



# Design Review

Elisabeth Rose

(Name of Project)

## Sign - Application Requirements

### Date Received

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Application Fee per Town of Davidson Fee Schedule



Contact Information



Project Description  
(including General Statement of Intent)



Statement of Compliance with Section 9



Any Approved Sign Plan or Conditional Planning Area for Signs  
(including all renderings, plans, and conditions of approval)



Site and Building Plan Indicating the Location of all Signs



Color Photos  
(including existing and adjacent sites and building(s) showing signage taken from the perspective of the public streets adjacent to the site)



List of all Existing Signs with their Location and Dimensions



Color Photo of Building(s) with Proposed Sign(s) Superimposed



Landscape Schematic Design in accordance with Section 8.6



Representative Materials and Colors



Proposed Lighting Type and Location



Statement of Compliance with Planning Ordinance Section 14

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.

[Signature]  
Applicant's Signature

7.26.2017  
Date



# Design Review

Elisabeth Rose  
(Name of Project)

## Sign - Project Description

Application Date:

07.25.2017

Project Location:

202 S. Main St., Suite C  
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s):

Planning Area:

Planning Area Overlay District:

Master or Conditional Plan:

(Include any conditions of approval)

General Statement of Intent:

Install storefront sign

### Project Details:

Project Type:

☐

individual sign

☐

multi-tenant building

☐

sign plan development

Sign Type:

☒

wall sign

☐

projecting sign

☐

hanging sign

☐

freestanding sign

☐

canopy/awning sign

☐

window/door sign

☐

building name

☐

sidewalk sign

☐

temporary sign

Other sign type:

Dimensions:

3'5" Tall by 7" Long

Square Footage:

23.87

Height from grade:

Sign materials:

Brushed Brass, acrylic, black vinyl

Lighting:

N/A

Existing Signs, include signs to remain and signs to be removed:

N/A



# Design Review

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(Name of Project)

## Sign - Development Process

**Date Completed**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐

Initial Meeting

☐

Application and Fee

→ Paid Sharon @ Town Hall

☐

Design Review Board Preliminary Review, if applicable

☐

Planning Director Review for Compliance with Planning Ordinance

☐

Design Review Board Approval

☐

Sign Permit Approval





Dear Developer,

The Town of Davidson and the Planning staff appreciate your interest in our community as a development opportunity and hope you find your venture a pleasant and rewarding experience.

This packet was assembled to provide step by step information to make the design review process easier to understand and complete. In order to assure that your project results in a development that serves both your needs and the needs of the community, it is reviewed under the regulations of the Town of Davidson Planning Ordinance, in particular Section 14, Signs; 9, Design Regulations; and the General Principals for Planning in Davidson, which are

- We must preserve Davidson's status as a small town.
- We must preserve and enhance Davidson's unique downtown.
- Growth must be sustainable.
- We must preserve substantial amounts of open space.
- We must re-establish our historic diversity of people.
- Development must proceed no faster than the Town can provide public facilities.
- In Davidson we rely on a unique combination of private property rights and the health of the community as a whole.
- Architecture design and planning will be used to enhance the quality of life.

The Planning Ordinance in its entirety is available on the Town of Davidson website [www.townofdavidson.org/planningordinance](http://www.townofdavidson.org/planningordinance).

The Design Review Board works hand in hand with the developer and the architect to assure the scope of work approved by the Design Review Board, including all conditions of approval and agreements are met. The enclosed information should help guide you through this process.

A project manager from the Planning Department will work closely with you throughout the process and is available to answer any questions or concerns you may have. You may reach him or her by the phone number or email on the business card included in this packet.

We look forward to working with you to make Davidson the best small town in North Carolina.

Sincerely,

*Ben McCrary*

Ben McCrary  
Planning Manager



## Design Review

Elisabeth Rose  
(Name of Project)

### Contact Information

#### Applicant's Information

Name: Elisabeth Connolly  
E-Mail: info@elisabeth-rose.com  
Mailing Address: PO Box 1808 Davidson, NC 28036  
Business Phone: \_\_\_\_\_ Mobile Phone: 704.299.3642

#### Property Owner's Information

(If Different from Applicant)

Name: Oikodome Properties, LLC  
E-Mail: jen@thepickledpeach.com  
Mailing Address: 202 S. Main Street  
Davidson, NC 28036  
Business Phone: 704.765.2190 Mobile Phone: \_\_\_\_\_

#### Architect's Information

Name of Firm: \_\_\_\_\_  
Architect's Name: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_



# Design Review

*Elisabeth Rose*

(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

Elisabeth Rose  
(Name of Project)

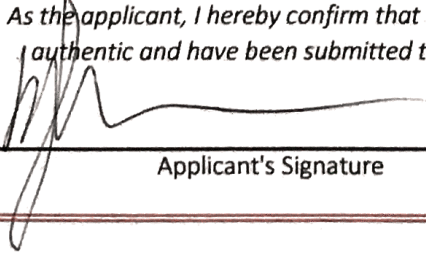
### Application Requirements

#### Date Received

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

- ☐ 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.

  
Applicant's Signature

07.25.2017  
Date



## Design Review

Elisabeth Rose

(Name of Project)

### Contact Information

#### Applicant's Information

Name:

Elisabeth Connolly

E-Mail:

info@elisabeth-rose.com

Mailing Address:

P.O. Box 1808

Davidson, NC 28036

Business Phone:

704.299.3642

Mobile Phone:

#### Property Owner's Information

(If Different from Applicant)

Name:

Oikodome Properties

E-Mail:

jen@thepickledpeach.com

Mailing Address:

202 S. Main St.

Davidson, NC 28036

Business Phone:

704.765.2190

Mobile Phone:

#### Architect's Information

Name of Firm:

N/A

Architect's Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:





## Design Review

Elisabeth Rose  
(Name of Project)

### Project Description

Application Date:

7.25.2017

Project Location:

202 S. Main St., Ste. C

Tax Parcel(s):

Planning Area:

Overlay District:

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of  
Intent:

Sign application for wall and  
sidewalk signs

### 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):

Retail

• Height & Stories:

1

• Square Footage:

730

• Building Materials:

Architectural

Features:

Existing Site

Conditions:

See 14.12.2.D



# Design Review

*Elisabeth Rose*

(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.

☐

### 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

# APPLICATION FOR SIGN PERMIT

<b>L O C A T I O N</b>	STREET # (N,S,E,W) <u>202 S</u> STREET NAME <u>Main Street</u> (AV, RD, ST, etc)		<b>PERMIT #</b>	
	SUITE/UNIT(S): <u>Suite C</u>			
	TAX JURISDICTION: (Check One) <input checked="" type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 4-Pineville <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 7-Mint Hill			
	PROPERTY OWNER <u>Oikodome Properties</u> ADDRESS <u>202 S. Main Street</u> CITY <u>DAVIDSON</u> STATE <u>NC</u> ZIP <u>28036</u> PHONE # <u>704.765.2190</u>			
<b>C O N T R A C T O R</b>	TAX PARCEL # _____ ZONING _____ JURIS _____ MAP # _____			
	SPECIAL USE: (circle) C D N P S STREET CLASSIFICATION: (circle) I II III IV V VI N/A			
	JOB # _____	PROPERTY USE: <u>Retail</u>		
	USDC # <u>329</u>	REMARKS: _____		
<b>O W N E R</b>	SIGN CONTRACTOR <u>Artisan Signs &amp; Graphics</u> PHONE # <u>828.310.4205</u>			
	ADDRESS <u>18335 Old Statesville Road</u> CITY <u>DAVIDSON</u> STATE <u>NC</u> ZIP <u>28031</u> <u>Cornelius</u>			
	CONTRACTOR # _____ BONDED WITH BUILDING STANDARDS DEPARTMENT: <input type="checkbox"/> Yes <input type="checkbox"/> No			
	ELECTRICAL CONTRACTOR _____ PHONE # _____			
<b>D E S C R I P T I O N</b>	ADDRESS _____ CITY _____ STATE _____ ZIP _____			
	CONTRACTOR # _____ BONDED WITH BUILDING STANDARDS DEPARTMENT: <input type="checkbox"/> Yes <input type="checkbox"/> No			
	SIGN OWNER <u>Elisabeth Connolly</u> PHONE # <u>704.299.3642</u>			
	ADDRESS <u>P.O. Box 1808</u> CITY <u>DAVIDSON</u> STATE <u>NC</u> ZIP <u>28036</u>			
<p>CATEGORY: <input type="checkbox"/> Detached Attached: <input type="checkbox"/> Canopy or Awning <input type="checkbox"/> Projecting <input type="checkbox"/> Roof <input checked="" type="checkbox"/> Wall</p> <p>TYPE: BB <input type="checkbox"/> Bulletin Board NR <input type="checkbox"/> Non-Residential Park PR <input type="checkbox"/> Primary TP <input type="checkbox"/> Temp Planned Dev.          BU <input checked="" type="checkbox"/> Business OP <input type="checkbox"/> Off-Premises SD <input type="checkbox"/> Secondary OT <input type="checkbox"/> Other (Describe)          DI <input type="checkbox"/> Directory OA <input type="checkbox"/> Outdoor Advertising SC <input type="checkbox"/> Shopping Ctr. _____          ID <input type="checkbox"/> Identification PD <input type="checkbox"/> Planned Development SP <input type="checkbox"/> Sponsorship _____</p> <p style="text-align: center;"><b>- GENERAL INFORMATION -</b></p> <p>ATTACHED: Existing Signs Attached to Building Wall/Roof # _____ Total Sq. Ft. _____          Existing Signs Attached to Entire Building # _____ Total Sq. Ft. _____          Area of Building Wall: Height <u>3</u> Ft. <u>5</u> In x Width <u>7</u> Ft. _____ In. = <u>23.87</u> Sq. Ft.          Projection from Building _____ Ft. _____ In.</p> <p>DETACHED: Ground Clearance: _____ Ft. _____ In. Total Height: _____ Ft. _____ In.          In Sight Distance Triangle: <input type="checkbox"/> Yes <input type="checkbox"/> No Distance Behind R/W: _____ Ft. _____ In.          Changeable Copy _____ % Total Sign</p> <p>OTHER: Illuminated: <input type="checkbox"/> Yes <input type="checkbox"/> No Flashing: <input type="checkbox"/> Yes <input type="checkbox"/> No Drawings Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>SIGN SIZE: Height: _____ Ft. _____ In. x Width: _____ Ft. _____ In. = _____ Sq. Ft.</p> <p>REMARKS: _____</p> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content;">TOTAL FEE \$</div>				

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS REGULATING THE WORK.

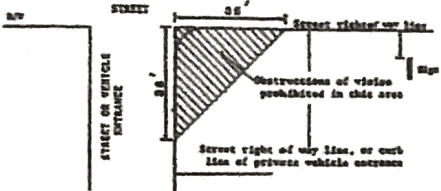
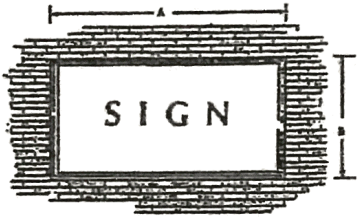
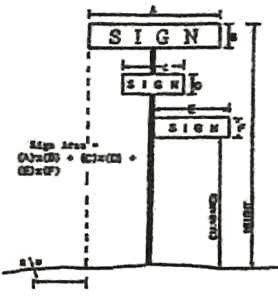
APPLICANT'S SIGNATURE [Signature] DATE 07.25.17 PRINT APPLICANT'S NAME Elisabeth Connolly

METHOD OF PAYMENT ☒ CASH/CHECK ☐ ACCOUNT

MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY  
700 N. TRYON STREET • CHARLOTTE, NC 28202 • 704/336-2831

HOLDS	PROCESSED BY	APPROVED BY	VALIDATED BY



<b>L O C A T I O N</b>	STREET # (N,S,E,W) <u>202 S</u>	STREET NAME <u>Main</u>	(AV, RD, ST, etc) <u>St.</u>	PERMIT #
	SUITE/UNIT(S): <u>Suite C</u>			
<b>E X A M P L E S</b>	TAX JURISDICTION: (Check One) <input checked="" type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 4-Pineville <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 7-Mint Hill			
	TAX PARCEL #		JOB #	
<b>D R A W I N G S</b>	<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>SIGHT DISTANCE TRIANGLE</p> </div> <div style="text-align: center;">  <p>Sign Area = (A)x(B)</p> <p>ATTACHED/WALL SIGN</p> </div> <div style="text-align: center;">  <p>Sign Area = (A)x(B) + (C)x(B) + (D)x(B)</p> <p>DETACHED SIGN</p> </div> </div>			
	DRAW NEW AND EXISTING SIGNS, STREET R/W'S, DRIVEWAYS, SIGHT DISTANCE TRIANGLES, ETC. (Separate application and drawings required for each sign)			
SITE PLAN		SIGN		
<p style="font-size: 2em;">See Attached Proofs</p>				

ALL EXISTING AND PROPOSED SIGNS ARE SHOWN WITH EXACT MEASUREMENTS.

*[Signature]*  
APPLICANT'S SIGNATURE

7.25.17 Elisabeth Connolly  
DATE PRINT APPLICANT'S NAME

APPROVED BY



# APPLICATION FOR SIGN PERMIT

PERMIT #

STREET # (N,S,E,W) 202 S STREET NAME Main (AV, RD, ST, etc) St.

SUITE/UNIT(S): Ste. C

TAX JURISDICTION: (Check One) ☒ 0-Mecklenburg ☐ 1-Charlotte ☐ 2-Davidson ☐ 3-Cornelius  
☐ 4-Pineville ☐ 5-Matthews ☐ 6-Huntersville ☐ 7-Mint Hill

PROPERTY OWNER O. Kodome Properties ADDRESS 202 S. Main Street  
 CITY Davidson STATE NC ZIP 28036 PHONE # 704.765.2190

TAX PARCEL # \_\_\_\_\_ ZONING \_\_\_\_\_ JURIS \_\_\_\_\_ MAP # \_\_\_\_\_  
 SPECIAL USE: (circle) C D N P S STREET CLASSIFICATION: (circle) I II III IV V VI N/A

JOB # \_\_\_\_\_ PROPERTY USE: Retail  
 USDC # 329 REMARKS: \_\_\_\_\_

SIGN CONTRACTOR Artisan Signs & Graphics PHONE # 828.310.4205  
 ADDRESS 18335 Old Statesville Rd CITY Cornelius STATE NC ZIP 28031

CONTRACTOR # \_\_\_\_\_ BONDED WITH BUILDING STANDARDS DEPARTMENT: ☐ Yes ☐ No

ELECTRICAL CONTRACTOR \_\_\_\_\_ PHONE # \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR # \_\_\_\_\_ BONDED WITH BUILDING STANDARDS DEPARTMENT: ☐ Yes ☐ No

SIGN OWNER Elisabeth Connolly PHONE # 704.299.3642  
 ADDRESS Po Box 1808 CITY Davidson STATE NC ZIP 28036

CATEGORY: ☒ Detached Attached: ☐ Canopy or Awning ☐ Projecting ☐ Roof ☐ Wall  
 TYPE: BB ☒ Bulletin Board NR ☐ Non-Residential Park PR ☐ Primary TP ☐ Temp Planned Dev.  
 BU ☐ Business OP ☐ Off-Premises SD ☐ Secondary OT ☐ Other (Describe)  
 DI ☐ Directory OA ☐ Outdoor Advertising SC ☐ Shopping Ctr.  
 ID ☐ Identification PD ☐ Planned Development SP ☐ Sponsorship

## - GENERAL INFORMATION -

ATTACHED: Existing Signs Attached to Building Wall/Roof # \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 Existing Signs Attached to Entire Building # \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 Area of Building Wall: Height \_\_\_\_\_ Ft. \_\_\_\_\_ In. x Width \_\_\_\_\_ Ft. \_\_\_\_\_ In. = \_\_\_\_\_ Sq. Ft.  
 Projection from Building \_\_\_\_\_ Ft. \_\_\_\_\_ In.

DETACHED: Ground Clearance: \_\_\_\_\_ Ft. \_\_\_\_\_ In. Total Height: \_\_\_\_\_ Ft. 40 In.  
 In Sight Distance Triangle: ☐ Yes ☐ No Distance Behind R/W: \_\_\_\_\_ Ft. \_\_\_\_\_ In.  
 Changeable Copy 100 % Total Sign

OTHER: Illuminated: ☐ Yes ☒ No Flashing: ☐ Yes ☒ No Drawings Attached: ☒ Yes ☐ No  
 SIGN SIZE: Height: \_\_\_\_\_ Ft. 40 In. x Width: \_\_\_\_\_ Ft. 21 In. = 5.82 Sq. Ft.

REMARKS: \_\_\_\_\_

TOTAL FEE \$

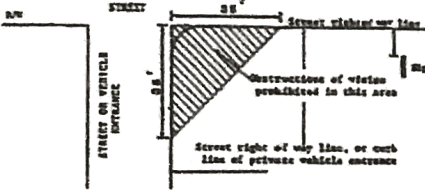
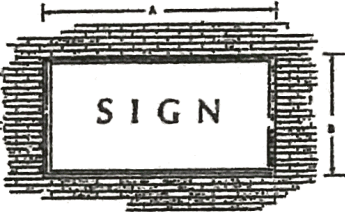
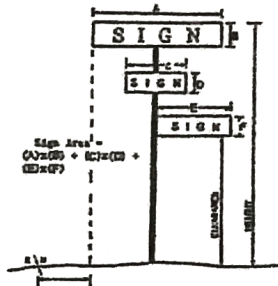
THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS REGULATING THE WORK.

APPLICANT'S SIGNATURE [Signature] DATE 0725.17 PRINT APPLICANT'S NAME Elisabeth Connolly

METHOD OF PAYMENT ☐ CASH/CHECK ☐ ACCOUNT

MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY  
 700 N. TRYON STREET • CHARLOTTE, NC 28202 • 704/336-2831

HOLDS	PROCESSED BY	APPROVED BY	VALIDATED BY

<b>LOCATION</b>	STREET # (N,S,E,W) <u>202 S</u> STREET NAME <u>Main St</u> (AV, RD, ST, etc) SUITE/UNIT(S): <u>Suite C</u>	<b>PERMIT #</b>  
	TAX JURISDICTION: (Check One) <input checked="" type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 4-Pineville <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 7-Mint Hill	
	TAX PARCEL #	JOB #
<b>EXAMPLES</b>	  	
	SIGHT DISTANCE TRIANGLE	ATTACHED/WALL SIGN
<b>DRAWINGS</b>	DRAW NEW AND EXISTING SIGNS, STREET R/W'S, DRIVEWAYS, SIGHT DISTANCE TRIANGLES, ETC. (Separate application and drawings required for each sign)	
	SITE PLAN	SIGN
	<p style="font-size: 2em;">see Attached</p>	

ALL EXISTING AND PROPOSED SIGNS ARE SHOWN WITH EXACT MEASUREMENTS.

APPLICANT'S SIGNATURE [Signature] DATE 07.25.19 PRINT APPLICANT'S NAME Elisabeth R. Connolly

APPROVED BY

# Town of Davidson

Post Office Box 579  
Davidson, NC 28036  
(704) 892-7591

19514

DATE 7-26-2017

RECEIVED FROM Elyz R Connolly

Sign Permit #430 DOLLARS

Account Total \$ 50<sup>-</sup>

Amount Paid \$ 50<sup>-</sup>

Balance Due \$ —

Obv