



**Town of Davidson
Design Review Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, September 18, 2024 at 5:30 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES / ADOPTION OF THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes

Summary: Consider approval of the August 21, 2024 DRB meeting minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

a. Summit Farms Roastery Building

Summary: The Design Review Board will consider approval of building schematic designs for the Summit Farms roastery building at 19300 Shearer Rd.

VII. INFORMAL FYI REVIEW

VIII. ADJOURN



**Design Review Board
Meeting Minutes
August 21, 2024**

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: 5:33 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM:

Members Present signified by :

<input type="checkbox"/> Andrew Gale	<input type="checkbox"/> Craig Lewis (Chair)	<input type="checkbox"/> Brent Zande
<input checked="" type="checkbox"/> Tom Gibbs	<input checked="" type="checkbox"/> Dave Malushizky	<input checked="" type="checkbox"/> Nicole Perri
<input checked="" type="checkbox"/> Rachel Johnson (Vice Chair)	<input checked="" type="checkbox"/> Rusty Miller	<input checked="" type="checkbox"/> Sara Swanson

Town Representatives: Lindsay Laird (DRB Staff Liaison)

III. CHANGES TO THE AGENDA: N/A

IV. REVIEW/APPROVAL OF THE MINUTES:

a. July 17, 2024, Minutes

Motion to recommend approval of minutes:

- **Motion:** Rusty Miller
- **Second:** Nicole Perri
- **Vote:** 6-0 (Motion Passed)

V. OLD BUSINESS:

a. Sadler Square Façade Changes

Witnesses sworn in by Vice Chair Rachel Johnson:

- Jonathan Stewart, Piedmont Capital
- Robby Johnson, Robert Johnson Architects

Staff provided an overview of the project, noting that the DRB informally reviewed the project at the February 21, 2024, and April 17, 2024, meetings. The project began the formal review process at the July 17, 2024, meeting and was continued.

Piedmont Capital proposes façade changes to the Sadler Square shopping center at 201-267 Griffith Street in Davidson, NC (Parcel ID 00325506). The existing building, originally constructed in 1979, is one story and +/-37,827 SF. Existing facades are a combination of brick and EFIS stucco.

Board members asked clarifying questions. The discussion centered on the form, massing, and articulation of building façades.

A motion was made to approve building schematic designs with the following conditions: Submit updated plans that illustrate the following changes to the Griffith Street corner element: (1) A larger column at the end of the building façade and (2) Potential articulation of the upper plane.

- **Motion:** Dave Malushizky
- **Second:** Rusty Miller
- **Vote:** 6-0 (Motion Passed)

b. 201 South Street Addition

Witnesses sworn in by Vice Chair Rachel Johnson:

- *Anthony Hersey, LaBella*

Staff introduced the project, noting that the DRB informally reviewed the project at the April 17, 2024, meeting. The project began the formal review process at the July 17, 2024, meeting and was continued. Staff also noted that the existing office building is contributing to Davidson’s National Register historic district. Though this property is historically significant, the Davidson Historic District Design Standards do not apply as the house is not designated as part of the local historic district. The project proposes an addition on the Main Street/South Street façade of the building. The new addition is planned for retail use with high visibility and street access from the corner of South Street and Chairman Blake Lane.

Board members asked about proposed materials, the location and screening of trash cans, the location and screening of HVAC unit(s),

A motion was made to approve the building schematic design for an addition with the condition that updated elevations be submitted to document removal of pilasters.

- **Motion:** Rusty Miller
- **Second:** Nicole Perri
- **Vote:** 6-0 (Motion Passed)

VI. NEW BUSINESS: N/A

VII. INFORMAL FYI REVIEWS: N/A

VIII. ADJOURNMENT: The meeting adjourned at 6:17 pm.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____



DESIGN REVIEW BOARD: STAFF REPORT

Date: September 18, 2024
To: Design Review Board
From: Lindsay Laird, Senior Planner
Re: Summit Farms Roastery Building – Decision Meeting #1

INTRODUCTION

The DRB informally reviewed this project at the June 21, 2023, and June 26, 2024, meetings. This is the first formal review of this project.

APPLICANT INFO

- **Project:** Summit Farms Conditional Planning Area
- **Location:** 19300 Shearer Rd (Parcel IDs 00723103, 00723121, 00723115, & 00723116)
- **Applicant:** Summit Farms, LLC
- **Designer:** Utile Architecture & Planning
- **Planning Area(s):** Conditional (Underlying zoning is Neighborhood Services Overlay District)

PROJECT DESCRIPTION

The Summit Farms Conditional Master Plan, located at 19300 Shearer Rd. (Tax Parcel ID# 00723103, 00723121, 00723115, 00723116) was approved by the Town of Davidson Board of Commissioners on August 22, 2023 and by Town of Davidson staff on October 12, 2023. The approval includes the construction of 109 residential units, including 12 affordable housing units, along with 62,000 SF of commercial square footage featuring a 40-room inn. Additionally, the plan proposes a working farm at the heart of the development and various hardscape and alternative surface pathways linking to and connecting throughout the site. A link to the approved project plans is available on the development project website linked under “Resources & Attachments” below.

The Summit Farms Roastery Building will be located at the corner of Shearer Rd/East Rocky River Rd. The building will house a retail café, commercial kitchen, offices, and coffee roasting operations. Building materials include a concrete base, weathered wood siding, corrugated metal siding, glazing, and corrugated metal roofing.

PLANNING STAFF REVIEW

Below is a summary of planning and development standards related to this proposal. Staff comments are in *red italics*.

A. Planning Area Standards

- **Permitted Uses:** Compliant (Proposed use is permitted in the Conditional Planning Area)
- **2.2.9.C & 2.3.11.C Building Types:** Storefront buildings are permitted in the Conditional Planning Area and underlying Neighborhood Services Overlay. Buildings shall be designed to be consistent with rural vernacular architecture precedents as described in the Rural Area Plan, RAP Action Item 7.6., "...While development should not be made to look old, new commercial construction should be in the style of large house/general stores in massing and architectural detail."

Based on a diagram provided by the applicant, the proposed building draws inspiration from a historic barn on the site that features a sheltering eave and clear datum. This horizontal expression is revived on the roaster building through material differentiation – not only to allude to the vernacular - but to provide a human scale.

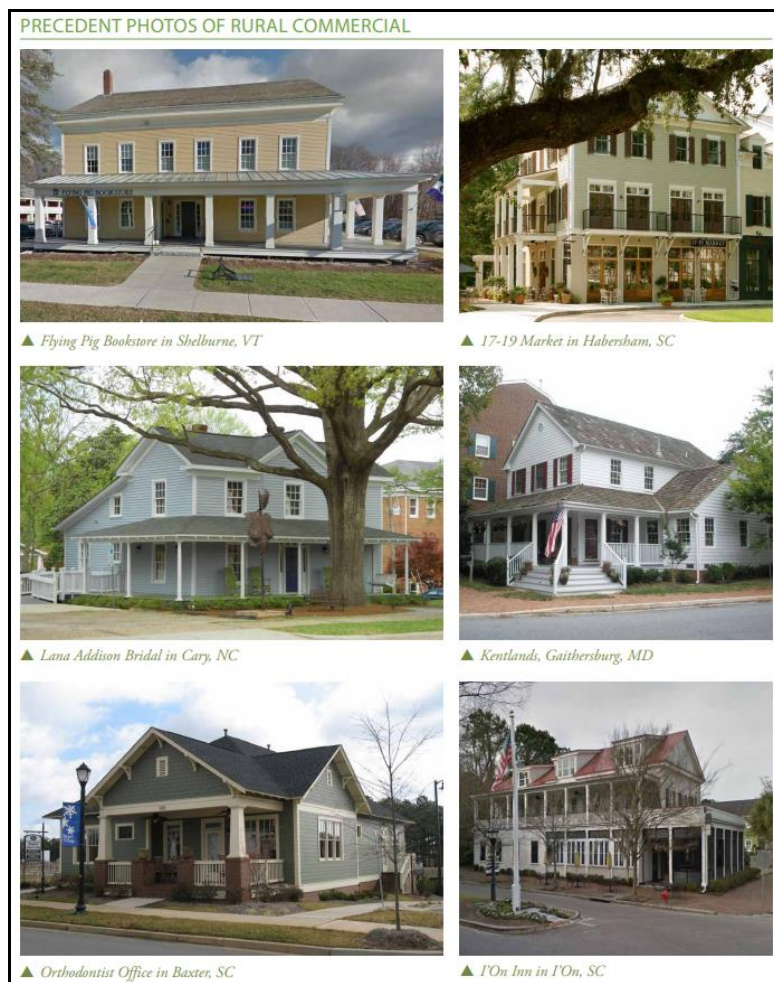


Figure 1. Precedent Photos of Rural Vernacular, Rural Area Plan Pg. 91

- **2.3.11.C Height:** Compliant (minimum two-story, maximum three-story height)
- **2.3.11.C Setbacks:** Compliant

B. General Site Design Standards

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant (primary pedestrian entry faces a fronting primary street)
- **4.3.1.B Building Location & Orientation:** Compliant
- **4.3.1.C Building Height:** Compliant
- **4.3.1.D Fences, Hedges & Garden Walls:** Not applicable
- **4.3.1.E Loading/Service Areas, Mechanical Equipment and Utilities:** Compliant (Loading facilities are not located on a primary street-facing façade – Shearer/E Rocky River Rd)
- **4.3.1.F Encroachments:** Not applicable
- **4.3.1.G Development Plans with Multiple Buildings:** Compliant
- **4.3.1.H Public Spaces:** Compliant (Urban open space is fronted by streets/buildings, visible, and easily accessible)

C. General Building Design Standards

- **4.4.1 General Building Design Standards:** Building design should be complementary with prevalent architectural features of the surrounding neighborhood...”
Confirm design is complementary to rural vernacular architecture
- **4.4.1.A Building Height:** Compliant
- **4.4.1.B Form and Massing:** For large scale buildings, the front façade shall create repetitive bays, or the façade shall be divided into an asymmetrical, yet balanced, composition. The roastery building is not subject to DPO 4.4.1.B.3 per approved conditional planning area standards.
Confirm the roastery building facades are divided into an asymmetrical, yet balanced, composition.
- **4.4.1.C Façade Articulation:** Compliant (Facades are articulated with a concrete base and roof overhang)
- **4.4.1.D Façade Transparency:** Storefront buildings in the Neighborhood Services Overlay have specific transparency requirements (See 4.5.6.J.3 below)
- **4.4.1.E Materials:** Compliant (Proposed materials appear to be complementary to surroundings and are suitable for a commercial roastery).
- **4.4.1.F Architectural Details:** Compliant (Window and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. Additionally, architectural elements shall be used to establish human scale at the street level and main entrances should be emphasized at street level.)

D. Specific Building Type Requirements – Storefront Building Type

- **4.5.6.A First Floor Retail Use:** Compliant
- **4.5.6.B Transparency Requirement:** See 4.5.6.J.3 for transparency requirements specific to the Neighborhood Services (NS) Overlay
- **4.5.6.C First Floor Height:** Compliant
- **4.5.6.D Dominant Vertical Proportion:** Compliant
- **4.5.6.E Use Requirements:** Compliant
- **4.5.6.F Entrances from Each Street:** Compliant
- **4.5.6.G Major Entrances Distinguished:** Compliant
- **4.5.6.H Principal Entrance on Street:** Compliant

- **4.5.6.I Secondary Entrances:** Compliant
- **4.5.6.J.1 Use Requirements NS Overlay:** Compliant (Commercial/Retail Use)
- **4.5.6.J.2 Roof Form:** Compliant (Shall not be flat)
- **4.5.6.J.3 Transparency NS Overlay:** Compliant based on glazing calcs. provided by applicant (For storefront buildings located in the Neighborhood Services Overlay, at least 50% of the first-floor façade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent and at least 30% of the upper floor facades between 3'-0" and 37'-0" above finished floor must be transparent.)
- **4.5.6.J.4 Materials NS Overlay:** Building design shall use materials consistent with rural vernacular architecture (see figure 1. precedent images from Rural Area Plan below).
Confirm design/materials is consistent with rural vernacular architecture.

RESOURCES & ATTACHMENTS

- Davidson Planning Ordinance (DPO): www.townofdavidson.org/planningordinance
- Summit Farms Development Project Webpage: www.townofdavidson.org/summitfarms
- Rural Area Plan: www.townofdavidson.org/ruralareaplan

An architectural rendering of a modern courtyard for the Summit Farms Roastery Building. The scene features a central paved area with several groups of people in contemporary attire. To the left, a wide set of concrete stairs with a dark metal railing leads up to a building with a large glass door. To the right, another set of stairs with a similar railing leads up to a building with vertical wood slat siding and a large window. In the background, a building with a dark, gabled roof and a covered outdoor seating area is visible. The courtyard is landscaped with young trees, shrubs, and a low wall with a planter box. The overall atmosphere is bright and airy, with a soft, slightly hazy sky. The text 'Summit Farms Roastery Building' is overlaid in the center in a clean, white, sans-serif font.

Summit Farms Roastery Building

What we heard at last DRB:

1. Eaves:

Roof edges should be studied with regard to drainage.

2. Roof:

Valley between gables should be studied in regard to drainage and potential mechanical equipment location. Equipment should not be visible from street.

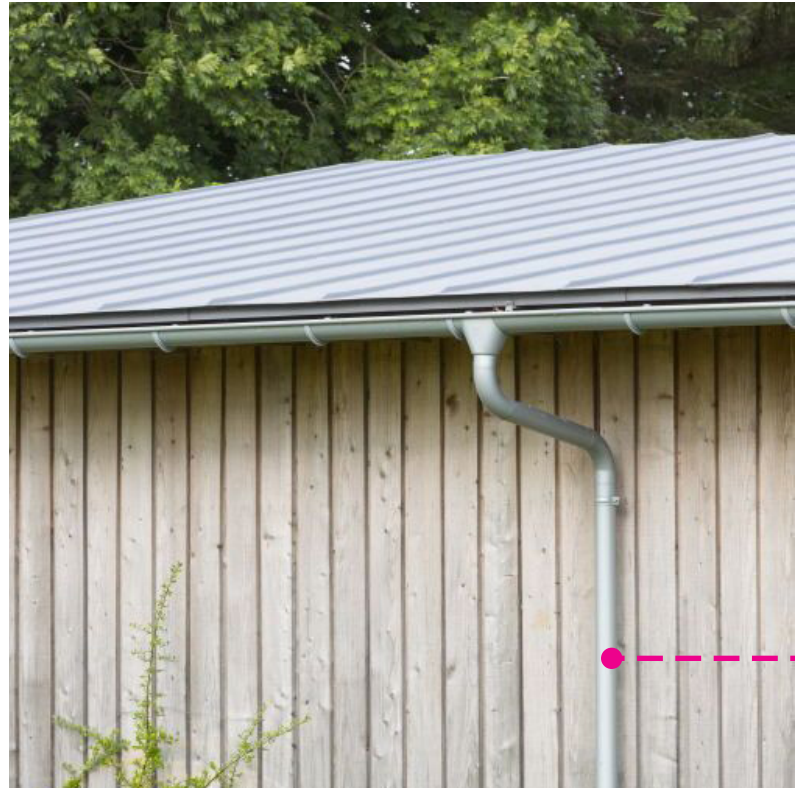
3. Dormer:

Roof over second floor office dormer should be sloped rather than flat.

4. Datum:

Horizontal material change should be studied to more fully align with North Carolina agricultural vernacular.

1. Eave and Gutter



Reference:
Aluminum Gutter



1. Eave and Gutter








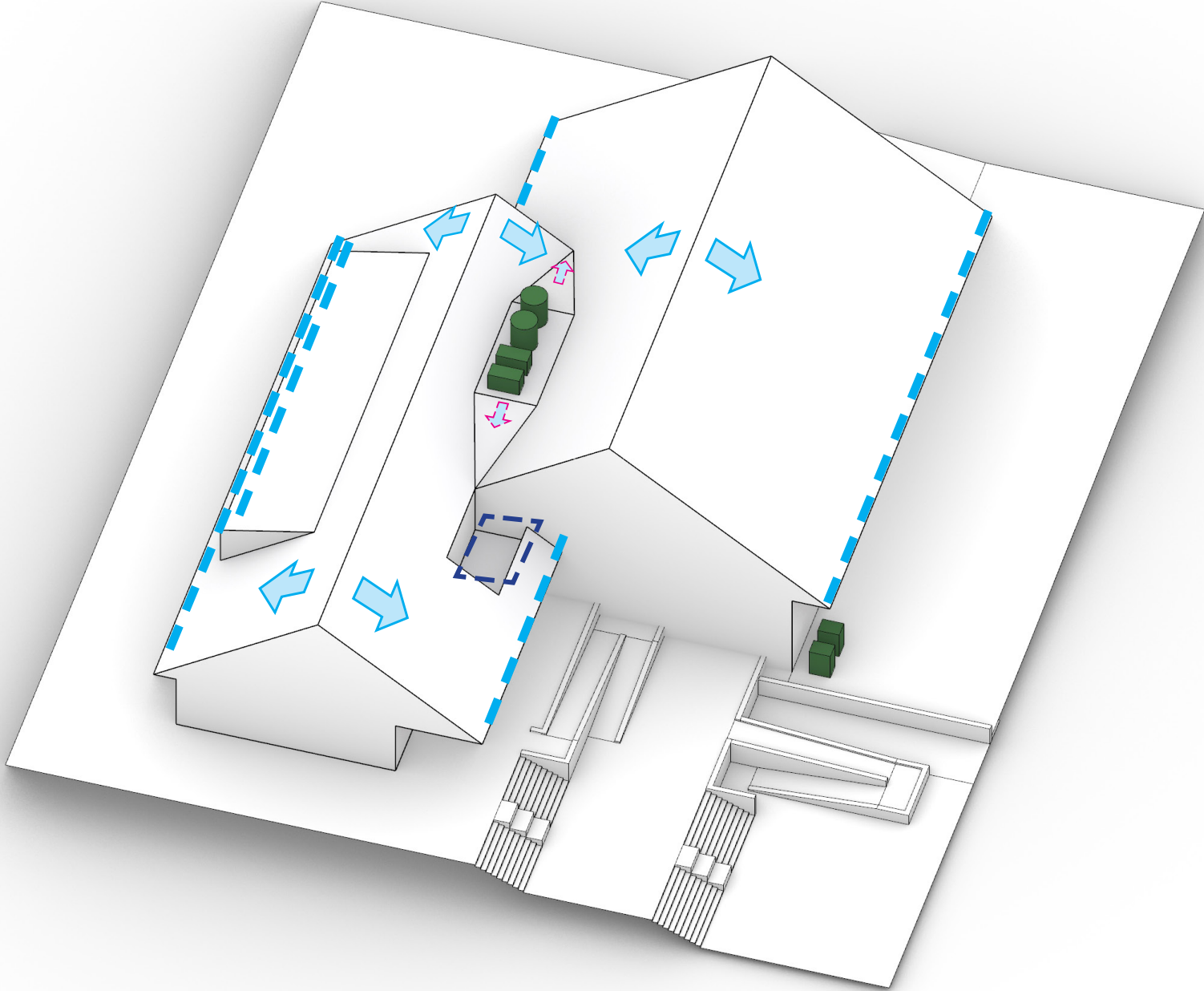
Reference:
Steel Rain Barrel



2. Roof

Exterior Equipment Deck

-  Potential MEP
-  Drain to Gutter
-  Roof Cricket
-  Internal Drainage
-  Gutter



3. Dormer

PREVIOUS
Low-Slope Dormer Roof



PROPOSED
Sloped Dormer Roof



The building now more closely aligns with the North Carolina agricultural vernacular while retaining the massing diagram of two intersecting gable roofs.

3. Dormer



Summit Farms - Roastery Building
Davidson, North Carolina

September 12, 2024

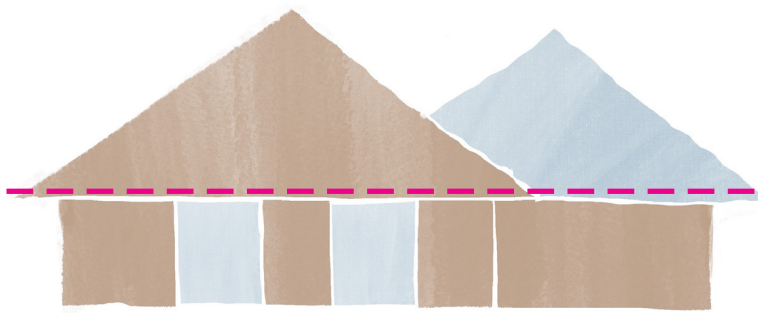
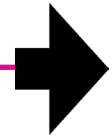
Design Review Board Submission
Approval Application

utile

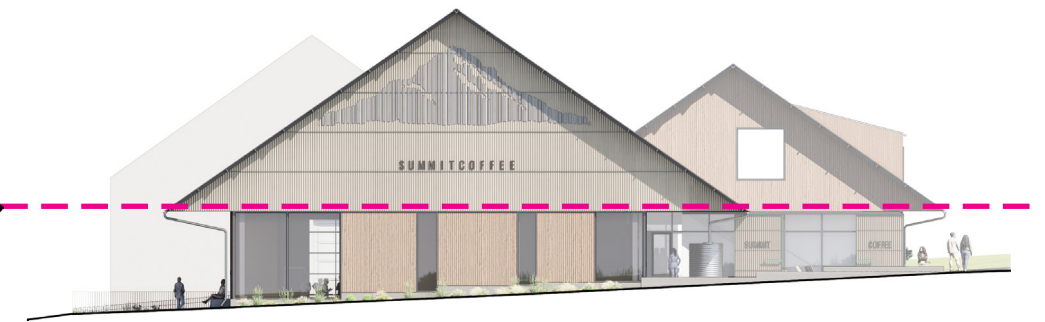
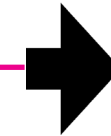
4. Datum



Site Photo of Existing Barn 2022.03



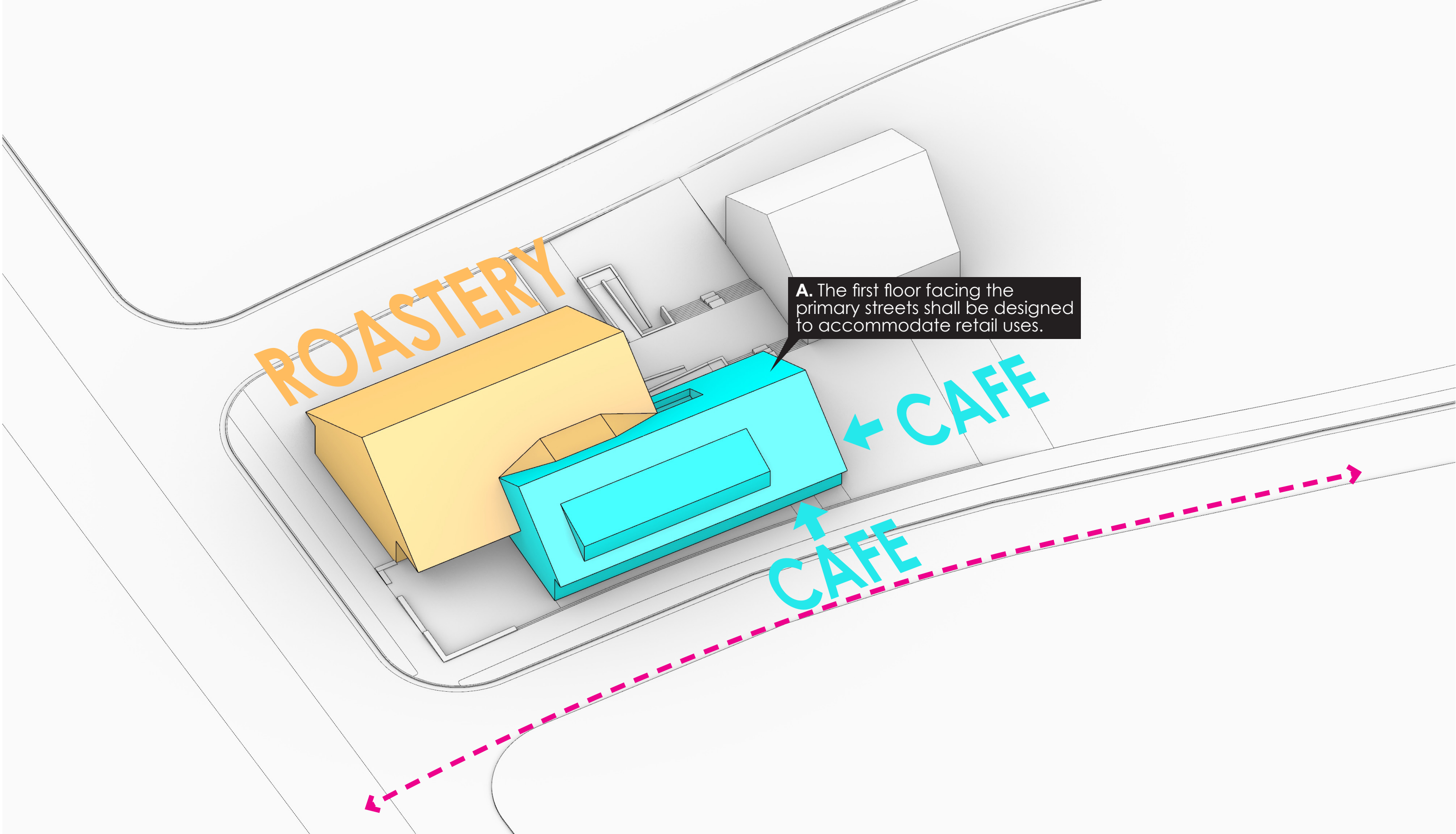
Concept Diagram 2024.04



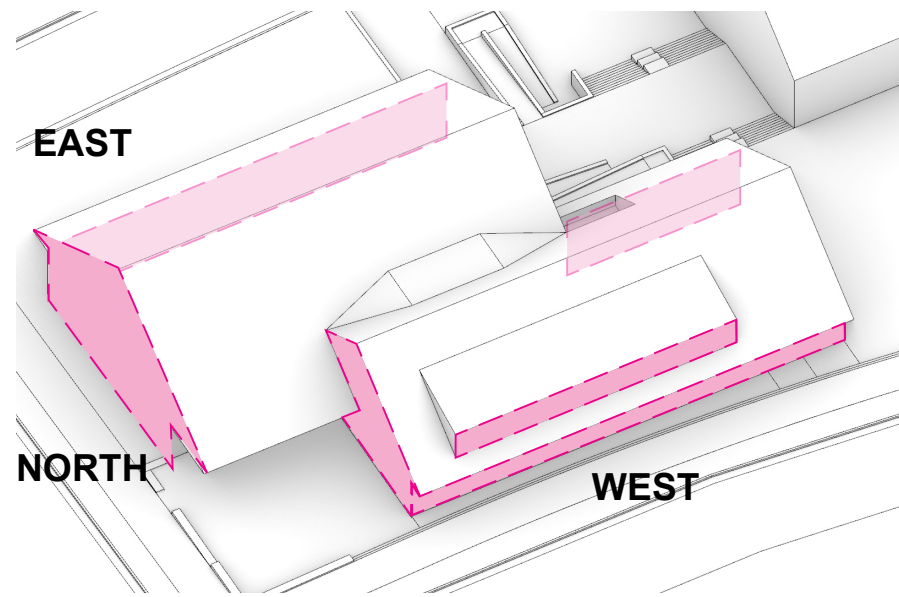
Proposed Elevation

The building draws inspiration from a historic barn on the site that features a sheltering eave and clear datum. This horizontal expression is revived here through material differentiation - not only to allude to the vernacular - but to provide a human scale.

Compliance w/ Davidson Planning Ordinance (DPO) Section 4.5.6



Compliance w/ Davidson Planning Ordinance (DPO) Section 4.5.6



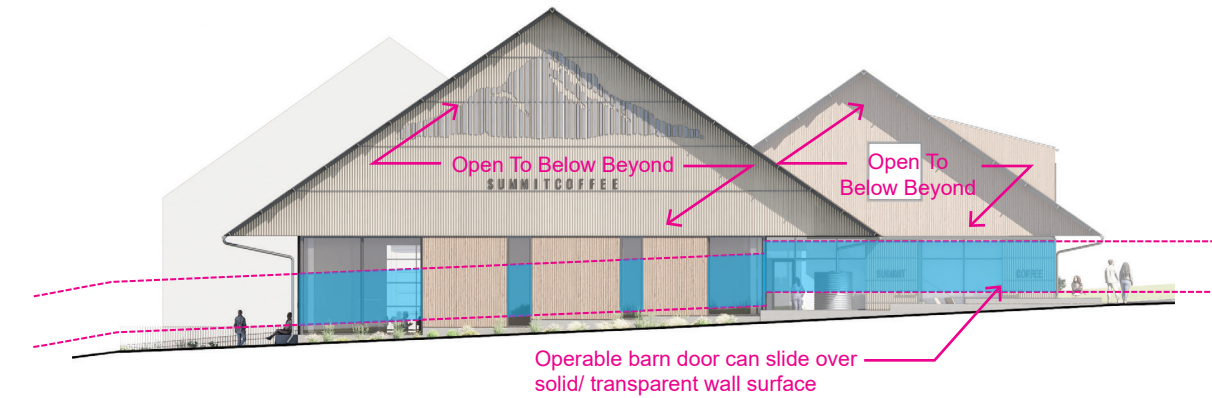
WITHOUT BARN DOORS:

$$\text{GF } \frac{550 \text{ SF GLAZING AREA}}{800 \text{ SF TOTAL AREA}} = 68.8\%$$

BARN DOORS OVER GLAZING:

$$\text{GF } \frac{437 \text{ SF GLAZING AREA}}{800 \text{ SF TOTAL AREA}} = 54.6\%$$

North Elevation (E Rocky River Road)

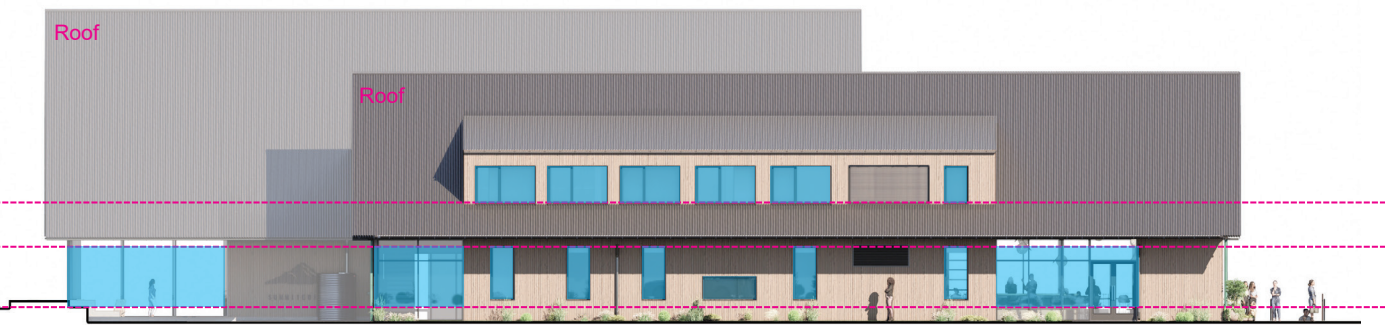


B. At least 50% of the first floor facade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent. At least 30% of the upper floors facades between 3'-0" and 120'-0" above finished floor must be transparent.

West Elevation (Shearer Road)

$$\text{L2 } \frac{222 \text{ SF GLAZING AREA}}{511 \text{ SF TOTAL AREA}} = 43.4\%$$

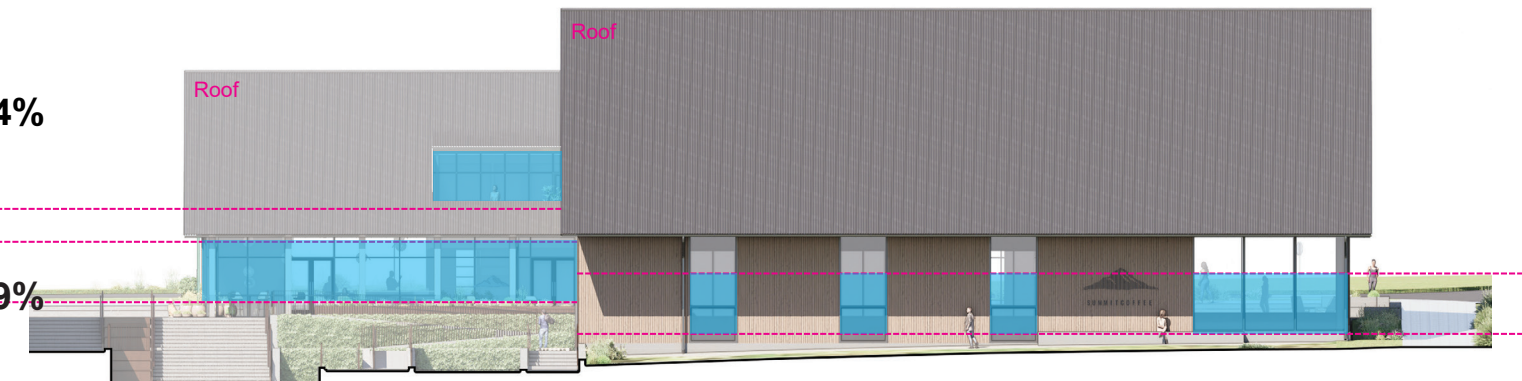
$$\text{GF } \frac{613 \text{ SF GLAZING AREA}}{1220 \text{ SF TOTAL AREA}} = 50.2\%$$



East Elevation (Summit Way)

$$\text{L2 } \frac{98 \text{ SF GLAZING AREA}}{125 \text{ SF TOTAL AREA}} = 78.4\%$$

$$\text{GF } \frac{708 \text{ SF GLAZING AREA}}{1222 \text{ SF TOTAL AREA}} = 57.9\%$$



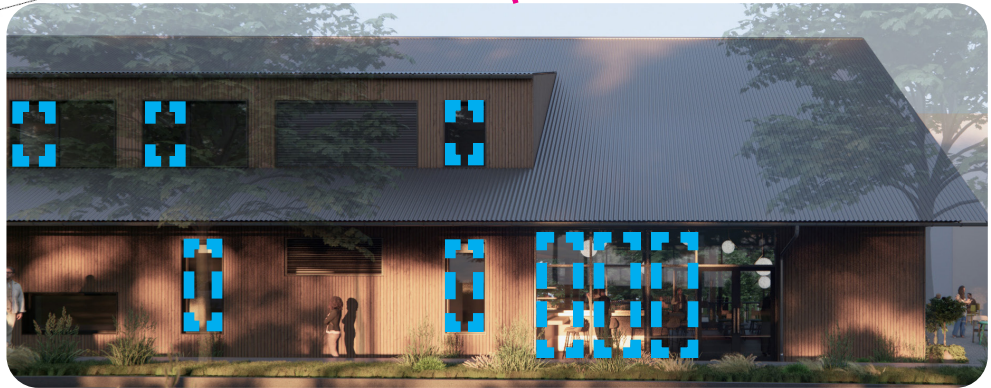
Compliance w/ Davidson Planning Ordinance (DPO) Section 4.5.6



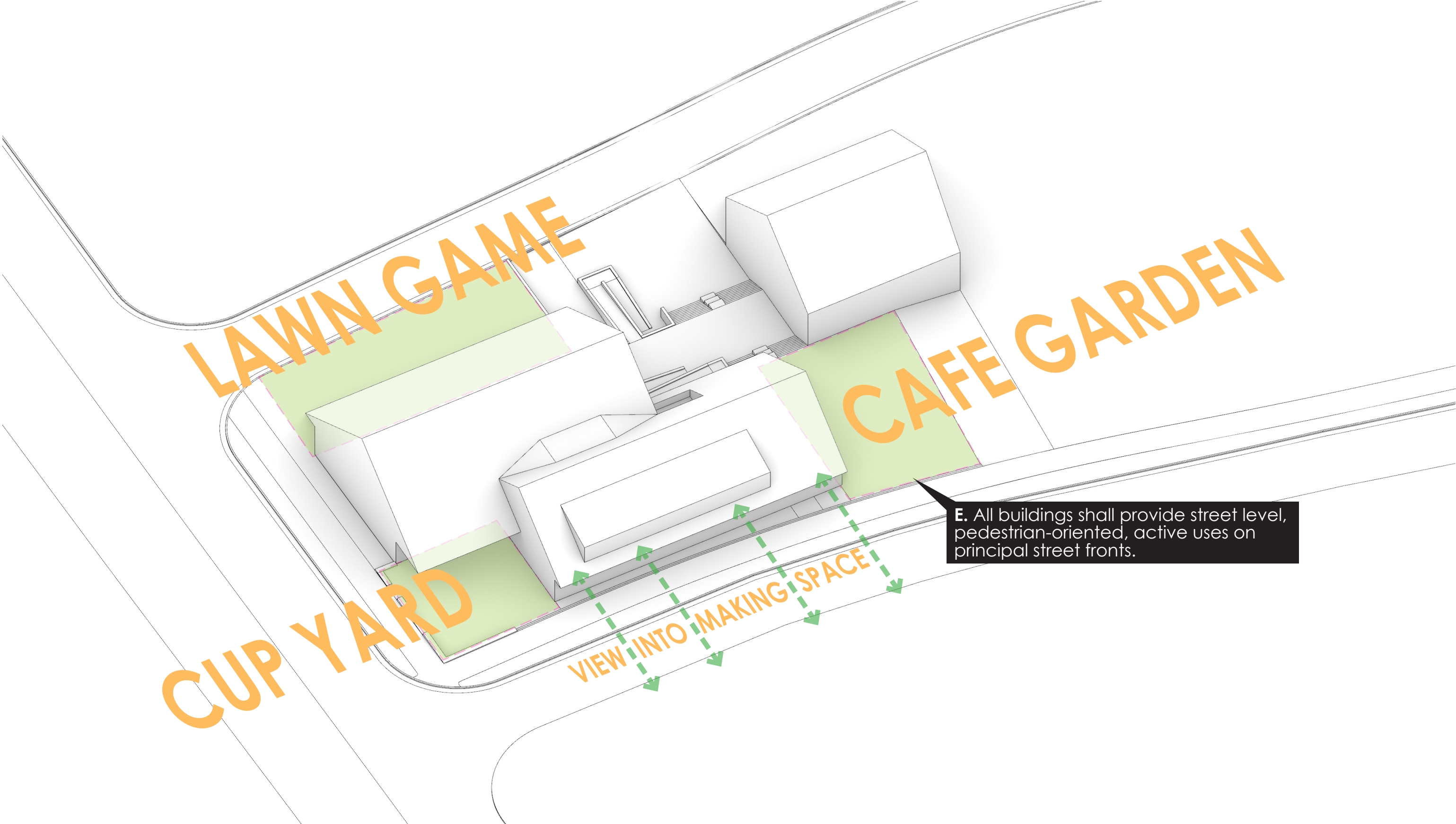
Compliance w/ Davidson Planning Ordinance (DPO) Section 4.5.6



D. Buildings elements shall have a dominant vertical proportion.

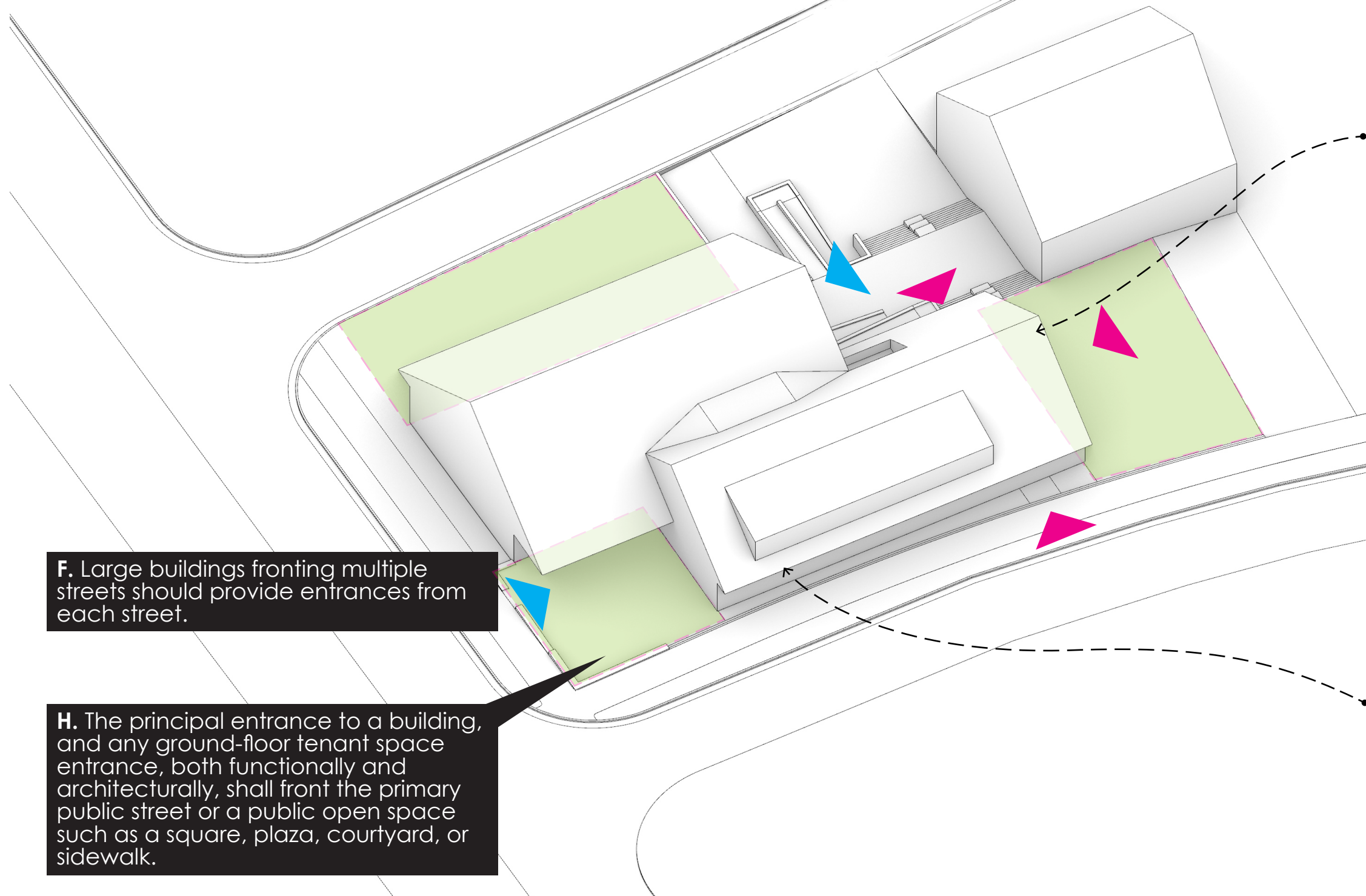


Compliance w/ Davidson Planning Ordinance (DPO) Section 4.5.6



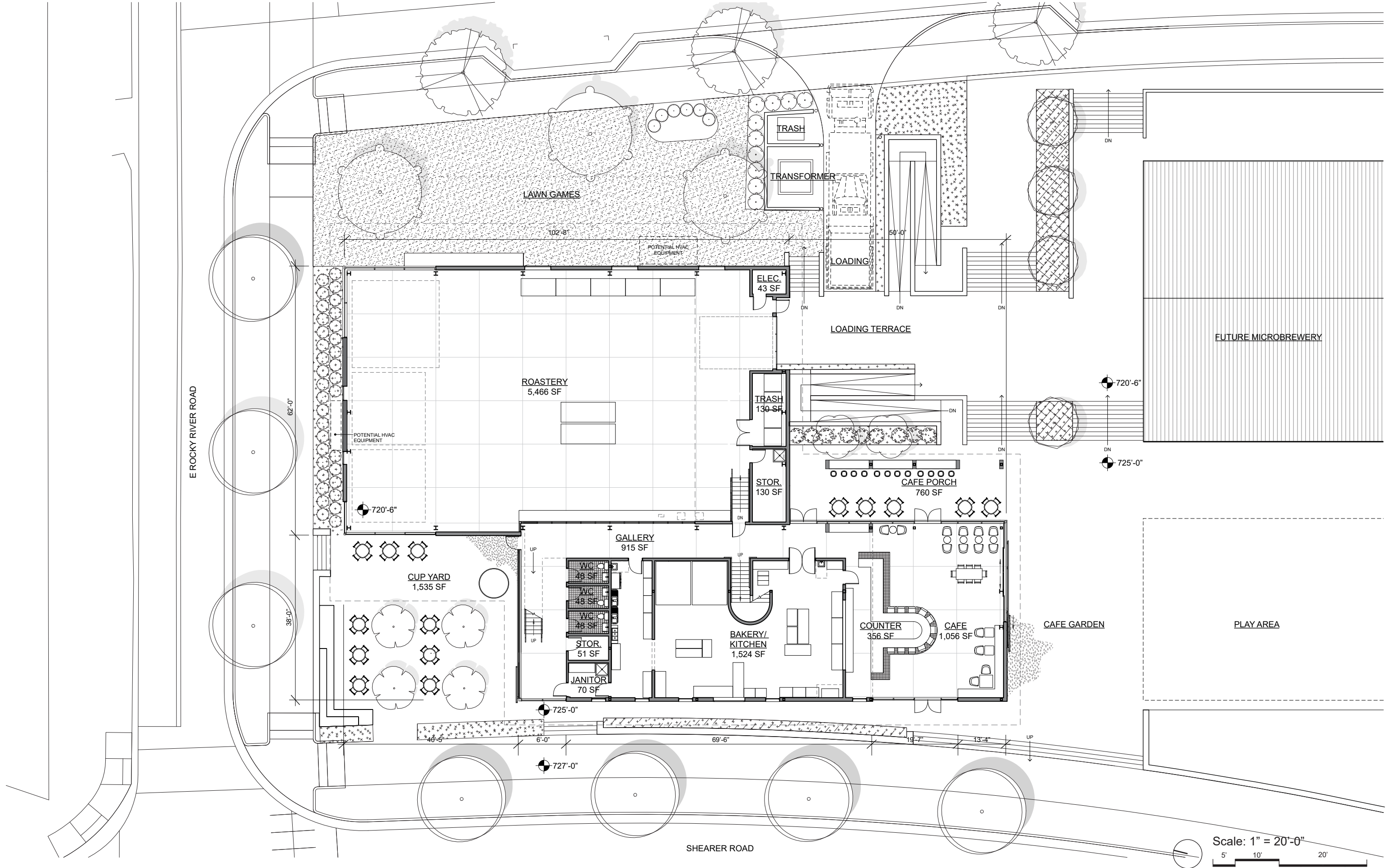
Compliance w/ Davidson Planning Ordinance (DPO) Section 4.5.6

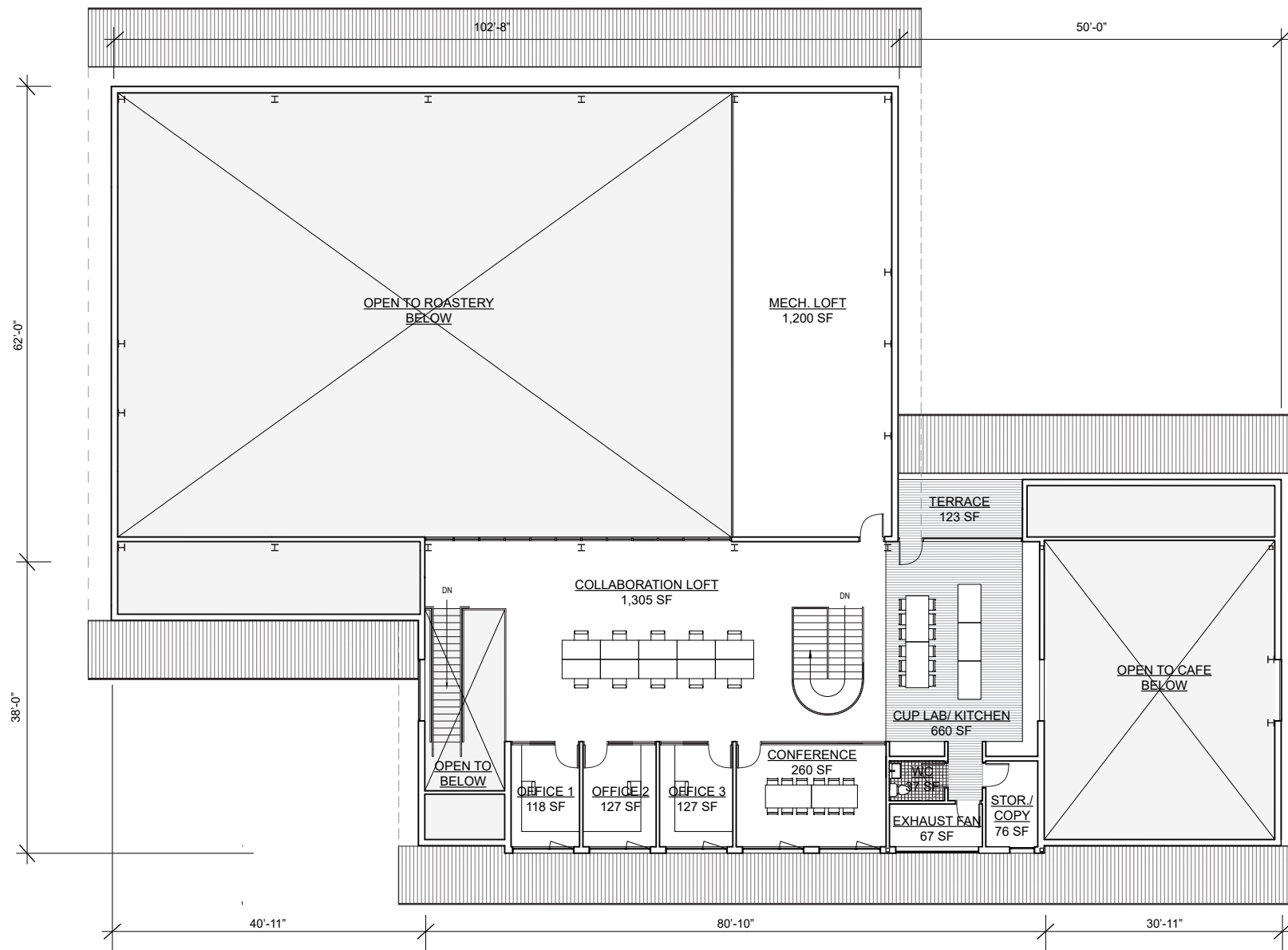
G. Major building entrances that provide access to the primary use of the building or a central lobby shall be distinguished from the entrances used for secondary uses.



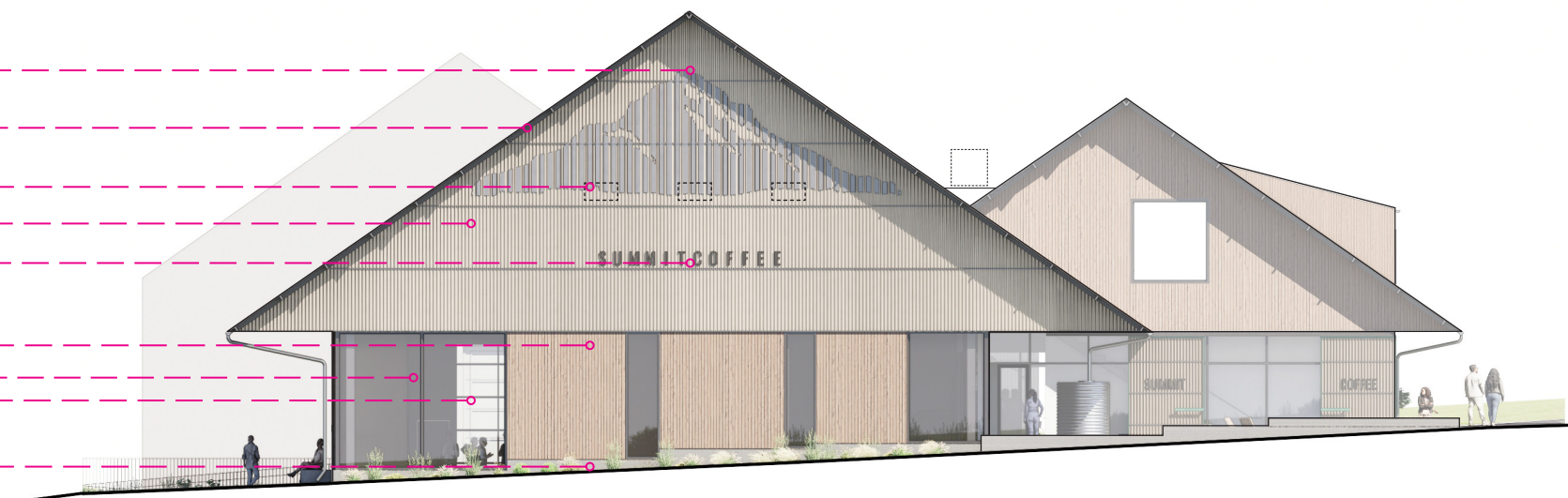
F. Large buildings fronting multiple streets should provide entrances from each street.

H. The principal entrance to a building, and any ground-floor tenant space entrance, both functionally and architecturally, shall front the primary public street or a public open space such as a square, plaza, courtyard, or sidewalk.



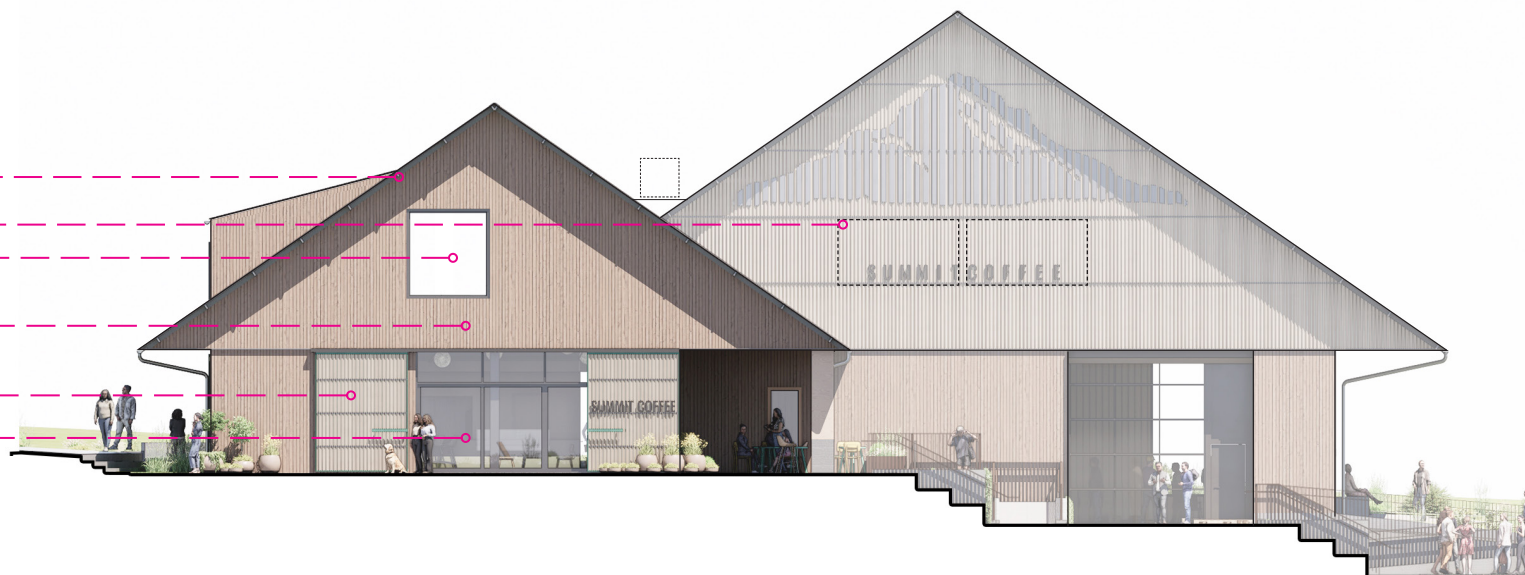


Potential Logo Location
 Corrugated Metal Roof
 Vent For Roasting Equipment
 Corrugated Metal Siding
 Potential Signage Location
 Weathered Wood Siding
 Dark Metal Window Frame
 Glazing
 Concrete Base



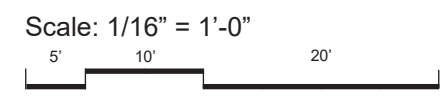
ROASTERY ROOF 765'-7"
 OFFICE ROOF 758'-2"
 DORMER ROOF 747'-2"
 OFFICE UPPER LEVEL 737'-6"
 CAFE LEVEL 725'-0"

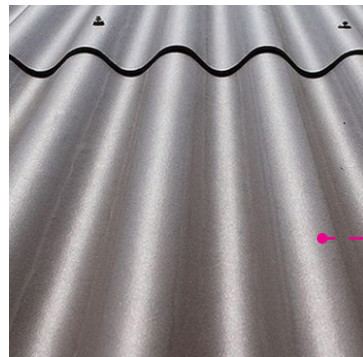
Corrugated Metal Roof
 Vent For Mech. Glazing
 Weathered Wood Siding
 Corrugated Metal Operable Barn Door
 Glazing



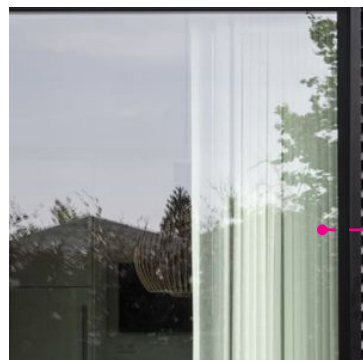
ROASTERY ROOF 765'-7"
 OFFICE ROOF 758'-2"
 OFFICE UPPER LEVEL 738'-6"
 CAFE LEVEL 725'-0"
 ROASTERY LEVEL 720'-6"
 SUMMIT WAY LEVEL 716'-0"

Scale: 1/16" = 1'-0"
 5' 10' 20'





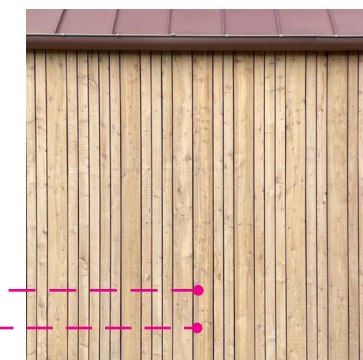
Corrugated Metal Roof



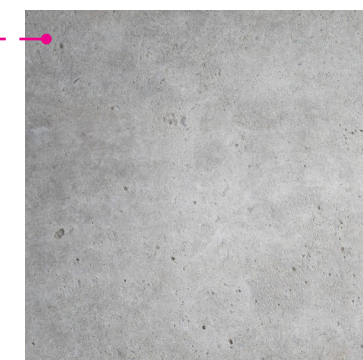
Glazing



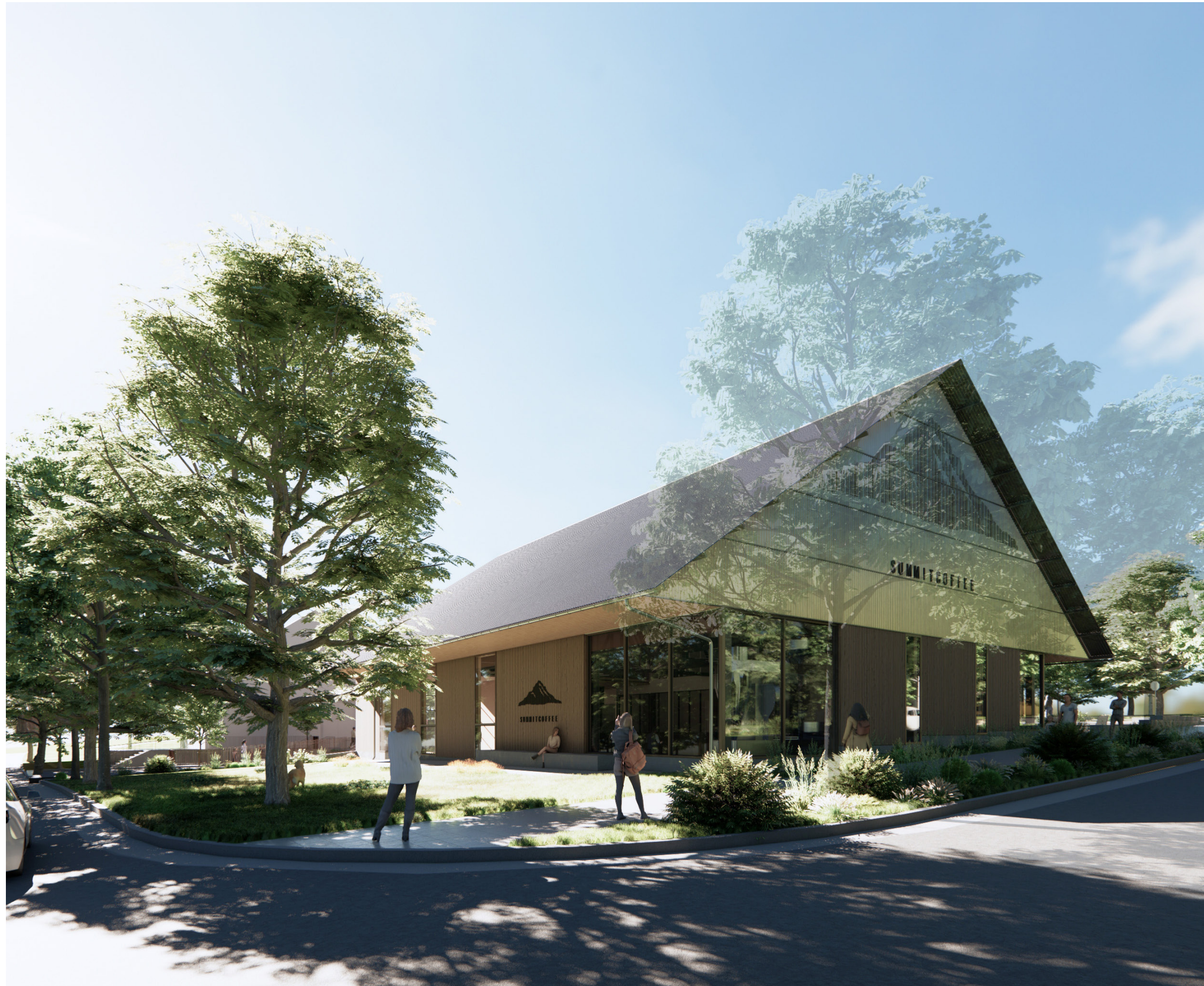
Corrugated Metal Siding



Weathered Wood Siding



Concrete base



Summit Farms - Roastery Building
Davidson, North Carolina

Summit Way and E Rocky River Road Intersection
September 12, 2024

Design Review Board Submission
Approval Application



Summit Farms - Roastery Building
Davidson, North Carolina

Summit Way Facade
September 12, 2024

Design Review Board Submission
Approval Application



Concrete paving



Gravel paving



Summit Farms - Roastery Building
Davidson, North Carolina

Cafe Garden Facade
September 12, 2024

Design Review Board Submission
Approval Application



Weathered Wood Siding



Summit Farms - Roastery Building
Davidson, North Carolina

Shearer Road and E Rocky River Road Intersection
September 12, 2024

Design Review Board Submission
Approval Application