

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

AUGUST 13, 2015

Members Present

Justin Ferrell  
George Davis  
Sheri Chaney  
John Ranson  
R.J. Lackey

Members Absent

Peyton Keesee  
Courtney Nicholas

Staff

Ken Gillie  
Renee Burton  
Scott Holtry  
Clarke Whitfield  
Corrie Teague

Chairman Davis called the meeting to order at 4:21 p.m.

**ITEMS FOR PUBLIC HEARING**

1. *A request has been filed for a Certificate of Appropriateness to paint fascia boards black to match the black gutters and downspouts at 525 Lynn Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Ms. Corrie Teague with the City of Danville's Office of Economic Development.

Ms. Teague stated I'm speaking on behalf of the Industrial Development Authority. I dropped off two photos of the corner building of 525 Lynn Street which is commonly referred to as the Durham Hosiery building. As you see it's just faded wood and we would like to paint that black. I'm happy to answer any questions.

Mr. Davis asked are there any questions.

Mr. Davis Closed the Public Hearing.

**Mr. Ranson made a motion to approve the request as submitted. Mr. Ferrell seconded the motion. The motion was approved by a 4-0 vote.**

2. *A request has been filed for a Certificate of Appropriateness to convert a grassy area into a 6315 square foot public parking lot with a retaining wall at the corner of Court Street and Wilson Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Ms. Corrie Teague with the Danville Office of Economic Development.

Ms. Teague stated this is the grassy lot on the corner of Wilson Street and Court Street behind where Urban Fitness recently relocated. As you can tell once they opened, the parking has become quite an issue on those two blocks so IDA would like to make that particular lot into 18 parking spaces to relieve some of the congestion on that street. Also with an elevation change we will have to install that retaining wall. I'll be happy to answer any questions.

Mrs. Chaney asked on the drawing to the left of the lot, are you actually moving the location of that entrance back from the building where it currently is? Right now it's against that red brick building.

Ms. Teague stated it is slightly symmetric.

Mrs. Chaney stated so they're going to be doing some major grading work back there. I understand something like a hedge is supposed to be going up for privacy. Are they putting a hedge up?

Mr. Gillie stated we don't know that they do because the guidelines state they can put a retaining wall or a hedge. Since they're going to already have a retaining wall and it drops so low where the hedge would be placed.

Mrs. Chaney stated my only concern with that is the neighborhood security. That retaining wall is going to be pretty high as it is. If you put a hedge up you won't be able to see anyone in the parking lot.

Mr. Whitfield stated you have the option to accept that or you could amend that.

Mr. Ferrell stated I don't really see any issues with that.

Mrs. Chaney stated I have personal experience in that area. So that's the only question I have. So it will be across the back of Wilson Street and along the side of the lot? The hedge?

Mr. Gillie stated yes. Down Wilson Street then turn.

Mr. Ranson asked are there going to be any street lights?

Ms. Teague stated street lights should be sufficient and if additional lighting is needed, we'll address that at that time.

Mr. Davis asked any other questions?

Mr. Davis Closed the Public Hearing.

**Mrs. Chaney made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.**

3. *A request has been filed for a Certificate of Appropriateness to construct a men and women's free standing restroom at the Main Street Plaza on Patton Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mr. Brian Dunevant with the City of Danville's Public Works Department.

Mr. Dunevant stated I can answer any questions you may have.

Mr. Ranson stated I don't expect anything to be done about it but the bathroom seems to be right in the middle of where they have concerts on Thursday nights and it seems like it will really crush the atmosphere.

Mr. Dunevant stated well we went back and made comment about two months ago to Bill Sgrinia so we went back to see if we could move it. It was originally supposed to be done when the plaza was done but due to funding limitations we could not construct it at the time. But per Bill's request we went back to see if we could move it further down in the parking lot or find somewhere, but the utilities have already been run through this location so all the utilities are in there. So we've got sanitary, water, telecommunications, and power is right there where it's supposed to be so really putting somewhere else down there this is really the best location. We've also got complaints early on from some of the businesses because people were looking for places to use the restrooms and were going into businesses to use them.

Mr. Ranson stated I'm not saying there's not a need for it, I'm just saying it's going to have a very negative impact on what I think is a successful event.

Mr. Dunevant stated I don't think it's going to be quite as constructed as you think, but if it had been constructed with everything else it wouldn't be what I thought.

Mr. Ferrell asked what other locations did ya'll look at?

Mr. Dunevant stated really the only other location we had was pushed down towards the Trellis area but physically there's no fit and with the utilities there's nowhere to tie a gravity sewer in.

Mr. Gillie stated we've also got flood plain issues and others down at the Trellis. There used to be buildings on the Dan River, I don't know if you noticed the parking lot but there were signage issues. We looked at moving large trees to put it in that area and push it back, but we were preferring to keep the trees and other things down there. It's just such a tight space. We either lose parking and trees or put it in this one corner. We're hemmed in with the bridges, the structure and there's one large gap between the large trees which we can't put a building over top of because it carries the storm

drainage through there. That thing is probably as big as the inside of this table area and it just could not support a building on top of it. So it looks like a flat area, but there is a lot of stuff going on underground in that immediate area. The canal used to run under a portion of that where they took it out from Memorial Drive so there are a lot of things underground that it seems to hit. That's why utilities are run the way they are run.

Mr. Dunevant stated originally when this was designed security of the building was taken into account. Putting it down into the parking lot would give opportunity for undesirable activities so they wanted it closer to the road so at least when a police officer is riding by they can see right into the front entrance of this thing. That was another consideration that was given.

Mr. Ferrell stated I don't know if you all saw this or not, but there was an amphitheater going on the other side. Does the City have a plan for that?

Ms. Teague stated the drawings aren't being pulled for that just yet. We're in the process of acquiring that property but the plans haven't been developed. The community is familiar with the renderings that were part of the River District development plan, but this could happen. They're just suggestions but it wasn't a full plan.

Mr. Ferrell asked are you all following up with the suggestions?

Ms. Teague stated we'll soon start on acquiring property. It depends on what the plans will be.

Mr. Ferrell asked is that a ten year thing?

Ms. Teague stated I'm not sure.

Mr. Ferrell stated the reason I bring that up is because this may be premature going into what John was talking about. There is a lot of activity going on downtown especially in that plaza area. This may be too progressive.

Mr. Gillie stated the problem with putting the restrooms on the other side of that bridge is a crossover. So if you're doing something on this section by the fountain like your concerts, for someone trying to use the restroom to travel across three lanes down Main Street then travel across, you're going to have to go down the bridge then around and the distance is going to jump out at you. We've tried to think of every scenario possible and we agree this isn't the ideal location. Our hands are almost tied, if we're going to do something there and not supply port-a-johns and other things, on how far we can go. Short of trying to go through and redo the flood plain and floodway that's underneath that section of the parking lot, we're just out of room. Years ago we had conceptual

plans to extend the trail plans and other things and at that point we looked at doing something different. But just the foot traffic that would cross the road is an issue.

Mr. Ferrell stated my concern is that whatever the City decides to do with that property on the other side and actually redevelop it, then ten and fifteen years down the road they'll be asking well who authorized restrooms on this side and not that side?

Mr. Gillie stated we'll probably have both. Actually at that point we would have them on both sides. If you look at Community Market, we've got them inside the building and inside the Pepsi Building. When you get to a space like that you try to make it convenient. Having it on both sides at that point wouldn't be a bad thing. Maintenance is easy and you would rather have them in spots where people can get to.

Mr. Davis asked John is there not still room there where you could have a small concert?

Mr. Ranson stated yeah I assume the City continues that program; they may stop doing that. It's a very nice feel when you going to the concerts and I'm afraid that's going to cut into the ambiance. I don't see a reason why we can't continue to have the concerts. I guess I'm just against it due to that issue, but something's got to give.

Mr. Ferrell asked what about where the Market Street Bridge was?

Mr. Lackey entered the meeting at 4:37 pm.

Mr. Gillie stated you would have to cross the road and travel up Bridge Street then go down the stairs because the stairs take up that right of way. Then we could put the parking lot behind it, the only space available in the parking lot itself is the mounds or the brown field. That whole parking lot is a brown field so we can't dig in there to place any structure in that immediate area. We didn't touch the bridge because that was a State project. My assumption would be that we probably still have environmental issues. The fire station, we would have to remove portions of or go into the side area for future parking when those buildings take over. We've done the best we can to figure out every worst case scenario, we're just out of space which is a good thing. Like we said we've looked at taking the trees out but everyone says keep the trees. If we keep the trees then that narrows it down to here. If we bring it on the other side of that driveway, that's kind of where everyone gathers for concerts. We can't go further down the Trellis because we've got flood plain issues. We can't go below it because we've got that big box that's under there. We tear up the parking spaces downtown then we'll hear from everyone about no parking downtown. Our point is again if we go to the other side and build something then we'll put restrooms on the other side almost guaranteed.

Mr. Ferrell stated this is a great problem to have.

Mr. Davis Closed the Public Hearing.

**Mrs. Chaney made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 4-01 vote. Mr. Lackey abstained from voting due to entering the meeting in the middle of discussion on this request.**

4. *A request has been filed for a Certificate of Appropriateness to replace the temporary emergency vehicle traffic signal with a permanent signal using decorative steel poles and mast arms at the intersection of Craghead Street and Colquhoun Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mr. Brian Dunevant with the City of Danville's Public Works Department.

Mr. Ranson stated I'm not going to argue with you on this one.

Mr. Davis Closed the Public Hearing.

**Mr. Ferrell made a motion to approve the request as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 5-0 vote.**

5. *A request has been filed for a Certificate of Appropriateness to install a Rapid Flashing Beacon pedestrian crosswalk signal at the intersection of Patton Street and Bridge Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mr. Brian Dunevant with the City of Danville's Public Works Department.

Mr. Lackey asked what is a Rapid Flashing Beacon?

Mr. Dunevant stated I knew you were going to ask that. The picture on the back with the lights that alternate flash – there's going to be one of them.

Mr. Gillie stated you see the ones over with the stop sign that flashes that kind of catch your attention. We're having concern with people crossing the street too quick.

Mr. Lackey stated anything to help pedestrian flow.

Mr. Ferrell stated we definitely need to be more pedestrian friendly.

Mr. Davis stated I would love to think the drivers in Danville are going to be able to see and understand these signs. I'm not sure that's going to happen.

Mr. Davis Closed the Public Hearing.

**Mr. Lackey made a motion to approve the request as submitted. Mr. Ferrell seconded the motion. The motion was approved by a 5-0 vote.**

*6. A request has been filed for a Certificate of Appropriateness to replace boards & plywood in need of repair and to paint the exterior at 311 Court Street.*

Mr. Davis opened the Public Hearing.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion to approve the request as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 5-0 vote.**

Mr. Davis announced that four additional items were requested to be added to the agenda.

**Mrs. Chaney made a motion to hear all four requests. Mr. Ferrell seconded the motion. The motion was approved by a unanimous vote.**

*7. A request has been filed for a Certificate of Appropriateness to paint rear of structure at 531 Main Street to match storefront.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mr. Torrey Blackwell.

Mr. Blackwell stated I'm here to answer any questions for anyone on behalf of my wife. She owns 531 Main. We went out of town and the red paint was flaking off the building. I said guys let's start painting this thing and they had already started painting the rear blue. I didn't know it had to be approved. We have red up there and blue but we would like to continue painting the rear of the building blue so it will match the front scheme.

Mrs. Chaney asked you didn't have intentions to paint the whole building at first, it was just the front façade correct?

Mr. Blackwell stated I guess in the beginning I didn't see how bad the paint was in the back where it was peeling off. I got back there and said let's go ahead and make the building appropriate. It also allows for customers who need to pick up furniture in the back building figure out where to go because it matches the blue in the front.

Mr. Gillie asked has everyone seen it? Open the blinds.

Mr. Davis asked any other questions?

Mr. Davis closed the Public Hearing.

Mr. Lackey asked does staff have a recommendation on this?

Mr. Gillie stated your staff person is colorblind; no, I don't have a recommendation on this. I didn't know until they told me that somebody was painting.

Mr. Davis asked isn't it the same as the front?

Mrs. Chaney stated yes.

Mr. Davis asked didn't we approve that?

Mrs. Chaney stated yes.

Mr. Davis stated then there you go.

Mrs. Chaney stated initially it was a shock because I didn't realize that we had approve the whole building to be painted that color. But after initially, it doesn't stand out anymore.

Mr. Lackey stated I just want to make sure they're complying with the guidelines from staff.

**Mr. Ranson made a motion to approve the request as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 5-0 vote.**

*8. A request has been filed for a Certificate of Appropriateness to install a 2' x 3' bulletin board at 401 Patton Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mr. Gillie, the City of Danville's Planning Director.

Mr. Gillie stated it's the courthouse. Apparently their sign out front they use to announce things is a metal structure that they want to move and put onto the actual building itself.

Mr. Whitfield stated it's for public notices and court notices.

Mr. Gillie stated they have one now but would actually like to mount something on the building.

Mr. Davis asked so this would be something where no one going on the inside would be able to rip it off?

Mr. Gillie stated that's correct. Mr. Lackey you're probably familiar with the courthouse, have you seen the sign?

Mr. Lackey stated Mr. Whitfield is probably more familiar than I am but I don't know what it looks like.

Mr. Gillie stated it's an ugly pole with a sign on it.

Mr. Davis closed the Public Hearing.

Mr. Davis asked any other questions?

**Mrs. Chaney made a motion to approve the request as submitted. Mr. Ferrell seconded the motion. The motion was approved by a 5-0 vote.**

*9. A request has been filed for a Certificate of Appropriateness to install a new awning at 215 Main Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mrs. Kathy Cropp.

Mrs. Cropp stated I am one of the owners of the new restaurant that will be going in once Jake's on Main closes. We are doing different colors inside the restaurant as well as outside. Did you get the picture? That's what we're asking for. If you want to see our color scheme, I can show you that. As for why we chose purple and green, we are gardeners and readers and writers and we are incorporating all those things into our new place - and beer drinkers, of which I am not.

Mr. Ferrell stated creativity.

Mrs. Cropp stated yes. So any questions about it?

Mr. Ranson asked so you're painting inside the building, are you painting on the outside as well.

Mrs. Cropp stated no all we're doing is putting up a new awning. The other one has shown its end. It definitely doesn't fit the color scheme of what we're doing inside. There would be a little pole that sticks out with the sign so they will know that we are there. we ended up with three logos on there instead of two to make it look more appropriate, but we are definitely asking for the purple. It's a dark purple, not neon.

Mr. Davis asked what's the frame for the awning?

Mrs. Cropp stated it's the exact same.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion to approve the request as submitted. Mr. Ferrell seconded the motion. The motion was approved by a 5-0 vote.**

*10. A request has been filed for a Certificate of Appropriateness to install window signage and an exterior hanging sign at 310 Main Street. The hanging sign will be 18" x 24".*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Ms. Sarah Rodden.

Ms. Rodden stated I will be opening Lizzy Lou Boutique at this location. I just want to add the window decals that will be the same size as the previous business which is Chestnut Lane and add a sign on the corner with a metal bracket and a sign that will hang down. The stickers will be white.

Mrs. Chaney asked is there a sign hanging down now?

Ms. Rodden stated no there is not.

Mr. Lackey stated we approved the Del'Anno's one a few months ago and it looks good there.

Mr. Gillie asked how big is it?

Ms. Rodden stated 18" by 24".

**Mr. Ferrell made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

### **APPROVAL OF MINUTES**

**The July 9, 2015 minutes were approved by a unanimous vote.**

### **OTHER BUSINESS**

Ms. Corrie Teague with the City of Danville's Office of Economic Development and Mr. Jeff Bond with Solex Architecture made a presentation on schematics of parking structure. Elevations were passed out and around to the Commission members.

With no further business the meeting adjourned at 5:08 p.m.

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Approved By: