



**Town of Davidson  
Design Review Board Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Wednesday, April 15, 2026 at 5:30 PM**

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**I. CALL TO ORDER**

**II. SILENT ROLL CALL**

**III. CHANGES TO THE AGENDA**

**IV. REVIEW/APPROVAL OF MINUTES**

**a. Meeting Minutes**

**Summary:** The Board will consider approval of the February 18, 2026, meeting minutes.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**a. Summit Farms Bakey & Market Buildings – Formal Review & Recommendation**

**Summary:** The Design Review Board previously recommended approval of building schematic designs for a (A) roastery building and (B) gastro pub in January 2026. The DRB informally reviewed the next two commercial buildings, (C) a bakery and (D) a market building, in February 2026. Tonight, the DRB will formally review and make a recommendation on building schematic designs for the bakery and market.

**VII. INFORMAL FYI REVIEW**

**VIII. OTHER ITEMS**

**a. Elect a DRB Vice Chair**

**Summary:** The DRB will elect a vice chair to serve for 2026.

**IX. ADJOURN**



**Design Review Board  
Meeting Minutes  
February 18, 2026**

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: 5:30 p.m.**

**II. ROLL CALL AND DETERMINATION OF QUORUM:**

Members Present signified by :

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

**Town Representatives:** Lindsay Laird, Senior Planner and Karen Wolter, Town Attorney

**III. CHANGES TO THE AGENDA: N/A**

**IV. REVIEW/APPROVAL OF THE MINUTES:**

**a. January 21, 2026, Minutes**

*Motion to recommend approval of minutes:*

- **Motion:** Erica Kennedy
- **Second:** Andrew Gale
- **Vote:** 5-0 (Motion Passed)

**V. OLD BUSINESS: N/A**

**VI. NEW BUSINESS: N/A**

**VII. INFORMAL PRELIMINARY REVIEWS:**

**a. Summit Farms Bakery & Market Buildings – Informal Review**

Project architects from Redline Design Group gave an overview of the next two commercial buildings proposed as part of the Summit Farms Conditional Planning Area: the bakery and market buildings.

The Board provided informal feedback on building schematic designs for these two buildings.

**VIII. ADJOURNMENT:** The meeting adjourned at 6:08 p.m.

***APPROVAL OF MEETING MINUTES:***

Date: \_\_\_\_\_ By: \_\_\_\_\_



## DESIGN REVIEW BOARD: STAFF REPORT

Date: April 15, 2026  
To: Design Review Board  
From: Lindsay Laird, Senior Planner  
Re: Summit Farms Bakey & Market Buildings – Formal Review & Recommendation

### INTRODUCTION

#### APPLICANT INFO

- **Project:** Summit Farms Conditional Planning Area
- **Location:** 19300 Shearer Rd (Parcel IDs 00723103, 00723121, 00723115, & 00723116)
- **Applicant:** Summit Farms, LLC
- **Designer:** Redline Design Group
- **Planning Area:** 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. The approval includes the construction of +/-109 residential units, along with +/-62,000 SF of commercial square footage featuring a roastery, gastropub, market, bakery, and 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. The approved master plan is available on the development project website linked under “Resources & Attachments” below.

The Design Review Board recommended approval of building schematic designs for a (A) roastery building and (B) gastro pub in January 2026. The DRB informally reviewed the next two commercial buildings, (C) a bakery and (D) a market building, in February 2026. Tonight, the DRB will formally review and make a recommendation on building schematic designs for the bakery and market.

**Building A - Roastery (Formal Review & Recommendation 1/21/2026)**



**Building B - Gastro Pub (Formal Review & Recommendation 1/21/2026)**



**Building C - Bakery (Preliminary Review 2/18/2026)**

Architectural features of the bakery building include a barn vernacular, “built over time” aesthetic approach with wood siding, a gable roof with eaves, and punched opening windows.



**Building D - Market (Preliminary Review 2/18/2026)**

Architectural features of the market building include a barn vernacular, “built over time” aesthetic approach with wood siding, a gable roof with eaves, and an open breezeway between the main building and an adjacent bookstore.



## **INFORMAL DRB REVIEW (2/18/2026)**

At the February 2026 preliminary review of the bakery and market buildings, the DRB discussed the following design elements:

- **Façade Articulation:** Consider adding more of a base to the bakery building.
- **Bakery Canopy:** The canopy and brackets are oversized. Consider using smaller brackets at canopy above entrance.
- **Faux Building Elements:** Faux windows and doors are prohibited. Remove faux shuttered windows from Shearer Rd elevation of bakery building and consider articulating this façade with another element such as a landscape wall.
- **Gutters & Downspouts:** Add gutters and downspouts to dormers of market building.

## **PLANNING STAFF REVIEW**

Below is a summary of planning and development standards related to this proposal. The Design Review Board should provide feedback on items in *red*.

## **DAVIDSON PLANNING ORDINANCE**

### **Conditional Planning Area**

- The Conditional Planning Area process is an option for developers/property owners to ask for exceptions from the ordinance in a manner that is mutually agreeable to the developer and the Town of Davidson. Design-related project conditions include the following:
  - **Storefront (DPO Table 2-41):** Storefront buildings fronting a pedestrian way or plaza may be one habitable story, so long as they are articulated as two full stories from the exterior.
  - **Primary Building Entry/Orientation:** With Planning Director approval, the primary pedestrian entry to storefront buildings and first floor retail shall not be required to face a fronting, primary street if the entry faces a pedestrian way/public plaza (DPO 4.3.1.A.1 & 4.3.1.B.1).
  - **Porte Cochere:** A porte cochere shall be permitted on the front of Building #3/Inn in the configuration shown along Public Street A (DPO 4.3.1.A.5).
  - **Summit Coffee/Corner Building:** The commercial buildings at the southeastern corner of the Shearer Rd./East Rocky River Rd. intersection (i.e., Building A – Roastery, Building B – Bakery) shall not be subject to the design parameters of DPO 4.4.1.B.3 and shall be in substantial conformance with the form and massing presented, subject to Design Review Board approval.
  - **Entrances from Each Street:** With Planning Director approval, storefront buildings are not required to provide entrances from each street (DPO 4.3.1.A.3).

- **Facade Transparency:** Storefront buildings are not required to meet minimum transparency requirements listed in DPO Section 4.5.6.B or 4.5.6.J.3.

**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 shall be designed to be consistent with rural vernacular architecture precedents as described in the Rural Area Plan, 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."

*Determine if the proposed design is consistent with rural vernacular architecture.*

- **2.3.11.C Height:** Minimum two-story, maximum three-story height

*Storefront buildings fronting a pedestrian way or plaza may be one habitable story, so long as they are articulated as two full stories from the exterior.*

- **2.3.11.C Setbacks:** Compliant



**General Site Design Standards**

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant (With Planning Director approval, the primary pedestrian entry to storefront buildings and first floor retail shall not be required to face a fronting, primary street if the entry faces a pedestrian way/public plaza)
- **4.3.1.B Building Location & Orientation:** Compliant
- **4.3.1.C Building Height:** Minimum two-story, maximum three-story height (See condition related to height)
- **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)

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

- **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)
  
- **General Building Design Standards**
  - **4.4.1 General Building Design Standards:** Building design should be complementary with prevalent architectural features of the surrounding neighborhood.
  - **4.4.1.A Building Height:** Minimum two-story, maximum three-story height
  - **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.
  - **4.4.1.C Façade Articulation:** All buildings visible from a public street or park/open space shall have: A recognizable base and a recognizable top distinguished from the body of the building. Large buildings shall be modulated through use of repetitive bays.  
*Confirm that building facades are adequately articulated.*
  - **4.4.1.D Façade Transparency:** Compliant (Storefront buildings are not required to meet minimum transparency requirements listed in DPO Section 4.5.6.B or 4.5.6.J.3.)
  - **4.4.1.E Materials:** Compliant (Proposed materials appear to be complementary to adjacent roastery & gastro pub).
  - **4.4.1.F Architectural Details:** 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.  
*Confirm that architectural details are arranged and proportioned so that vertical dimensions dominate horizontal dimensions.*

**Specific Building Type Requirements – Storefront Building Type**

- **4.5.6.A First Floor Retail Use:** Compliant
- **4.5.6.B Transparency Requirement:** Compliant
- **4.5.6.C First Floor Height:** Compliant
- **4.5.6.D Dominant Vertical Proportions:** Compliant
- **4.5.6.E Use Requirements:** Compliant
- **4.5.6.F Entrances from Each Street:** Compliant (With Planning Director approval, storefront buildings are not required to provide entrances from each street.
- **4.5.6.G Major Entrances Distinguished:** Compliant
- **4.5.6.H Principal Entrance on Street or Public Plaza:** Compliant
- **4.5.6.I Secondary Entrances:** NA
- **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 (Storefront buildings are not required to meet minimum transparency requirements listed in DPO Section 4.5.6.B or 4.5.6.J.3.)
- **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 are consistent with rural vernacular architecture.*

## PROPOSED MOTION

Motion to recommend approval of building schematic designs for the Summit Farms bakery and market buildings **[as submitted]** OR **[with the following conditions...]** in accordance with the design conditions noted by staff.

## RESOURCES & ATTACHMENTS

- [Polaris 3g \(Mecklenburg County GIS Mapping Tool\)](#)
- [Davidson Planning Ordinance \(DPO\)](#)
  - [Section 2. Planning Areas](#)
  - [Section 4. Site & Building Design Standards](#)
- [Summit Farms Development Project Webpage](#)
- [Rural Area Plan](#)



SUMMIT FARMS LANE

ROCKY RIVER ROAD

BLDG C  
BAKERY

BLDG D  
MARKET &  
BOOKSTORE

STAGE

BLDG A  
ROASTERY

BLDG B  
GASTROPUB

SHEARER ROAD





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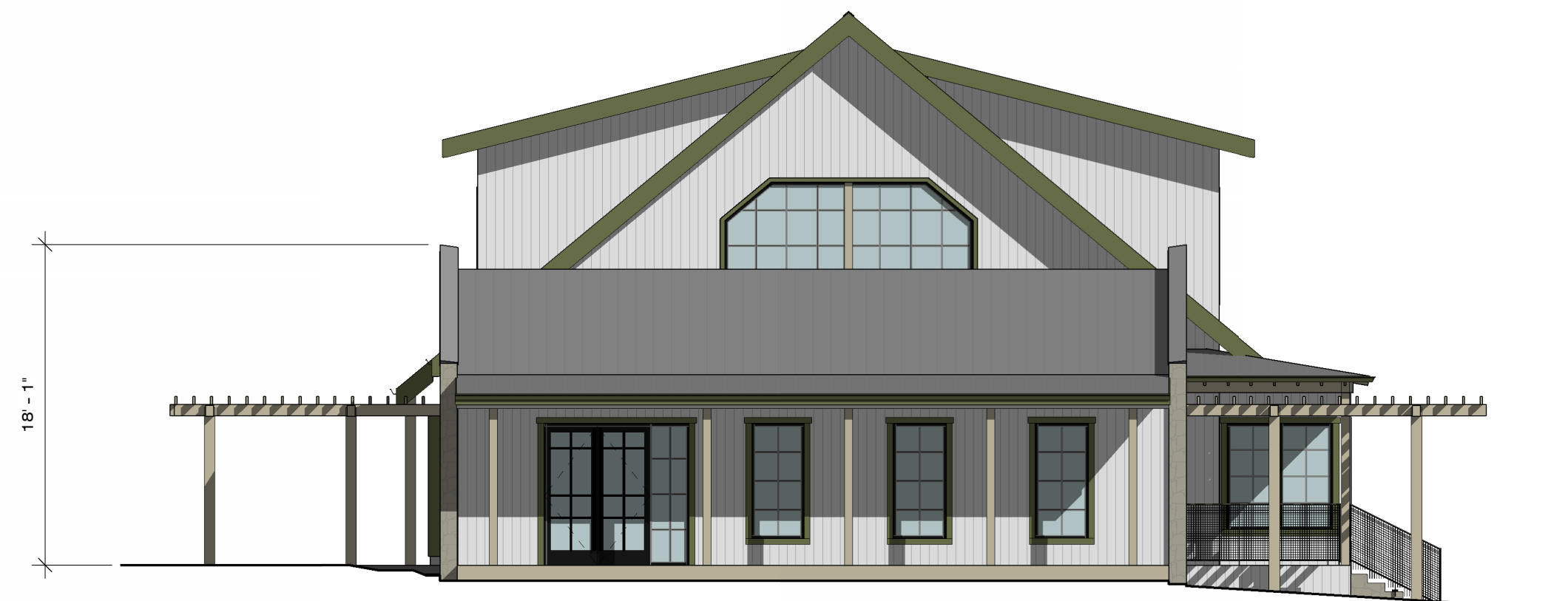
24% FENESTRATION

**1** EXTERIOR ELEVATION BUILDING D - SUMMIT WAY  
SCALE: 1/8" = 1'-0"



18.5% FENESTRATION

**2** EXTERIOR ELEVATION BUILDING D - PARKING PLAZA  
SCALE: 1/8" = 1'-0"



28% FENESTRATION

**3** EXTERIOR ELEVATION BUILDING D - PIAZZA  
SCALE: 1/8" = 1'-0"



23% FENESTRATION

**4** EXTERIOR ELEVATION BUILDING D - SHEARER ROAD  
SCALE: 1/8" = 1'-0"

EXT. ELEVATIONS LEGEND

	FIBER CEMENT PLANK, PAINTED SHOJI WHITE
	FIBER CEMENT PLANK/TRIM, PAINTED SAP GREEN
	STOREFRONT / WINDOWS
	NATURAL STONE VENEER

SUMMIT FARMS

MARKET

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CITY, STATE 00000

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25-109

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

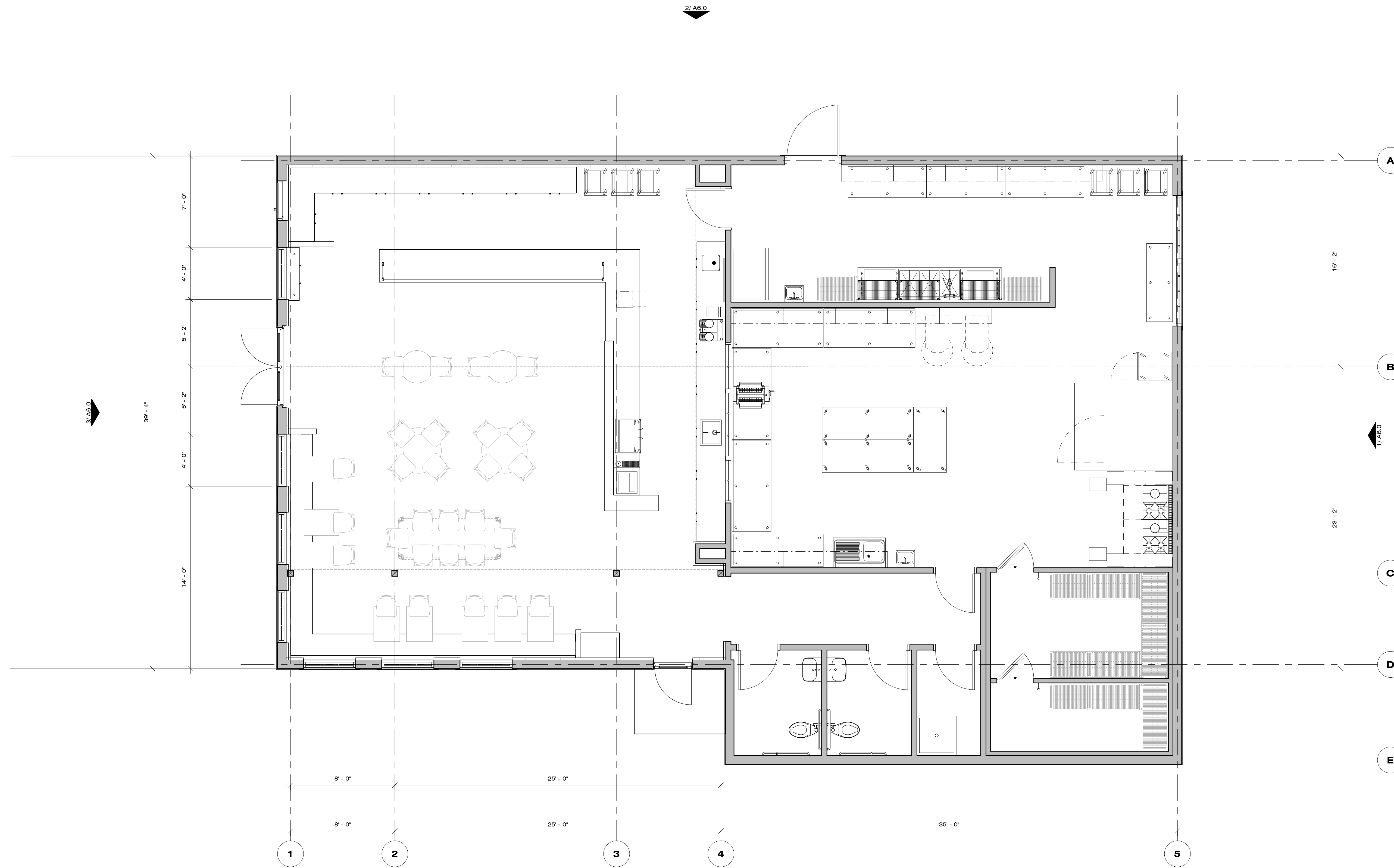
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**1 FIRST FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

**SUMMIT FARMS**

**- BAKERY**

DAVIDSON, NC

CONSTRUCTION KEY NOTES			
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GENERAL CONSTRUCTION NOTES			
1	UNO, ALL WALLS WITH SOLID HATCHING ARE NEW. EXISTING WALLS HAVE NO HATCH. 90 DEGREE SWING DOORS ARE NEW OR RELOCATED EXISTING DOORS. 45 DEGREE SWINGS INDICATE EXISTING DOORS.	11	UNO, ON DRAWINGS, THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS MADE WITHOUT WRITTEN PERMISSION FROM OWNER AND ARCHITECT.
2	GO SHALL COMPLETELY CLEAN ENTIRE LEASED PREMISES IMMEDIATELY PRIOR TO OCCUPANCY.	12	UNO, ALL SURFACES TO BE PATCHED OR HOLES TO BE FILLED SHALL MATCH THE ADJACENT CONSTRUCTION AND FINISHES.
3	GO SHALL FAMILIARIZE THEMSELVES WITH THE PREMISES AND THE CONTRACT DRAWINGS AND SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.	13	PROVIDE FIRE-RETARDANT WOOD BLOCKING AT ALL LOCATIONS OF NEW MILLWORK, TOILET ACCESSORIES, TV MOUNTING, ETC.
4	GO SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY ARCH. OF ANY CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS. GO AND SUBS SHALL NOT SCALE DRAWINGS.		
5	GO SHALL COORDINATE WITH THE BUILDING OWNER OR MGMT. ON ALL MATERIAL DELIVERY AND UNLOADING, DOOR ACCESS, AND ANY DISRUPTIONS IN THE NORMAL UTILITIES.		
6	GO SHALL NOTIFY ARCH. OF ANY REQUIRED MATERIALS THAT ARE NOT READILY AVAILABLE AND THAT MAY DELAY COMPLETION. THIS NOTIFICATION SHALL HAPPEN WITHIN 48 HRS. OF RELEASE.		
7	PAINTING SUBCONTRACTOR SHALL PROVIDE LOW-VOC PRIMERS AND FINISH-COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH THE SUBSTRATES INDICATED.		
8	GO SHALL INSTALL AND MAINTAIN REQ'D. PROTECTIVE COVERINGS, TEMPORARY DOORS AND WALLS, DUST BARRIERS, FLOOR PROTECTION, ETC. GO SHALL KEEP ALL COMMON AREAS FREE OF DUST AND DEBRIS.		
9	GO SHALL MAINTAIN ALL LIFE SAFETY SYSTEMS IN GOOD WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT, INCLUDING EXIT LIGHTING, SPRINKLER SYSTEMS, SMOKE DETECTION, AND EMERGENCY LIGHTING.		
10	GO SHALL PERFORM ALL WORK THAT CAUSES DISTURBANCES TO THE TENANT AFTER NORMAL BUSINESS HOURS - OR SHALL COORDINATE W/ OWNER WITHIN 48 HRS OF SUCH WORK.		

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**1ST FLOOR CONSTRUCTION PLAN**

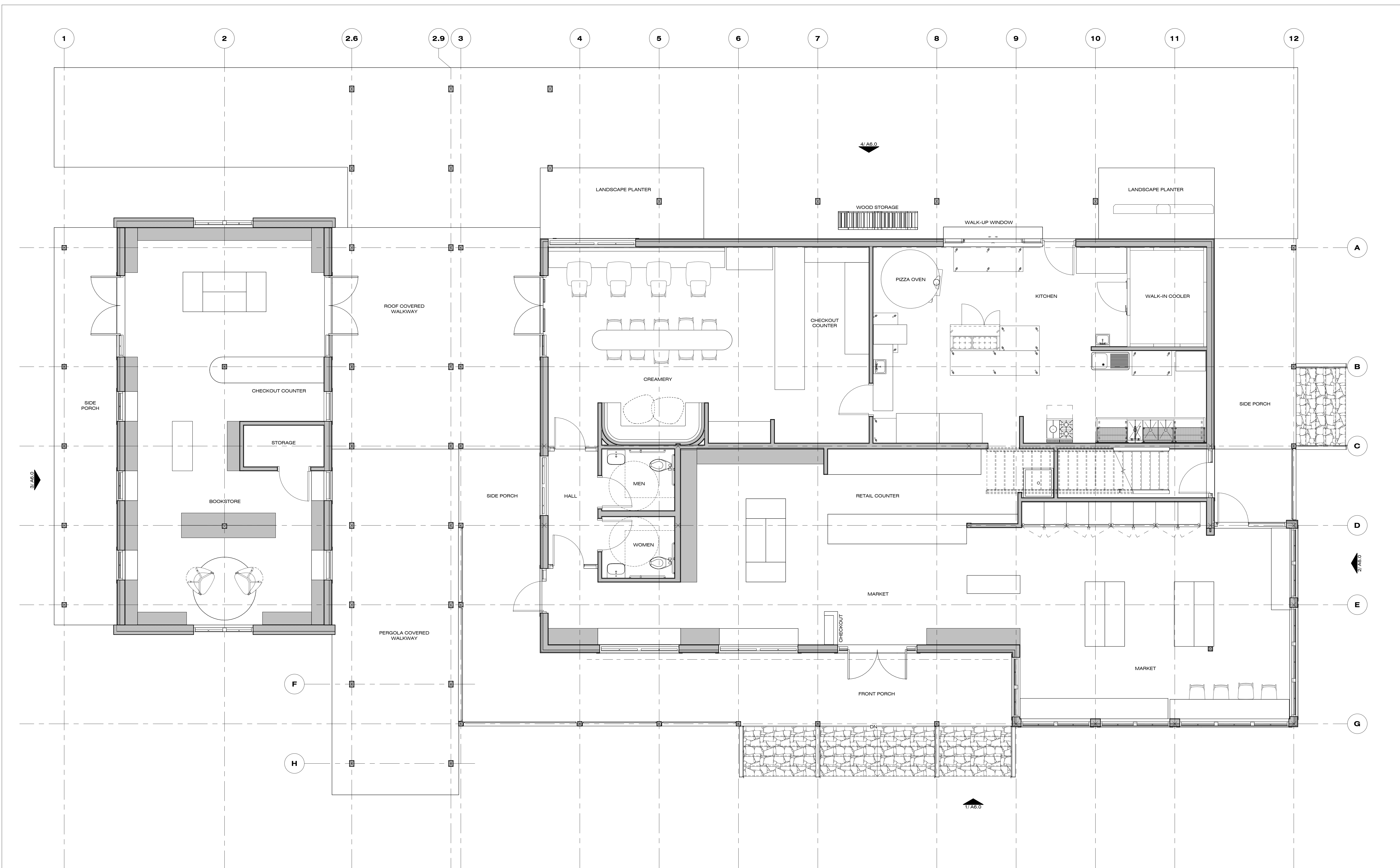
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**1 1ST FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

**SUMMIT FARMS  
MARKET**

PROJECT ADDRESS  
CITY, STATE 00000

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2	GC SHALL COMPLETELY CLEAN ENTIRE LEASED PREMISES IMMEDIATELY PRIOR TO OCCUPANCY.	12	UNO, ALL SURFACES TO BE PATCHED OR HOLES TO BE FILLED SHALL MATCH THE ADJACENT CONSTRUCTION AND FINISHES.
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**25-109**

1ST FLOOR CONSTRUCTION PLAN

SCALE: As Indicated

SHEET # **A1.1**



