



**TOWN OF DAVIDSON
DESIGN REVIEW BOARD
Town Hall Board Room at 216 S Main St, Davidson, NC 28036**

May 17, 2017

-
- I. CALL TO ORDER**
 - II. SILENT ROLL CALL**
 - III. CHANGES TO THE AGENDA**
 - IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) Minutes 2017 April 19
 - V. NEW BUSINESS**
 - (a) Vision Capital Management - Projecting Sign
 - VI. OLD BUSINESS**
 - (a) Routine, Minor and Major Work Lists
 - VII. ADJOURN**



Agenda Title: Minutes 2017April19

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes from April 19, 2017	5/10/2017	Exhibit

Meeting Minutes

Design Review Board

Town of Davidson, NC
April 19, 2017

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

Call to Order: 7:01 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bob Lauer, Chair

☐ Bruce Barteldt

☒ Brian Bumann

☒ John Burgess

☒ Tom Goodwin

☐ Stewart Gray

☒ Mike Kessler

☒ Bob Sipp

Town Staff Present: Chad Hall (Senior Planner)

Others in Attendance: Glenn Kinken (Davidson United Methodist Church)

Changes to the Agenda: None.

Review/Approval of the Minutes

A motion was made (MK) to approve meeting minutes of February 15, 2017 as drafted (correcting a small typo). It was seconded (BS) and the motion was approved unanimously.

Consent Item: None

New Business:

1. Davidson Commons Façade – Salon Lofts

Located at 624 Jetton Street

Proposed change to façade

Represented by Michael Deck

Chad Hall gave a brief introduction of the project, explaining how the changes to the façade or within the framing areas and are only on the parking lot side of the building. The primary reason for review of this item is due to the fact that it is within a Conditional Planning Area and there are guidelines for signage on the second floor. The application is compliant with all aspects.

Questions/Comments from the Board:

- Is the opaque screen blacked out?
 - MD: No, it will be frosted white. A water heater is located behind it.

A motion was made to approve the design as submitted (JB) and seconded (TG). The motion was approved unanimously.

2. Sadler Square Canopy Sign – Farm 2 Family

Located at 261 Griffith Street

Proposed canopy sign

Applicant is Patrick Loyzelle (Hyperformance Graphics), but was not present at the meeting.

Chad Hall gave a brief introduction of the project, stating that the applicant has removed a previous sign and is replacing it with a new one; since the new sign is over twenty-four square feet, it requires DRB review. At sixty-six square feet, it meets the five percent maximum threshold based upon the façade.

Questions/Comments from the Board:

- Will this be backlit?
 - *CH: No; lighting is provided externally.*
- The Board commented that they were not a fan of the faux brick pattern.
- The Board and citizens at the meeting had some concern about the readability of the lighter green text/image, and that it may clash with the darker green awnings.

A motion was made to approve the design as submitted (JB) and seconded (TG). The motion was approved unanimously.

Prior to reviewing the next four cases, the Design Review Board announced that the following projects would be reviewed by the Historic Preservation Commission.

3. The Stewart Group – Projecting and Door Signs

Located at 108 South Main Street

Proposed projecting and door signs

Represented by Mike Orlando (TSG)

Chad Hall gave a brief introduction of the sign project, stating how the projecting sign would be a replacement of the Sanctuary sign (same size), but with a new arm. Dimensions meet the DPO.

The door sign utilizes the same logo as on the projecting sign and is within DPO requirements.

A motion was made to approve the design as submitted (TG) and seconded (MK). The motion was approved unanimously.

4. Ben & Jerry's - Signage

Located at 202 South Main Street

Proposed wall signs and new awnings

Represented by Karen Toney (B&J)

Chad Hall gave a brief introduction of the project, explaining that there are a two walls signs being replaced and that the awnings are also being replaced, but staff does not consider them to be signage since they are void of lettering.

Chad also clarified the images of awnings are from another existing store, shown as

examples.

A motion was made to approve the design as submitted (MK) and seconded (JB). The motion was approved unanimously.

5. Davidson Commons Façade – Salon Lofts

Located at 202 South Main Street

Proposed new door in side (south) elevation

Represented by Jen Jentz (Pickled Peach)

Chad Hall gave a brief introduction of the project, explaining how the new proposed door would lead into a pantry area as opposed to entering into an office area, which is the current operation.

The new door is to match the existing, being metal, painted the same and with the same painted trim.

A gas line is to be rerouted and new lights are proposed beside each door, matching the gooseneck lights approved in January 2017.

Questions/Comments from the Board:

- Could gas go inside?
 - *JJ: Yes. If not, we'll paint the same as trim or siding, depending upon location.*
- Would you want to reverse the door opening?
 - *JJ: Yes.*

A motion was made to approve the design as submitted (BS) and seconded (MK). The motion was approved unanimously.

6. South Main Sweet Shop – Neon window sign

Located at 107 South Main Street

Proposed window sign (neon)

Represented by Regina McGrath and Caryl Leone (Sweet Shop)

Chad Hall introduced the project, explaining how the applicant originally wanted two window signs, but they were already over their allotment of signs. Therefore, forgoing another sign in the rear of the property, the applicant is requesting a neon “open” sign due to the fact that their entrance is set back over twenty-five feet from Main Street.

There was much discussion about signage and DPO requirements, including congruity.

A motion was made to approve the neon sign as submitted (JB) and seconded (MK). The motion was approved unanimously.

Adjourn: A motion was made to adjourn (BL), seconded (TG), and approved unanimously. The meeting was adjourned at 8:17 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: Vision Capital Management - Projecting Sign

Summary:

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Staff Analysis	5/10/2017	Presentation
<input type="checkbox"/> Application	5/10/2017	Exhibit
<input type="checkbox"/> Existing Sign 1	5/10/2017	Exhibit
<input type="checkbox"/> Existing Sign 2	5/10/2017	Exhibit
<input type="checkbox"/> New location facade	5/10/2017	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
May 17, 2017

Project: Projecting Sign
Location: 108 South Main Street, Suite B (Upstairs)
Applicant: Vision Capital and Management
Designer: Existing sign, currently in use along Knox Court
Planning Area: Village Center within Local Historic District

The applicant proposes to relocate an existing projecting sign from the Knox Court pedestrian alley side of the building to the frontage of 108 South Main Street.

PROJECTING SIGN

The existing projecting sign shape is approximately 2.5' by 2' foot (5 square feet per side), is approximately two inches thick and will be mounted utilizing the existing arm projecting from the building. It will project less than 48 inches from the building and the bottom of the sign will be approximately ten feet from grade.

The applicants request is for the sign to be located "somewhere between the green door (to upstairs) and the Village Store." As a reminder, a sign was approved last month to replace the sign for Sanctuary, located in the middle of the front of this façade. It may be advantageous to place this sign directly over the door for the business's upstairs space. There is no lighting associated with this location, though.

The proposed projecting sign meets all dimensional requirements of the Davidson Planning Ordinance.

DAVIDSON PLANNING ORDINANCE:

Section 11.2.2.B Required Permits

All signs proposed to be affixed to a structure in the Local Historic Overlay District must be approved by the Design & Historic Review Board to determine that the signage meets the provisions of this section and any additional historic district requirements.

Section 11.3.1.2 Multi-Tenant Buildings

Each tenant on the street on ground-level may display one of the following signs on each façade: wall, projecting, hanging, freestanding, and two additional from the following: sidewalk, awning, canopy, window, or door.

Section 11.4.1.7 Projecting Sign

A sign directly attached and not parallel to a building facade or dependent upon a building for its support.

1. *Permitted Location*
 - *Building facades that front a right-of-way, pedestrian passageway, and/or parking associated with the establishment*
2. *Area & Dimensions*
 - *12 square feet maximum, per side*
 - *Three feet maximum width*
 - *Four feet maximum projection from building*
3. *Height*
 - *18 feet maximum*
 - *A minimum of seven feet of clearance must be maintained between the bottom of the sign and the grade*
4. *Additional Requirements*
 - *Must be perpendicular to the building facade. Internally illuminated signs are not permitted. Any external illumination may not be attached to the sign.*

HISTORIC DISTRICT DESIGN GUIDELINES:

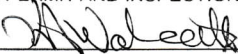
Signs

5. *Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*
7. *Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*

APPLICATION FOR SIGN PERMIT

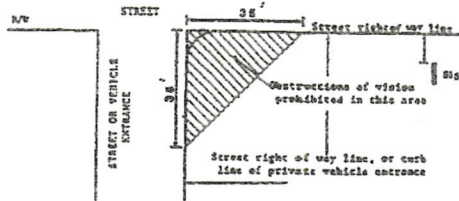
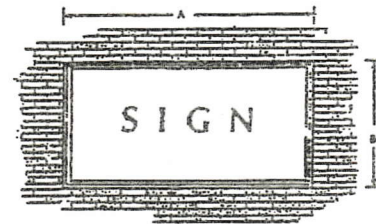
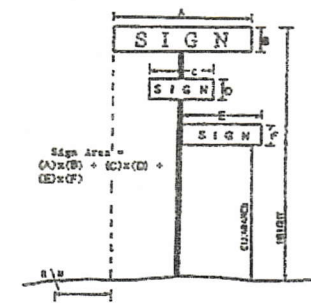
L O C A T I O N	STREET # (N,S,E,W) <u>108</u> <u>S</u> <u>Main</u> STREET NAME <u>ST</u> (AV, RD, ST, etc)			P E R M I T #
	SUITE/UNIT(S): <u>Suite B</u>			
	TAX JURISDICTION: (Check One) <input checked="" type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <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>Eric Vogen</u> ADDRESS <u>108 S Main Street, Suite E</u>			
	CITY <u>Davidson</u> STATE <u>NC</u> ZIP <u>28036</u> PHONE # <u>704-894-9639</u>			
C O N T R A C T O R	TAX PARCEL # <u>00325813</u>		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>Business</u>	
	USDC # <u>329</u>		REMARKS: <u>PLEASE NOTE: Sign was already approved and has been in use, asking to move from back to the front facade</u>	
	SIGN CONTRACTOR <u>Buzz Bizzell in 2013</u> PHONE # _____			
O W N E R	ADDRESS _____ CITY _____ STATE _____ ZIP _____			
	CONTRACTOR # _____		BONDED WITH BUILDING STANDARDS DEPARTMENT: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	ELECTRICAL CONTRACTOR _____ PHONE # _____			
	ADDRESS _____ CITY _____ STATE _____ ZIP _____			
	CONTRACTOR # _____		BONDED WITH BUILDING STANDARDS DEPARTMENT: <input type="checkbox"/> Yes <input type="checkbox"/> No	
D E S C R I P T I O N	SIGN OWNER <u>Eric Vogen, Vision Capital & Management</u> PHONE # <u>704-894-9639</u>			
	ADDRESS <u>108 S Main Street, Suite E</u> CITY <u>Davidson</u> STATE <u>NC</u> ZIP <u>28036</u>			
	CATEGORY: <input type="checkbox"/> Detached Attached: <input type="checkbox"/> Canopy or Awning <input checked="" type="checkbox"/> Projecting <input type="checkbox"/> Roof <input type="checkbox"/> Wall			
	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 _____			
	- 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. _____ In. In Sight Distance Triangle: <input type="checkbox"/> Yes <input type="checkbox"/> No Distance Behind R/W: _____ Ft. _____ In. Changeable Copy _____ % Total Sign				
OTHER: Illuminated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Flashing: <input type="checkbox"/> Yes <input type="checkbox"/> No Drawings Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
SIGN SIZE: Height: _____ Ft. _____ In. x Width: _____ Ft. _____ In. = _____ 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	4/19/2017 DATE	Kimberly Walcott PRINT APPLICANT'S NAME	METHOD OF PAYMENT <input type="checkbox"/> CASH/CHECK <input type="checkbox"/> ACCOUNT
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HOLDS	PROCESSED BY	APPROVED BY	VALIDATED BY

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

LOCATION	STREET #	(N,S,E,W)	STREET NAME	(AV, RD, ST, etc)	PERMIT #
	108	S	Main	ST	
	SUITE/UNIT(S): Suite B				
EXAMPLES	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 # 00325813		JOB #		
	<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>ATTACHED/WALL SIGN</p> </div> <div style="text-align: center;">  <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)					
DRAWINGS	SITE PLAN		SIGN		
	<ol style="list-style-type: none"> 1) Two pictures of existing sign attached. 2) One picture of front facade attached. 3) Requesting to move sign (that has already been approved and in use) from the back of the building, to the front facade, somewhere between the green door on the left, to upstairs (suites B & C) and the Village Store, since Vision Capital is moving from Suite E, in the back, to Suite B, upstairs in front. 				

ALL EXISTING AND PROPOSED SIGNS ARE SHOWN WITH EXACT MEASUREMENTS.


APPLICANT'S SIGNATURE

4/19/2017
DATE

Kimberly Walcott
PRINT APPLICANT'S NAME

APPROVED BY



VISION
capital &
management
108 South Main Street

Pro
SAFE
SEC
1-866-5




VISION
*capital &
management*
108 South Main Street



SARCTUARY
OF
DAVIDSON
Local.
Affordable.
Handmade.

AGE STORE



Agenda Title: Routine, Minor and Major Work Lists

Summary: Lists will be provided at May 17 meeting.
