



DAVIDSON FARMS (Kistler Farm Rd. Development)

To: Davidson Board of Commissioners
From: Town Manager Jamie Justice
Date: July 23, 2019
Re: Kistler Farm water/sewer extension request

1. OVERVIEW

PROJECT INFO

Owner/Applicant: Davidson Farms Holdings, LLC

Location: 19525 Kistler Farm Rd., 29.9 acres, PID# 00725116, 00725120

Description: Proposes master plan to be subdivided into 15 single-family home parcels serviced by water and sewer

Planning Area: Rural Planning Area

Within Town Limits (y/n): No

Water Determination from Charlotte Water: Extension

Sewer Determination from Charlotte Water: Extension

REQUEST

Under the town's agreement with Charlotte Water, Davidson Board of Commissioner approval is required for any water and sewer extension (extension of water and sewer lines to serve a property that is not a connection to existing lines adjacent to a property) to service a property. It has been determined by Charlotte Water that Davidson Farms requires both water and sewer extensions.

The property owner requests that both water and sewer extensions be granted to Davison Farms to allow for construction of 15 single-family homes. The parcel is currently predominantly wooded. This request was previously before the board at the May 28, 2019 meeting and the board did not approve the extension and requested additional information from the developer.

2. RELATED TOWN GOALS

Davidson Comprehensive Plan:

The hundreds of undeveloped/redevelopable acres located between future growth targets and developable areas are considered the Growth Reserve. These areas shall serve as transitions

between the more intense targets and existing low-intensity neighborhoods or protected open space.

2018-2019 Strategic Plan:

Land Use Strategy—The Town of Davidson will manage residential growth and reduce the scale of future development.

Resolution 2018-12 Water and Sewer Extension Policy:

The Board of Commissioners shall consider several factors when approving or denying water/sewer extension requests. These include compliance with the Davidson Planning Ordinance (DPO), the best interests of the community, traffic congestions, costs associated with traffic control during construction, potential effects on the existing natural environment – specifically trees, other health and safety concerns in the immediate vicinity of the proposed project, and the potential burden on existing infrastructure. This policy applies to all real property located with town limits and its extra-territorial jurisdiction (ETJ).

Davidson Planning Ordinance:

Section 6.3.1 Required Improvements for All Development: Public water supply distribution and public sewer distribution per Charlotte Water requirements, except as described in the Rural Planning Area (RPA).

Section 6.3.1.A: For master plans located in the Rural Planning Area (RPA), public water and sewer is required if the proposed project is located within 1,000 feet of an existing water or sewer line, respectively, or if located with 1,000 feet of a planned water or sewer line funded within a Charlotte Water Capital Improvement Plan.

3. OPTIONS/PROS & CONS

N/A

4. FYI or RECOMMENDED ACTION

It is recommended that the town board grant a sewer extension to Davidson Farms development due to its location within 1,000 feet of existing water and sewer lines.

5. NEXT STEPS

If the sewer extension is approved, then the applicant will begin the master plan process.