



**TOWN OF DAVIDSON
DESIGN REVIEW BOARD
7:00PM Board Room in Town Hall at 216 S Main St, Davidson, NC**

June 19, 2019

-
- I. CALL TO ORDER**
 - II. SILENT ROLL CALL**
 - III. CHANGES TO THE AGENDA**
 - IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) Minutes 2019 April 17
 - V. NEW BUSINESS**
 - (a) Wells Fargo ATM
 - VI. OLD BUSINESS**
 - VII. OTHER ITEMS**
 - VIII. ADJOURN**



Agenda Title: Minutes 2019 April 17

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes 2019 April 17	5/29/2019	Exhibit

Meeting Minutes

Design Review Board

Town of Davidson, NC
April 17, 2019

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Board Room, 216 S. Main St.

Call to Order: 7:00 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☐ Bruce Barteldt, Chair
☒ Tom Goodwin, Vice
Chair
☒ Mike Kessler

☒ John Burgess
☒ Brian Bumann
☒ Bob Sipp
☒ EB Dyer

☒ Lorraine Degree
☒ Jeff Osman

Town Staff Present: Lindsay Laird (Planner)

Changes to the Agenda: None.

Review/Approval of the Minutes

A motion was made (MK) to approve meeting the minutes of March 27, 2019 as submitted. It was seconded (BBumann) and the motion was approved unanimously.

Consent Item: None.

Old Business: None

New Business:

1. 138 Meadowbrook Ln Garage

Located at 138 Meadowbrook Ln (Parcel ID 00705210)

Village Infill Planning Area

Proposed accessory structure in excess of 650 square feet

Lindsay Laird gave an overview of the project, noting that the proposed garage requires approval by the DRB because the footprint is greater than 650 square feet. The footprint is compliant with the DPO for Village Infill properties. The garage will be constructed with materials and colors to match the existing home on site. The garage will also have gutters and a steel beam column to match the home. Sconce lighting on the front façade of the garage will also match fixtures on the existing home.

After discussion, a motion (MK) was made to approve the project as submitted. The motion was seconded (LD) and approved unanimously.

2. Davidson Green School FYI Review

Located at 511 South Main Street (Parcel ID 00705101)
Village Infill Planning Area (Purple Overlay District)

A motion was made (MK) to recuse Brian Bumann from the Davidson Green School discussion. The motion was seconded (JB) and approved unanimously.

Lindsay Laird gave an overview of the proposed project, noting that the project scope includes removal and replacement of an accessory structure on the Green School property. The proposed accessory structure will include a basement, first floor, and attic space. The structure will have a first floor footprint of 650 square feet. The basement footprint is shown at approximately 1,024 square feet (32' x 32'). The height of the structure will not exceed the height of the primary structure. Design and colors of the proposed structure will mimic the principal structure as much as possible.

Staff asked the DRB for feedback relating to the “footprint” of the proposed accessory structure. After discussion, there was consensus among DRB members that the basement of the proposed accessory structure should be viewed as the footprint for determining compliance with accessory structure size requirements. Tom Goodwin outlined options for the applicant moving forward:

- Revise plans for an accessory structure that comply with size requirements in DPO Section 4.5.8;
- Follow the Master Plan process as outlined in DPO Section 14 to construct a structure that does not meet accessory structure requirements; or
- Make an addition to the principal structure.

As far as design guidance, any proposed building should complement the architecture, materials, and colors of the existing principal structure on site.

A motion was made (EB) for Brian Bumann to rejoin the meeting. The motion was seconded (LD) and approved unanimously.

Other Items: None.

Adjourn: A motion was made to adjourn (MK), seconded (EB), and approved unanimously. The meeting was adjourned at 7:45 pm.

Approval of Minutes:

Date: _____ By: _____

Please note: This is a summary of the meeting and not to be considered a complete transcript.



Agenda Title: Wells Fargo ATM

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ Wells Fargo ATM	5/29/2019	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
June 19, 2019

Project: Wells Fargo ATM (Exxon Station Site)
Location: 601 Griffith Street (Parcel ID 00321403)
Applicant: Matthew Kiger, SVW Inc.
Designer: James M. Hammill, Prizm Architects
Planning Area: Special Use

The subject site has a Special Use Permit associated with it from 1997, allowing for an Exxon gas station. An approved Board of Adjustment case from 1997 also allowed for the ATM in the parking lot at Griffith and Jetton Streets. The applicant would like to replace the ATM with a new stand-alone, drive-thru Wells Fargo ATM. Under Davidson Planning Ordinance Section 4.5.8.B., all accessory structures ancillary to non-residential building types shall be reviewed by the Design Review Board.

The proposed ATM will be located on the existing at the corner of the parking lot near the Griffith/Jetton St roundabout. The ATM will be 11'-11" in height and constructed of metal and plexiglass.

DAVIDSON PLANNING ORDINANCE:

Section 4.4.1 General Building Design Standards

E. Materials

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*
4. *Building materials and colors shall be:*
 - a. *Complementary to the materials already being used in the neighborhood.*
 - b. *If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.*

Section 4.5.8 Accessory Structures

B. Size of Accessory Structure

1. *In the Rural Reserve and Rural Planning Areas, on lots over two acres where the proposed accessory structure is located more than 150 feet from the right-of-way or is not otherwise visible from the right-of-way, the footprint of an accessory structure shall not exceed 1,200 square feet. In all planning areas, except the Rural Reserve and Rural Planning Areas, the footprint of an accessory structure must not exceed 650 square feet or 30% of the footprint of the principal building (up to a maximum of 900 square feet), whichever is greater.*

2. Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2019 DRB Agendas\20190619_DRB_HPC Agendas\DRB\1. 20190619 Exxon Station ATM - Staff Analysis



Design Review

Wells Fargo ATM 601 Griffin Street

(Name of Project)

Development Process

Date Completed	Outline of Steps & Checklist
_____	<input type="checkbox"/> 1. Initial Meeting
_____	<input type="checkbox"/> 2. Application and Fee
_____	<input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
_____	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
_____	<input type="checkbox"/> 5. Design Review Board Approval
_____	<input type="checkbox"/> 6. Building Construction Documents
_____	<input type="checkbox"/> 7. Site and Landscape Construction Documents
_____	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
_____	<input type="checkbox"/> 9. Building Permit Approval
_____	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
_____	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
_____	<input type="checkbox"/> 12. Certificate of Occupancy

** For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



Design Review

Wells Fargo Bimboi Grill/L Street
(Name of Project)

Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☐ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings)
- ☐ General Description
(Including a description and color photographs to existing / adjacent site)
- ☐ Site Schematic Design in accordance with Section 14.15.7
- ☐ Building Schematic Design in accordance with Section 14.15.3
(Including rendered elevations of each façade per 14.15.3 C)
- ☐ Landscape Schematic Design in accordance with Section 14.15.5
- ☐ Building Perspective
- ☐ Building Materials/Colors
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

McQuay
Applicant's Signature

5-22-19
Date



Design Review

Wells Fargo ATM 601 Griffith Street
(Name of Project)

Contact Information

Applicant's Information

Name: MATTHEW KIGER
E-Mail: Kigerm@SVWINC.COM
Mailing Address: 2001 GATEWAY BLVD
CHARLOTTE, NC 28208
Business Phone: 704-398-4166 Mobile Phone: 301-356-2494

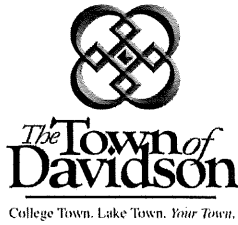
Property Owner's Information

(If Different from Applicant)

Name: MEHTA HOLDINGS LLC
E-Mail: _____
Mailing Address: 1543 HEATHER GLEN RD
KANNAPOLIS, NC 28081
Business Phone: _____ Mobile Phone: _____

Architect's Information

Name of Firm: Prizm Architects
Architect's Name: JAMES HAMILL
E-Mail: JHamill@prizmarchitects.com
Mailing Address: 580 Decker Drive, Ste 170
Irving TX 75062
Business Phone: 972-714-0420 Mobile Phone: _____



Design Review

Wells Fargo ATM 601 Griffith Street
(Name of Project)

Project Description

Application Date: 5-22-19

Project Location: 601 Griffith Street

Tax Parcel(s): 00321403

Planning Area: _____

Overlay District: _____

Master or Cond. Plan
(Attach Conditions of Approval) _____

Gen. Statement of Intent: Wells Fargo + the property LL
wish to install a drive through ATM
in the property parking lot

Project Details:

- Project Type: ☒ Individual Bldg. ☐ Master Plan ☐ Conditional Planning Area
- ☒ Sign
- Building Type: ☐ Detached House ☐ Townhouse ☐ Attached House (Tri- or Quadplex)
- ☐ Institutional ☐ Live/Work ☐ Multi-family (Apts., Condos, Flats)
- ☐ Workplace ☐ Storefront ☒ Accessory Structure
- Use(s): Drive through ATM
- Height & Stories: 11'11"
- Square Footage: 605 sq ft
- Building Materials: Metal + Plexi Glass (concrete)

Architectural

Features: _____

Existing Site Conditions: Gas Station Parking Lot

See 14.12.2.D



Design Review

WellisFange Aptm 601 60th St

(Name of Project)

Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.

N/A

☐

Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)

☐

Section 2 Planning Areas

☐

Permitted Use/Add'l Req.

☐

Not Permitted

☐

Permitted Building Type

☐

Not Permitted

☐

Meets Setback Criteria

☐

Does Not Meet

☐

Meets Open Space Criteria

☐

Does Not Meet

☐

Meets Density Criteria

☐

Does Not Meet

☐

Section 4 Design Standards

☐

General Site Design Criteria (4.3)

☐

General Building Design Criteria (4.4)

☐

Specific Building Type Criteria (4.5)

☐

Existing Industrial Campuses Criteria (4.6)

☐

Renovation of Existing Structures Criteria (4.7)

☐

Section 8 Parking & Driveways

☐

Section 9 Tree Preservation, Landscaping & Screening

☐

Section 10 Lighting

☐

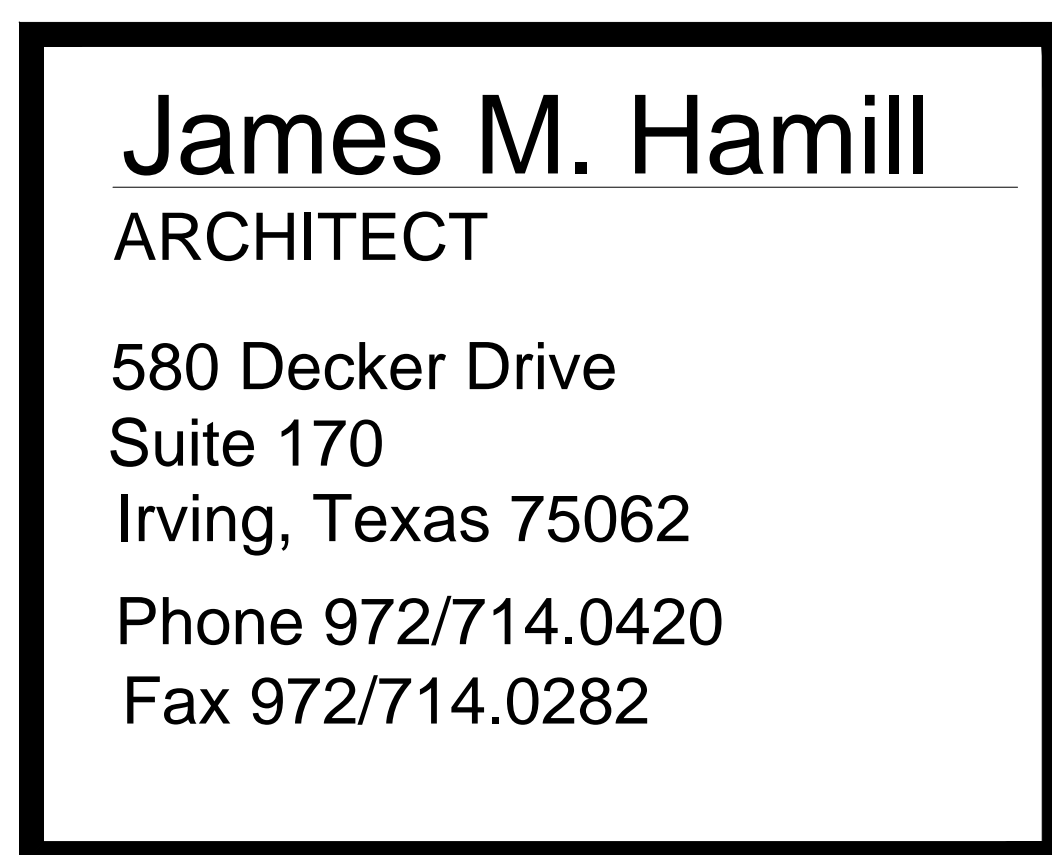
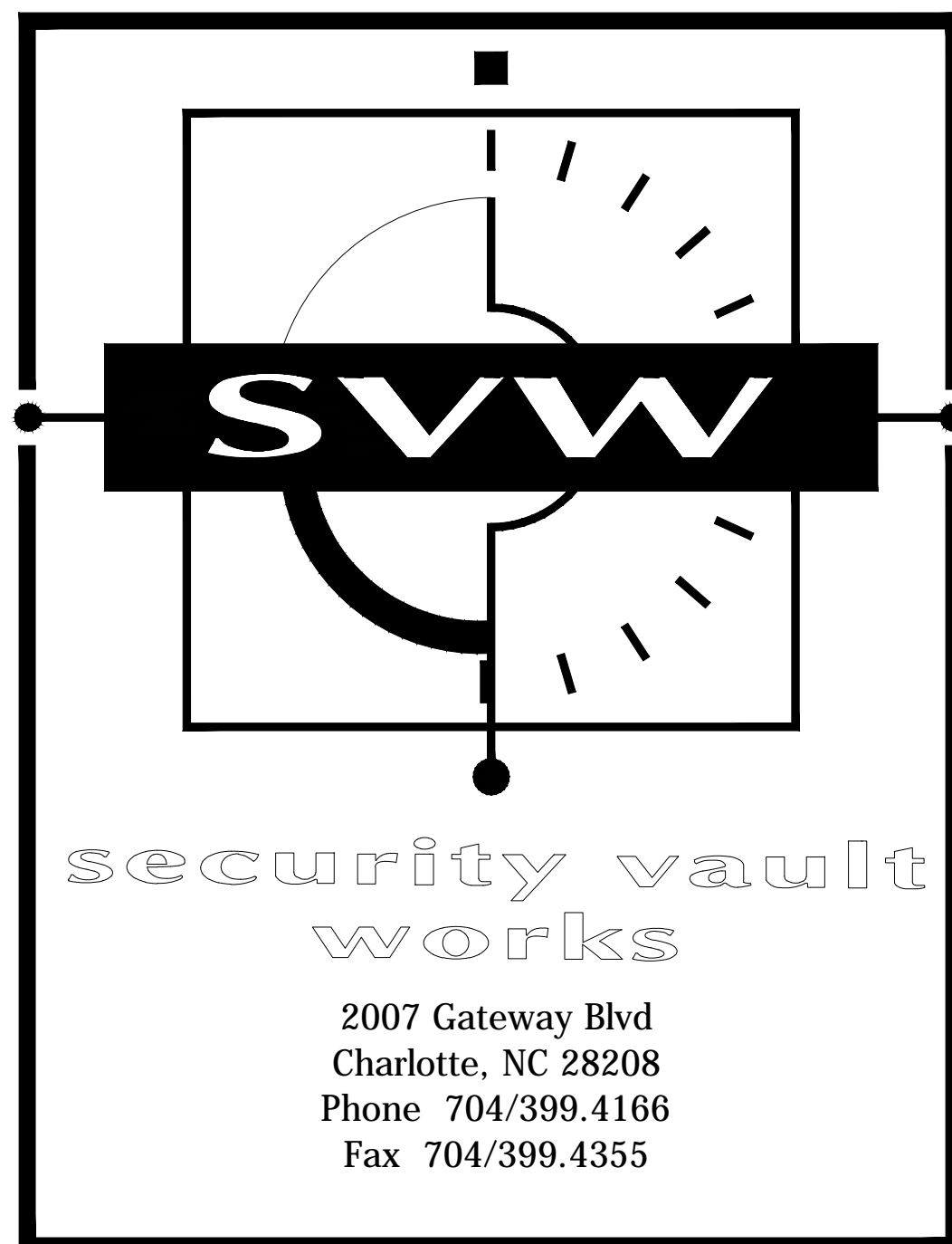
Section 22 Local Historic District Guidelines



Wells Fargo - Davidson Offsite

REMOTE DRIVE-UP ATM INSTALLATION

CONSTRUCTION DOCUMENTS



Local Address:

601 Griffith St.
Davidson, NC 28306

Developer/Applicant/Designer:

Matthew Kiger
Security Vault Works
2007 Gateway Boulevard
Charlotte, NC 28208
704-399-4166 Ext. 1503

Schedule of Drawings

GENERAL

C.1 - Cover Sheet

ARCHITECTURAL

A.1 - Existing Site Plan

A.2 - Plans and Elevations

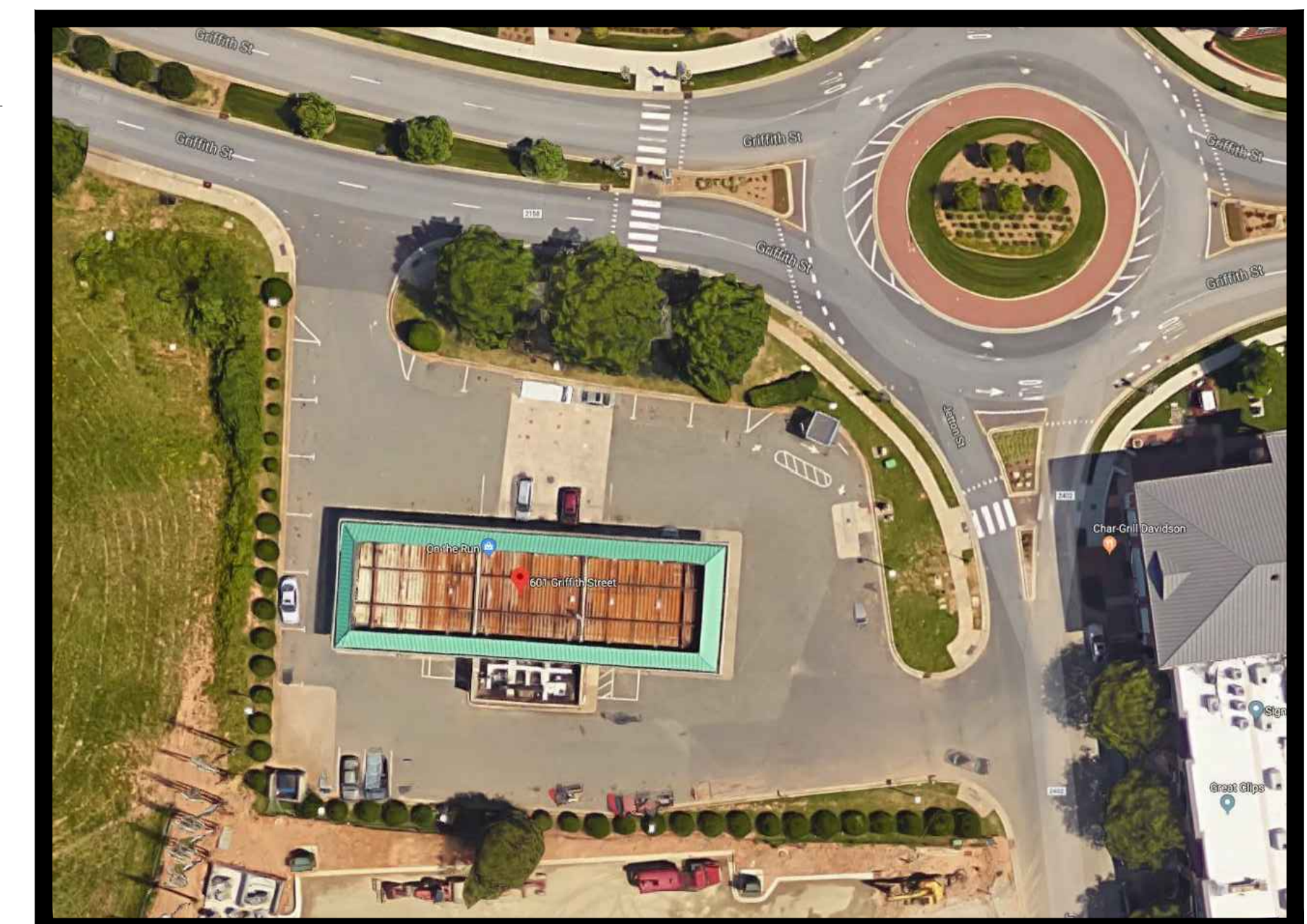
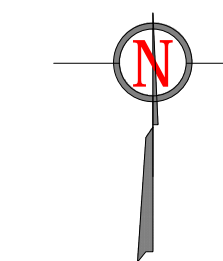
A.3 - Details

E.1 - Electrical Plan

E.2 - Electrical Details

Site Location Map

Scale: NOT TO SCALE

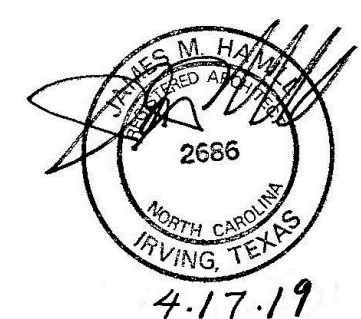


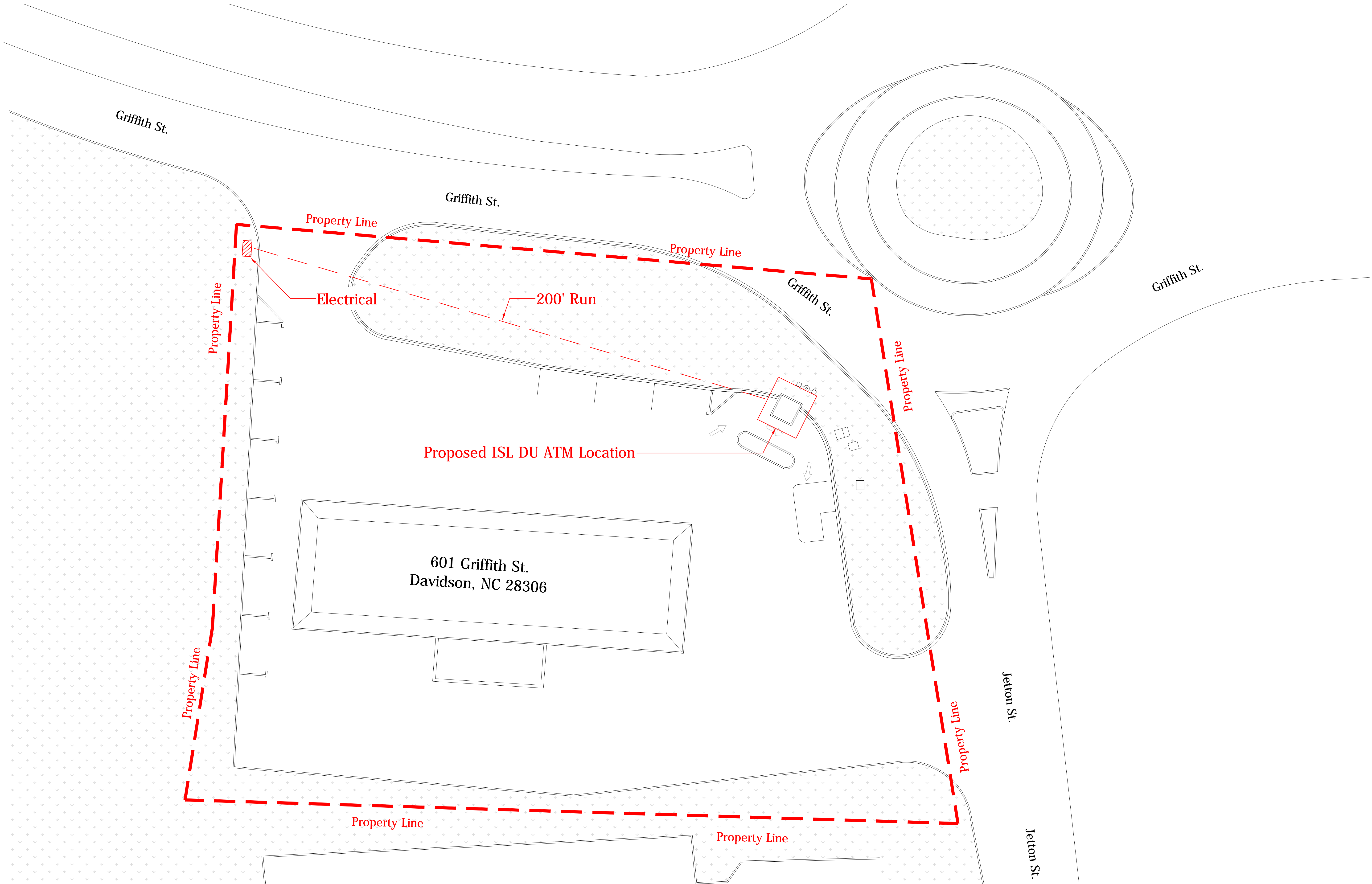
Building Codes:

2015 International Building Code
2017 National Electrical Code

Building Construction Type:

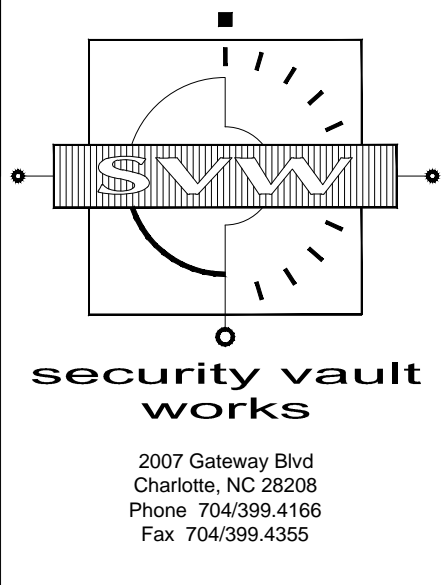
2B Unprotected non-combustible





1 Existing Site Plan
A.1 Scale: 1/16" = 1'-0"

Davidson Offsite
601 Griffith St.
Davidson, NC 28306

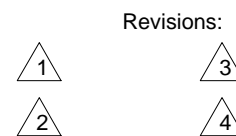


James M. Hamill
ARCHITECT
880 Decker Drive
Suite 170
Irving, Texas 75062
Phone: 972/714-0420
Fax: 972/714-0282



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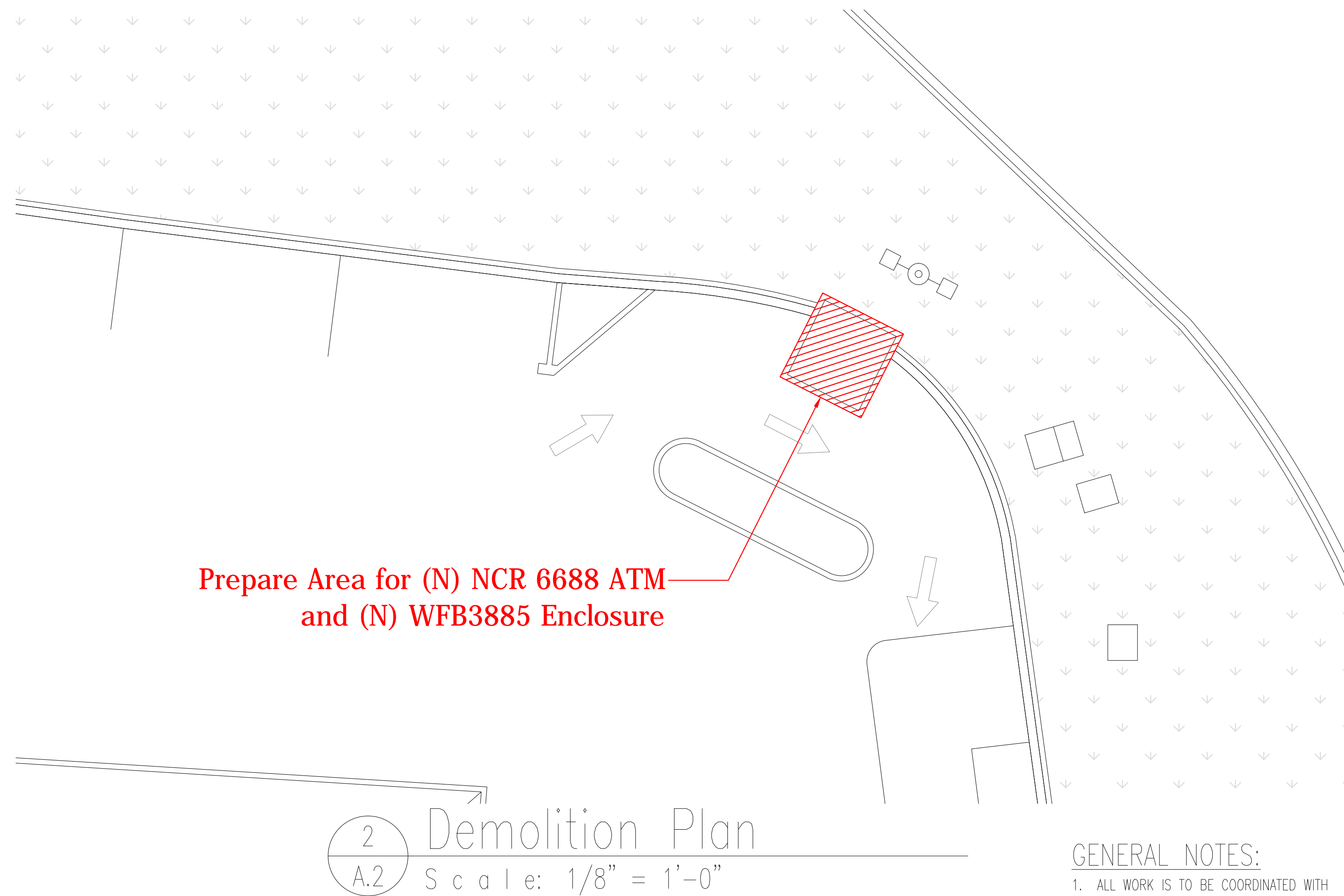
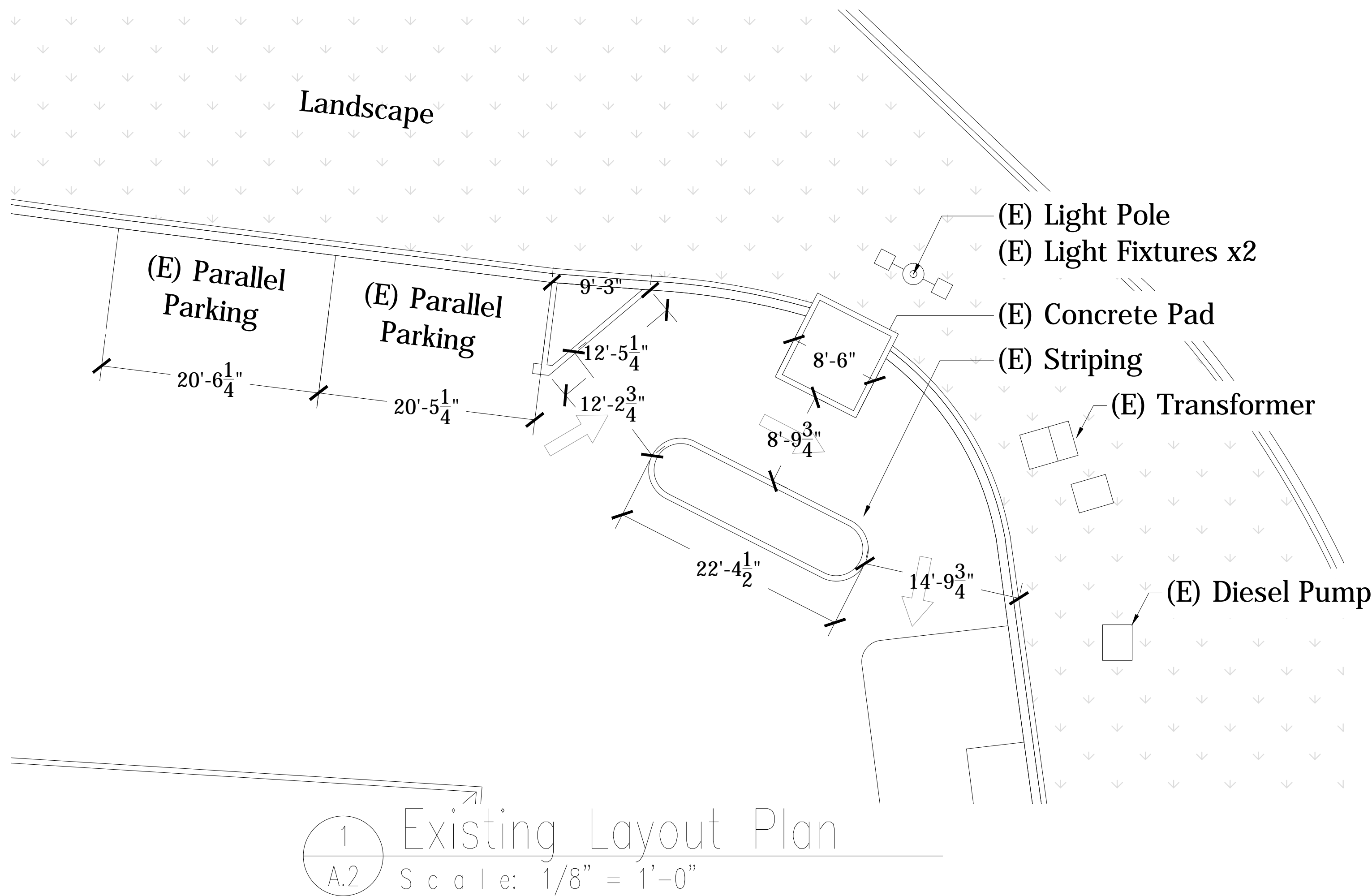
Date: Drawn By:



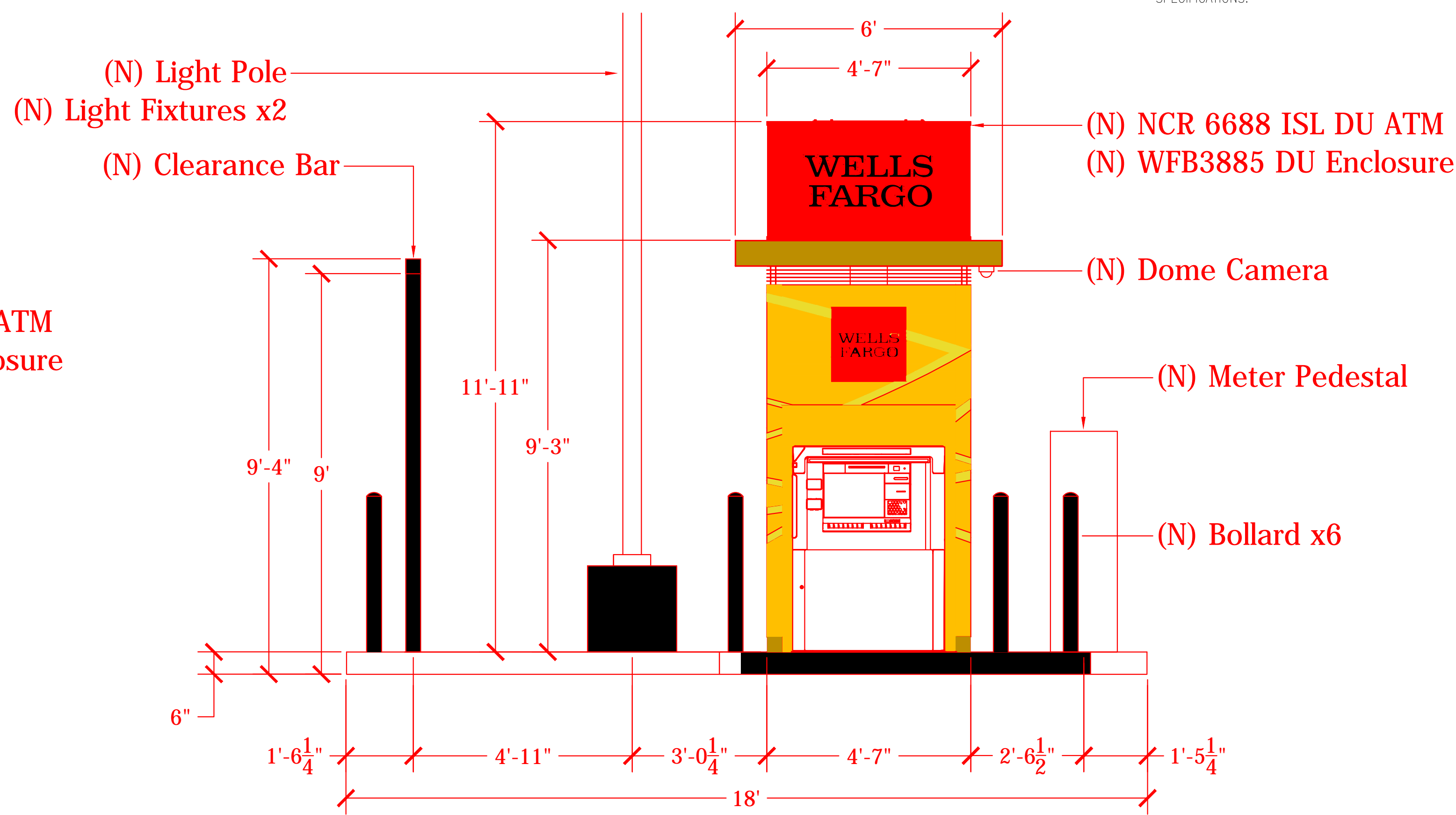
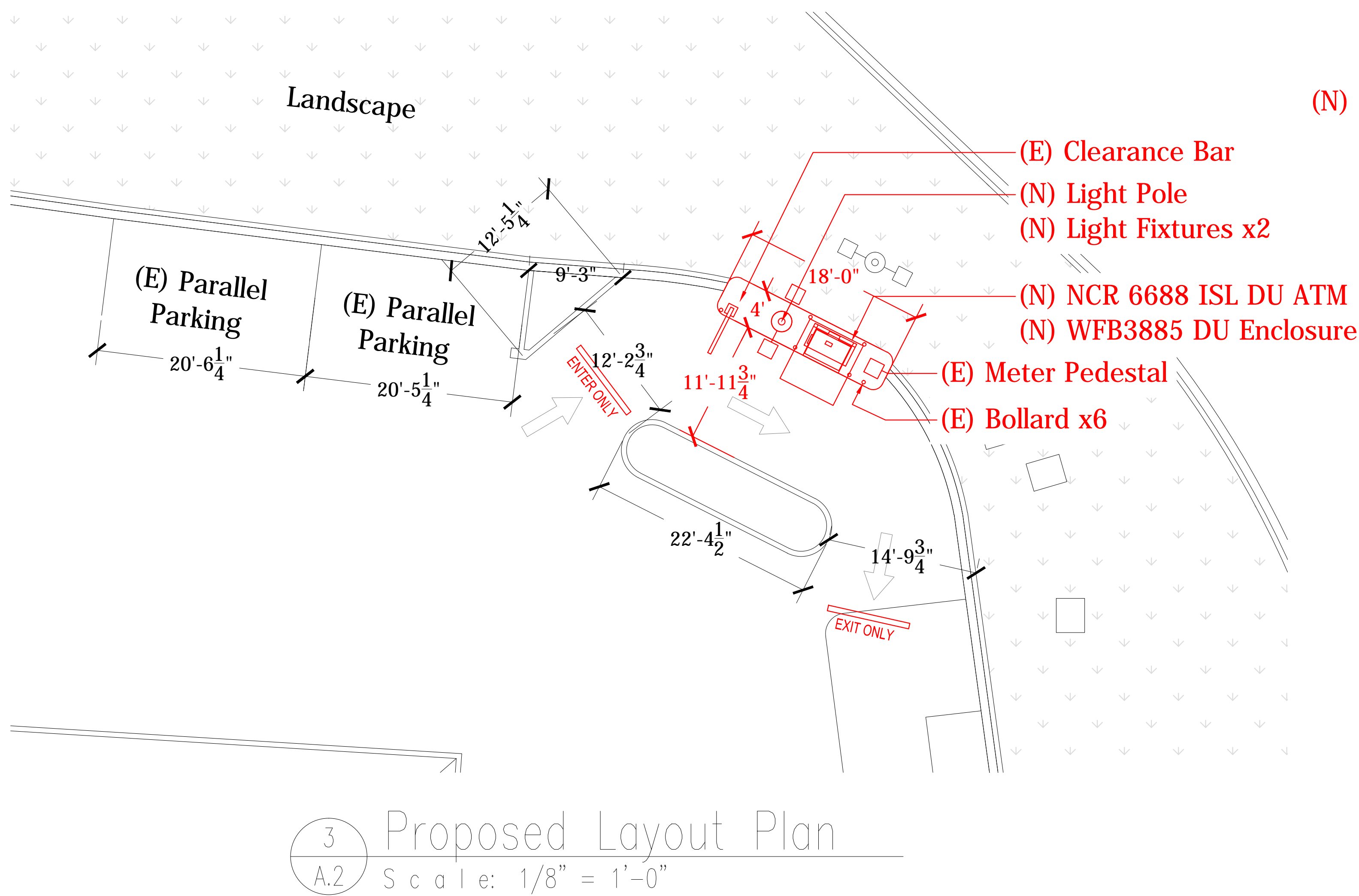
Drawing Number:

A.1

SVW Project Number: 12-19-0004
Cad File Name: Davidson Offsite

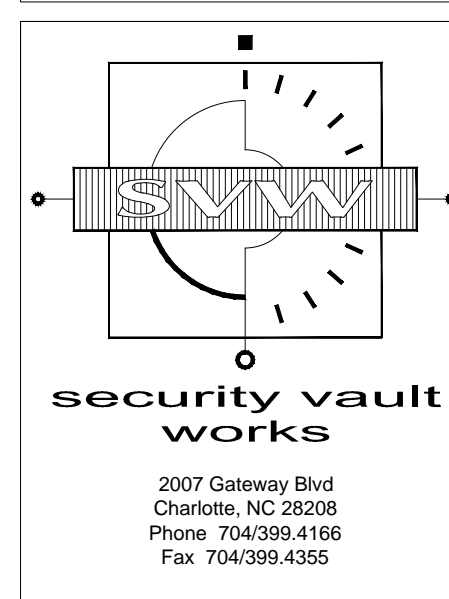


GENERAL NOTES:
1. ALL WORK IS TO BE COORDINATED WITH THE BRANCH REPRESENTATIVE.
2. FOR STRUCTURAL AND ELECTRICAL DETAILS REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS.



Plans and Elevations

Davidson Offsite
601 Griffith St.
Davidson, NC 28306



James M. Hamill
ARCHITECT
880 Decker Drive
Suite 170
Irving, Texas 75062
Phone: 972/714-0420
Fax: 972/714-0282



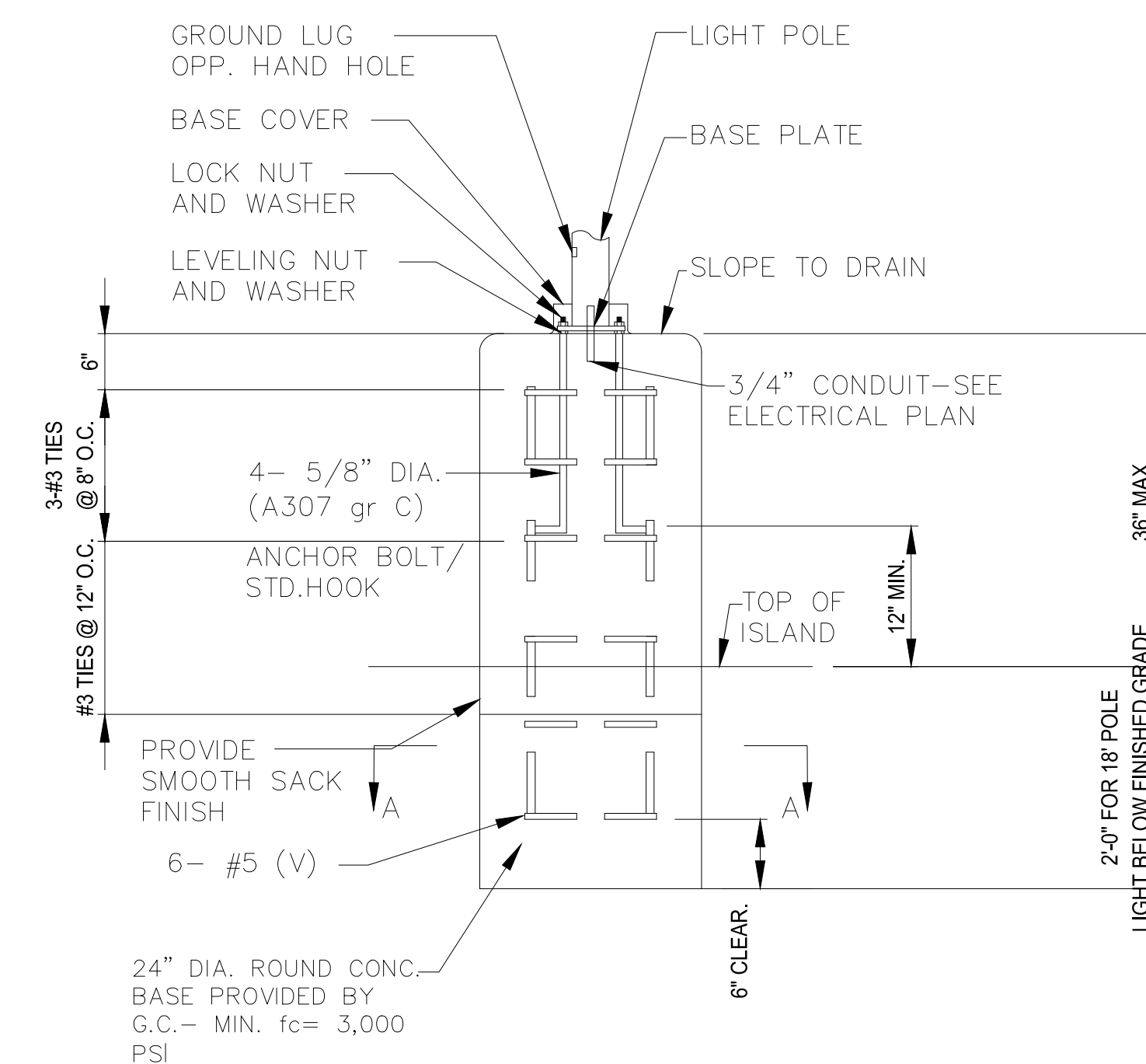
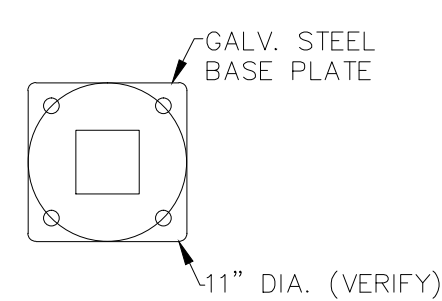
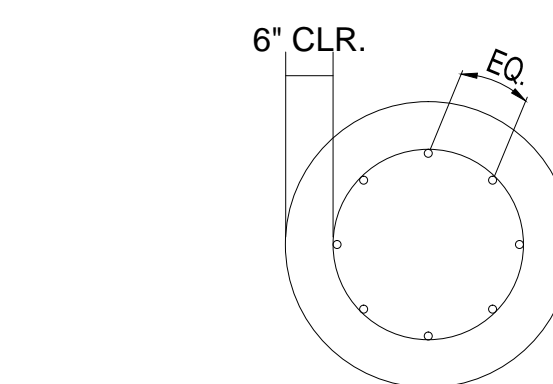
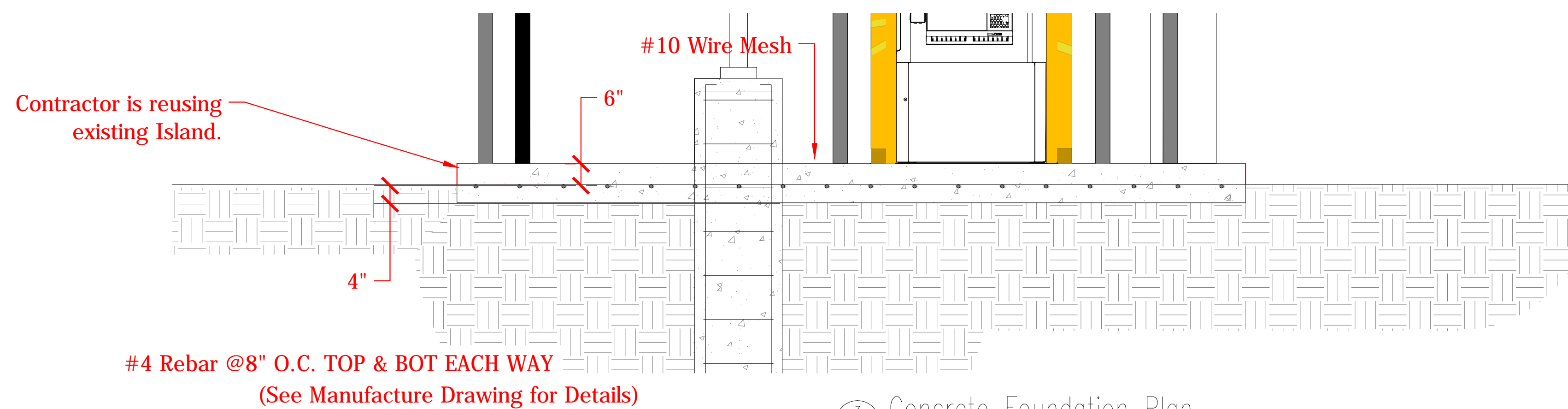
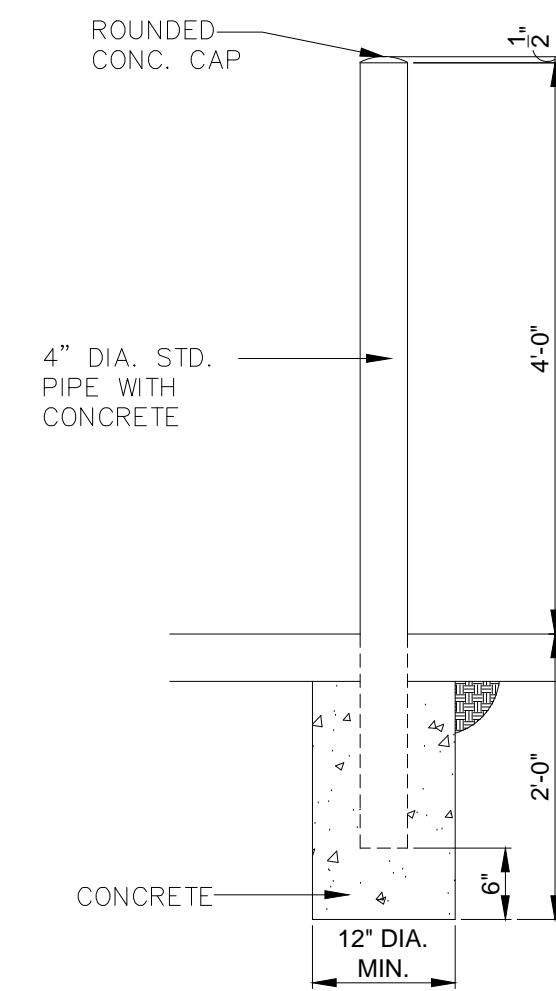
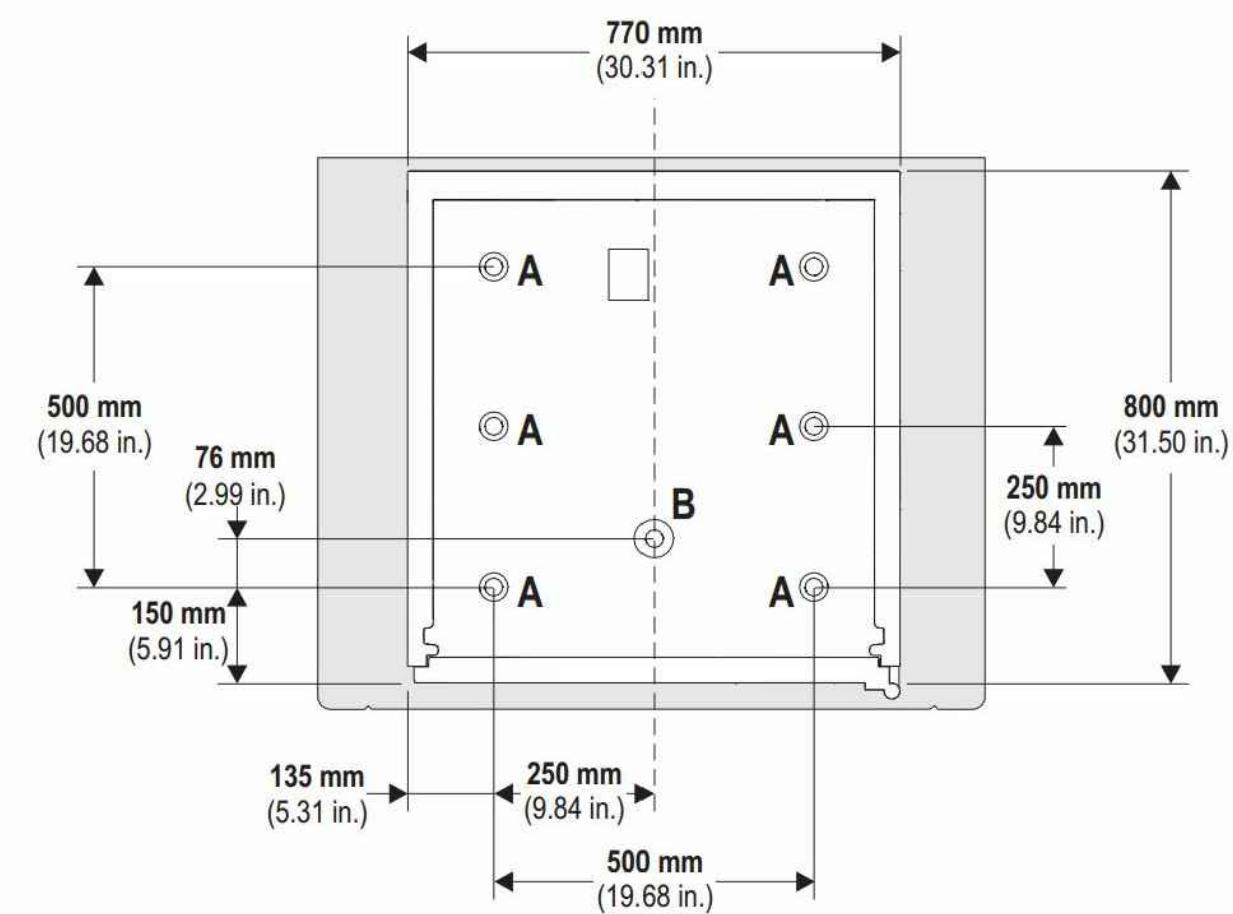
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Date: _____ Drawn By: _____

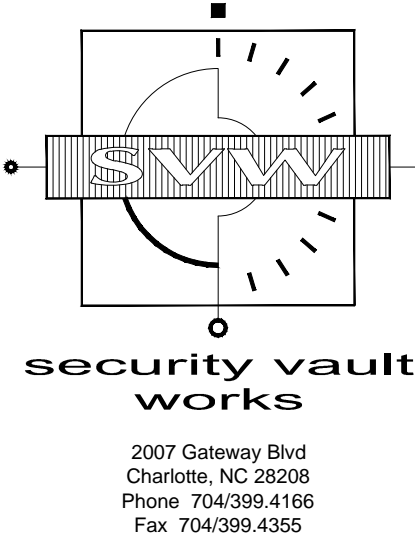
Revisions:
1 2 3 4

Drawing Number:
A.2

SVW Project Number: 12-19-0004
Cad File Name: Davidson Offsite



Davidson Offsite
601 Griffith St.
Davidson, NC 28306



James M. Hamill
ARCHITECT
580 Decker Drive
Suite 170
Irving, Texas 75062
Phone 972/714.0420
Fax 972/714.0282







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Date: _____ Drawn By: _____

Revisions:

Drawing Number:

A 3

SVW Project Number: 12-19-0004

Cad File Name: Davidson Offsite

GENERAL ELECTRICAL NOTES:

1.

ALL WORK IS TO BE COORDINATED WITH THE REPRESENTATIVE.
2.

FOR ELECTRICAL DETAILS REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS.
3.

CONTRACTOR SHALL FURNISH AND INSTALL 2" CONDUIT FOR ELECTRICAL SERVICE FROM POWER SOURCE TO ATM. PROVIDE THE FOLLOWING POWER CIRCUITS PER ATM:
CKT1: DEDICATED/ISOLATED GROUND 20-AMP CIRCUIT (SINGLE-PHASE) for WU ATM and DEDICATED/ISOLATED GROUND 30-AMP CIRCUIT (SINGLE-PHASE) for DU
CKT2: STANDARD 20-AMP CIRCUIT (FOR ENCLOSURE OR SIGNAGE).
4.

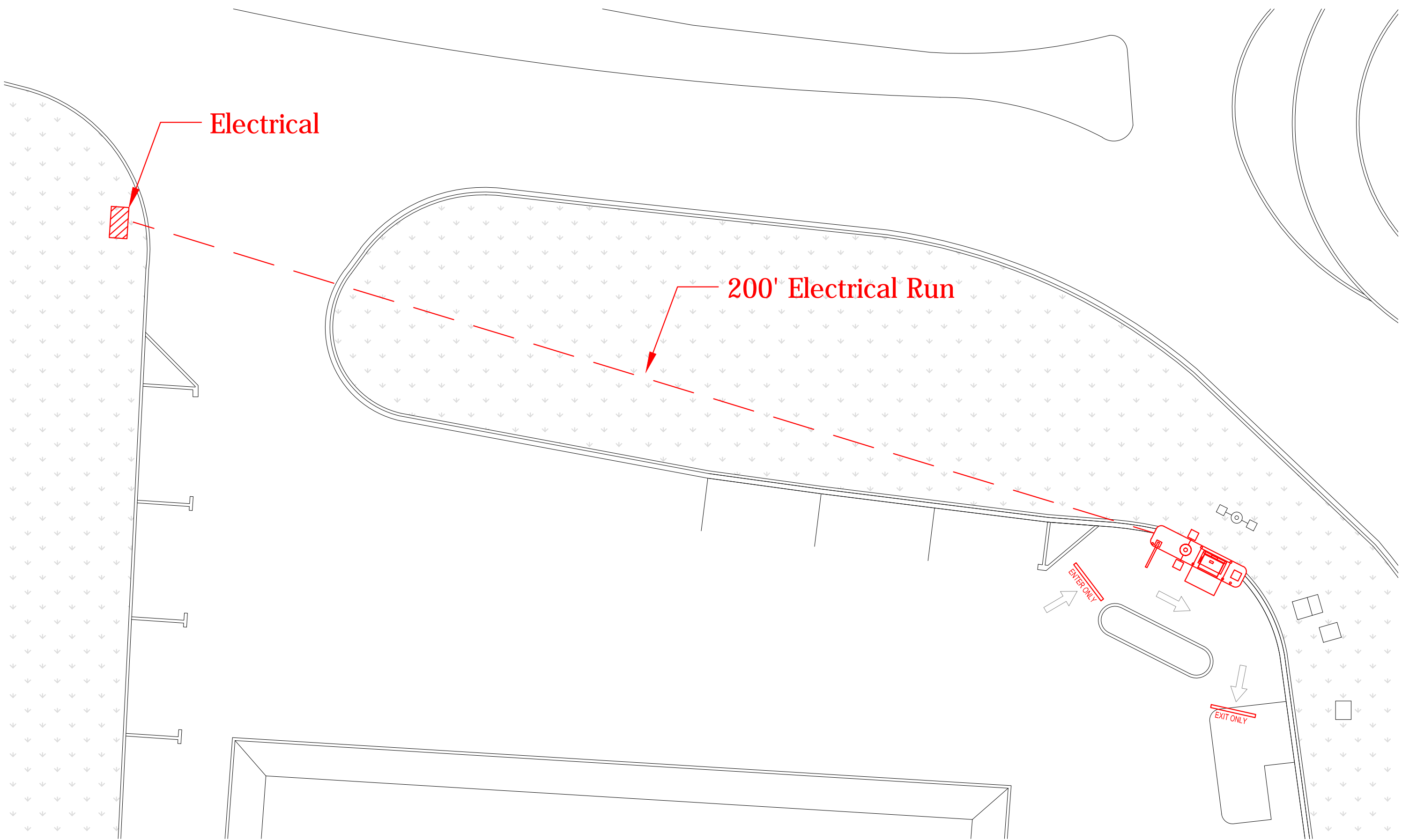
CONDUIT FOR LOW-VOLTAGE DEVICES AT THE ATM IS TO BE 3/4" MINIMUM. THIS MUST BE A STRAIGHT RUN (WHENEVER POSSIBLE) DIRECTLY TO THE PHONE CLOSET. DATA CABLE MAY SHARE A CONDUIT WITH THE ALARM/CAMERA WIRING.
5.

THE DATA CABLE USED FOR THE ATM IS CATEGORY "5". THREE (3) CABLES ARE REQUIRED FOR ALL ATMS
6.

LABEL BOTH ENDS OF EACH STATION CABLE, CLEARLY IDENTIFYING IS CABLE NUMBER ("A" AND CABLE NUMBER).
7.

WIRING FOR THE SECURITY DEVICES IS TO BE:
ALARM: ONE 8 CONDUCTOR, 22 GAUGE UNSHIELDED CABLE
FRAUD CAMERA: CAT6
SURVEILLANCE CAMERA: 18-2 AWG & CAT6
8.

CONDUIT TO TELCO FOR LOW-VOLTAGE ITEMS IS NOT REQUIRED FOR OFFSITE ATMS WHERE ALARM/CAMERA SYSTEMS WILL BE LOCATED IN THE ATM.



1
E.1

Electrical Plan

Scale: N.T.S. For Reference Only

LOW VOLTAGE NOTES:

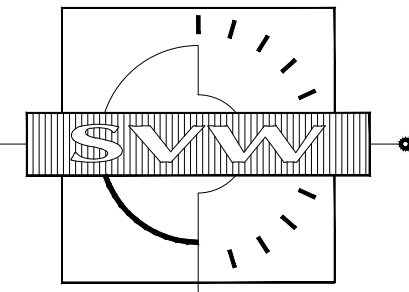
1. DATA LINES INSTALLED BY ELECTRICAL CONTRACTOR.
2. ALARM AND VIDEO LINES INSTALLED BY ELECTRICAL CONTRACTOR
3. 3 DATA LINES – CAT5e OR BETTER
4. 2 ALARM LINES – 22ga 6 CONDUCTOR STANDARD PLENUM
5. 2 VIDEO LINES – COAX 20 AWG SOLID BARE COPPER 16/30 STANDARD STRANDED BARE COPPER

GENERAL NOTES:

1. ALL WORK IS TO BE COORDINATED WITH THE BRANCH REPRESENTATIVE.
2. FOR ELECTRICAL DETAILS REFER TO MANUFACTURER DRAWINGS AND SPECIFICATIONS.

Electrical Plan

Davidson Offsite
601 Griffith St.
Davidson, NC 28306



security vault
works

2007 Gateway Blvd
Charlotte, NC 28208
Phone: 704/399-4166
Fax: 704/399-4355

James M. Hamill

ARCHITECT

880 Decker Drive
Suite 170
Irving, Texas 75062

Phone: 972/714-0420
Fax: 972/714-0282



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Date: _____

Drawn By: _____

Revisions:

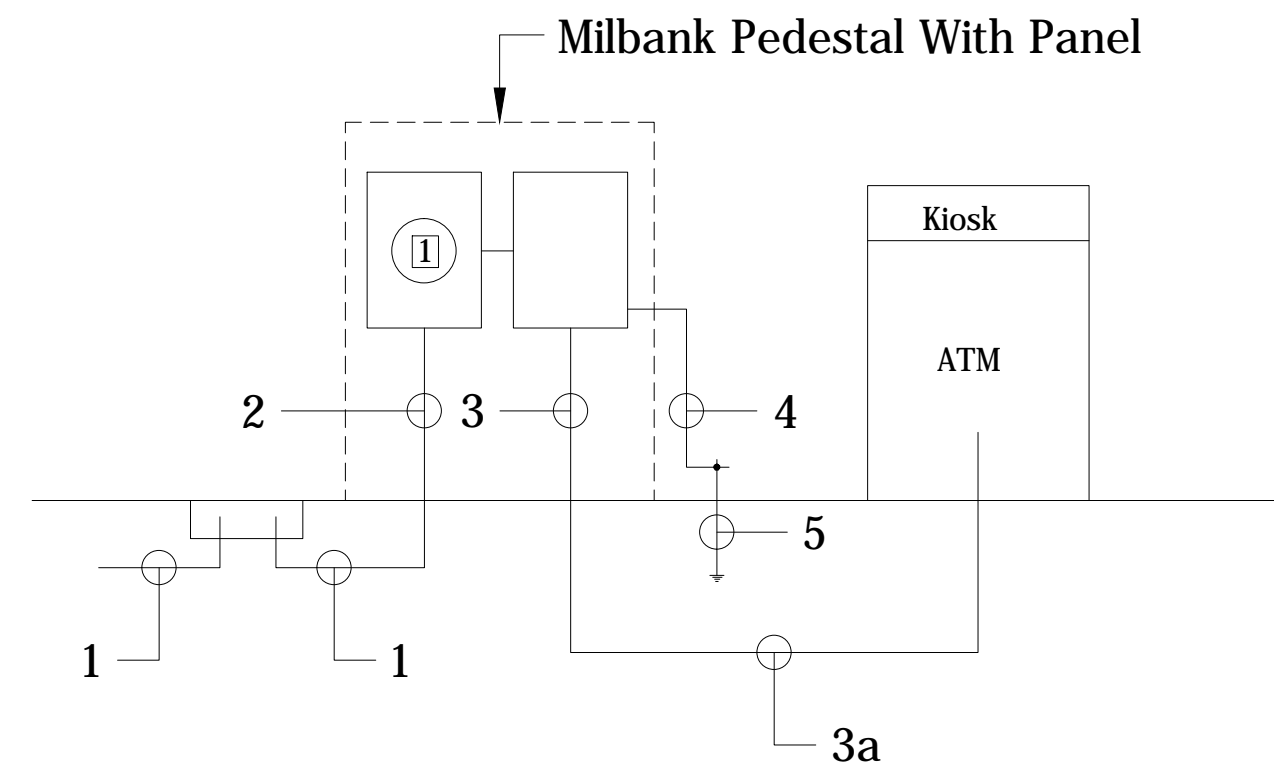
1	3
2	4

Drawing Number:

E.1

SVW Project Number: 12-19-0004
Cad File Name: Davidson Offsite

1- New Milbank Meter Pedestal to be installed under this contract



1- New THWN CU Wire in New PVC Sch 40 Underground Conduit.

Distance (Feet)	Hot	Neutral	Gnd	Conduit
less then 177	2 - #3	1 - #3	-	2"
178 - 224	2 - #2	1 - #2	-	2"
225 - 281	2 - #1	1 - #1	-	2"
282 - 354	2 - #1/0	1 - #1/0	-	2"
355 - 446	2 - #2/0	1 - #2/0	-	2"

2

3- New THWN CU Wire in New PVC Conduit.

Distance (Feet)	Hot	Neutral	Gnd	Conduit
less then 177	2 - #3	1 - #3	6	2"
178 - 224	2 - #2	1 - #2	6	2"
225 - 281	2 - #1	1 - #1	6	2"
282 - 354	2 - #1/0	1 - #1/0	4	2"
355 - 446	2 - #2/0	1 - #2/0	4	2"

3a- Same as 3, but in PVC sch 40 Underground.

4- #4 THWN CU Gnd

5- 1 - 5/8" x 10' Gnd Rod

The maximum current requirements are:

- 30A at 120V
- 15A at 230V.

The maximum inrush current is:

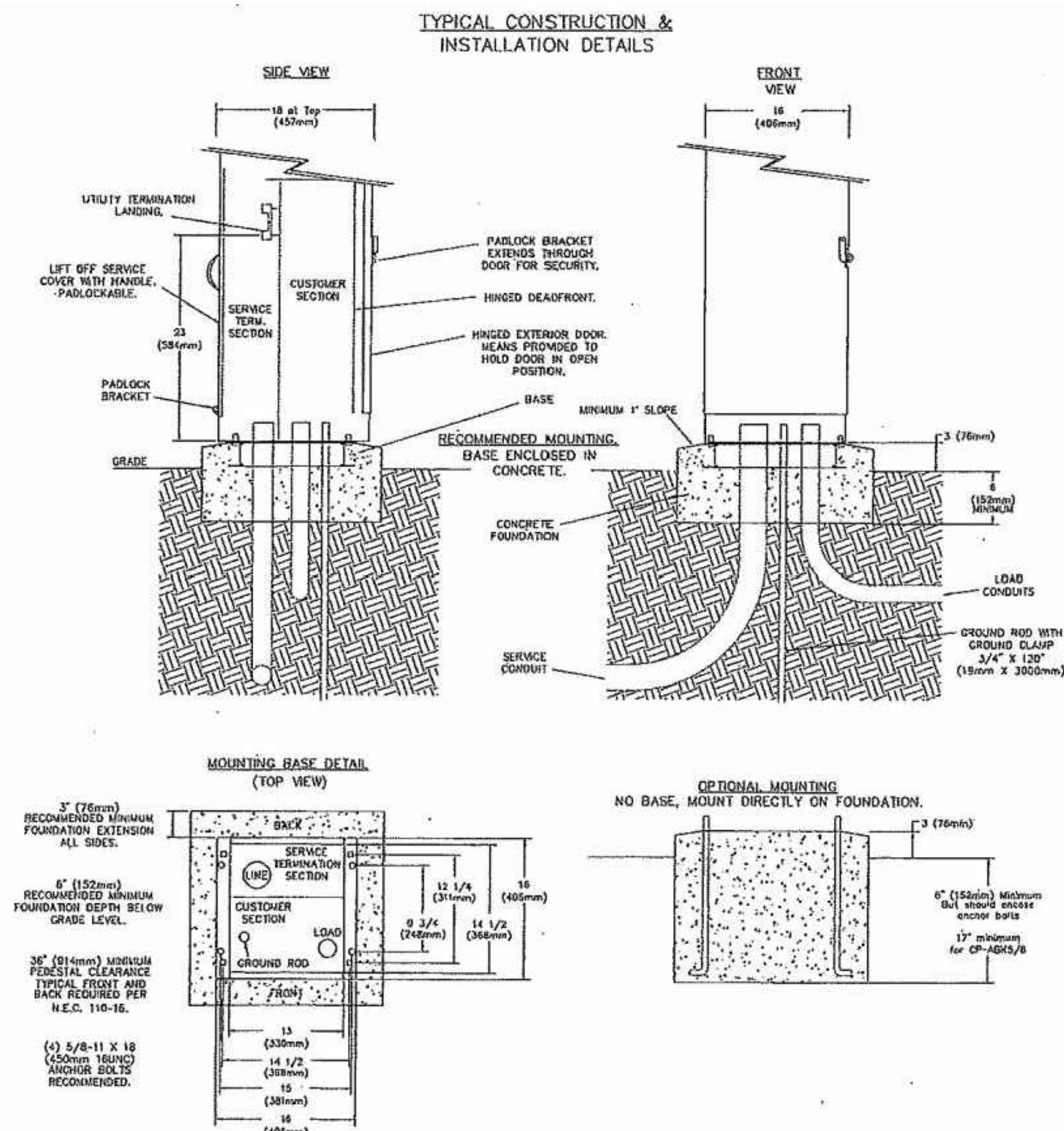
- 50A peak at 136V
- 80A peak at 257V.



Power to the ATM is to be a dedicated 30A service. The ATM must comply with local code requirements and be protected with a 30A circuit breaker.

2- Peak Fault Current available at Terminals of Transformer is 8120 A/C Per Utility Company

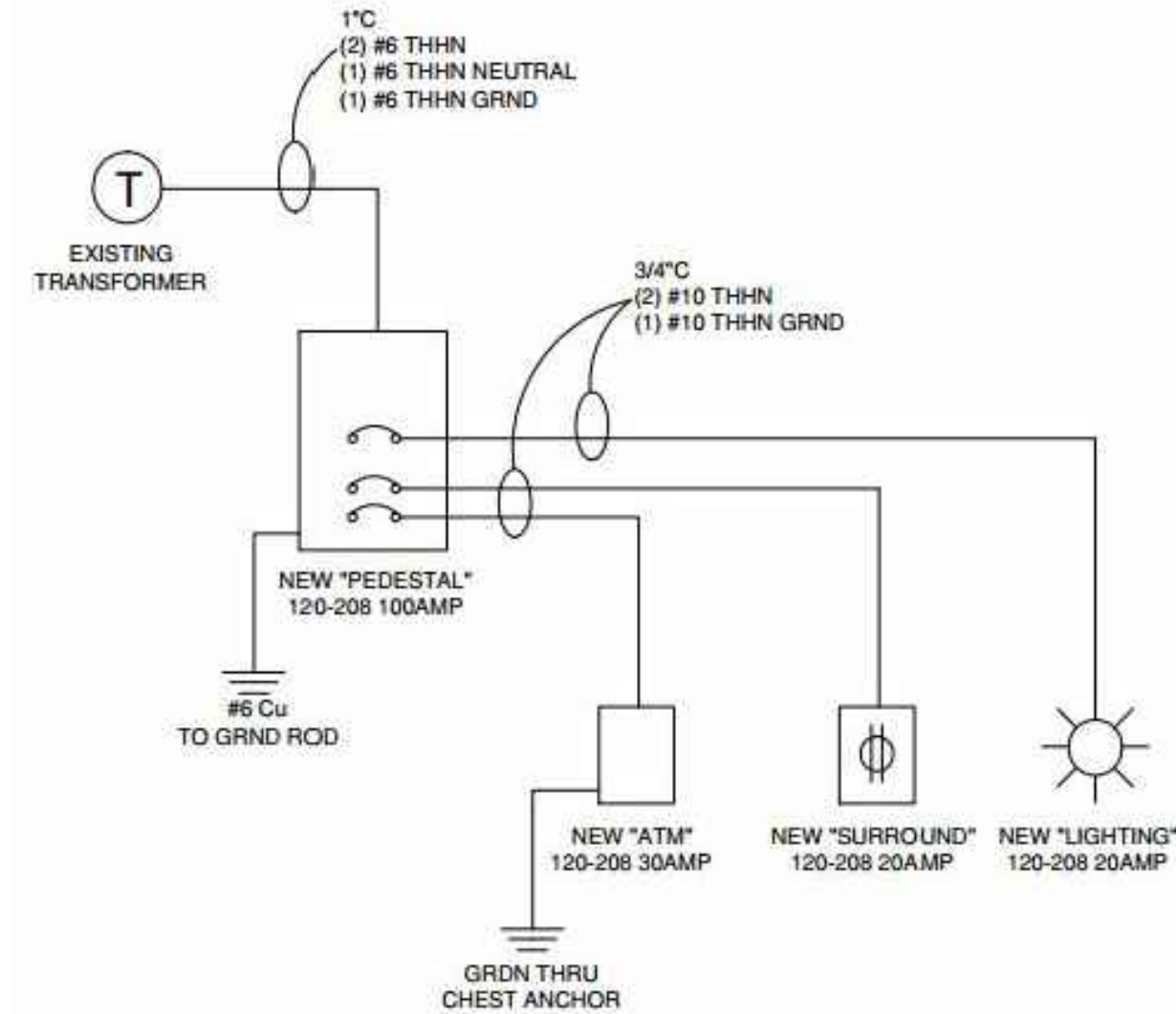
Panel "L"											
Type: Eaton			In Milbank Pedestal			Mains: 100A - 2P					
Mounting : Enclosed in Kiosk			CP3B11115P			Bus Rating: 200A					
A.I.C.: 10,000						Voltage: 120/240V, 1PH,3W					
#	Wire		BRKR	VA	A	B	VA	BRKR		Wire	#
1	3 - #10	ATM	30	2500	●		1092	20			2
3	3 - #12	Kiosk	30	1500		●	1500	20			4
5	3 - #12	A/C - Heat	30	1092	●		540	20			6
7	3 - #12		30	1092	●	●	2500	30			8
9	3 - #12	Site Lighting	20	2760	●		100	20			10
11	3 - #12				●					12	
Sub-Total:				3612			5732				
Total:				9344							
Demand: 10.42 KVA @ 240V - 43A (See Load Calculation)											
Demand Calculation:											
Lighting				3212 VA at 125% = 4015 VA							
Largest Motor				1092 VA at 125% = 1365 VA							
Other Loads				5040 VA at 100% = 5040 VA							
Total Demand Load				10420 VA - 43A							



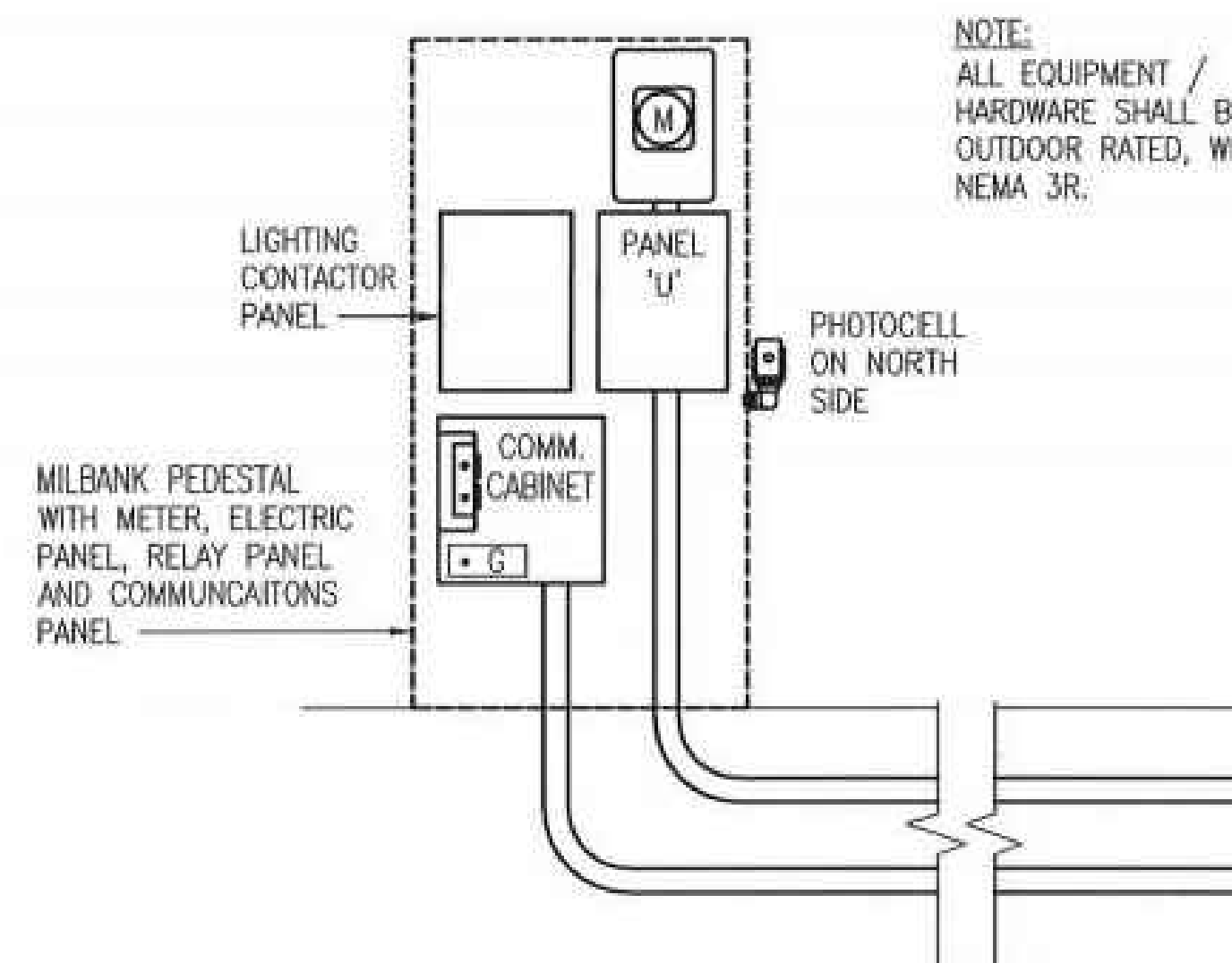
LIGHT POLE: VALMONT D5330-500Q250-PG-FP-DB-FBC-AB

FIXTURES: AF-06-LED-E1-5WQ-BZ

3 Millbank Pedestal
E.2 Scale: N.T.S.



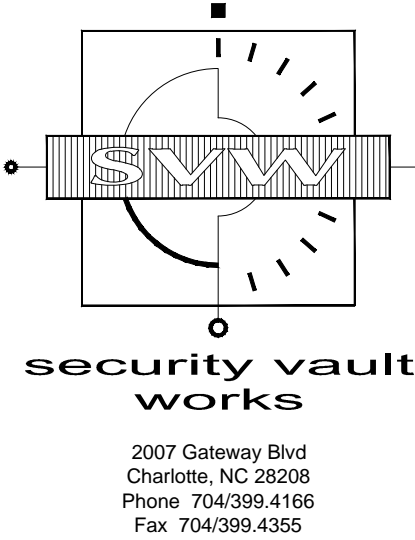
1 Line Diagram
E.2 Scale: N.T.S.



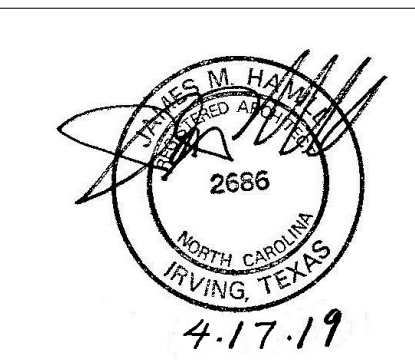
4 Pedestal Elevation
E.2 Scale: N.T.S.

Electrical Details

Davidson Offsite
601 Griffith St.
Davidson, NC 28306



James M. Hamill
ARCHITECT
580 Decker Drive
Suite 170
Irving, Texas 75062
Phone 972/714.0420
Fax 972/714.0282



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Date: Drawn By:

Revisions:
1 3
2 4

Drawing Number:

E.2

SVW Project Number: 12-19-0004
Cad File Name: Davidson Offsite





ONE SOURCE SECURITY AND SOUND
 2925 FM 1960 E HOUSTON, TX 77338
 888.848.OS2S

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Davidson Offsite
 601 Griffith St
 Davidson, NC
 28306

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 Rendering

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 ISLAND-DU

SCALE: NTS	
12/20/18	
Dwn By: MV	Chk By: JW
Page 7 of 7	