



HOKE TOWNHOMES

To: Davidson Board of Commissioners
From: Town Manager Jamie Justice
Date: September 10, 2019
Re: Hoke Townhomes Water and Sewer Extension Request

1. OVERVIEW

PROJECT INFO

Owner/Applicant: Alliance Group, Inc. (Jacob Anderson)
Location: 347 Jetton St., +/-5.59 ac., PID# 00324301, 00324306, 00321112, 00321103, 00324305, 00324304, 00324303
Description: Proposed +/-81 townhome development on the former Hoke Lumber site.
Planning Area: Lakeshore Planning Area
Within Town Limits (y/n): Yes
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 the Hoke Townhome project requires both a water and sewer extension.

The property owner requests that a sewer extension be granted to Hoke Townhomes to allow for construction of +/-81 townhomes. The parcel is currently the site of Hoke Lumber as well as several single-family homes. 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:

Prioritize Infill and Mixed-Use Development Within or Near Already Developed Areas: The town should establish the downtown and village area (older surrounding neighborhoods) as the highest priority for infill, redevelopment, and mixed use.

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.

3. OPTIONS/PROS & CONS

N/A

4. FYI or RECOMMENDED ACTION

It is recommended that the town board grant a water and sewer extensions to Hoke Townhomes due to the properties being located within town limits.

5. NEXT STEPS

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