



**TOWN OF DAVIDSON  
PLANNING BOARD  
Board Room  
Davidson Town Hall  
June 25, 2018**

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**PLANNING BOARD MEETING - 6:00 PM**

(Held in the Town Hall Board Room)

**I. CALL TO ORDER**

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

**III. CHANGES TO THE AGENDA**

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

- (a) May 21, 2018 Minutes

**V. B.O.C. LIAISON REPORT**

**VI. OLD BUSINESS**

- (a) Davidson Springs Master Plan Ph. 3-4 Review & Comment
- (b) Mobility Plan Update
- (c) Ordinance Committee Update: Watershed Text Amendments

**VII. NEW BUSINESS**

**VIII. OTHER ITEMS**

**IX. B.O.C. LIAISON SELECTION**

**X. ADJOURNMENT**



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**Agenda Title:** May 21, 2018 Minutes

**Summary:** Review/approval of the draft May 21, 2018 Minutes by the Planning Board.

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**ATTACHMENTS:**

Description	Upload Date	Type
□ May 21, 2018 Planning Board Minutes	6/21/2018	Cover Memo

## MEETING MINUTES

Planning Board  
Town of Davidson, NC  
May 21, 2018

A meeting of the Davidson Planning Board was held at 7:00 p.m. in the Davidson Town Hall Board Room.

### I. CALL TO ORDER: 7:01 pm

### II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Kelly Ross; Susan Cooke; Mickey Pettus (Chair); Mike Minett; Matt Dellinger; Michael Flake; Lindsey Williams; Ellen Donaldson; John Swope; Shawn Copeland
- **Absent Board Members:** Bob Miller
- **Town Representatives:** Travis Johnson, Trey Akers, Lindsay Laird

### III. CHANGES TO THE AGENDA:

Planning Board Chair Mickey Pettus noted that the Davidson Springs Master Plan review and comment had been removed from the agenda and suggested that the Davidson Planning Ordinance Section 17 Watershed text amendments discussion be moved ahead of the Mobility Plan update. The changes were agreed to by board members.

### IV. REVIEW/APPROVAL OF THE MINUTES

#### a. Approval of Minutes from April 30, 2018

- Motion to Approve: Mike Minett
- Second: Lindsey Williams
- Vote: 10-0 (Minutes Approved; Miller Absent)

### V. OLD BUSINESS:

- a. **Davidson Planning Ordinance Section 17 Text Amendments Hearing & Recommendation:** Staff members Trey Akers and Lindsay Laird, delivered a presentation regarding the proposed text amendments to the Watershed section of the Davidson Planning Ordinance, with Planning Board Ordinance Committee members Shawn Copeland and Ellen Donaldson offering further explanations of items throughout the presentation.
  - At the presentation's end, Copeland and Donaldson introduced a Consistency Statement for discussion. The following topics were discussed by board members:
    - Whether there would be any regulatory consequences for a lack of action on the proposed amendments;
    - How expansions of existing pre-1993 structures and redevelopment of existing pre-1993 lots would be treated from now until 2025 and then beyond 2025 after the proposed transition period expires;
    - How expansions post-2025 would be treated to mitigate an enduring discrepancy allowing additional BUA beyond 24 percent;
    - The importance of water quality and balancing this aim with property rights to develop lots in a manner consistent with allowed regulations;

- The standards' attempt to treat similar development actions according to the same standard;
  - And, that the variance avenue remains available for landowners needing relief for particular situations that aren't able to comply with regulations.
- Through the discussion Planning Board members proposed three modifications to the proposed text amendments: 1. In 17.6.1, that only additions to pre-1993 structures would be eligible for expansion after 2025; 2. In 17.6.1, that the effective end date for the transition period be changed to July 1, 2025 to allow a full seven years from the date of adoption; and, 3. In 17.3, that the definition for Existing Development be modified to reference *written* approval.
  - The Planning Board also opened up the meeting for public comment, with several members of the public voicing concerns regarding the following: The impact to individual properties and property values; the availability of data to help understand the proposed text amendments' impacts on water quality; and, the need for clear communication. On these and other topics Planning Board members engaged citizens in a discussion of the issues, acknowledging the concerns and describing the process for drafting, reviewing, and communicating the text amendments to the public.
  - At the end of this discussion Planning Board members voted 10-0 in support of the proposed text amendments (Absent: Miller). Motion: Ellen Donaldson/Shawn Copeland; Second: Mike Minett.

#### **VI. OLD BUSINESS:**

- a. **Mobility Plan Update:** Travis Johnson provided an update on the Mobility Plan, describing the upcoming events related to the charrette scheduled for May 22-24 at Town Hall. The events include walking tours, biking tours, and intercept surveys of users out and about town. Additionally, he noted that a draft plan would be developed after the charrette.

#### **VII. OTHER ITEMS: N/A**

- VIII. SELECTION OF BOARD OF COMMISSIONERS LIAISON:** Ellen Donaldson and Shawn Copeland were selected to discuss the proposed changes with the Board of Commissioners as part of a joint work session on Tuesday, June 5, 2018 at the commissioners' regularly-scheduled meeting.

#### **IX. ADJOURNMENT: 9:09 pm**

- Motion to Adjourn: Matt Dellinger  
Second: Mike Minett

#### ***APPROVAL OF MEETING MINUTES***

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Signature/Date  
Mickey Pettus  
Planning Board Chair



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**Agenda Title:** Davidson Springs Master Plan Ph. 3-4 Review & Comment

**Summary:** Planning Board members will review and comment on the proposed Davidson Springs Master Plan, including revisions made since members received an update on the project in April 2018.

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Davidson Springs Master Plan - Staff Analysis	6/21/2018	Cover Memo
❑ Davidson Springs Master Plan - Planning Board Presentation	6/21/2018	Cover Memo
❑ Davidson Springs Master Plan - Site Plans	6/21/2018	Cover Memo
❑ Davidson Springs Master Plan - Townhome Lot Options	6/21/2018	Cover Memo



## STAFF ANALYSIS

Date: May 17, 2018  
To: Planning Board (May 21, 2018)  
From: Chad Hall, Senior Planner  
Re: Davidson Springs, Phases 3 and 4, Master Plan

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### 1. INTRODUCTION

#### APPLICANT INFO

- **Owners:** John Marshall Custom Homes, Inc.
- **Developer:** Rodney Graham (John Marshall Homes)
- **Consultant:** Tim Derylak (Dewberry Engineering)
- **Location:** West of Walnut Street and south of James Alexander Way  
(not including Lassiter property)  
(Parcel ID: 00705121, 00705122, 00705123)
- **Planning Area(s):** Village Infill (Green Overlay)
- **Area:** 4.56 acres

#### REQUEST

The applicant proposes a Master Plan for development of Phases Three and Four of Davidson Springs. Properties included are located west of Walnut Street and south of James Alexander Way on 4.56 acres. The overall master plan illustrates eight single-family detached home lots and eight townhome units. Phase Three is a singular lot, fronting Walnut Street and north of the Lassiter property. Phase Four includes seven single-family detached home lots and eight townhome units.

The development will front Walnut Street and the proposed James Alexander Way extension. Included with the Master Plan is the provision of a greenway through the site (Kincaid Trail extension), common open space with a greenway connector and adequate tree save areas.

The Master Plan features two options for Walnut Street, which are discussed further in the Summary of Petition below.

#### UPDATE (5/17/18)

The applicant has met with staff to discuss the frontage along Walnut Street. It has been discovered that additional public ROW exists southward along Walnut Street, though for a small portion of Walnut, there is not a recorded dedication and it has not been maintained by the Town. The applicant's attorney and Davidson's Town Attorney are meeting to resolve the final portion. As such, no changes to the Master Plan have been performed at the time of this update.

## SUMMARY OF PETITION

The applicant proposes a master plan for Davidson Springs, Phases Three and Four. Process B of the master plan process includes a Public Input Session (held April 9, 2018) followed by Planning Board review and comment. Planning staff will conduct a technical review concurrently with Mecklenburg County.

The proposed Master Plan for Davidson Springs, Phases Three and Four illustrate 16 total lots. Phase 3 is a singular lot, fronting Walnut Street and north of the Lassiter property; the parcel is 0.27 acre in size and has approximately 100' of frontage on Walnut Street. Phase 4 includes seven single-family detached home lots and eight townhome units.

The townhomes fronting Walnut Street are proposed with two options:

- Front a Pedestrian Way along Walnut Street (Option A)
- Front Walnut Street extension (Option B)

For Walnut Street, there is an existing easement where several property owners will need to agree to the terms of the change of easement. The two options are a means to allow for development of the townhomes with different frontage conditions. Though listed as Options A and B, the applicant has not expressed a preference. Option A will front a pedestrian way, currently labeled at seventeen feet in width; this area may need more embellishment with hardscape and landscape in order to meet the spirit of the ordinance definition of a pedestrian way. Option B fronts Walnut Street, extended, with a typical planting strip and sidewalk.

The townhomes are alley-loaded and are 26'-wide units; these units will be housed into two, four-unit townhome buildings. Each unit will have a detached garage, as currently proposed.

Single-family lot frontages range from approximately sixty feet wide (Lots 2 and 3) to a lot larger than 100 feet (Lot 8), with a majority of lots approximate 70' in width (Lots 4-7).

The master plan provides a density of 3.51 units per acre with an overall open space of +/- 0.81 acres (17.8 percent) on the 4.56 acre site. The open space is quantified as 17.8 percent, over the 10 percent common open space requirement for the Village Infill Planning Area. The Park/Public Open Space requirement of 0.36 acre has been met, including greenway connector.

There is a Tree Save requirement to preserve twenty (20) percent of existing mature trees on the site. Tree save is indicated at 25% of existing mature tree canopy (44 of 173 trees). The overall 4.56 acre parcel requires 57 large maturing trees, of which new plantings may contribute. To satisfy the difference of 13 large maturing trees, 14 large maturing trees are being added in the park area (eight) and along the streetscape in front of the townhomes (six). Additionally, twenty-five small maturing trees will be added to the streetscape of James Alexander Way (extension) in addition to the individual tree requirements per each single-family lot.

A greenway/multiuse path is illustrated traversing the site along its western boundary. This route essentially follows an existing sewer line easement. This portion is part of the Randall Kincaid Greenway Extension (South St to Spring St) and a segment of the Mooresville-Charlotte Trail. This greenway section is a High/Near-term priority per the Walks and Rolls Plan.

A Transportation Impact Analysis (TIA) is not required for sixteen units, but the applicant will be making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson

Planning Ordinance. Attendees of the PIS suggested using those monies to improve the sidewalk system in the area or to install speed reduction devices to slow traffic.

A total of two affordable units are required based upon 16 total units. Payment-in-lieu is an option to providing the required units; the developer has indicated they plan to make payment-in-lieu.

The applicant has met the documentation and public notice requirements as set forth in the Davidson Planning Ordinance (DPO).

## 2. PLANNING STAFF PRELIMINARY REVIEW

### BACKGROUND

The applicant's design team met with planning staff several times prior to submitting the Master Plan application for Davidson Springs, Phases Three and Four.

The property is within the Village Infill Planning Area (Green Overlay). The required open space for developments in this planning area is 10 percent.

This proposal was deemed to be a complete application on November 22, 2017. This review considers compliance with the DPO adopted May 1, 2015, as amended.

A Public Input Session was held on April 9, 2018. Approximately 40 people were in attendance. A vast majority of comments at the PIS regarded concerns over transportation, particularly concern over the extension of James Alexander Way. Additional transportation comments were related to the greenway construction, with many wondering when the greenway portion from Parks/Rec to NC115 – which crosses this site – would be complete.

Other primary comments/questions from the PIS ranged from the provision of affordable housing to making sure stormwater is controlled, particular as it may impact Vernon and the greenway.

### PLANNING and DEVELOPMENT STANDARDS

Below is a summary of the staff analysis. A more detailed technical review, conducted concurrently with Mecklenburg County, will follow.

### LAND USE

The proposed master plan for Davidson Springs, Phases 3 and 4 illustrates 16 total units, with 8 detached homes on varying lot sizes. There are also eight townhome lots located at the corner of Walnut Street with Vernon Drive. Detached house and townhouse are permitted building types in the Village Infill Planning Area. A greenway and required open space has been provided, including acceptable tree save areas.

At the Public Input Session (PIS), three alternatives for the townhomes were presented with two options fronting Walnut Street and one fronting the greenway. Staff and a majority of participants voiced a preference for fronting Walnut Street.

### ACCESS and TRANSPORTATION, including GREENWAYS, MULTI-USE PATHS and SIDEWALKS

The homes will have frontage on Walnut Street and James Alexander Way (extended). Sidewalks will continue on James Alexander Way as will sidewalks along Walnut Street. Additionally, a portion of the Randall Kincaid Greenway Extension (from South St to Spring St) shall be constructed as part of this development project. A Transportation Impact Analysis (TIA) is not required; the applicant will be



making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance.

#### OPEN SPACE and PARKS

The Village Infill Planning Area requires 10 percent open space, with 5 percent being park/public space. The proposed site plan indicates 17.8 percent open space as being preserved, including functional and riparian spaces. A small park area is being created off of James Alexander Way, near the proposed mail kiosk and greenway connector.

#### TREE PRESERVATION, LANDSCAPING and SCREENING

There is a Tree Save requirement to preserve twenty (20) percent of existing mature trees on the site. Tree save is indicated at 25 percent of existing mature tree canopy (44 of 173 trees). Street trees will need to be provided per the ordinance. Additionally, the landscaping installed to each building lot will be vital for creating tree canopy in the future. Each lot in the Village Infill Planning Area should have approximately 20-40 percent tree canopy at maturity.

#### AFFORDABLE HOUSING

A total of two (2) affordable units are required based upon 16 total units. The affordable units have not been identified on the master plan. Payment-in-lieu is an option to providing the required units. The developer has indicated they plan to make payment-in-lieu.

### 3. PLANS AND POLICIES

Below is a list of town-adopted plans and policies summarizing each document's applicability to the proposed Master Plan:

- The ***Davidson Comprehensive Plan (2010)*** contains several recommendations and initiatives relevant to this proposal. The Targeted Growth Plan Livability Themes state:
  - A. SUPPORT SAFE AND VIBRANT PUBLIC SPACES AND NEIGHBORHOODS. GOAL 3: Provide Safe and Secure Neighborhoods, Streets, Parks and Greenways. Initiatives include:
    - Build off-road greenways, trails, and bike improvement projects per the bicycle master plan.
    - Development should be walkable with vibrant public spaces.
    - Growth should support and enhance existing neighborhoods.
  - B. MAINTAIN QUALITY DESIGN AND SOUND PLANNING PRINCIPLES. GOAL 1: Prioritize Infill and Mixed-Use Development Within or Near Already Developed Areas, stating:
    - Continue to allow for limited single-family infill development and redevelopment in the Village Infill Planning Area.
    - Growth should create high-quality pedestrian environments.

As identified above, the comprehensive plan supports development that is walkable and safe. The plan also supports the dissemination of all transportation modes through multiple route options.

- The ***Davidson Planning Ordinance (2015)*** contains several references that speak directly to this proposal, including:

#### *Principles*

- We must preserve Davidson's character and sense of community: Enhanced by developments with open space and a street, sidewalk and greenway network that knits the community together (General Principles Item 1);

- We must encourage alternative means of active transportation: The built environment can enhance the use of alternatives to the car and increase our physical health (General Principles Item 3).

*Village Infill (Green Overlay) Planning Area, Description*

- The Village Infill Planning Area comprises Davidson's traditional, residential neighborhoods and provides for infill development surrounding the historic town center. Streets, sidewalks and greenways in the Village Infill Planning Area must be interconnected. A range of housing types is encouraged. Buildings are restricted in size to promote a local orientation, to be pedestrian-oriented, to be compatible with the scale of surrounding residences, and to limit any adverse impacts on residential development. (2.2.4.A).

- The ***Davidson Walks and Rolls Active Transportation Master Plan (2013)*** contains several references that speak directly to this proposal, including the continuation of a key corridor greenway path along the western edge of the property.

These references underscore the DPO's emphasis on interconnected policies and land use patterns that support the diversity of residential areas with the provision of community amenities, such as greenways.

#### 4. STAFF FINDINGS

The proposed Master Plan illustrates building types and permitted uses consistent with existing plans and policies. The plan indicates 16 total units, eight which are detached single-family and eight townhomes.

The primary frontage of the site is along Walnut Street. There is also access to the site via an extension of James Alexander Way.

Open space is provided above the required 10 percent for the Village Infill Planning Area. This includes a neighborhood park internal to the site and additional land preserved along the western boundary. The site plan also illustrates a greenway along the western boundary along an existing sewer easement.

There is a Tree Save requirement to preserve twenty (20) percent of existing mature trees on the site. Tree save is indicated at 25 percent of existing mature tree canopy (44 of 173 trees).

With a total of sixteen lots/units, there is an affordable housing requirement of two units. The developer has indicated that they will provide a payment-in-lieu, as permitted by the DPO.

A Transportation Impact Analysis (TIA) is not required; the applicant will be making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance.

In conclusion, the proposed master plan for Davidson Springs, Phases 3 and 4 is for 16 total homes with a mixture of single-family homes and townhomes, consistent with the Comprehensive Plan and DPO. Staff supports the general intent of the master plan, understanding that detailed ordinance requirements will be addressed during the technical review.

#### 5. RESOURCES & ATTACHMENTS

- Resources: Links to referenced policy documents.
  - Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>

- Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>
- Maps:
  - 20180207\_Walnut\_Street\_Master\_Plan\_2nd\_Submittal (Proposed Davidson Springs Phases 3 and 4 Master Plan with environmental inventory, street sections, notes, etc.)
  - 20180409\_Davidson Springs Site Improvements (Proposed features of the Master Plan)
  - 20180409\_Davidson Springs Townhome Lots Options REV 04-09-2018 (Townhome frontage options)



# *The* Town *of* Davidson

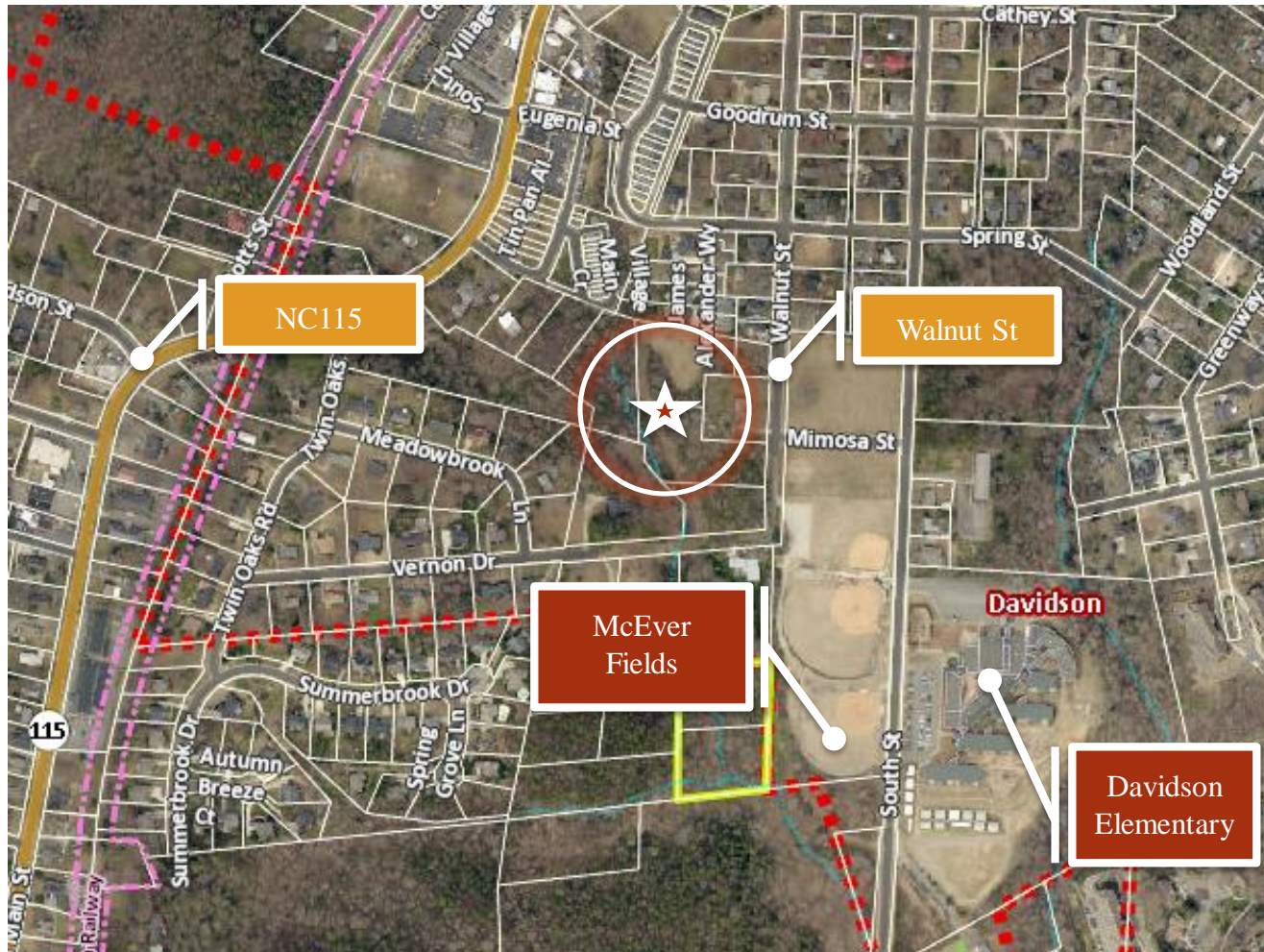
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College Town. Lake Town. *Your Town.*

**Planning Board**

April 30, 2018

## DAVIDSON SPRINGS, PHASE 3 AND 4





# DAVIDSON SPRINGS, PHASE 3 AND 4



## DAVIDSON SPRINGS, PHASE 3 AND 4

### Master Plan:

Phase 3: One (1) single-family detached home at 522 Walnut Street

Phase 4: Seven (7) single-family detached homes along James Alexander Way

- Two (2) at 50-60 foot-wide lots
- Four (4) at 60-70 foot-wide lots
- One (1) 90-100 foot-wide lot
- One (1) 100+ foot-wide lot

Eight (8) townhomes in two, four-unit buildings along Walnut Street

- 26 foot-wide units

Site Acreage: 4.56

Required Open Space: 0.456 acre (10% with 5% minimum as Park/Public Space)

Provided Open Space: 0.81 acre (17.8%)

Density: 3.5 DUA



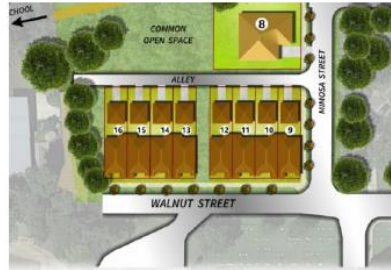
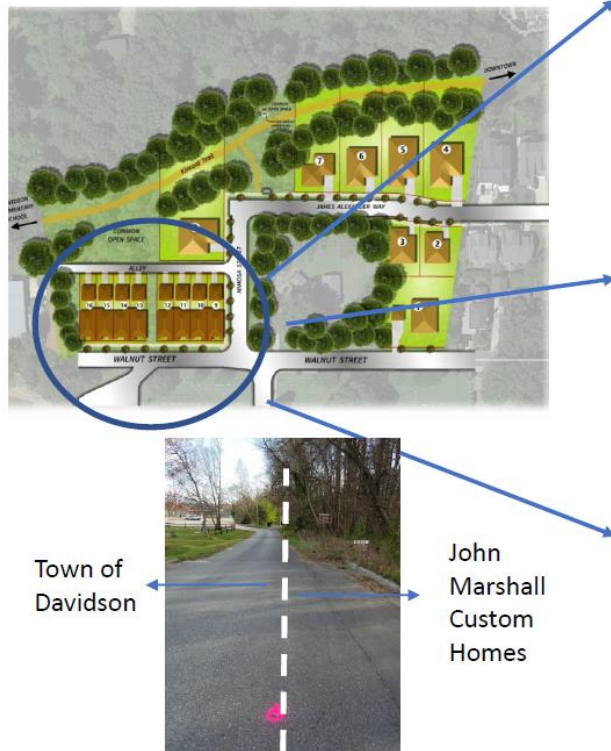


## DAVIDSON SPRINGS, PHASE 3 AND 4





# DAVIDSON SPRINGS, PHASE 3 AND 4

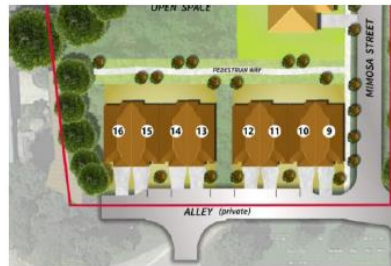


## OPTIONS FOR TOWNHOME LOTS

In this option we improve the extension of Walnut Street and the Town accepts it as public right of way. The extension and associated parking may be used by the public. We also improve the Town side of Walnut Street.



In this option we improve the extension of Walnut Street but it is a private road. Parking is signed to be private. We do not improve the Town side of Walnut Street.



This option is similar to the above, except that the extension of Walnut Street is used as an alley and the townhomes front a pedestrian way facing the common open space. This option improves the view of those using the greenway.



# DAVIDSON SPRINGS, PHASE 3 AND 4



## Tree Coverage and Open Space

Item	Town Requirement	This Proposal
Total Canopy	57 large maturing trees	<ol style="list-style-type: none"> <li>1. 58 large maturing trees</li> <li>2. 4 small maturing trees</li> <li>3. 30 street trees (mix of large and small)</li> </ol>
Mature Tree Save	20%	25%
Open Space	10%	18%
Park Space	5% (included in open space above)	5%, plus we are constructing the greenway
Minimum Tree Caliper at Planting	2 inches	3 inches



# DAVIDSON SPRINGS, PHASE 3 AND 4



## DAVIDSON SPRINGS, PHASE 3 AND 4

### Master Plan:

Phase 3: One (1) single-family detached home at 522 Walnut Street

Phase 4: Seven (7) single-family detached homes along James Alexander Way

Eight (8) townhomes in two, four-unit buildings along Walnut Street

Site Acreage: 4.56

Required Open Space: 0.456 acre (10% with 5% minimum as Park/Public Space)

Provided Open Space: 0.81 acre (17.8%)

Affordable Housing:  $2 \times \$26,550 = \$53,100$  (Payment-in-lieu)

Connectivity and Traffic Calming Plan:  $16 \times \$500 = \$8,000$





DAVIDSON SPRINGS  
PHASE III & IV  
DAVIDSON, NORTH CAROLINA

DAVIDSON, NORTH CAROLINA

## KEY PLAN

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY BML

APPROVED BY TJD

— CHECKED BY TJD

DATE FEBRUARY 7, 2018

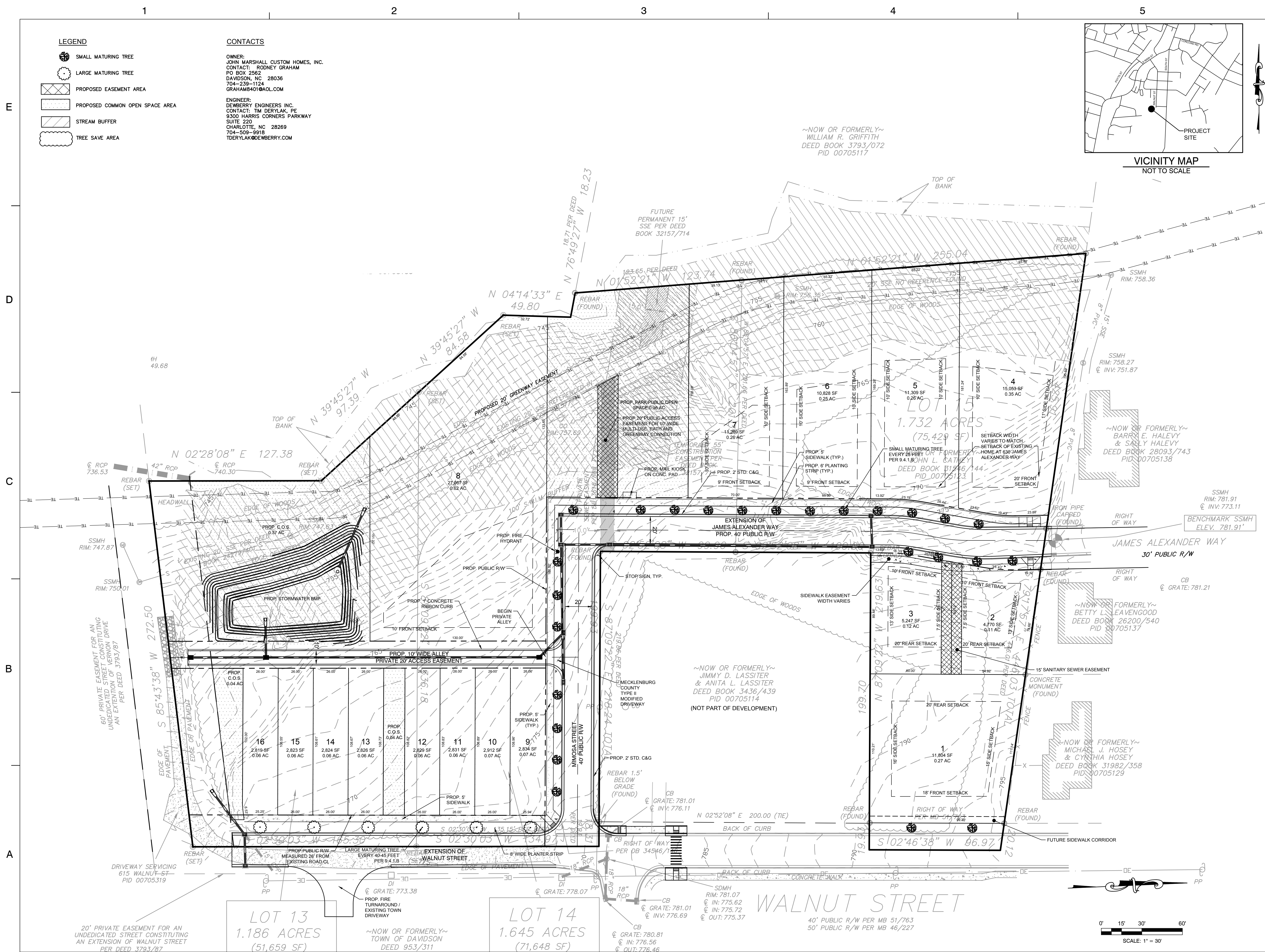
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TITLE \_\_\_\_\_

MASTER PLAN  
SITE PLAN

PROJECT NO. 50098744

1 OF 3







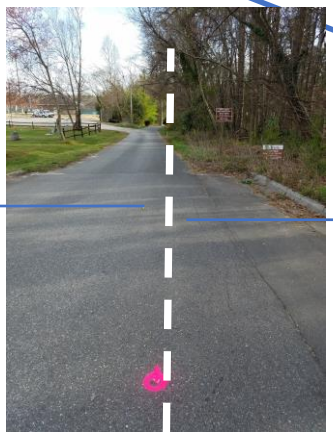








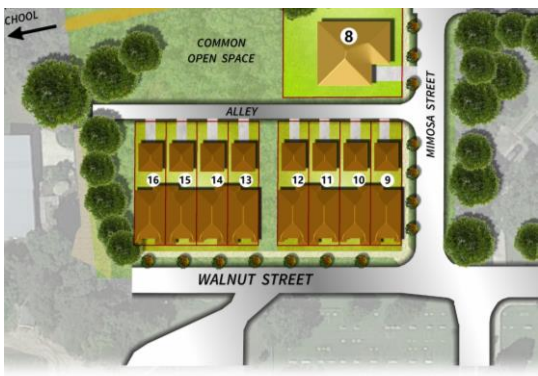
Town of Davidson



John Marshall Custom Homes

## OPTIONS FOR TOWNHOME LOTS

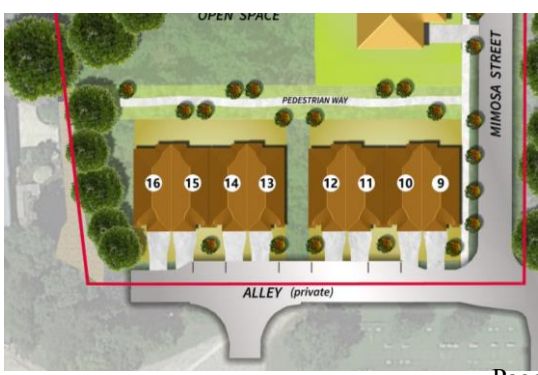
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This option is similar to the above, except that the extension of Walnut Street is used as an alley and the townhomes front a pedestrian way facing the common open space. This option improves the view of those using the greenway.







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**Agenda Title:** Mobility Plan Update

**Summary:** Planner Travis Johnson will provide an update on the Mobility Plan, including a recap of the May charrette and the anticipated schedule for the draft plan.

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**Agenda Title:** Ordinance Committee Update: Watershed Text Amendments

**Summary:** Ordinance Committee members Ellen Donaldson and Shawn Copeland will provide an update concerning the watershed text amendments and outcomes from the joint work session that occurred with the Board of Commissioners on June 5, 2018.

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