



**TOWN OF DAVIDSON  
BOARD OF COMMISSIONERS  
Town Hall Board Room - 216 S. Main Street**

**February 14, 2017**

**WORK SESSION - 4:00 PM**

(Held in the Town Hall Meeting Room)

**I. OTHER DISCUSSION ITEMS**

- (a) Stream Restoration Mecklenburg County Project - Parks and Recreation Director Kathryn Spatz
- (b) Transportation Projects/Grants Update - Public Works Director Doug Wright and Senior Planner Travis Johnson
- (c) Local Transit Service (pilot) - Economic Development Manager Kim Fleming

---

**REGULAR BOARD OF COMMISSIONERS MEETING - 6:00 PM**

(Held in the Town Hall Meeting Room)

**I. CALL TO ORDER**

**II. ANNOUNCEMENTS**

**III. CHANGES TO AGENDA**

**IV. PUBLIC COMMENTS**

**V. PRESENTATIONS**

- (a) The Katherine M. Bray Women's Leadership Conference at Davidson College
- (b) Davidson-Cornelius Child Development Center Update - Ellen Donaldson

**VI. CONSENT**

- (a) Approve Team Summit Foundation Twilight Racing Series Exemption
- (b) Approve Tax Levy Adjustments
- (c) Approve Budget Amendment 2017-13

- (d) Approve First Tuesday Minutes from January 3, 2017  
Approve Second Tuesday Agenda Minutes from January 10, 2017  
Approve Coffee Chat Minutes from January 23, 2017  
Approve Fourth Tuesday Agenda Minutes from January 24, 2017  
Approve Retreat Minutes from January 27, 2017
- (e) Approve - Revised Regular Meeting Schedule

**VII. NEW BUSINESS**

- (a) Consider Resolution 2017-03: Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 - Town Clerk Carmen Clemsic
- (b) Consider Resolution 2017-04: Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 - Town Clerk Carmen Clemsic
- (c) Consider Resolution 2017-05 - Bailey Springs - advertise upset bid process

**VIII. OLD BUSINESS**

- (a) Presentation of Public Facilities Phase 1 Process, Consider Approval of Capital Projects Ordinance 2017-03 and Consider Approval of Public Facilities Budget Amendment 2017-12 - Assistant Town Manager Dawn Blobaum
- (b) Consider Approval of Ordinance 2017-01: Markham Property Map Amendment - Planning Director Jason Burdette
- (c) Consider Approval of the Consistency Statement for the Markham Map Amendment - Planning Director Jason Burdette
- (d) Consider Approval of Ordinance 2017-02: Miscellaneous Text Amendments - Planning Director Jason Burdette
- (e) Consider Approval of the Consistency Statement for the Miscellaneous Text Amendments - Planning Director Jason Burdette

**IX. SUMMARIZE MEETING ACTION ITEMS**

**X. ADJOURN**



---

**Agenda Title:** Stream Restoration Mecklenburg County Project - Parks and Recreation Director Kathryn Spatz

**Summary:** David Kroening, Project Manager, Charlotte-Mecklenburg Stormwater Services, will share regarding the recently green-lighted West Branch River Stream Restoration project that will span through the heart of the Davidson community.

---

**ATTACHMENTS:**

Description	Upload Date	Type
No Attachments Available		



---

**Agenda Title:** Transportation Projects/Grants Update - Public Works Director Doug Wright and Senior Planner Travis Johnson

**Summary:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Transportation Funding	2/13/2017	Presentation



# *The* Town *of* Davidson

*College Town, Lake Town, Your Town*

# TRANSPORTATION PROJECTS

- In Progress
- Funding
- Funding Sources



# TRANSPORTATION PROJECTS

## In Progress

- Potts Sloan Beaty Corridor
- Exit 30

Funding: Bonus Allocations



# TRANSPORTATION PROJECTS

## Actively Pursuing Funding

- Robert Walker Drive Roundabout
- Grey Rd Multi-Use Trail
- Kincaid Multi-Use Trail
- Grey Rd / Pine Rd Roundabout
- Mobility Plan

# FUNDING SOURCES

## UPWP

- Unified Planning Work Plan

## CMAQ

- Congestion Mitigation & Air Quality

## STIP

- Statewide Transportation Improvement Program

## TAP

- Transportation Alternatives Program

## STP-DA

- Surface Transportation Program – Direct Attributable

And more...



College Town. Lake Town. *Your Town.*

Transportation Presentation

# PROJECT TYPES

## PLANS

- Mobility Plan

## ROUNDBABOUTS

- Robert Walker Drive Rd
- Grey Rd / Pine Rd.

## Multi-Use Paths

- Grey Rd Multi-Use Path
- Kincaid Trail



# TRANSPORTATION FUNDING

## UPWP

- Davidson Mobility Plan
- North South Connector

## STP-DA

- Kincaid Trail
- Robert Walker Drive Roundabout
- Pine Rd and Grey Rd Roundabout
- Grey Rd Multi-Use Path

## TAP

- Jetton St Sidewalks
- Kincaid Trail



# APPLICATION UPDATES

## **Mobility Plan**

Likely to be funded by UPWP (Action in March 2017).

## **Robert Walker Drive**

Did not receive CMAQ funding. We will pursue STP-DA funding.

## **Grey Rd / Pine Rd**

We will apply for funding in current call for STP-DA projects.

## **Kincaid Trail**

Did not receive TAP funding. Will pursue STP-DA funding.

## **Jetton St Sidewalk**

Did not receive TAP funding. Will look for additional funding sources.

## **Grey Rd Multi-Use Trail**

Will apply for funding in current call for STP-DA projects.



# PROJECT COSTS

## **Mobility Plan**

\$120,000

Grant Amount: \$100,000

Local Match: \$20,000

## **Kincaid Trail**

\$471,792

Grant Amount \$377,433

Local Match \$94,358

## **Robert Walker Drive**

\$1,000,000

Grant Amount: \$800,000

Local Match \$200,000

## **Grey Rd Multi-Use Trail**

\$1,000,000

Grant Amount: \$800,000

Local Match \$200,000

## **Grey Rd / Pine Rd Roundabout**

\$1,000,000

Grant Amount: \$800,000

Local Match \$200,000

Local Match for all Projects: \$700,358





---

**Agenda Title:** Local Transit Service (pilot) - Economic Development Manager Kim Fleming

**Summary:** Local Transit Service Pilot Program Update

---

**ATTACHMENTS:**

Description	Upload Date	Type
📎 Trolley Trial	2/13/2017	Presentation

LOCAL TRANSPORTATION OPTIONS

Option 1 (just cover the DFM on Saturdays)

Utilize Parks & Rec bus and 1 trolley for Sat. 8-noon

Option 2 (just cover the DFM but is cool)

Utilize 2 trolleys for Sat. 8-noon

Option 3 (cover the DFM and Fri. night service)

Utilize Parks & Rec bus and 1 trolley for Sat. 8-noon

Utilize Parks & Rec bus and 1 trolley for Fri. 6-10 p.m.

Total

Option 4 (cover the DFM and Fri. night but is cool)

Utilize 2 trolleys for Sat. 8-noon

Utilize 2 trolleys for Fri. 6-10 p.m.

Total

Cost/day	Total cost for 10- week trial
\$ 840	\$ 8,400
\$ 1,680	\$ 16,800
\$ 840	\$ 8,400
\$ 840	\$ 7,560
\$ 1,680	\$ 15,960
\$ 1,680	\$ 16,800
\$ 1,680	\$ 15,120
\$ 3,360	\$ 31,920

trolley for Fri. Apr. 21 already in AOG budget

trolley for Fri. Apr. 21 already in AOG budget

Trolley costs are based on a 4-hour minimum and includes gratuities and all applicable discounts.  
If we utilize the Parks & Rec bus we still need to secure drivers. Parks & Rec has been picking up this minimal cost.  
Trial period is for the 10 weekends from April 1-June 10.  
2 vehicles assumes 1 to cover the east side of town and 1 to cover the west side of town.  
Trolleys can accommodate 24 seated passengers and 16 standing passengers.



---

**Agenda Title:** The Katherine M. Bray Women's Leadership Conference at Davidson College

**Summary:** Women's Leadership Conference, Feb 25, 2017 - 9am-3pm.  
Keynote Speaker: Jada Monica Drew.

---

**ATTACHMENTS:**

Description	Upload Date	Type
❏ WLC Save the Date	1/31/2017	Presentation
❏ Keynote Speaker	1/31/2017	Presentation

# SAVE THE DATE!

The Katherine M. Bray



at Davidson College

**2/25/17**  
9am-3pm

2017 Conference Theme:  
**WOMANHOOD &  
INTERSECTIONALITY**

Keynote Speaker:

**JADA MONICA DREW**

of Jada Drew Social Designs Consulting

# Jada Monica Drew



***Keynote Speaker***

The Katherine M. Bray  
Women's Leadership Conference

**2/25/17**

## ***Womanhood & Intersectionality***

**REGISTER NOW!**



@DavidsonWLC

The Katherine M. Bray



at Davidson College



---

**Agenda Title:** Approve Team Summit Foundation Twilight Racing Series Exemption

**Summary:** Since 2013, Summit has coordinated a series of running events throughout the calendar year that culminate in a celebration of music and drink in the parking lot adjacent to the coffee shop. This requires a temporary waiver of the town alcohol ordinance. Town staff review each race route thoroughly and require off-duty officer assistance as appropriate. The events have not previously encountered any problems. Staff recommends approval.

---

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Resolution 2017-06	2/13/2017	Resolution Letter



**RESOLUTION 2017-06**  
**TO EXEMPT THE TEAMSUMMIT FOUNDATION TWILIGHT RACING SERIES FROM**  
**SECTION 54-1 OF THE MUNICIPAL CODE ON MARCH 17 AND NOVEMBER 11, 2017**

**WHEREAS**, a request has been made to exempt the TeamSummit Foundation Twilight Racing Series on March 17 and November 11, 2017 from Section 54-1 of the Davidson Municipal Code; and

**WHEREAS**, Section 54-1 (a) of the Town of Davidson Municipal Code states it shall be unlawful for any person to possess an open container of malt beverage or unfortified wine, or to possess or consume fortified wine, spirituous liquor or mixed beverages on property owned and operated by the town; and

**WHEREAS**, Section 54-1 (f) authorizes the town board of commissioners to exempt outdoor festivals or events of a national, state, or local significance if notice received at minimum of 30 days prior to the event; and

**WHEREAS**, Section 50-7 (d) authorizes the town board of commissioners to exempt a series of events; and

**WHEREAS**, a request has been made within said notice requirement; and

**WHEREAS**, the Summit Coffee Racing Series are events of local significance for the town bringing economic development to downtown with expected attendance in excess of 300; and

**WHEREAS**, no public hearing is required to allow the use of the Town owned parking lot adjacent to Summit Coffee for the consumption of alcohol and the possible sale of alcohol until 11:00 p.m. on March 17 and November 11, 2017; and

**WHEREAS**, staff have taken appropriate measures to ensure Downtown business owners' support of the event;

**NOW, THEREFORE BE IT RESOLVED** that the Town of Davidson Board of Commissioners do hereby conditionally authorize the exemption of the TeamSummit Foundation Twilight Racing Series on March 17 and November 11, 2017 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the town owned parking lot located adjacent to Summit Coffee contingent upon staff approval of the event.

**Adopted on the 14th of February 2017.**

Attest:

---

John M. Woods  
Mayor

---

Carmen Clemsic  
Town Clerk



---

**Agenda Title:** Approve Tax Levy Adjustments

**Summary:** The Town received tax levy adjustment refund check requests from Mecklenburg County Assessor's Office for \$331.31, on 3 parcels. These refunds will be issued directly by the Town. Details regarding these refund requests are available in the Finance Office.

---

**ATTACHMENTS:**

Description	Upload Date	Type
No Attachments Available		



---

**Agenda Title:** Approve Budget Amendment 2017-13

**Summary:** BA 2017-13 will provide funds from fund balance to pay the debt service due on the loan to build fire station #2 during FY2017.

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ BA 2017-13 Fire Station Debt Service	2/9/2017	Cover Memo

AMENDMENT TO THE BUDGET ORDINANCE

**BE IT ORDAINED** by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017:

**Section 1:** To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-10-4340-714	Debt Service – Fire Station #2		\$ 24,426.67

Budgeted expenditures will be used to pay the debt service on the Fire Station #2 Load which is due in May, 2017

**Section 2:** To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-3990-980	Fund Balance Appropriated		\$ 24,426.67

**Section 5:** Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 14th day of February, 2017



---

**Agenda Title:** Approve First Tuesday Minutes from January 3, 2017  
Approve Second Tuesday Agenda Minutes from January 10, 2017  
Approve Coffee Chat Minutes from January 23, 2017  
Approve Fourth Tuesday Agenda Minutes from January 24, 2017  
Approve Retreat Minutes from January 27, 2017

**Summary:** Approve Agenda Minutes from January Meetings.

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Minutes from January 3, 2017	2/9/2017	Exhibit
☐ Minutes from January 10, 2017	2/9/2017	Exhibit
☐ Minutes from January 23, 2017	2/9/2017	Exhibit
☐ Minutes from January 24, 2017	2/9/2017	Exhibit
☐ Minutes from January 27, 2017	2/9/2017	Exhibit



College Town. Lake Town. *Your Town.*

January 3, 2017

**REGULAR MEETING  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held regularly scheduled meeting on Tuesday, January 3, 2017 at the Davidson Library – 119 South Main Street, Davidson, NC 28036. Mayor Woods called the meeting to order at 4:00 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Jenest and Graham. Staff included Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, and Planning Director Jason Burdette.

Assistant Town Manager Dawn Blobaum gave an update on Beaty Street Request For Proposals (RFP) and the process for reviewing proposals moving forward. Planning Director Jason Burdette gave an overview of the planning ordinance amendments that will be presented at the public hearing meeting on Jan 10th. Town Manager Jamie Justice discussed the upcoming budget ordinance amendment for the Kincaid Greenway trail.

The meeting adjourned at 5:30 p.m.

---

John M. Woods  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk



January 10, 2017

**WORK SESSION  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, January 10, 2017 in the Town Hall Board Room. Mayor Woods called the meeting to order at 4:06 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Graham and Jenest; Commissioner Fuller was absent. Town Manager Jamie Justice, Town Attorney Cindy Reid, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald and Town Clerk Carmen Clemsic were also present.

The following items were included under other discussion:

- **Antiquity Woods**

Town Manager Jamie Justice spoke about the upcoming construction in Cornelius' Antiquity Woods development and went over the proposed draft letter for the Town of Cornelius to address Davidson's concerns pertained to site design, regional mobility, traffic impact analysis recommendations and construction traffic.

- **National Citizen Survey**

Assistant Town Manager Dawn Blobaum discussed the custom questions and the timing of the survey for Spring 2017.

- **Street Repair Project for Spring 2017**

Public Works Manager Doug Wright presented the 5-year plan, priorities and process for upcoming street repairs.

- **Draft Financial Plan**

Finance Director Piet Swart presented a draft of the financial plan.

## **TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, January 10, 2017 in the Town Hall Board Room. Mayor Woods called the meeting to order at 6:00 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Graham and Jenest; Commissioner Fuller was absent. Town Manager Jamie Justice, Town Attorney Cindy Reid, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald and Town Clerk Carmen Clemsic were also present.

Mayor Woods called the meeting to order at 6:00 p.m.

- **Announcements**

Mayor Woods Proclaimed, January 16th Dr. Martin Luther King, Jr. Day

Mayor Woods also introduced and gave an oath of office to Town Clerk Carmen Clemsic.

Public Information Officer Cristina Shaul announced that the Davidson Police and Fire Angel Tree served 63 families with gifts, and 18 families were provided Christmas Dinner hams and food gift cards. The Town offices close to observe MLK Day on Monday, January 16. There is an affordable housing questions on Open Town Hall Portal. Trash collection will be delayed by a day and Duke is trimming trees in parts of town.

- **Public Comments**

The public comment period was opened and one comment was made recognizing the Towns snow plow efforts.

- **Presentation**

The Lake Norman Teen Council gave an update of their upcoming and ongoing service projects.

Charlene Minor, Natural Assets and Sustainability Coordinator, defined what a Bee City Designation meant to the Town of Davidson.

Finance Director, gave an overview of the findings from the financial audit conducted by Ann Craven as well as a state of the current finances.

- **Public Hearing**

Senior Planner Trey Akers highlighted proposed Rural Area Plan Map Amendments, Rural Area Plan Text Amendments, Miscellaneous Text Amendments to the Davidson Planning Ordinance and Senior Planner Chad Hall Proposed Markham Property Map Amendments. Public comments for each proposed amendment were heard and responses to comments were given by the senior planner discussing the amendments.

Rural Area Plan Map Amendments Commissioner Cashion motioned to open public hearing at 7:06 p.m. and a motion to close was passed (4-0) at 8:49 p.m. after hearing comments from the public.

Rural Area Plan Text Amendments Commissioner Cashion motioned to open public hearing at 9:00 p.m. and a motion to close was passed (4-0) at 9:17 p.m. after hearing comments from the public.

Miscellaneous Text Amendments Commissioner Cashion motioned to open public hearing at 9:20 p.m. and a motion to close was passed (4-0) at 9:29 p.m. after hearing comments from the public.

Markham Property Map Amendments Commissioner Cashion motioned to open public hearing at 9:30 p.m. and a motion to close was passed (4-0) at 9:34 p.m. after hearing comments from the public.

- **Consent Agenda**

Approve Regular Meeting Minutes from December 6, 2016  
Approve Regular Meeting Minutes from December 13, 2016  
Approve Revised Regular Meeting Schedule for 2017  
Approve Resolution 2017-02: Town of Davidson Bee City Designation  
Approve Budget Ordinance Amendment – BA 2017-11

Commissioner Cashion made the motion to approve the consent agenda. The motion passed (4-0).

- **New Business**

Consider Approval of North Carolina State Legislative Agenda.  
Mr. Justice outlined the proposed State Legislative Agenda. Commissioner Anderson made the motion to approve the Legislative Agenda, resolution 2017-01. The motion passed (4-0).

Consider Approval for Changes to Finance Policy  
Mr. Swart requested two items to be approved. Commissioner Anderson made the motion to approve changes. The motion passed (4-0).

- **Old Business**

Ms. Blobaum gave an update on the Public Facilities Steering Committee as well and an overview of the process they used to choose Creech and Associates from the Request for Qualifications.

- **Adjourn**

The meeting adjourned at 9:50 p.m.

---

John M. Woods,  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk



College Town. Lake Town. *Your Town.*

January 23, 2017

**REGULAR MEETING – COFFEE CHAT  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting at The Egg at Davidson, 231 Griffith Street, Davidson, NC 28036. Present were Mayor Woods; Commissioners Anderson, Cashion, Graham, Jenest and Fuller. Staff included: Town Manager Jamie Justice, Planning Director Jason Burdette, Public Information Officer Cristina Shaul and Senior Planner Trey Akers.

The meeting began at 9:01 a.m.

Town Manager Jamie Justice and Planning Director Jason Burdette gave an overview of the Rural Area Plan and answered questions from citizens on the topic as well as other topics.

The meeting adjourned at 10:00 a.m.

---

John M. Woods,  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk



January 24, 2017

**WORK SESSION  
THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled work session on Tuesday, January 24, 2017. The Mayor called the meeting to order at 4:05 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Manager Kathryn Spatz, Police Chief Jeanne Miller, Fire Chief Bo Fitzgerald, Human Resources Coordinator Heather James and Town Clerk Carmen Clemsic were also present.

- **Economic Development Strategic Plan**

Economic Development Director Kim Fleming and Kathleen Rose with Rose & Associates explained the Davidson's Economic Development Plan which included a 5-year work plan from 2012-2016.

- **Bailey Springs Community Park Design**

Parks and Recreation Manager Kathryn Spatz presented the Bailey Spring Community park design. Two public information gathering sessions were held and there is currently \$390,000 in funding available for the 1st phase of the park development.

- **Davidson Greenway and Park Priorities for Mecklenburg County**

Parks and Recreation Manager Kathryn Spatz discussed the Davidson greenway and park priorities for Mecklenburg County.

- **Vacuum Truck Leaf Collection**

Public Works Director Doug Wright gave an overview of the costs associated with curb side leaf collection and a recommendation on contracting this service out.

The meeting adjourned at 5:35 p.m.

---

**REGULAR MEETING  
THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 24, 2017. The Mayor called the meeting to order at 6:00 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town

Manager Dawn Blobaum, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Manager Kathryn Spatz, Human Resources Coordinator Heather James and Town Clerk Carmen Clemsic were also present.

- **Commissioner Reports**

Commissioner Anderson attended the monthly Arts & Science Council (ASC) advisory board meeting. Anderson serves as the advisory board member that represents all towns in North Mecklenburg County. She announced the Public Art tour on April 4, 2017.

- **Consent Agenda**

Consider approval for Tax Levy Adjustment

Consider Approval of directing the Planning Board to consider and provide a recommendation within 30 days regarding proposed text and map amendments related to the implementation of the Rural Area Plan, miscellaneous text amendments, and map amendment pertaining to the Markham property

Commissioner Cashion motioned to approve. Motion passed. (5-0)

- **New Business**

Consider Noise Ordinance Variance Request for the Davidson College Reunion Weekend.  
Commissioner Fuller motioned for approval. Motion passed (5-0).

Consider Ordinance 2017-01, create a Capitol Project Fund for the planning and construction of public facilities and Consider Budget Amendment BA 2017-12 Commissioner Jenest motioned to approve and withdrew his motion due to the Boards concerns over some of the costs associated with the proposal.

- **Rural Area Plan Update**

Planning Director Jason Burdette gave an update of the rural area plan implementation. The upcoming meetings as well as the frequently asked questions document created by the planning department to answer questions about the Rural Area Plan.

The meeting adjourned at 6:31 p.m.

---

John M. Woods  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk



January 27, 2017

**RETREAT  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled retreat on Friday, January 27, 2017 at The Duke Endowment, 800 East Morehead St Charlotte, NC. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Planning Director Jason Burdette, Affordable Housing Manager/Staff Attorney Cindy Reid, Parks and Recreation Director Kathryn Spatz, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Police Chief Jeanne Miller, Police Captain Steve Ingram, Fire Chief Bo Fitzgerald, Public Works Director Doug Wright, Finance Director Pieter Swart, Human Resources Manager Heather James and Town Clerk Carmen Clemsic attended the meeting.

The meeting started at 9:00 a.m.

The Town Manager gave a presentation on the Nature of Community Dialogue and what it means to the town. The mayor and board of commissioners discussed Travel and Tourism and the town's vision. They discussed creating a formal plan to approach/strengthen relationships with Davidson College. The CRTPO was discussed and how to adjust votes to equalize in the County. The Affordable Housing Director from Asheville gave a presentation on how Asheville's program works. In the afternoon, Davidson Core Values and what small town character & sense of community means as well as commercial nodes. Action Items were created to assist the staff in moving forward.

The meeting ended at 3:00 p.m.

---

John M. Woods  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk



---

**Agenda Title:** Approve - Revised Regular Meeting Schedule

**Summary:** Board of Commissioners, fourth Tuesday meeting moved from Feb 28th to Feb 27th and Civics 101 meeting with commissioners is Mar 30, 2017.

---

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Revised Regular Meeting Schedule 2017	2/13/2017	Exhibit

## Board of Commissioners Meeting Schedule 2017

Month	Informal Meeting 4:00 P.M. (1st Tuesday of the month)	Work Session - 4:00 P.M. Regular Meeting - 6:00 P.M. (2nd Tuesday of the month)	Work Session- 4:00 P.M. Regular - 6:00 P.M. (4th Tuesday of the month)	Informal Meeting 9:00 A.M. / 6:30 P.M. (3rd Monday of the month)
January	3	10	24	23
February	7	14	27	20****
March	7	14	28	20
April	4	11	25	17****
May	2	9	23	15
June	6	13	No Meeting	No Meeting
July	No Meeting	11	No Meeting	No Meeting
August	1	8	22	No Meeting
September	5	12	26	18****
October	3	10	24	16
November	7	14	No Meeting	20****
December	5	12	No Meeting	No Meeting
<b>Additional Meetings</b>	<b>Retreat</b> Date: Jan 27, 2017 Time: 9:30 a.m. - 3:30 p.m. Location: The Duke Endowment	<b>Civics 101</b> 9:30 a.m. - 11:30 a.m. or 6:30 p.m. - 8:30 p.m. Town Hall - 216 South Main St. March 30, 2017		
*All Pre-Meetings, Regular and Work Session Meetings are held at Town Hall, Meeting Room - 216 South Main St.				
**1st Tuesday of the month meetings will be held at Davidson Library Community Room - 119 South Main Street				
***3rd Monday of the month meetings are held at The Egg - 231 Griffith Street				
****These meetings will begin at 6:30 P.M. at The Egg - 231 Griffith Street				



---

**Agenda Title:** Consider Resolution 2017-03: Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 - Town Clerk Carmen Clemsic

**Summary:** The attached petition is for voluntary contiguous annexation of West Branch. 165.253 acres, northwest and southwest quadrants, Davidson-Concord Rd and Robert Walker Rd.

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Resolution 2017-03	2/13/2017	Exhibit
☐ Lennar Westmoreland Annexation Petition	2/9/2017	Exhibit



**RESOLUTION 2017-03**  
**DIRECTING THE CLERK TO INVESTIGATE**  
**A PETITION RECEIVED UNDER G.S. 160A-31**  
*WestBranch*

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on February 2, 2017 by the Board of Commissioners and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Board of Commissioners of the Town of Davidson deems it advisable to proceed in response to this request for annexation;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Davidson that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

**Adopted on the 14th day of February 2017.**

\_\_\_\_\_  
John M. Woods, Mayor

ATTEST:

\_\_\_\_\_  
Carmen Clemsic, Town Clerk

**PETITION REQUESTING ANNEXATION**

Date: January 18, 2017

To the Board of Commissioners of the Town of Davidson:

1. We, the undersigned owners of real property described on Exhibit A, respectfully request that the area described in Paragraph 2 below be annexed to the Town of Davidson.

2. The area to be annexed is contiguous to the Town of Davidson and the boundaries of such territory are as follows:

165.253 acres, northwest and southwest quadrants, Davidson Concord Road and Robert Walker Road, Davidson, Mecklenburg County, North Carolina, as further described on Exhibit A attached hereto.

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Owner Name: Lennar Carolinas, LLC

Owner Address: 700 N.W. 107<sup>th</sup> Avenue, Suite 400  
Miami, Florida 33172

Vested Rights: The parcels subject to this Annexation Petition are already subject to the Town of Davidson's zoning jurisdiction. The Owner claims all vested rights that attach to the site pursuant to all issued and valid permits, including but not limited to the Master Plan, Project Name: WestBranch (Residential), Robert Walker Drive, Davidson, NC 28036, approved on August 3, 2016. A copy of the approved Master Plan is attached hereto as Exhibit B and incorporated herein for all purposes.

LENNAR CAROLINAS, LLC,  
a Delaware limited liability company

By: Jon S. Hardy  
Name: Jon S. Hardy  
Title: Vice President and Division President

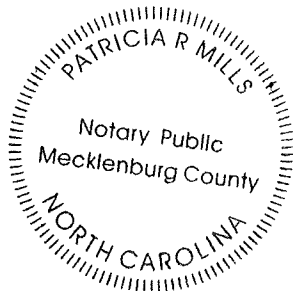
STATE OF North Carolina

COUNTY OF Mecklenburg

I, Patricia R Mills, Notary Public, do hereby certify that Jon S. Hardy  
personally appeared before me this day and acknowledged the due execution of the foregoing  
instrument.

Witness my hand and official seal this 18<sup>th</sup> day of January, 2017.

(Official Seal)



Patricia R Mills  
Official Signature of Notary Commission Expires 9-11-21

## EXHIBIT A

### Legal Description

BEING ALL OF THAT CERTAIN APPROXIMATELY 165.253 ACRES OF LAND  
SITUATED IN DEWEESE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA:

### **NORTH PARCEL**

COMMENCING FROM NCGS MONUMENT "HOPEWELL RESET" HAVING NORTH CAROLINA NAD 83/2011 GRID COORDINATES N:629,715.64, E:1,459,878.15 AND A COMBINED GRID FACTOR OF 0.99984864, PROCEED N 24-54-07 W 4,466.69'(GROUND DISTANCE), 4,466.01' (GRID DISTANCE) TO THE POINT OF BEGINNING A SET #5 REBAR ON THE NORTHERN RIGHT-OF-WAY OF ROBERT WALKER DRIVE HAVING A 60' RIGHT-OF-WAY AS RECORDED IN DEED BOOK 19009 PAGE 410 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE RIGHT OF WAY OF ROBERT WALKER DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 781.27' AN ARC LENGTH OF 155.51' A CHORD BEARING AND DISTANCE OF S 55-46-53 W 155.25' TO A SET #5 REBAR, (2) S 50-04-44 W 100.00' TO A SET #5 REBAR, (3) WITH A CURVE TO THE RIGHT OF HAVING A RADIUS OF 14830.08' AN ARC LENGTH OF 808.42' A CHORD BEARING AND DISTANCE OF S 51-38-26 W 808.32' TO A SET #5 REBAR, (4) S 53-11-48 W 223.51' TO A POINT IN SOUTH PRONG WEST BRANCH ROCKY RIVER, A COMMON CORNER WITH THE TOWN OF DAVIDSON AS RECORDED IN DEED BOOK 28922 PG 407, MAP BOOK 48 PAGE 317 AND ARTISAN KNOX, LLC AS RECORDED DEED BOOK 16977 PAGE 708, MAP BOOK 48 PAGE 677, OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH THE TOWN OF DAVIDSON AND ARTISAN KNOX, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) N 39-46-58 W 221.06' TO A POINT, (2) N 39-24-27 W 887.82' TO A POINT, (3) N 60-54-44 W 107.50' TO A POINT, (4) N 75-33-37 W 557.87' TO A POINT, THENCE LEAVING SOUTH PRONG WEST BRANCH ROCKY RIVER, (5) N 04-11-47 W , PASSING A FOUND CONCRETE MONUMENT AT 170.48', A TOTAL DISTANCE OF 2156.05' TO A FOUND 1 ½" PIPE, A COMMON CORNER OF HUDSON PLACE SUBDIVISION AS RECORDED IN MAP BOOK 25 PAGE 997, THENCE WITH THE COMMON LINE OF HUDSON SUBDIVISION LOTS 12 THRU 20; S 76-05-40 E 1023.51' TO A FOUND #4 REBAR A COMMON CORNER WITH GEORGE JOHN MANOS AND ANNE PLAKALIS MANOS AS RECORDED IN DEED BOOK 28825 PAGE 420, THENCE WITH THE COMMON LINE WITH MANOS THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S 13-17-18 W 431.21' TO A SET #5 REBAR, (2) S 01-51-37 E, PASSING A #5 REBAR AT 145.74', A TOTAL DISTANCE OF 399.79' TO A SET #5 REBAR, (3) S 19-52-47 E 44.53' TO A FOUND #5 REBAR, A COMMON CORNER WITH JAMES W. HERRING & PHYLLIS AS RECORDED IN DEED BOOK 7939 PAGE 584 OF THE MECKLENBURG COUNTY REGISTRY THENCE WITH THE HERRING LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S 13-11-18 W 130.95' TO A FOUND #5 REBAR, (2) S 19-51-25 E 239.23' TO A FOUND #5 REBAR, (3) S 70-48-44 E 225.14' TO A FOUND #5 REBAR A COMMON CORNER WITH KEVIN R. O'BRIEN & NOREEN F. O'BRIEN AS

RECORDED IN DEED BOOK 25826 PAGE 270, MAP BOOK 42 PAGE 311, THENCE WITH THE COMMON LINE OF O'BRIEN THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 21-08-27 E 92.21' TO A FOUND #5 REBAR, (2) S 65-55-17 E 59.62' TO A FOUND #5 REBAR A COMMON CORNER WITH BETH A. SHAPCOTT & WILLIAM SHAPCOTT AS RECORDED IN DEED BOOK 24150 PAGE 149, MAP BOOK 42 PAGE 311 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH SHAPCOTT N 77-19-22 E 157.46' TO A FOUND #5 REBAR, A COMMON CORNER WITH BENGT L. WIKTORIN & FIORELLA B. WIKTORIN AS RECORDED IN DEED BOOK 9704 PG 490, MAP BOOK 26 PAGE 459 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF WIKTORIN AND JAMES W. HERRING & PHYLLIS HERRING AS RECORDED IN DEED BOOK 7939 PAGE 584; S 66-58-44 E, PASSING A FOUND #5 REBAR AT 190.17', A TOTAL DISTANCE OF 352.10' TO A FOUND #5 REBAR, A COMMON CORNER WITH ROBERT SCOTT JENKINS & TAMMY S. JENKINS AS RECORDED IN DEED BOOK 23007 PAGE 85, MAP BOOK 26 PAGE 459 AND A FOLLOWING A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 12230 PAGE 602 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH JENKINS THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) S 66-58-44 E 71.00' TO A FOUND #5 REBAR, (2) N 44-29-29 E 127.75' TO A FOUND #5 REBAR, (3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 475.56 AN ARC LENGTH OF 74.45' AND A CHORD BEARING AND DISTANCE OF N 18-58-52 E 74.37' TO A SET #5 REBAR A COMMON CORNER WITH WESTMORELAND FARM SUBDIVISION AS RECORDED IN MAP BOOK 26 PG 459 COMMON OPEN SPACE AND LOTS 21 AND 22, THENCE WITH WESTMORELAND FARM THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 77-34-21 E, PASSING A FOUND #4 REBAR AT 49.90' AND AT 297.69', A TOTAL DISTANCE OF 339.07' TO A FOUND #4 REBAR, (2) N 87-01-41 E 160.75' TO A FOUND #5 REBAR A COMMON CORNER WITH BARBARA MARKHAM & JOHN MARKHAM AS RECORDED IN DEED BOOK 25973 PAGE 911 MAP BOOK 32 PAGE 527 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF MARKHAM THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 00-10-06 E 67.99' TO A FOUND 1" REBAR, (2) N 89-39-55 E, PASSING A FOUND 1" REBAR AT 270.32', A TOTAL DISTANCE OF 300.03' TO A SET MAG NAIL IN THE CENTER OF DAVIDSON-CONCORD ROAD SR# 2693, THENCE WITH THE CENTER OF DAVIDSON-CONCORD ROAD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5135.60' AN ARC LENGTH OF 102.40' AND A CHORD BEARING AND DISTANCE OF S 02-43-57 E 102.40' TO A SET MAG NAIL, (2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1541.30' AN ARC LENGTH OF 113.70' AND A CHORD BEARING AND DISTANCE OF S 05-25-00 E 113.67' TO A SET MAG NAIL, (3) S 07-31-48 E 39.21' TO A SET MAG NAIL, (4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3766.66' AN ARC LENGTH OF 249.04' A CHORD BEARING AND DISTANCE OF S 09-25-27 E 248.99' TO A POINT, (5) S 11-19-06 E 51.63' TO A POINT, THENCE WITH NEW LINES THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) S 78-40-54 W 20.00' TO A SET #5 REBAR, (2) N 11-18-53 W 51.63' TO A SET #5 REBAR, (3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3786.66' AN ARC LENGTH OF 222.72' AND A CHORD BEARING AND DISTANCE OF N 09-38-00 W 222.69' TO A SET #5 REBAR, (4) S 82-32-07 W 168.84' TO A SET #5 REBAR, (5) S 13-42-04 E 36.79' TO A SET

#5 REBAR, (6) S 70-48-13 W 151.26' TO A SET #5 REBAR, (7) S 11-47-30 E 153.00' TO A SET #5 REBAR, (8) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 305.00' AN ARC LENGTH OF 138.61' AND A CHORD BEARING AND DISTANCE OF S 24-48-38 E 137.42' TO THE POINT AND PLACE OF BEGINNING CONTAINING 85.640 ACRES MORE OR LESS.

### **SOUTH PARCEL**

COMMENCING FROM NCGS MONUMENT "HOPEWELL RESET" HAVING NORTH CAROLINA NAD 83/2011 GRID COORDINATES N:629,715.64, E:1,459,878.15 AND A COMBINED GRID FACTOR OF 0.99984864, PROCEED N 19-24-06 W 2328.15'(GROUND DISTANCE), 2327.80' (GRID DISTANCE) TO THE POINT OF BEGINNING A SET MAG NAIL IN THE MARGIN OF DAVIDSON-CONCORD ROAD SR# 2693, SAID NAIL BEING A COMMON CORNER WITH CHARLES H. RICHARDS & YVONNE W. RICHARDS AS RECORDED IN DEED BOOK 4954, PAGE 469 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE LINE WITH RICHARDS THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 30-24-42 W, PASSING A FOUND STONE AT 29.88', A TOTAL DISTANCE OF 670.41' TO A FOUND 1" REBAR, (2) S 61-46-45 W 382.61' TO A FOUND 1.25" PIPE, A COMMON CORNER WITH HEATHER HELMS & JASON HELMS AS RECORDED IN DEED BOOK 28880, PAGE 429 AS RECORDED IN THE MECKLENBURG COUNTY REGISTRY THENCE WITH THE COMMON LINE OF HELMS THE FOLLOWING TEN (10) COURSES AND DISTANCES; (1) N 46-16-30 W, PASSING A FOUND #5 REBAR AT 546.10', A TOTAL DISTANCE OF 571.10' TO A POINT IN THE SOUTH PRONG WEST BRANCH ROCKY RIVER TRIBUTARY, (2) S 63-31-46 W 29.24' TO A POINT, (3) S 54-02-45 W 89.01' TO A POINT, (4) S 49-37-44 W 33.77' TO A POINT, (5) S 38-19-42 W 50.80' TO A POINT, (6) S 26-29-36 W 70.18' TO A POINT, (7) S 36-49-08 W 39.33' TO A POINT, (8) S 30-56-26 W 72.76' TO A POINT, (9) S 30-56-26 W 12.63' TO A POINT, (10) S 17-25-12 W 18.92', A COMMON CORNER WITH 606 FIELDING ROAD, LLC AS RECORDED IN DEED BOOK 26458 PAGE 442 IN THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON WITH 606 FIELDING ROAD, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) S 33-22-06 W 234.02' TO A POINT, (2) S 42-06-29 W 59.97' TO A POINT, (3) S 12-04-31 E 46.32' TO A POINT, A COMMON CORNER WITH MILDRED M. HARRINGTON AS RECORDED IN DEED BOOK 21616 PAGE 247 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH HARRINGTON THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) S 26-10-38 W 51.24' TO A POINT, (2) S 10-38-38 W 58.86' TO A POINT, (3) S 32-21-38 W 345.98' TO A POINT, (4) S 36-50-46 W 149.56' TO A POINT, A COMMON CORNER WITH CAROL C. ALLEY & TED F. ALLEY AS RECORDED IN DEED BOOK 6268 PAGE 642 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH ALLEY THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 35-48-38 W 294.74' TO A POINT, (2) S 71-59-38 W 113.31' TO A POINT, A COMMON CORNER WITH BLUESTREAM PARTNERS, LLC AS RECORDED IN DEED BOOK 23207 PAGE 803 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF BLUESTREAM PARTNERS LEAVING THE SOUTH PRONG WEST BRANCH ROCKY RIVER TRIBUTARY N 47-14-52 W 118.80' TO A FOUND 1" REBAR, A COMMON CORNER WITH THE CHARLOTTE-MECKLENBURG BOARD OF

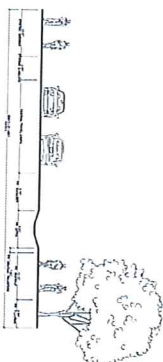
EDUCATION AS RECORDED IN DEED BOOK 29949 PAGE 722, THENCE WITH THE COMMON LINE OF CHARLOTTE-MECKLENBURG N 38-33-34 E 35.44' TO A FOUND #4 REBAR, A COMMON CORNER WITH M/I HOMES OF CHARLOTTE, LLC AS RECORDED IN DEED BOOK 29353 PAGES 794 AND 805 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF M/I HOMES THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) N 38-33-34 E 1096.26' TO A FOUND #4 REBAR, (2) N 64-14-55 W 345.90' TO A FOUND NAIL IN ROOT WITH IRON BAR WITNESS, (3) N 64-15-08 W 338.60' TO A FOUND 1" PIPE, A COMMON CORNER WITH BAILEY SPRINGS SUBDIVISION MAP 3 AS RECORDED IN MAP BOOK 49 PAGE 979, MAP BOOK 54 PAGE 480 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF BAILEY SPRINGS SUBDIVISION; N 32-04-09 E, PASSING A FOUND #5 REBAR AT 341.82 A FOUND #5 REAR AT 470.68, A TOTAL DISTANCE OF 514.36' TO A FOUND #5 REBAR A COMMON CORNER WITH THE TOWN OF DAVIDSON AS RECORDED IN DEED BOOK 28922 PAGE 407, MAP BOOK 49 PAGE 979 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF THE TOWN OF DAVIDSON THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) N 32-04-09 E, PASSING A FOUND AXLE AT 488.99', A TOTAL DISTANCE OF 510.17' TO POINT IN THE SOUTH PRONG WEST BRANCH ROCKY RIVER, (2) N 39-46-58 W 836.91' TO A POINT, ON THE SOUTHERN RIGHT-OF-WAY OF ROBERT WALKER DRIVE HAVING A 60' RIGHT-OF-WAY AS RECORDED IN DEED BOOK 19009 PAGE 410 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE RIGHT OF WAY OF ROBERT WALKER DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: LEAVING THE SOUTH PRONG WEST BRANCH ROCKY RIVER (1) N 53-11-48 E 220.10' TO A SET #5 REBAR, (2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 14,980.08' AN ARC LENGTH OF 811.69' A CHORD BEARING AND DISTANCE OF N 51-38-26 E 811.59' TO A SET #5 REBAR, (3) N 50-04-44 E 100.00' TO A SET #5 REBAR, (4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 721.27 AN ARC LENGTH OF 91.82 A CHORD BEARING AND DISTANCE OF N 53-43-34 E 91.76' TO A SET #5 REBAR A NEW CORNER, THENCE WITH THE FOLLOWING TWO (2) NEW LINES, (1) S 36-30-17 E 517.53' TO A SET #5 REBAR, (2) N 34-28-08 E 174.93' TO A SET #5 REBAR ON THE AFFOREMENTIONED RIGHT-OF-WAY OF ROBERT WALKER DRIVE, THENCE WITH THE RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES, (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2155.84 AN ARC LENGTH OF 148.16' A CHORD BEARING AND DISTANCE OF S 26-04-14 E 148.13' TO A SET #5 REBAR, (2) S 28-02-11 E 137.64' TO A SET #5 REBAR, (3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00' AN ARC LENGTH OF 10.37' A CHORD BEARING AND DISTANCE OF S 26-03-35 E 10.37' TO A SET #5 REBAR, (4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 79250.81' AN ARC LENGTH OF 122.42' A CHORD BEARING AND DISTANCE OF N 24-02-04 W 122.42' TO A SET #5 REBAR, (5) N 23-59-24 W 65.59' TO A SET #5 REBAR, (6) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 4991.01' AN ARC LENGTH OF 84.10' A CHORD BEARING AND DISTANCE OF N 23-30-27 W 84.10' TO A SET #5 REBAR, (7) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2786.18' AN ARC LENGTH OF 402.57' A CHORD BEARING AND DISTANCE OF N 18-53-07 W 402.22' TO A SET #5 REBAR, (8) N 14-44-46 W 88.45' TO A SET #5 REBAR, (9) N 11-19-06 W 11.85' TO A SET #5 REBAR, THENCE WITH A NEW LINE N 78-40-54 E 20.00' TO A POINT IN THE CENTER OF THE

AFOREMENTIONED DAVIDSON-CONCORD ROAD SR# 2693, THENCE WITH THE CENTER OF DAVIDSON-CONCORD ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, (1) S 11-19-06 E 11.23' TO A SET MAG NAIL, (2) S 14-44-46 E 87.85' TO A SET MAG NAIL, (3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2766.18' AN ARC LENGTH OF 399.68' A CHORD BEARING AND DISTANCE OF S 18-53-07 E 399.33' TO SET MAG NAIL, (4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 4971.01' AN ARC LENGTH OF 83.77' A CHORD BEARING AND DISTANCE OF S 23-30-27 E 83.77' TO A SET MAG NAIL, (5) S 23-59-24 E 65.59' TO A SET MAG NAIL, (6) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 79230.81' AN ARC LENGTH OF 696.34' A CHORD BEARING AND DISTANCE OF S 24-14-31 E 696.34' TO A SET MAG NAIL, (7) S 24-29-37 E 619.17' TO A SET MAG NAIL, (8) S 23-42-42 E 177.18' TO THE POINT OF BEGINNING CONTAINING 79.613 ACRES MORE OR LESS.

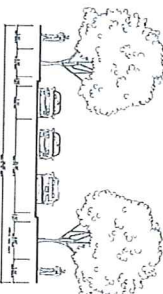
**EXHIBIT B**

[illegible]

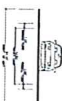
## DAVIDSON-CONCORD ROAD



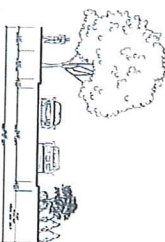
## PARKWAY (TYPICAL)



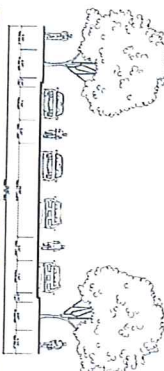
## ALLEY



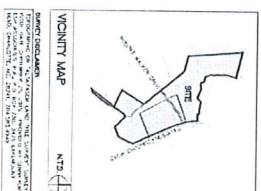
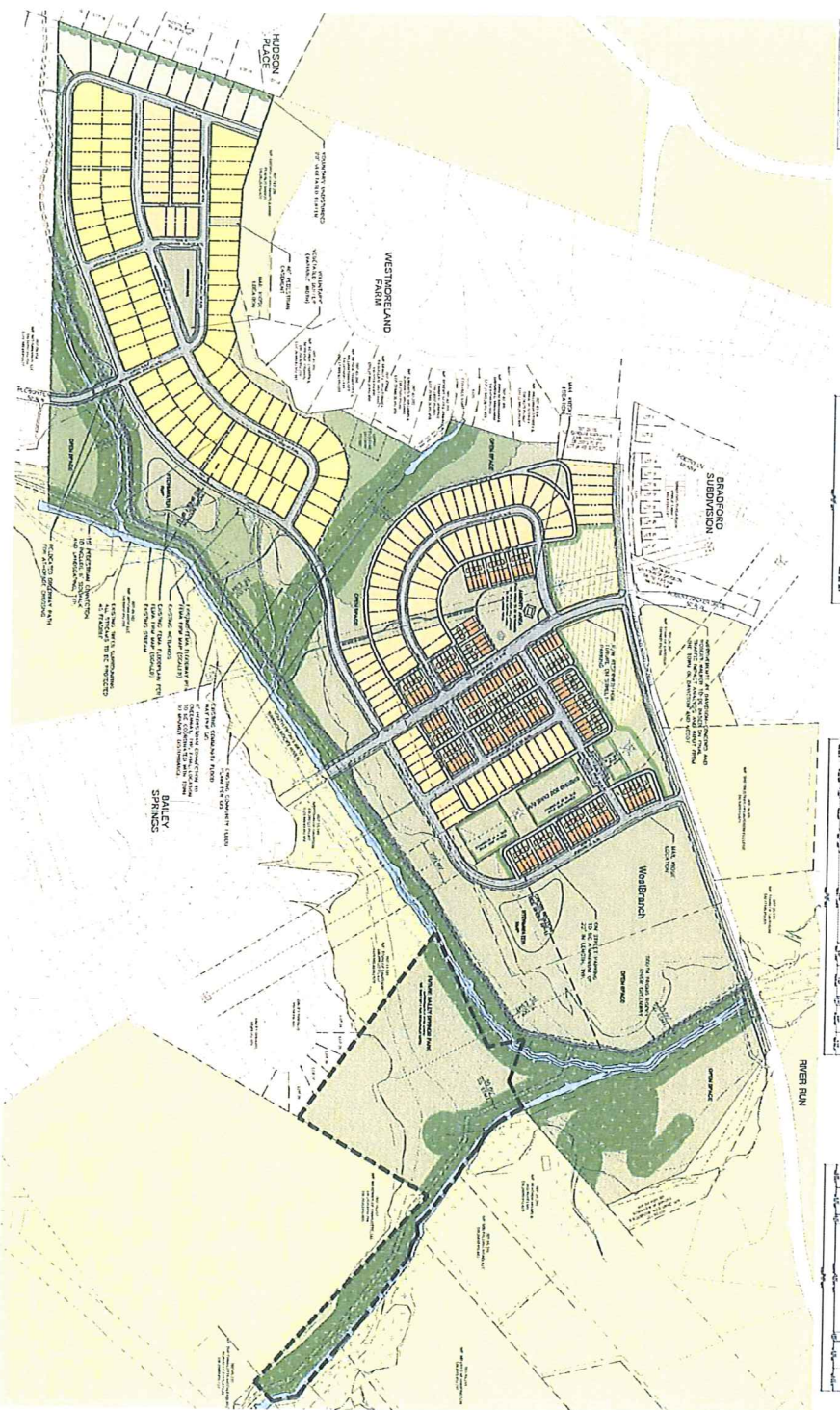
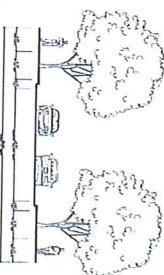
## PARKWAY (NO CREEK SIDE SIDEWALK)



ROBERT WALKER DRIVE



## NEIGHBORHOOD YIELD

[illegible]

ROBERT WALKER D  
DAVIDSON, NC 2803

[illegible]

**Revised**

for 1/1/2016 - "Total Count up"

for 2/1/2016 - "New and Old Count up"

for 3/1/2016 - "New and County Count up"



SCALE: 1"=25'

0 150' 300' 450'

SP-1.0

1. CONSTRUCTION IS MADE APPROPRIATE FOR EXISTING LOCAL HIGHWAY TO CONDUIT/PIPE.
2. CONDUIT/PIPE IS APPROVED FOR PLACING UNARMED SPONGE POLYURETHANE INSULATION OVER THE CONDUIT/PIPE.
3. ALL MATERIALS MUST COMPLY OR BE EQUAL TO, SET BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND QUALITY-ASSURED (DTP&Q) SPECIFICATIONS.
4. JOINTS SHALL BE ACCORDING TO DATA TECHNICAL SPECIFICATIONS FOR CONDUIT/PIPE, OR AS APPROVED.

# DEVELOPMENT NOTES

THE FOLLOWING DEVELOPMENT NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## SCHEMATIC PLAN

THE SCHEMATIC PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## LANDSCAPE

THE LANDSCAPE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED LANDSCAPE. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

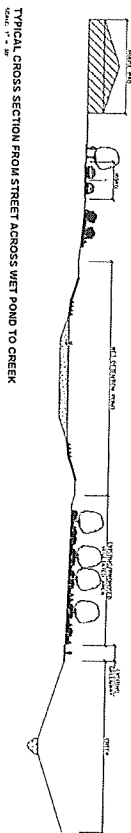
## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

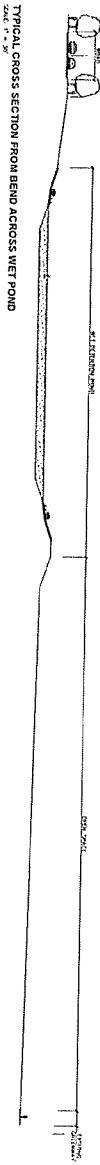
## ADDITIONAL NOTES

THE FOLLOWING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND SHALL BE CONSIDERED A PART OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

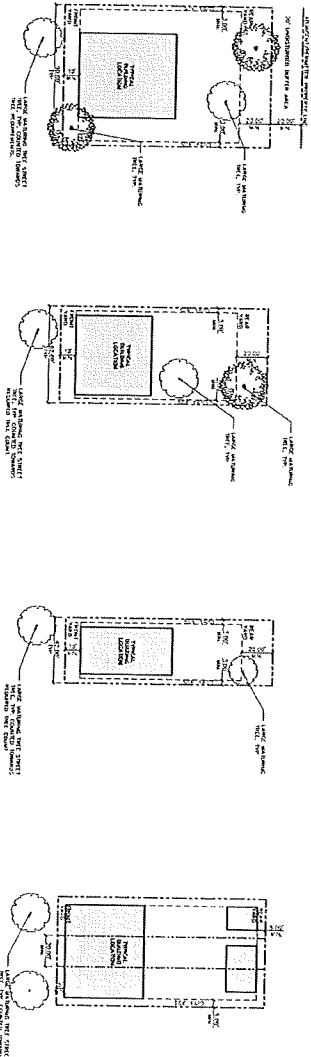
## ADDITIONAL NOTES



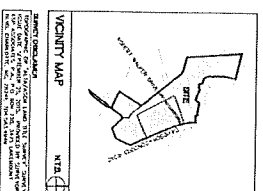
TYPICAL CROSS SECTION FROM STREET ACROSS WET POND TO CREEK



TYPICAL CROSS SECTION FROM BEND ACROSS WET POND



NOTE: ALL TYPICAL LOT SETBACKS SHALL BE MINIMUMS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



**Coleseest & Stone**

Design and Construction  
Architectural Services  
Interior Design  
Landscape Architecture  
Civil Engineering  
Surveying

11220 CARNEL COMMONS BLVD  
CHARLOTTE, NC 28226

**WestBranch  
(Residential)**

ROBERT WALKER DRIVE  
DANFORD, NC 28036

**DEVELOPMENT  
STANDARDS**

Project No.  
4418

Issued  
10/26/2018

Revised

11/20/2018

**SP-1.1**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).



## 2. and Summary

(1) *And I say now + come!*  
=

(2) *We're here! Come up!*

per 1000, 1970-1979, 1980-1989, 1990-1999, 2000-2009, 2010-2019, 2020-2029, 2030-2039, 2040-2049, 2050-2059, 2060-2069, 2070-2079, 2080-2089, 2090-2099, 2100-2109, 2110-2119, 2120-2129, 2130-2139, 2140-2149, 2150-2159, 2160-2169, 2170-2179, 2180-2189, 2190-2199, 2200-2209, 2210-2219, 2220-2229, 2230-2239, 2240-2249, 2250-2259, 2260-2269, 2270-2279, 2280-2289, 2290-2299, 2300-2309, 2310-2319, 2320-2329, 2330-2339, 2340-2349, 2350-2359, 2360-2369, 2370-2379, 2380-2389, 2390-2399, 2400-2409, 2410-2419, 2420-2429, 2430-2439, 2440-2449, 2450-2459, 2460-2469, 2470-2479, 2480-2489, 2490-2499, 2500-2509, 2510-2519, 2520-2529, 2530-2539, 2540-2549, 2550-2559, 2560-2569, 2570-2579, 2580-2589, 2590-2599, 2600-2609, 2610-2619, 2620-2629, 2630-2639, 2640-2649, 2650-2659, 2660-2669, 2670-2679, 2680-2689, 2690-2699, 2700-2709, 2710-2719, 2720-2729, 2730-2739, 2740-2749, 2750-2759, 2760-2769, 2770-2779, 2780-2789, 2790-2799, 2800-2809, 2810-2819, 2820-2829, 2830-2839, 2840-2849, 2850-2859, 2860-2869, 2870-2879, 2880-2889, 2890-2899, 2900-2909, 2910-2919, 2920-2929, 2930-2939, 2940-2949, 2950-2959, 2960-2969, 2970-2979, 2980-2989, 2990-2999, 3000-3009, 3010-3019, 3020-3029, 3030-3039, 3040-3049, 3050-3059, 3060-3069, 3070-3079, 3080-3089, 3090-3099, 3100-3109, 3110-3119, 3120-3129, 3130-3139, 3140-3149, 3150-3159, 3160-3169, 3170-3179, 3180-3189, 3190-3199, 3200-3209, 3210-3219, 3220-3229, 3230-3239, 3240-3249, 3250-3259, 3260-3269, 3270-3279, 3280-3289, 3290-3299, 3300-3309, 3310-3319, 3320-3329, 3330-3339, 3340-3349, 3350-3359, 3360-3369, 3370-3379, 3380-3389, 3390-3399, 3400-3409, 3410-3419, 3420-3429, 3430-3439, 3440-3449, 3450-3459, 3460-3469, 3470-3479, 3480-3489, 3490-3499, 3500-3509, 3510-3519, 3520-3529, 3530-3539, 3540-3549, 3550-3559, 3560-3569, 3570-3579, 3580-3589, 3590-3599, 3600-3609, 3610-3619, 3620-3629, 3630-3639, 3640-3649, 3650-3659, 3660-3669, 3670-3679, 3680-3689, 3690-3699, 3700-3709, 3710-3719, 3720-3729, 3730-3739, 3740-3749, 3750-3759, 3760-3769, 3770-3779, 3780-3789, 3790-3799, 3800-3809, 3810-3819, 3820-3829, 3830-3839, 3840-3849, 3850-3859, 3860-3869, 3870-3879, 3880-3889, 3890-3899, 3900-3909, 3910-3919, 3920-3929, 3930-3939, 3940-3949, 3950-3959, 3960-3969, 3970-3979, 3980-3989, 3990-3999, 4000-4009, 4010-4019, 4020-4029, 4030-4039, 4040-4049, 4050-4059, 4060-4069, 4070-4079, 4080-4089, 4090-4099, 4100-4109, 4110-4119, 4120-4129, 4130-4139, 4140-4149, 4150-4159, 4160-4169, 4170-4179, 4180-4189, 4190-4199, 4200-4209, 4210-4219, 4220-4229, 4230-4239, 4240-4249, 4250-4259, 4260-4269, 4270-4279, 4280-4289, 4290-4299, 4300-4309, 4310-4319, 4320-4329, 4330-4339, 4340-4349, 4350-4359, 4360-4369, 4370-4379, 4380-4389, 4390-4399, 4400-4409, 4410-4419, 4420-4429, 4430-4439, 4440-4449, 4450-4459, 4460-4469, 4470-4479, 4480-4489, 4490-4499, 4500-4509, 4510-4519, 4520-4529, 4530-4539, 4540-4549, 4550-4559, 4560-4569, 4570-4579, 4580-4589, 4590-4599, 4600-4609, 4610-4619, 4620-4629, 4630-4639, 4640-4649, 4650-4659, 4660-4669, 4670-4679, 4680-4689, 4690-4699, 4700-4709, 4710-4719, 4720-4729, 4730-4739, 4740-4749, 4750-4759, 4760-4769, 4770-4779, 4780-4789, 4790-4799, 4800-4809, 4810-4819, 4820-4829, 4830-4839, 4840-4849, 4850-4859, 4860-4869, 4870-4879, 4880-4889, 4890-4899, 4900-4909, 4910-4919, 4920-4929, 4930-4939, 4940-4949, 4950-4959, 4960-4969, 4970-4979, 4980-4989, 4990-4999, 5000-5009, 5010-5019, 5020-5029, 5030-5039, 5040-5049, 5050-5059, 5060-5069, 5070-5079, 5080-5089, 5090-5099, 5100-5109, 5110-5119, 5120-5129, 5130-5139, 5140-5149, 5150-5159, 5160-5169, 5170-5179, 5180-5189, 5190-5199, 5200-5209, 5210-5219, 5220-5229, 5230-5239, 5240-5249, 5250-5259, 5260-5269, 5270-5279, 5280-5289, 5290-5299, 5300-5309, 5310-5319, 5320-5329, 5330-5339, 5340-5349, 5350-5359, 5360-5369, 5370-5379, 5380-5389, 5390-5399, 5400-5409, 5410-5419, 5420-5429, 5430-5439, 5440-5449, 5450-5459, 5460-5469, 5470-5479, 5480-5489, 5490-5499, 5500-5509, 5510-5519, 5520-5529, 5530-5539, 5540-5549, 5550-5559, 5560-5569, 5570-5579, 5580-5589, 5590-5599, 5600-5609, 5610-5619, 5620-5629, 5630-5639, 5640-5649, 5650-5659, 5660-5669, 5670-5679, 5680-

**Lennar Carolinas, LLC**

11230 CARMEL COMMONS BLVD  
CHARLOTTE, NC 28226

WestBranch  
(Residential)

ROBERT WALKER DRIVE  
DAVIDSON, NC 28036

# SCHEMATIC GRADING AND STORMWATER PLAN

Project No. \_\_\_\_\_

---

Issued

---

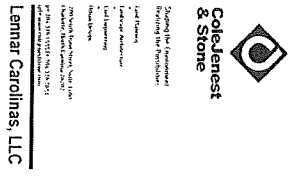
Revised

**NOTES:**

2. *How large is the sample size?* All entries are made by SELECT to ensure the sample is large.
3. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
4. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
5. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
6. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
7. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
8. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
9. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.
10. *How many times is the sample size repeated?* The sample size is repeated 10 times to ensure the sample is large.

SW-1.0

de Bruijn & Vlieg, 1978). 



11230 CARNEL COMMONS BLVD  
CHARLOTTE, NC 28226

---

**WestBranch**  
(Residential)

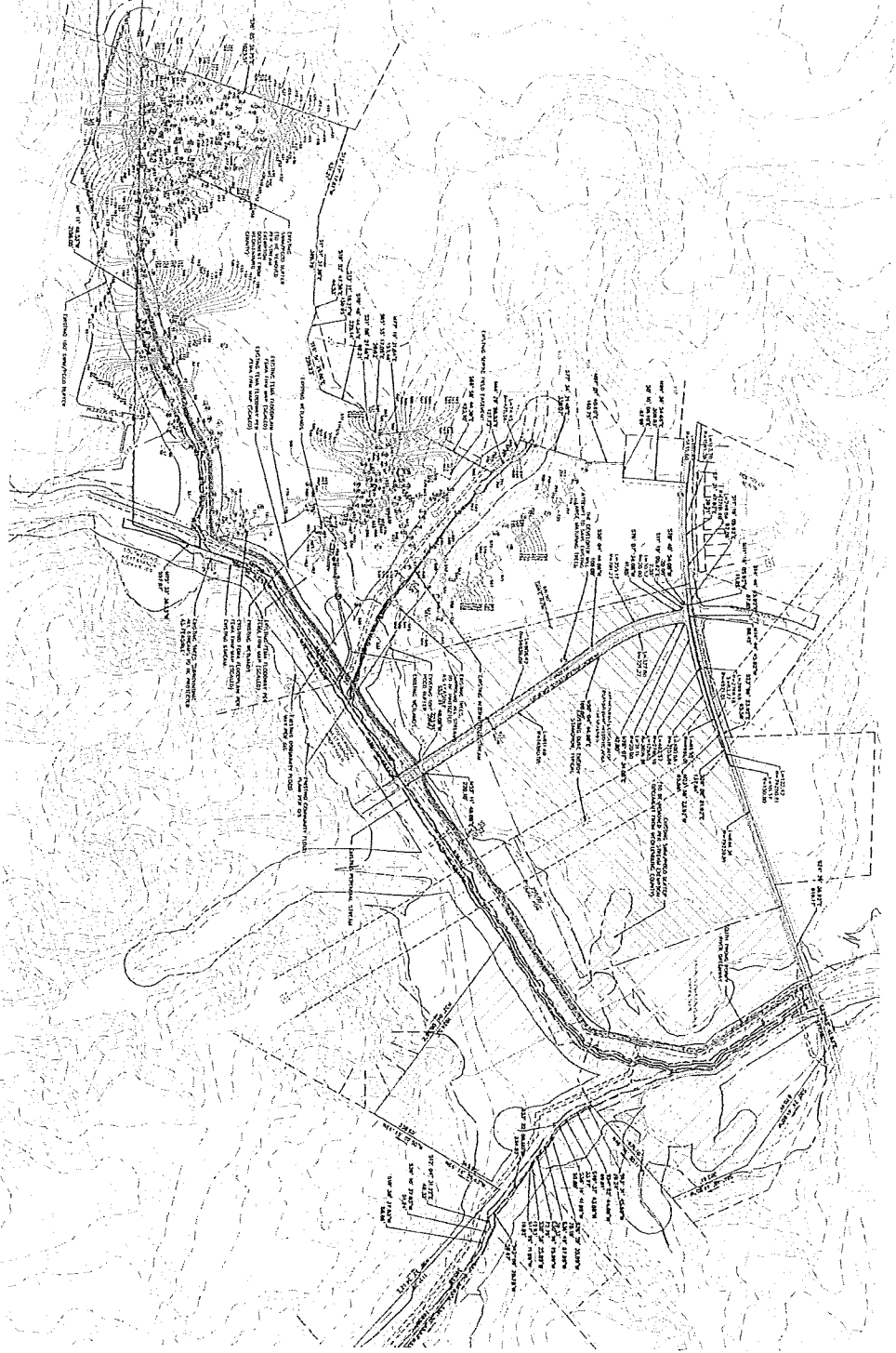
ROBERT WALKER DRIVE  
DAVIDSON, NC 28036

---

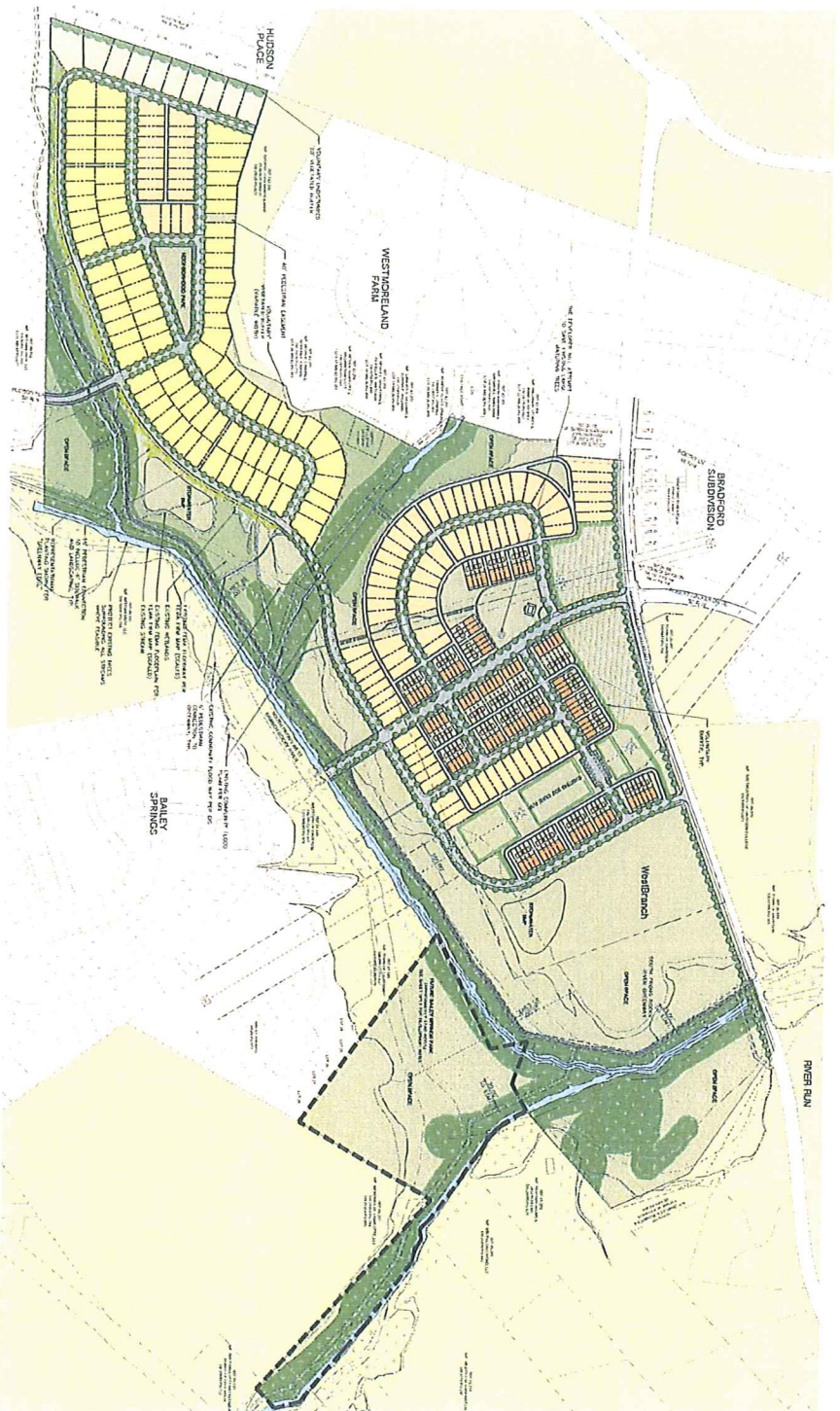
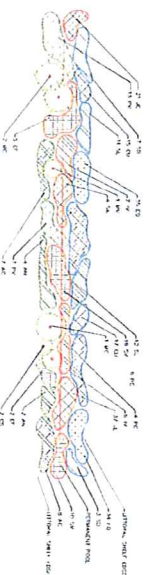
**ENVIRONMENTAL  
INVENTORY**

Project No. 4418  
Issued 7/27/2013

Revised  
 1/25/2019 - THOMAS AND CRYSTAL CROOKS





[illegible][illegible]

**BRIEF BIOGRAPHY**  
 Thompson on "Nuclear Landfill" says "I spent  
 1959-1960 in Germany as a POW, prisoner of war com-  
 ing back to the U.S. in 1961. I was in the U.S. Army  
 from 1961-1962, and then in the U.S. Navy from 1962-1964.  
 I was in the U.S. Navy from 1964-1966, and then in the  
 U.S. Navy from 1966-1968. I was in the U.S. Navy from  
 1968-1970, and then in the U.S. Navy from 1970-1972.  
 I was in the U.S. Navy from 1972-1974, and then in the  
 U.S. Navy from 1974-1976. I was in the U.S. Navy from  
 1976-1978, and then in the U.S. Navy from 1978-1980.  
 I was in the U.S. Navy from 1980-1982, and then in the  
 U.S. Navy from 1982-1984. I was in the U.S. Navy from  
 1984-1986, and then in the U.S. Navy from 1986-1988.  
 I was in the U.S. Navy from 1988-1990, and then in the  
 U.S. Navy from 1990-1992. I was in the U.S. Navy from  
 1992-1994, and then in the U.S. Navy from 1994-1996.  
 I was in the U.S. Navy from 1996-1998, and then in the  
 U.S. Navy from 1998-2000. I was in the U.S. Navy from  
 2000-2002, and then in the U.S. Navy from 2002-2004.  
 I was in the U.S. Navy from 2004-2006, and then in the  
 U.S. Navy from 2006-2008. I was in the U.S. Navy from  
 2008-2010, and then in the U.S. Navy from 2010-2012.  
 I was in the U.S. Navy from 2012-2014, and then in the  
 U.S. Navy from 2014-2016. I was in the U.S. Navy from  
 2016-2018, and then in the U.S. Navy from 2018-2020.  
 I was in the U.S. Navy from 2020-2022, and then in the  
 U.S. Navy from 2022-2024. I was in the U.S. Navy from  
 2024-2026, and then in the U.S. Navy from 2026-2028.  
 I was in the U.S. Navy from 2028-2030, and then in the  
 U.S. Navy from 2030-2032. I was in the U.S. Navy from  
 2032-2034, and then in the U.S. Navy from 2034-2036.  
 I was in the U.S. Navy from 2036-2038, and then in the  
 U.S. Navy from 2038-2040. I was in the U.S. Navy from  
 2040-2042, and then in the U.S. Navy from 2042-2044.  
 I was in the U.S. Navy from 2044-2046, and then in the  
 U.S. Navy from 2046-2048. I was in the U.S. Navy from  
 2048-2050, and then in the U.S. Navy from 2050-2052.  
 I was in the U.S. Navy from 2052-2054, and then in the  
 U.S. Navy from 2054-2056. I was in the U.S. Navy from  
 2056-2058, and then in the U.S. Navy from 2058-2060.  
 I was in the U.S. Navy from 2060-2062, and then in the  
 U.S. Navy from 2062-2064. I was in the U.S. Navy from  
 2064-2066, and then in the U.S. Navy from 2066-2068.  
 I was in the U.S. Navy from 2068-2070, and then in the  
 U.S. Navy from 2070-2072. I was in the U.S. Navy from  
 2072-2074, and then in the U.S. Navy from 2074-2076.  
 I was in the U.S. Navy from 2076-2078, and then in the  
 U.S. Navy from 2078-2080. I was in the U.S. Navy from  
 2080-2082, and then in the U.S. Navy from 2082-2084.  
 I was in the U.S. Navy from 2084-2086, and then in the  
 U.S. Navy from 2086-2088. I was in the U.S. Navy from  
 2088-2090, and then in the U.S. Navy from 2090-2092.  
 I was in the U.S. Navy from 2092-2094, and then in the  
 U.S. Navy from 2094-2096. I was in the U.S. Navy from  
 2096-2098, and then in the U.S. Navy from 2098-2100.  
 I was in the U.S. Navy from 2100-2102, and then in the  
 U.S. Navy from 2102-2104. I was in the U.S. Navy from  
 2104-2106, and then in the U.S. Navy from 2106-2108.  
 I was in the U.S. Navy from 2108-2110, and then in the  
 U.S. Navy from 2110-2112. I was in the U.S. Navy from  
 2112-2114, and then in the U.S. Navy from 2114-2116.  
 I was in the U.S. Navy from 2116-2118, and then in the  
 U.S. Navy from 2118-2120. I was in the U.S. Navy from  
 2120-2122, and then in the U.S. Navy from 2122-2124.  
 I was in the U.S. Navy from 2124-2126, and then in the  
 U.S. Navy from 2126-2128. I was in the U.S. Navy from  
 2128-2130, and then in the U.S. Navy from 2130-2132.  
 I was in the U.S. Navy from 2132-2134, and then in the  
 U.S. Navy from 2134-2136. I was in the U.S. Navy from  
 2136-2138, and then in the U.S. Navy from 2138-2140.  
 I was in the U.S. Navy from 2140-2142, and then in the  
 U.S. Navy from 2142-2144. I was in the U.S. Navy from  
 2144-2146, and then in the U.S. Navy from 2146-2148.  
 I was in the U.S. Navy from 2148-2150, and then in the  
 U.S. Navy from 2150-2152. I was in the U.S. Navy from  
 2152-2154, and then in the U.S. Navy from 2154-2156.  
 I was in the U.S. Navy from 2156-2158, and then in the  
 U.S. Navy from 2158-2160. I was in the U.S. Navy from  
 2160-2162, and then in the U.S. Navy from 2162-2164.  
 I was in the U.S. Navy from 2164-2166, and then in the  
 U.S. Navy from 2166-2168. I was in the U.S. Navy from  
 2168-2170, and then in the U.S. Navy from 2170-2172.  
 I was in the U.S. Navy from 2172-2174, and then in the  
 U.S. Navy from 2174-2176. I was in the U.S. Navy from  
 2176-2178, and then in the U.S. Navy from 2178-2180.  
 I was in the U.S. Navy from 2180-2182, and then in the  
 U.S. Navy from 2182-2184. I was in the U.S. Navy from  
 2184-2186, and then in the U.S. Navy from 2186-2188.  
 I was in the U.S. Navy from 2188-2190, and then in the  
 U.S. Navy from 2190-2192. I was in the U.S. Navy from  
 2192-2194, and then in the U.S. Navy from 2194-2196.  
 I was in the U.S. Navy from 2196-2198, and then in the  
 U.S. Navy from 2198-2200. I was in the U.S. Navy from  
 2200-2202, and then in the U.S. Navy from 2202-2204.  
 I was in the U.S. Navy from 2204-2206, and then in the  
 U.S. Navy from 2206-2208. I was in the U.S. Navy from  
 2208-2210, and then in the U.S. Navy from 2210-2212.  
 I was in the U.S. Navy from 2212-2214, and then in the  
 U.S. Navy from 2214-2216. I was in the U.S. Navy from  
 2216-2218, and then in the U.S. Navy from 2218-2220.  
 I was in the U.S. Navy from 2220-2222, and then in the  
 U.S. Navy from 2222-2224. I was in the U.S. Navy from  
 2224-2226, and then in the U.S. Navy from 2226-2228.  
 I was in the U.S. Navy from 2228-2230, and then in the  
 U.S. Navy from 2230-2232. I was in the U.S. Navy from  
 2232-2234, and then in the U.S. Navy from 2234-2236.  
 I was in the U.S. Navy from 2236-2238, and then in the  
 U.S. Navy from 2238-2240. I was in the U.S. Navy from  
 2240-2242, and then in the U.S. Navy from 2242-2244.  
 I was in the U.S. Navy from 2244-2246, and then in the  
 U.S. Navy from 2246-2248. I was in the U.S. Navy from  
 2248-2250, and then in the U.S. Navy from 2250-2252.  
 I was in the U.S. Navy from 2252-2254, and then in the  
 U.S. Navy from 2254-2256. I was in the U.S. Navy from  
 2256-2258, and then in the U.S. Navy from 2258-2260.  
 I was in the U.S. Navy from 2260-2262, and then in the  
 U.S. Navy from 2262-2264. I was in the U.S. Navy from  
 2264-2266, and then in the U.S. Navy from 2266-2268.  
 I was in the U.S. Navy from 2268-2270, and then in the  
 U.S. Navy from 2270-2272. I was in the U.S. Navy from  
 2272-2274, and then in the U.S. Navy from 2274-2276.  
 I was in the U.S. Navy from 2276-2278, and then in the  
 U.S. Navy from 2278-2280. I was in the U.S. Navy from  
 2280-2282, and then in the U.S. Navy from 2282-2284.  
 I was in the U.S. Navy from 2284-2286, and then in the  
 U.S. Navy from 2286-2288. I was in the U.S. Navy from  
 2288-2290, and then in the U.S. Navy from 2290-2292.  
 I was in the U.S. Navy from 2292-2294, and then in the  
 U.S. Navy from 2294-2296. I was in the U.S. Navy from  
 2296-2298, and then in the U.S. Navy from 2298-2300.  
 I was in the U.S. Navy from 2300-2302, and then in the  
 U.S. Navy from 2302-2304. I was in the U.S. Navy from  
 2304-2306, and then in the U.S. Navy from 2306-2308.  
 I was in the U.S. Navy from 2308-2310,

4000 441000 14000  
1000 400 100  
10000 40000 140000  
100000 400000 1400000

- [illegible]

[illegible]

- [illegible]

NOTE:  
PLANTS SOLD IN BULK ARE USUALLY OF  
MIXED AND OTHER LANDSCAPE QUALITY IN  
USDA #1 EACH OF THE 3000 PLANTS  
DELIVERED TO AN EXISTING GROUND  
FOR PLANTING OF 1000

**WestBranch  
(Residential)**

ROBERT WALKER DRIVE  
DAVIDSON, NC 28036

---

---

Project No.  
4418

**REVISED**  
 7/17/2015 - Final Comments  
 6/23/2015 - Notes and Editor Comments  
 6/19/2015 - Notes and Editor Comments



For the case of the projective space, we can explicitly describe the embeddings of  $\text{Caldwell}$  and  $\text{Nash}$ ,  $\text{PA}$ . The embeddings are characterized out of the list above with the use of  $\text{Caldwell}$  and  $\text{Nash}$ ,  $\text{PA}$  is prohibited.



---

**Agenda Title:** Consider Resolution 2017-04: Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31- Town Clerk Carmen Clemsic

**Summary:** The attached petition is for voluntary contiguous annexation of 321 Catawba Ave. Tract 1, Lot A, as shown on the map recorded in Map Book 60, Page 102 Mecklenburg County Public Registry

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> PETITION REQUESTING ANNEXATION	2/9/2017	Exhibit
<input type="checkbox"/> Map of Area to be Annexed	2/9/2017	Exhibit
<input type="checkbox"/> Resolution 2017-04	2/13/2017	Exhibit


## PETITION REQUESTING ANNEXATION

Date: 2/1/2017

Subdivision Name: 321 Catawba Ave.  
Tract 1, Lot A

To the Board of Commissioners of the Town of Davidson:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Davidson.
2. The area to be annexed is contiguous to the Town of Davidson and the boundaries of such territory are more particularly described as that portion of Tract 1, Lot A, as shown on the map recorded in Map Book 60, Page 102 Mecklenburg County Public Registry, which is not currently in the Davidson Corporate limits. A description of Tract 1, Lot A is attached hereto as Exhibit A.
3. We acknowledge that any zoning vested rights acquired pursuant to G.S 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights?</u> (Indicate yes or no.)	<u>Signature</u>
TSG Partners, LLC by Mike Orlando member/manager	215 S. Main St. Davidson, N. C. 28036	YES	<div><small>DocuSigned by:</small>  <small>A88221A98A17479...</small></div>

## EXHIBIT A

BEGINNING at a computed point, situated on the northern line of Davidson Acquisition Company, LLC, now or formerly, as shown more particularly in Deed Book 29594 at Page 700, of the Mecklenburg County Public Registry, thence N 68-57-56 W 62.60 feet to a #5 Rebar Set, thence along the new property line, N 20-43-54 E 300.20 feet to a #5 Rebar Set, along the southern line of Catawba Avenue, thence S 69-28-59 E 63.84 feet to a #5 Rebar Set, thence S 20-29-41 W 299.63 feet to the point and place of BEGINNING, and containing approximately 0.435 acres, more or less, all as shown on that certain survey prepared by Rufus Jackson Love, on the 7th day of October 2016, for TSG Partners, LLC, Property of Vennie Moore & John R. Moore, as shown more particularly in Deed Book 8236 at Page 184 of the Mecklenburg County Public Registry.





**RESOLUTION 2017-04**  
**DIRECTING THE CLERK TO INVESTIGATE**  
**A PETITION RECEIVED UNDER G.S. 160A-31**  
*321 Catawba St*

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on February 1, 2017 by the Board of Commissioners and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Board of Commissioners of the Town of Davidson deems it advisable to proceed in response to this request for annexation;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Davidson that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

**Adopted on the 14th day of February 2017.**

\_\_\_\_\_  
John M. Woods, Mayor

ATTEST:

\_\_\_\_\_  
Carmen Clemsic, Town Clerk



---

**Agenda Title:** Consider Resolution 2017-05 - Bailey Springs - advertise upset bid process

**Summary:** Bailey Springs - advertise upset bid process

---

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Resolution 2017-05	2/13/2017	Resolution Letter



**RESOLUTION 2017-05**  
**RESOLUTION AUTHORIZING UPSET BID PROCESS**

WHEREAS, the Town of Davidson owns certain property, as shown on Exhibit A, attached hereto (“the property”) that, because it was provided by the developer of the Bailey Springs neighborhood as a condition to approval of the master plan for that neighborhood and as a payment in lieu of affordable housing, has been set aside for construction of affordable housing; and

WHEREAS, the Town sent out a Request for Proposal (RFP) to solicit bids for the purchase of the property and for the construction of affordable housing, priced for households earning between 50% and 120% of the area median income, on the property; and

WHEREAS, the Town received two proposals in response to the RFP and the Board of Commissioners, upon recommendation of staff, neighborhood representatives, and the affordable housing steering committee, approved the selection of the offer (the “offer”) submitted by JCB Urban Company; and

WHEREAS, North Carolina General Statute 160A-269 permits the Town to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the Town has received the offer described above, with a purchase price in the amount of \$1,000 and the terms and conditions contained therein; and

WHEREAS, JCB Urban Company has paid the required five percent (5%) deposit on its offer;

THEREFORE, THE BOARD OF COMMISSIONERS OF THE TOWN OF DAVIDSON RESOLVES THAT:

1. The Board of Commissioners proposes to accept the offer.
2. The Town Clerk shall cause a notice of the offer to be published. The notice shall describe the property and the amount and terms of the offer, and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the Town Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Town Clerk shall open the

bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the Town Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer. A qualifying higher bid must also include all the terms and conditions in the offer by JCB Urban.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The Town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The Town will return the deposit of the final high bidder at closing.
7. The terms of the final sale are that
  - the Board of Commissioners must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed, and
  - the buyer must pay with cash at the time of closing.
8. The Town of Davidson reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
9. If no qualifying upset bid is received after the initial public notice, the offer set forth above may be accepted. The Town Manager or Assistant Town Manager is authorized to execute the instruments necessary to accept the offer and convey the property to JCB Urban Company pursuant to the terms of the offer.

Adopted February 14, 2017.

---

John M. Woods  
Mayor

Attest

---

Carmen Clemsic  
Town Clerk



---

**Agenda Title:** Presentation of Public Facilities Phase 1 Process, Consider Approval of Capital Projects Ordinance 2017-03 and Consider Approval of Public Facilities Budget Amendment 2017-12 - Assistant Town Manager Dawn Blobaum

**Summary:** We have outgrown our existing town hall and need to invest in public facilities in order to keep pace with our service needs. When we built town hall in 1990, our population was 4,000. In 2017, we have approximately 13,000 people in Davidson. Space for our growing police and fire departments is particularly critical.

We are moving forward with a planning process for public facilities on the 3.5 acres of town-owned land downtown. The options under consideration include renovating and expanding the existing town hall building, constructing a new town facility on Main Street, and exploring solutions for expanded parking.

A Request for Qualifications was issued for a design team to undertake the process. A steering committee selected Creech & Associates, Architects to complete the project in two major phases: 1) conduct a space needs assessment and a parking/mobility assessment, develop conceptual site and building designs, and manage the public input process; and 2) upon a vote by the board of commissioners to move forward, complete schematic design, design development, and construction documents for the proposed buildings and site improvements.

At Tuesday's meeting, the board of commissioners will be asked to consider approval of a capital projects ordinance and budget amendment for a total of \$241,000 to cover the first phase of work.

If this budget amendment is approved, we will host two public workshops, (March 9 and April 6 at 6:00 p.m. at the Davidson Presbyterian Church's Congregation House at 218 Concord Road) that will focus on architectural character, town hall site planning options, parking, the Davidson Farmer's Market, community space needs, and what makes Davidson great. We'll also have online surveys to elicit citizen feedback. Throughout the process, we'll provide updates at board of commissioners meetings.

---

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Public Facilities - Creech & Associates	2/9/2017	Backup Material
❑ Davidson Public Facilities Phase 1 proposal	2/10/2017	Backup Material
❑ BA 2017-12	2/9/2017	Exhibit
❑ Capital Project Ordinance for the Town of	2/13/2017	Ordinance

## Davidson - Municipal Facilities



# CREECH & ASSOCIATES

## Engaging the Community

### Public Workshop Overview



- Huntersville Town Center
- Huntersville Police Department
- Huntersville Town Hall
- Cornelius Library
- Cornelius Police Department
- Mooresville Library
- Kannapolis City Hall, Police & Fire Headquarters
- Albemarle City Hall
- Mint Hill Police Department



- Mooresville Library
- Mint Hill Police Department
- Mint Hill Town Hall
- Monroe Fire Station Prototype
- Waxhaw Police Department
- Waxhaw Town Hall
- CMPD Providence Division
- Schiele Museum of Natural History
- Mount Holly Citizens' Center

# Public Workshop Experience

Creech & Associates and Stantec have tremendous experience in leading and organizing public charrette workshops.

*Not only does the public charrette process encourage greater government transparency, it gives the community a shared involvement in the design of the facility, that is being ultimately being built to serve them.*

We have found the public to bring great ideas to the table and address the concerns that may have been missed by town staff and the design team. This contributes to the overall success of the project.



## Presentation

- Team Introduction
- Brief History of Planning in Downtown Davidson (by staff)
- Overview of Workshops and Goals
- Workshop 1 Goals

## Facilitated Exercise:

- The Things that Make Downtown Davidson Great
- Architectural Character and Scale
- Town Hall Site Planning Options
- Parking
- Farmers Market
- Community/Civic Space Needs

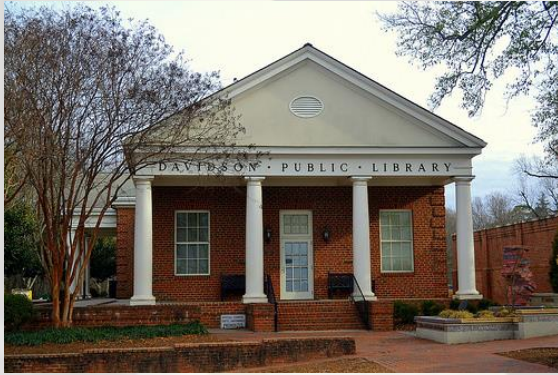


# What makes Downtown Davidson great?

- A wide variety of activities
- Public art installations
- Moveable furniture and places to sit
- Town Green for concerts and public gatherings
- Resiliency in managing enormous growth pressures and preserving character and charm
- Local boutique shops and mixture of retail types
- Walkability
- Presence of Davidson College (cultural and educational opportunities)
- Unique back of house pedestrian pathway

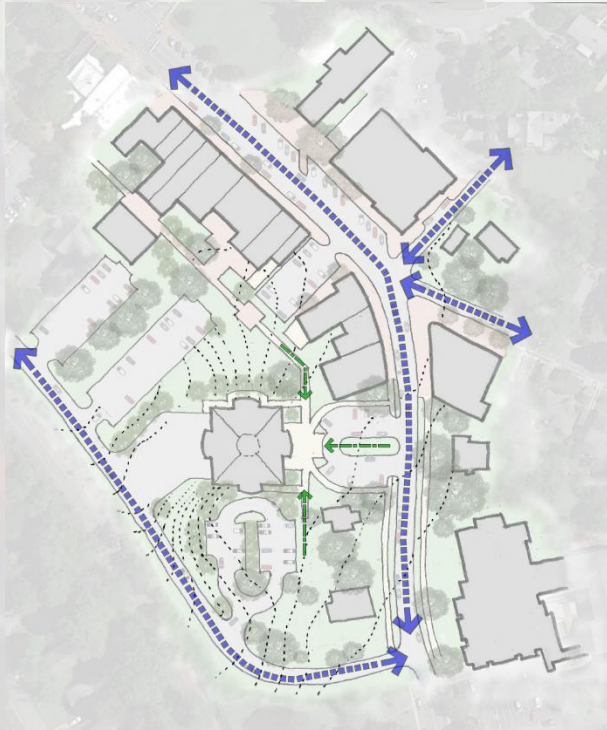


# Architectural Character and Scale



# Town Hall Site Planning Options

## EXISTING CONDITIONS



Vehicular/Pedestrian Circulation



Parking Areas



Sun Path



# Town Hall Site Planning Options

**Study 1**



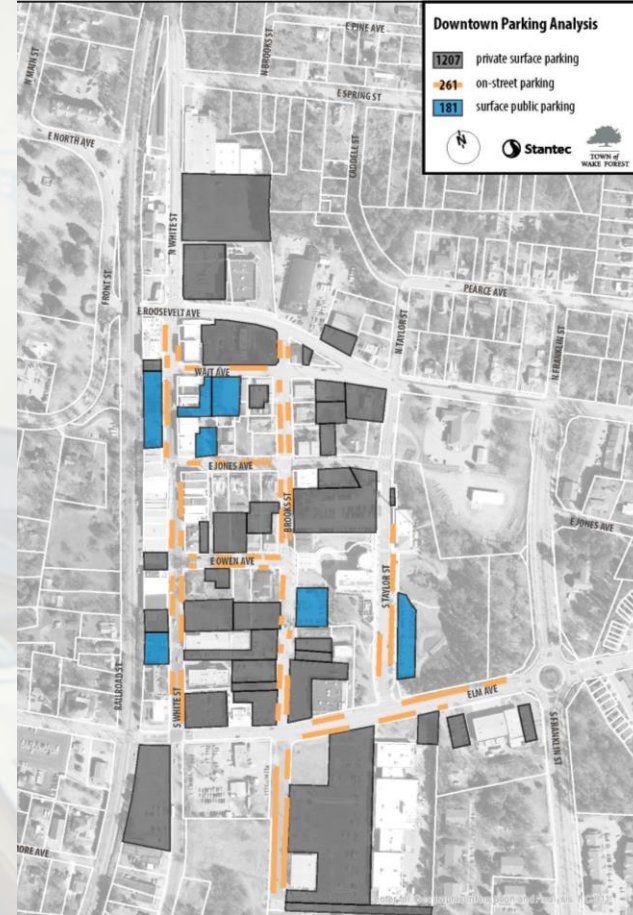
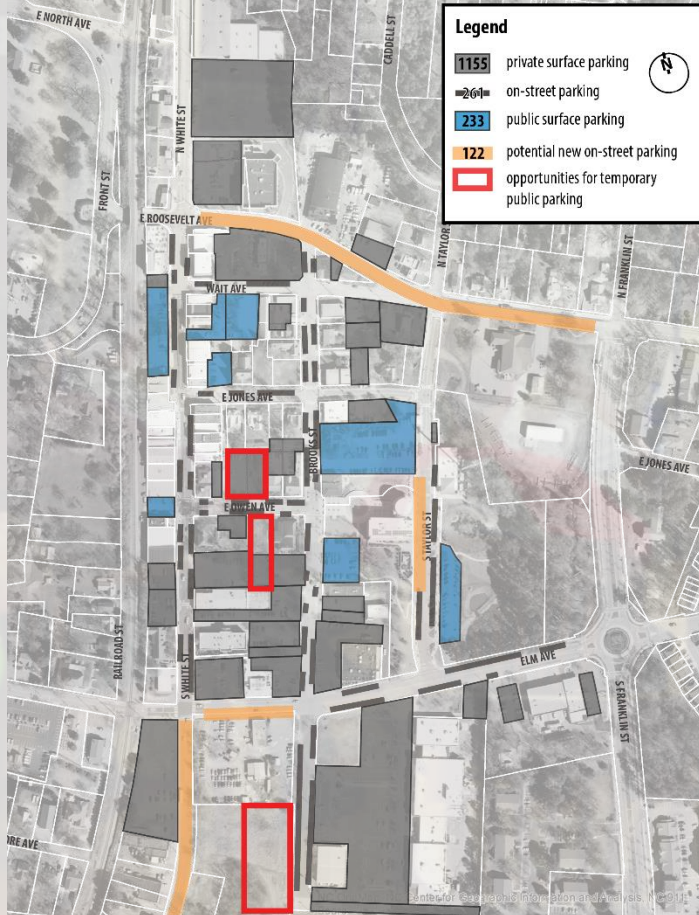
**Study 2**



**Study 3**



# Parking Study



# Farmers Market and Community Space



## Presentation

- Review of Workshop I
- Goals of Workshop II
- Building Program Review
- Discussion of Potential Precedents (Historical and Contemporary)
- Exploration of Preferred Site and Building Options
- Preliminary Floor Plan Diagrams
- Building Mass Model Studies

## Facilitated Exercise:

- Visual Preference Survey
- Site/ Building Planning Option—Mass and Scale – using physical models/ Legos/ 3D printed pieces/ digital media
- Questions and answers with the Design Team
- Boards of the various options for “Dotmocracy” voting



# Building Program Review

- Conduct interviews with staff
- Document working conditions
- Analyze growth projections
- Establish space standards
- Determine adjacencies
- Issue draft program of spaces
- Complete vetting process
- Issue final program of spaces

## Town of Sullivan's Island Space Needs Program

Police Department	SF	Notes	Dimensions
Reception/ Lobby	240	seating for 4 to 6	12x20
Chief's Office	240		12x20
Meeting/Training/Interv.	350	20 to 25 seats w/ tablet arms; marker/ smart board	14x25
Equipment Storage	225	storage for 12 uniforms; armory; ammunition; misc.	15x15
Supply Storage Room	144		
Interrogation Room	64	secure	
Evidence Room	320	stor. f	
Work Area/ File Storage	336	3 com	
Miscellaneous Spaces	-	other	
<b>Subtotal Square Footage</b>	<b>1,919</b>		
<b>25% circulation (Sqft)</b>	<b>480</b>		
<b>Total Square Footage</b>	<b>2,399</b>		

Administration & Court	SF	Note
Town Administrator	240	accom
Mayor/ Town Attorney	120	
Town Clerk	120	
Clerk of Court	120	
Assist to Administrator	120	
Judge's Office	156	
Council Chamber/ Court	2,160	seating
<b>Subtotal Square Footage</b>	<b>3,036</b>	
<b>25% circulation (Sqft)</b>	<b>759</b>	
<b>Total Square Footage</b>	<b>3,795</b>	

Building and Zoning	SF	Note
Building Official	240	large e
Zoning Administrator	240	large e
Permit Technician	240	room
Future Office	120	
Plan Storage	100	shelvi
<b>Subtotal Square Footage</b>	<b>940</b>	
<b>25% circulation (Sqft)</b>	<b>235</b>	
<b>Total Square Footage</b>	<b>1,175</b>	

Finance	SF	Notes	Dimensions
Comptroller	240		12x20
Accounts Payable Clerk	240	need office with file space	12x20
<b>Subtotal Square Footage</b>	<b>480</b>		
<b>25% circulation (Sqft)</b>	<b>120</b>		
<b>Total Square Footage</b>	<b>600</b>		

Water/Sewer Admin.	SF	Notes	Dimensions
Office	156	large enough to meet w/ 1 to 2 visitors	12x13
<b>Subtotal Square Footage</b>	<b>156</b>		
<b>25% circulation (Sqft)</b>	<b>39</b>		
<b>Total Square Footage</b>	<b>195</b>		

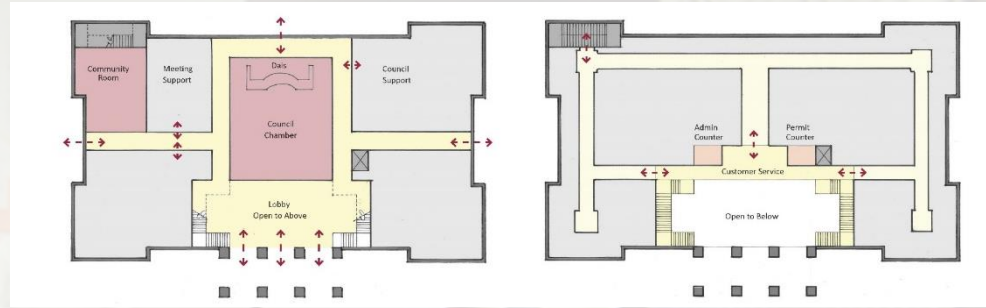
Common Area	SF	Notes	Dimensions
Reception/ Lobby	400		20x20
Conference Room-large	300	accommodates 15 people	15x25
Conference Room-small	180	accommodates 6 people	12x15
Break Room/ Kitchen	312	seating for 8; kitchen	12x26
Supply Storage	150		10x15
Electric/ Telecom	150		10x15
File Storage	150		10x15
Server Room	100		10x10
<b>Subtotal Square Footage</b>	<b>1,742</b>		
<b>25% circulation (Sqft)</b>	<b>436</b>		
<b>Total Square Footage</b>	<b>2,176</b>		

**Grand Total SF 10,340**

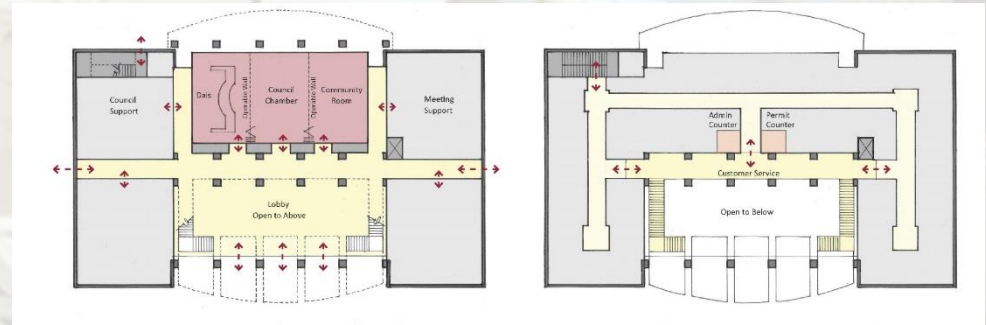
# Preliminary Floor Plan Diagrams

## Study 1

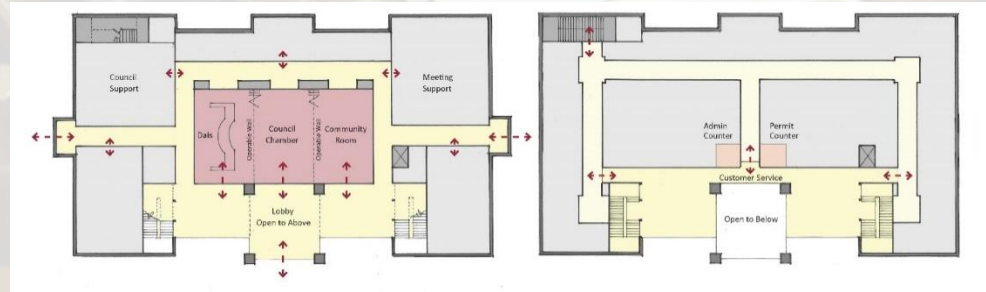
- Space Needs Program translated into floor plan diagrams
- Circulation and accessibility
- Location of major spaces
- Interdepartmental relationships



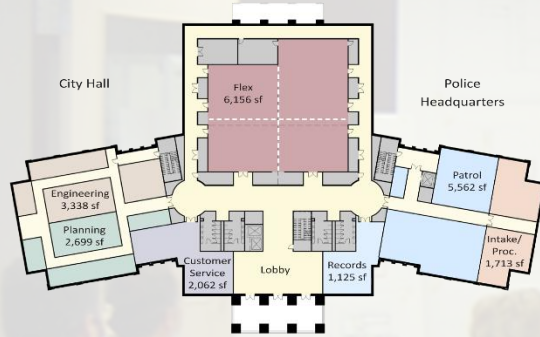
## Study 2



## Study 3

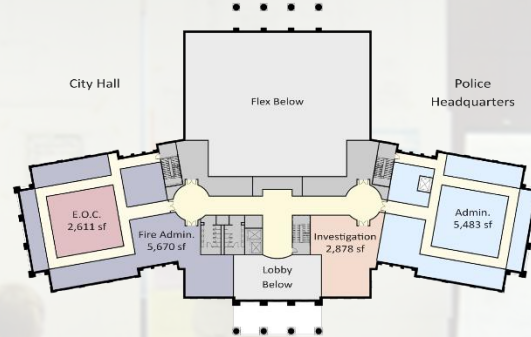


# Preliminary Floor Plan Diagrams



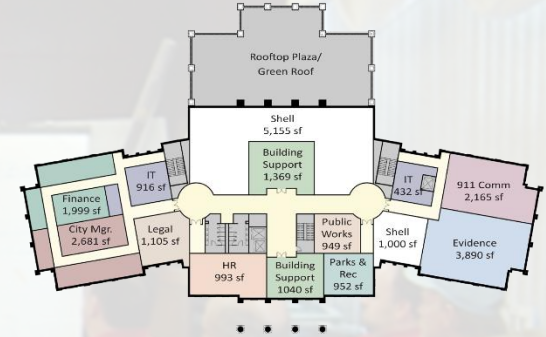
First Floor

Total Gross SF = 40,711



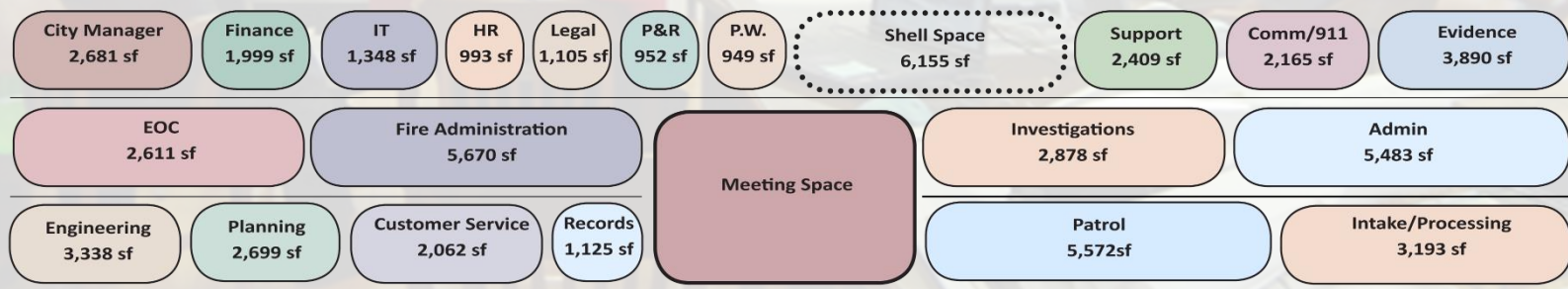
Second Floor

Total Gross SF = 24,402



Third Floor

Total Gross SF = 32,595



Third Floor

Second Floor

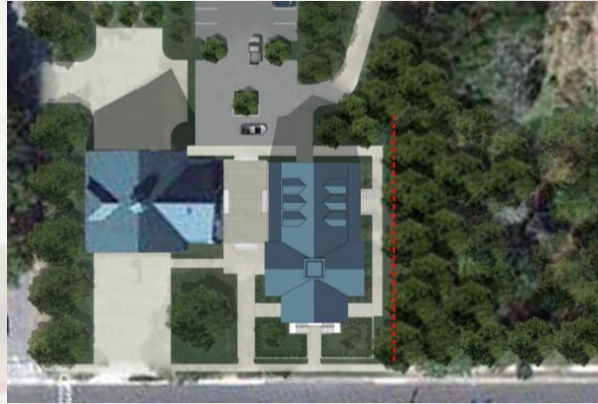
First Floor

# Building Mass Model Studies

## Study 1



## Study 2



## Study 3



# Building Mass Model Studies

**Study 1**



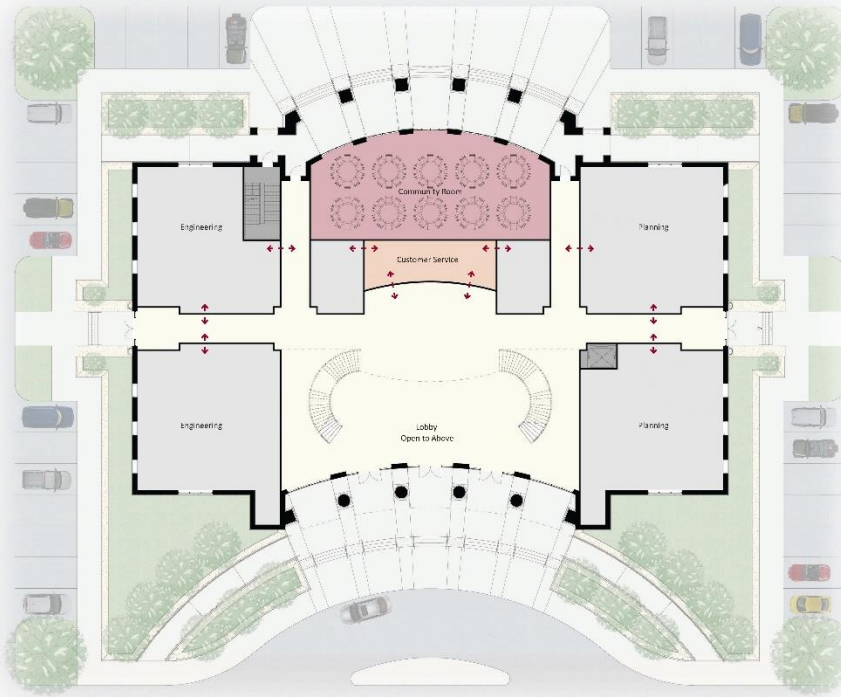
**Study 2**



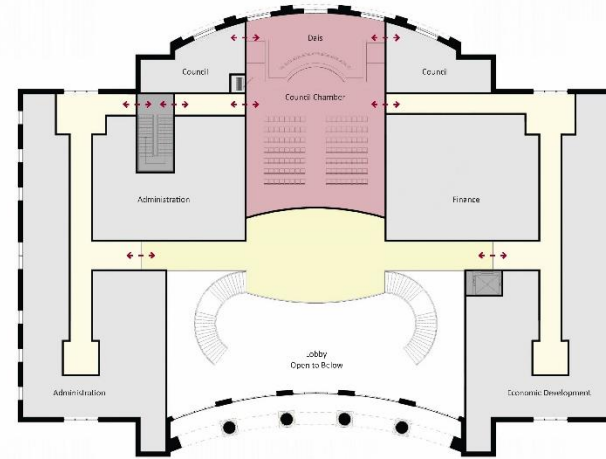
**Study 3**



# Final Design Conceptual Renderings



**First Floor**  
Customer Service and Community Room



**Second Floor**  
Council Chamber

# Final Design Conceptual Renderings



# Final Design Conceptual Renderings







# Proposed Schedule



#	TASK	START DATE	END DATE	DURATION
1	Approval of Survey Vehicle	January 9, 2017	January 13, 2017	1 Week
2	Staff Space Needs Survey	January 16, 2017	January 20, 2017	1 Week
3	Steering Committee Update	January 17, 2017		
4	Development of Site Concepts	January 17, 2017	January 31, 2017	2 Weeks
5	Staff Interviews	January 23, 2017	January 27, 2017	1 Week
6	Parking and Mobility Study	January 23, 2017	March 14, 2017	7 Weeks
7	Forecasting and Space Standards	February 6, 2017	February 10, 2017	1 Week
8	Draft Program of Spaces	February 13, 2017	February 17, 2017	1 Week
9	Development of Concepts	February 13, 2017	March 6, 2017	3 Weeks
10	Outdoor Space Stakeholder's Meeting	February 21, 2017		
11	Final Program of Spaces	February 21, 2017	March 6, 2017	2 Weeks
12	Public Workshop 1	March 9, 2017		
13	Development of Concepts	March 9, 2017	March 21, 2017	2 Weeks
14	Steering Committee Update	March 21, 2017		
15	Commissioners' Work Session	March 28, 2017		
16	Development of Selected Concept	March 28, 2017	April 6, 2017	1 Week
17	Public Workshop 2	April 6, 2017		
18	Development of Selected Concept	April 6, 2017	April 18, 2017	2 Weeks
19	Steering Committee Update	April 18, 2017		
20	Commissioners' Work Session	April 25, 2017		
21	Final Concept Development and Estimate	April 18, 2017	May 2, 2017	2 Weeks
22	Final Draft Preview with EC	May 2, 2017		
<b>COMMISSIONERS' DECISION ON PROJECT</b>			<b>May 9, 2017</b>	

## Final Deliverables

- Space Needs Assessment
- Conceptual Site Diagrams
  - Building Orientation
  - Parking
  - Connectivity
  - Building Floor Plates
- Conceptual Massing and Scale Models
- Conceptual Floor Plan Studies
- Conceptual Design and Floor Plans Completed

## Project Goals Completed

- Careful conceptual design exploration to ensure harmony and contextual scale with downtown
- Involvement of public creates better design and government transparency
- Final design concept helps inform preliminary cost estimates and the project schedule
- Better project delivery and stronger design



February 3, 2017

Ms. Dawn Blobaum, AIA  
Assistant City Manager  
Town of Davidson, N.C.  
216 S. Main Street  
Davidson, NC 28036

**Re: Architectural and Planning Design Services for Davidson Public Facilities Phase One**

Dear Dawn:

**Creech & Associates** is pleased to provide this proposal for architectural and master planning services for the phase one scope relative to the proposed additions and renovations to the existing Town Hall. The following is our general understanding of the project scope.

- The design story involves a study of the existing Town Hall and adjacent parcels to determine the best approach for growth of Town Hall, the Police Department, Fire Station One, and some new programs being offered to the Town.
- The Town desires to offer an open and engaging process that allows multiple opportunities for sharing and feedback from staff, the Steering Committee, the Board of Commissioners, various stakeholders, and the citizens.
- The process will be divided into 4 main components; space needs assessment, architectural and site concept development, parking strategies, and the associated meetings.
- The intent is to navigate and complete this process positioning the Board of Commissioners to make a decision on the project moving into design documentation at the May 9<sup>th</sup> meeting.

Main components of the scope of work and their associated fees include the following:

**MAJOR TASK 1: Space Needs Assessment**

- Survey Vehicle:** The design team will prepare a customized survey in an interactive PDF format for each department within Town Hall. Department heads can either distribute to each employee or gain consensus and provide one survey response per department. Surveys for public spaces such as the board room will be distributed to appropriate users including the board.
- Town Provided Assessment:** The design team will utilize information provided by the Town as part of an in-house evaluation of space needs as a piece of context for discussions with staff.
- Interviews:** The design team will meet with each department head and key staff members to review the survey responses and understand internal working strategies unique to each department. Interviews will be conducted in each respective department so tours of the space by staff can be provided.
- Forecasting and Space Standards:** The design team will receive historical data from the Town to inform growth indicator metrics to anticipate growth. Data will be requested for the

previous 10 years and will create a forecast for staff growth to account for the next 20 years. We will work with staff to customize space standards based on standard office sizes and other key spaces based on capacity and function.

- E. **Program of Spaces:** The design team will create and develop a comprehensive list of each space required for current and future staff to function effectively. Emphasis will be placed on ways to share and utilize space efficiently and provide flexibility for change as programs evolve. The net areas required will be used to generate gross floor areas of each department that will be used as the foundation for the building design concepts.

**Total Lump Sum Fee for Space Needs Assessment ..... \$32,000.00**

## **MAJOR TASK 2: Architectural and Site Concept Development**

We will develop various site and architectural development strategies that address the preferred scenarios requested by the public, the steering committee, and the Town Board. These strategies will address site selection, parking, mobility, and public space immediate to the town hall, along with placement of new buildings and additions and renovations to existing. We will refine these options through the process and incorporate these into the final master plan and conceptual design. We assume that one of the primary goals is to create new public spaces that best serve the Town's needs. Such spaces will likely include both formal spaces for human use and programming as well as informal spaces appropriate for public art and landscaping.

- A. **Information Gathering:** One representative from each firm will participate in meetings with Town staff and related parties to help collect all relevant data necessary to inform the design team of the site. These meetings will be held during a 1 day period and include interviews and focus groups that include representatives of the Farmer's Market.
- B. **Site Design:** The design team will develop 3 different concepts for locating the program on the site. This may include a free-standing 3 story building with various locations. Options will be refined following the various work sessions. We will have no more than 3 viable alternatives prior to Public Workshop #2. The design team will prepare conceptual drawings to scale that illustrate the building footprints, parking areas, sidewalks and pedestrian pathways, landscape areas, and public space.
- C. **Architectural Design:** The design team will utilize the program of spaces to create the sizes of each building component and evaluate 3 options for spatial organization through plan and stacking diagrams. These options will parallel the 3 master plan concepts. Massing studies will be provided on 2 of these options to establish scale and will be created in the built context of the site using Sketch Up and Google Earth technology. The final option selected by the various boards and committees will be developed into preliminary floor plans diagrams, elevation studies, and building renderings to convey the selected concept.

**Total Lump Sum Fee for Architectural and Site Concept Development ..... \$94,000.00**

## **MAJOR TASK 3: Parking and Mobility Strategy**

Using the Comprehensive Parking Study prepared in 2010-2011 as a base, we will update its assumptions and data, update the five and ten year projections of needs, and review and refine its

recommendations. We will also review and make recommendations regarding the mobility network in and around the vicinity of the town hall including vehicular, transit, bicycle, and pedestrian. We will also evaluate the use of new technologies in managing the parking supply and providing mobility to the area.

- A. **Update Parking Demand and Supply Data:** We will update the baseline data consistent with the methodology of the previous study and present all collected information into tables and maps as appropriate. We will update all demand data based on current tenancy and future land use based on approved plans. This includes:
  - 1. **Parking Supply:** Field verify and validate the parking data collected and documented in the 2011 Parking Study.
  - 2. **Parking Occupancy:** Verify percent occupancy for daytime (off peak period) as well as evening for one day.
  - 3. Field verify Public vs. Private parking facilities
  - 4. Loading, delivery and unloading zones
  - 5. Review of parking signage (directional/location)
  - 6. Review of parking management and enforcement
- B. **Evaluate Previous Recommendations:** We will review all previous recommendation in the 2011 study and make recommendation for the amendment, refinement, and/or implementation as appropriate.
- C. **Evaluate Impact of Technology on Parking and Mobility Needs:** We will evaluate current and expected technologies for parking management, shared mobility, and autonomous transportation for their relevance to serving downtown Davidson, and specifically the area within a ¼ mile of town hall.
- D. **Evaluate Need for Structured Parking:** Based on the results from the tasks above, we will make a recommendation regarding the need and, as appropriate, the location for any structured parking facilities. All recommendations will include cost data in 2017 dollars and will also include qualitative opportunity costs for implementing various strategies.
- E. **Presentation of Findings and Recommendations:** We will present our findings to the Town Board and Steering Committee only after we have first reviewed our results and recommendations with the Town Planning staff.
- F. **Final Document:** We will prepare a technical document that summarizes the results of this task and includes all relevant data that supports the proposed recommendations which will include policy measures that help towards the implementation of the plan recommendations and vision relative to parking needs and public policy. This may include the use of technology relative to parking availability and pricing (if applicable), wayfinding, and other strategies/policies to help maximize underutilized parking facilities and future parking demand.

**Total Lump Sum Fee for Parking Strategies .....\$32,000.00**

**MAJOR TASK 4: Attendance and Preparation for Meetings**

We will lead a series of public workshops, steering committee meetings, and discussions with the Town Board of Commissioners. The subtasks associated with this work effort include the

preparation of all printed and digital materials necessary for effective workshops and meetings, the facilitation of public dialogue – both in a public forum as well as online, and the filtering and analysis of all collected information into useful data to inform the proposed strategies.

- A. **Steering Committee Meetings (3):** One representative from each firm will participate in up to three steering committee meetings beginning in January.
- B. **Public Workshop #1:** We will prepare all relevant workshop materials including site analysis information, a PowerPoint presentation, workshop collateral, and public engagement exercises. Four designers will be present at the workshop including Principals, Architects, a Landscape Architect, and an urban designer. Following the workshop, we will summarize the results into a briefing document for presentation to the Town staff and Steering Committee. The key elements of the workshop to be prepared is as follows:
  1. **Presentation:** The purpose will be to introduce the team, the process, and review previous efforts and differentiate them from this one.
    - a) Team Introduction
    - b) Brief History of Planning in Downtown Davidson (by staff)
    - c) Overview of Workshops and Goals
    - d) Workshop 1 Goals
  2. **Station Exercises:** After the presentation we will set up stations for the public to provide direct feedback on several issues at a high level. Stations will consist of a large board or a table of information with a facilitator or two at each table. The list below is a suggested list of the key topics to cover.
    - a) The Things that Make Davidson Great
    - b) Architectural Character and Scale
    - c) Town Hall Site Planning Options
    - d) Parking
    - e) Farmers Market
    - f) Community/Civic Space Needs
- C. **Public Survey #1:** We will prepare an online survey to provide an additional venue for public feedback consistent with exercises at the public workshop. We will provide a link to the Town for dissemination to its distribution lists. The results of the survey will summarized and provided to the Town.
- D. **Public Workshop #2:** We will prepare all relevant workshop materials including documentation of alternatives, a PowerPoint presentation, workshop collateral, and public engagement exercises. Three designers will be present at the workshop including Principals, Architects, and a Landscape Architect. Following the workshop, we will summarize the results into a briefing document for presentation to the Town staff and Steering Committee. The key elements of the workshop to be prepared is as follows:
  1. **Presentation:** We will present the following materials:
    - a) Review of Workshop I
    - b) Goals of Workshop II
    - c) Building Program Review
    - d) Discussion of Potential Precedents (Historical and Contemporary)
    - e) Exploration of Preferred Site and Building Options

- f) Preliminary Floor Plan Diagrams
- g) Building Mass Model Studies

2. Facilitated Exercise:

- a) Visual Preference Survey
  - b) Site/ Building Planning Option—Mass and Scale – using physical models/ Legos/ 3D printed pieces/ digital media
  - c) Questions and answers with the Design Team
  - d) Boards of the various options for “Dotmocracy” voting
- E. **Public Survey #2:** We will prepare an online survey to provide an additional venue for public feedback consistent with exercises at the public workshop. We will provide a link to the Town for dissemination to its distribution lists. The results of the survey will be summarized and provided to the Town.
- F. **Commissioner Work Sessions (2):** We will participate in 2 Board workshops and prepare materials relevant to each meeting. The format for the second work session will allow for public comment at the close of the meeting.

**Total Lump Sum Fee for Attendance and Preparation for Meetings ..... \$60,000.00**

**TOTAL LUMP SUM FOR ALL PHASE 1 SERVICES ..... \$218,000.00**

If staff or the Board determines a third public workshop is required to best facilitate input, the design team will provide a separate fee to prepare and facilitate, and potentially make revisions.

If the preferred concept resulting from the Phase 1 process is carried forward into Phase 2 services, a portion of the Phase 1 fee will be applicable to Phase 2.

All reimbursable expenses incurred during the full course of the project for printing, plots, mailing, overnight mail, couriers, photography, color copying, travel and communications, etc. will be billed monthly as they occur at 1.10 times actual costs.

Additional and Hourly Services and are available at the following hourly rates:

Managing Principal	\$250.00
Senior Designer/Associate/Team Leader	\$210.00
Project Architect	\$200.00
CAD/Technical	\$165.00

If you have any questions regarding our proposal, please feel free to contact us. We are available to begin work immediately and upon notice to proceed we will prepare a standard AIA contract.

Again, thank you for your consideration.

Very truly yours:

**Creech & Associates, PLLC**

A handwritten signature in black ink, appearing to be 'D. J. M.', with a long horizontal flourish extending to the right.

Senior Associate

Accepted: \_\_\_\_\_

Ms. Dawn Blobaum  
Town of Davidson, N.C.

AMENDMENT TO THE BUDGET ORDINANCE

**BE IT ORDAINED** by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017:

**Section 1:** To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-4190-580	Capital Outlay – Building		\$ 241,000.00

Budgeted expenditures will be transferred to the Public Facilities Project Fund to fund the cost of Phase I of the project.

**Section 2:** To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-3990-980	Fund Balance Appropriated		\$ 241,000.00

**Section 3:** To amend the Public Facilities Project Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
40-00-4190-400	Design		\$ 236,000.00
40-00-4190-440	Contract Services		\$ 5,000.00

Budgeted expenditures will fund the costs of design and public outreach in phase I of the project

**Section 4:** To amend the Public Facilities Project Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
40-00-3902-000	Contribution From General Fund		\$ 241,000.00

**Section 5:** Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 14th day of February, 2017

ORDINANCE NO 2017-03

ADOPTION OF A CAPITAL PROJECTS ORDINANCE  
for the  
Planning and Construction of Municipal Facilities

BE IT ORDAINED by the Board Commissioners of the Town of Davidson, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is the planning and construction of municipal facilities to be financed by the installment financing and reserves.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Architecture	\$ 218,000
Surveying	18,000
Public Information and Citizen Engagement	<u>5,000</u>

Total appropriations: \$ 241,000

Section 4: The following revenues are anticipated to be available to complete this project:

General Fund - Fund Balance	<u>\$ 241,000</u>
-----------------------------	-------------------

Total estimated revenues: \$ 241,000

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of any financing agreement.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7: The Finance Officer is directed to report on the financial status of each project element in Section 3 in the monthly financial reporting package to the Board of Commissioners.

Section 8: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 14<sup>th</sup> day of February, 2017

---

John M. Woods  
Mayor

ATTEST

---

Carmen Clemsic  
Town Clerk



---

**Agenda Title:** Consider Approval of Ordinance 2017-01: Markham Property Map Amendment - Planning Director Jason Burdette

**Summary:** The proposed map amendment seeks to correct a mapping error that mislabeled the Markham property "Conditional Planning Area." The map amendment would rezone the property to Neighborhood General, which is consistent with adjacent properties.

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Markham Map Amendment Presentation	2/9/2017	Presentation
❑ Markham Map Amendment Staff Analysis	2/9/2017	Cover Memo
❑ O2017-01 Markham Map Amendments	2/13/2017	Ordinance

# MARKHAM – OVERVIEW

## Topics Covered

---

1. Process Overview
2. Vicinity & Planning Areas Map
3. Mapping Error Maps
4. Analysis



College Town. Lake Town. *Your Town.*

Markham Property - Map Amendment  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017

# MARKHAM – PROCESS OVERVIEW

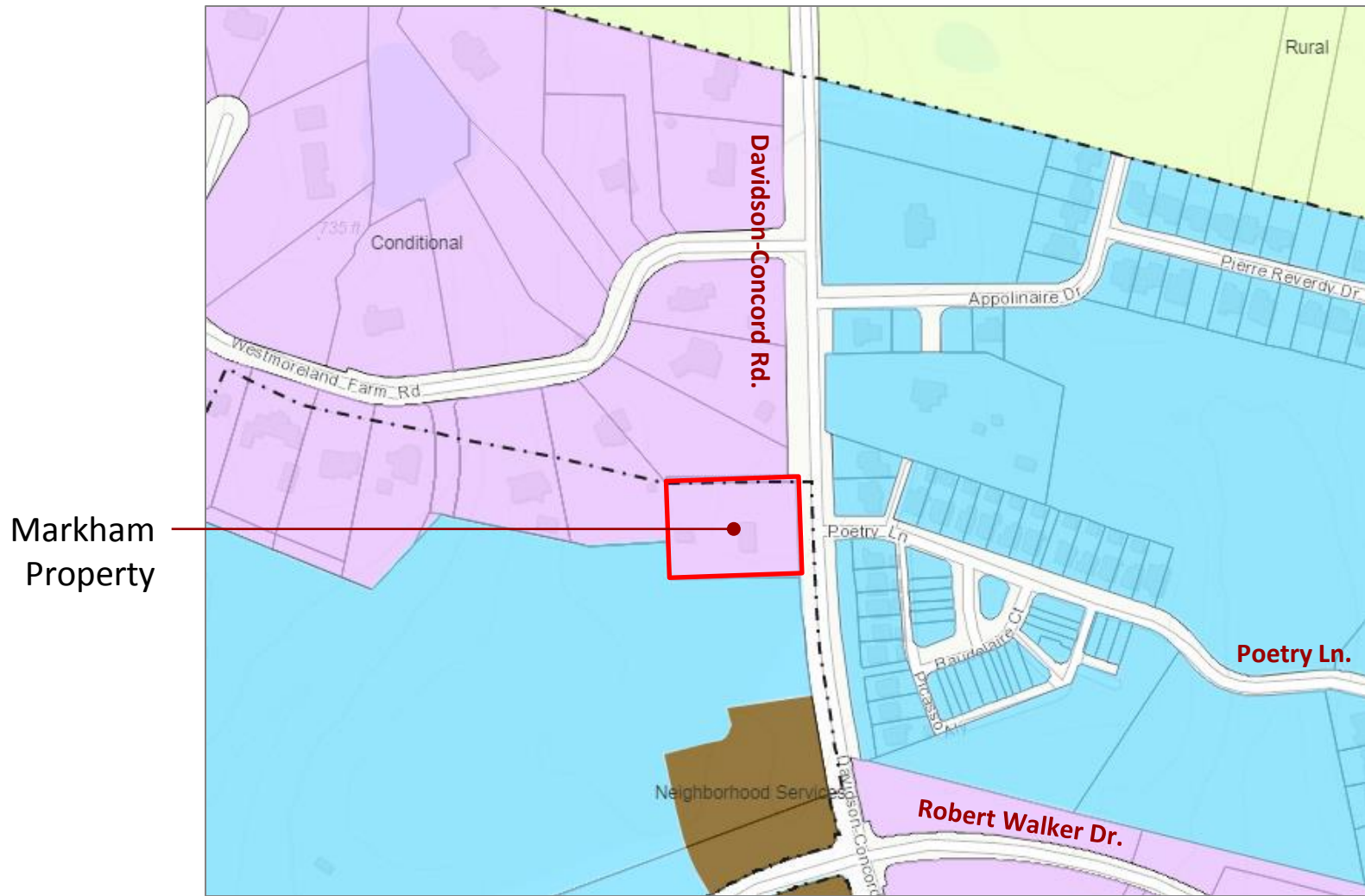
## Map Amendment Process (DPO 14.21)

---

1. Application/Components
  - Proposal Description
  - Planning Areas Map
  - Contact List
2. Application Deemed Complete (Town is Applicant)
3. Staff Analysis
4. Public Notice - Board of Commissioners Meeting
5. Board of Commissioners Public Hearing, Jan 10 (30 Days PB Decision)
6. Planning Board Recommendation, Jan 30
7. Board of Commissioners Decision, Feb 14



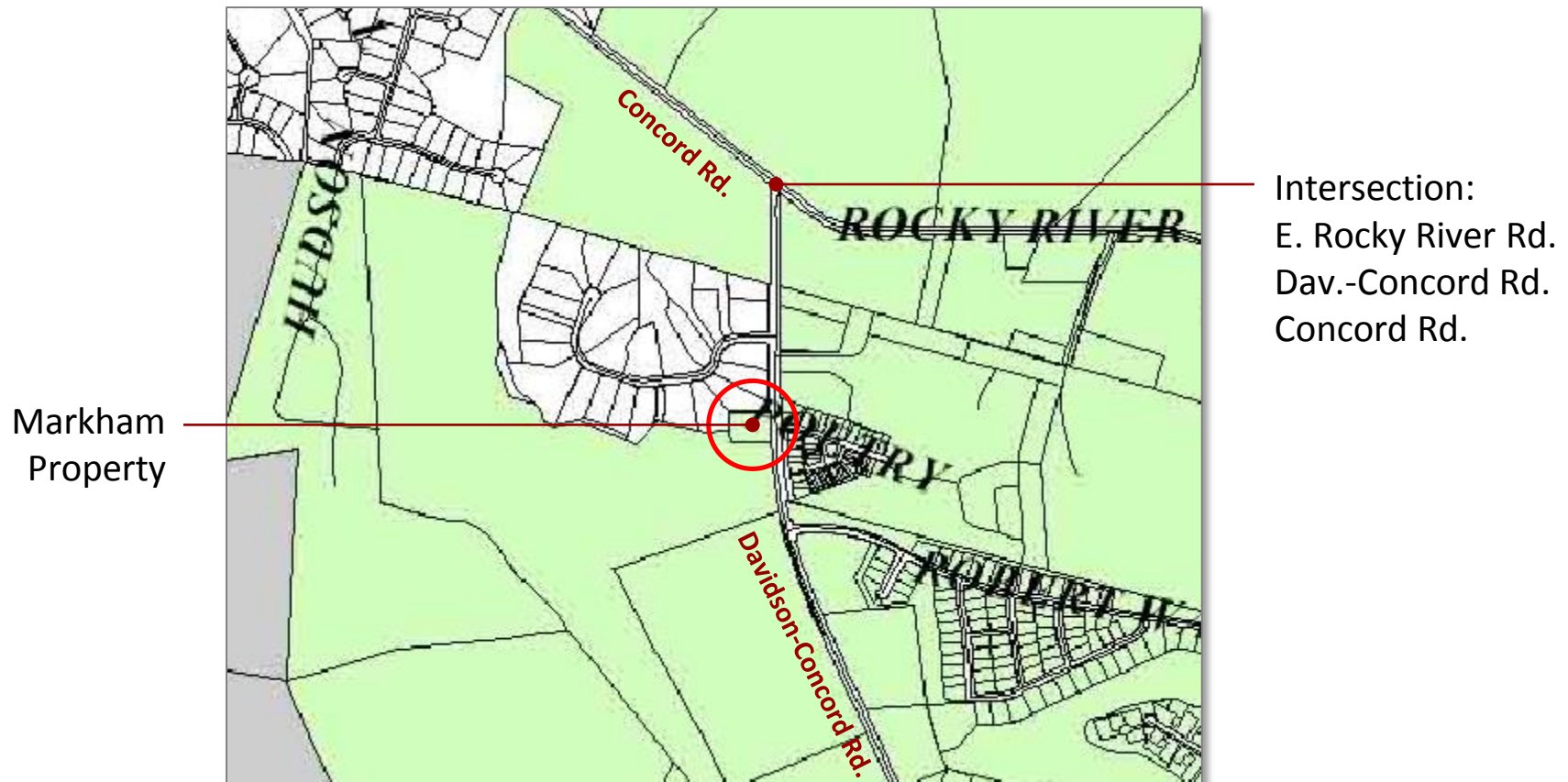
# MARKHAM – PLANNING AREAS MAP (CURRENT)



College Town. Lake Town. *Your Town.*

Markham Property - Map Amendment  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017

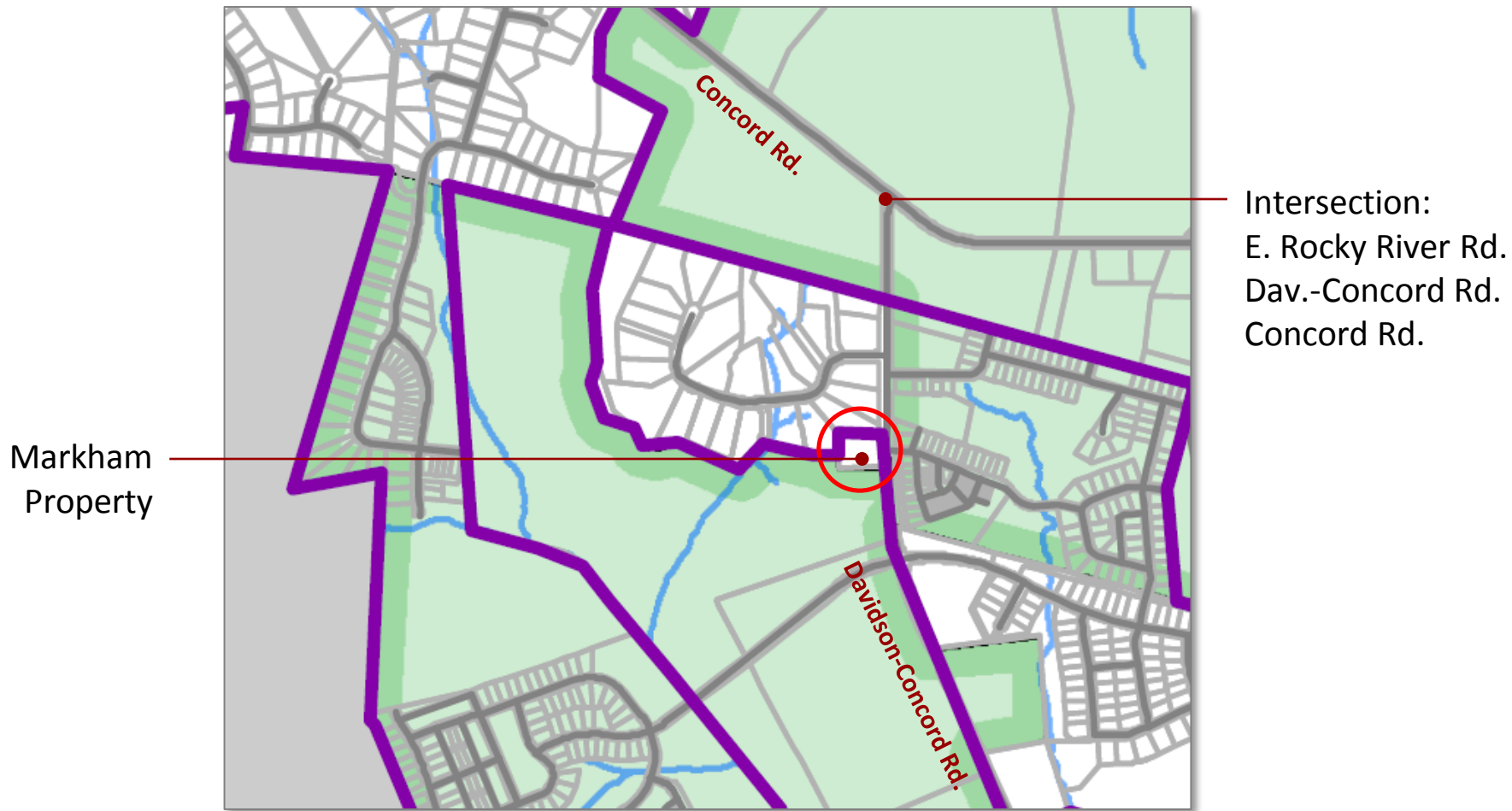
# MARKHAM – 2006 PLANNING AREA MAP



College Town. Lake Town. *Your Town.*

Markham Property - Map Amendment  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017

# MARKHAM – 2008 PLANNING AREA MAP



College Town. Lake Town. *Your Town.*

Markham Property - Map Amendment  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017

# MARKHAM – ANALYSIS

## Staff Analysis Summary

---

1. **Amendment:** Staff mapping error that occurred in 2007 needs to be rectified since there was not a planning area map amendment application to change this property to Conditional. The current map amendment should also be brought into alignment with current policies in this general area since 2015 adoption of new Davidson Planning Ordinance.
2. **Changed Conditions:** Rural properties in this area were changed to Neighborhood General in 2015; this map amendment would make property consistent with others in the area by allowing it to change to Neighborhood General.



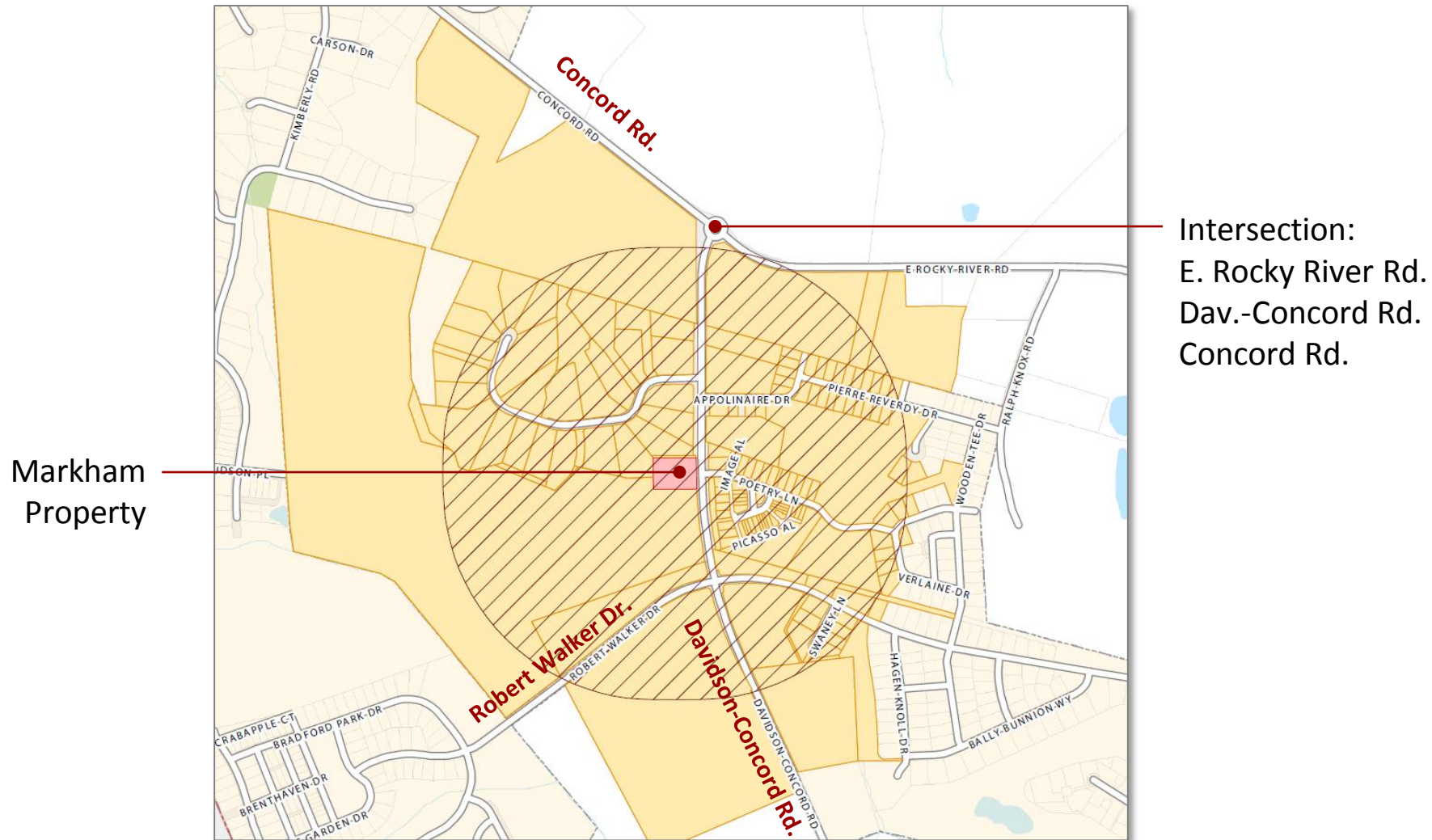
# APPROVAL RECOMMENDED



College Town. Lake Town. *Your Town.*

Markham Property - Map Amendment  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017

# MARKHAM – PROPERTY OWNERS MAILED MAP



College Town. Lake Town. *Your Town.*

Markham Property - Map Amendment  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017



## MEMO

Date: February 14, 2017  
To: Town Board  
From: Jason Burdette, Planning Director  
Re: Davidson Planning Ordinance Proposed Text & Map Amendments, Staff Analysis

---

### 1. MAP AMENDMENTS

#### MAP CHANGES – PLANNING AREAS

The following table describes the proposed change to the Town of Davidson Planning Areas map, located on the Davidson Planning Ordinance's second page (before the Table of Contents). The reason for the listed change is due to an illustration error discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015.

**1. 19905 Davidson-Concord Road: Markham Property**

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00728105	N/A	Conditional Planning Area	Neighborhood General
<i>Reason: The land was incorrectly illustrated as Conditional Planning Area due to a mapping error that occurred in late 2007. This error inadvertently mapped the Markham Property as Conditional, just like Westmoreland Farm to the north and northwest, when it should have been Rural. The amendment to the Davidson Planning Ordinance effective May 1, 2015, rezoned all Rural Planning Area properties adjacent to the Markham property to Neighborhood General. Therefore, the Map Amendment proposes to rectify this error and make the property consistent with the neighboring properties to the southwest, as intended in 2015.</i>			

### 2. PUBLIC PLANS AND POLICIES

The proposed map change is consistent with the existing policy and ordinance frameworks adopted by the town. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: "Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended."

### 3. PLANNING BOARD RECOMMENDATION

At the January 30<sup>th</sup>, 2017 meeting, the proposed map amendment came before the Planning Board for a formal recommendation. The Planning Board voted 10-0 in support of the proposed map amendment and signed a consistency statement.

#### 4. STAFF RECOMMENDATION

##### MAP CHANGES – PLANNING AREAS

As noted above, the proposed change is due to an illustration error discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015. The reason for the change is listed in the table above. This change is recommended for approval in order to accurately reflect the intended Planning Area standards for the parcel.

#### 5. EXHIBITS & RESOURCES

- Map: “Map Amendment – 00728105”
- Resources: Davidson Planning Ordinance, <http://www.townofdavidson.org/1006/Planning-Ordinance>.



**Ordinance 2017-01**  
**Markham Property Map Amendment**

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the “Town Board”) adopts the following text and map amendments to the **Davidson Planning Ordinance**. The listed change below is due to an illustration error discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015.

---

**19905 Davidson-Concord Road:** Markham Property

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00728105	N/A	Conditional Planning Area	Neighborhood General
<i>Reason: The land was incorrectly illustrated as Conditional Planning Area due to a mapping error that occurred in late 2007. This error inadvertently mapped the Markham Property as Conditional, just like Westmoreland Farm to the north and northwest, when it should have been Rural. The amendment to the Davidson Planning Ordinance effective May 1, 2015, rezoned all Rural Planning Area properties adjacent to the Markham property to Neighborhood General. Therefore, the Map Amendment proposes to rectify this error and make the property consistent with the neighboring properties to the southwest, as intended in 2015.</i>			

**Adopted on the 14th of February 2017.**

---

John M. Woods  
Mayor

Attest:

---

Carmen Clemsic  
Town Clerk



---

**Agenda Title:** Consider Approval of the Consistency Statement for the Markham Map Amendment - Planning Director Jason Burdette

**Summary:** State statute requires that whenever a governing body adopts map or text amendments, they are required to adopt a consistency statement with respect to the comprehensive plan, or any other adopted plan.

---

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Consistency Statement for the Markham Map Amendment	2/9/2017	Cover Memo

## **TOWN OF DAVIDSON CONSISTENCY STATEMENT**

### **SUMMARY OF PETITION**

This map amendment proposes to correct a mapping error that occurred in late 2007. This error inadvertently mapped the Markham Property as Conditional. The amendment to the Davidson Planning Ordinance effective May 1, 2015, rezoned all Rural Planning Area properties adjacent to the Markham property to Neighborhood General. Therefore, the Map Amendment proposes to rectify the Conditional labeling error and make the property consistent with the neighboring properties to the southwest by designating the property as Neighborhood General, as intended in 2015.

### **CONSISTENCY STATEMENT**

In the opinion of the Board of Commissioners, the Planning Ordinance, as amended and presented to this board for its review and comment, is consistent with: (a) the Davidson Comprehensive Plan, as adopted by the Board of Commissioners and amended from time to time; and, (b) all other officially adopted plans that are applicable to the Planning Ordinance.

The areas in which the recommended text changes to the Planning Ordinance are consistent with the Davidson Comprehensive Plan and all other officially adopted plans are as follows:

- **Consistency with the Davidson Comprehensive Plan:**

1. The proposed changes are consistent by providing decision makers with an accurate understanding of the plan's text components, thereby enabling sound decision-making concerning land use and all plan elements.
  - *The purpose of a comprehensive plan is to guide decision-makers on a wide range of issues, in particular for land use policy, conditional development review, long-term planning initiatives, and capital investment decisions (9).*

----

Adopted this 14<sup>th</sup> day of February, 2017.

---

Signature/Date  
John Woods, Mayor  
Town of Davidson



---

**Agenda Title:** Consider Approval of Ordinance 2017-02: Miscellaneous Text Amendments - Planning Director Jason Burdette

**Summary:** These miscellaneous text amendments are being undertaken to provide necessary clarifications, correct inadvertent omissions, and to address inconsistencies since the ordinance was approved in 2015. This is a routine practice that ensures our standards are up-to-date, legally enforceable, and relevant. The majority of these changes affect the sections you see listed on the screen

---

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏	Miscellaneous Text Amendments Presentation	2/9/2017	Presentation
❏	Staff Analysis: Miscellaneous Text Amendments	2/9/2017	Cover Memo
❏	O2017-02 Miscellaneous Text Amendments	2/13/2017	Ordinance

# TEXT AMENDMENTS – OVERVIEW

## TOPICS COVERED

1. **Purpose Overview**
2. **Summary of Proposed Changes**



College Town. Lake Town. *Your Town.*

Miscellaneous Text Amendments  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017

# TEXT AMENDMENTS

## PURPOSE

---

- 1. Clarify Standards**
  - 2. Correct Inadvertent Omissions**
  - 3. Address Inconsistencies**
- **Summary of Recommendations:**
    - Section 2: Planning Areas
    - Section 7: Parks & Open Space
    - Section 14: Administration & Procedures
    - Section 16: Definitions



# TEXT AMENDMENTS

## HIGHLIGHTS

---

- **SECTION 2: PLANNING AREAS**
  - Reorganize Order by Geography/Intensity
  - Village Infill: Afford Front Setback Flexibility for Dual-Frontage Lots
- **SECTION 7: PARKS & OPEN SPACE**
  - Neighborhood Park: Correct Omission by Defining Minimum Size
  - Community Garden: Provide Flexibility on Programmatic Requirements
- **SECTION 14: ADMINISTRATION & PROCEDURES**
  - List Meck. County Site Plan Submittal Process Requirements
  - Clarify Documentation Standards/Correct Document Requirements List
  - Improve Public Input & Notification Criteria
- **SECTION 16: DEFINITIONS**
  - Define Dual-Frontage Lots
  - Revise Master Plan Definition [RAP Update]



# TEXT AMENDMENTS

## PROCESS

---

- **PUBLIC NOTICE**
- **PUBLIC HEARING**
  - January 10, 2017
- **PLANNING BOARD**
  - Recommend approval



# APPROVAL RECOMMENDED



College Town. Lake Town. *Your Town.*

Miscellaneous Text Amendments  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
February 14, 2017



## MEMO

Date: February 14, 2017  
 To: Town Board  
 From: Jason Burdette, Planning Director  
 Re: Davidson Planning Ordinance Miscellaneous Proposed Text Amendments, Staff Analysis

### 1. TEXT AMENDMENTS

#### TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken to provide necessary clarifications, correct inadvertent omissions, and to address inconsistencies with statewide legislation passed since the DPO was approved by the Board of Commissioners and came into effect on May 1, 2015. Proposals are organized by page number.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
SECTION 2 – PLANNING AREAS				
2-X	2.X.X	VARIOUS OPEN SPACE TABLES	Below many open space tables in Section 2 the following phrase is listed: "Certain open space reduction bonuses may be applicable. See Section 7." This phrase refers to a policy contained within the pre-2015 ordinance that is no longer applicable for open space criteria.	Remove all instances of "Certain open space reduction bonuses may be applicable. See Section 7."
TEXT CHANGES			Old Text: Certain open space reduction bonuses may be applicable. See Section 7. New Text: N/A [Removed]	
2-1	2.1.1	PLANNING AREAS	The order in which the DPO lists the Planning Areas is confusing and not based on geographic proximity and/or intensity of development.	Revise the list to organize Planning Areas based on geography and intensity. Note: This will also result in the order of Planning Areas changing within Section 2.
TEXT CHANGES			Old Text:	

TEXT CHANGES			<ul style="list-style-type: none"> <li>• Village Center (Section 2.2.1)</li> <li>• Village Commerce (Section 2.2.2)</li> <li>• Village Edge (Section 2.2.3)</li> <li>• Village Infill (Section 2.2.4)</li> <li>• Central Business District (Section 2.2.5)</li> <li>• Neighborhood Center I (Section 2.2.6)</li> <li>• Neighborhood Center II (Section 2.2.7)</li> <li>• Lakeshore (Section 2.2.8)</li> <li>• Neighborhood Services (Section 2.2.9)</li> <li>• Employment Campus I (Section 2.2.10)</li> <li>• Employment Campus II (Section 2.2.11)</li> <li>• Neighborhood Edge (Section 2.2.12)</li> <li>• Neighborhood General (Section 2.2.13)</li> <li>• College Campus (Section 2.2.14)</li> <li>• Rural (Section 2.2.15)</li> <li>• Rural Reserve (Section 2.2.16)</li> <li>• Conditional (Section 2.2.17)</li> <li>• Special Use (Section 2.2.18)</li> </ul> <p>New Text:</p> <ul style="list-style-type: none"> <li>• Village Center (Section 2.2.1)</li> <li>• Village Commerce (Section 2.2.2)</li> <li>• Village Edge (Section 2.2.3)</li> <li>• Village Infill (Section 2.2.4)</li> <li>• Central Business District (Section 2.2.5)</li> <li>• Lakeshore (Section 2.2.6)</li> <li>• Neighborhood Center I (Section 2.2.7)</li> <li>• Neighborhood Center II (Section 2.2.8)</li> <li>• Neighborhood Services (Section 2.2.9)</li> <li>• Neighborhood General (Section 2.2.10)</li> <li>• Neighborhood Edge (Section 2.2.11)</li> <li>• Rural (Section 2.2.12)</li> <li>• Rural Reserve (Section 2.2.13)</li> <li>• College Campus (Section 2.2.14)</li> <li>• Employment Campus I (Section 2.2.15)</li> <li>• Employment Campus II (Section 2.2.16)</li> <li>• Conditional (Section 2.2.17)</li> <li>• Special Use (Section 2.2.18)</li> </ul>	
2-4	2.1.3	PERMITTED USES	Updated state law [Ref. #] does not permit the listing of prohibited uses. The list's preface must be revised to indicate uses will be identified with the next closest use or, if that cannot be determined, on a conditional basis.	Revise the preface to be consistent with new state legislation regarding permitted uses. Additionally, all references in each Section 2 subsection, B. Permitted Uses, will need to be revised.
TEXT CHANGES			<p>Old Text:</p> <ul style="list-style-type: none"> <li>□ [2.1.3 Preface] Uses not listed in the Use Table are presumed to be prohibited. The following is a list of uses specifically not permitted in any planning area...</li> <li>□ [2.X.X B. Permitted Uses] Uses not listed in the Use Table are presumed to be prohibited.</li> </ul>	

TEXT CHANGES			<p>New Text:</p> <ul style="list-style-type: none"><li>▫ [2.1.3 Preface] Uses not listed in the Use Table may, upon determination of the Planning Director, be identified with the next-closest use or identified as a conditional use. The following is a list of uses specifically not permitted by-right in any planning area...</li><li>▫ [2.X.X B. Permitted Uses] For Uses not listed in the Use Table, please see 2.1.3.</li></ul>	
2-22	2.2.4.D	VILLAGE INFILL SITE DESIGN STANDARDS	The current setback standards do not accommodate situations found within the older town neighborhoods where street and lot patterns are irregular.	Revise the language to allow flexibility for front setback standards in situations where streets and lots create irregular setbacks.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: ...same side of the street. For dual-frontage lots, the Planning Director may waive the adjacent setback rule requiring the subject house to be within ten feet of the closest adjacent house based on the context of the block. Balconies, stoops...</p>	
2-30	2.2.6.C	PERMITTED BUILDING TYPES	The second paragraph listing a specific percentage of building types within NC1PA was intended for master plan projects and not as a requirement pertaining to the entire planning area.	Remove the language prescribing a certain percentage of building types within the planning area.
TEXT CHANGES			<p>Old Text: Within the Neighborhood Center I planning area a maximum of 25 percent of the land area may be townhouse, live/work, or multi-family building types and a maximum of 85 percent of the land area may be institutional, work places, or storefront building types.</p> <p>New Text: N/A [Removed]</p>	
SECTION 3 – USES WITH ADDITIONAL REQUIREMENTS				
3-5	3.2.11	COMMERCIAL SERVICES	This description references commercial services in the Neighborhood General and Village Infill Planning Areas, whereas these areas do not contain Commercial Services (a specific use-type not permitted in these planning areas). The language should be clarified to address Commercial/Office/Retail Uses.	Revise the text to reference the specific use-types contained in these planning areas.

TEXT CHANGES			<p>Old Text: 1. In Neighborhood General and Village Infill Planning Areas commercial services shall be permitted in a storefront building type only.</p> <p>New Text: 1. In Neighborhood General and Village Infill Planning Areas Commercial/Office/Retail Uses other than Home Occupations shall be permitted in a storefront building type only.</p>	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-12	4.5.2.F.4	DETACHED HOUSE BUILDING TYPE	<p>The definition of façade is revised to include conditioned spaces. Therefore, language must be added clarifying instances in which garages may be flush with the front porch’s front plane, as currently allowed.</p>	<p>Include language clarifying instances in which the garage may be flush with the front plane of a front porch.</p>
TEXT CHANGES			<p>Old Text: ....of the house.</p> <p>New Text: [Last Sentence] ...of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane.</p>	
SECTION 6 – SUBDIVISION & INFRASTRUCTURE STANDARDS				
6-13	6.7.3	TOWN STREET CLASSIFICATIONS	<p>The last sentence of the first paragraph references a table that no longer exists.</p>	<p>Remove the last sentence from the DPO.</p>
TEXT CHANGES			<p>Old Text: Only those street types permitted in the applicable district, as established in the table below, shall be permitted.</p> <p>New Text: N/A [Removed]</p>	
SECTION 7 – PARKS & OPEN SPACE				
7-6	7.4.5.A.D	NEIGHBORHOOD PARK	<p>The current DPO does not specify a minimum neighborhood park size, which is an inadvertent omission.</p>	<p>Include language from the previous ordinance specifying a minimum neighborhood park size.</p>
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Neighborhood parks shall be a minimum of half of a contiguous acre in size.</p>	
7-9	7.4.2.F.A	COMMUNITY GARDEN	<p>The current description of community garden does not afford sufficient flexibility for staff to determine whether storage and/or</p>	<p>Revise the description to afford staff discretion in allowing the facility requirements to be met as needed for each project.</p>

			other facilities should be required for each garden.	
TEXT CHANGES			Old Text: Community gardens must include garden sheds for the storage of gardening equipment and access to a water source.  New Text: Community gardens must include garden sheds for the storage of gardening equipment and access to a water source unless the Planning Director determines that site constraints prohibit such facilities.	
SECTION 8 – PARKING				
8-4	8.4.2.A	STRUCTURED PARKING	The current language does not contain flexibility for situations in which a building may front multiple rights-of-way.	Revise the language to acknowledge instances in which multiple rights-of-way exist and allow flexibility to meet the screening standard in these situations.
TEXT CHANGES			Old Text: When above-ground structured parking is located on a road right-of-way, the first two floors adjacent to the right-of-way shall be lined with a permitted building type for the planning area in which it is located.  New Text: When above-ground structured parking is located on a road right-of-way, the first two floors adjacent to the right-of-way shall be lined with a permitted building type for the planning area in which it is located. If the structured parking fronts multiple rights-of-ways or pedestrian ways, the Planning Director may determine a hierarchy and the extent to which buildings shall line each.	
SECTION 14 – ADMINISTRATION & PROCEDURES				
14-2	14.3.E	TYPES OF DEVELOPMENT PROPOSALS – MASTER PLAN	The description of the Master Plan should be revised to include language consistent with the definition included in Section 16, which clarifies that this means a plan for more than two buildings.	Revise the description of Master Plan to be consistent with Section 16 and more clearly identify what qualifies as a Master Plan.
TEXT CHANGES			Old Text: Any development subject to this Ordinance not clearly falling under one of the categories listed in this section.  New Text: E. Master Plan: A plan depicting more than two principal buildings on a single lot, buildings planned concurrently as part of the same development process, or any development subject to this ordinance not clearly falling under one of the categories listed in this section.	
14-2	14.3	TYPES OF DEVELOPMENT PROPOSALS	The DPO should be updated to reference and describe the required Meck. County Site Plan Improvement Process, which requires pre-	<ul style="list-style-type: none"><li>▫ Revise the DPO to reference and describe Meck. County’s Site Plan Improvement Process.</li><li>▫ Revise the DPO to reference informal, in-</li></ul>

14-2	14.3	TYPES OF DEVELOPMENT PROPOSALS	<p>submittal meetings and checklists to be completed by all stakeholders prior to document submission. Additionally, it should include reference to an in-house charrette, which affords project teams the opportunity to informally work through pre-concept site designs prior to submission of formal documentation – a practice that can lead to consensus plans and lessen the number of reviews required in EPM.</p>	house charrettes as a means to flesh out initial plans and build consensus amongst staff, the project team, and additional stakeholders, as needed.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Below 14.3.F Individual Building] Development proposals are required to follow the processes outlined in this ordinance, as applicable, as well as Mecklenburg County processes, as applicable. This includes the Town &amp; County Site Plan Review Process and all required meetings and documentation associated with this process. Additionally, the Planning Director may deem it necessary for an informal charrette with Planning Dept. staff and additional parties to be conducted during the conceptual design phase of a development proposal prior to application submission or participation in a Public Input Session or Work Session, depending on the process.</p>	
14-2	14.4	PUBLIC INPUT SESSION	The text should be modified to include scope for the Planning Director to require a Public Input Session for select project proposals, including Map Amendments.	Revise the text to provide scope for the Planning Director to require a Public Input Session for Map Amendments.
TEXT CHANGES			<p>Old Text: [First Sentence] The Planning Director may deem it necessary for a public input session to be conducted before a development proposal can be approved.</p> <p>New Text: [First Sentence] The Planning Director may deem it necessary for a public input session to be conducted before a development proposal or map amendment can be approved.</p>	
14-25	14.15	REQUIRED DOCUMENTS FOR DEVELOPMENT PROPOSALS	Documentation submitted for review as part of development proposals is often incomplete, illegible, and poorly organized, leading to confusing plan sets and longer project	Revise DPO to include reference to documentation standards, including US National CAD Standard and Master Format.

			review times. The DPO should be revised to clarify industry-standard documentation practices are required for all submitted documents.	
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Last Sentence] All project documentation must meet the latest versions of the US National CAD Standard and Master Format standards. Project documentation deemed non-compliant with these standards shall be subject to revisions prior to document approval.</p>	
14-27	14.15.2.L	MASTER PLAN: LANDSCAPE SCHEMATIC DESIGN	The list following Landscape Schematic Design has incorrect formatting in which the introductory statement and ensuing list are not appropriately distinguished but run together.	Revise DPO to create separation between 14.15.2.L and the following text, with Items M-P being clearly distinguished as a separate list per 8.3.N-O in 2009 DPO.
TEXT CHANGES			<p>Old Text:</p> <p>L. Landscape Schematic Design: Per Section 14.15.5 In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>M. Environmental Impact Statement: If required...</p> <p>New Text:</p> <p>L. Landscape Schematic Design: Per Section 14.15.5.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>M. Environmental Impact Statement: If required...</p>	
14-29	14.15.7.J	SITE SCHEMATIC DESIGN: LANDSCAPE SCHEMATIC DESIGN	The list following Landscape Schematic Design has incorrect formatting in which the introductory statement and ensuing list are not appropriately distinguished but run together.	Revise DPO to create separation between 14.15.7.J and the following text, with Items K-N being clearly distinguished as a separate list per 8.3.N-O in 2009 DPO.
TEXT CHANGES			<p>Old Text:</p> <p>J. Landscape Schematic Design: Per Section 14.15.5 In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p>	

TEXT CHANGES			<p>K. Environmental Impact Statement: If required...</p> <p>New Text:</p> <p>J. Landscape Schematic Design: Per Section 14.15.5.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>K. Environmental Impact Statement: If required...</p>	
14-32	14.15.8.N	SITE SCHEMATIC DESIGN: LANDSCAPE SCHEMATIC DESIGN	The list following Landscape Schematic Design has incorrect formatting in which the introductory statement and ensuing list are not appropriately distinguished but run together.	Revise DPO to create separation between 14.15.8.N and the following text, with Items O-S being clearly distinguished as a separate list per 8.4.U-Z in 2009 DPO.
TEXT CHANGES			<p>Old Text:</p> <p>N. Building Elevations: ...visible from public streets.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>O. Non-Public Water and Sewer Systems: Where a proposed water...</p> <p>New Text:</p> <p>N. Building Elevations: ...visible from public streets.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>O. Non-Public Water and Sewer Systems: Where a proposed water...</p>	
14-41	14.21.3	REQUIRED PLANS & PUBLIC NOTIFICATION	The current DPO text does not distinguish between different types of Map Amendments (i.e. rezonings), which can lead to disparity in mailing requirements for different proposals and is inconsistent with the DPO mailing requirements for Public Input Sessions.	Revise the DPO text to distinguish noticing requirements between singular/minor rezonings that require the mailing of properties within 1,320 feet and rezonings of more than five properties or ten acres, which would require noticing of adjacent properties and those within 100' of adjacent properties, per the DPO's current Public Input Session notice requirements. Both standards exceed state

				statutory noticing requirements.
TEXT CHANGES			<p>Old Text: The petitioner shall also prepare a list of the owners of all properties within 1320 feet of the property for which the planning area change is requested and provide said list to the Planning Director. The petitioner shall obtain from the Planning Director a copy of the legal notice for public hearing at which the request is to be considered; and shall return copies to the Planning Director in stamped envelopes properly addressed to all property owners on the list described above no later than twenty five working days prior to the date of the public hearing. The Planning Director shall mail these copies of the legal notice to the property owners no later than ten days prior to the date of the public hearing. The Planning Director shall also place a sign or other legible notice on the property on which the planning area change is requested at least ten days before the public hearing.</p> <p>New Text: The petitioner shall also prepare and distribute public notices of the Map Amendment according to the following:</p> <ul style="list-style-type: none"> <li>A. If the proposal involves less than five properties or ten acres, the petitioner shall mail all properties within 1,320 feet of the subject properties. If the proposal involves five or more properties or ten or more acres, the petitioner shall mail adjacent properties and those properties within 100' of adjacent properties, as defined by this ordinance.</li> <li>B. The petitioner shall provide a list to the Planning Director of the owners of all properties required to be mailed under 14.21.3.A.</li> <li>C. The petitioner shall obtain from the Planning Director a copy of the legal notice for public hearing at which the request is to be considered; and, shall return copies to the Planning Director in stamped envelopes properly addressed to all property owners on the list described above no later than twenty five working days prior to the date of the public hearing.</li> <li>D. The Planning Director shall mail these copies of the legal notice to the property owners no later than ten days prior to the date of the public hearing.</li> <li>E. The Planning Director shall also place a sign or other legible notice on the property on which the planning area change is requested at least ten days before the public hearing.</li> </ul>	
14-42	14.21.3	REQUIRED PLANS & PUBLIC NOTIFICATION	The text should be modified to include scope for the Planning Director to require a Public Input Session for select project	Revise the text to provide scope for the Planning Director to require a Public Input Session for Map Amendments.

			proposals, including Map Amendments.	
TEXT CHANGES			Old Text: N/A [DNE]  New Text: [Last Sentence] Additionally, at the Planning Director’s discretion, a Public Input Session in accordance with ordinance provisions may be required as part of the Map Amendment approval process.	
SECTION 16 – DEFINITIONS				
16-11	16.3	DEFINITIONS, F	The ordinance language must be updated to be consistent with statewide legislation regarding building massing.	Include language that identifies the façade based on building massing elements.
TEXT CHANGES			Old Text: The exterior wall of the building that contains the main building entrance and faces the primary publically-accessible right-of-way, pedestrian way, or open space.  New Text: Façade, Front: The widest portion of the building elevation on the first floor encompassing habitable, conditioned space and facing the primary publicly-accessible right-of-way, pedestrian way, or open space. For the definition of Habitable Space, see the NC Building Code.	
16-15	16.3	DEFINITIONS, L	The DPO now includes a reference to dual-frontage lots, which must be defined.	Provide a definition for dual-frontage lots.
TEXT CHANGES			Old Text: N/A [DNE]  New Text: Lot Types, 2. Dual-Frontage: An interior lot with parcel frontage on two separate streets or rights-of-way.	
16-16	16.3	DEFINITIONS, M	The description of the Master Plan should be revised to include language consistent with the definition included in Section 14, which clarifies that this means a plan for more than two buildings.	Revise the description of Master Plan to be consistent with Section 14 and more clearly identify what qualifies as a Master Plan.
TEXT CHANGES			Old Text: Master Plan: A plan depicting 1) more than two buildings on a single lot, or 2) subdivision of land that is not a low impact, conservation, or exempt subdivision.  New Text: Master Plan: A plan depicting more than two principal buildings on a single lot, buildings planned concurrently as part of the same development process, or any development subject to this ordinance not clearly falling under one of the categories listed in Section 14.	

## **2. PUBLIC PLANS AND POLICIES**

The proposed text changes are consistent with the existing policy and ordinance frameworks adopted by the town. Most changes involve the improvement or clarification of text, or the inclusion of items inadvertently missed in the drafting of the original ordinance. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

## **3. PLANNING BOARD RECOMMENDATION**

At the January 30<sup>th</sup>, 2017 meeting, the proposed text amendments came before the Planning Board for a formal recommendation. The Planning Board voted 10-0 in support of the proposed text amendments and signed a consistency statement.

## **4. STAFF RECOMMENDATION**

The proposed changes aim to: 1. Provide additional clarification pertaining to words or phrases utilized in the ordinance text; 2. Align the ordinance text with statewide legislation passed since the DPO was approved by the Board of Commissioners and came into effect on May 1, 2015; and, 3. Include in the ordinance items inadvertently missed in the drafting of the original ordinance or subsequent amendments. Specific explanations are provided in the table above. These changes are recommended for approval in order to accurately reflect the adopted Planning Area standards for each parcel.



## Ordinance 2017-02 Miscellaneous Text Amendments

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the “Town Board”) adopts the following text amendments to the **Davidson Planning Ordinance (DPO)**. The listed changes below are being undertaken to provide necessary clarifications, correct inadvertent omissions, and to address inconsistencies with statewide legislation passed since the DPO was approved by the Board of Commissioners and came into effect on May 1, 2015. Proposals are organized by page number.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
SECTION 2 – PLANNING AREAS				
2-X	2.X.X	VARIOUS OPEN SPACE TABLES	Below many open space tables in Section 2 the following phrase is listed: “Certain open space reduction bonuses may be applicable. See Section 7.” This phrase refers to a policy contained within the pre-2015 ordinance that is no longer applicable for open space criteria.	Remove all instances of “Certain open space reduction bonuses may be applicable. See Section 7.”
TEXT CHANGES			Old Text: Certain open space reduction bonuses may be applicable. See Section 7. New Text: N/A [Removed]	
2-1	2.1.1	PLANNING AREAS	The order in which the DPO lists the Planning Areas is confusing and not based on geographic proximity and/or intensity of development.	Revise the list to organize Planning Areas based on geography and intensity. Note: This will also result in the order of Planning Areas changing within Section 2.
TEXT CHANGES			Old Text: <ul style="list-style-type: none"> <li>• Village Center (Section 2.2.1)</li> <li>• Village Commerce (Section 2.2.2)</li> <li>• Village Edge (Section 2.2.3)</li> <li>• Village Infill (Section 2.2.4)</li> <li>• Central Business District (Section 2.2.5)</li> </ul>	

TEXT CHANGES			<ul style="list-style-type: none"> <li>• Neighborhood Center I (Section 2.2.6)</li> <li>• Neighborhood Center II (Section 2.2.7)</li> <li>• Lakeshore (Section 2.2.8)</li> <li>• Neighborhood Services (Section 2.2.9)</li> <li>• Employment Campus I (Section 2.2.10)</li> <li>• Employment Campus II (Section 2.2.11)</li> <li>• Neighborhood Edge (Section 2.2.12)</li> <li>• Neighborhood General (Section 2.2.13)</li> <li>• College Campus (Section 2.2.14)</li> <li>• Rural (Section 2.2.15)</li> <li>• Rural Reserve (Section 2.2.16)</li> <li>• Conditional (Section 2.2.17)</li> <li>• Special Use (Section 2.2.18)</li> </ul> <p>New Text:</p> <ul style="list-style-type: none"> <li>• Village Center (Section 2.2.1)</li> <li>• Village Commerce (Section 2.2.2)</li> <li>• Village Edge (Section 2.2.3)</li> <li>• Village Infill (Section 2.2.4)</li> <li>• Central Business District (Section 2.2.5)</li> <li>• Lakeshore (Section 2.2.6)</li> <li>• Neighborhood Center I (Section 2.2.7)</li> <li>• Neighborhood Center II (Section 2.2.8)</li> <li>• Neighborhood Services (Section 2.2.9)</li> <li>• Neighborhood General (Section 2.2.10)</li> <li>• Neighborhood Edge (Section 2.2.11)</li> <li>• Rural (Section 2.2.12)</li> <li>• Rural Reserve (Section 2.2.13)</li> <li>• College Campus (Section 2.2.14)</li> <li>• Employment Campus I (Section 2.2.15)</li> <li>• Employment Campus II (Section 2.2.16)</li> <li>• Conditional (Section 2.2.17)</li> <li>• Special Use (Section 2.2.18)</li> </ul>	
2-4	2.1.3	PERMITTED USES	Updated state law [Ref. #] does not permit the listing of prohibited uses. The list's preface must be revised to indicate uses will be identified with the next closest use or, if that cannot be determined, on a conditional basis.	Revise the preface to be consistent with new state legislation regarding permitted uses. Additionally, all references in each Section 2 subsection, B. Permitted Uses, will need to be revised.
TEXT CHANGES			<p>Old Text:</p> <ul style="list-style-type: none"> <li>□ [2.1.3 Preface] Uses not listed in the Use Table are presumed to be prohibited. The following is a list of uses specifically not permitted in any planning area...</li> <li>□ [2.X.X B. Permitted Uses] Uses not listed in the Use Table are presumed to be prohibited.</li> </ul> <p>New Text:</p> <ul style="list-style-type: none"> <li>□ [2.1.3 Preface] Uses not listed in the Use Table may, upon determination of the Planning Director, be identified with the next-closest use or identified as a conditional use. The following is a list of uses specifically not permitted by-right in any planning area...</li> </ul>	
TEXT CHANGES				

			▫ [2.X.X B. Permitted Uses] For Uses not listed in the Use Table, please see 2.1.3.	
2-22	2.2.4.D	VILLAGE INFILL SITE DESIGN STANDARDS	The current setback standards do not accommodate situations found within the older town neighborhoods where street and lot patterns are irregular.	Revise the language to allow flexibility for front setback standards in situations where streets and lots create irregular setbacks.
TEXT CHANGES			Old Text: N/A [DNE] New Text: ...same side of the street. For dual-frontage lots, the Planning Director may waive the adjacent setback rule requiring the subject house to be within ten feet of the closest adjacent house based on the context of the block. Balconies, stoops...	
2-30	2.2.6.C	PERMITTED BUILDING TYPES	The second paragraph listing a specific percentage of building types within NC1PA was intended for master plan projects and not as a requirement pertaining to the entire planning area.	Remove the language prescribing a certain percentage of building types within the planning area.
TEXT CHANGES			Old Text: Within the Neighborhood Center I planning area a maximum of 25 percent of the land area may be townhouse, live/work, or multi-family building types and a maximum of 85 percent of the land area may be institutional, work places, or storefront building types.  New Text: N/A [Removed]	
SECTION 3 – USES WITH ADDITIONAL REQUIREMENTS				
3-5	3.2.11	COMMERCIAL SERVICES	This description references commercial services in the Neighborhood General and Village Infill Planning Areas, whereas these areas do not contain Commercial Services (a specific use-type not permitted in these planning areas). The language should be clarified to address Commercial/Office/Retail Uses.	Revise the text to reference the specific use-types contained in these planning areas.
TEXT CHANGES			Old Text: 1. In Neighborhood General and Village Infill Planning Areas commercial services shall be permitted in a storefront building type only.  New Text: 1. In Neighborhood General and Village Infill Planning Areas Commercial/Office/Retail Uses other than Home Occupations shall be permitted in a storefront building type only.	

SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-12	4.5.2.F.4	DETACHED HOUSE BUILDING TYPE	The definition of façade is revised to include conditioned spaces. Therefore, language must be added clarifying instances in which garages may be flush with the front porch’s front plane, as currently allowed.	Include language clarifying instances in which the garage may be flush with the front plane of a front porch.
TEXT CHANGES			Old Text: ....of the house.  New Text: [Last Sentence] ...of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane.	
SECTION 6 – SUBDIVISION & INFRASTRUCTURE STANDARDS				
6-13	6.7.3	TOWN STREET CLASSIFICATIONS	The last sentence of the first paragraph references a table that no longer exists.	Remove the last sentence from the DPO.
TEXT CHANGES			Old Text: Only those street types permitted in the applicable district, as established in the table below, shall be permitted.  New Text: N/A [Removed]	
SECTION 7 – PARKS & OPEN SPACE				
7-6	7.4.5.A.D	NEIGHBORHOOD PARK	The current DPO does not specify a minimum neighborhood park size, which is an inadvertent omission.	Include language from the previous ordinance specifying a minimum neighborhood park size.
TEXT CHANGES			Old Text: N/A [DNE]  New Text: Neighborhood parks shall be a minimum of half of a contiguous acre in size.	
7-9	7.4.2.F.A	COMMUNITY GARDEN	The current description of community garden does not afford sufficient flexibility for staff to determine whether storage and/or other facilities should be required for each garden.	Revise the description to afford staff discretion in allowing the facility requirements to be met as needed for each project.
TEXT CHANGES			Old Text: Community gardens must include garden sheds for the storage of gardening equipment and access to a water source.  New Text: Community gardens must include garden sheds for the storage of gardening equipment and access to a water source unless the Planning Director determines that site constraints prohibit such facilities.	

SECTION 8 – PARKING				
8-4	8.4.2.A	STRUCTURED PARKING	The current language does not contain flexibility for situations in which a building may front multiple rights-of-way.	Revise the language to acknowledge instances in which multiple rights-of-way exist and allow flexibility to meet the screening standard in these situations.
TEXT CHANGES			<p>Old Text: When above-ground structured parking is located on a road right-of-way, the first two floors adjacent to the right-of-way shall be lined with a permitted building type for the planning area in which it is located.</p> <p>New Text: When above-ground structured parking is located on a road right-of-way, the first two floors adjacent to the right-of-way shall be lined with a permitted building type for the planning area in which it is located. If the structured parking fronts multiple rights-of-ways or pedestrian ways, the Planning Director may determine a hierarchy and the extent to which buildings shall line each.</p>	
SECTION 14 – ADMINISTRATION & PROCEDURES				
14-2	14.3.E	TYPES OF DEVELOPMENT PROPOSALS – MASTER PLAN	The description of the Master Plan should be revised to include language consistent with the definition included in Section 16, which clarifies that this means a plan for more than two buildings.	Revise the description of Master Plan to be consistent with Section 16 and more clearly identify what qualifies as a Master Plan.
TEXT CHANGES			<p>Old Text: Any development subject to this Ordinance not clearly falling under one of the categories listed in this section.</p> <p>New Text: E. Master Plan: A plan depicting more than two principal buildings on a single lot, buildings planned concurrently as part of the same development process, or any development subject to this ordinance not clearly falling under one of the categories listed in this section.</p>	
14-2	14.3	TYPES OF DEVELOPMENT PROPOSALS	The DPO should be updated to reference and describe the required Meck. County Site Plan Improvement Process, which requires pre-submittal meetings and checklists to be completed by all stakeholders prior to document submission. Additionally, it should include reference to an in-house charrette, which affords project teams the opportunity to informally work through pre-concept site designs prior to	<ul style="list-style-type: none"><li>▫ Revise the DPO to reference and describe Meck. County’s Site Plan Improvement Process.</li><li>▫ Revise the DPO to reference informal, in-house charrettes as a means to flesh out initial plans and build consensus amongst staff, the project team, and additional stakeholders, as needed.</li></ul>
14-2	14.3	TYPES OF DEVELOPMENT PROPOSALS		

			submission of formal documentation – a practice that can lead to consensus plans and lessen the number of reviews required in EPM.	
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Below 14.3.F Individual Building] Development proposals are required to follow the processes outlined in this ordinance, as applicable, as well as Mecklenburg County processes, as applicable. This includes the Town &amp; County Site Plan Review Process and all required meetings and documentation associated with this process. Additionally, the Planning Director may deem it necessary for an informal charrette with Planning Dept. staff and additional parties to be conducted during the conceptual design phase of a development proposal prior to application submission or participation in a Public Input Session or Work Session, depending on the process.</p>	
14-2	14.4	PUBLIC INPUT SESSION	The text should be modified to include scope for the Planning Director to require a Public Input Session for select project proposals, including Map Amendments.	Revise the text to provide scope for the Planning Director to require a Public Input Session for Map Amendments.
TEXT CHANGES			<p>Old Text: [First Sentence] The Planning Director may deem it necessary for a public input session to be conducted before a development proposal can be approved.</p> <p>New Text: [First Sentence] The Planning Director may deem it necessary for a public input session to be conducted before a development proposal or map amendment can be approved.</p>	
14-25	14.15	REQUIRED DOCUMENTS FOR DEVELOPMENT PROPOSALS	Documentation submitted for review as part of development proposals is often incomplete, illegible, and poorly organized, leading to confusing plan sets and longer project review times. The DPO should be revised to clarify industry-standard documentation practices are required for all submitted documents.	Revise DPO to include reference to documentation standards, including US National CAD Standard and Master Format.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Last Sentence] All project documentation must meet the latest versions of the US National CAD Standard and Master Format standards. Project documentation deemed non-compliant with these standards shall be</p>	

			subject to revisions prior to document approval.	
14-27	14.15.2.L	MASTER PLAN: LANDSCAPE SCHEMATIC DESIGN	The list following Landscape Schematic Design has incorrect formatting in which the introductory statement and ensuing list are not appropriately distinguished but run together.	Revise DPO to create separation between 14.15.2.L and the following text, with Items M-P being clearly distinguished as a separate list per 8.3.N-O in 2009 DPO.
TEXT CHANGES			<p>Old Text:</p> <p>L. Landscape Schematic Design: Per Section 14.15.5 In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>M. Environmental Impact Statement: If required...</p> <p>New Text:</p> <p>L. Landscape Schematic Design: Per Section 14.15.5.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>M. Environmental Impact Statement: If required...</p>	
14-29	14.15.7.J	SITE SCHEMATIC DESIGN: LANDSCAPE SCHEMATIC DESIGN	The list following Landscape Schematic Design has incorrect formatting in which the introductory statement and ensuing list are not appropriately distinguished but run together.	Revise DPO to create separation between 14.15.7.J and the following text, with Items K-N being clearly distinguished as a separate list per 8.3.N-O in 2009 DPO.
<p>TEXT CHANGES</p> <p>TEXT CHANGES</p>			<p>Old Text:</p> <p>J. Landscape Schematic Design: Per Section 14.15.5 In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>K. Environmental Impact Statement: If required...</p> <p>New Text:</p> <p>J. Landscape Schematic Design: Per Section 14.15.5.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>K. Environmental Impact Statement: If required...</p>	
14-32	14.15.8.N	SITE SCHEMATIC DESIGN:	The list following	Revise DPO to create

		LANDSCAPE SCHEMATIC DESIGN	Landscape Schematic Design has incorrect formatting in which the introductory statement and ensuing list are not appropriately distinguished but run together.	separation between 14.15.8.N and the following text, with Items O-S being clearly distinguished as a separate list per 8.4.U-Z in 2009 DPO.
TEXT CHANGES			<p>Old Text:</p> <p>N. Building Elevations: ...visible from public streets.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>O. Non-Public Water and Sewer Systems: Where a proposed water...</p> <p>New Text:</p> <p>N. Building Elevations: ...visible from public streets.</p> <p>In addition to the required information listed on the previous page, the following information may be required by the Planning Director on discretionary, site-specific bases if necessary:</p> <p>O. Non-Public Water and Sewer Systems: Where a proposed water...</p>	
14-41	14.21.3	REQUIRED PLANS & PUBLIC NOTIFICATION	The current DPO text does not distinguish between different types of Map Amendments (i.e. rezonings), which can lead to disparity in mailing requirements for different proposals and is inconsistent with the DPO mailing requirements for Public Input Sessions.	Revise the DPO text to distinguish noticing requirements between singular/minor rezonings that require the mailing of properties within 1,320 feet and rezonings of more than five properties or ten acres, which would require noticing of adjacent properties and those within 100' of adjacent properties, per the DPO's current Public Input Session notice requirements. Both standards exceed state statutory noticing requirements.
TEXT CHANGES			<p>Old Text: The petitioner shall also prepare a list of the owners of all properties within 1320 feet of the property for which the planning area change is requested and provide said list to the Planning Director. The petitioner shall obtain from the Planning Director a copy of the legal notice for public hearing at which the request is to be considered; and shall return copies to the Planning Director in stamped envelopes properly addressed to all property owners on the list described above no later than twenty five working days prior to the date of the public hearing. The Planning Director shall mail these copies of the legal</p>	

			<p>notice to the property owners no later than ten days prior to the date of the public hearing. The Planning Director shall also place a sign or other legible notice on the property on which the planning area change is requested at least ten days before the public hearing.</p> <p>New Text: The petitioner shall also prepare and distribute public notices of the Map Amendment according to the following:</p> <p>A. If the proposal involves less than five properties or ten acres, the petitioner shall mail all properties within 1,320 feet of the subject properties. If the proposal involves five or more properties or ten or more acres, the petitioner shall mail adjacent properties and those properties within 100' of adjacent properties, as defined by this ordinance.</p> <p>B. The petitioner shall provide a list to the Planning Director of the owners of all properties required to be mailed under 14.21.3.A.</p> <p>C. The petitioner shall obtain from the Planning Director a copy of the legal notice for public hearing at which the request is to be considered; and, shall return copies to the Planning Director in stamped envelopes properly addressed to all property owners on the list described above no later than twenty five working days prior to the date of the public hearing.</p> <p>D. The Planning Director shall mail these copies of the legal notice to the property owners no later than ten days prior to the date of the public hearing.</p> <p>E. The Planning Director shall also place a sign or other legible notice on the property on which the planning area change is requested at least ten days before the public hearing.</p>	
14-42	14.21.3	REQUIRED PLANS & PUBLIC NOTIFICATION	The text should be modified to include scope for the Planning Director to require a Public Input Session for select project proposals, including Map Amendments.	Revise the text to provide scope for the Planning Director to require a Public Input Session for Map Amendments.
TEXT CHANGES			Old Text: N/A [DNE]  New Text: [Last Sentence] Additionally, at the Planning Director’s discretion, a Public Input Session in accordance with ordinance provisions may be required as part of the Map Amendment approval process.	
SECTION 16 – DEFINITIONS				
16-11	16.3	DEFINITIONS, F	The ordinance language must be updated to be consistent with statewide legislation regarding building massing.	Include language that identifies the façade based on building massing elements.

TEXT CHANGES			<p>Old Text: The exterior wall of the building that contains the main building entrance and faces the primary publically-accessible right-of-way, pedestrian way, or open space.</p> <p>New Text: Façade, Front: The widest portion of the building elevation on the first floor encompassing habitable, conditioned space and facing the primary publicly-accessible right-of-way, pedestrian way, or open space. For the definition of Habitable Space, see the NC Building Code.</p>	
16-15	16.3	DEFINITIONS, L	The DPO now includes a reference to dual-frontage lots, which must be defined.	Provide a definition for dual-frontage lots.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Lot Types, 2. Dual-Frontage: An interior lot with parcel frontage on two separate streets or rights-of-way.</p>	
16-16	16.3	DEFINITIONS, M	The description of the Master Plan should be revised to include language consistent with the definition included in Section 14, which clarifies that this means a plan for more than two buildings.	Revise the description of Master Plan to be consistent with Section 14 and more clearly identify what qualifies as a Master Plan.
TEXT CHANGES			<p>Old Text: Master Plan: A plan depicting 1) more than two buildings on a single lot, or 2) subdivision of land that is not a low impact, conservation, or exempt subdivision.</p> <p>New Text: Master Plan: A plan depicting more than two principal buildings on a single lot, buildings planned concurrently as part of the same development process, or any development subject to this ordinance not clearly falling under one of the categories listed in Section 14.</p>	

**Adopted on the 14th of February 2017.**

Attest:

---

John M. Woods  
Mayor

---

Carmen Clemsic  
Town Clerk



---

**Agenda Title:** Consider Approval of the Consistency Statement for the Miscellaneous Text Amendments - Planning Director Jason Burdette

**Summary:** State statute requires that whenever a governing body adopts map or text amendments, they are required to adopt a consistency statement with respect to the comprehensive plan, or any other adopted plan.

---

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Consistency Statement for Miscellaneous Text Amendments	2/9/2017	Cover Memo

## **TOWN OF DAVIDSON CONSISTENCY STATEMENT**

### **SUMMARY OF PETITION**

These text amendments propose to correct inadvertent omissions and/or inconsistencies made when drafting the ordinance, provide additional clarification pertaining to words or phrases utilized in the ordinance text, and ensure compatibility with new statewide legislation passed since the DPO was approved by the Board of Commissioners and came into effect on May 1, 2015.

### **CONSISTENCY STATEMENT**

In the opinion of the Board of Commissioners, the Planning Ordinance, as amended and presented to this board for its review and comment, is consistent with: (a) the Davidson Comprehensive Plan, as adopted by the Board of Commissioners and amended from time to time; and, (b) all other officially adopted plans that are applicable to the Planning Ordinance.

The areas in which the recommended text changes to the Planning Ordinance are consistent with the Davidson Comprehensive Plan and all other officially adopted plans are as follows:

- **Consistency with the Davidson Comprehensive Plan:**

1. The proposed changes are consistent by providing decision makers with an accurate understanding of the plan's text components, thereby enabling sound decision-making concerning land use and all plan elements.
  - *The purpose of a comprehensive plan is to guide decision-makers on a wide range of issues, in particular for land use policy, conditional development review, long-term planning initiatives, and capital investment decisions (9).*

----

Adopted this 14<sup>th</sup> day of February, 2017.

---

Signature/Date  
John Woods, Mayor  
Town of Davidson