talk about the hotel, a couple weeks ago we were to talk to Hyatt to see what could be done on the design side. We spoke about changing the exterior color scheme something redder and looking at some modification to the roof top, those conversations were met with not a lot of optimism from the Hyatt brand and our ability to get anything approved. We are back asking you all to reconsider the current design as it is. We did make some modifications based on staff recommendations and we believe we do meet the requirements for the River District Design Committee based on standards the staff has laid out. We do want to pay homage to the site and let the community know the plat showing historic picture and writing. ideally use that bell and have an arch as people are coming off their walk.

Mr. Davis stated. It is basically at the point if you think we will vote it down again that they would drop the project altogether.

Mr. Dowling stated. We would go to city council. We have a lot invested in this.

Mr. Larkin stated. I am the city manager, I oversee the day-to-day operation of the city. We have been working closely with this developer with the project for months, we are supportive of the project and the location of this project. There are a multitude of financing mechanisms in place in order to make this project a reality. There is challenge, topography and flood plan and other things. I have been here 12 years and

have had zero interest from any developer for this project. We have had great things happening in the River District. This is a good project, and it meets the guidelines as I was told by the staff, and I recommend you all approve this. If it doesn't get approved by this board, we will take it to City Council and that puts a lot of uncertainty in the process that is not helpful to financing to the project. Question asked is what this does to the reality of the project, reducing risk is one of the things you have to do to be successful when it comes to development. Risk of going through a process like this a getting denied and going to city council to see if they approve it or not adds a lot of uncertainty and make development challenging. I recommend you all approve the design as submitted.

Mr. Jones closed the Public Hearing.

Mr. Jones stated. Coming toward the River District I think it would enhance it.

Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ25-00079. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

Ms. Burton stated. The same motion that was made at the last meeting failed and in essence the same motion was made again technically that can't occur. You can make a motion to reconsider your previous motion, you can make a motion to approval with the proffer the art face that would be a different motion. You can't make it exactly the same.

Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ25-00079 which is in compliance with the guidelines. Ms. Nicholas seconded the motion. The motion was approved by a 5-0 vote.

Ms. Nicholas stated. Because of technical issues a significant portion of the discussion were missing from the minutes.

With no further business, the meeting adjourned at 4:17 p.m.

Approved By: _____