



**Town of Davidson  
Design Review Board Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Wednesday, November 19, 2025 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 DRB will consider approval of minutes from the October 15, 2025, meeting.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. INFORMAL FYI REVIEW**

**a. Summit Farms Roastery & Gastro Pub Buildings – Informal Review #1**

**Summary:** The DRB will provide informal feedback on plans for a coffee roastery and gastro-pub as part of the Summit Farms Conditional Master Plan.

**VIII. ADJOURN**



**Design Review Board  
Meeting Minutes  
October 15, 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 checked="" type="checkbox"/> Tom Gibbs	<input type="checkbox"/> Dave Malushizky	
<input checked="" type="checkbox"/> Rachel Johnson (Chair)	<input checked="" type="checkbox"/> Rusty Miller	

**Town Representatives:** Lindsay Laird, Senior Planner

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

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

**a. July 16, 2025, Minutes**

*Motion to recommend approval of minutes:*

- **Motion:** Erica Kennedy
- **Second:** Rusty Miller
- **Vote:** 6-0 (Motion Passed)

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

**VI. NEW BUSINESS:**

**a. The Pines of Davidson Maintenance Building & Community Center Addition – Formal Review & Recommendation**

Senior Planner Lindsay Laird gave an overview of the project. The Pines of Davidson proposes two projects on their campus: (1) a new two-story maintenance building in place

of an existing one-story building and (2) an addition to the existing community center lobby as well as interior renovations.

*After discussion, a motion was made to recommend approval of building schematic designs for a new maintenance building and an addition to the existing community center with the following conditions: The applicant will relocate one awning bracket at the main entrance to the maintenance building on the northern elevation so that one bracket is located to the left side of the door and one bracket is located to the right side of the garage door.*

- **Motion:** Rachel Johnson
- **Second:** Nicole Perri
- **Vote:** 6-0 (Motion Passed)

**VII. INFORMAL PRELIMINARY REVIEWS:** N/A

**VIII. ADJOURNMENT:** The meeting adjourned at 6:00 pm.

***APPROVAL OF MEETING MINUTES:***

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



## DESIGN REVIEW BOARD: PRELIMINARY STAFF REPORT

Date: November 19, 2025  
To: Design Review Board  
From: Lindsay Laird, Senior Planner  
Re: Summit Farms Roastery & Gastro Pub Buildings – Informal Review #1

### INTRODUCTION

The DRB previously approved plans for the Summit Farms Roastery Building in September 2024. Since that time, plans have been updated to change the orientation of the building. This is the first informal review of updated plans for a roastery and a gastro pub.

#### 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(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.

##### Roastery Building

The roastery building will be located at the corner of Shearer Rd/East Rocky River Rd. It will be +/-6,549 SF and +/-30’ in height. Architectural features will include a barn vernacular, “built over time” aesthetic approach with wood board and batten siding, gable roof with eaves, punched opening windows, aluminum storefront and overhead doors.

##### Gastro Pub

The gastro pub will be located next to the roastery on Shearer Rd. It will be +/-4,450 SF and +/- 35' in height. Architectural features will be similar to the roastery and will include wood board and batten siding, gable roof with eaves, punched opening windows, covered seating area, an outdoor stone fireplace, and aluminum storefront/overhead doors.

**PREVIOUSLY APPROVED ROASTERY PLANS (2024)**



## PLANNING STAFF REVIEW - PRELIMINARY

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

### 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. There may be an opportunity for design-related project conditions based on Design Review Board feedback.

#### ▪ **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."

*Provide feedback on consistency of the proposed design with rural vernacular architecture.*



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



- **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.

*Provide feedback on architectural details.*

- **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:**

*Provide feedback on architectural details.*

- **4.5.6.E Use Requirements:** Compliant

- **4.5.6.F Entrances from Each Street:**

*Entrances are not provided on each street. The Board should provide feedback on the proposed building orientations.*

- **4.5.6.G Major Entrances Distinguished:** Compliant

- **4.5.6.H Principal Entrance on Street or Public Plaza:** Compliant – Entrances front a public plaza

- **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:** 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.

*A transparency calculation was not provided by the applicant. First-floors of both buildings do not appear to meet the 50% minimum transparency requirements on Shearer Road facades. This will require a design condition if the DRB supports this approach. The Board should provide feedback on the proposed glazing percentages based on rural vernacular.*

- **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.*

## RESOURCES & ATTACHMENTS

- [Davidson Planning Ordinance \(DPO\)](#)
- Summit Farms Development Project Webpage: [www.townofdavidson.org/summitfarms](http://www.townofdavidson.org/summitfarms)
- Rural Area Plan: [www.townofdavidson.org/ruralareaplan](http://www.townofdavidson.org/ruralareaplan)



**ROCKY RIVER RD.**

**SUMMIT WAY**

**CENTRAL  
PLAZA  
AREA**

**PIAZZA**

**ROASTERY**

**GASTROPUB**

**SHEARER RD.**















SUMMIT FARMS  
Schematic Perspective View - Gastropub View 3 (From Shearer Rd)

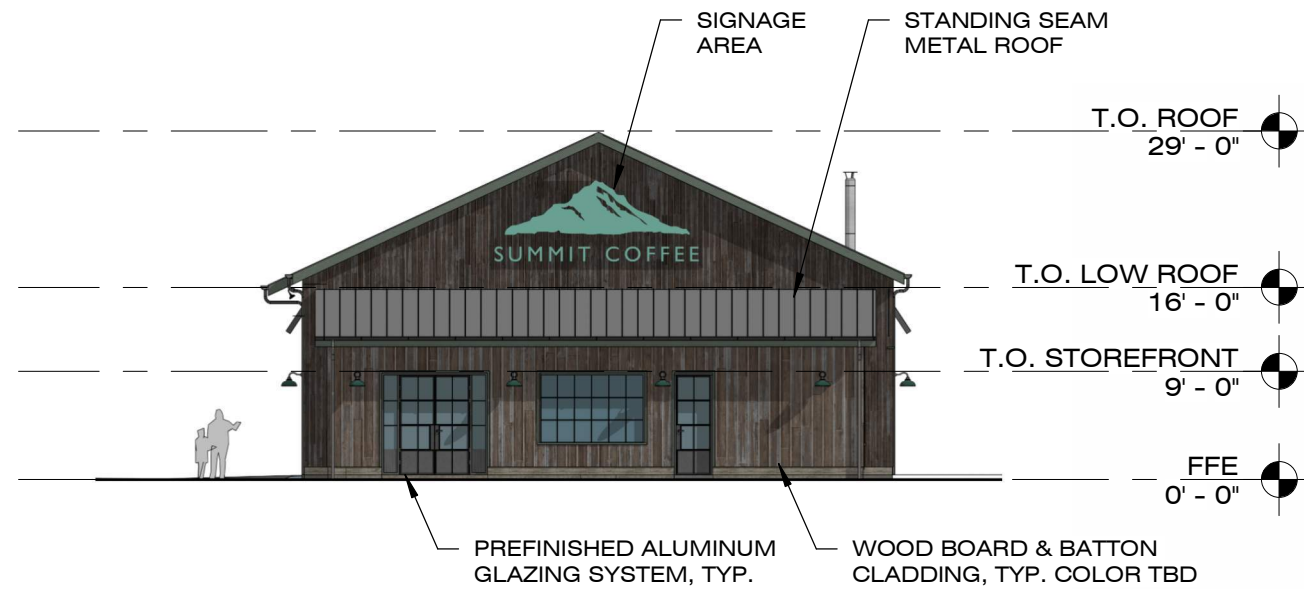
SPV 6  
10/30/25

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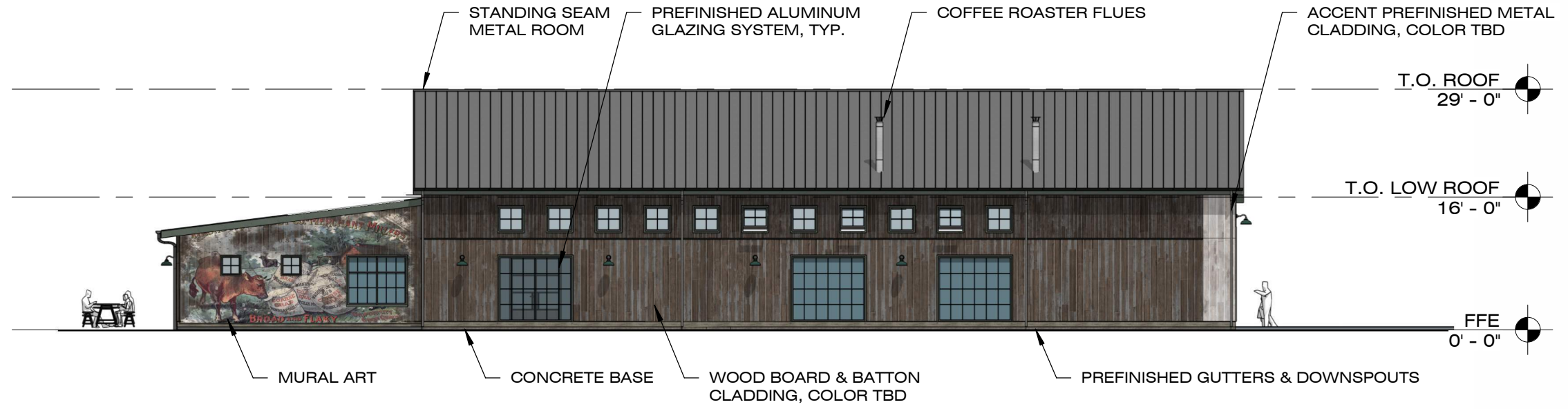
# 1 Roastery - East Elevation

SCALE: 1/16" = 1'-0"

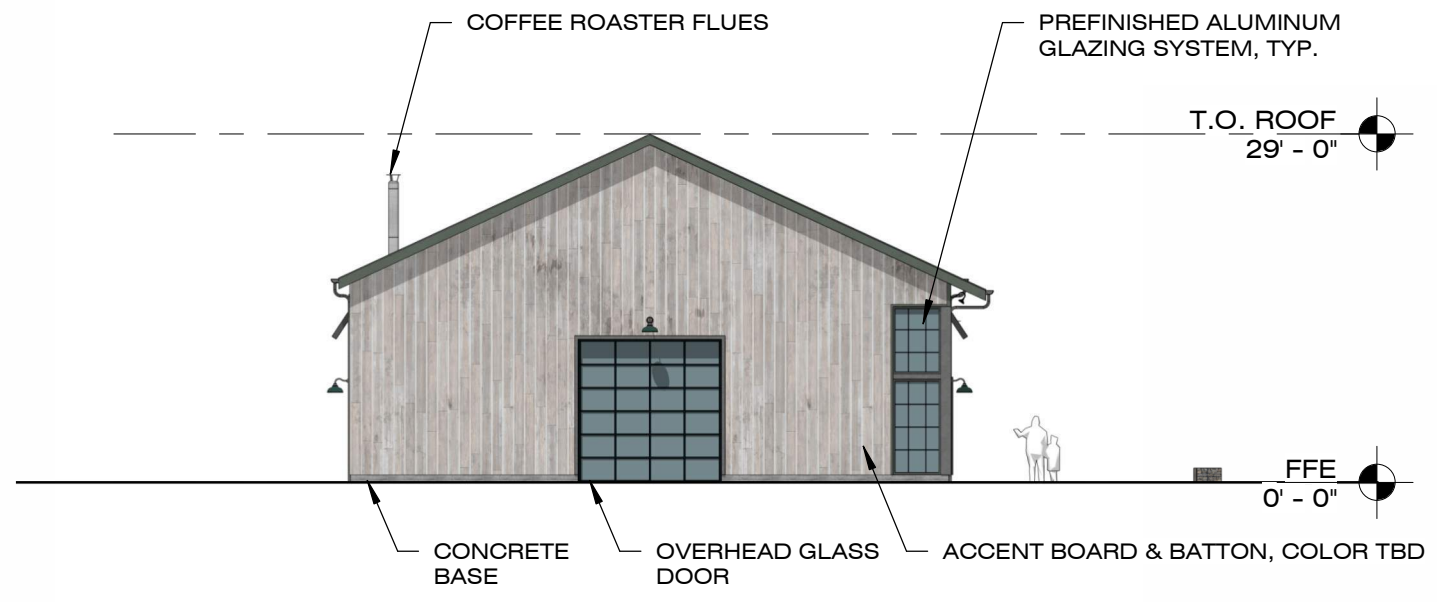


# 2 Roastery - North Elevation (Rocky River Rd.)

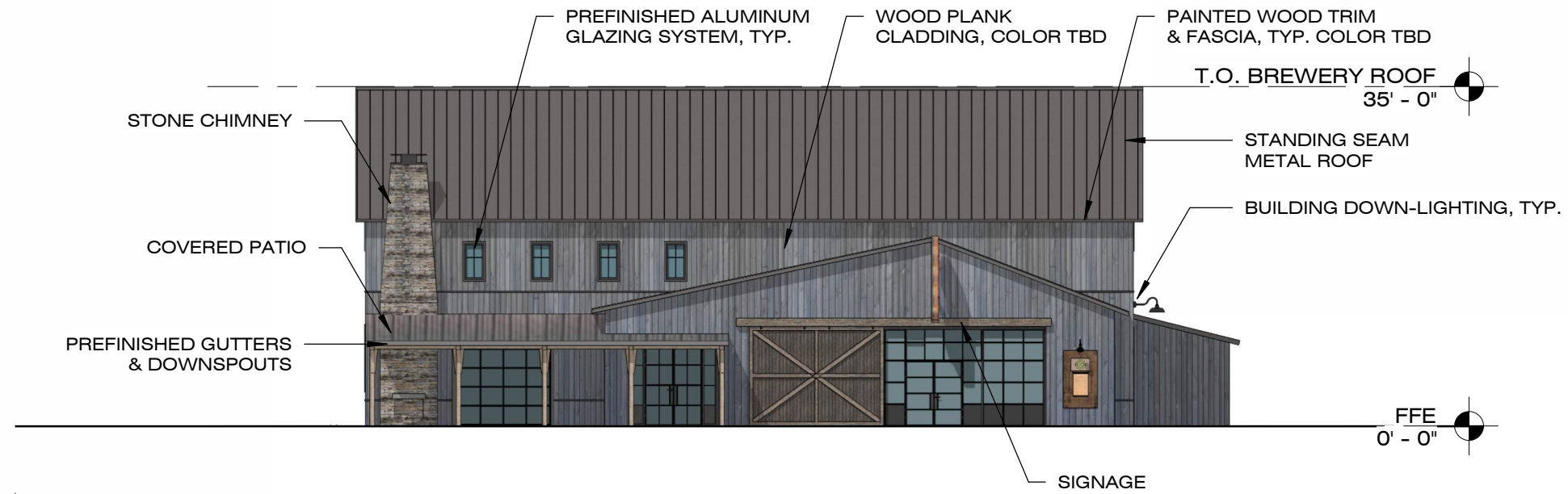
SCALE: 1/16" = 1'-0"



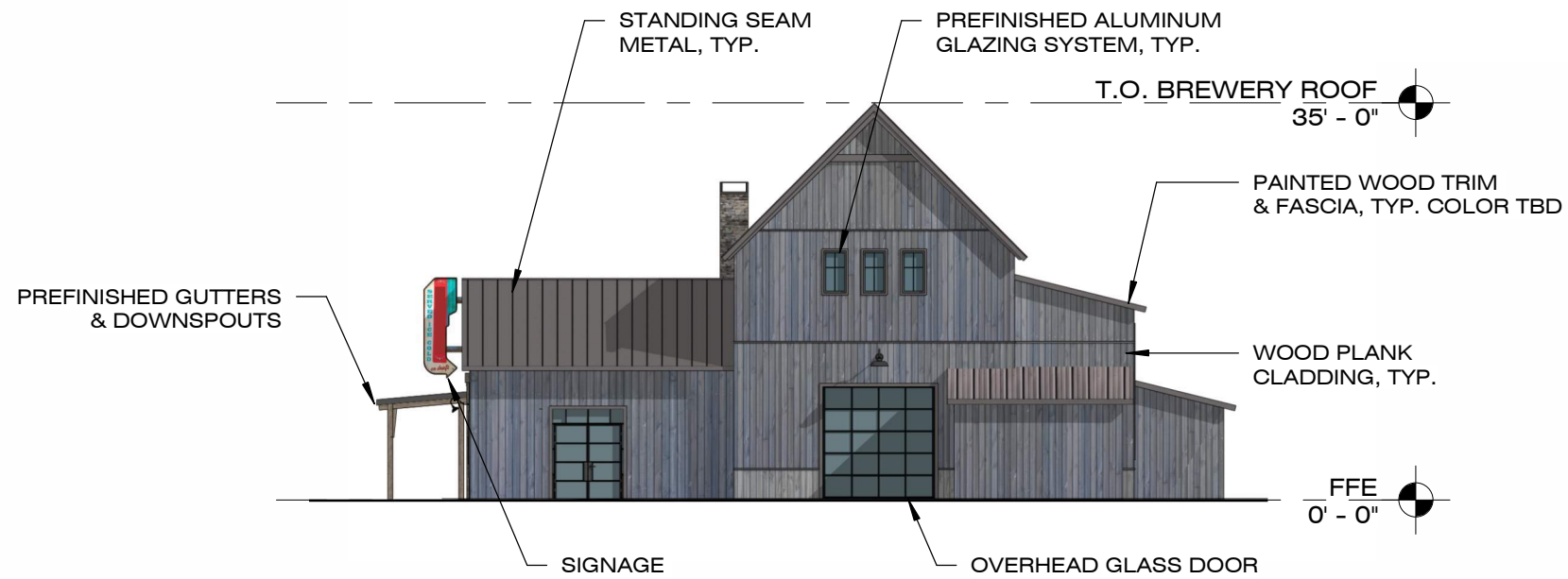
**3** Roastery - West Elevation (Shearer Rd.)  
SCALE: 1/16" = 1'-0"



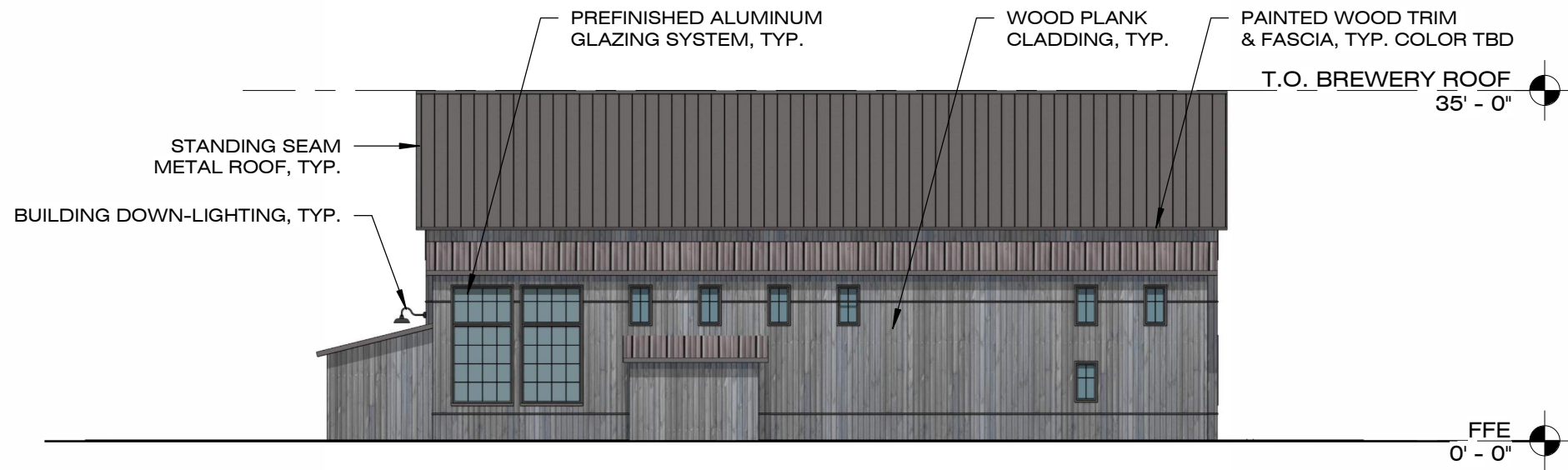
**4** Roastery - South Elevation  
SCALE: 1/16" = 1'-0"



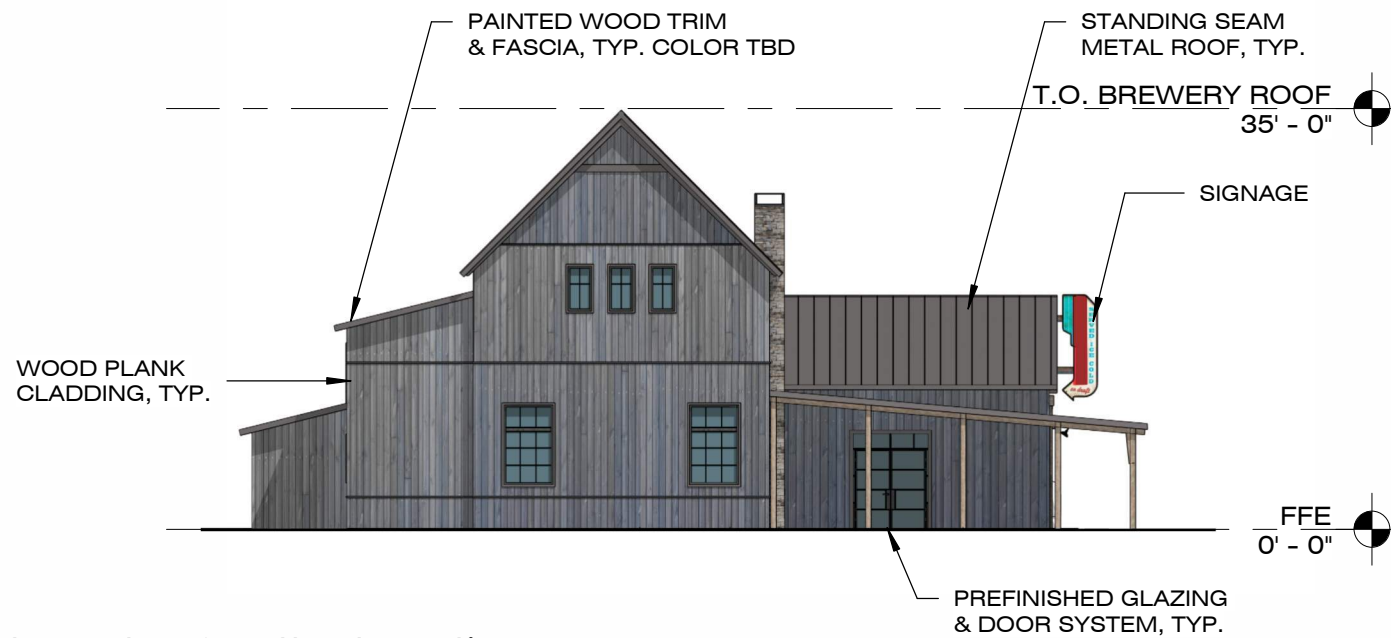
**1** | Gastropub - East Elevation  
SCALE: 1/16" = 1'-0"



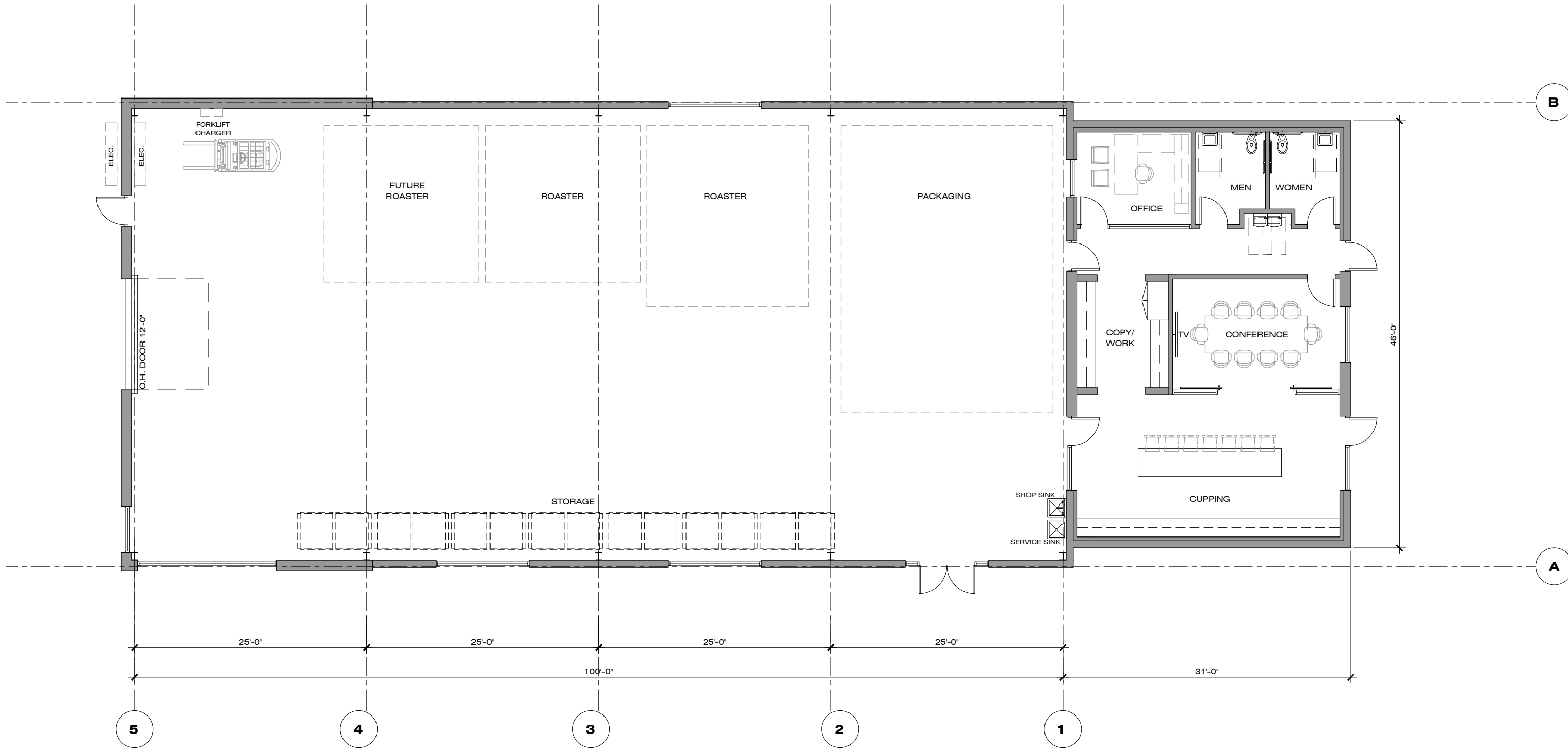
**2** | Gastropub - North Elevation  
SCALE: 1/16" = 1'-0"



**3** | Gastropub - West Elevation (Shearer Rd.)  
SCALE: 1/16" = 1'-0"



**4** | Gastropub - South Elevation  
SCALE: 1/16" = 1'-0"

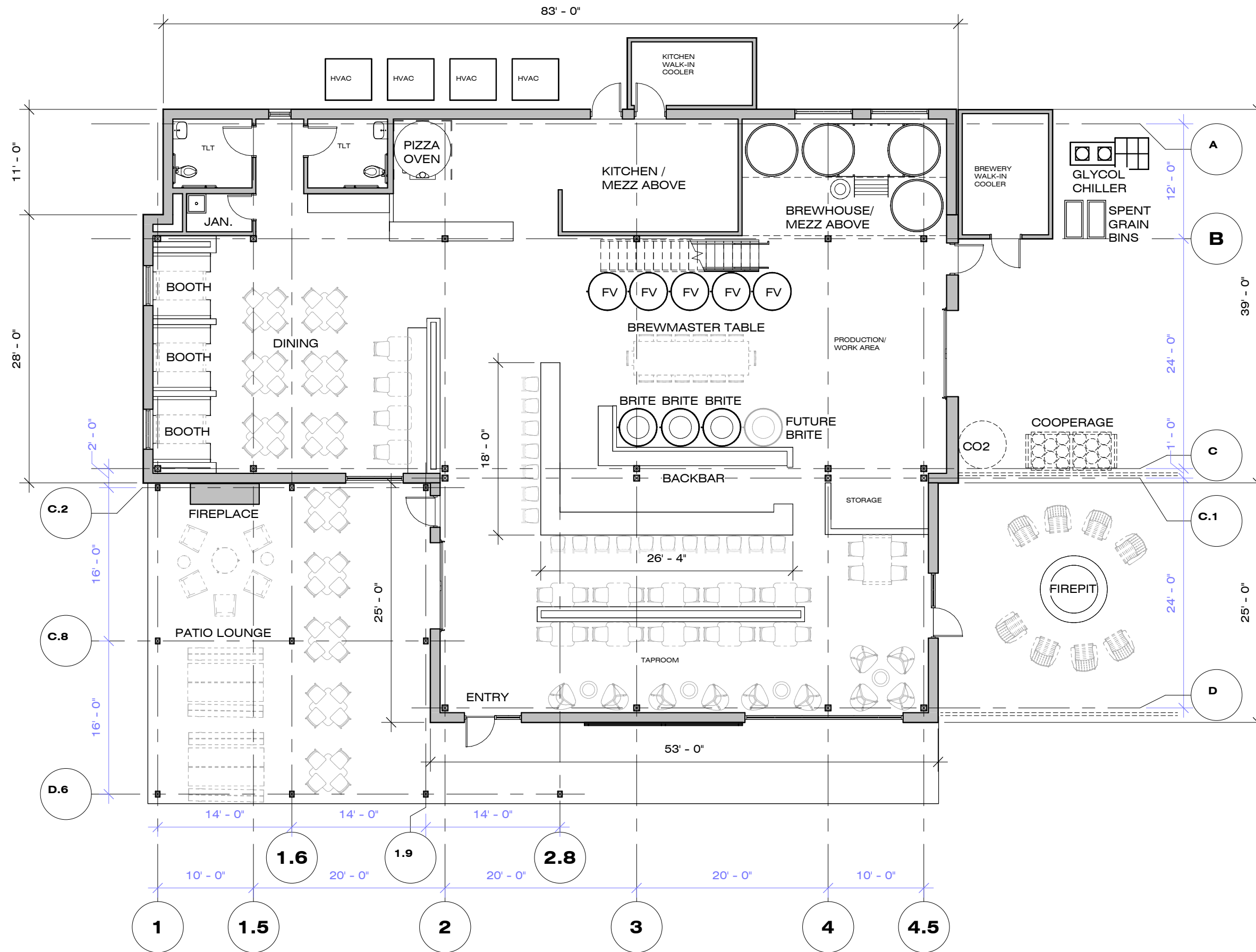


REDLINE

SUMMIT FARMS - ROASTERY  
DAVIDSON, NC

TEST-FIT  
6,549 SF

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PROJECT # CLT 25-109  
DATE 10.28.25  
SCALE 3/32" = 1'-0"



REDLINE

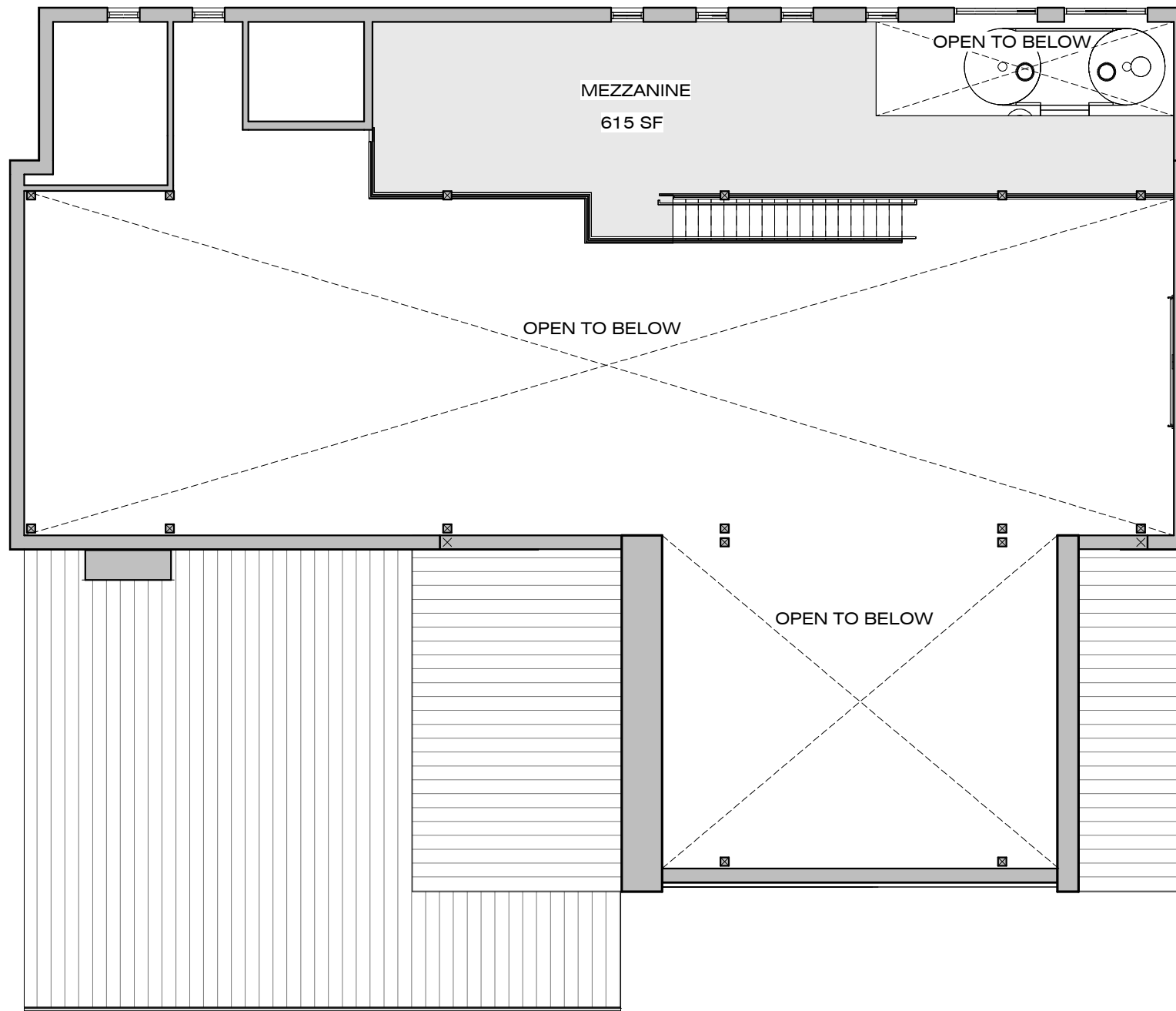
SUMMIT FARMS - GASTRO PUB

DAVIDSON, NC

TEST FIT - 1ST FLOOR

PROJECT #  
DATE  
SCALE

CLT 25-109  
10.28.2025  
3/32" = 1'-0"



REDLINE

SUMMIT FARMS - GASTRO PUB  
DAVIDSON, NC

TEST FIT - MEZZANINE

PROJECT #  
DATE  
SCALE

CLT 25-109  
10.28.2025  
3/32" = 1'-0"