



# Design Review

Town of Davidson New Town Hall

(Name of Project)

## Development Process

Date Completed	Outline of Steps & Checklist
<u>10/20/17</u>	<input checked="" type="checkbox"/> 1. Initial Meeting
<u>10/27/17</u>	<input checked="" type="checkbox"/> 2. Application and Fee
<u>                    </u>	<input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
<u>                    </u>	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
<u>                    </u>	<input type="checkbox"/> 5. Design Review Board Approval
<u>                    </u>	<input type="checkbox"/> 6. Building Construction Documents
<u>                    </u>	<input type="checkbox"/> 7. Site and Landscape Construction Documents
<u>                    </u>	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
<u>                    </u>	<input type="checkbox"/> 9. Building Permit Approval
<u>                    </u>	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
<u>                    </u>	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
<u>                    </u>	<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.*



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## Application Requirements

### Date Received

10/27/17

10/27/17

10/27/17

10/27/17

N/A

10/27/17

10/27/17

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☒

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

\_\_\_\_\_  
Date



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## Contact Information

### Applicant's Information

Name: Town of Davidson (Dawn Blobaum)

E-Mail: dblobaum@townofdavidson.org

Mailing Address: 216 S. Main St. /P.O. Box 579

Davidson, NC 28036

Business Phone: 704-892-7591 Mobile Phone: \_\_\_\_\_

### Property Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

### Architect's Information

Name of Firm: Creech & Associates, PLLC

Architect's Name: Michael Supino, AIA

E-Mail: msupino@creech-design.com

Mailing Address: 1000 W. Morehead St. Suite 120

Charlotte, NC 28208

Business Phone: 704-376-6000 Mobile Phone: 704-615-4104



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(Name of Project)

## Project Description

Application Date: October 27, 2017

Project Location: 216 S. Main St. Davidson, NC 28036

Tax Parcel(s): 00325803

Planning Area: Village Center

Overlay District: LH-O, RF-O, VP-O

Master or Cond. Plan  
(Attach Conditions of Approval)

Gen. Statement of Intent: Design a new Town Hall building  
for the Town of Davidson.

### 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): Business
- Height & Stories: 56' @ 3 stories
- Square Footage: 22,350 SF
- Building Materials: Steel Frame, Brick veneer w/ Cast Stone

Architectural Features: Traditional Brick Details, Arcade,  
Massing reduction at upper levels, Seg.  
Arches

Existing Site Conditions: Existing parking and landscaped area

See 14.12.2.D



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## 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

N/A



Meets Open Space Criteria



Does Not Meet

N/A



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)

N/A



Existing Industrial Campuses Criteria (4.6)

N/A



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