



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

September 12, 2017

WORK SESSION - 4:00 PM

(Held in the Town Hall Meeting Room)

I. DISCUSSION ITEMS

- (a) Why Smart Growth? - Planning Director Jason Burdette
 - (b) Text Amendments Discussion - Planning Director Jason Burdette
-

REGULAR BOARD OF COMMISSIONERS MEETING - 6:00 PM

(Held in the Town Hall Meeting Room)

I. CALL TO ORDER

II. ANNOUNCEMENTS

- (a) Barnstock Recognition
- (b) Proclamation - National Suicide Prevention Week
- (c) General Obligation Bonds Educational Video - Public Information Officer Cristina Shaul

III. CHANGES TO AGENDA

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- (a) 2019 Revaluation Expectations - Mecklenburg County Assessor Ken Joyner

VI. PUBLIC HEARING

- (a) Davidson Commons East Conditional Master Plan Amendment - Senior Planner Trey Akers

VII. CONSENT

- (a) Consider Approval of August Meeting Minutes
- (b) Consider Approval of Revised Regular Meeting Schedule

VIII. NEW BUSINESS

- (a) Mobility Plan Report - Senior Planner Travis Johnson
- (b) MI Connection Status Report - Town Manager Jamie Justice
- (c) Consider Approval of Public Safety Radio Purchase - Town Manager Jamie Justice
- (d) Consider Approval of Amended Town Managers Contract

IX. SUMMARIZE MEETING ACTION ITEMS

X. ADJOURN



Agenda Title: Why Smart Growth? - Planning Director Jason Burdette

Summary: Commissioners and citizens have asked for more information as to why Davidson has implemented Smart Growth policies over the last twenty-five years. This presentation will provide a primer on Smart Growth and how it is applicable in Davidson.

ATTACHMENTS:

Description	Upload Date	Type
Smart Growth Presentation	9/7/2017	Presentation

WHY SMART GROWTH?



College Town. Lake Town. *Your Town.*

Smart Growth – Board of Commissioners
Jason Burdette, Planning Director
September 12, 2017



College Town. Lake Town. *Your Town.*

Smart Growth – Board of Commissioners
Jason Burdette, Planning Director
September 12, 2017

10 SMART GROWTH PRINCIPLES

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinct, attractive communities with a strong sense of place

Source: Smart Growth America



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Smart Growth – Board of Commissioners
Jason Burdette, Planning Director
September 12, 2017

10 SMART GROWTH PRINCIPLES

6. Preserve open space, farmland, natural beauty and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration

Source: Smart Growth America



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Smart Growth – Board of Commissioners
Jason Burdette, Planning Director
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GENERAL PLAN 1993

Answers three questions:

- *What did we like about Davidson?*
- *What would we do differently as we grow, if we had the chance?*
- *What did we want to avoid as we grow?*

Policy Recommendations:

- Emphasize pedestrian orientation and multi-modal transportation strategies
- New development should be an extension of village-centric design
- Land regulations that support a mixture of uses
- Support compact development to retain open space
- Support a mix of housing opportunities
- Foster cultural and socio-economic diversity
- Promote multi-family in or near downtown
- Incent affordable housing
- Require parks and open space dedication with development
- Develop a greenway system



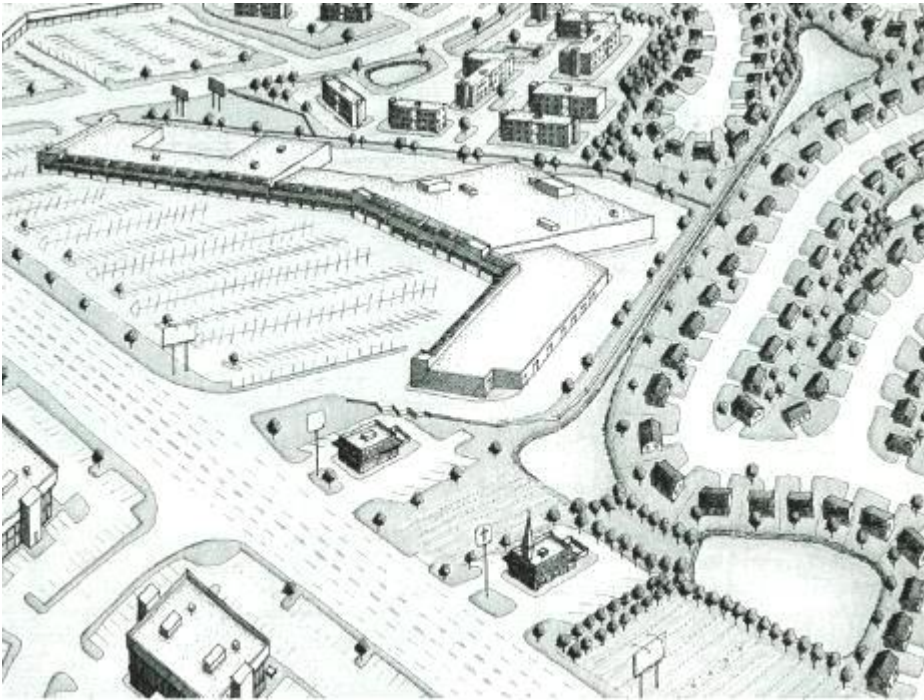
I. Established guiding principles

Growth options: *No growth, status-quo (conventional), or sustainable model*

II. Addressed development concerns:

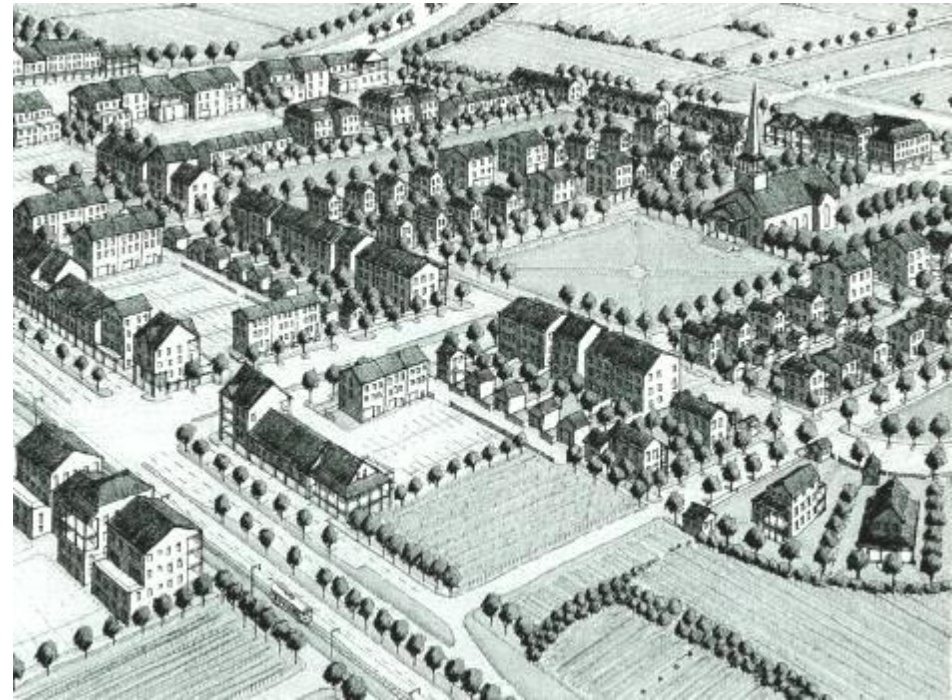
- Compact, mixed-use neighborhoods
- Open space preservation (target: 50% of ETJ)
- Street connectivity and traffic calming
- Adequate public facilities
- Inclusionary housing

CONVENTIONAL DEVELOPMENT



- 'Single Use' Development
- Lack of Connectivity
- Reliance on Few, Large Roads
- Auto-Dependent
- Land-Consumptive

SMART GROWTH DEVELOPMENT



Images: Dover+Kohl & Partners

- Mixed-Use Development
- Compact/Walkable Nodes
- Variety of Lot Sizes
- Network of Streets/Options
- Defined public spaces
- Preserved rural spaces

PLANNING ORDINANCE 2001

Established Form-based, Unified Development Code

- Design focused
- Single document

Addressed Land Uses and Spatial Relationships through:

- Encouraging density to support business (2-story requirement)
- Creating flexible street design standards
- Pedestrian focused (no drive-thrus)
- Preserving open space in the ETJ (target: 50%)

Addressed Design and Mixture of Uses through:

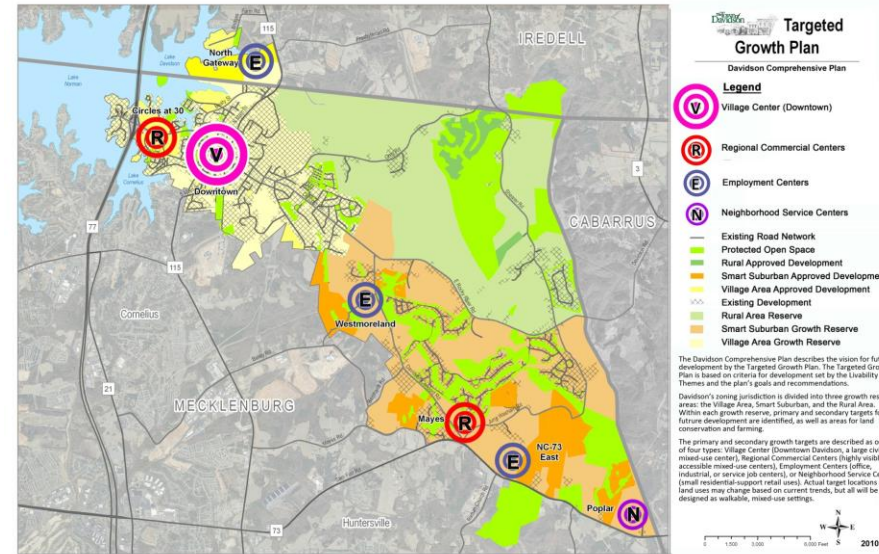
- Emphasizing compatible design
- Permitting a range of building types and uses
- Establishing minimum building height
- Requiring architectural review



COMPREHENSIVE PLAN 2010

Goals & Recommendations

- Create outstanding pedestrian environments
- Explore multi-modal transportation improvements & choices
- Ensure every resident with ¼ mile of a park
- Support housing opportunities for all socioeconomic groups
- Cluster development to protect and create meaningful open space
- Study the fiscal impacts of development
- Develop centers with distinct edges (transect)



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Smart Growth – Board of Commissioners
Jason Burdette, Planning Director
September 12, 2017

PLANNING ORDINANCE 2015 / RURAL AREA PLAN 2017

Key Objectives

- Support mixed-use development/introduction of Neighborhood Services PA
- Provide a variety of housing opportunities (building type, lot size, AH)
- Options for dedication of permanent open space / extension of open space requirements to additional planning areas (target: 63%)
- Minimum tree canopy recommendations
- Scenic Byway overlay district
- Incentivize preservation/adaption
- Meaningful, connected open space



SMART GROWTH MYTHS

1. Smart Growth is all about high density
2. Smart Growth is city-centric and wants to eliminate the suburb
3. Smart Growth is anti-car

Source: Walters, Design First, 2005



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Smart Growth – Board of Commissioners
Jason Burdette, Planning Director
September 12, 2017

THE ALTERNATIVE

© 2004 BRANCH SAN ANTONIO EXPRESS NEWS





Agenda Title: Text Amendments Discussion - Planning Director Jason Burdette

Summary: Per Mecklenburg County's recommendation, planning staff proposes changes to Section 17 (Watershed) of the planning ordinance. Additionally, commissioners have asked staff to look into permitted building types in the Village Infill Planning Area.

ATTACHMENTS:

Description	Upload Date	Type
❏ Presentation	9/7/2017	Presentation
❏ Section 17 Memo	9/7/2017	Cover Memo

SECTION 17 TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Purpose Overview**
2. **Proposed Changes**
3. **Current Status & Next Steps**



SECTION 17 - TEXT AMENDMENTS

PURPOSE

In March 2017, Charlotte-Mecklenburg Stormwater Services suggested that Davidson update our Watershed Ordinance to:

- 1. Clarify Standards**
 - 2. Address Inconsistencies**
 - 3. Remove Inapplicable Sections**
-
- **Summary of Proposed Changes:**
 - Section 17.3: Definitions
 - Section 17.6: Exceptions to Applicability
 - Section 17.7: Watershed Subareas Established
 - Section 17.8: Density Averaging



SECTION 17 - TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 17.3: DEFINITIONS**

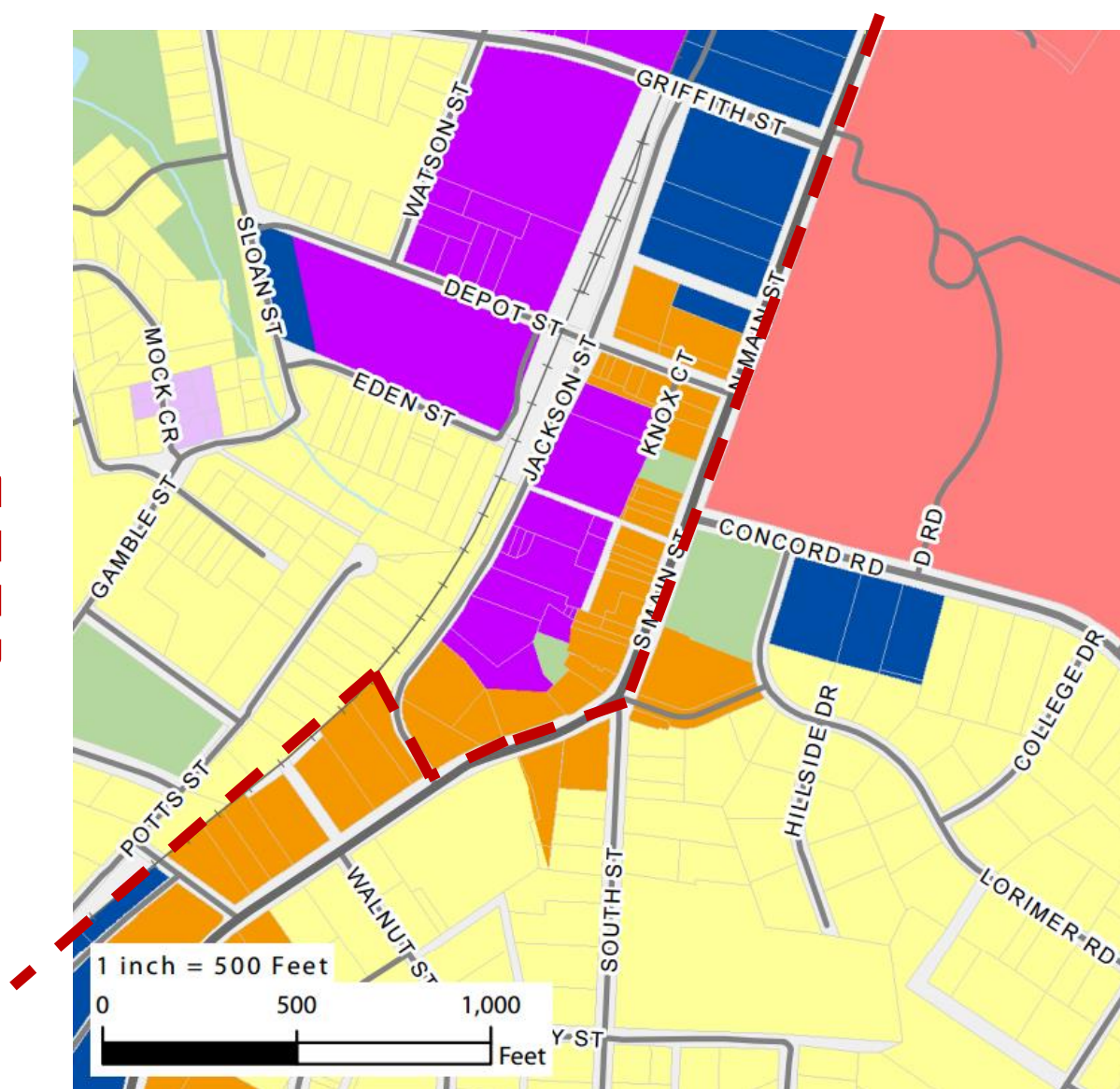
- Add definitions for “Existing Development” and “Redevelopment”
- Remove definition for “Cluster Development”

- **SECTION 17.6: EXCEPTIONS TO APPLICABILITY**

- 17.6.1 Existing Development: Update language to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
- 17.6.2 Existing Lot (Lot of Record): Update language to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
- 17.6.3 Nonconforming Situations: Remove this section
- 17.6.4 Existing Development: Remove this section
- Add 17.6.3 Redevelopment: New section to allow for flexibility in redevelopment in Village Center & Village Commerce Planning Areas if:
 - Redevelopment will not result in net increase in BUA from previous development; OR
 - Redevelopment will provide greater or equal stormwater control than previous development



Critical Area
of the
Watershed



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Section 17 - Text Amendments
Board of Commissioners Meeting
Jason Burdette, Planning Director
September 12, 2017

SECTION 17 - TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 17.7: WATERSHED SUBAREAS ESTABLISHED**

- 17.7: Update language to clarify that there is no Lake Norman Protected Area in Davidson
- 17.7.1 Critical Area (CA): Update language to clarify intent of Section 17
- 17.7.1.1 Allowed Uses, Subsection C: Remove “(Single-family, manufactured homes, manufactured home parks, two-family, multi-family and cluster developments)”
- 17.7.1.2 Built-Upon Area Limits: Update language to clarify standards
- 17.7.2 Cluster Development: Remove this section
- 17.7.3 High Density Option: Update language to clarify general requirements
- 17.7.4 Buffer Areas Required, Subsection A: Update language to clarify standards

- **SECTION 17.8: DENSITY AVERAGING**

- Rework entire section to clarify purpose, eligibility, process, documentation and requirements for Density Averaging
- Remove references to “Lake Norman Protected Area” of the watershed



SECTION 17 - TEXT AMENDMENTS

CURRENT STATUS & NEXT STEPS

- **STATUS:**

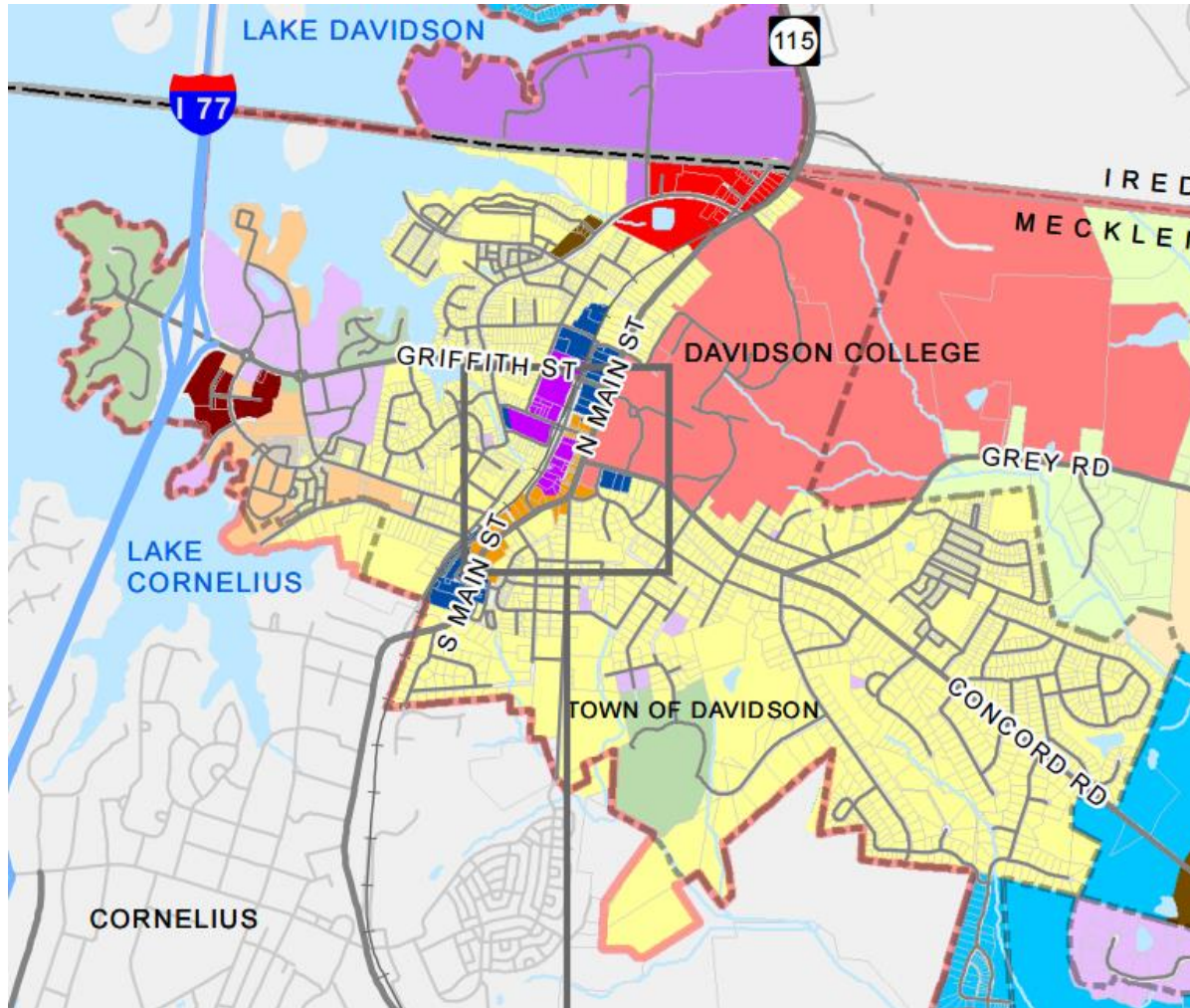
- Draft sent to Mecklenburg County for final review
 - Currently awaiting feedback

- **NEXT STEPS:**

- NC Department of Environmental Quality (NCDEQ) review
- If approved by Mecklenburg County and NCDEQ, then Section 17 text amendments will follow DPO Section 14.19 for Changes and Amendments to the Planning Ordinance

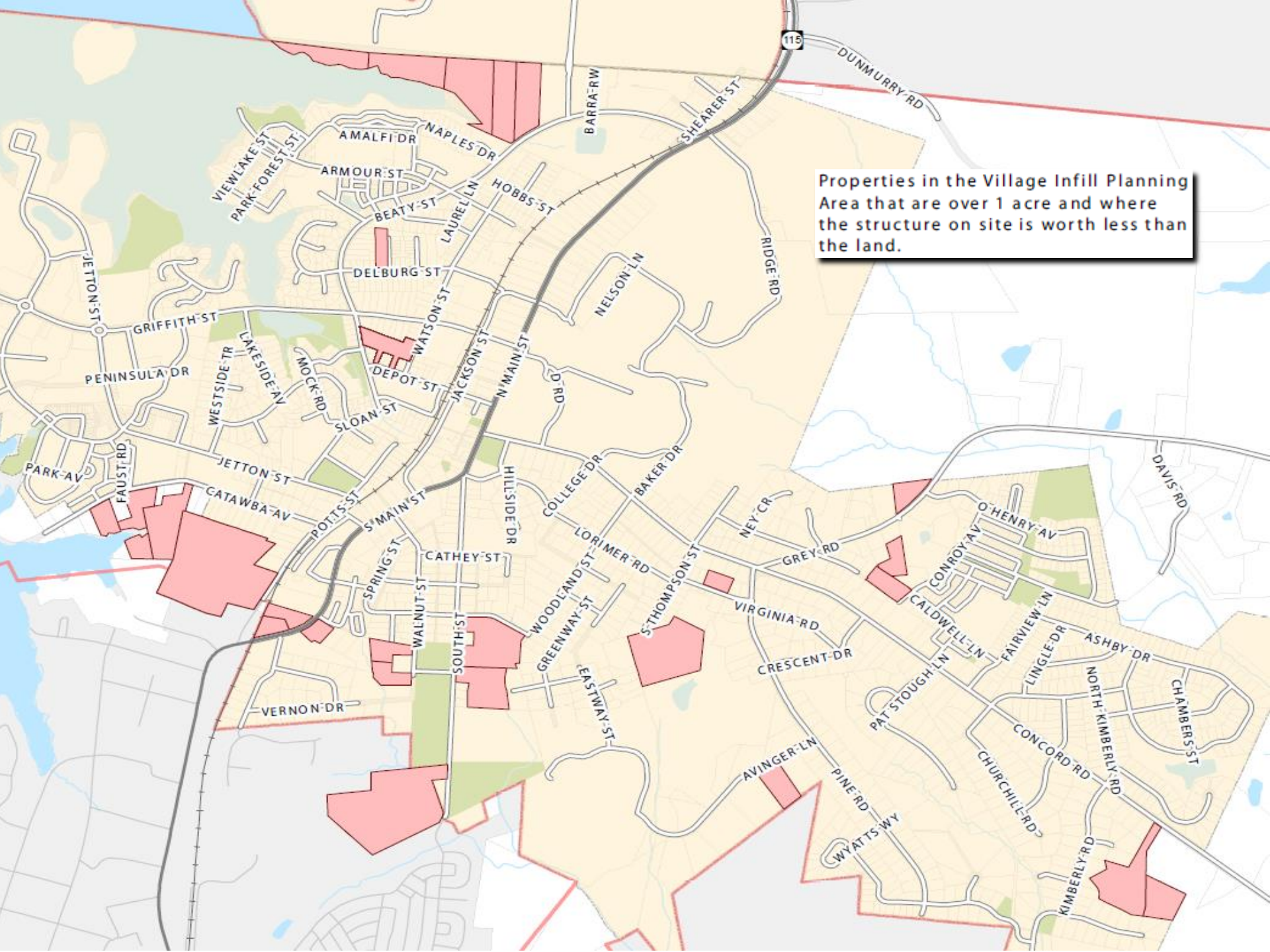


SECTION 2 – MULTI-FAMILY IN VILLAGE INFILL



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Section 17 - Text Amendments
Board of Commissioners Meeting
Jason Burdette, Planning Director
September 12, 2017



Properties in the Village Infill Planning Area that are over 1 acre and where the structure on site is worth less than the land.



MEMO

Date: September 12, 2017
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: DPO Section 17 (Watershed Ordinance) - Text Amendments

1. INTRODUCTION

This memorandum summarizes why updates to DPO Section 17 are being undertaken, provides an overview of proposed changes, and discusses the status of the update and next steps in the process.

PURPOSE

In March of 2017, Charlotte-Mecklenburg Stormwater Services suggested that Davidson update DPO Section 17 to clarify standards, address inconsistencies, and remove inapplicable sections in the Davidson Watershed Ordinance. Mecklenburg County provided a preliminary list of recommended changes to Davidson's Watershed Ordinance on March 10, 2017. Staff worked to incorporate these suggested changes, as well as additional changes to Section 17 to further clarify standards and remove confusing/conflicting language.

2. OVERVIEW OF PROPOSED CHANGES

Proposed changes to DPO Section 17 include the following:

- **Section 17.3: Definitions**
 - Add definitions for "Existing Development" and "Redevelopment"
 - Remove definition for "Cluster Development"
- **Section 17.6: Exceptions to Applicability**
 - Update language under 17.6.1 Existing Development to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
 - Update language under 17.6.2 Existing Lot (Lot of Record) to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
 - Remove 17.6.3 Nonconforming Situations, as this section is unnecessary and inconsistent with DPO Section 12
 - Remove 17.6.4 Existing Development, as this is a repeat of Section 17.6.1
 - Add a new Section 17.6.3 entitled "Redevelopment" to allow for flexibility in the redevelopment of parcels located in the Village Center and Village Commerce Planning Areas, not subject to the requirements of the watershed ordinance if the following conditions are met:

- The redevelopment will not result in a net increase in built upon area from the previous development; OR
- The redevelopment will provide greater or equal storm water control than the previous development
- **Section 17.7: Watershed Subareas Established**
 - Update language under 17.7 to clarify that there is no Lake Norman Protected Area located within the jurisdiction of the Town of Davidson
 - Update language under 17.7.1 Critical Area (CA) to clarify the intent of the Watershed Ordinance standards
 - Under 17.7.1.1 Allowed Uses, subsection C, remove “(Single-family, manufactured homes, manufactured home parks, two-family, multi-family and cluster developments)”
 - Update language under 17.7.1.2 Built-Upon Area Limits to clarify standards, remove maximum of two dwelling units per acre rule and add a requirement for reserve built-upon area
 - Remove 17.7.2 Cluster Development, as the Town no longer allows this development type
 - Update language under 17.7.3 High Density Option to clarify general requirements
 - Update/remove incorrect ordinance references throughout 17.7.3 High Density Option
 - Update language under 17.7.4 Buffer Areas Required, subsection A to clarify standards
- **Section 17.8: Density Averaging**
 - Rework entire section to clarify the purpose, eligibility, process, documentation and requirements for Density Averaging
 - Remove references to the “Lake Norman Protected Area” of the watershed

3. STATUS OF REVIEW/NEXT STEPS

STATUS & NEXT STEPS

A draft of DPO Section 17 with proposed changes has been sent to Mecklenburg County for final review. Once Mecklenburg County has completed their review, a draft will be sent to the NC State Department of Environmental Quality (NCDEQ) for further review for consistency with State Statute 15A NCAC 02B .0104. If the draft text is approved by both Mecklenburg County and NCDEQ, then the Section 17 text amendments will follow the process under DPO Section 14.19 for Changes and Amendments to the Planning Ordinance.



Agenda Title: Proclamation - National Suicide Prevention Week

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ National Suicide Prevention Week	9/12/2017	Cover Memo



PROCLAMATION

National Suicide Prevention Week

WHEREAS, suicide is the 10th leading cause of death in the United States and the 2nd leading cause of death among individuals between the ages of 10 to 34; and

WHEREAS, in the United States, one person completes suicide every 12.3 minutes, resulting in more than 44,000 suicides each year (Centers for Disease Control; 2015 data); and

WHEREAS, suicide is the only leading cause of death in the United States that has increased every year for the past decade; and

WHEREAS, it is estimated that there are over 1.1 million suicide attempts each year; and

WHEREAS, in 2015, North Carolina experienced 1,406 deaths by suicide; and

WHEREAS, over 90% of the people who die by suicide have a diagnosable and treatable mental health condition, although often that condition is not recognized or treated; and

WHEREAS, suicide results in an estimated \$51 billion in combined medical and work loss costs nationally (Centers for Disease Control; 2015 data); and

WHEREAS, suicide results in an estimated \$1.39 million in combined medical and work loss costs in North Carolina annually (Centers for Disease Control; 2015 data); and

WHEREAS, the stigma associated with mental health conditions and suicidality works against suicide prevention by discouraging persons at risk for suicide from seeking life-saving help; and

WHEREAS, organizations such as The American Foundation for Suicide Prevention and Davidson LifeLine envision a world without suicide, and are dedicated to saving lives and bringing hope to those affected by suicide, through research, education, advocacy and resources;

NOW, THEREFORE, I, John Woods, Mayor of Davidson, do hereby proclaim September 10-16, 2017 as **"NATIONAL SUICIDE PREVENTION WEEK"** in Davidson and commend its observance to all citizens.

Proclaimed this the 12th day of September, 2017.

John M. Woods, Mayor



Agenda Title: General Obligation Bonds Educational Video - Public Information Officer Cristina Shaul

Summary: In order to provide voters with information about the three general obligation bond referenda on the November 7 ballot, the Town of Davidson created this video to explain the three bond referenda categories (mobility, greenway, and parks and recreation), the dollar amounts (up to \$15 million), potential projects (list available at www.townofdavidson.org/ProposedBondProjects), and potential tax rate increase (a 3.62 cent tax increase to be phased in over a three-year period). For more information, please visit www.townofdavidson.org/GOBonds. General Obligation Bonds Educational Video Link: <https://vimeo.com/231541593>

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		



Agenda Title: 2019 Revaluation Expectations - Mecklenburg County Assessor Ken Joyner

Summary:

ATTACHMENTS:

Description	Upload Date	Type
Davidson Reval_Modria Update 2017 8-29-17 9/7/2017		Cover Memo



ASSESSMENT UPDATE

2019 Revaluation Update

KEN JOYNER

Towns & City Council Meeting 2017



ASSESSMENT UPDATE

- **Framework for the Davidson update**
 - **Point 1 - 2019 Revaluation Update**
 - **Point 1** – Our Values
 - **Point 2** – Our Story
 - **Point 3** – Our Response to 2011 Revaluation
 - **Point 4** – BOCC Calendar of Events
 - **Point 5** – Market Data 5 & 10 Year Trends
 - **Point 6** – 2017 District Samples
 - **Point 7** – 2017 Commercial Averages
 - **Point 2 – Modria – On-line Dispute Resolution System**



Item #2: 2019 Revaluation Update

“We Value Mecklenburg County”

Our Values:

- Visit and Inspect Properties
- Appraisal Principles
- Law Based
- Uniformity
- Equitable
- Stability and Consistency



2019 Revaluation Update

"We Value Mecklenburg County"

Our Story:

- Transparent
- Market Based
- Customer Service
- Open Minded
- Stability/Consistency
- Appraisal Principles

2019 Revaluation Update

“We Value Mecklenburg County”

The 2011 Revaluation brought about many concerns from our citizens and elected officials

In response to those concerns:

- The Board of County Commissioners overhauled the Board of Equalization & Review
- The County Assessor’s Office (CAO) was established as a standalone department
- County Manager’s Office and the Board of County Commissioners appropriated new positions and additional money to support the department
- A permanent Revaluation Division was established to coordinate future revaluations
- CAO is instituting a Dispute Resolution Solution (Modria) to help manage the expected 45-55,000 inquiries following the mailing of 2019 valuation notices
- CAO is working with our software vendor (NCPTS) to improve the appeals process
- CAO written policies & procedures have been updated or created

2019 Revaluation Update

“We Value Mecklenburg County”

Customer Service changes:

- Increased staffing allows timely service of our customers
- Increased customer service specific training for staff
- Modria Customer Service Portal for customer contact allows for ease of communication between our customers and CAO staff; management verification that customers are served timely
- Increased professional training for CAO staff; increased IAAO Professional Designations
- Upgraded NCPTS Appeal System will allow BER appeals to be scheduled and heard quicker
- CAO community presentations to inform and answer questions for our community
- Updated and streamlined CAO website

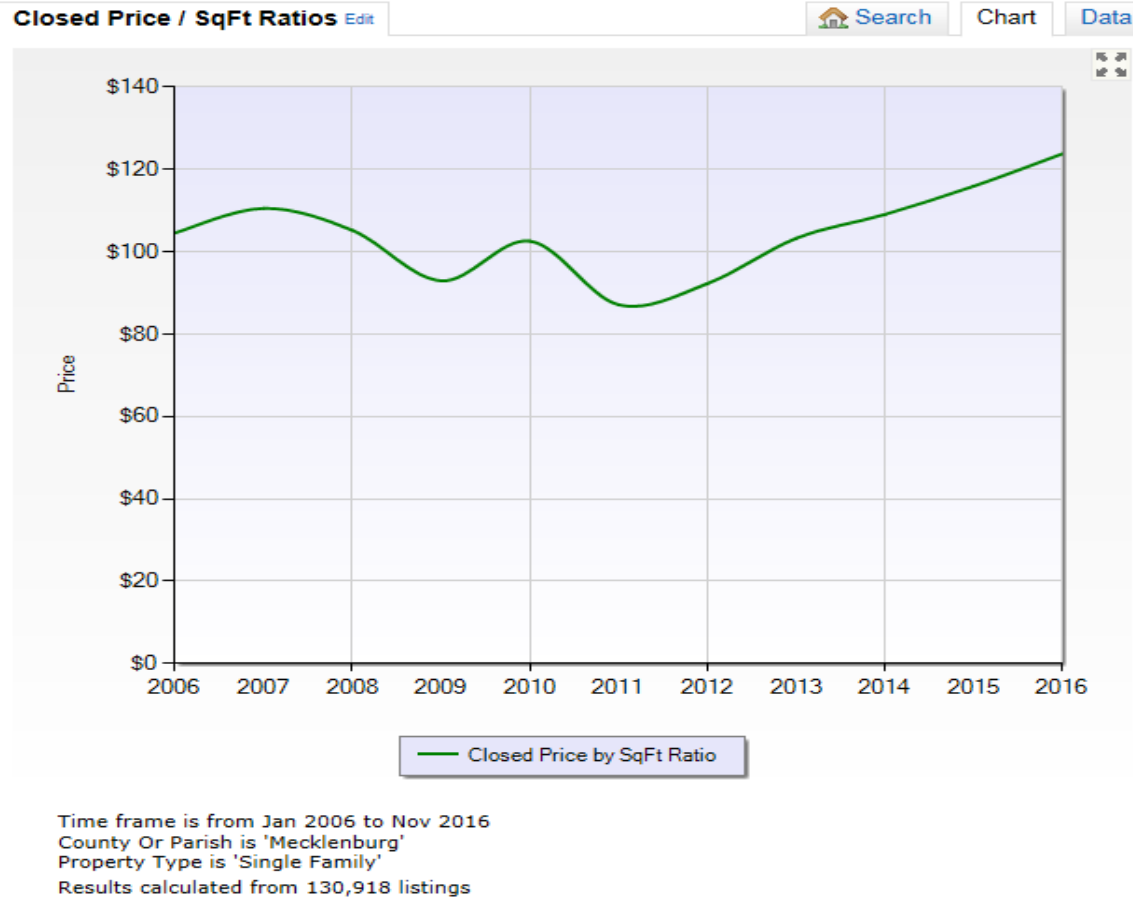
2019 Revaluation Update

“We Value Mecklenburg County”

Calendar of Events – BOCC

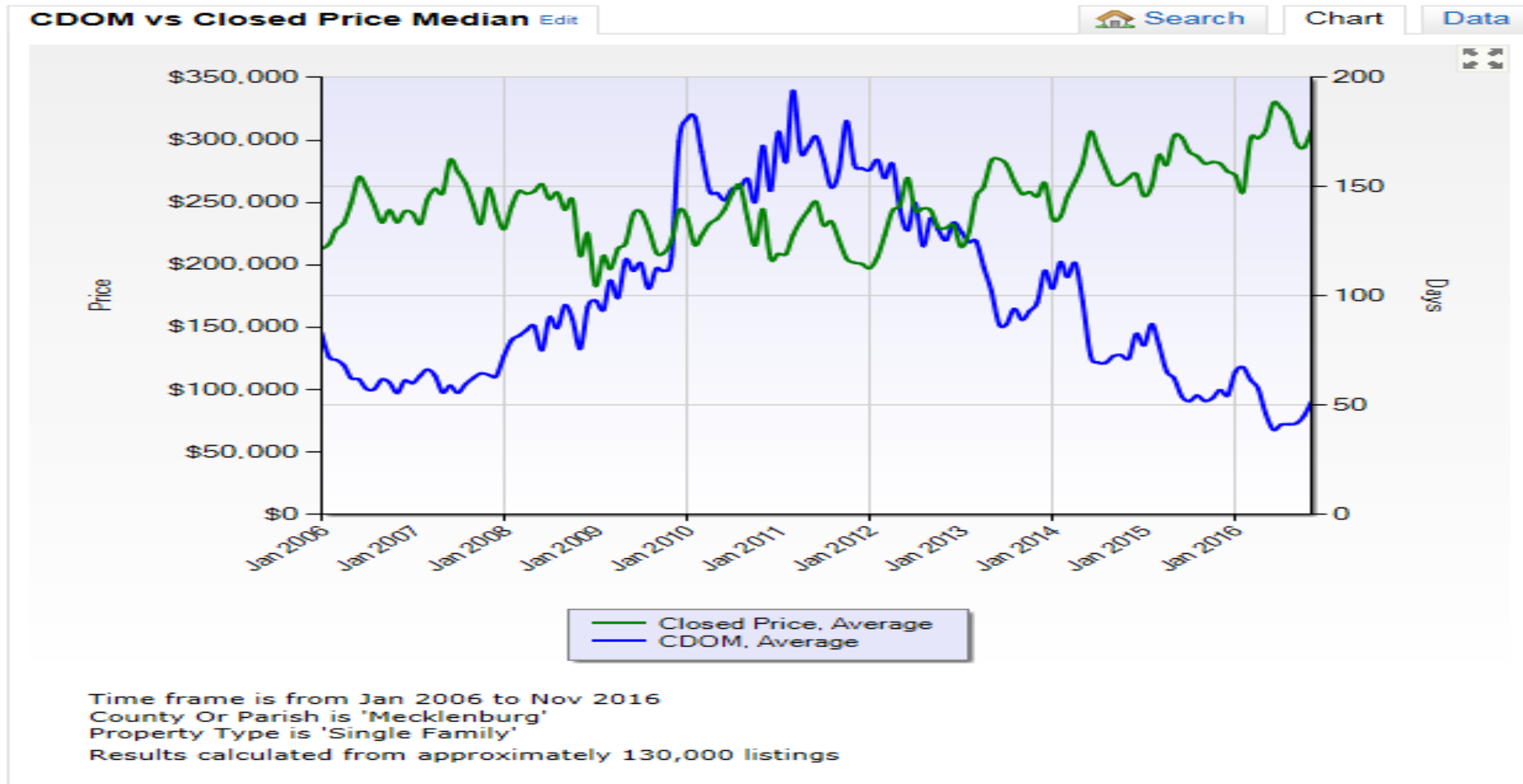
- **1/17-7/19** **Public Relations**
- **1/17** **Board of County Commissioners Retreat**
- **9/17-10/17** **Towns/City Council Meetings**
- **10/17-10/18** **Citizens Review Committee**
- **8/18** **BOCC Initial Presentation of Schedule of Values**
- **9/18** **Public Hearings for Schedule of Values**
- **9/18** **BOCC Adoption of Schedule of Values**
- **10/18** **CAO Value Finalization**
- **12/18** **Notices of Value Mailing**
- **7/19** **Tax Bill Mailing – FY20 Collections**

Residential Price Per Square Foot 2006 thru 2016

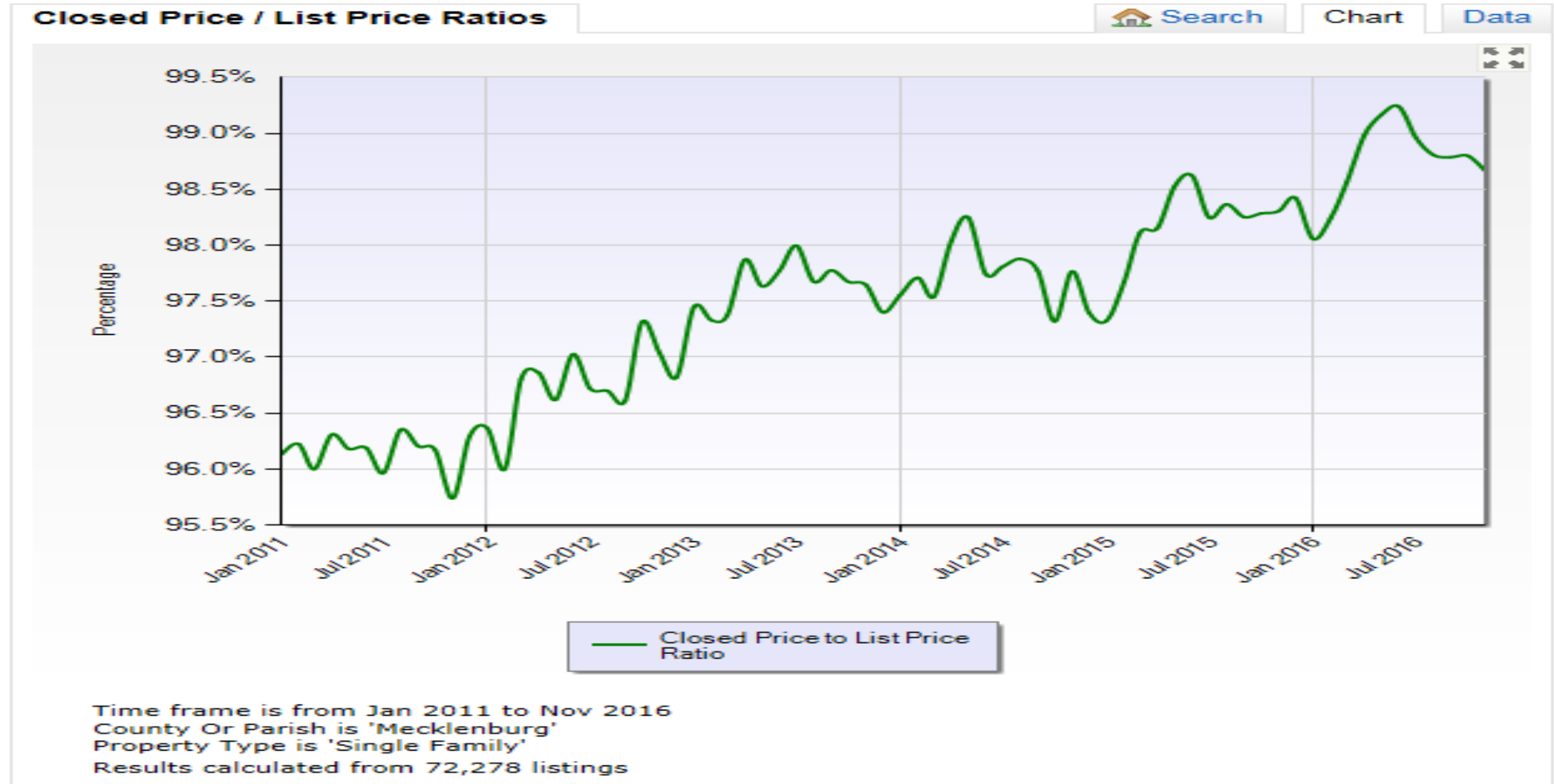


Primary Year	Closed Price by SqFt Ratio
2006	\$105
2007	\$111
2008	\$105
2009	\$93
2010	\$103
2011	\$87
2012	\$92
2013	\$103
2014	\$109
2015	\$116
2016	\$124

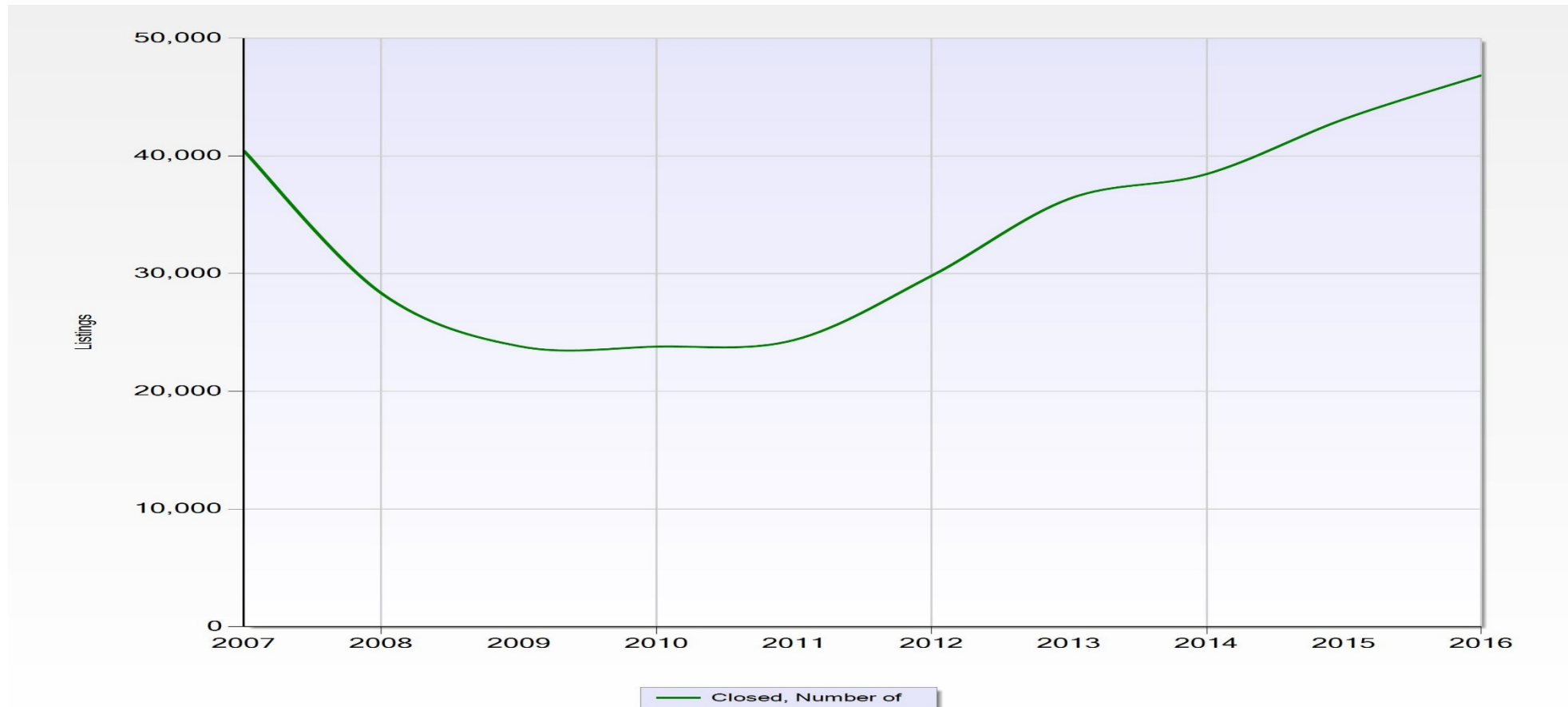
Residential Cumulative Days on Market Versus Closed Price Median – 2006 thru 2016



Residential Closed Price to List Price 2011 thru 2016



10 Year Closed Sales 2007-Current



Davidson Appreciation

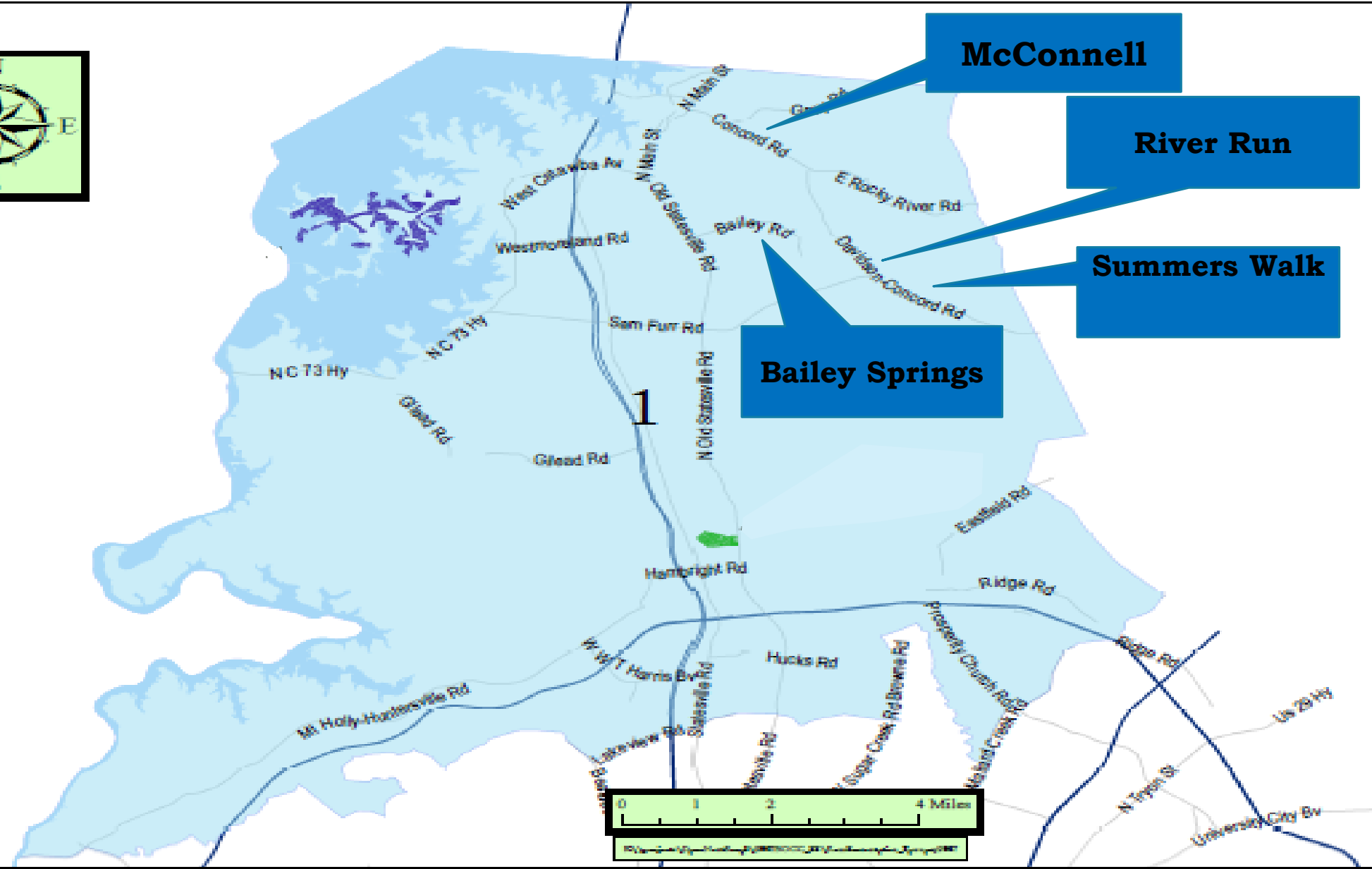
Sample Neighborhood Re-Sales

Davidson

Sample Subdivisions
Re-Sale Average

Appreciation

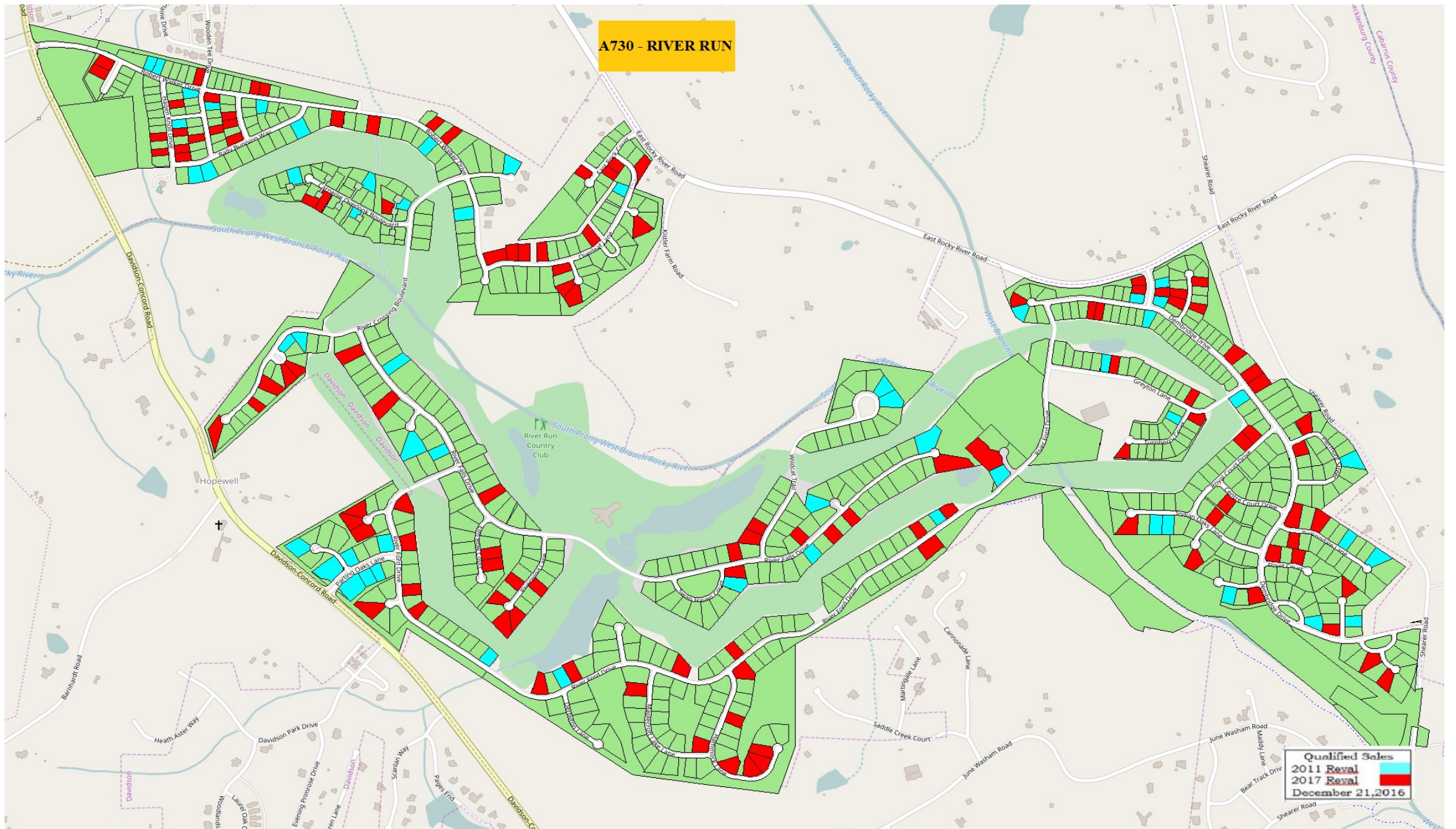
20.50%



RIVER RUN SUBDIVISION



A730 - RIVER RUN



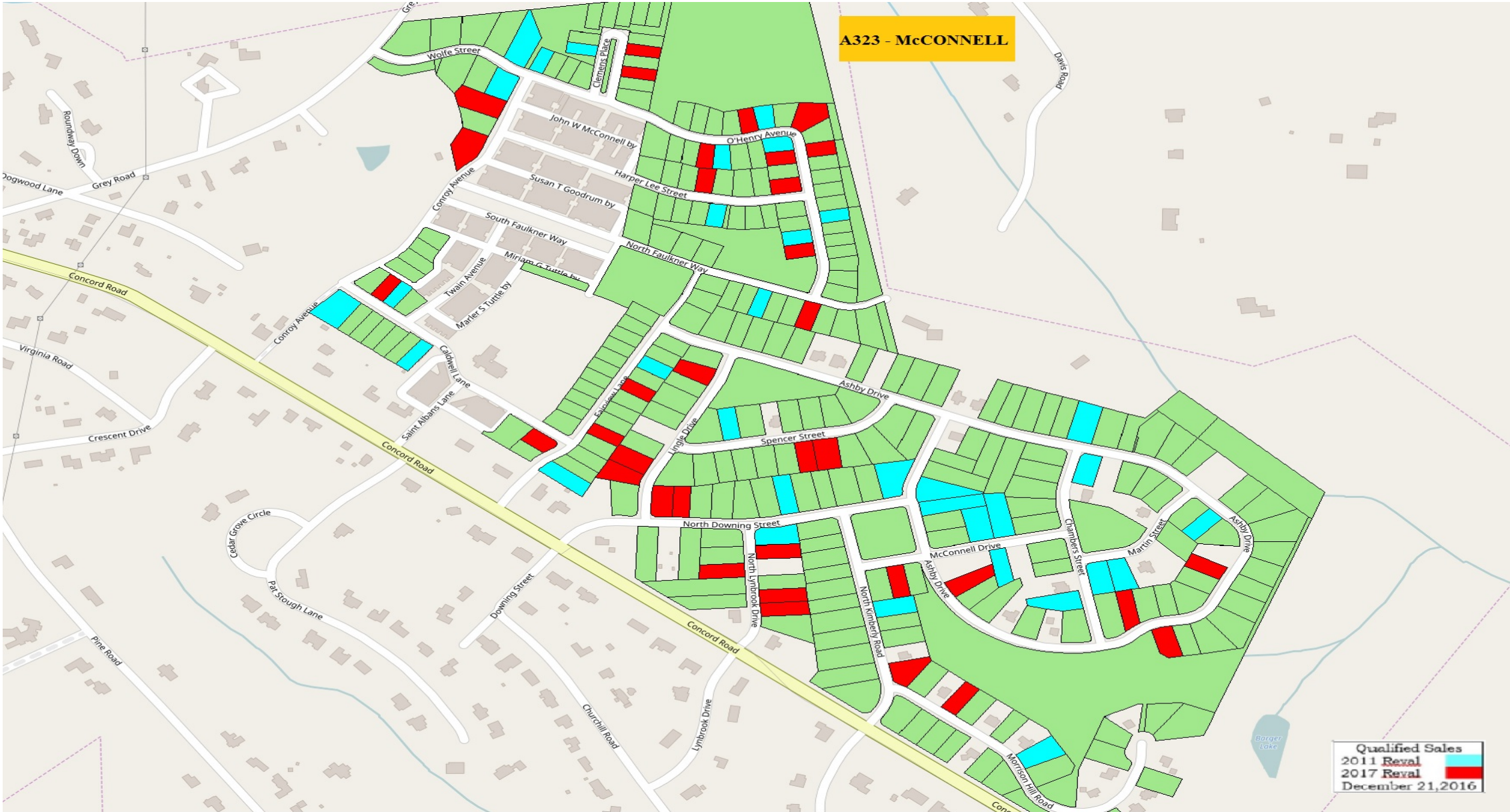
River Run Residential Sales

Parcel Number	Sales Date	Sale Price	Square Footage	Price per Foot	Appreciation
007-263-37	9/1/2010	\$865,000	5,764	\$150.07	13%
007-263-37	2/14/2017	\$980,000	5,764	\$170.02	
007-264-19	3/25/2011	\$750,000	5,958	\$125.88	12%
007-264-19	7/19/2016	\$843,000	5,958	\$141.49	
007-416-11	7/29/2011	\$815,000	3,974	\$205.08	9%
007-416-11	2/21/2017	\$890,000	3,974	\$223.96	
007-341-24	7/2/2010	\$605,000	3,642	\$166.12	36%
007-341-24	4/28/2017	\$825,000	3,642	\$226.52	
007-412-03	12/29/2010	\$482,500	3,760	\$128.32	35%
007-412-03	6/24/2016	\$650,000	3,760	\$172.87	
Average of resales evaluated in River Run. Sales shown may be a selected sample.			21%		

McCONNELL SUBDIVISION



A323 - McCONNELL



McConnell Residential Sales

Parcel Number	Sales Date	Sale Price	Square Footage	Price per Foot	Appreciation
003-318-13	10/29/2010	\$385,000	2,642	\$145.72	6%
003-318-13	6/3/2015	\$409,000	2,642	\$154.81	
003-312-06	10/30/2012	\$313,000	2,606	\$120.11	32%
003-312-06	8/4/2017	\$412,500	2,606	\$158.29	
003-314-04	7/30/2014	\$418,500	4,081	\$102.55	19%
003-314-04	6/19/2017	\$500,000	4,081	\$122.52	
003-311-72	7/15/2014	\$285,000	1,723	\$165.41	14%
003-311-72	5/1/2017	\$325,000	1,723	\$188.62	
003-318-03	5/14/2010	\$345,000	2,234	\$154.43	6%
003-318-03	5/16/2014	\$365,000	2,234	\$163.38	

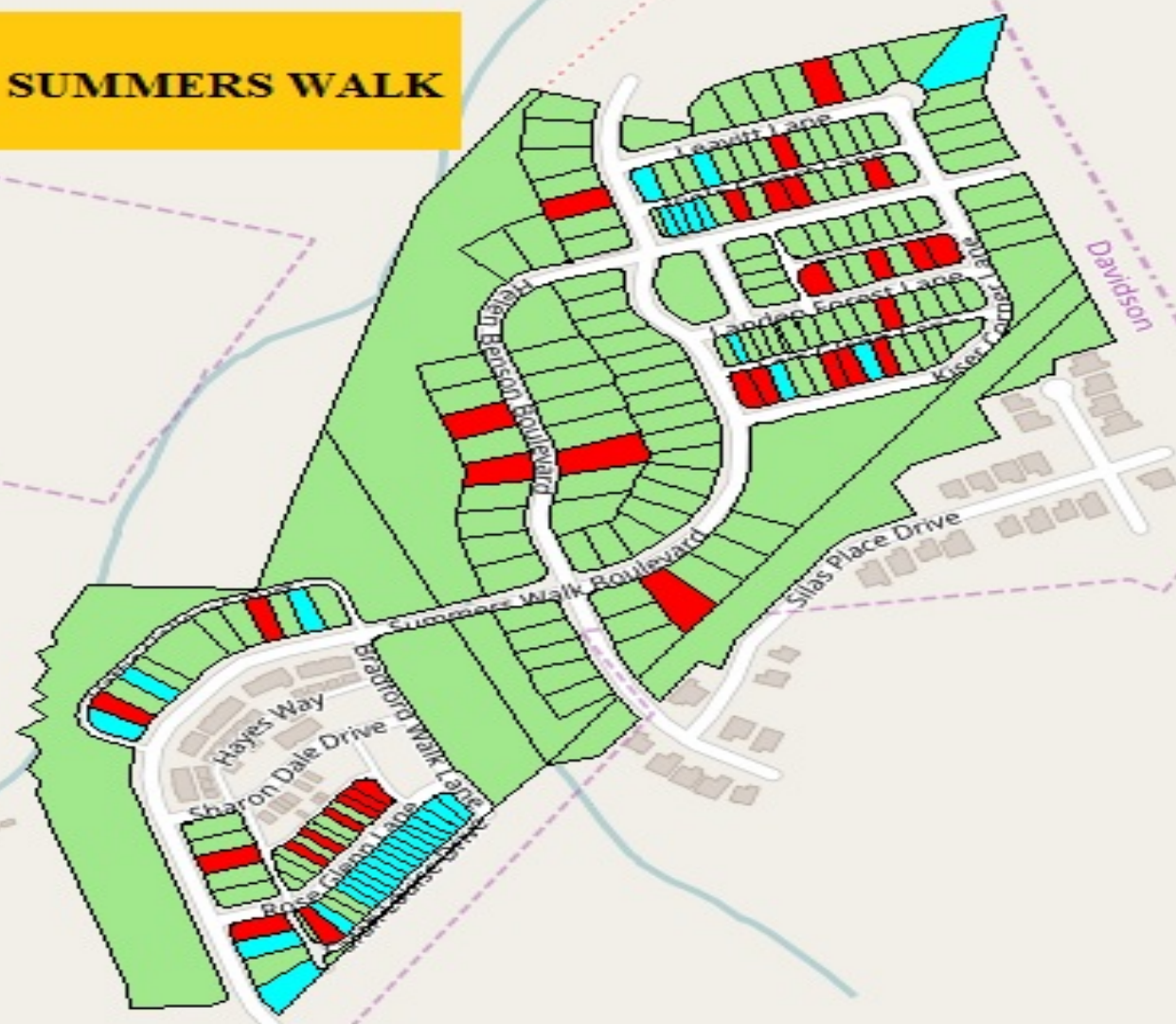
Average of resales evaluated in McConnell. Sales shown may be a selected sample.



15%

SUMMERS WALK SUBDIVISION



A726 - SUMMERS WALK



Qualified Sales
2011 Reval 
2017 Reval 
December 21, 2016

Summers Walk Residential Sales

Parcel Number	Sales Date	Sale Price	Square Footage	Price per Foot	Appreciation
007-473-23	11/13/2009	\$278,000	2,436	\$114.12	13%
007-473-23	3/27/2017	\$315,000	2,436	\$129.31	
007-477-31	7/1/2011	\$220,000	2,968	\$74.12	27%
007-477-31	4/6/2017	\$280,000	2,968	\$94.34	
007-476-53	9/16/2011	\$154,000	1,446	\$106.50	34%
007-476-53	4/27/2017	\$206,500	1,446	\$142.81	
007-475-15	5/28/2010	\$156,000	1,344	\$116.07	15%
007-475-15	10/7/2016	\$180,000	1,344	\$133.93	
007-476-57	6/27/2011	\$229,000	2,538	\$90.23	24%
007-476-57	11/1/2016	\$285,000	2,538	\$112.29	

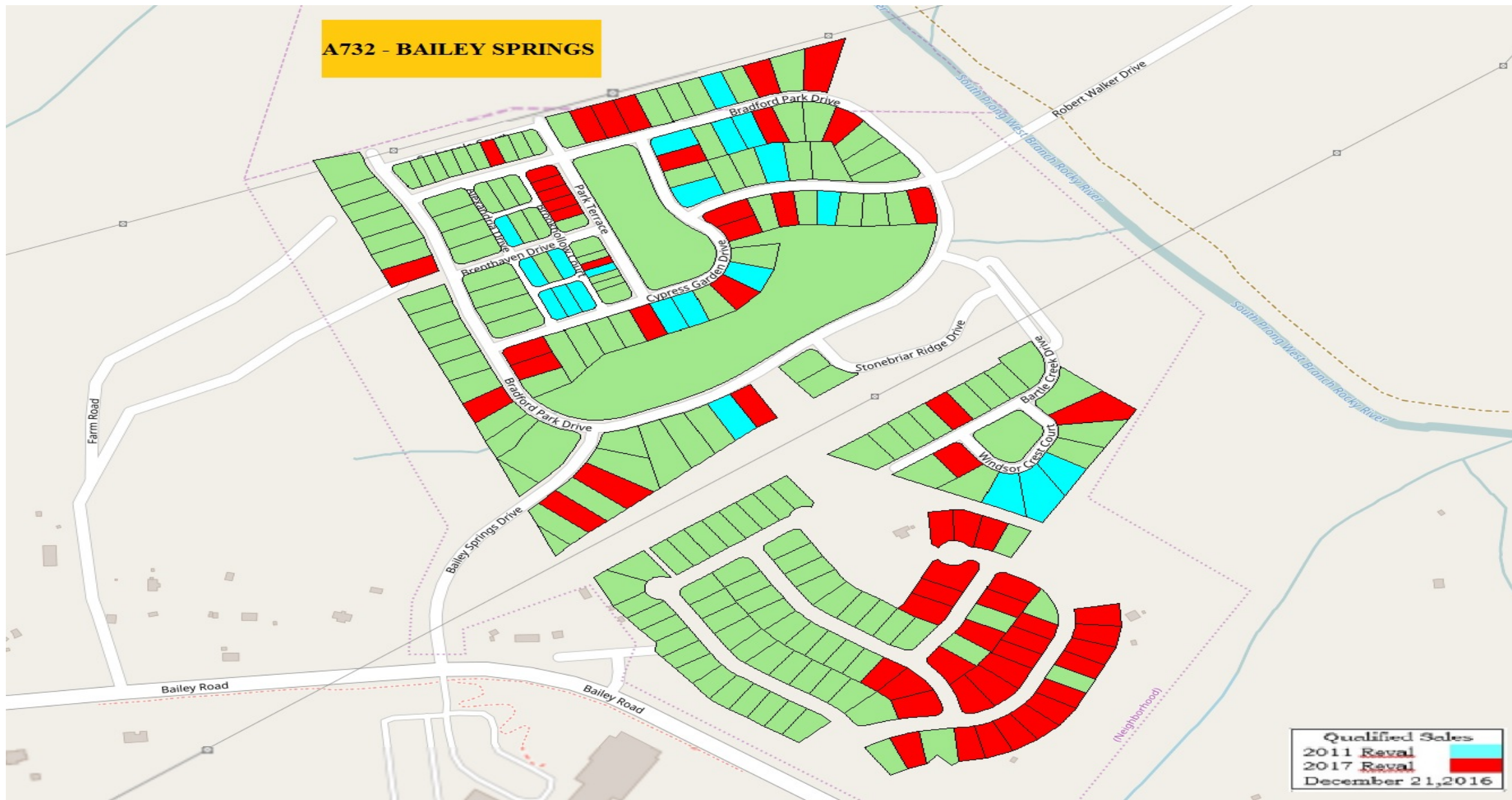
Average of resales evaluated in Summers Walk. Sales shown may be a selected sample.

23%

BAILEY SPRINGS SUBDIVISION



A732 - BAILEY SPRINGS



Bailey Springs Residential Sales

Parcel Number	Sales Date	Sale Price	Square Footage	Price per Foot	Appreciation
007-112-54	3/29/2012	\$291,000	2,470	\$117.81	25%
007-112-54	5/26/2017	\$365,000	2,470	\$147.77	
007-112-76	3/30/2011	\$224,500	2,464	\$91.11	41%
007-112-76	4/13/2017	\$316,500	2,464	\$128.45	
007-112-73	7/26/2010	\$259,000	2,191	\$118.21	14%
007-112-73	3/27/2017	\$296,000	2,191	\$135.10	
007-112-63	4/29/2011	\$349,500	3,236	\$108.00	12%
007-112-63	3/14/2017	\$390,000	3,236	\$120.52	
007-112-31	7/27/2010	\$380,000	3,248	\$117.00	18%
007-112-31	8/31/2016	\$450,000	3,248	\$138.55	
007-113-47	2/3/2012	\$170,000	1,727	\$98.44	29%
007-113-47	6/12/2017	\$220,000	1,727	\$127.39	

Average of resales evaluated in Bailey Springs. Sales shown may be a selected sample.

23%

Davidson Appreciation

Sample Neighborhood Re-Sales

Davidson

Sample Subdivisions
Re-Sale Average

Appreciation

20.50%



Office	2011	2017	Overall Percent Increase
Average Price Per Square Foot	\$88.29	\$178.11	101%

Office Market Statistics

Data Source

Costar



Industrial	2011	2017	Overall Percent Increase
Average Price Per Square Foot	\$35.78	\$51.77	45%

Industrial Market Statistics Data Source From Costar



Warehouse	2011	2017	Overall Percent Increase
Average Price Per Square Foot	\$38.96	\$49.81	28%

Warehouse Market Statistics Data Source Costar



Retail	2011	2017	Overall Percent Increase
Average Price Per Square Foot	\$90.63	\$160.20	77%

Retail Market Statistics

Data Source From Costar

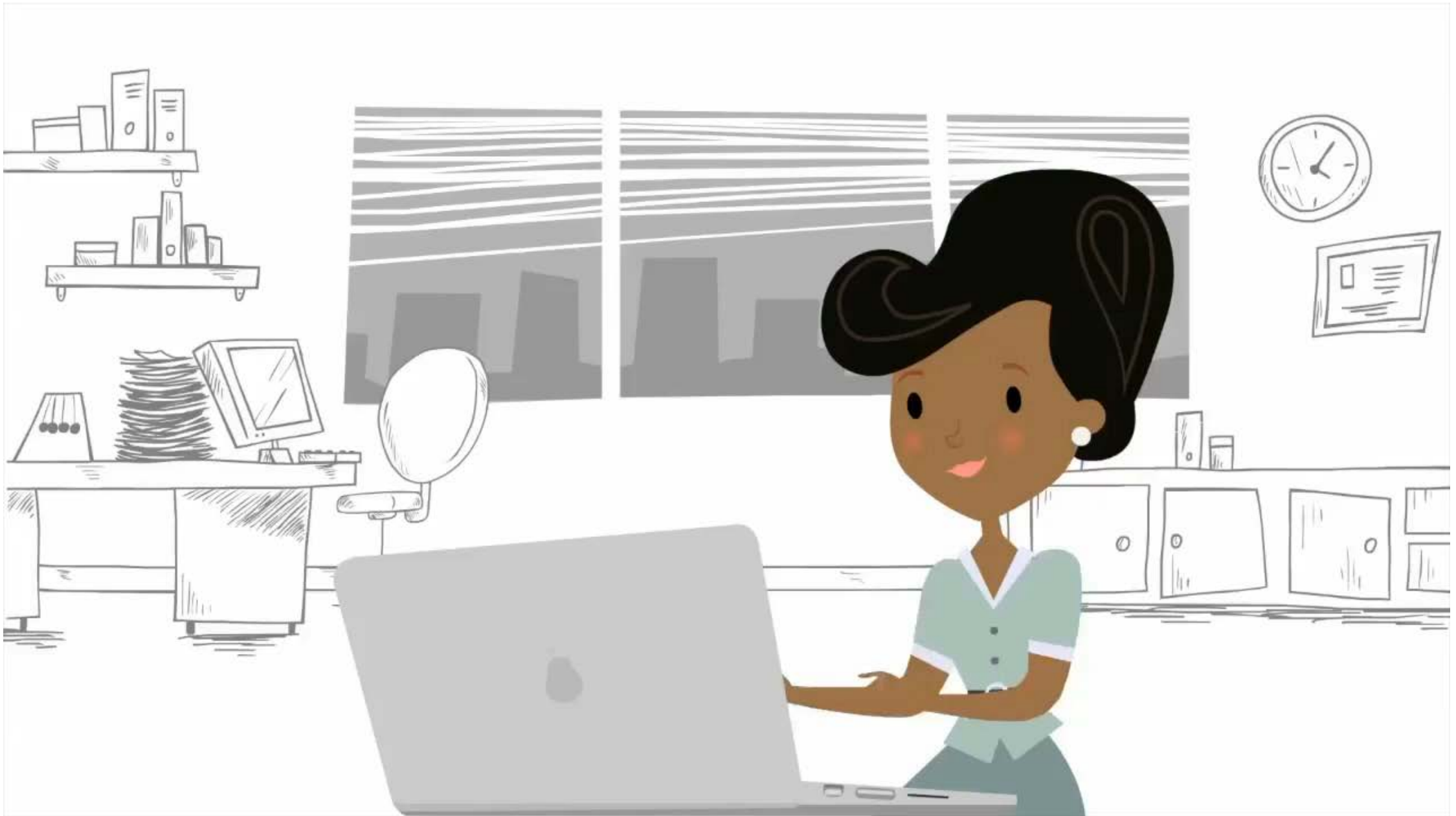
Commercial 2011-2017



Modria Tour

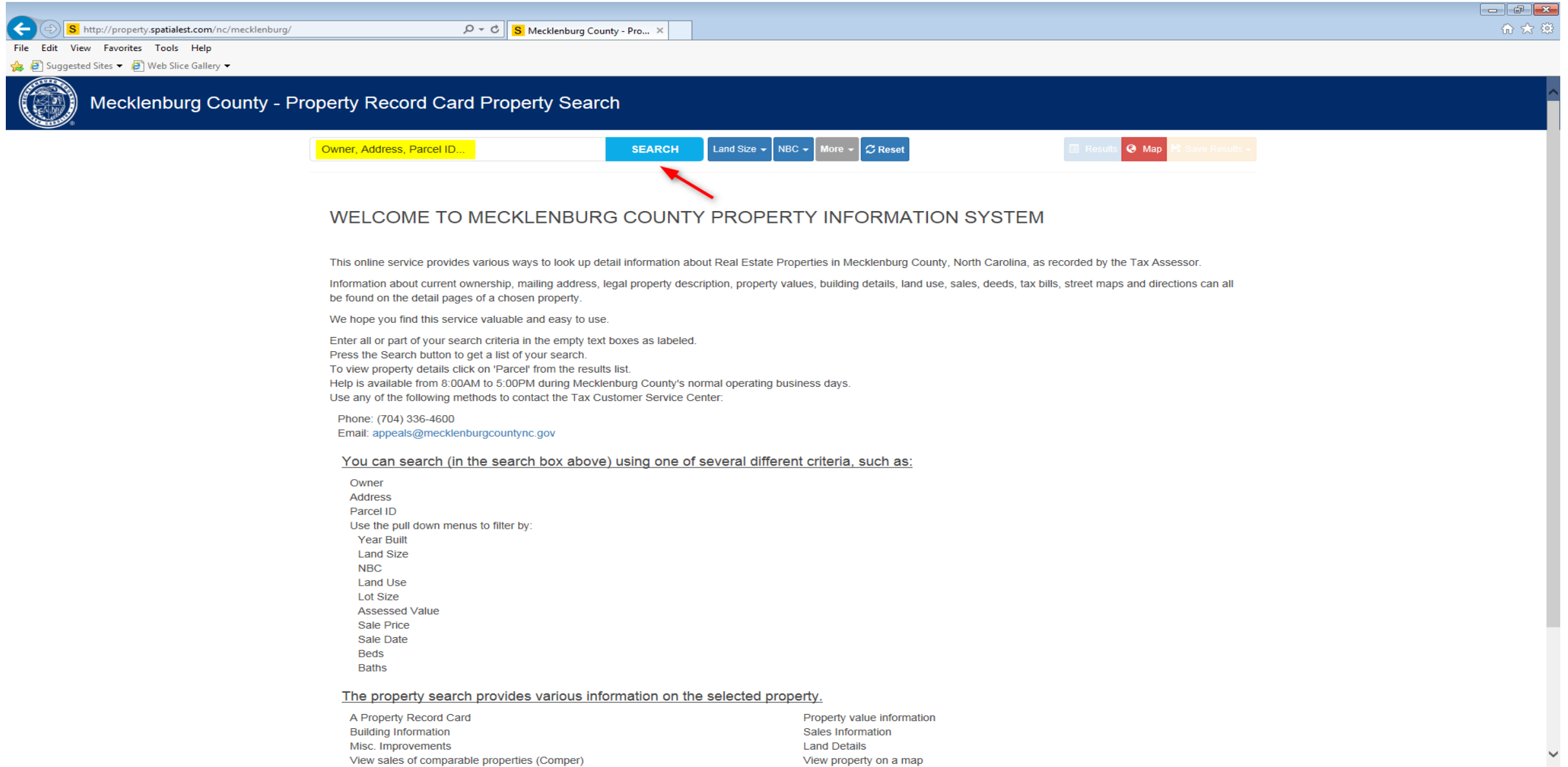
Modria is an online resolution portal for Mecklenburg properties

- The Modria Tour starts in Spatialest, Mecklenburg County's property information system, for accurate parcel specifics.
- The link may be accessed by visiting:
<https://MeckNC.gov/AssessorsOffice>





Enter the parcel number



The screenshot shows a web browser window with the URL <http://property.spatalest.com/nc/mecklenburg/>. The page title is "Mecklenburg County - Property Record Card Property Search". The search bar contains the placeholder text "Owner, Address, Parcel ID..." and a blue "SEARCH" button. To the right of the search bar are dropdown menus for "Land Size", "NBC", and "More", along with a "Reset" button. Further right are buttons for "Results", "Map", and "Save Results".

WELCOME TO MECKLENBURG COUNTY PROPERTY INFORMATION SYSTEM

This online service provides various ways to look up detail information about Real Estate Properties in Mecklenburg County, North Carolina, as recorded by the Tax Assessor.

Information about current ownership, mailing address, legal property description, property values, building details, land use, sales, deeds, tax bills, street maps and directions can all be found on the detail pages of a chosen property.

We hope you find this service valuable and easy to use.

Enter all or part of your search criteria in the empty text boxes as labeled.
Press the Search button to get a list of your search.
To view property details click on 'Parcel' from the results list.
Help is available from 8:00AM to 5:00PM during Mecklenburg County's normal operating business days.
Use any of the following methods to contact the Tax Customer Service Center:

Phone: (704) 336-4600
Email: appeals@mecklenburgcountync.gov

You can search (in the search box above) using one of several different criteria, such as:

- Owner
- Address
- Parcel ID

Use the pull down menus to filter by:

- Year Built
- Land Size
- NBC
- Land Use
- Lot Size
- Assessed Value
- Sale Price
- Sale Date
- Beds
- Baths

The property search provides various information on the selected property.

A Property Record Card	Property value information
Building Information	Sales Information
Misc. Improvements	Land Details
View sales of comparable properties (Comper)	View property on a map

Click the situs link for parcel details

←

→

S

http://property.spatiallest.com/nc/mecklenburg/#/search/13905417_srcterm

🔍

🔄


S

Mecklenburg County - Pro...

×

FileEditViewFavoritesToolsHelp

★📁 Suggested Sites📁 Web Slice Gallery



Mecklenburg County - Property Record Card Property Search

13905417

SEARCH

Land Size ▾

NBC ▾

More ▾

🔄 Reset

📄 Results

🗺 Map

💾 Save Results ▾


Records Found Matching your criteria

Select the Subject Property

showing records 1 to 1 of 1

Order By: Parcel ID ▾

1



13905417 MILLS AIMEE E

Location Address 8910 SCARSDALE DR MINT HILL NC

Land Use SFR

Total Appraised Value \$ 295,200

Land Size 2 Lot(s)

Description L17 & 18 B2 M21-201

Appraisal Neighborhood N902

View Property

Disclaimer

Mecklenburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Comper view and options

The screenshot displays the Mecklenburg County COMPER (Computerized Map of Property) website. The browser address bar shows the URL: <https://nc-mecklenburg-citizen.comper.info/template.aspx?propertyID=13905417&venc>. The page title is "COMPER - Mecklenburg, NC".

Refine By: Distance 1 miles | Sale Date 2014-05-04 - 2017-05-04 | My Neighborhood | Finished Area | Story Height | Actual Year Built

Subject Property (Market Value \$295,200):
8910 Scarsdale Dr Mint Hill
Distance: N/A | Sale Date: 26 Jul 2012
Parcel ID: 13905417 | Neighborhood: N902
Sale Price: \$242,000 | Finished Area: 3,102 Sqft

34 Nearby Sales (Sort):

- 8936 Dartmoor Pl Mint** (Comparable) \$298,000
Distance: 236 ft | Sale Date: 30 May 2014
Parcel ID: 13905416 | Neighborhood: N902
Sale Price: \$298,000 | Finished Area: 2,772 Sqft
- 8923 Lauriston Pl Mint** (Comparable) \$244,000
Distance: 286 ft | Sale Date: 28 Oct 2015
Parcel ID: 13905420 | Neighborhood: N902
Sale Price: \$244,000 | Finished Area: 2,201 Sqft
- 8911 Scarsdale Dr Mint** (Comparable) \$274,000
Distance: 291 ft | Sale Date: 14 Aug 2015
Parcel ID: 13905524 | Neighborhood: N902
Sale Price: \$274,000 | Finished Area: 2,423 Sqft
- 8810 Scarsdale Dr Mint** (Add Comp) \$280,000
Distance: 332 ft | Sale Date: 25 Apr 2016
Parcel ID: 13905434 | Neighborhood: N902
Sale Price: \$280,000 | Finished Area: 2,948 Sqft
- 8929 Lauriston Pl Mint** (Add Comp) \$275,000
Distance: 392 ft | Sale Date: 30 Apr 2015
Parcel ID: 13905421 | Neighborhood: N902
Sale Price: \$275,000 | Finished Area: 3,080 Sqft
- 8811 Scarsdale Dr Mint** (Add Comp) \$250,000
Distance: 431 ft | Sale Date: 30 Nov 2015
Parcel ID: 13905521 | Neighborhood: N902
Sale Price: \$250,000 | Finished Area: 2,284 Sqft
- 8901 Euston Ct Mint** (Add Comp) \$270,000
Distance: 488 ft | Sale Date: 26 Aug 2016
Parcel ID: 13905435 | Neighborhood: N902
Sale Price: \$270,000 | Finished Area: 4,424 Sqft
- 8903 Euston Ct Mint** (Add Comp) \$252,500
Distance: 494 ft | Sale Date: 27 Dec 2016

Map View: The map shows the area around 8910 Scarsdale Dr. It includes street names like Bartlett Rd, Glencroft Rd, Dartmoor Pl, Lauriston Pl, Scarsdale Dr, Euston Ct, Fultram Ln, and Brookgreen Dr. The map is overlaid with a grid and shows various property markers (yellow squares) and a red house icon indicating the subject property. A red callout box points to the "Save My Comparables" button, stating: "Creates pdf-automatically attaches to Modria log".

Navigation and Action Buttons: The top right of the page features buttons for "Help", "Print", and "X Close". The "X Close" button is highlighted with a red arrow, indicating it is used to return to the Comper screen.

Click the **X Close** to return to the Comper screen.

Comper pdf

Discussion

July 19, 2017

19-Jul-2017 02:52:51 PM **toni public** has completed **Filing a Citizen Inquiry - Event: Inquiry** filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

Toni Staff (Mecklenburg Cao)

TS

19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed **Respond - Event: Please note** that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

Modria Manager (Admin)

MM

Added file [comper_19716322_874482.pdf](#)

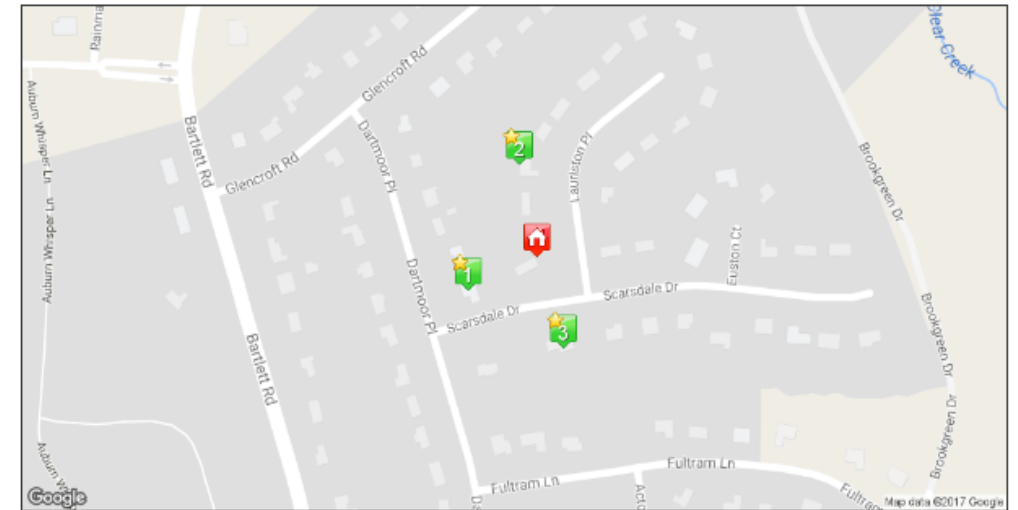
Notification of
Comper attachment


Post a message

☒ Press 'Enter' to send messages

Printout

Parcel ID: 13905417



	Subject	Comp 1	Comp 2	Comp 3
Parcel ID	13905417	13905416	13905420	13905524
				
Address	8910 SCARSDALE DR MINT HILL	8936 DARTMOOR PL MINT HILL	8923 LAURISTON PL MINT HILL	8911 SCARSDALE DR MINT HILL
Distance	0 ft	236 ft	286 ft	291 ft
Parcel ID	13905417	13905416	13905420	13905524
Sale Price	\$242,000	\$298,000	\$244,000	\$274,000
Sale Date	26 / Jul / 2012	30 / May / 2014	28 / Oct / 2015	14 / Aug / 2015
Neighborhood	N902	N902	N902	N902
Finished Area	3,102 Sqft	2,772 Sqft	2,201 Sqft	2,423 Sqft
Housing Type	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
Bedrooms	5	4	3	3
Full Baths	3	2	2	2
Year Built	1986	1987	2004	1986

Posting a message to CAO staff



Cases Reporting Account Management Policy Center ▾ Templates ▾ Downloads

POWERED BY
MODRIA®



Inquiry: toni public - Parcel: 13905417 Year: 2017

Inquiry #504516 | Order #1500488782381 | Amount: 295200.00 USD

- Discussion
- Files
- Information
- Timeline (2)

WAITING APPRAISER REVIEW

Mecklenburg CAO appointed an appraiser to review the filer's inquiry



Next Step
03-Aug-2017

(Test) Set AutoClose...

(Test) Set AutoRemin...

Admin: Auto Close

Admin: Auto Reminder

Assign Staff

Automatic Assignmen...

Discussion

Internal

July 19, 2017

TP

Toni Public (Filer)

19-Jul-2017 02:52:51 PM toni public has completed **Filing a Citizen Inquiry** - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

TS

Toni Staff (Mecklenburg Cao)

19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed **Respond** - Event: Please note that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

TP

Toni Public (Filer)

Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

Post a message

Email and link into Modria

[EMAIL](#)[PRICING](#)[FAQ](#)

Inbox:

toni_public



toni_public@mailinator.com
m8r-29iyn9@mailinator.com

To: toni_public
From: no-reply@trial-mecklenburg.modria.com
Message Id: 1497989037-200036947054-toni_public
Subject: Your Inquiry No: 504501 - Inquiry submitted successfully
Received: Tue Jun 20 2017 16:03:57 GMT-0400 (Eastern Daylight Time)

text/html

Secure Link

Dear toni public,

We are contacting you regarding [Mecklenburg Resolution Center Inquiry: 504501](#) (Parcel #: 13905417)

Thank you for filing an inquiry regarding parcel number 13905417. Our services will review the details you provided and contact you shortly.

Sincerely,

Mecklenburg Resolution Center

Mecklenburg County Government - Assessor's Office

Website: [Click Here](#)

Powered by Modria

Modria inquiry CLOSED

←

https://trial-mecklenburg.modria.com/#casedetails/504516

🔍 🔒 ↻

S Mecklenburg County (TEST) - ...


Resolution Center

✕

Google

File Edit View Favorites Tools Help

🌟 Suggested Sites Web Slice Gallery

 Cases Downloads

POWERED BY MODRIA DG

←

Inquiry: toni public - Parcel: 13905417 Year: 2017

Inquiry #504516 | Order #1500488782381 | Amount: 295200.00 USD

Discussion

Files

Information

Timeline (3)

CLOSED - COMPLETED

The Appraiser concluded that the inquiry was completed, and closed it.

Discussion

July 19, 2017

TP

Toni Public (Filer)

19-Jul-2017 02:52:51 PM toni public has completed Filing a Citizen Inquiry - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

TS

Toni Staff (Mecklenburg Cao)

19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed Respond - Event: Please note that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

TP

Toni Public (Filer)


Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

19-Jul-2017 04:31:48 PM Arbitrator has completed Respond - Event: The Appraiser indicated that this inquiry was completed. Specifically, the Appraiser indicated the following: "I have updated your bathroom count from 3 to 2 and it has been corrected in CAO database. Thank you for your time." Consequently, this inquiry is now closed.

04:31 PM

Posting messages to this discussion is disabled (the case may be closed or you do not have permission to post at this time)

 ☒ Press 'Enter' to send messages

MODRIA

A CONVENIENT TOOL TO SHARE INFORMATION,
COMMUNICATE AND BUILD RELATIONSHIPS IN
OUR COMMUNITY.

Update Conclusions

- **2019 Revaluation – In Progress**

- 2011 Revaluation – Lessons Learned
- Customer Service Focus
- Revaluation Plan in Place
- Real Estate Market increasing

- **Modria is Live**

- Will assist both our citizens and staff in managing appeals
- Will provide another option for our citizens
- Using technology to provide transparent appeals solution



Agenda Title: Davidson Commons East Conditional Master Plan Amendment - Senior Planner Trey Akers

Summary: The developer of Davidson Commons East proposed a conditional master plan amendment to allow for a four story hotel at 131 Davidson Gateway Drive (PID# 00323190 and 00323191). Staff will receive public comment about the proposal during the public hearing.

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing presentation	9/7/2017	Presentation
☐ Staff Analysis	9/11/2017	Cover Memo

PUBIC HEARING DAV. COMMONS EAST HOTEL



College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
BOC Public Hearing Presentation
Trey Akers, Planning Dept.
September 12, 2017

DCE HOTEL – PROCESS/TIMELINE

2015 Concept Discussed

- Oct. 6: Applicant Informally Proposes Hotel Concept

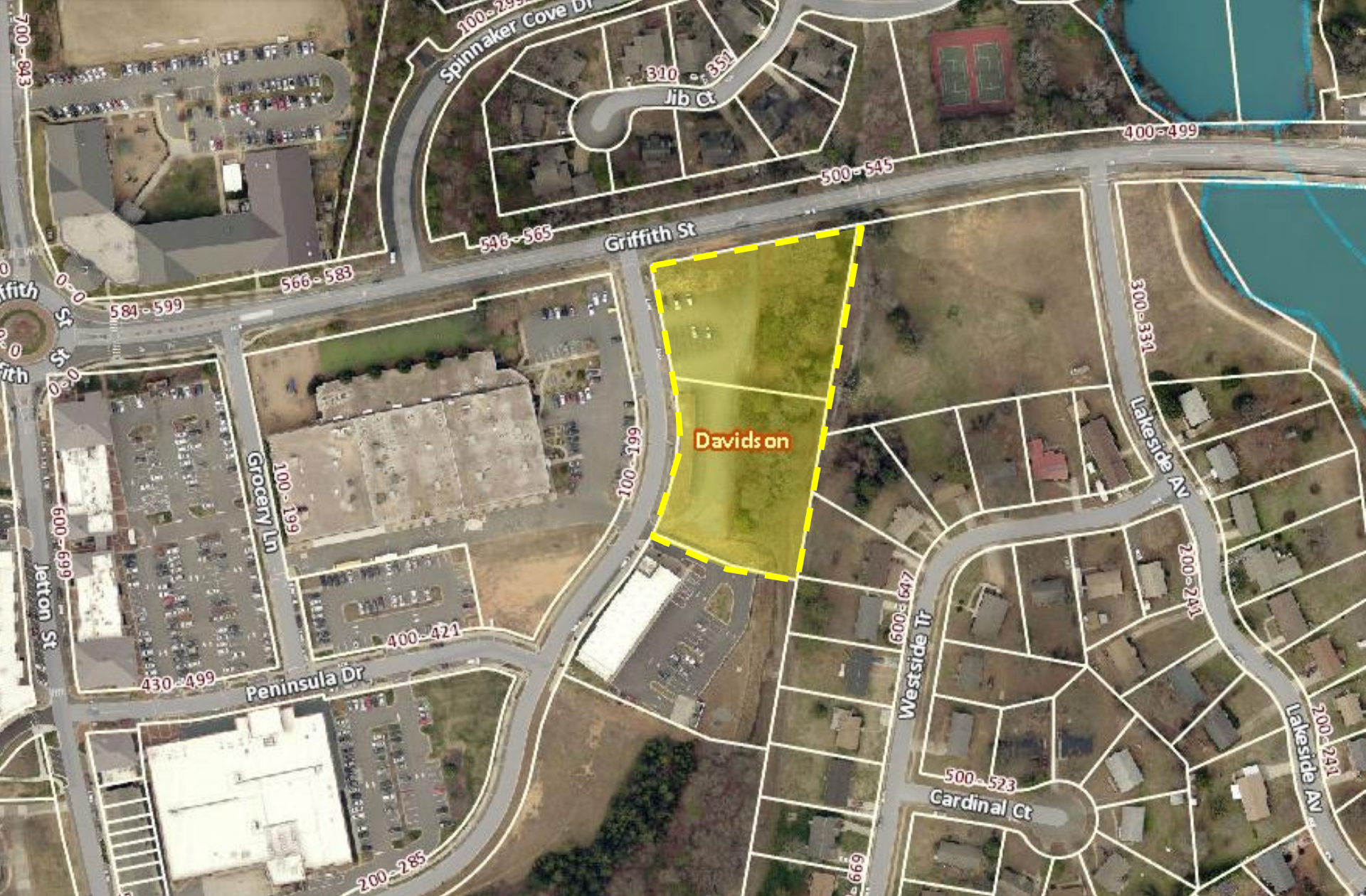
2016 Concept Explored

- April - August: Site Review/Sketch Plan Created
- August 26: Preliminary Sketch Plan Submitted (DPO 14.5.2)
- September: Application Review, Public Input Session (PIS) Materials Prepared
- October 3: Public Input Session, Prelim. Staff Analysis Produced, Feedback Collected
- November - February 2017: Transportation Impact Analysis Undertaken

2017 Concept Refined/Approval Sought

- Mid-February: Transportation Impact Analysis (TIA) Finalized, Accepted by Staff
- March - May: Revised Design Discussed (TIA, PIS Feedback)
- May 31: Conditional Master Plan Application Submitted (14.5.4)
- July 31: Joint Work Session
- August 4: Public Engagement – Site Walk, Lunch & Learn/ Recorded (Feedback Collected)
- August 1-11: Stakeholder Engagement
- August 22: Board of Commissioners Work Session (Project Update/Feedback Received)
- August 28: Planning Board Meeting (Project Update)
- September 25: Planning Board Meeting (Recommendation)
- September 12: Board of Commissioners Meeting (Public Hearing)
- October 10: Board of Commissioners Meeting (Potential Decision)

CONTEXT & VICINITY



DCE HOTEL – CONTEXT





DCE HOTEL – CIRCLES @ 30 VICINITY

PROPOSED PLAN

DCE HOTEL – PROPOSED PLAN



College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
BOC Public Hearing Presentation
Trey Akers, Planning Dept.
September 12, 2017

DCE HOTEL – PROPOSED PLAN



DCE HOTEL – PROPOSED PLAN



College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
BOC Public Hearing Presentation
Trey Akers, Planning Dept.
September 12, 2017



Dav. Commons East - Hotel
BOC Public Hearing Presentation
Trey Akers, Planning Dept.
September 12, 2017

DCE HOTEL – PLAN DETAILS

SUMMARY

- **Land Use**

- Proposed: Hotel/Inn; Commercial Services; Restaurant; Retail
- Existing in Vicinity: All Requested Uses

- **Building Type, Height, & Setbacks**

- Proposed: Workplace Building, Four Stories (49'), 0' Setbacks
- Existing in Vicinity: Workplace, Storefront Two to Five Stories (36' - 59'), 0' Setbacks

- **Streetscape**

- Proposed: Formalized, 10' - 13'
- Existing in Vicinity: Formalized, 8' - 15' +

DCE HOTEL – PLAN DETAILS

SUMMARY

- **Parking, Access, & Transportation**

- TIA: Minimal/No Change; Less Impact than Two Commercial Buildings
- Required: 149 Parking Spaces [1.3 Spaces/Room]
- Proposed: 113 Parking Spaces [0.98 Space/Room]
 - Includes Surface, On-street Existing + New, Shared/Woodies
 - Homewood Suites: 84% Capacity on Sold-Out Night

- **Open Space/Parks**

- Required: 3,375 SF [Includes Adjacent Park Discount of 25%]
- Proposed: 7,311 SF Plaza

- **Water Quality**

- Required: 52,360 SF
- Proposed: 52,336 SF

DCE HOTEL – PLAN DETAILS

SUMMARY

- **Tree Canopy/Griffith**

- Existing: Stands of Mature Trees, Frame Street
- Proposed: Replace with Formalized Streetscape, Replant Eastern Buffer
 - Tradeoffs: Plaza/Pedestrian Realm, Retail Viability, Parking Capacity, Consistency with Existing/Adjacent Properties + New Buildings

- **Adjacent Uses/Buffer**

- Existing: Mature Tree Cover/Eastern Border [Woodies Precedent]
- Proposed: Retained/Replanted Eastern Border [1:1 # Removed on Griffith]
 - 22 + 18 Removed (Griffith + Eastern Boundary): 40 Total
 - 6 Proposed Replanted in Eastern Buffer [Woodies 34?]

DCE HOTEL – APPLICANT PROPOSED CONDITIONS

SUMMARY

- **Building Type:** Workplace
- **Height:** Four Stories (49')
- **Impervious Coverage:** 52,336 SF (Allowed 52,360 SF Max.)
- **Uses:** Hotel/Inn, Commercial Services, Restaurant, & Retail Primary/Secondary
- **Setbacks:** 0'
- **Parking:** 113 for 115 Rooms (DPO Requires 149 for 74,500 SF)
- **Bicycle Parking:** 6 Long-Term, 12 Short-Term (DPO Requires 13 LT, 26 ST)
- **Tree Canopy:** Proposes to Meet 1:1 Removal/Replanting Ratio (Details Needed)
- **Surface Parking Walkway:** Requests Relief from DPO 8.4.5 to Max. Impervious Coverage Requirements
- **Pedestrian Trail:** Proposes to Remove Trail to Park (Shown on 2007 Plan)
 - Alternative, on-street alignment proposed (No Bridge)

DCE HOTEL – ADDITIONAL TOPICS

SUMMARY: POTENTIAL IMPROVEMENTS

- **Retail:** Define Allowed Types [Agreed]
- **Public Art:** Plaza Opportunity [Agreed]
- **Building Design:** High Standards/Green Building [Not Agreed, Details Missing]
- **Eastern Buffer:** Additional Replanting/Woodies [Agreed, Details Missing]
- **Infrastructure:**
 - **Connections:** Crosswalks, Stream Crossing to Park, Mid-Block Crossing
[Agreed 1 Crosswalk, Alt. Path Alignment, Proportion of Mid-Block]
[Not Agreed 2 Crosswalks, Requested Alignment/Bridge, Full Mid-Block Crossing]
- **Parking:** Griffith Street Improvements at CSD Block [Agreed]
- **Transit Amenities:** Designated Stop/Bench
[Benches Agreed, Stop Location Identified]
[Not Correct Location; Stop Construction Not Agreed]

DCE HOTEL – STAKEHOLDER FEEDBACK

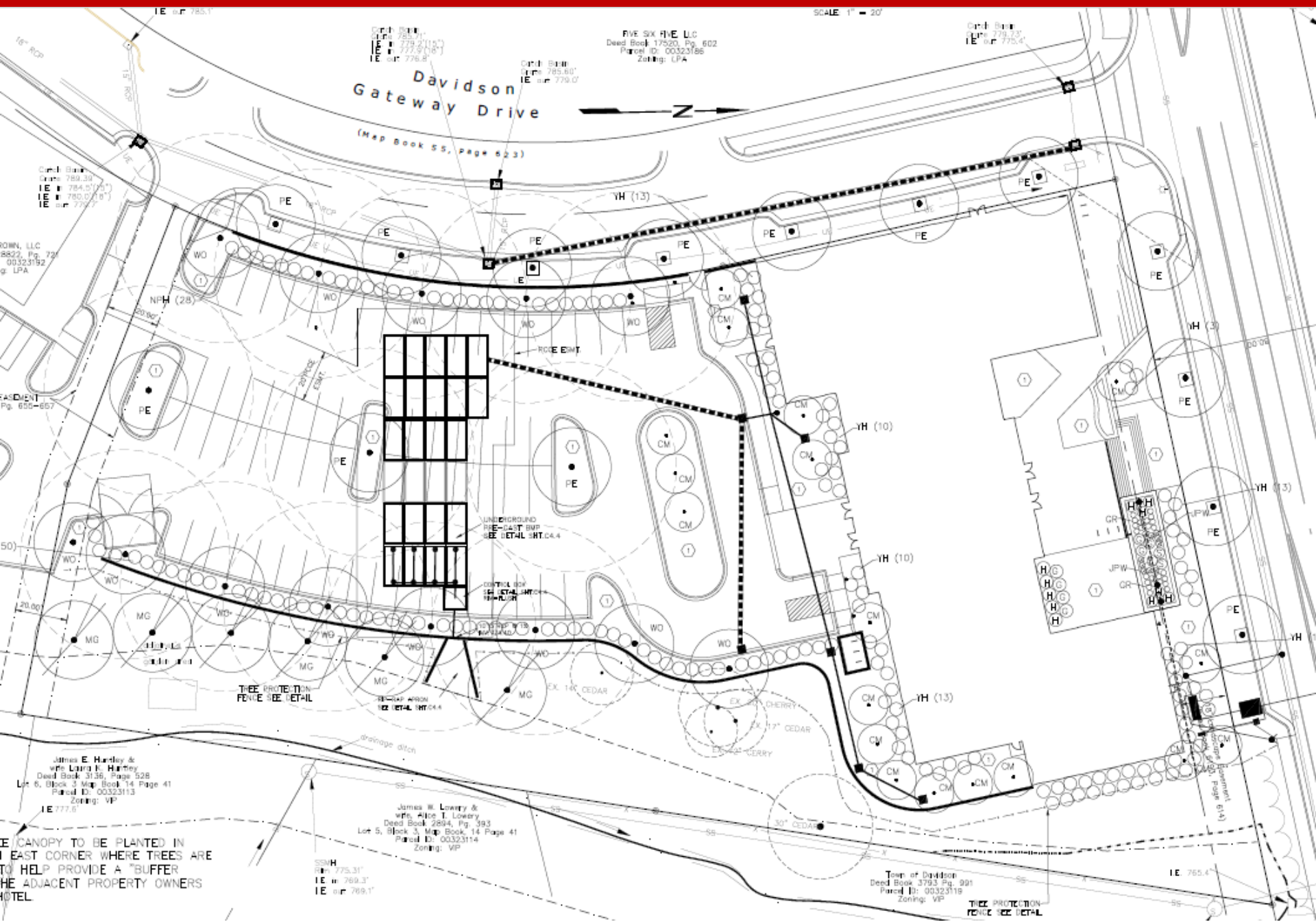
RECOMMENDATIONS

- **Multi-Use Path:** Illustrate Entire Length of Property on Griffith St.
[Agreed 1 Crosswalk, Alt. Path Alignment]
[Not Agreed Requested Alignment/Bridge]
- **Trees:** Explore Preservation of Three White Oaks/NE Corner [Not Agreed]
- **Plaza:** Augment Plaza Plantings [Agreed, Details Missing]
- **Bicycle Sharing:** Host Station/Provide Cycles [Agreed, Details Missing]
- **Architecture/Public Art:** Residential Feel Important, Host CSD Artwork
Architecture: [Agreed, Details Missing]
Public Art: [Agreed]
- **Massing/Vantage Point:** Study View from Southeast/East [Not Agreed]
- **Construction Timing:** In Summer/Minimize School Disruption [Not Agreed]

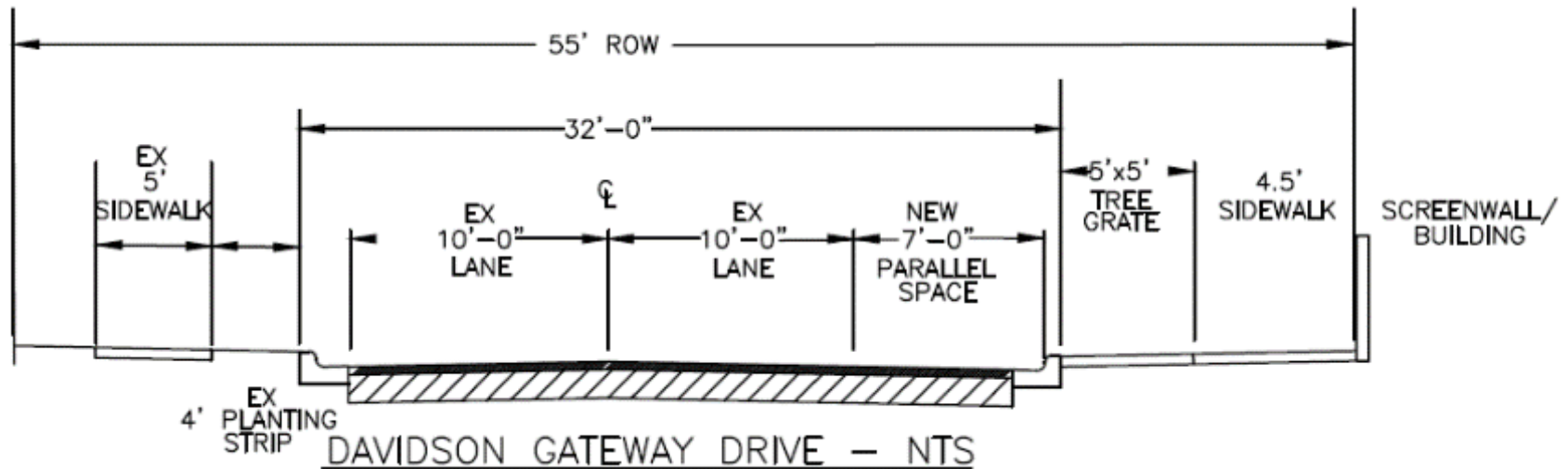
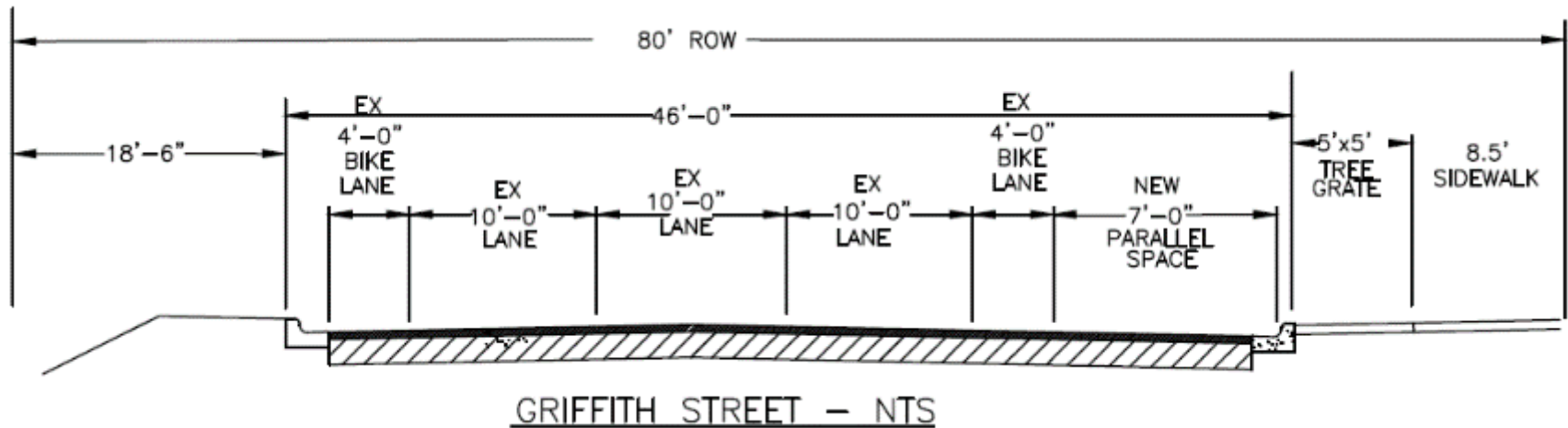
DISCUSSION

ADDITIONAL SLIDES

PROPOSED LANDSCAPE PLAN



PROPOSED STREET SECTIONS





MEMO

Date: September 12, 2017
To: Board of Commissioners [Public Hearing]
From: Jason Burdette, Planning Director
Re: Davidson Commons East Hotel, Staff Analysis for Conditional Master Plan Amendment

1. INTRODUCTION

APPLICANT INFO

- **Developer:** Nish Patel, Beacon IMG, Inc.
- **Owner:** Davidson Commons East Condominium Associates
- **Attorney:** Susan K. Irvin
- **Site Designer:** Geoscience Group, Inc.
- **Architect:** The RBA Group
- **Location:** 131 Davidson Gateway Drive (Parcel IDs #00323190, #00323191)
- **Area:** 2.1 acres

REQUEST

The applicant requests a Conditional Master Plan Amendment to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. The proposal includes a pedestrian plaza along Griffith St. and a retail space on the site's northwest corner at the intersection of Griffith St. and Davidson Gateway Dr.

SUMMARY OF PETITION

The applicant requests specific conditions pertaining to:

PROPOSED CONDITIONS

1. **Building Type:** The type of buildings permitted to be constructed on-site.
2. **Height:** The structure's overall height.
3. **Impervious Coverage:** The amount of hardscape permitted on the site.
4. **Uses:** The specific uses permitted on-site.
5. **Setbacks:** The proposed building/uses distance from surrounding properties or right-of-way.
6. **Parking:** The amount of on-site and off-site parking, and parking lot walking area, to be provided by the project.
7. **Bicycle Parking:** The amount of short- and long-term parking to be provided by the project.

8. Tree Canopy: The amount of tree canopy cover to be replaced on site.

REMOVED CONDITIONS

- The pedestrian trail shown on the Master Plan from the eastern portion of the Site to the Town of Davidson property should be removed.

A complete list of the proposed conditions is included as Attachment A.

2. PLANNING STAFF REVIEW

BACKGROUND

The proposal seeks to replace an existing conditional master plan approved in 2006 and which has since been amended multiple times. Common law vested rights for these lots were established through a series of actions, including a public charrette and plan amendments, taken from 2007-2013. Originally, the four lots along Davidson Gateway Drive (Lots 4A-D) were part of the Davidson Commons Master Plan and envisioned to become 42 townhomes. In 2007, the Davidson Commons East Conditional Master Plan proposed to replace these 42 townhomes with 16 single-family detached homes on Lots 4C-D and two commercial buildings consisting of 24 office/retail/residential condominiums on Lots 4A-B (Attachment B). The commercial buildings were approved to be two to three stories in height. In response to market conditions the owner requested a plan amendment in 2008 that allowed a greater proportion of commercial uses, though the overall building and site designs remained unchanged. Architectural designs for the two mixed-use buildings were approved by the Design Review Board in 2008, but the individual site plans for these lots were not submitted for review and therefore the projects did not move forward through the development process.

In 2010 the Davidson Commons East Conditional Master Plan was once again amended, with the 16 single-family detached homes on Lots 4C-D evolving to become two mixed-use buildings of two- to three-stories and an athletic field (Attachment C). The commercial building on Lot 4C, Woodies Automotive, was approved in 2013 via another Conditional Master Plan amendment and constructed in 2014.

The proposed hotel site comprises Lots 4A-B, the two northernmost lots along Davidson Gateway Dr., with Lot 4A fronting both Davidson Gateway Dr. and Griffith Street. Currently, Lots 4A-B function as a surface parking lot and Lot 4D is largely a graded, grassy plain. The Conditional Master Plan seeks to replace the existing, approved plan for two mixed-use commercial/residential buildings of two to three stories each to permit a hotel featuring four stories.

PROCESS/TIMELINE

The applicant met with town staff at various times during 2016 to discuss the development of the 2.1 acre tract of land as a commercial hotel. During those conversations, staff and the applicant discussed the process to move the project forward. The property's current designation as a Conditional Planning Area and the site/building's proposed features, some of which do not fully comply with the planning ordinance, led the applicant to request a Conditional Master Plan amendment (DPO 14.5).

In August 2016 the applicant officially filed a concept plan, which was deemed to be a complete submittal on 8/26/16. Based on the concept plan submittal date, this staff analysis considers compliance with the Davidson Planning Ordinance in effect on August 26, 2017.

The concept plan was reviewed by Mecklenburg County staff and the Davidson Planning Department, who made comments prior to the October 3, 2016 Public Input Session (PIS). About 75 citizens attended the PIS, providing feedback on the proposed plan. Some of this feedback was incorporated in the latest design (see Public Comment discussion below). Subsequently, the developer performed a Transportation Impact Analysis (TIA) so that the proposal's effects on traffic were more clearly understood; this was required because the estimated building's size at the time of the sketch plan submittal exceeded 75,000 SF, the threshold over which commercial projects must perform a TIA. From November 2016 – February 2017 the TIA was performed by a consultant, reviewed, and accepted by Planning Dept. staff (see the TIA discussion below). The TIA and PIS Report were posted to the [project webpage](#) in March 2017.

In late February the project team re-engaged the Planning Dept. staff with revised designs based on the PIS and TIA. From February to May the applicant worked to provide further revisions and clarifications, officially submitting a Conditional Master Plan on 5/31/17. The application and requested revisions were again reviewed by Mecklenburg County staff and the Davidson Planning Dept., and were deemed complete on 7/7/17. Additional revisions were performed in July and the documents resubmitted on 7/24/17, with minor revisions again made and submitted on 9/5/17.

In early to mid-August 2017, staff conduct a series of public engagement events including a site walk, lunch and learn presentation, and individual as well as group meetings with surrounding neighborhoods, interested citizens, and other stakeholders. The resulting feedback was presented to the Board of Commissioners and Planning Board at their August Work Session and meetings. A summary of that information is included in the Staff Memo & Feedback Overview Presentation posted on the Documents tab of the project webpage. As a result of the feedback received, the Board of Commissioners provided the project team with Action Items to address prior to/at the September public hearing. Additional information regarding the project timeline and schedule can be found on the project webpage.

CONTEXT

As noted earlier, the proposed hotel lies on two parcels at the corner of Davidson Gateway Dr. and Griffith Street. The site slopes eastward toward an intermittent stream, across which is a Town-owned property and low-density residential homes. Woodies Automotive is immediately adjacent to the south, and across Davidson Gateway Drive to the west is the Community School of Davidson's elementary-middle school campus (CSD). Across Griffith St. to the north is Spinnaker Cove, a low-density residential development. Moving beyond the immediately adjacent uses, the site lies on the eastern edge of a targeted growth node (described in greater detail below). This area, known as the Circles @ 30, features a mix of uses including hotel, office, retail, restaurant, and higher-density residential buildings. The site is nearly equidistant between both I-77 and downtown, lying roughly one-half mile from each.

PLANNING AND DEVELOPMENT STANDARDS

Below is a summary of general planning and development standards relating to this proposal. Note: For the purpose of this analysis, the Lakeshore Planning Area is considered to be the "underlying" planning area for the proposed site.

LAND USE

The existing, approved plan permitted the development of two, three-story mixed-use buildings – one fronting Davidson Gateway Dr. and one fronting Griffith Street. This plan allowed commercial, office, retail, and residential uses to be located in each building. These uses are consistent with the overall pattern of uses in the Circles @ 30 area.

The proposed plan updates and clarifies the specific uses allowed on Lots 4AB by utilizing the 2015 DPO terms. The specific uses requested are: Hotel/Inn; Commercial Services; Restaurant; and, Retail, Primary & Secondary. Examples of each of these uses exist both near and in the broader vicinity of the subject site. The proposed hotel use, including a bistro and retail component, would be consistent with the existing and future land uses envisioned for the Circles @ 30 area.

BUILDING TYPE, HEIGHT, & SETBACKS

Building types vary throughout the Circles @ 30 area and range from detached, attached, and multi-family residential buildings to retail and office buildings that fit with the current DPO's Storefront and Workplace building types. The plan amendment proposes the construction of a Workplace building. This building type requires features such as principal entries fronting primary streets, a minimum level of 65% façade transparency on the ground floor, and architecturally-distinguished floor levels and entryways.

This building type is permitted in the Lakeshore Planning Area, with an allowable height of two to four stories. When surveying other buildings in the immediate and broader vicinity, the proposed height is consistent with that of existing buildings. For comparison, approximate height values for nearby buildings are: One Harbor Place (Sabi Restaurant) is three stories, or 51' to parapet; Two Harbor Place (Dunkin' Donuts) is three stories, or 57' to parapet; The Linden is four stories, or 48' to parapet; Woodies Automotive is two stories, or 36' to parapet; and, Homewood Suites is five stories, or 59'. Notably, these buildings are adjacent to other commercial or high-density residential areas. Where the buildings approach the higher-density residential blocks there is a transition, or "step-down," in height that occurs across a right-of-way. This transition typically spans less than two stories in height differential between the commercial building and adjacent residential property.

Lastly, the project proposes 0' setbacks. This is consistent with the permitted setbacks for Storefront and Workplace buildings in the Lakeshore Planning Area as well as existing buildings close by (Woodies, Davidson Day School, Harbor Place One & Two, Homewood Suites, and The Linden). In this location, where pedestrian mobility is important, buildings with active ground floor uses placed close to the sidewalk activate the streetscape – as evidenced by many of the uses in the nearby Davidson Commons and Linden buildings along Jetton Street. On Davidson Gateway Dr. the building will be adjacent to the sidewalk; along Griffith St., the building will be setback approximately 20' or more behind a pedestrian plaza.

STREETSCAPE

With its location on a corner, the proposed hotel will front two streets: Griffith St. and Davidson Gateway Drive. The site's location in a highly-walkable area means that close attention should be paid to the pedestrian experience along each of these streets. At 10' wide, the sidewalk along Davidson Gateway Dr. continues and expands the established pathway from Woodies to Griffith St., and includes a low-rise wall to screen surface-level parking from pedestrians. Along Griffith St., the sidewalk width increases to approximately 13' and continues at an expanded width east to the property line.

Additionally, in front of the plaza area the plan proposes a decorative brick wall along this walkway, which must meet a three foot maximum height in the front setback permitted by DPO 4.3.1.D. Behind this area lies a plaza intended to function as an inviting, semi-public space. It is designed to be ADA-accessible and to allow easy access from Griffith St. via low-rise steps and an at-grade ramp originating near the retail component. These features, in combination with additional landscaping, decorative paving, and fountains, aim to create a permeable, engaging public realm. Along both frontages street trees and landscaping must be provided in accordance with DPO 9.4.1.

PARKING, ACCESS, & TRANSPORTATION

The plan proposes to utilize a mix of parking formats including off-street surface parking (69), on-street parking (30), and a shared parking arrangement with the adjacent Woodies Automotive building (14), for a total of 113 spaces. For commercial properties, DPO Table 8-1 lists a minimum parking requirement of two spaces per 1,000 SF of commercial floor area. At 74,500 SF in total building area, this results in a required parking minimum of 149 spaces (which translates to 1.3 spaces per room). This table considers only gross commercial floor area and does not distinguish between different uses that may generate different trip patterns. Nearby jurisdictions utilize a one parking space per hotel room requirement while also factoring in parking for meeting spaces included within the building; in mixed-use districts the ratio is 0.5 spaces per room. Continuing, DPO 8.3.2.D allows for adjacent non-residential uses to share up to 50% of the required off-street parking spaces available, which in this case would allow for use of 14-15 existing spaces on the Woodies property (14 have been indicated by the developer). The DPO also allows for consideration of off-site parking in select contexts, but this is not permitted in the underlying planning area.

The current proposal represents a 36-space difference in the required (149) and proposed parking (113). However, as noted above, usage patterns vary depending on the nature of each commercial space. In this case, assigning one parking space to each hotel room may not accurately reflect actual parking demand. Based on their experience developing and operating the nearby Homewood Suites Hotel, the developer believes that parking area to be over-built after observing actual usage patterns – the parking lot at this site is only 84% full on sold out nights, with peak demand occurring after 6:00 pm. The developer noted that many visitors do not arrive at that hotel in their own private car but instead utilize taxis, corporate transportation, or ride-sharing services that do not require their use of parking facilities. They also noted that their highest demand for employee parking is during the day, when the parking lot has sufficient capacity for workers and guests. Their experience in this local context informed the current proposal. At 113 spaces, the proposed parking ratio is 0.98 spaces per room; if the Homewood Suites experience is an accurate indicator, then on sold out nights the hotel could anticipate needing 97 parking spaces.

Regarding access, the proposal eliminates the first curb cut off of Davidson Gateway Dr. and instead utilizes the existing shared driveway with Woodies to provide site access. This provides two benefits: 1. It affords a better pedestrian experience along Davidson Gateway Dr. by eliminating a potential conflict point between vehicles and pedestrians; and, 2. It satisfies the requirements of Table 8-2, which discourages off-set driveways.

Lastly, concerning other transportation requirements listed in the DPO, Section 6.10 deals with Transportation Impact Analysis (TIA). These exercises are used to evaluate whether the scale of development is appropriate for a particular site and what improvements may be necessary on- and off-site to provide safe and efficient access and traffic flow. These studies assist in understanding travel patterns in and around the site, which is especially helpful considering the project's proximity to schools

– uses which generate a very high amount of traffic, both motorized and non-motorized, during certain periods of time each weekday.

Based on the estimated building's size at the time of the sketch plan submittal, the developer was required to perform a Transportation Impact Analysis (TIA) so that the proposal's effects within its land use context were more clearly understood. From November 2016 – February 2017 the TIA was performed by a consultant, reviewed, and accepted by the Planning Dept. staff (see the project webpage for the full report). The analysis compared the proposed hotel with the previously-approved master plan, which allowed two mixed-use buildings to be constructed on the same site. At all locations, the impacts of the previously approved development were projected to be much greater than the proposed hotel use (Pg. iii). The report concluded that the proposed development will not have a significant impact on the surrounding roadways or multi-modal infrastructure in the project vicinity. It did note that the intersection at Davidson Gateway Dr. and Griffith St. is expected to experience a slight up-tick in wait time during the morning (iv). However, the report stated that this should be anticipated for any level of development that occurs on the subject site and characterized the delay as minimal (iii).

Notwithstanding these points, pedestrian safety throughout this area remains imperative given the site's proximity to nearby schools. The proposal presents the opportunity to secure improvements at select locations, a topic discussed in greater detail in the Staff Recommendation section below.

OPEN SPACE/PARKS

The Lakeshore Planning Area requires a minimum of 5% of the development to be dedicated open space. For this site, that equates to roughly 4,500 SF of open space. Per DPO 7.2.2, development within 0.25 miles of an existing public park may receive a reduction in the required open space area, not to exceed 25%. This site's proximity to Roosevelt Wilson Park enables a reduction of up to 1,125 SF, leaving 3,375 SF of required open space. At 7,311 feet and considering the illustrated design, the proposed plaza area along Griffith St. meets the criteria listed in DPO 7.4.

WATER QUALITY

The site is located in the Lake Norman Watershed Critical Area. This means that it is limited in the total amount of impervious coverage it can provide on-site (i.e. hardscape surfaces). Based on prior approvals, the total allowed amount for Lots 4A-D is 120,521 SF. Over the years, the various plans and plan amendments associated with this site have allocated the allowed impervious coverage in different ways. For example, Woodies Automotive is now constructed and that site's impervious coverage has been subtracted from 120,521, leaving Lots 4A, B, and D to split the remaining value. The chart included as part of the proposed project conditions specifies these values (see Attachment A). Lots 4AB are allocated 52,360 SF, collectively, and the proposed plan illustrates 52,336 SF of impervious coverage, which meets the requirement.

ADDITIONAL CONSIDERATIONS

Two additional topics relevant to this site's design have been identified and are introduced below. These are worth careful study by the Planning Board and Board of Commissioners.

ADJACENT USES

To the site's southeast lies low-density residential development. Unlike properties to the north, these properties are not separated from the project by a street. Moreover, these properties' elevation sits below that of the project site. Although the Town's form-based code favors well-scaled transitions

between uses rather than isolating buffers (especially in non-rural areas), in some cases wherein the rear properties adjoin different uses vegetated cover may be appropriate.

To address this issue and compensate for the removal of tree canopy cover along Griffith St., the proposal includes replanting the site's eastern buffer with additional large, mature tree cover. Specifically, the east/southeastern area of the site adjacent to residential uses will include: Eight trees along the parking lot perimeter, as required per ordinance; six new trees below the parking lot that will assist in screening the retaining wall; and, five existing, mature trees that will be retained as part of the proposed plan. All told, the proposed plan would remove 21 mature trees on Griffith St. and at least 15 on the project's eastern buffer (perhaps more since a few "saved" trees have root zones adjacent to graded areas). See Sheet L1.2 for planting details.

TREE CANOPY/GRIFFITH STREET

Currently the site features stands of mature trees along Griffith Street. Along with trees on the north side of the street, these create a canopy that frames the street. The stands are less formalized than the trees one block west along Griffith that line the street for the length of the CSD campus. The 2007 Conditional Master Plan revision included a 0.21-acre public open space along Griffith St. with the intent of preserving the existing tree stands. However, the 2010 amendment removed this provision. Retaining the tree stands means that the building must be set back further from the roadway, which potentially results in the following tradeoffs:

1. A building setback that is inconsistent with the DPO's setback standards for the Lakeshore Planning Area as well as new construction that has occurred throughout the Circles @ 30 area. However, pedestrian features such as plazas, walkways, and sidewalk cafes may be included as part of the front setback area.
2. A less viable commercial retail location at the corner of Davidson Gateway Dr. and Griffith Street.
3. A less formalized streetscape than occurs on adjacent properties and that is required throughout new development in the Circles @ 30 area.
4. Limitations on the building and site design, including the amount of parking able to be provided on-site.

These tradeoffs were carefully considered throughout the site design process, including with regards to feedback about amenities received at the 10/3/17 PIS; the tradeoffs noted above; and, town-adopted plans and goals (listed below in Plans & Policies). The revised plan reflects a building location consistent with town requirements and aims for targeted growth nodes, resulting in the replacement of the existing Griffith St. canopy with a plaza, formalized streetscape, and retail component. To address the loss of trees along Griffith St., the formalized streetscape contains mature tree plantings consistent with other development and, to the site's south/southeast, the plan proposes replantings as described above in the Adjacent Uses section.

PRELIMINARY PROPOSED CONDITIONS

The applicant requests specific conditions as part of this conditional rezoning. Please see Attachment A for a copy of the proposed conditions. Based upon public input and work session discussion, staff may propose additional conditions.

3. PUBLIC PLANS AND POLICIES

Below is a list of town-adopted plans and a brief summary of each plan's applicability to the proposed Davidson Commons East Conditional Planning Area Hotel:

- The ***General Principles for Planning in Davidson (2015)*** include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Davidson should focus on appropriately-scaled, high-quality infill development that balances residential and commercial uses, and in all cases strives to create vibrant pedestrian environments and public spaces.
 1. We must preserve Davidson's character and sense of community.
 3. We must encourage alternative means of active transportation.
 - Development and redevelopment in walkable, mixed-use, connected neighborhoods.
 - Planning commercial centers so walking, bicycling, and riding public transit to these destinations are viable options.
 4. We must use our scarce land resources wisely.
 - Encouraging development that uses green design, energy conservation, and flexible spaces.
 - Ensuring that development builds up and not out.
 6. We must manage growth so the town can provide public facilities and services apace with development.
 - Encouragement of economic growth without jeopardizing our sense of community.
 - Decisions based on the long-term goals of the comprehensive plan rather than a short term benefit.
 7. We must enhance our quality of life through architecture and design. Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:
 - Private buildings and public infrastructure must work together to shape public space and to build community character.
 - The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities.
 - Public art will animate our civic spaces.
- The ***Davidson Comprehensive Plan (2010)*** establishes a wide-ranging set of goals for the community to pursue, many of which are listed below. The Core Values and Goals emphasize Davidson's small-town character; the creation of commercial business opportunities; safe, interesting pedestrian areas and public spaces; and, prioritizing development in designated growth areas.

CORE VALUES

- Core Values, Character: Davidson's traditional character is that of a small town, so land planning will reflect its historic patterns of village-centered growth, with connection of neighborhoods, reservation of rural area, and provision of public spaces (Pg. 4).
- Core Values, Economy: Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities (Pg. 4).

GOALS & RECOMMENDATIONS

- Diverse Business/Job Opportunities:
 - Goal 1: Encourage independent and/or specialty retail in downtown and the Exit 30 area (Pg. 47).
 - Goal 2: Support and expand hotel and conferencing capabilities (48).
- Safe & Vibrant Public Spaces:
 - Vision: “Eyes on the street” and lively community gathering spaces provide safe places for children, pedestrians, and visitors. The town and private developers should continue to design, build, and manage public spaces (such as streets, greenways, parks, civic buildings, and commercial centers) that allow people of all ages and abilities to interact, create, and learn (49).
 - Goal 1: Continue to require human-scale, pedestrian-friendly architecture, brick sidewalks, attractive lamp posts and welcoming store fronts (50).
 - Goal 2: Ongoing Initiatives: New amenities such as public art, play equipment, and landscaping will energize existing transportation corridors, the transit station area, and park properties (50); Provide venues to display Davidson College student and faculty sculpture exhibits off campus (50).
 - Goal 3: Consider traffic access management policies such as limited driveways along major roads; Improve crosswalk and lane marking visibility (50-51).
- Enable Faithful Stewardship:
 - Goal 3: Encourage rainwater capture and reuse in all new developments (61).
- Safe & Efficient Public Services:
 - Goal 2: Anticipate greater public safety concerns during the development review process (63).
- Maintain Quality Design & Sound Planning Principles:
 - Goal 1: Prioritize infill and mixed-use development within or near already developed areas (65); Provide additional mixed use centers close to existing neighborhoods (65).
 - Goal 2: Ensure compatibility and connectivity of new development with the surrounding context (66); Promote the use of green and local materials in new development (66); Coordinate new development proposals with approved small area plans (66); Continue to discourage franchise architecture (66).

TARGETED GROWTH PLAN

- Preferred Growth Framework Criteria (71):
 - Growth should create a balance of commercial and residential development.
 - Development should be walkable and vibrant public spaces.
 - Growth should create a full range of employment and housing opportunities.
 - Growth should result in a more balanced local property tax base.
 - Growth should create high-quality pedestrian environments.
- Regional Commercial Center - Circles at 30 Area (72):
 - The Exit 30 area offers development potential for larger footprint development that may not be accommodated in the downtown. The visibility and proximity of the Exit 30 area to I-77 and waterfront will provide opportunities for employment growth.

- The ***Circles @ 30 Small Area Plan (2013)*** aims to create a new, vibrant town center built according to the same principles as the historic downtown. Although not adopted, the plan contains several points that speak directly to the subject site. Recommendations relevant to this proposed development include:
 - Continued two to four story mixed-use development along Griffith Street (pg. 9);
 - Required retail frontage on Griffith Street (10);
 - Smaller-scale development along Davidson Gateway Drive (i.e. two to three stories, 16);
 - Consideration of angled parking on Davidson Gateway Drive (17).

4. PUBLIC INPUT SESSION & STAKEHOLDER ENGAGEMENT

On October 3, 2016 about 75 citizens attended a Public Input Session to learn more about the proposal and share feedback. Staff collected feedback from conversations as well as from the comment cards submitted (49) and provided them to the applicant, who produced a PIS Report accepted by staff on 10/26/17. The report summarized the breadth of the comments as follows:

- **Transportation:** Concern about increased traffic and regarding the amount and type of parking provided, including whether on-street parking should be provided or whether parking could be shared with Woodies.
- **Safety:** Concern about the hotel's proximity to nearby schools as well as the town's public safety units' ability to respond to a four- to six-story hotel fire.
- **Environmental:** Concern for impacts on the intermittent stream along the eastern boundary, and a desire to maintain existing trees along Griffith St.
- **Aesthetics:** Concern regarding the proposed six story building height and compatibility with surrounding uses.
- **Amenities:** Positive interest in the proposed amenities, including additional meeting spaces, lodging for visitors to the town (including businesses and the college), and potential restaurant and/or retail facilities on-site.

In the report the applicant provided a response to each of these items, which is posted on the project webpage. Notably, the revised plan responds directly to several of the issues raised, including: The completion of a Transportation Impact Analysis outlining the traffic impacts; the provision of a variety of parking arrangements to meet the projected demand; a reduction in height and the completion of advanced architectural renderings for clearer illustration of the building's character; and, additional landscaping to replace mature tree canopy cover and provide a buffer to adjacent residential uses.

Additional opportunities for public feedback were provided in August 2017, where citizens were able to comment on the revised plans. Over the course of three weeks staff conducted a series of public engagement events including: A site walk of the subject property and surrounding streets; a lunch and learn presentation, which was recorded and posted online for review by citizens; meetings with residents of surrounding neighborhoods; and, individual as well as group meetings with interested citizens and other stakeholders. The resulting feedback was presented to the Board of Commissioners and Planning Board at their August Work Session and meetings. Many of the comments reflected the October 2016 Public Input Session feedback, including citizen concerns about safety for adjacent students/residents; increased traffic congestion and limited parking capacity; height of the proposed building; and, environmental issues related to stormwater runoff, tree canopy loss/buffering, and light pollution. Positive comments were received regarding the site's proposed amenities, such as the plaza area and retail component, as well as for site-related improvements such as additional on-street parking

and expanded sidewalk areas. A detailed synopsis of the feedback received is included in the Staff Memo & Feedback Overview Presentation posted on the Documents tab of the project webpage.

5. STAFF RECOMMENDATION

The purpose of the Public Hearing Staff Analysis is to assess the updated, proposed plan against existing standards; provide the public and Board of Commissioners with the known facts; and, offer direction on which topics have been addressed and/or should be further explored.

PREVIOUSLY IDENTIFIED TOPICS

After reviewing the application and documentation, staff offers the following commentary from October 2016, July 2017, and present:

1. Transitions:

- October 2016: The General Statement of Intent states that the building will be respectful of the surrounding uses, including neighborhoods, and will feature innovative design solutions. Further information is needed regarding how the building will be respectful of surrounding uses, such as creating suitable transitions to surrounding properties. Nor have innovative design solutions been specified.
- July 2017: Addressing context, the revised plans include a reduced building height, formalized streetscape with trees and spacious sidewalks, and proposed mature tree replantings along the eastern boundary. Worth exploring further:
 - » Context/Connections: For a project that anticipates many visitors arriving without an automobile, within walking distance of the Circles @ 30 amenities and downtown, along with its location close to schools and a park, the improvement of existing/inadequate pedestrian facilities should be explored. A list of potential improvements is listed in the Additional Topics section below.
 - » Innovative Design Solutions: Both the 2016 and 2017 General Statements of Intent assert that the building will incorporate “innovative design solutions.” The plaza represents a space that accommodates a variety of uses; but, beyond this feature, the application or plans do not specify what other innovative features are proposed. A better understanding of these proposed innovations is needed.
- September 2017: The applicant has provided responses regarding each issue, which are highlighted in the Additional Topics section below.

2. Height:

- » October 2016: The Davidson Planning Ordinance (DPO), documented plans, and existing uses/buildings all support multi-story, mixed-use development at this site. However, each of these indicates a range of two to four stories is most appropriate. The proposed height of 68' exceeds the permitted height of similar by-right development and the height of existing buildings. Certain sites in the Circles @ 30 area may justify taller buildings – locations near the interstate or at key junctures such as each traffic circle, for example. The merits of such an increase as proposed at the subject site must be carefully examined in light of surrounding uses/buildings, future benefits, and Comprehensive Plan goals.
- » July 2017: The revised plans illustrate a significant reduction in height from six to four stories, although the linear height of the building has not been specified. A clearer understanding of the proposed linear height is needed.

» September 2017: The applicant has indicated a linear height of 49 feet.

3. Tree Canopy:

- » October 2016: The DPO contains a variety of definitions for trees, including mature, canopy, and specimen trees. It's possible that the site, including Griffith St. frontage, contains several mature and perhaps a few canopy trees (i.e. those with a shade coverage greater than 1,200 SF), but it does not appear to contain any specimen trees. As noted earlier in the analysis, the existing tree stand creates attractive canopy coverage along Griffith Street, but this is not without tradeoffs. The potential benefits of a formalized streetscape (including new street trees and landscaping), building frontage consistent with the Town's principles, and ability to support active retail at the site's NW corner should be evaluated against the retention of the existing, informal tree stand along Griffith Street.
- » July 2017: The revised plans illustrate the building sited near the streets, which affords an array of benefits as described above. To address the existing trees lost, the proposal includes replantings as described earlier in the analysis' Adjacent Uses section.
- » September 2017: The applicant has indicated that mature trees that are removed as a result of the proposal will be replanted at a 1:1 ratio, with some of the trees potentially being replanted on the Woodies Automotive site with Town/Woodies approval. As detailed earlier, the proposed plans remove 21 mature trees on Griffith St. and at least 15 on the project's eastern buffer (perhaps more since a few saved trees have root zones adjacent to graded areas, which may be impacted by construction). The landscape plans indicate six trees to be replanted in the eastern buffer. Further information is needed on how the 1:1 ratio will be met.

4. Active Uses/Ground Floor:

- » October 2016: Continuing from Item 3, the DPO, existing plans, and precedent all support the inclusion of at least one retail use at this site. The building's NW corner seems a natural location for this use, and the Comprehensive Plan's emphasis on engaging focal points/public space afford a unique opportunity at this site. Practically speaking, to be viable small-scale corner retail uses need: 1. Prominent placement on a primary street and/or corner; 2. A minimum of 10,000 vehicles per day (NCDOT current vehicle counts for Griffith Street range between 11,000 - 21,000 per day); and, 3. Convenient access (Principles of Urban Retail, Robert Gibbs, 3). Factors such as nearby residences or schools, both of which are adjacent to the site, augment the potential success of small-scale retail uses. The location of the building away from the primary street frontage along Griffith diminishes the viability of such uses.

Furthermore, although the developer has indicated that it's possible for the building to shift some of its planned in-house services such as a small coffee station towards the NW corner, the details of this arrangement and what type of public space it would yield are unclear. With the building set back significantly from Griffith Street, the opportunity for seamless pedestrian interaction with a potential retail use greatly diminishes. A continuous experience – where a pedestrian may stop to look at sidewalk or interior merchandise displays, or browse a menu without leaving their walking course – is a hallmark feature of good urban design and is integral to the success of buildings downtown and at Davidson Commons along Jetton Street. Significant building setbacks or unengaging uses such as passive or empty spaces (i.e. meeting rooms, gyms) aren't consistent with this approach. The building's placement on the site and uses along its primary and secondary streets must be judiciously studied.

- » July 2017: The revised plans include a retail component at the site's NW corner. Coupled with the inviting and accessible plaza design, the location positions this feature for success. Further thoughts on how to ensure the viability of this retail space as intended are included in the Additional Topics section below.
- » September 2017: The applicant has indicated agreement with allowing only Retail Primary or Secondary uses in this space.

5. Public Spaces:

- » October 2016: This site presents a special opportunity to create a distinct, attractive public space at the corner of Davidson Gateway Drive and Griffith Street: An inviting focal point that marks the next punctuation in a vibrant streetscape extending from the second traffic circle on the way to Roosevelt Wilson Park. As detailed above, the building's placement on the site plays a critical role in achieving a pleasant, coherent pedestrian experience. A well-positioned retail use would certainly strengthen the corner's appeal; but, regardless of this result, great effort should be put into constructing an attractive, publicly-accessible public space and a unified, interesting pedestrian experience along both of this site's primary and secondary streets.
- » July 2017: The revised plans include a unique plaza that distinguishes this site from typical hotel plans. Its balanced design – with a variety of internal spaces, features, and accessibility options – holds the potential to set the standard for engaging semi-public spaces in town. As suggested below, exploration of public art components would further enhance this appealing space.
- » September 2017: The applicant has indicated a willingness to work with the Public Art Commission to determine art programming for the site. Information about additional landscaping for the plaza area requested at the 7/31/17 Joint Work Session has not been provided.

6. Transportation:

- » October 2016: The site's proximity to the Community School of Davidson's elementary-middle school campus merits exploring the potential transportation impacts of the proposed hotel. This is because of the high peak-hour trips generated by schools at certain times of day, as well as the developer's local experience with hotel guests' transportation choices and parking requirements. In some contexts commercial uses such as hotels may generate less trips than other commercial or residential uses (such as medical offices or detached single-family residential dwellings). Therefore, a detailed Transportation Impact Analysis (TIA) should be conducted to understand the potential on- and off-site impacts of this development.
- » July 2017: Beginning in late 2016 through early 2017 the applicant worked with town staff to produce a TIA, described in fuller detail in the Parking, Access, & Transportation section of this analysis. Overall, the report did not anticipate significant impacts from the proposal. However, the revised plans reflect citizens' concerns over parking through the provision of parking in a variety of formats to meet the projected demand. Moreover, as cited often in this analysis and the TIA, Davidson places a premium on attractive, safe, and walkable streets. To that end, various ideas to further enhance the site and surrounding area have been included in the following section's potential improvements list.
- » September 2017: The applicant's response to each item is provided below.

ADDITIONAL TOPICS FOR CONSIDERATION

As noted throughout this report, the updated plans include targeted responses to many of the issues raised by the PIS Staff Analysis, citizens, and elected officials in the fall of 2016. Nonetheless, staff offers the following topics for consideration based on the latest plans (submitted 9/5/17):

1. **Retail Space:** A guarantee should be provided that the proposed retail component must meet the DPO definition of Retail Primary or Retail Secondary (DPO 16.3).
 - » September 2017: The applicant has indicated agreement with allowing only Retail Primary or Secondary uses in this space.
2. **Public Art:** The proposal should consider reserving space within the plaza or sidewalk areas along Griffith St. for public art, and the applicant should work with the town to provide a physical or financial contribution to public art (DPO 7.4.2.B.6, General Planning Principle 7, Comp. Plan Safe & Vibrant Public Spaces).
 - » September 2017: The applicant has indicated a willingness to work with the Public Art Commission to determine art programming for the site.
3. **Building Design:** The proposal should reflect the highest design standards, including a commitment to green building as articulated in the Comprehensive Plan (Maintain Quality Design & Sound Planning Principles, Goal 2). The project should consider pursuit and achievement of LEED certification under the USGBC's LEED Rating System, or an equivalent standard.
 - » September 2017: The applicant has indicated that they will not pursue LEED certification but will work to include sustainable building features in the design. Details about which features will be included or how any identified stormwater, lighting, site design, water, or building energy efficiency targets will be verified have not been provided.
4. **Eastern Buffer:** The proposed plan includes replanting of the buffer area along the project's eastern boundary. Consideration should be given to the replanting of the eastern buffer of Woodies Automotive with mature plantings to create continuous coverage (DPO 9.7.1).
 - » September 2017: The applicant has indicated that mature trees that are removed as a result of the proposal will be replanted at a 1:1 ratio, with some of the trees potentially being replanted on the Woodies Automotive site with Town/Woodies approval. As detailed earlier, the proposed plans remove 21 mature trees on Griffith St. and at least 15 on the project's eastern buffer (perhaps more since a few saved trees have root zones adjacent to graded areas, which may be impacted by construction). The landscape plans indicate six trees to be replanted in the eastern buffer. Further information is needed on how the 1:1 ratio will be met, and whether the applicant agrees to the clearing, caliper, and monitoring criteria proposed.
5. **Infrastructure:**
 - a. **Pedestrian Crossings and Crosswalks:** Four opportunities exist to improve connections to and from the project site:
 - i. **Mid-Block Crossing:** Construction of or contribution towards a pre-designed crossing with a pedestrian refuge from Spinnaker Cove Dr. across Griffith St. (Walks & Rolls Plan Figure 4-2/Approximate to Grocery Lane).
 - ii. **Crosswalks:** Construction of two textured/patterned crosswalks across Davidson Gateway Dr. – at its intersection with Griffith St. and at the parking lot entrance (DPO 6.8.1.H).
 - iii. **Stream Crossing:** Construction of a 10' multi-use bridge along Griffith St. to cross the stream on the property's eastern boundary and connect to Roosevelt Wilson Park (DPO 6.5.3.B, 6.8.3.A; Walks & Rolls Plan Figure 4-2).

» September 2017:

- i. **Mid-Block Crossing:** The applicant has indicated a willingness to financially contribute to their share of the cost; however, other stakeholders with whom this cost might be shared have not been identified.
 - ii. **Crosswalks:** This applicant response and revised plan addresses one crosswalk across Davidson Gateway Dr., whereas the Action Item addresses two. The plans illustrate two patterned crosswalks extending from the project site, one across Davidson Gateway Dr. and one connecting to Woodies. The plans note that the crosswalks will be in accordance with DPO standards. No connection across Davidson Gateway Dr. to CSD in front of Woodies has been shown.
 - iii. **Stream Crossing:** The applicant proposed an alternative, on-street alignment that differs from the off-street, buffered alignment proposed by staff. This alternative alignment is not in accordance with adopted plans or citizen feedback. Specifically, the Walks & Rolls Plan Figure 4.2 identifies the project site's Griffith St. frontage as "Replace/widen sidewalk add buffer/shade." The on-street alignment proposed by the project team addresses only the replacement/widen stipulations and does not address the buffer/shade criteria, which would be required of non-conditional projects proposing to develop on this site. Moreover, the landscape plans (L1.2) have not been updated to illustrate the widened sidewalk as shown on Sheet C1.1.
- b. Benches:** As part of the plaza design, installation of at least two benches along Griffith St. (DPO 7.4.2.B.5).
- » September 2017: The applicant has indicated agreement with providing benches.
- c. Transit Amenities:** As part of the mid-block crossing, on the north side of Griffith St., installation of a transit stop in accordance with CATS Standard 60.03C. Additionally, the establishment of a transit stop along Griffith St. at the project site (i.e. signage, bench per DPO 7.4.2.B.5).
- » September 2017: The applicant has identified a potential stop location that differs from that recommended; but, the applicant indicated they will not financially contribute to or construct a transit stop.
- d. Parking:** Construction of on-street parking spaces and streetscape improvements on Griffith St. west of Davidson Gateway Dr. extending to Grocery Ln.
- » September 2017: The applicant has indicated agreement with providing these facilities.

Based on the revised plans and/or responses received to date, staff recommends the continued and careful consideration of the proposed improvements, conditions, and Board of Commissioners action items. Although the applicant has indicated a willingness to work towards many of these items, outstanding issues remain with many of the details. These uncertainties warrant further exploration and agreement prior to a decision.

6. ATTACHMENTS/RESOURCES

- Attachment A: Applicant's Proposed General Notes & Conditions
- Attachment B: 2007 Davidson Commons East Conditional Master Plan
- Attachment C: 2010 Davidson Commons East Conditional Master Plan Amendment

ATTACHMENT A: GENERAL NOTES & CONDITIONS

GENERAL NOTES

1. **Zoning:** The zoning of Tracts 4-A, 4-B, 4-C and 4-D of Davidson Commons East, consisting of 6.4 acres, more or less (the "Site"), is CPA (Conditional Planning Area), as shown on the Davidson Commons East Conditional Master Plan, as amended November 10, 2010 and April 9, 2013 (the "Plan"). The Site is to be developed in two phases. Phase II of the Plan was approved for a Change of Use on November 10, 2010 and an amendment to the conditions of Tract 4-C within Phase II was approved on April 9, 2013.
2. **Building & Site Design:** The building configurations, placements, and sizes shown on the Master Plan are schematic in nature and may be altered and/or modified during design development and construction document phases in accordance with the approved plan. Parking layouts and open spaces may also be modified to accommodate final building configurations in accordance with the Planning Ordinance.
3. **Ordinance Modifications:** If, at some point, modifications are made to the Ordinance by the Board of Commissioners, the Applicant may voluntarily agree to apply such modifications to the Plan in a manner consistent with the Ordinance as it changes from time to time. Such modifications to the Ordinance shall in no way impact the Applicant's vested rights established per the Ordinance once the Plan is approved.
4. **Amendments:** The Applicant may request an amendment to the Plan and approved zoning without the written consent of any other owner of all or any portion of the property shown on the Plan so long as the recorded Declaration of Protective Covenants for the property contains a valid and enforceable provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Plan and approved zoning on behalf of such owners. Developer understands that the Town cannot waive the rights of property owners.
5. **Plat Notes:** In the event the event of an amendment to the plat of the Site, entitled Davidson Commons East Map 1, recorded in Map Book 49, Pages 655 – 657, Mecklenburg County Public Registry, as amended in Map Book 55, Pages 623, Mecklenburg County Public Registry (the "Plat"), the notes included on the Plat shall be included on the subdivision plat of the Site; provided, however, Note 3 of the plat shall be revised to reflect the conditions provided below.

CONDITIONS

1. **Building Type:** The hotel building shall be a Workplace building type in accordance with DPO 4.5.6.
2. **Height:** The Tract 4-A and 4-B Height Restriction is hereby amended to provide that the height allowed for the building located on Tracts 4-A and 4-B, as shown on the amended Master Plan, is a Minimum of Two (2) Stories and a Maximum of Four (4) Stories.
3. **Impervious Coverage:**

Impervious Calculations	Approved	% of Total	Existing
Tract 4-A	26,180	21.72%	12,709.50
Tract 4-B	26,180	21.72%	12,709.50
Tract 4-C	34,161	28.34%	34,161
Tract 4-D	34,000	28.21%	Unimproved
Total	120,521	100%	59,580

The 52,360 square feet of impervious cover allocated to Tracts 4-A and 4-B may be distributed among such Tracts in accordance with the approved amended Master Plan and may also be redistributed between Tracts if requested by the Applicant and approved by the Planning Director was modified prior to completion of such improvements. After completion, modifications of such improvements shall be permitted with Planning Director approval if such modifications do not exceed the total permitted impervious area for the combined Tracts and do not constitute a major amendment.

4. **Uses:** Permitted uses on Tracts 4-A and 4-B shall include Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.
5. **Setbacks:** The hotel building shall front on Griffith Street with minimum front and side setbacks of 0'.
6. **Open Space:** [At this time the amount is not known. Once determined, this condition will be revised to state that "XX acres or feet of open space is provided in accordance with DPO 7, as shown on the plan." The open space type - plaza, paseo, etc. – should be specified per DPO 7.4.]
7. **Parking:** The parking requirement for lots 4-A and 4-B is 2 spaces per 1,000 square feet of building area, or 149 spaces; however, typical parking for a Hotel is 1 space per hotel room, or 115 spaces for this hotel. Parking provided on the plan totals 139 spaces, which is 120% of the typical requirement for a hotel. By comparison, at Homewood Suites in Davidson, the number of parking spaces typically used on a sold out night is approximately 84% of the number of hotel rooms. The majority of the Homewood Suites guests will need the parking spaces after 6:00 PM. Parking provided includes the shared parking in accordance with the Reciprocal Easement Agreement recorded in Book 30349, Page 645, Mecklenburg County Public Registry. This easement parking allows use of the additional spaces, which would only be required on sold out nights.
8. **Bicycle Parking:** Bicycle Parking provided is 6 long term spaces and 12 short-term spaces because hotel occupants typically are not using bicycles. This bicycle parking is provided for shoppers and workers. By comparison, at the Homewood Suites hotel, only one employee currently rides his bike to work. Therefore, even with shoppers and workers, the bicycle parking provided should be more than sufficient.
9. **Tree Canopy:** In order to fulfill the tree canopy requirements of 9.3.1A, Minimum Tree Coverage Requirements, 1.5 times the deficient trees, or 6 trees, will be planted in the southeast area of the property to help screen residential properties.

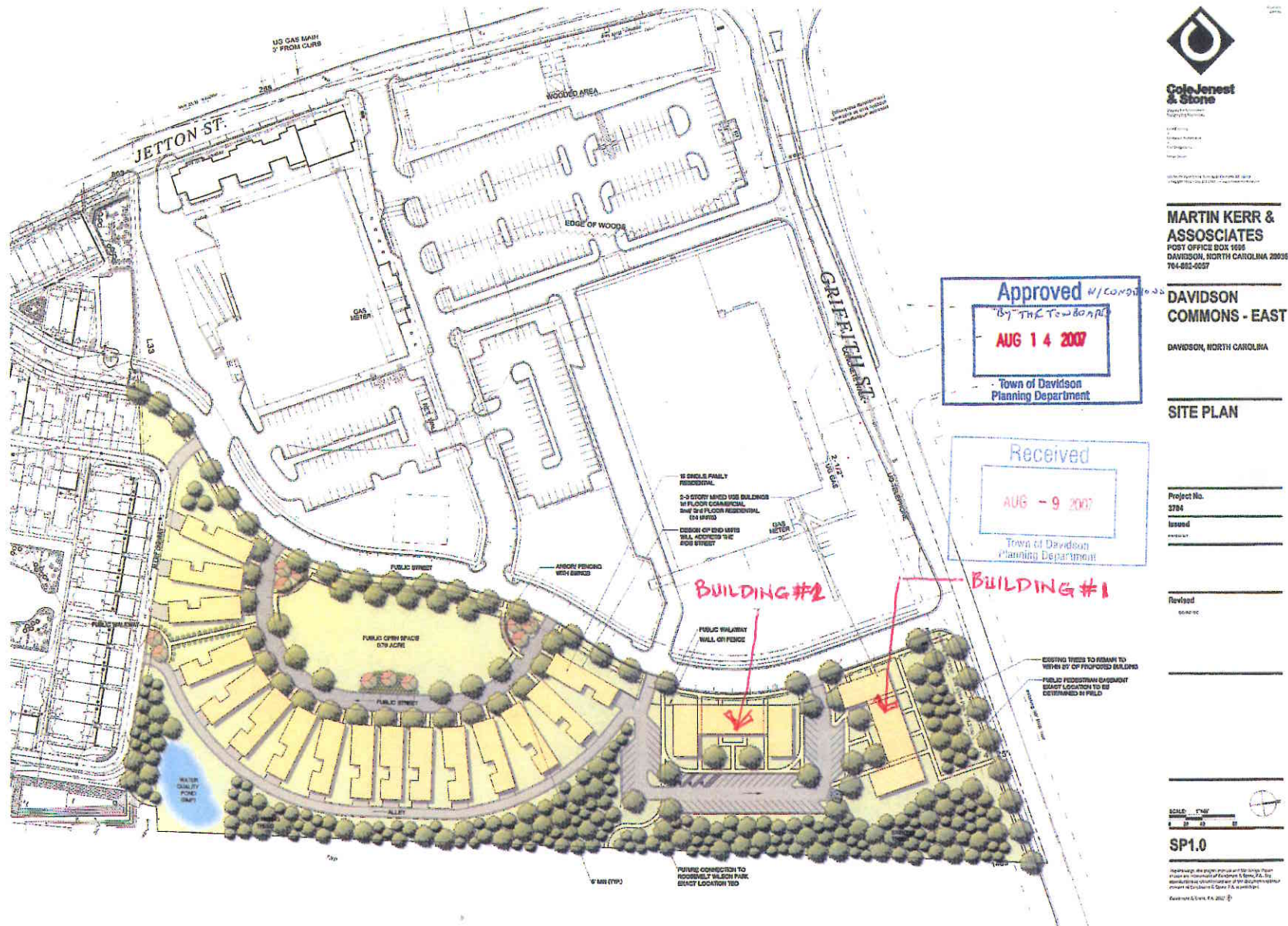
- 10. Walkway:** DPO 8.4.5 Pedestrian Access, provides, that in large parking lots (36 spaces or greater), a sidewalk perpendicular to the main building shall be put in place. This cannot be accomplished due to the proximity to the eastern buffer and the impervious requirements.

REMOVED CONDITIONS

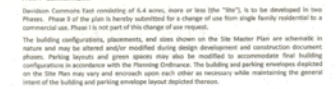
- The pedestrian trail shown on the Master Plan from the eastern portion of the Site to the Town of Davidson property is removed.

ATTACHMENT B: 2007 Davidson Commons East Conditional Master Plan

Exhibit VII-C



Site Plan Notes



PART II - STATEMENT OF INTENT:

It is the intention of petitioner to create a commercial development within the Site.

PART III - PERMITTED DEVELOPMENT WITHIN Phase II - Requested Change of Use:

- Commercial Use including, but not limited to Office, and/or Restaurant, and/or Retail, and/or Automobile Service, and/or Health Institutions
- Up to 3 Stories, not to exceed 50 feet in height to the top of the Parapet Wall
- 2 or more Building
- Buildings May Be Connected
- Maximum Square Footage of Commercial Building 40,000 SF

Site Plan As Devoted.

- Two - 20,400 SF Buildings - 2 Stories
- 160 Parking Spaces
- 1/4 Acre Park

REFERENCES

- Surface off street parking to conform to Town of Davidson restrictions as listed in section 10.2 of the planning ordinance. (From Table 10.2.2)

	Auto Parking Minimum	Auto Parking Maximum
Commercial (excluding retail)	2 spaces per 1000 square feet of commercial use	5.5 spaces per 1000 square feet
Retail	2 spaces per 1000 square feet of commercial use	5 spaces per 1000 square feet for retail use

SECTION 2 - TOWN PARK AREA/PASSIVE PLAY AREA

- o Petitioner will grant the use of the Park either to be conveyed to Town of Davidson or to be dedicated as a permanent easement to the Town in the form of a "Park Easement Agreement," as part of Phase II of the development.
- o Areas to be cleared and graded to create open fields/play areas within the Passive Play Area. Passive Play Area shall be a maximum of 3/4 acre and will be located adjacent to Central Park Circle.

SECTION 3 - IMPERVIOUS

- Impervious allocation will remain as per approved 2007 plan.

Impervious Calculations:	Impervious SF Per Approved Plan	Contingency (see Note 2)	Total SF Contingency
Phase 1	49,149	5,000	49,149
Phase 2	72,378		72,378
Total	121,527	5,000	126,527
Total Allowed			126,527

Note 2: Developer reserves the right to use the around-contingency from one phase in the other; however, total impervious area for whole site shall not exceed total of 1,20,570.9308 sq ft.

General Development Notes:

- ◆ Phases may be subdivided
- ◆ Subdivided lots to have cross-easements for shared parking
- ◆ Total aggregate building square footage and parking spaces not to exceed total allowed for project but may vary from phase to phase based on final plan.

DAVIDSON COMMONS EAST
Phase II - Change of Use

October 18, 2010

Scale: 1" = 40'

Martin Kerr & Associates
P.O. Box 1696
Davidson, North Carolina 28036
704 892-0057



Agenda Title: Consider Approval of August Meeting Minutes

Summary: Approve Meeting Minutes from 1 August, 2017
Approve Meeting Minutes from 8 August, 2017
Approve Meeting Minutes from 22 August, 2017

ATTACHMENTS:

Description	Upload Date	Type
❑ Draft 2017-08-01 Minutes (1st Tue)	9/7/2017	Cover Memo
❑ Draft 2017-08-08 Minutes (2nd Tue)	9/7/2017	Cover Memo
❑ Draft 2017-08-22 Minutes (4th Tue)	9/7/2017	Cover Memo



August 1, 2017

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

The Town of Davidson Board of Commissioners held regularly scheduled meeting on Tuesday, August 1, 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, Jenest and Graham. Commissioner Fuller was absent. Staff included Town Manager Jamie Justice.

The board discussed the following topics: Fire Grant (SAFER) commitment, Hough High School students parking in Bailey Springs community, the Davidson East project, roof repair to the new Fire Station, Fire Truck repair, Kincaid extension status, temporary sign and tree ordinances garbage contract update.

The meeting adjourned at 4:45 p.m.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk



August 8, 2017

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

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, August 8, 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 Stacey Anderson, Beth Cashion, Jim Fuller, Rodney Graham and Brian Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks and Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

The following items were included under other discussion:

- **Active Recreation Discussion**

Parks and Recreation Director Kathryn Spatz, Gary Fankhouser and Marty Metzker provided an update on the park development at the Bailey Springs Park, Roosevelt Wilson Park, Lakeside Property, Town Property next to Ada Jenkins, McEver Field,

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

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, April 11, 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, Fuller and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks and Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

Mayor Woods called the meeting to order at 6:10 p.m.

- **Announcements**

Mayor Woods introduced and swore-in Police Chief Penny Dunn, Police Officers Anthony Sosnowski and Joseph Squashic.

Police Chief Penny Dunn announced that the Town of Davidson was re-accredited by CALEA.

Public Information Officer Cristina Shaul announced the following events:

The County's Parks and Recreation Department is hosting a public information session on the Northern Regional Recreation on August 14 at 6:00 p.m. at Bailey Middle School.

The construction at Fisher Farm should be complete on August 15. Starting shortly thereafter, the gates to Abersham will be closed for construction. The next Concert on the Green is Sunday, August 20 at 6:00 p.m. featuring many gospel singing groups. Buy tickets for the ASC Culture Feast that will take place on Friday, September 8 on Old Oak Street behind Cornelius Town Hall. Tickets are now on sale at CarolinaTix.org. Single tickets are \$35 and 2 tickets are \$60 using the promo code: CultureForAll. Mecklenburg County Public Health conducts a community health assessment every three years for our county. They are in the process of conducting the 2017 Community Health Assessment. Part of this assessment project includes a brief community health opinion survey to give county (and municipal) residents a chance to voice their opinions about health issues in their community. Schools will be in session over the next month (CSD starts next week), so we ask that motorists drive safely and be vigilant of school children walking and biking to school.

- **Public Comments**

The public comment period was opened at 6:27 p.m. and seven (7) citizens spoke. The Public Comment portion of the meeting was closed at 7:02 p.m.

- **Public Hearing**

Finance Director Piet Swart provided a synopsis of the three (3) General Obligation Bond Orders prior to the Public Hearings.

At 7:12 p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the General Obligation Mobility Bond Order and the advisability of issuing the General Obligation Mobility Bonds. After the Board of Commissioners had heard all persons (one) who requested to be heard in connection with the foregoing questions, The Mayor closed the public hearing at 7:20 p.m.

At 7:20 p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the General Obligation Greenway Bond Order and the advisability of issuing the General Obligation Greenway Bonds. After the Board of Commissioners had heard all (no comments) persons who requested to be heard in connection with the foregoing questions, The Mayor closed the public hearing at 7:21p.m.

At 7:21 p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the General Obligation Parks and Recreation Bond Order and the advisability of issuing the General Obligation Parks and Recreation Bonds. After the Board of Commissioners had heard all (six) persons who requested to be heard in connection with the foregoing questions, The Mayor closed the public hearing at 7:36p.m.

- **Consent Agenda**

The following items were on the consent agenda:

- Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties

- Consider Approval of FY 2018 "Order of Collection" for Mecklenburg and Iredell County Tax Collectors

- Budget Ordinance Amendment 2018-05 -recognizes the revenue from a \$5,000 ASC "Town Initiative" grant and provides expenditure authority in the Arts Capital Project Fund

- Special Meeting Minutes from July 7, 2017

- Regular Meeting Minutes from July 11, 2017

- Special Meeting Minutes from July 31, 2017

Commissioner Cashion made the motion to approve the consent agenda. The motion passed unanimously.

- **New Business**

Economic Development Manager Kim Fleming provided background on the Ordinance 2017-11 - An Ordinance to Allow the Sale of Alcoholic Beverages Before Noon on Sundays at Licensed Premises (Brunch Bill).

Commissioner Anderson motioned to approve Ordinance 2017-11 the motion passed (4-1) with Commissioner Graham against.

Town Manager provided background on the annexation petition for Narrow Passage and asked the board to Consider Approving Resolution 2017-20 - Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 – Narrow Passage Annexation.

Commissioner Anderson motioned to approve Resolution 2017-20 the motion passed unanimously.

Fire Chief Bo Fitzgerald gave an update on the Town receiving the Fire Staffing SAFER Grant and asked the board to Consider Approval of SAFER Grant Budget Amendment 2018-06.

Commissioner Fuller motioned to approve Budget Amendment 2018-06 the motion passed unanimously.

Public Works Director Doug Wright provided a synopsis of the paving project and asked the board to Consider the approval of the Paving Contract and Budget Amendment 2018-07.

Commissioner Anderson motioned to approve the Paving Contract and Budget Amendment 2018-07 motion passed unanimously.

- **Old Business**

Assistant Town Manager Dawn Blobaum and Brent Green from Creech & Associates provided an update on the Public Facilities project. The board was asked to consider resolution 2017-22.

Commissioner Jenest motioned to approve Resolution 2017-22 and move forward with option one (1) the motion passed (4-1) with Commissioner Fuller against.

The Town Clerk reported to the Board of Commissioners that the bond orders entitled, “Bond Order Authorizing the Issuance of \$6,000,000 of General Obligation Mobility Bonds of the Town of Davidson, North Carolina,” “Bond Order Authorizing the Issuance of \$5,000,000 of General Obligation Greenway Bonds of the Town of Davidson, North Carolina,” and Bond Order Authorizing the Issuance of \$4,000,000 of General Obligation Parks and Recreation Bonds of the Town of Davidson, North Carolina,” which were introduced at a meeting of the Board of Commissioners on July 11, 2017, were published on July 21, 2017, with notice that the Board of Commissioners would hold a public hearing thereon on August 8, 2017 at 6:00 p.m. The Town Clerk also reported that there had been filed in her office a statement of debt complying with provisions of the Local Government Bond Act, and such statement as filed showed the net indebtedness of the Town to be 0.196% of the assessed valuation of property in said Town subject to taxation.

At 7:12 p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the General Obligation Mobility Bond Order and the advisability of issuing the General Obligation Mobility Bonds.

After the Board of Commissioners had heard all persons who requested to be heard in connection with the foregoing questions, The Mayor closed the public hearing

At 7:20 p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the General Obligation Greenway Bond Order and the advisability of issuing the General Obligation Greenway Bonds.

At 7:21 p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the General Obligation Parks and Recreation Bond Order and the advisability of issuing the General Obligation Parks and Recreation Bonds.

After the Board of Commissioners had heard all persons who requested to be heard in connection with the foregoing questions, The Mayor closed the public hearing

Commissioner Anderson moved that the Board of Commissioners adopt without change or amendment and direct the Town Clerk to publish a notice of adoption, as prescribed by The Local Government Bond Act, of the bond order entitled, **“Bond Order Authorizing the Issuance of \$6,000,000 of General Obligation Mobility Bonds of the Town of Davidson, North Carolina”** as introduced at the meeting of the Board of Commissioners held on July 11, 2017.

The motion was unanimously approved.

Commissioner Jenest moved that the Board of Commissioners adopt without change or amendment and direct the Town Clerk to publish a notice of adoption, as prescribed by The Local Government Bond Act, of the bond order entitled, **“Bond Order Authorizing the Issuance of \$5,000,000 of General Obligation Greenway Bonds of the Town of Davidson, North Carolina”** as introduced at the meeting of the Board of Commissioners held on July 11, 2017.

The motion was unanimously approved.

Commissioner Cashion moved that the Board of Commissioners adopt without change or amendment and direct the Town Clerk to publish a notice of adoption, as prescribed by The Local Government Bond Act, of the bond order entitled, “**Bond Order Authorizing the Issuance of \$4,000,000 of General Obligation Parks and Recreation Bonds of the Town of Davidson, North Carolina,**” as introduced at the meeting of the Board of Commissioners held on July 11, 2017.

The motion was unanimously approved.

STATE OF NORTH CAROLINA)
)
TOWN OF DAVIDSON)

I, Carmen Clemisic, Town Clerk of the Town of Davidson, North Carolina, *DO HEREBY CERTIFY* the attached to be a true and correct copy of a portion of the Town of Davidson Board of Commissioners meeting minutes of August 8, 2017, regarding the holding of public hearings and the adoption of the bond orders entitled, **“Bond Order Authorizing the Issuance of \$6,000,000 of General Obligation Mobility Bonds of the Town of Davidson, North Carolina,” “Bond Order Authorizing the Issuance of \$5,000,000 of General Obligation Greenway Bonds of the Town of Davidson, North Carolina,” and Bond Order Authorizing the Issuance of \$4,000,000 of General Obligation Parks and Recreation Bonds of the Town of Davidson, North Carolina”** by the Board of Commissioners of the Town of Davidson, North Carolina.

WITNESS my hand and the corporate seal of the Town of Davidson, North Carolina, this the 8th day of August, 2017.

(Seal)

Carmen Clemsic
Town Clerk
Town of Davidson, North Carolina

Consider Approval of Resolution 2017-21 - Setting a Special Bond Referendum and Directing the Publication of Notice of a Special Bond Referendum and Notification of the Mecklenburg County Board of Elections and the Iredell County Board of Elections.

Commissioner Anderson motioned to approve Resolution 2017-21 the motion passed unanimously.

- **Closed Session**

The Board went into closed session NCGS 143-318.11. (a) (6)

- **Adjourn**

The meeting adjourned at 9:23 p.m.

John M. Woods,
Mayor

Attest:

Carmen Clemsic
Town Clerk



August 22, 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, August 22, 2017. The Mayor called the meeting to order at 4:10 p.m. Present were Mayor John Woods and Commissioners Cashion, Graham and Jenest. Commissioner Fuller was absent and Commissioner Anderson was present via Video Conference. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Director Kathryn Spatz, Police Chief Penny Dunn, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

- **Local Historic District Expansion - Senior Planner Chad Hall**

Mr. Hall explained the steps required for the expansion of the Local Historic District. The process consists of community involvement, inventory and map the area, submit the draft report to State Historic Preservation Office for review and comment. Additionally, a map amendment would need to be made to the Planning Ordinance which would require a public hearing at the Planning Board and Town Board meetings.

- **Sidewalk Projects - Public Works Director Doug Wright**

Mr. Wright explained that there are a variety of widths for the right-of-way on Gray Road. Some of the right-of-way is located in the payment of the road. It may take additional time to work out the easements. He also presented several other updates on sidewalk projects including: Spring Street, North Main Street, Watson Street, Delburg Street, Catawba Avenue and Mock Road/Circle. The board liked to move forward with all the projects presented.

- **Parks/Open Space - Town Manager Jamie Justice and Parks and Recreation Director Kathryn Spatz**

Presented all the parks that town owns, maintains or leases within the town and/or ETJ. The board asked for additional layers on the map to be added.

- **Solid Waste Fee and Tax Exemptions - Town Manager Jamie Justice and Public Works Director Doug Wright**

Mr. Wright presented the ordinance that established the solid waste fee. The fee excludes homes in the affordable housing program and homestead exemption program. Mr. Justice explained the homestead exemption which includes several exclusions: low-income (\$29,500 or less), disabled veterans and property

tax deferral for the elderly or total and permanently disabled. Mecklenburg County handles the application for this program.

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, August 22, 2017. The Mayor called the meeting to order at 6:09 p.m. Present were Mayor John Woods and Commissioners Cashion, Fuller, Graham and Jenest. Commissioner Anderson was present via Video Conference. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Director Kathryn Spatz, Police Chief Jeanne Miller, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

- **Commissioner Reports**

Mayor John Woods, Centralina Council of Governments and Metropolitan Transit Commission
Commissioner Stacey Anderson, Arts & Science Council
Commissioner Beth Cashion, Visit Lake Norman and North Mecklenburg Alliance
Commissioner Fuller, Lake Norman Chamber
Commissioner Graham: Lake Norman Regional Economic Development Organization
Commissioner Jenest, Charlotte Regional Transportation Planning Organization and Lake Norman Transportation Commission

- **Announcements**

Leaders from places of worship in Davidson and Cornelius are hosting a candlelight vigil on Davidson's town green on Wednesday, August 23 at 7:30 p.m. to come together as a community.
The next Concert on the Green is Sunday, August 27 from 6:00 to 8:00 p.m. and features Kids in America, an 80s band. It's a make-up from when the concert was rained out earlier in the summer.
There is another Concert on the Green on Sunday, September 3 from 6:00 to 8:00 p.m. and features "Chicago Rewired," a Chicago tribute band.
The Town of Davidson is working with NCDOT -- they have agreed to make changes to the exit 30 south bound and north bound ramp intersections with Griffith Street. Please pay attention to the signage on the ramps -- NCDOT says changes will likely be in place on Monday.

Planning Director Jason Burdette recognized Chad Hall who received his AICP Certification.

- **Presentation**

Design Review Board Chairman Bob Lauer provided a Bi-Annual Report on the

- **New Business**

Consider approval of resolution 2017-23 Requesting Department of Transportation Secretary Address Town of Davidson regarding I-77 responses.

The Board agreed to send the resolution as written and follow-up with a call to the Secretary of Transportation as well.

- **Discussion**

Planning Director Jason Burdette and Senior Planner Trey Akers provided a summary of recent stakeholder meetings to solicit citizen feedback concerning the Hyatt Place proposal.

Affordable Housing Manager Cindy Reid discussed the Affordable Housing Strategy and the way ahead.

Planning Director Jason Burdette and Senior Planner Chad Hall provided a project status update on WestBranch.

The meeting adjourned at 8:11 p.m.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk



Agenda Title: Consider Approval of Revised Regular Meeting Schedule

Summary: Revised Regular Meeting Schedule
Moved - Coffee Chat - Sep 18 moved to 9am and relocated to Town Hall Board Room
Moved - Coffee Chat - Oct 16 relocated to the Town Hall Board Room
Cancelled - First Tuesday Meeting on Nov 7

ATTACHMENTS:

	Description	Upload Date	Type
▢	Regular Meeting Schedule 2017 - Update 9-12-17	9/6/2017	Cover Memo

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 Meeting - 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 (see note)
October	3	10	24	16 (see note)
November	No Meeting	14	No Meeting	20 ****
December	5	12	No Meeting	No Meeting
Additional Meetings	Retreat Date: Jan 27, 2017 Time: 9:30 a.m. - 3:30 p.m. Location: The Duke Endowment	Civics 101 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 at 9:00 A.M. are held at Our Town Cinema - 227 Griffith Street				
****3rd Monday of the month meetings at 6:30 P.M. are held at The Egg - 231 Griffith Street				
NOTE: Both Sep 18 & Oct 16 "Coffee Chat Meetings" will be held at 9:00 A.M. in the Davidson Town Hall Board Room - 216 South Main St				



Agenda Title: Mobility Plan Report - Senior Planner Travis Johnson

Summary: Planning staff secured 80% grant funding from CRTPO to develop the Davidson Mobility Plan. This report will describe the purpose, status, and next steps for the Mobility Plan.

ATTACHMENTS:

Description	Upload Date	Type
▣ Mobility Report presentation	9/7/2017	Presentation



The Town *of* Davidson

College Town, Lake Town, Your Town



College Town. Lake Town. *Your Town.*

Mobility Plan Update
J. Travis Johnson, Planning

MOBILITY PLAN UPDATE



MOBILITY PLAN UPDATE



PURPOSE

STATUS

NEXT STEPS

LONG TERM

PURPOSE

- Mobility issues
- Comprehensive Transportation Plan (CTP)
- Combine and update existing plans
- Prioritize projects and policies
 - Funding (Robert Walker Drive, Potts Sloan Beaty, Kincaid Trail, Exit 30 Roundabouts, etc...)



PURPOSE



REASONABLE EXPECTATIONS

- We are not going to solve all traffic problems
- Improve conditions and provide options (projects/policies)

STATUS

- Request for Proposals (June 2017)
- RFP Review Committee (July 2017)
- Firm selection (August 2017)

-Alta Planning

- Scope
- NCDOT / CRTPO
- Steering Committee



STATUS

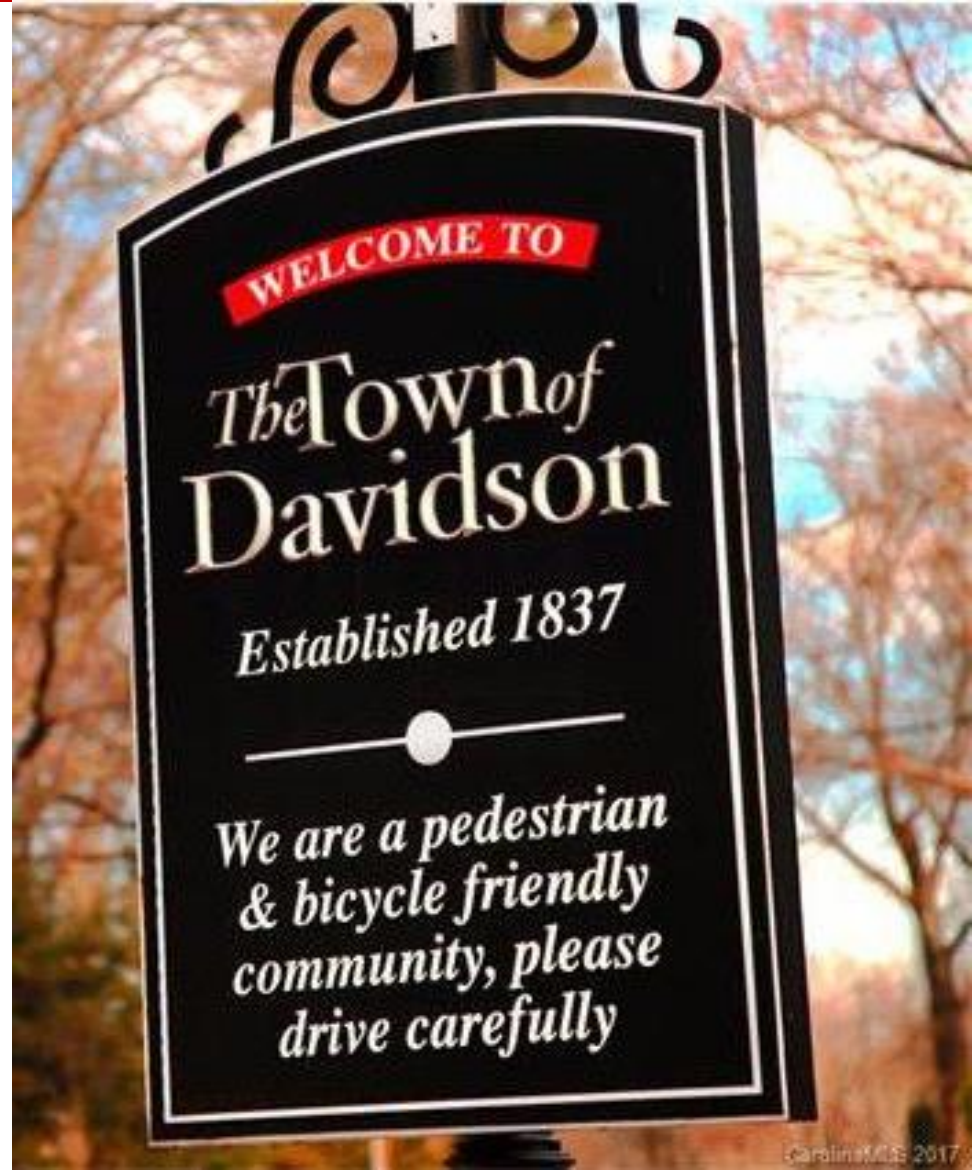
STEERING COMMITTEE

- Town staff
- North Carolina Department of Transportation (NCDOT)
- Charlotte Regional Transportation Planning Organization (CRTPO)
- Charlotte Area Transportation System (CATS)
- Davidson College
- Planning Board / Livability Board
- Citizens
- Large employer (i.e., MSC)

STATUS

Scope Focus Areas

- Vehicular
- Bicycles
- Pedestrians
- Transit



STATUS

Scope Focus Areas

- Ride Share
- Bicycle Sharing
- Car Sharing
- Traffic Demand Management
- Education
- Autonomous / Connected Vehicles



NEXT STEPS

- Review Existing Plans
- Public Involvement
- Stakeholders
- Project Website



LONG TERM

- Draft Davidson Mobility Plan (6 months)
- Adoption
 - Planning Board
 - Town Board
- Implementation (Summer 2018)



Questions?

Contact

tjohnson@townofdavidson.org



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Mobility Plan Update
J. Travis Johnson, Planning



Agenda Title: MI Connection Status Report - Town Manager Jamie Justice

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ MI-Connection Presentation Sept 12 2017	9/13/2017	Cover Memo



The Town *of* Davidson

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MI-Connection Update



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MI-Connection Update
September 12, 2017

Presentation Overview

- History / Background
- Financial Information
- Organization and Oversight
- MI-Connection Initiatives
- Looking forward
- Questions



History / Background



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MI-Connection Update
September 12, 2017

How did this all start?

- Citizens critical of poor service and lack of broadband
 - 2006-07 Town was receiver of citizen complaints regarding cable due to franchise agreement
- Adelphia Cable declares bankruptcy
- Time Warner tells Towns they will not enhance system's broadband capabilities
- Towns initiate right of first refusal to purchase system; Financial studies showed the system was viable
- Mooresville and Davidson purchase the system and form MI-Connection via interlocal agreement in August 2007



Financial Information



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MI-Connection Update
September 12, 2017

Loans

- Town of Mooresville is holder of MI-Connection debt
- The initial financing required a COPs loan of \$80 million (including a required \$10 million reserve) in 2007
- An additional \$12.5 million was borrowed in 2008 to initiate system enhancements and operational needs
- In 2015, the COPs loan was refinanced with a lower interest rate, elimination of the reserve fund, and a prepayment option
- The \$12.5 million installment loan was also refinanced with a lower interest rate

Loan Principal and Interest

As of September 1, 2017

Loan	Current Principal	Loan Maturity	Interest Rate Percent
COPs	61,135,000	2033	3.243
Installment	6,185,000	2023	2.36



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MI-Connection Update
September 12, 2017

Current financial situation

	Revenues	EBIDA*	Debt Service Contribution	Total Debt Service	Towns' Contribution
FY 2014	18,414,527	4,019,769	1,600,000	7,279,709	5,679,709
FY 2015	19,768,878	4,960,832	2,400,000	7,179,855	4,779,855
FY 2016	20,897,433	5,679,091	2,800,000	6,336,395	3,536,395
FY 2017 Unaudited	21,482,574	5,381,351	2,919,000	6,357,148	3,438,148
FY 2018 Budget	22,510,587	5,862,929	3,447,929	6,378,967	2,931,038

- FY 2017 did not reach original budget projections, however MI-Connection still grew contribution to debt, while experiencing a slight decrease in revenue generating units (RGUs) and customers

* EBIDA is Earnings before interest, depreciation and amortization, a key metric used by cable operators to measure performance



Davidson's Obligation

- Effective in 2013, modified interlocal agreement to lock Davidson's financial interest at 30%
- Capped the Town's annual payment at \$1 million
 - Represents 9% of Town's FY2018 budget
 - Town contributed \$2.34 million in 2012
- 30% of current principal = \$20.196 million
- Deferred Liability to Mooresville = \$1.8 million
- The Town Board has set aside \$1 million for expenses related to MI-Connection



Organization and Town Oversight



MI-Connection Board of Directors

- Agency created by interlocal agreement subject to Local Government Commission oversight
- Town Managers are members of the Board
- Davidson and Mooresville Town Boards appoint 5 additional voting members for 2 year terms
- Cornelius Town Board appoints a non-voting member
- CEO of MI-Connection is a non-voting member
- Board meetings are held quarterly
- Annual audit is required



Davidson Game Plan

- Commissioners request periodic MI-Connection updates
- Game Plan initiative to “Determine Future Options for MI-Connection”

MI-Connection Operational Initiatives



Initiatives

- Broadband is key growth area
- Increase service and product options
- Increase commercial customers and revenue
- Continue to upgrade technology
- Extend service to new construction areas
- Evaluate extension into existing service areas

Looking Forward



College Town. Lake Town. *Your Town.*

MI-Connection Update
September 12, 2017

How do we make projections?

- Best information we have available
- Updated as significant changes occur
- Key metric in industry is EBIDA
- Industry standards for EBIDA and margin, as a percentage of revenues
- Projections also require estimate of capital expenditures required to stay competitive in the marketplace
- Certain MI-Connection data falls under the NCGS 132-1.2, and therefore is not public information. Some of this data could be beneficial to MI-Connection's competitors in the marketplace, and therefore harmful to the Town of Davidson if released.

Financial Projections From Davidson Staff

- Davidson's deferred liability due to Mooresville could be paid off in FY2023 (without spending the \$1 million reserve)
- MI-Connection will likely not require Town contributions starting in FY2024
 - Combination of payoff of installment loan (2023) and projected growth in EBIDA

System Valuation & Debt

- Key projected target: System valued higher than the debt owed
 - 2-4 years
 - 7X – 10X EBIDA
- Another projection: system valued higher than debt owed and repay both towns for investment
 - 7 – 10 years

Closing Comments

- Revisit solid waste fee?
- Default on our obligations?
- Projected growth potential
- Holding our own with competition
- Managing \$1M in existing budget
- Other key priorities to serve our citizens
- Please be a part of the solution

Questions?



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MI-Connection Update
September 12, 2017

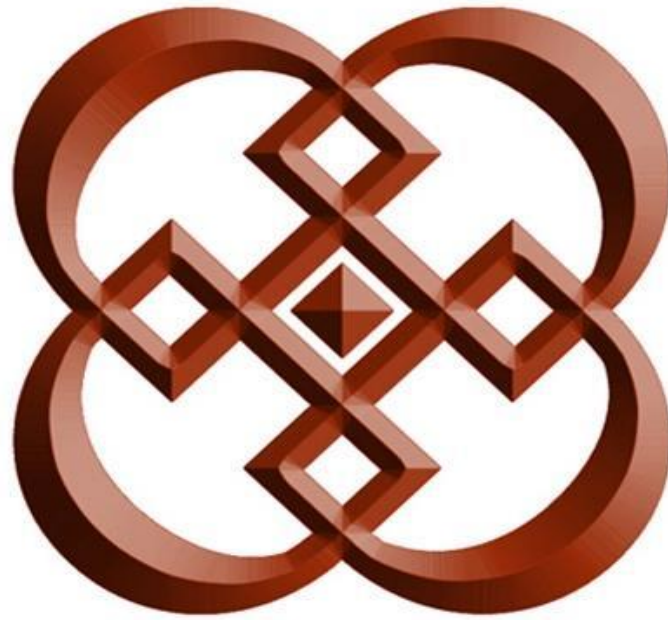


Agenda Title: Consider Approval of Public Safety Radio Purchase - Town Manager Jamie Justice

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Public Safety Radios Presentation Sept 12 2017	9/8/2017	Cover Memo
▣	Motorola Quotation	9/8/2017	Cover Memo



The Town *of* Davidson

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Police and Fire Department Radios



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Public Safety Radios
September 12, 2017

Presentation Overview

- Why do we need to replace radios?
- How many do we need and what will they cost?
- How will we pay for them?

Why do we need new radios?

- Current police and fire radios are no longer being produced
- Police radio field service will end in 2018
- Fire radio field service will end in 2019
- Many Mecklenburg County agencies are in the process of replacing radios to UASI standard

How much will replacing radios cost?

- Police Department requires 22 radios
- Fire Department requires 22 radios
- We are being offered a discount of 25% off the NC State contract price
- Final total cost \$192K
 - Discount is over \$81K

How will we pay for them?

- Original plan (in CIP) was to phase in the purchase radios over a few years
- FY 2019 cost projected at \$58,500 and \$26,500 thereafter, until all radios were replaced
- By financing the radios now, we expect the annual debt service to be under \$30K per year, starting in FY 2019
- No required budget amendment; debt service will be incorporated in FY 2019 budget
- Will issue RFP for financing and bring proposed financing to the board for approval on October 10, 2017

Questions and Board considers approval of purchase and issuance of financing RFP.



Motorola Solutions Customer Quotation Form

AGENCY:	Town Of Davidson	QU000009072017
AGENCY ACCO:	1011309756	
AGENCY TECHNICAL CONTACT:	Joel Cherry	
DESCRIPTION:	Motorola Subscriber Radios	
CONTRACT:	NC State 725G	
QUOTE DATE:	8/29/2017	
PROJECT START DATE:	9/16/2017	
PROJECT END DATE:		
TERMS:	NET 30	

Quantity	Nomenclature	Description	List Price	Contract Price	Discount %	Extended Price	List Price
22	H98UCH9PW7BN	APX6000 7/800 MODEL 3.5 PORTABLE	\$3,354.00	\$2,515.50	25	\$55,341.00	\$73,788.00
22	Q860BM	ADD: ASTRO DIGITAL CAI OPERATION	\$515.00	\$386.25	25	\$8,497.50	\$11,330.00
22	H38BT	ADD: SMARTZONE OPERATION	\$1,200.00	\$900.00	25	\$19,800.00	\$26,400.00
22	Q361AR	ADD: P25 9600BAUD TRUNKING	\$300.00	\$225.00	25	\$4,950.00	\$6,600.00
22	QA01767AT	ADD: P25 LINK LAYER AUTHENTICATION	\$100.00	\$75.00	25	\$1,650.00	\$2,200.00
22	QA00580AC	ADD: TDMA OPERATION	\$450.00	\$337.50	25	\$7,425.00	\$9,900.00
22	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	\$100.00	\$75.00	25	\$1,650.00	\$2,200.00
22	QA09008AA	ADD: GROUP SERVICES	\$150.00	\$112.50	25	\$2,475.00	\$3,300.00
22	H869BZ	ENH: MULTIKEY	\$330.00	\$247.50	25	\$5,445.00	\$7,260.00
22	QA05570AA	ALT: BATTERY IMPRES2 LIION R IP68 - 3400	\$100.00	\$75.00	25	\$1,650.00	\$2,200.00
22	QA09001AB	ADD: WIFI CAPABILITY	\$300.00	\$225.00	25	\$4,950.00	\$6,600.00
22	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	\$25.00	\$18.75	25	\$412.50	\$550.00
22	Q887AT	5 YEAR SERVICE FROM START LITE	\$162.00	\$162.00	0	\$3,564.00	\$3,564.00
22	NNTN8860A	CHARGER SINGLE UNIT IMPRES 2 115AC US	\$150.00	\$112.50	25	\$2,475.00	\$3,300.00
22	PMNN4486A	BATT IMPRES 2 R IP68 3400T	\$142.00	\$106.50	25	\$2,343.00	\$3,124.00
22	PMMN4062A	ASSY ACCESSORY MICROPHONE PLUS RSM	\$118.00	\$88.50	25	\$1,947.00	\$2,596.00
							\$0.00
22	SVS	PROGRAMMING		\$49.00		\$1,078.00	\$1,078.00
TOTALS			\$7,496.00	\$5,711.50			\$165,990.00
			725G Contract Total			\$125,653.00	
			Meck County Discount			\$31,527.55	
			Total			\$94,125.45	



Motorola Solutions Customer Quotation Form

AGENCY:	Town of Davidson	QU000009071017
AGENCY ACCO:	1011309756	
AGENCY TECHNICAL CONTACT:	Joel Cherry	
DESCRIPTION:	Motorola Subscriber Radios	
CONTRACT:	NC State 725G	
QUOTE DATE:	8/29/2017	
PROJECT START DATE:	9/18/2017	
PROJECT END DATE:		
TERMS:	NET 30	

Quantity	Nomenclature	Description	List Price	Contract Price	Discount %	Extended Price	List Price
22	H98UCH9PW7BN	APX6000 7/800 MODEL 3.5 PORTABLE	\$3,354.00	\$2,515.50	25	\$55,341.00	\$73,788.00
22	QA02006AA	ENH: APX6000XE RUGGED RADIO	\$800.00	\$600.00	25	\$13,200.00	\$17,600.00
22	Q8608M	ADD: ASTRO DIGITAL CAI OPERATION	\$515.00	\$386.25	25	\$8,497.50	\$11,330.00
22	H388T	ADD: SMARTZONE OPERATION	\$1,200.00	\$900.00	25	\$19,800.00	\$26,400.00
22	Q361AR	ADD: P25 9600BAUD TRUNKING	\$300.00	\$225.00	25	\$4,950.00	\$6,600.00
22	QA01767AT	ADD: P25 LINK LAYER AUTHENTICATION	\$100.00	\$75.00	25	\$1,650.00	\$2,200.00
22	QA00580AC	ADD: TDMA OPERATION	\$450.00	\$337.50	25	\$7,425.00	\$9,900.00
22	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	\$100.00	\$75.00	25	\$1,650.00	\$2,200.00
22	QA09008AA	ADD: GROUP SERVICES	\$150.00	\$112.50	25	\$2,475.00	\$3,300.00
22	H869BZ	ENH: MULTIKEY	\$330.00	\$247.50	25	\$5,445.00	\$7,260.00
22	QA05570AA	ALT: BATTERY IMPRES2 LIION R IP68 - 3400	\$100.00	\$75.00	25	\$1,650.00	\$2,200.00
22	QA09000AA	ADD: DIGITAL TONE SIGNALING	\$150.00	\$112.50	25	\$2,475.00	\$3,300.00
22	QA09001AB	ADD: WIFI CAPABILITY	\$300.00	\$225.00	25	\$4,950.00	\$6,600.00
22	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	\$25.00	\$18.75	25	\$412.50	\$550.00
22	Q887AT	5 YEAR SERVICE FROM START LITE	\$162.00	\$162.00	0	\$3,564.00	\$3,564.00
2	NNTN8844A	IMPRES2 MULTI-UNIT (6)CHARGER	\$1,250.00	\$962.50	25	\$1,925.00	\$2,500.00
0	NNTN8860A	CHARGER SINGLE UNIT IMPRES 2 115AC US	\$150.00	\$112.50	25	\$0.00	\$0.00
22	PMNN4486A	BATT IMPRES 2 R IP68 3400T	\$142.00	\$106.50	25	\$2,343.00	\$3,124.00
22	NNTN8575ABLK	ASSY ACCESSORY MICROPHONE PLUS RSM	\$480.00	\$360.00	25	\$7,920.00	\$10,560.00
22	SVS	PROGRAMMING		\$49.00		\$1,078.00	\$1,078.00
TOTALS			\$10,058.00	\$7,658.00		\$146,751.00	
725G Contract Total						\$146,751.00	
Meck County Discount						\$49,653.00	
Total						\$97,098.00	



Agenda Title: Consider Approval of Amended Town Managers Contract

Summary: Each year the Board of Commissioners reviews the Town Manager's Employment Contract and considers amendments upon renewal. The only amendment to the agreement will be a salary increase of 3% to his base salary.

ATTACHMENTS:

Description	Upload Date	Type
❏ Town Mangers Contract	9/12/2017	Cover Memo

Town of Davidson Employment Agreement

Introduction

This Agreement, made and entered into October , 2015 by and between the Town of Davidson, North Carolina, a municipal corporation, (hereinafter called "Employer") and James Justice (hereinafter called "Employee") an individual who has the education, training and experience in local government management and who, as a member of ICMA, is subject to the ICMA Code of Ethics, both of whom agree as follows:

Section 1: Term

The term of this agreement shall be for an initial period of seven and one-half (7 ½) months from November 16, 2015 (the "Commencement Date") to June 30, 2016. This Agreement shall automatically be renewed at the beginning of each fiscal year unless notice that the Agreement shall terminate is given at least one month before the expiration date. Notwithstanding the stated term of this agreement, Employee shall be an employee at will and the severance provisions contained herein shall be the Employee's sole remedy in the event that the Employer terminates this Agreement prior to the end of its current term.

Section 2: Duties, Role, and Authority

Employer agrees to employ Employee as Town Manager (a wage and hour exempt position) to perform the functions and duties specified in the Davidson Town Charter, the Davidson Town Code, and the NC General Statutes. Employer agrees that the town manager under § 160A-148 has the authority and statutory role to direct and supervise the administration of all departments, offices, and agencies of the town; and hire, direct, assign, reassign, evaluate, suspend, or remove all Town officers and employees not elected by the people or designated by statute as Town Board appointees. In addition, the Employee agrees to perform such other duties and responsibilities, not inconsistent with the above, as requested by the Town Board from time to time.

Section 3: Compensation

A. Base Salary: Employer agrees to pay Employee an annual base salary of \$130,000.00, payable in installments at the same time that the other management employees of the Employer are paid.

B. Residency Incentive: The Employer agrees to pay to the Employee a relocation bonus in the amount of \$ 5,000.00 if Employee moves his permanent residence into the corporate limits of the Town at any time within five (5) years after the Commencement Date. The relocation bonus shall be paid in one lump sum no later than ninety (90) days after Employee moves his residence into the corporate limits of the Town.

C. The Employer agrees to consider an annual increase to the Employees dependent upon the results of the performance evaluation conducted under the provisions of Section 12 of this Agreement. Increased compensation can be in the form of a salary increase and/or a bonus.

Section 4: Health, Disability and Life Insurance Benefits

The Employer agrees to provide and to pay the premiums for health, hospitalization, surgical, vision, dental, comprehensive medical insurance, life and disability for the Employee and his/her dependents equal to that which is provided to all other employees of the Town of Davidson.

Section 5: Vacation, Sick, and Military Leave

Upon commencing employment, the Employee shall be credited with sick and vacation leave equal to that of a 17 year employee (at least 10 days vacation at commencement of employment). The Employee shall then accrue sick and vacation leave on an annual basis at the rate provided to other employees with consistent with years of service and Town policies.

Section 6: Automobile

The Employer shall pay to Employee an automobile expense allowance in the amount of Five Hundred Dollars (\$500.00) per month.

Section 7: Retirement

The Employer agrees to enroll the Employee into the applicable state or local retirement system and to make all the appropriate contributions on the Employee's behalf, for both the Employer and Employee share required. In addition, Employer agrees to contribution an amount equal to five percent (5%) of Employee's Annual Base salary to a 457 Plan.

Section 8: General Business Expenses

1. Employer agrees to budget for and to pay for professional dues and subscriptions of the Employee necessary for continuation and full participation in national, regional, state, and local associations, and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement, and for the good of the Employer.

2. Employer agrees to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for Employer, including but not limited to the ICMA Annual Conference, the North Carolina League of Municipalities, North Carolina City County Managers Association, and such other national, regional, state, and local governmental groups and committees in which Employee serves as a member.

3. Employer also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for the Employee's professional development and for the good of the Employer.

4. Employer recognizes that certain expenses of a non-personal but job related nature are incurred by Employee, and agrees to reimburse or to pay said general expenses, including, but not limited to, Rotary Club and Davidson College activities. The finance director is authorized to disburse such moneys upon receipt of duly executed expense or petty cash vouchers, receipts, statements or personal affidavits.

5. The Employer shall provide Employee with a computer, software, fax/modem, cell phone stipend and tablet required for the Employee to perform the job and to maintain communication.

Section 9: Termination

Notwithstanding the stated term of this agreement, Employee shall be an employee at will and the severance provisions contained herein shall be the Employee's sole remedy in the event that the Employer terminates this Agreement prior to the end of its current term.

For the purpose of this agreement, termination shall occur when:

1. The governing body votes to terminate the Employee.
2. The governing body votes not to renew the agreement as outlined in Section 1.
3. Expiration of the term of this agreement.
4. Mutual agreement of the Employer and Employee in writing and signed by them.
5. If the Employer, citizens or legislature acts to amend any provisions of the Davidson Town Charter or Town Code pertaining to the role, powers, duties, authority, responsibilities of the Employee's position that substantially changes the form of government, such amendments shall constitute termination.
6. If the Employer reduces the base salary, compensation in an amount greater than the average across the board percent reduction of substantially all employees (unless Manager consents to such reduction), or any other material financial benefit of the Employee, such action shall constitute a breach of this agreement and will be regarded as a termination.
7. If the Employee resigns following a request for resignation and offer to accept resignation, whether formal or informal, by the Employer as representative of the governing body that the Employee resign.
8. Breach of contract declared by either party with a 30 day cure period for either Employee or Employer. Written notice of a breach of contract shall be provided in accordance with the provisions of Section 18.
9. Resignation. The Employee delivers to the Employer voluntary resignation. Employee agrees to give Employer at least 60 days notice before resignation.

In the event of Employee's termination under Section 9, Employer and Employee agree not to make disparaging comments or statements concerning either party (Board or

Town Manager), publicly or in private. Employer shall comply with applicable law with respect to any request for information or documentation contained in the employee's employment records.

In order to promote the smooth transition in the leadership and management of the Town's organization and to maintain the confidence of the public in their elected officials, Employer and Employee may agree to an additional separation agreement in the event of a termination as outlined in Section 9. The separation agreement may have additional terms not outlined in this agreement.

Section 10: Severance

Severance shall be paid to the Employee, as Employee's sole remedy for termination, if employment is terminated as defined in Section 9, except a termination for just cause, as defined below, or the resignation of Employee.

Beginning on the Commencement Date the Employer shall provide a minimum severance payment equal to (a) six (6) month's salary at the then current salary, plus an additional amount equal to one (1) month's salary for each year of service with a maximum severance payment equal to nine (9) months' salary, plus an amount equal to six (6) months of COBRA payments. This severance shall be paid in a lump sum unless otherwise agreed to by the Employer and the Employee.

The Employee shall also be compensated for all accrued annual leave, sick leave, vacation time, and all paid holidays.

As used throughout this Agreement, "just cause" is defined and limited to the following reasons:

(i) A determination by the Employer, in good faith, that Employee (A) has breached in any material respect any of the terms or conditions of this Agreement, or (B) is engaging or has engaged in willful conduct which is detrimental to the Employer or which has had or likely will have a material adverse effect on the Employer's reputation. Prior to any termination by the Employer of Employee's employment for a breach, failure to perform or conduct described in this subparagraph (i), the Employer shall give Employee written notice which describes such breach, failure to perform or conduct and if during a period of thirty (30) business days following such notice Employee cures or corrects the same to the reasonable satisfaction of the Employer, then this Agreement shall remain in full force and effect; however, notwithstanding the above, if the Employer has given written notice to Employee on a previous occasion of the same or a substantially similar breach, failure to perform or conduct, or of a breach, failure to perform or conduct which the Employer determines in good faith to be of substantially similar import, or if the Employer determines in good faith that the then current breach, failure to perform or conduct is not reasonably curable, then termination under this subparagraph (i) shall be effective immediately and Employee shall have no right to cure such breach, failure to perform or conduct.

- (ii) The violation by Employee of any applicable federal or state law, or any applicable rule, regulation, order or statement of policy promulgated by any governmental agency or authority having jurisdiction over the Employer (a "Regulatory Authority"), which results from Employee's gross negligence, willful misconduct or intentional disregard of such law, rule, regulation, order or policy statement and results in any substantial damage, monetary or otherwise, to the Employer or to the Employer's reputation;
- (iii) The commission in the course of Employee's employment with the Employer of an act of fraud, embezzlement, theft or proven personal dishonesty (whether or not resulting in criminal prosecution or conviction);
- (iv) The conviction of Employee of any felony or any criminal offense involving dishonesty or breach of trust;
- (v) The occurrence of any event believed by the Employer, in good faith, to have resulted in Employee being excluded from coverage, or having coverage limited as to Employee as compared to other covered officers or Employees, under the Employer's then current "blanket bond" or other fidelity bond or insurance policy covering its directors, officers or employees.

Section 11: Resignation

In the event that the Employee voluntarily resigns his/her position with the Employer, the Employee shall provide a minimum of 60 days' notice unless the parties agree otherwise.

Section 12: Performance Evaluation

Each fiscal year, including the first year of employment, Employer shall review the performance of the Employee in a process which shall be mutually agreed upon by the Employer and Employee. The process at a minimum shall include the opportunity for both parties to: (1) prepare a written evaluation, (2) meet and discuss the evaluation, and (3) present a written summary of the evaluation results. The final written evaluation should be completed and delivered to the Employee within 30 days of the evaluation meeting. At the initiation of this agreement the Employee shall provide the Employer with a series of annual goals to be met during the first year of employment as Town Manager.

The evaluation of the Employee shall at all times be conducted in closed session of the Board and shall be confidential to the maximum and full extent permitted by law. Nothing herein shall prohibit the Board or the Town Manager from sharing the content of the Town Manager's evaluation with their respective legal counsel.

Section 13: Outside Activities

The employment provided for by this Agreement shall be the Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Employer and the community, the Employee may elect to accept limited teaching, consulting or other business opportunities with the

understanding that such arrangements shall not constitute interference with, nor a conflict of interest with, his or her responsibilities under this Agreement.

Section 14: Indemnification

Beyond that required under Federal, State or Local Law, Employer shall defend, save harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as Town Manager or resulting from the exercise of judgment or discretion in connection with the performance of program duties or responsibilities, but only to the extent that Employer has insurance coverage in effect which covers such claim that and that includes coverage for Employee.

Employee recognizes that Employer or its insurer shall have the right to compromise in any claim or suit.

Section 15: Bonding

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 16: Left blank intentionally.

Section 17: Notices

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) EMPLOYER: The Honorable John Woods, Mayor, Town of Davidson, 216 Main Street, Davidson, North Carolina
- (2) EMPLOYEE: Mr. James Justice

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 18: General Provisions

A. Integration. This Agreement sets forth and establishes the entire understanding between the Employer and the Employee relating to the employment of the Employee by the Employer. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this agreement during the life of the agreement. Such amendments shall be incorporated and made a part of this agreement.

B. Binding Effect. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

C. Effective Date. This Agreement shall become effective on the date first above appearing.

D. Severability. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

E. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the day and year first above written.

EMPLOYEE

Name: James Justice

EMPLOYER:

TOWN OF DAVIDSON, NORTH CAROLINA

A Municipal Corporation

By: _____

Mayor:

ATTEST: _____

Town Clerk

APPROVED AS TO FORM:

By: _____

Town Attorney