



**Town of Davidson
Design Review Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, May 21, 2025 at 5:30 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes

Summary: The Design Review Board will consider approval of April 16, 2025 meeting minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. INFORMAL FYI REVIEW

a. Oak Hill Family Residences

Summary: The Board will provide informal feedback on building schematic designs for Oak Hill Family Residences located at 818 Blackwelder Drive.

VIII. ADJOURN



**Design Review Board
Meeting Minutes
April 16, 2025**

A meeting of the Town of Davidson *Design Review Board* was held in Community Room 120 at Davidson Town Hall, 251 South Street, Davidson, NC 28036.

I. CALL TO ORDER: 5:32 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM:

Members Present signified by :

<input checked="" type="checkbox"/> Andrew Gale	<input checked="" type="checkbox"/> Erica Kennedy	<input checked="" type="checkbox"/> Nicole Perri
<input type="checkbox"/> Tom Gibbs	<input checked="" type="checkbox"/> Dave Malushizky	
<input checked="" type="checkbox"/> Rachel Johnson (Chair)	<input type="checkbox"/> Rusty Miller	

Town Representatives: Lindsay Laird, Senior Planner

III. CHANGES TO THE AGENDA: N/A

IV. REVIEW/APPROVAL OF THE MINUTES:

a. March 19, 2025, Minutes

Motion to recommend approval of minutes:

- **Motion:** Nicole Perri
- **Second:** Andrew Gale
- **Vote:** 5-0 (Motion Passed)

V. OLD BUSINESS: N/A

VI. NEW BUSINESS:

a. Davidson College Library Renovation – Formal Review & Recommendation

Project architects from MSR Design gave an overview of the project. The existing E.H. Little Library will undergo interior renovations to improve library services and student/faculty accommodation. The renovation will also see the current fourth-floor mechanical penthouse replaced with an addition and occupiable green roof. Facade changes

will expand existing glazing on all four elevations to improve sightlines into the building and access to daylight. DRB members asked clarifying questions and provided feedback on the proposed design.

After discussion, a motion was made to recommend approval of the Davidson College Library building schematic designs with the following conditions: The project team should (1) study the interior color of the vestibule and (2) study the color of floor systems so that it does not compete with the existing colonnade (floor systems should be the same color as curtain wall system).

- **Motion:** Rachel Johnson
- **Second:** Dave Malushizky
- **Vote:** 5-0 (Motion Passed)

VII. INFORMAL PRELIMINARY REVIEWS: N/A

VIII. ADJOURNMENT: The meeting adjourned at 6:12 pm.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____



DESIGN REVIEW BOARD: PRELIMINARY STAFF REPORT

Date: May 21, 2025
To: Design Review Board
From: Lindsay Laird, Senior Planner
Re: Oak Hill – Preliminary Review

INTRODUCTION

APPLICANT INFO

- **Project:** Oak Hill Family Residences
- **Location:** 818 Blackwelder Drive, Davidson, NC 28036 (Parcel ID 00328260)
- **Applicant:** Community Housing Partners
- **Designer:** Arnold Design Studio
- **Planning Area(s):** Neighborhood Center I

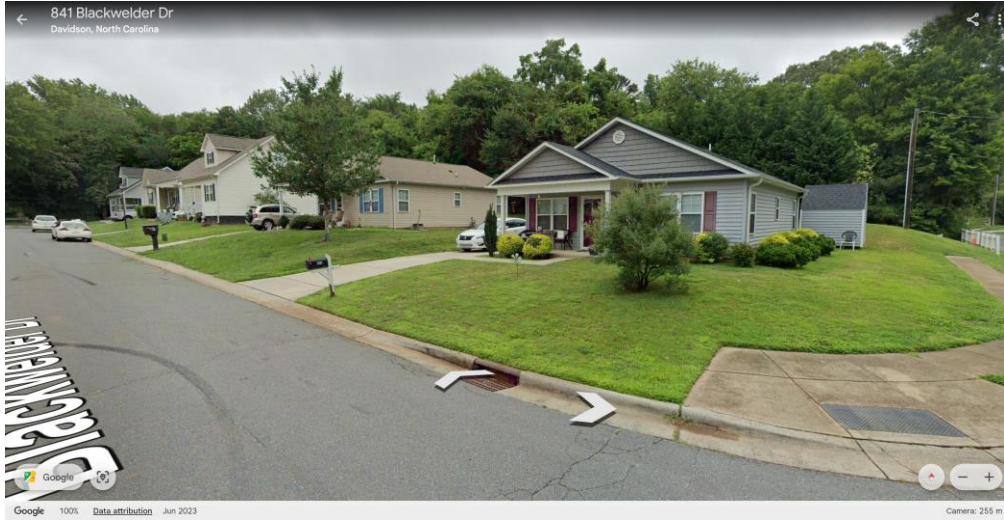
PROJECT DESCRIPTION

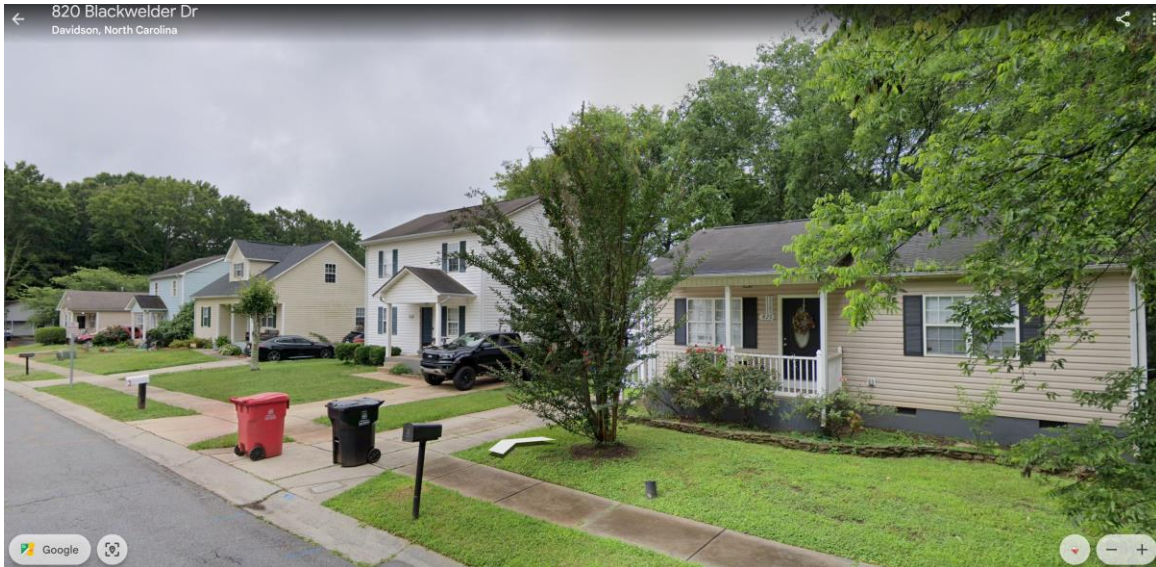
Community Housing Partners proposes a 46-unit multi-family development project in the Neighborhood Center I Planning Area. Oak Hill Residences is intended to be a community oriented multifamily development that incorporates shared spaces, amenity features, and trail connections. This development will be income restricted for low-income residents earning between 30% and 80% of the Area Median Income.

The current project includes two separate 3-story multi-family buildings. Building exteriors include a brick base, fiber cement lap siding, and fiber cement vertical siding panels along each apartment façade capped by a shed side gabled roof. Each unit has a balcony/patio constructed with wood columns wrapped in fiber cement trim.

EXISTING CONDITIONS

The following images show existing homes on Blackwelder Drive adjacent to the project site.





PLANNING STAFF REVIEW - PRELIMINARY

Below is a summary of planning and development standards related to this proposal. Feedback requested is in *red italics*.

A. Planning Area Standards

- **2.2.1.B Permitted Uses:** Compliant
- **2.2.1.C Building Types:** Compliant
- **2.2.1.C Height:** Compliant
- **2.2.1.D Setbacks:** Compliant

B. General Site Design Standards

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant
- **4.3.1.B Building Location & Orientation:** Compliant
- **4.3.1.C Building Height:** Compliant

- **4.3.1.D Fences, Hedges & Garden Walls:** NA
 - **4.3.1.E Loading/Service Areas, Mechanical Equipment and Utilities:** *Confirm mechanical units will be adequately screened*
 - **4.3.1.F Encroachments:** NA
 - **4.3.1.G Development Plans with Multiple Buildings:** Compliant
 - **4.3.1.H Public Spaces:** NA
 - **4.3.2 Guidelines for Development in Existing Buildings:** N/A
- C. General Building Design Standards**
- **4.4.1 General Building Design Standards:** *Provide feedback on whether the proposed design is complementary with prevalent architectural features of the surrounding neighborhood.*
 - **4.4.1.A Building Height:** Compliant
 - **4.4.1.B Form and Massing:** *Provide feedback on form and massing of the proposed design.*
 - **4.4.1.C Façade Articulation:** *Provide feedback on whether building updates adequately articulate facades*
 - **4.4.1.D Façade Transparency:** Compliant
 - **4.4.1.E Materials:** *Provide feedback on whether proposed materials and colors are (a) complementary to the materials already used in the neighborhood or (b) other characteristics such as scale, proportion, form, detailing, color and texture ensure the buildings relate to the rest of the neighborhood.*
 - **4.4.1.F Architectural Details:** *Provide feedback on architectural details.*
- D. Specific Building Type Requirements – Multi-Family**
- **4.5.5.A First Floor Height:** Compliant
 - **4.5.5.B Outdoor Unit Entrances:** Compliant
 - **4.5.5.C Building Arrangement:** Compliant
 - **4.5.5.D Differentiated Entrances:** Compliant
 - **4.5.5.E Mixed-Use Building Storefronts:** N/A

RESOURCES & ATTACHMENTS

- Davidson Planning Ordinance (DPO): www.townofdavidson.org/planningordinance
- Oak Hill Ph II Master Plan Project Webpage: <https://townofdavidson.org/1733/Oak-Hill-Ph-2>

OAK HILL RESIDENCES

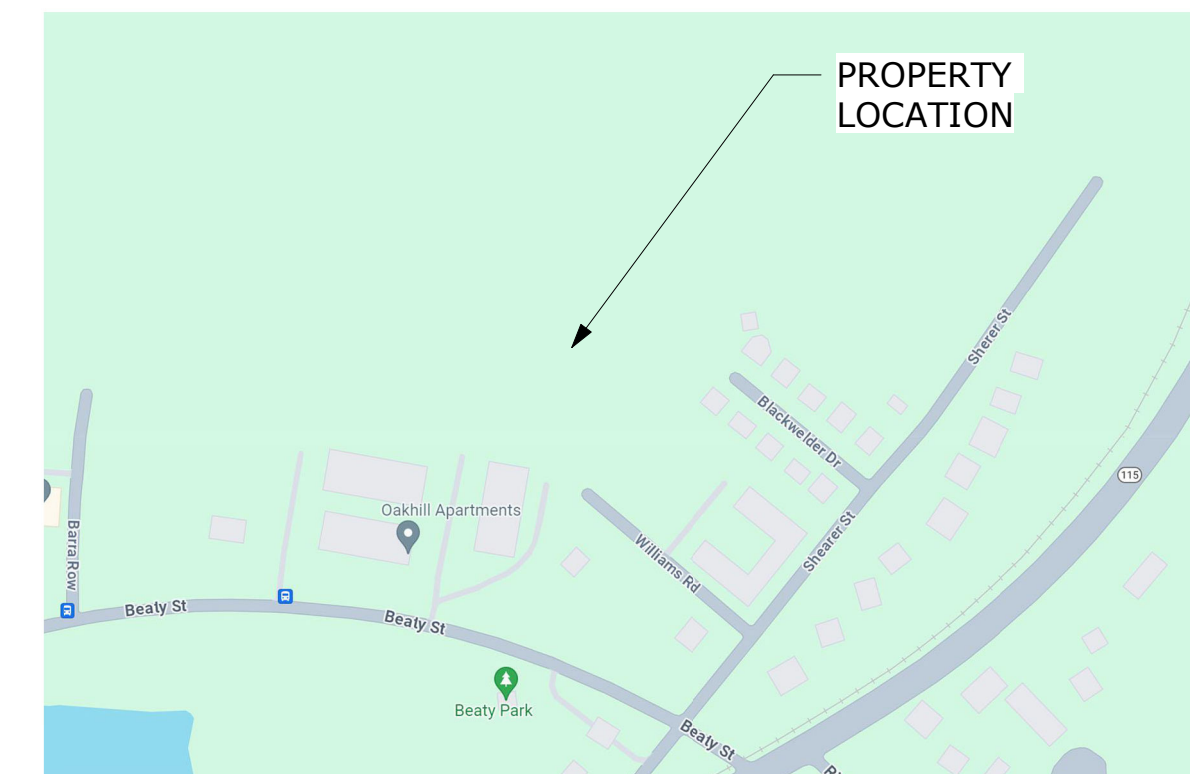
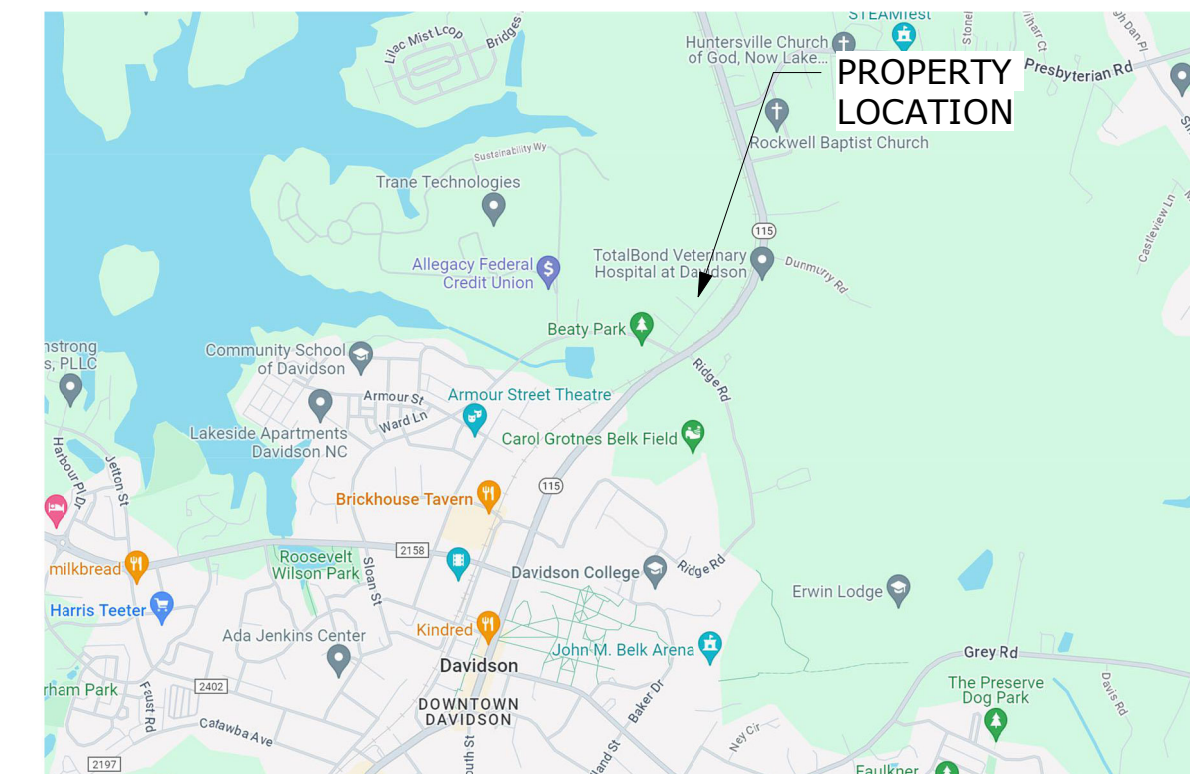
DAVIDSON, NORTH CAROLINA



INDEX OF DRAWINGS		
SHEET NO.	SHEET ISSUE	SHEET NAME
A01	04/29/2025	TITLE SHEET
A02	04/29/2025	ARCHITECTURAL SITE PLAN
A03	04/29/2025	DRB BUILDING A PLANS
A04	04/29/2025	DRB BUILDING A PLAN
A05	04/29/2025	DRB BUILDING B PLAN
A06	04/29/2025	DRB BUILDING B PLANS
A07	04/29/2025	DRB BUILDING A RENDERED ELEVATIONS
A08	04/29/2025	DRB BUILDING A RENDERED ELEVATIONS
A09	04/29/2025	DRB BUILDING B RENDERED ELEVATIONS
A10	04/29/2025	DRB BUILDING B RENDERED ELEVATIONS
A11	04/29/2025	BUILDING A BUILDING SECTIONS
A12	04/29/2025	DRB BUILDING B BUILDING SECTIONS
A13	04/29/2025	BUILDING PERSPECTIVES AND MATERIALS

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA



A01 TITLE SHEET

04/29/2025

OWNER: OAK HILL FAMILY, LLC

ARCHITECT: ARNOLD DESIGN STUDIO, LLC
930 CAMBRIA ST, N.E.
CHRISTIANSBURG, VIRGINIA 24073
(540) 239-2671
WWW.ARNOLDDSIGNSTUDIO.COM

STRUCTURAL: SPEIGHT MARSHALL FRANCIS
1228 PERIMETER PARKWAY
SUITE 201
VIRGINIA BEACH, VIRGINIA 23454
VIRGINIA BEACH: 757-427-1020
RICHMOND: 804-464-4111
WWW.SMANDF.COM

**PLUMBING,
MECHANICAL,
ELECTRICAL:** PACE COLLABORATIVE
7814 CAROUSEL LANE
SUITE 200
RICHMOND, VIRGINIA 23294
(804)270-7222
PACE-PME.COM

PROJECT DESCRIPTION

THE PROJECT IS NEW CONSTRUCTION OF TWO (2) APARTMENT BUILDINGS COMPRISED OF FORTY-SIX (46) APARTMENT UNITS, ONE (1) MULTIPURPOSE ROOM, AND SITE IMPROVEMENTS. EIGHT (8) ONE BEDROOM UNITS, TWENTY-SIX (26) TWO-BEDROOM UNITS, AND TWELVE (12) THREE BEDROOM UNITS

THIS PROJECT WILL COMPLY WITH THE CURRENT ENERGY STAR MULTIFAMILY NEW CONSTRUCTION PROGRAM.

THIS PROJECT WILL BE CONSTRUCTED TO MEET THE NCHFA APPENDIX B 2024 DESIGN QUALITY STANDARDS AND REQUIREMENTS.

HEATED SQUARE FOOTAGE PER UNIT TYPE:

UNIT TYPE	COUNT	HEATED SF	TOTAL
ONE BEDROOM	8	806	6,451
TWO BEDROOM	26	1,107	28,786
THREE BEDROOM	12	1,205	14,463
COMMON AREAS		2,214	2,214
MAINTENANCE BLDG		600	600
TOTAL	46		

ACCESSIBLE AND SITE AND HEARING IMPAIRED UNITS

SIX (6) UNITS WILL MEET ANSI A117.1 TYPE A AND HAVE FULLY ACCESSIBLE ROLL-IN SHOWERS. 1 ONE-BEDROOM UNIT, 4 TWO-BEDROOM UNITS, AND 1 THREE-BEDROOM UNIT

WITHIN THE ABOVE SIX UNITS, UNIT 109 WILL BE DESIGNATED A SIGHT AND HEARING IMPAIRED UNIT.



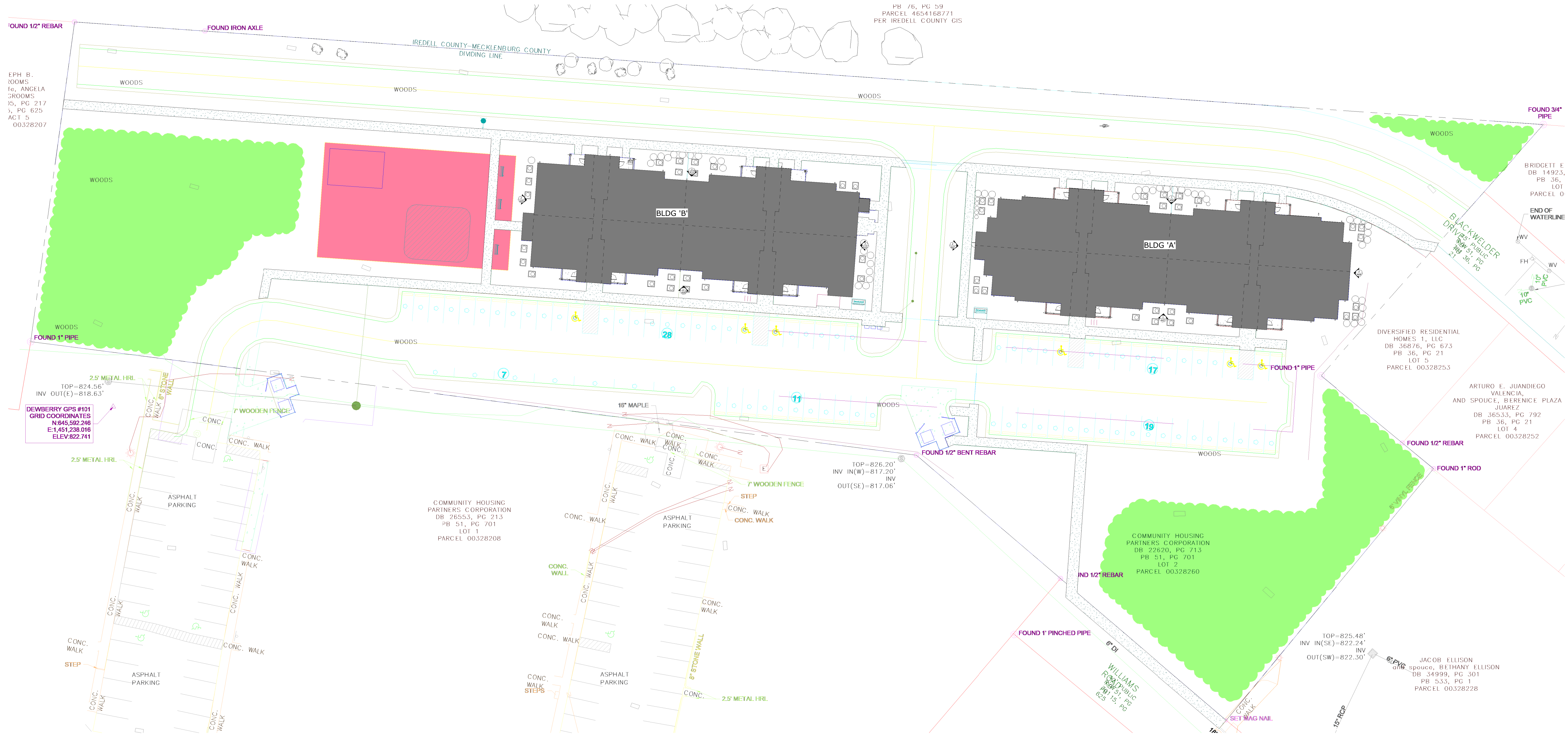
ARNOLD
DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

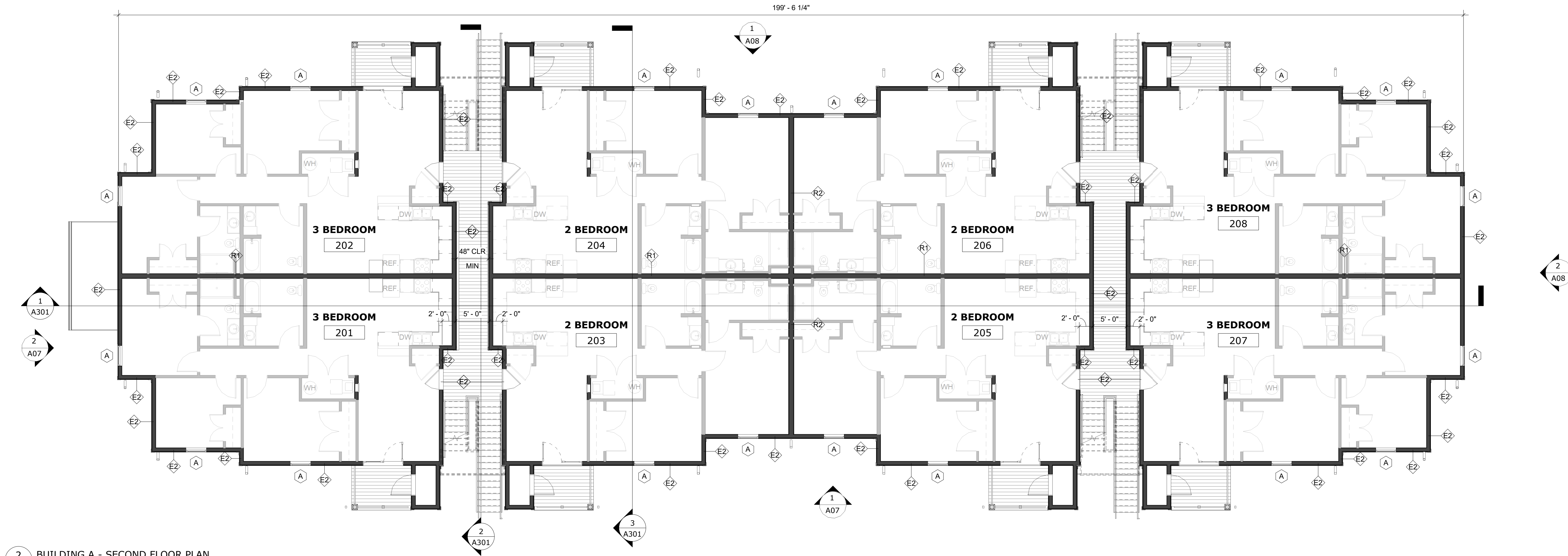
DAVIDSON, NORTH CAROLINA

A02 ARCHITECTURAL SITE PLAN

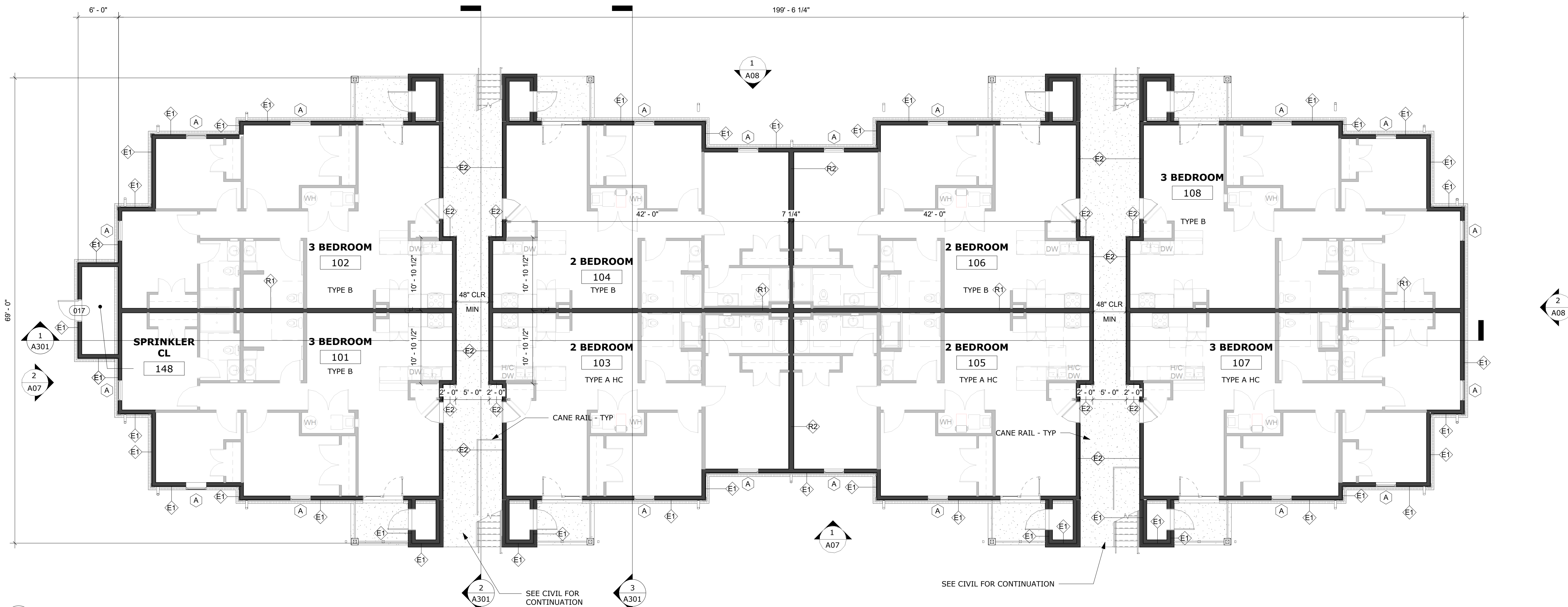
04/29/2025



1 ARCHITECTURAL SITE PLAN
A02 1" = 30'-0"



2 BUILDING A - SECOND FLOOR PLAN
1/8" = 1'-0"



1 BUILDING A - FIRST FLOOR PLAN
1/8" = 1'-0"



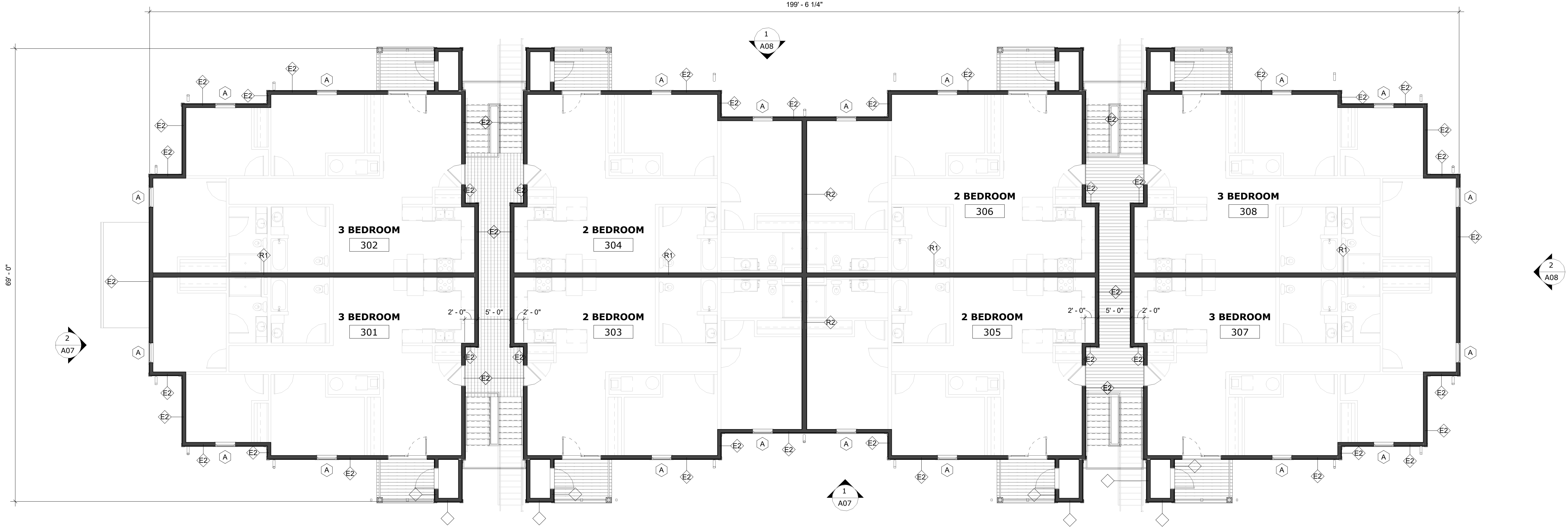
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DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

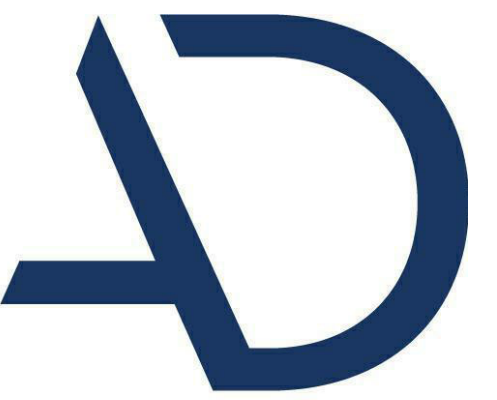
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A04 DRB BUILDING A PLAN

04/29/2025



1 BUILDING A - THIRD FLOOR PLAN
 A04 1/8" = 1'-0"



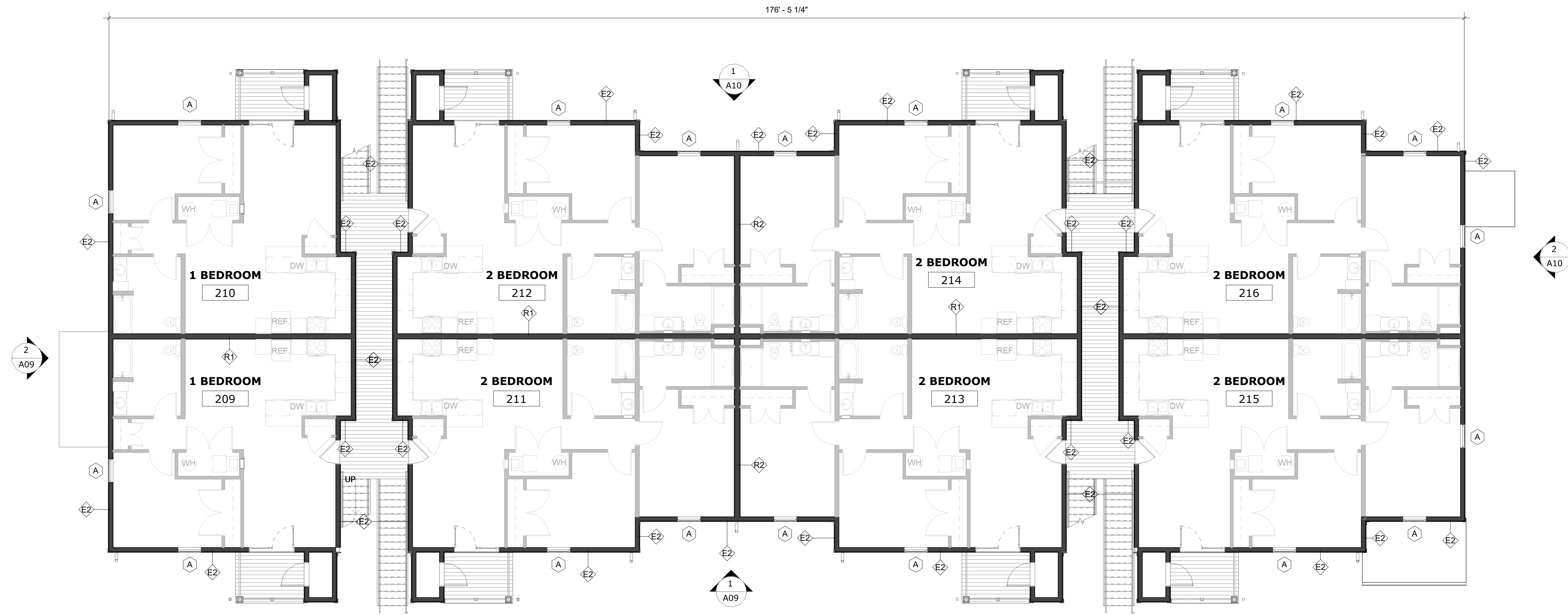
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DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

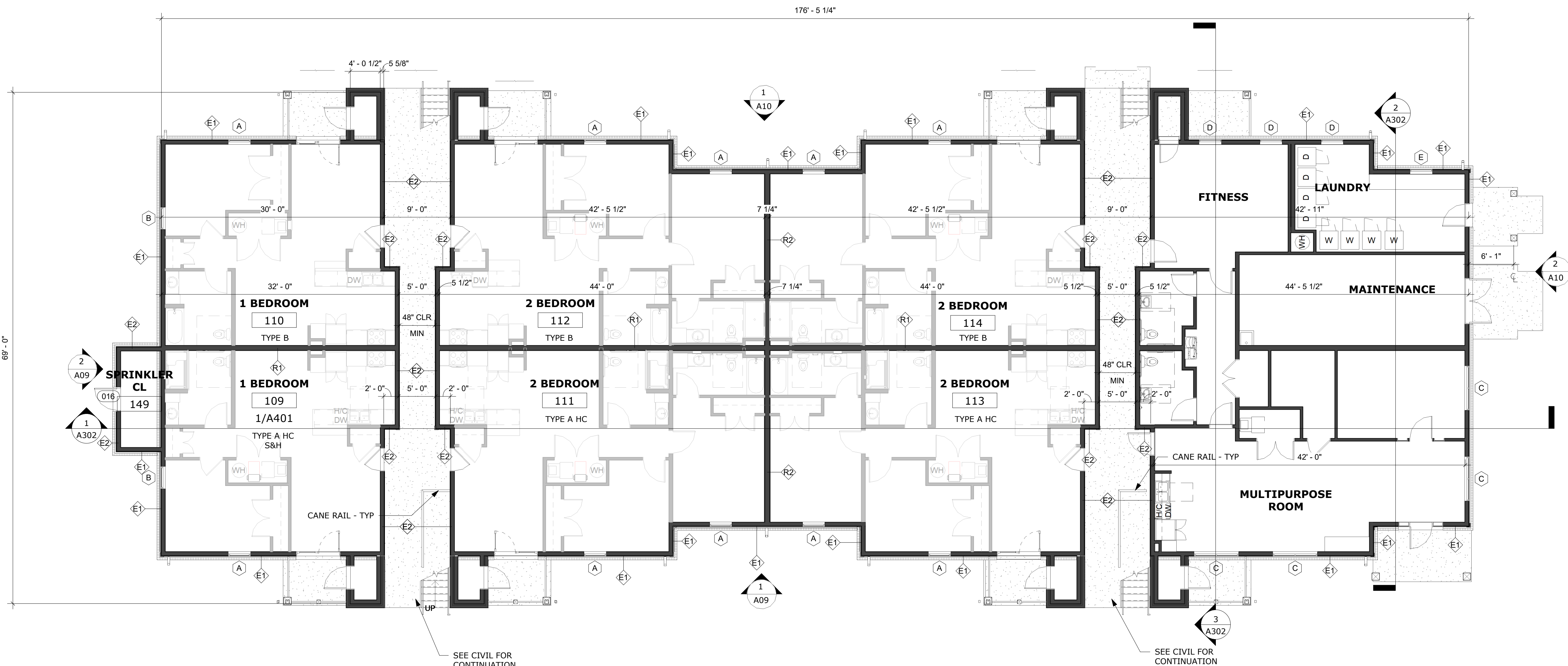
DAVIDSON, NORTH CAROLINA

A05 DRB BUILDING B PLANS

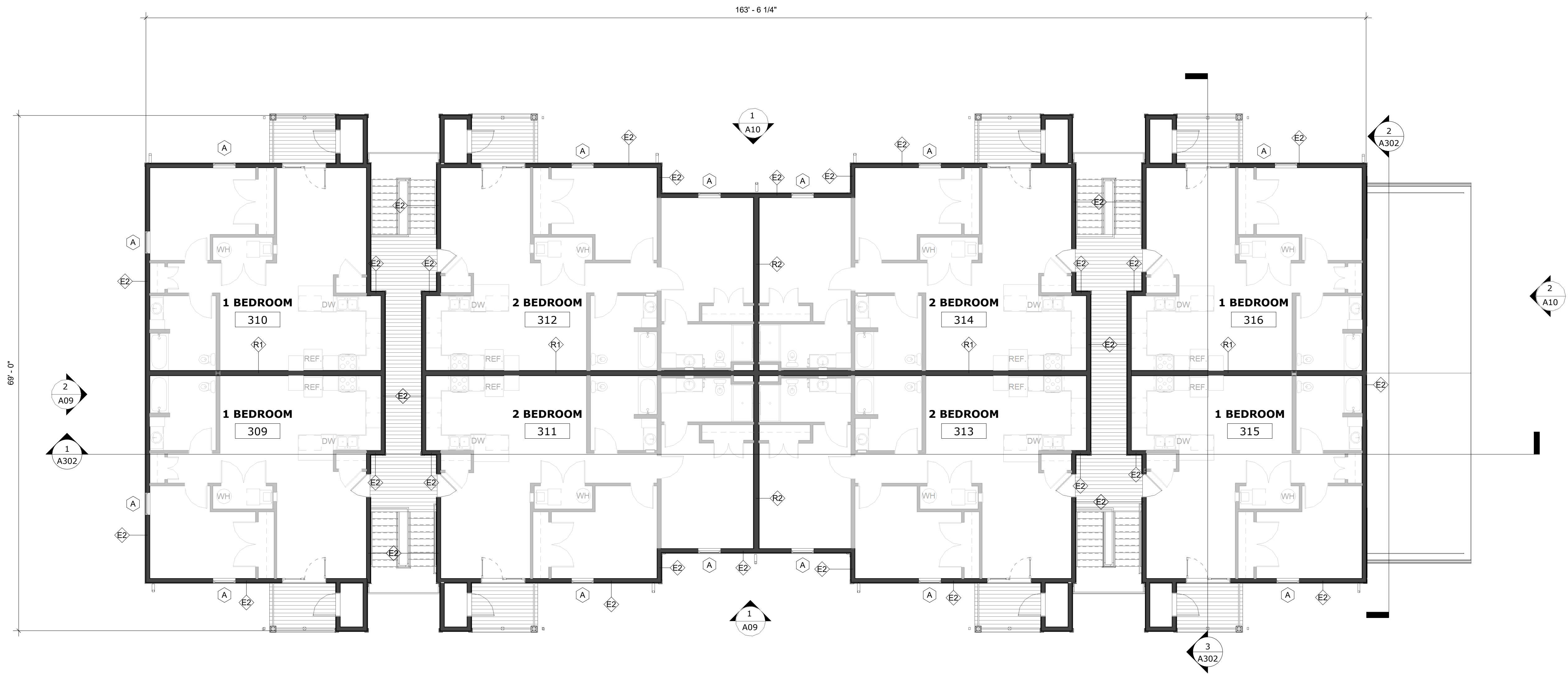
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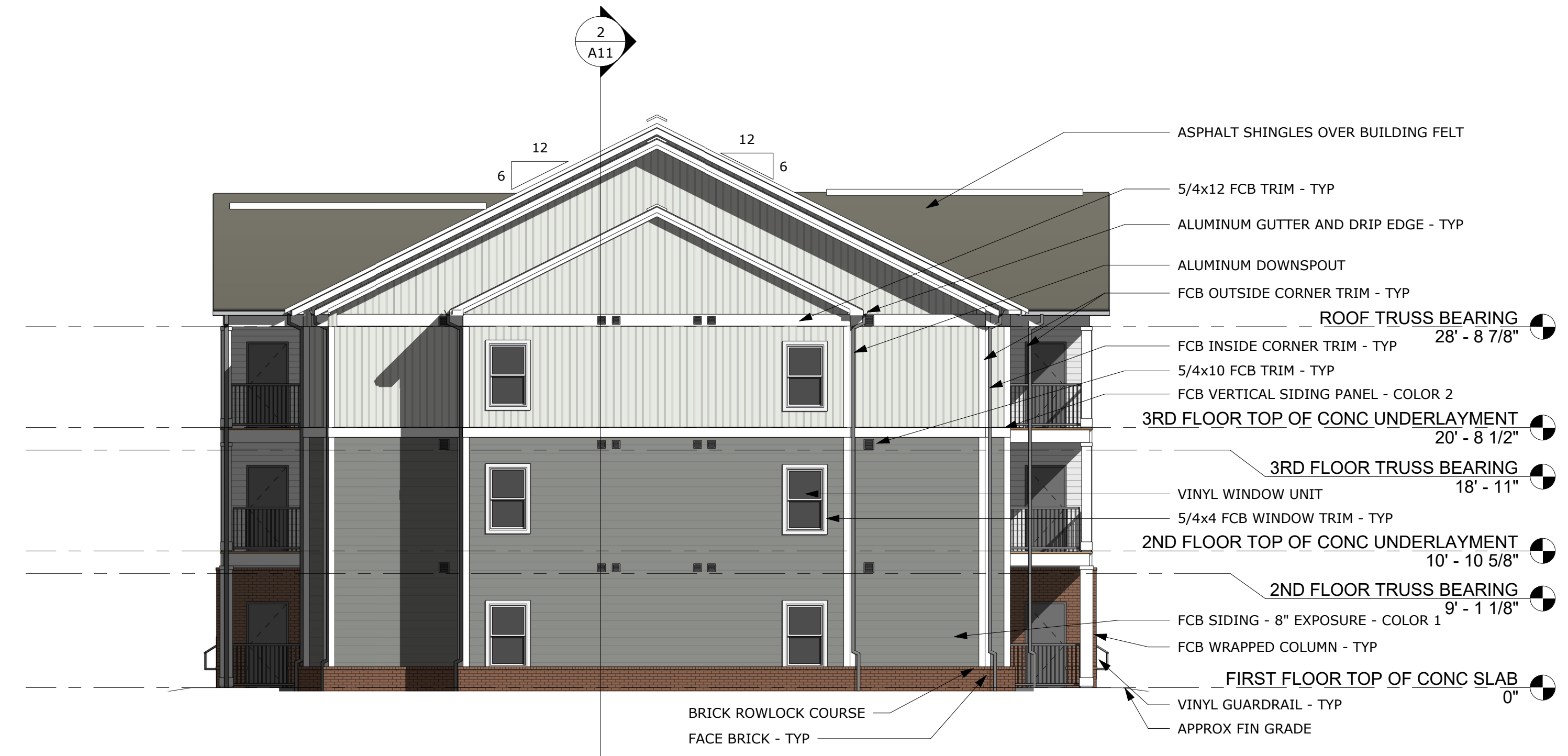
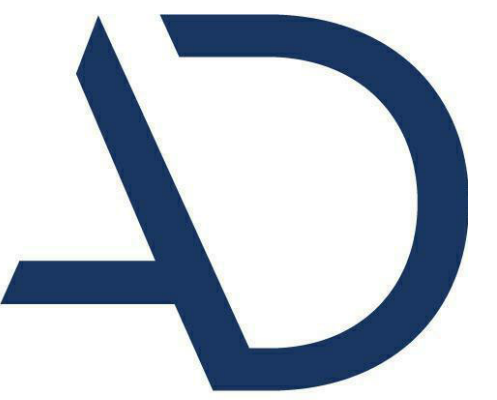
2 BUILDING B - SECOND FLOOR PLAN
1/8" = 1'-0"



1 BUILDING B - FIRST FLOOR PLAN
1/8" = 1'-0"



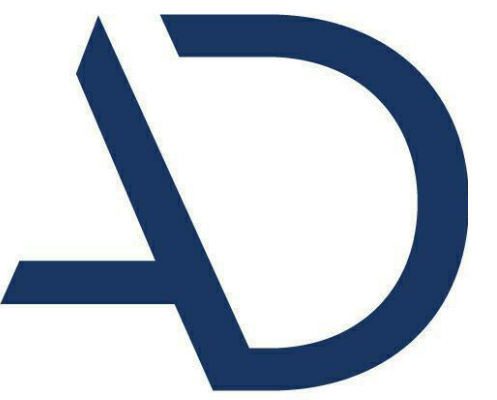
1 BUILDING B - THIRD FLOOR PLAN
A06 1/8" = 1'-0"



2 BUILDING A - EAST ELEVATION
A07 1/8" = 1'-0"



1 BUILDING A - SOUTH ELEVATION
A07 1/8" = 1'-0"



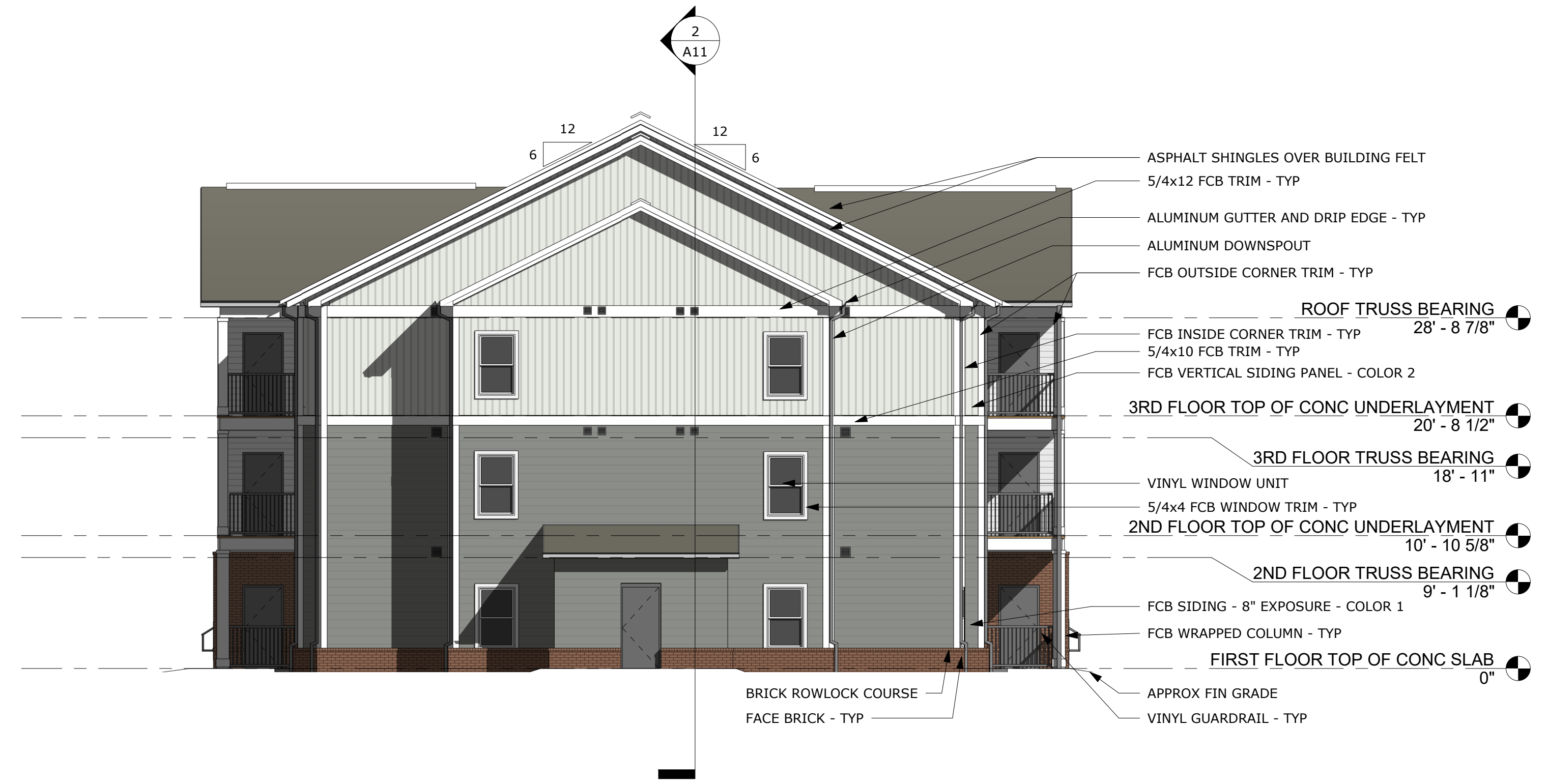
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DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

A08 DRB BUILDING A RENDERED
ELEVATIONS

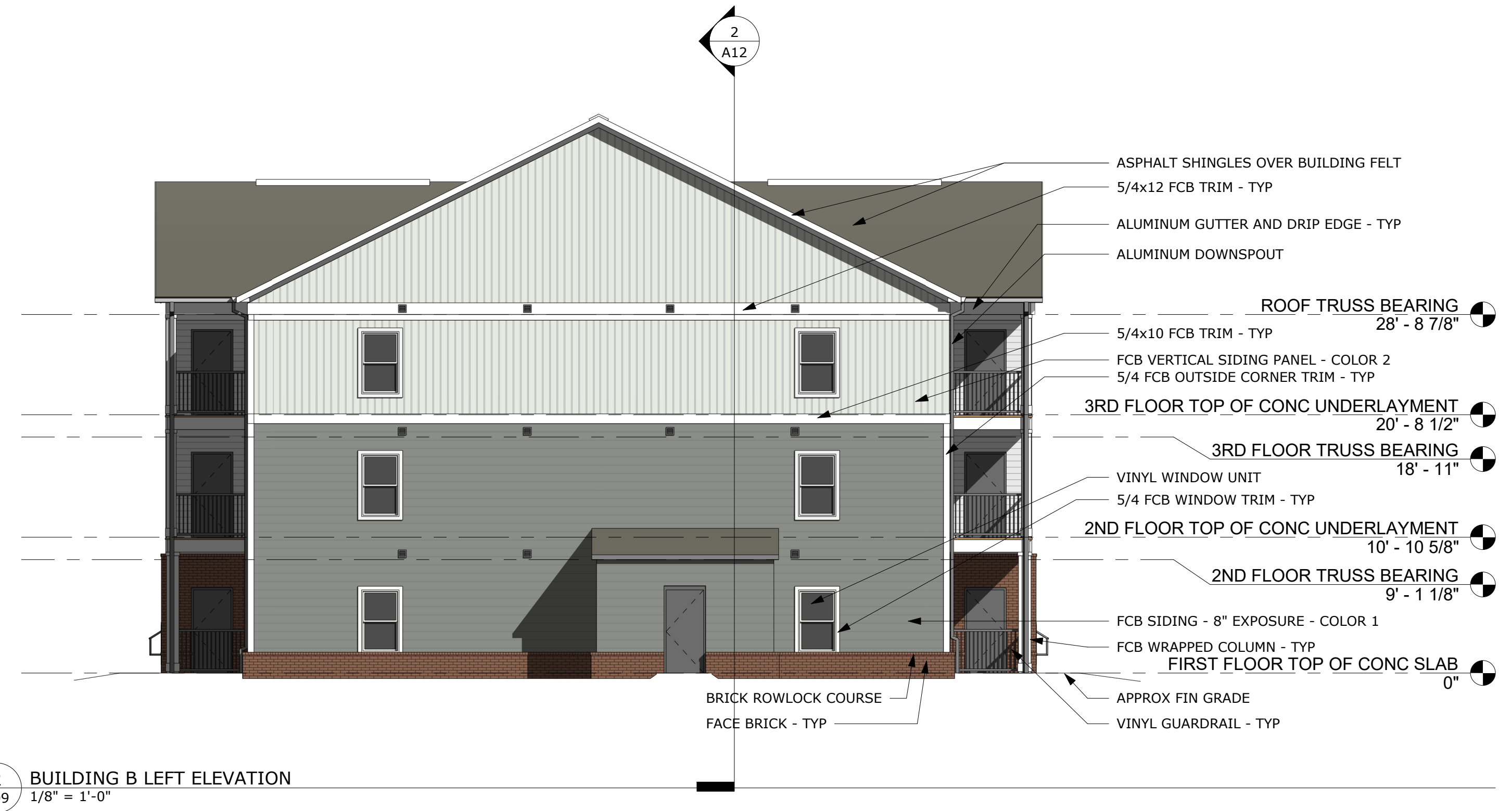
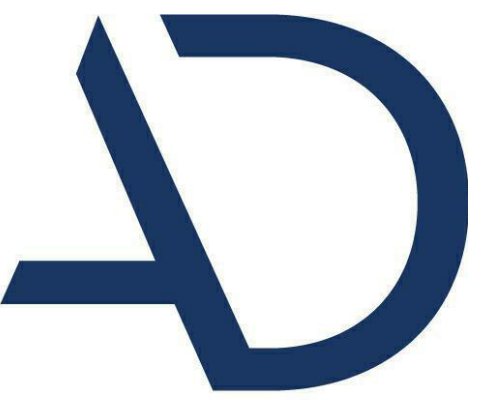
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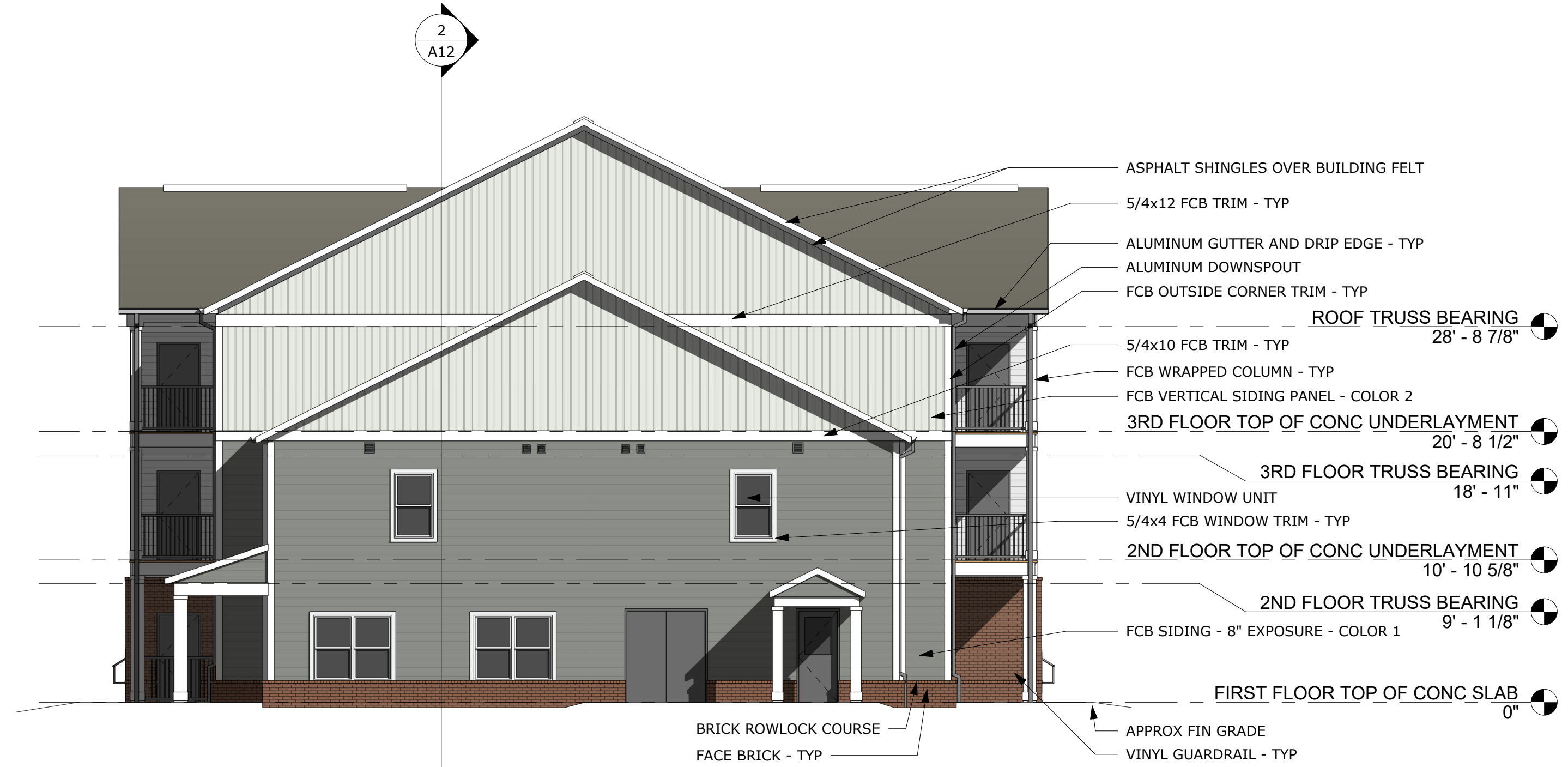
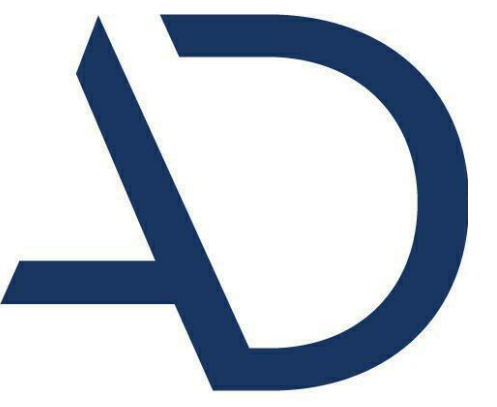


2 BUILDING A - WEST ELEVATION
A08 1/8" = 1'-0"



1 BUILDING A - NORTH ELEVATION
A08 1/8" = 1'-0"

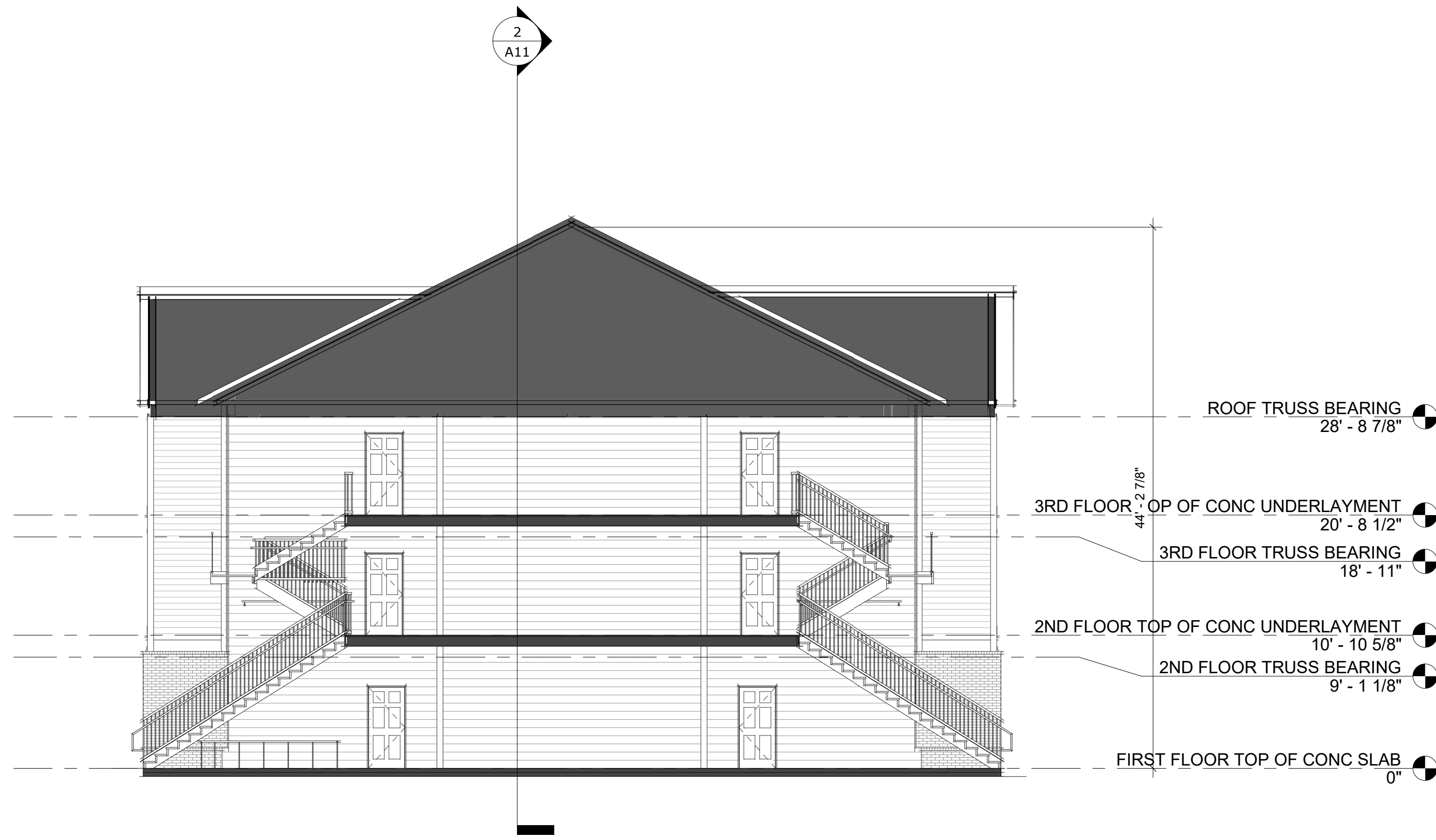
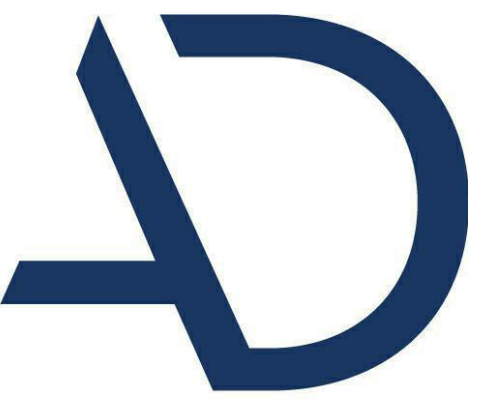




2 BUILDING B - RIGHT ELEVATION RENDERED
A10 1/8" = 1'-0"



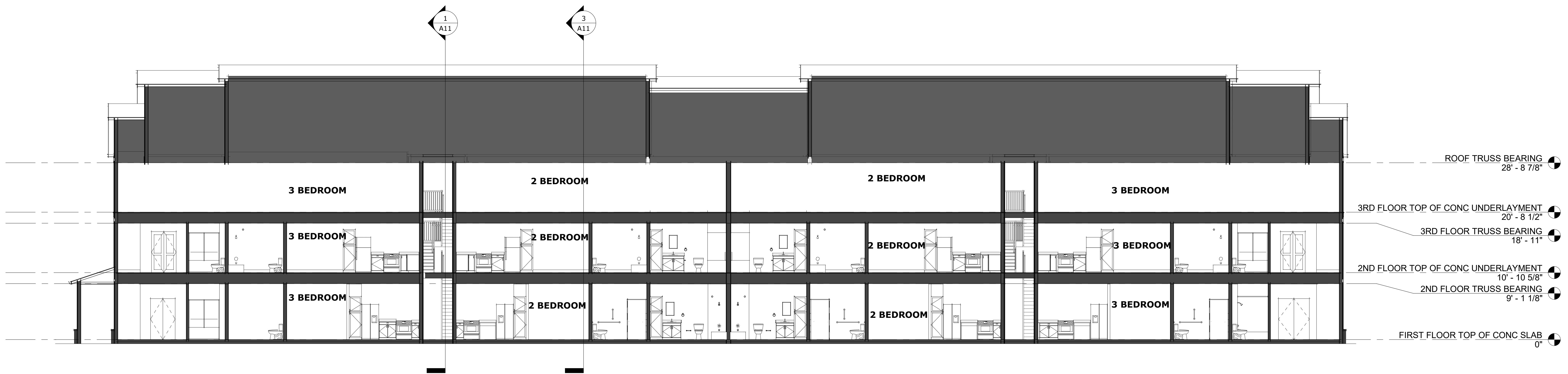
1 BUILDING B - REAR ELEVATION RENDERED
A10 1/8" = 1'-0"



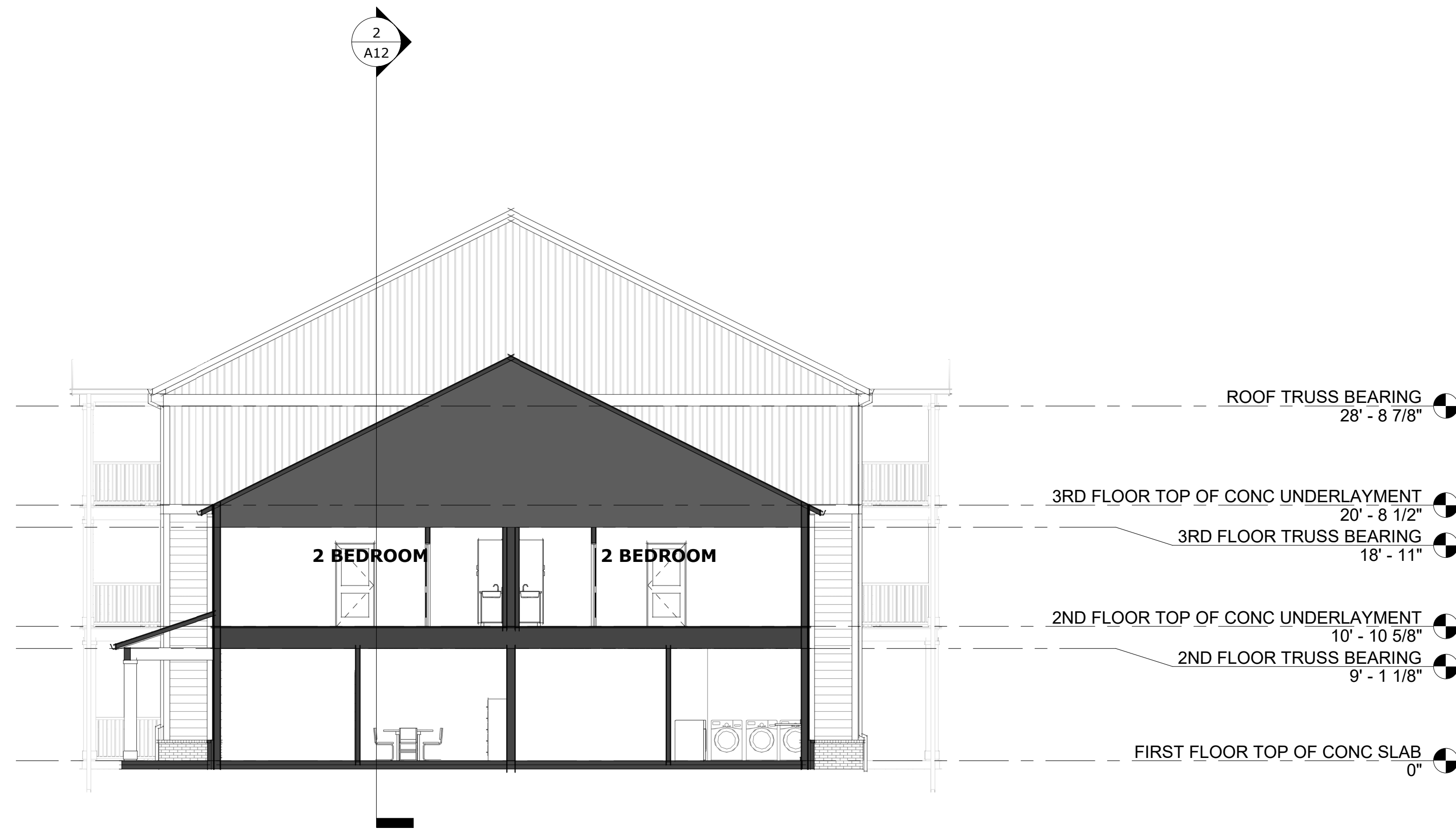
1 BUILDING 'A' - BREEZEWAY SECTION
A11 1/8" = 1'-0"



3 BUILDING 'A' - TRANSVERSE SECTION
A11 1/8" = 1'-0"



2 BUILDING 'A' - LONGITUDINAL SECTION
A11 1/8" = 1'-0"



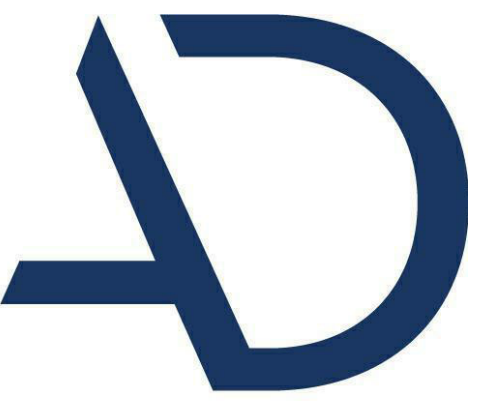
1 BUILDING 'B' 2-STORY TRANSVERSE SECTION Copy 1
1/8" = 1'-0"



3 BUILDING 'B' 3-STORY BUILDING SECTION Copy 1
1/8" = 1'-0"



2 BUILDING 'B' LONGITUDINAL SECTION Copy 1
1/8" = 1'-0"



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DESIGN STUDIO

OAK HILL FAMILY RESIDENCES

DAVIDSON, NORTH CAROLINA

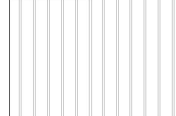
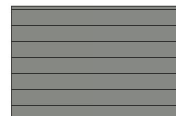





BUILDING A PERSPECTIVES



BUILDING B PERSPECTIVES



-  FIBER CEMENT PANEL SIDING WITH VERTICAL PATTERN
-  FIBER CEMENT LAP SIDING
-  FACE BRICK
-  WINDOWS AND PATIO DOORS
-  ARCHITECTURAL ASPHALT SHINGLES

PROPOSED MATERIALS

A13 BUILDING PERSPECTIVES AND MATERIALS

04/29/2025

April 29, 2025

Design Review Board
Town of Davidson
251 South St.
PB Box 579
Davidson, North Carolina 28036



**Re: Design Review Board Application
Statement of Compliance**

To whom it may concern,
Davidson Planning Ordinance:

Section 2: Planning Areas:

- Per the Master Plan Process and the civil engineering team at Dewberry, the planning area assigned to the property is Neighborhood Center 1, which allows residential uses. The height of the buildings will not exceed 3 stories, and the current Master Plan proposal meets the setbacks, open space, tree save, and other requirements of the Planning Ordinance Section 2.

Section 3: Additional Requirements

- The Oak Hill Family Residences does not include any of the uses requiring additional requirements listed in Section 3.

Section 4: Design Standards

4.4 General Building Design Criteria

- A. Building Height, the building is 3 occupiable stories tall.
- B. The form and massing of the buildings includes repetitive bays along the front and rear facades created by unit balconies, breezeways, and stepped apartment facades. The buildings are not used as advertising, do not lie on a street corner, does not include structured parking, and lies on a relatively flat parcel of land not requiring major grading.
- C. Façade Articulation. Each building includes an easily discernable brick base, an easily discernable top with gabled roofs with overhangs, and repetitive bays as previously articulated.
- D. Section 4.5 does not have a specific façade transparency percentage listed for Multi-Family Residential building types, but all first floor windows and patio doors are clear glazing that provides unimpeded views between the interior and exterior of the apartments.
- E. Materials include brick base, fiber cement siding, and asphalt shingles. Existing Homes along Blackwelder drive include asphalt shingles and vinyl siding in grey, cream, beige, and blue. Materials are equitably distributed on each façade of each building.

- F. Windows and door openings are proportioned so that vertical dimensions dominate horizontal dimensions and windows and doors are aligned with those above to the extent possible. All apartment entrances along the Blackwelder Drive are framed by the balcony construction, columns and brick storage closet wall.

4.5 Specific Building Type Requirements

- 4.5.5 Multi-Family Building Type. The first floor of each building is set at a 9'-0" ceiling height, and the remaining floors above are set to an 8'-0" ceiling height. Unit entrances have been provided along the new extension of Blackwelder Dr. Both buildings are arranged along the drive extension and entrances are framed within the balcony construction. There are no storefront facades.

Sincerely,

Kristin Moye, AIA

Architect

Arnold Design Studio

930 Cambria Street, NE

Christiansburg, Virginia 24073