



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

March 28, 2017

WORK SESSION - 4:00 PM

(Held in the Town Hall Meeting Room)

- (a) North Corridor Transit Study - John Lewis CEO, CATS - Town Manager Jamie Justice
- (b) Davidson Game Plan - Town Manager Jamie Justice

REGULAR BOARD OF COMMISSIONERS MEETING - 6:00 PM

(Held in the Town Hall Meeting Room)

I. CALL TO ORDER

II. COMMISSIONER REPORTS

- (a) Mayor John Woods: Centralina Council of Governments (CCOG) and Metropolitan Transit Commission (MTC)
Commissioner Stacey Anderson: Arts & Science Council (ASC)
Commissioner Beth Cashion: Visit Lake Norman (VLN) and North Mecklenburg Alliance
Commissioner Jim Fuller: Lake Norman Chamber (LNC)
Commissioner Rodney Graham: Lake Norman Regional Economic Development Organization (LNREDC)
Commissioner Brian Jenest: Charlotte Regional Transportation Planning Organization (CRTPO) and Lake Norman Transportation Commission (LNTC)

III. PUBLIC COMMENTS

IV. PRESENTATIONS

- (a) Livability Board Annual Report - Chair Marty Metzker

V. NEW BUSINESS

- (a) Consider Approval for Noise Ordinance Variance - Relay for Life (Davidson College) - Town Clerk Carmen Clemsic

VI. OLD BUSINESS

- (a) Review of Public Facilities Project - Creech & Associates - Assistant Town Manager Dawn Blobaum
- (b) Consider Approval of Ordinance 2017-04: Rural Area Plan Text Amendments
- (c) Consider Approval of the Consistency Statement for the Rural Area Plan Text Amendments
- (d) Consider Approval of Ordinance 2017-05: Rural Area Plan Map Amendments
- (e) Consider Approval of the Consistency Statement for the Rural Area Plan Map Amendments

VII. SUMMARIZE MEETING ACTION ITEMS

VIII. ADJOURN



Agenda Title: North Corridor Transit Study - John Lewis CEO, CATS - Town Manager Jamie Justice

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▢	Town of Davidson Presentation - Community Investment Plan (3-28-17)	3/30/2017	Presentation

FY2018 – FY2022 COMMUNITY INVESTMENT PLAN

2030 PLAN

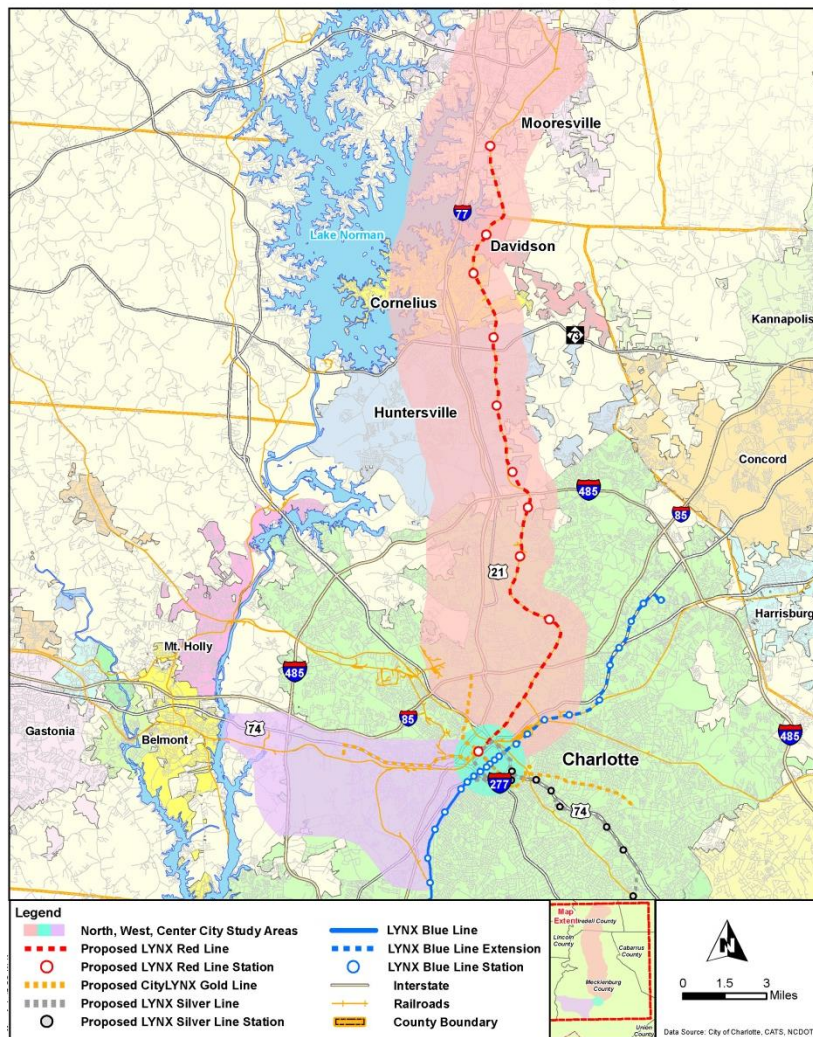
Presented by
John Lewis, Jr. - CATS Chief Executive Officer

NORTH CORRIDOR/ WEST CORRIDOR / SILVER LINE / CENTER CITY STUDY

- RFP has been issued
- Proposals due March 31st
- Plan to award contract in July
- Budget includes Center City work to determine how best to integrate all corridors in 2030 System Plan

	North	Airport/Center
City		
FY18	\$ 1,500,000	\$1,125,000
FY19	\$ 780,000	\$1,000,000
FY20	\$	
FY21	\$	
FY22	\$	0
TOTAL	\$ 2,280,000	\$2,125,000

Figure 1
North Corridor / West Corridor /
Center City Study Areas



Capitalize on the I-77 Express Lane Opportunity

- Enhance existing express service to mitigate the impact of I-77 construction
- Develop expanded express bus plan to maximize benefit of I-77 express lanes
- Identify capital improvements e.g. park and ride lots, bus stop amenities
- Incorporate recommendations into Envision-My-Ride study

Original Vision

- Shared track with temporal separation.
- General agreement with NS – term sheet developed.
- No formal agreement executed.

NS Passenger Policy 2013

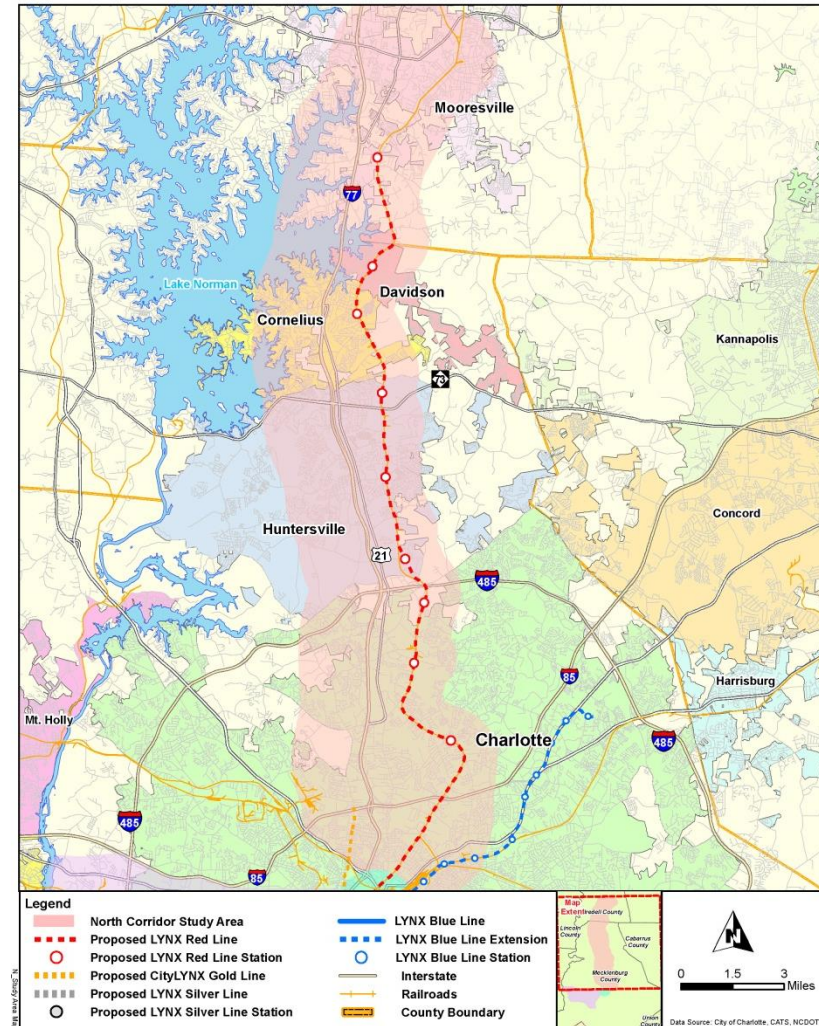
- No passenger-only operating windows.
- Requires transparency – capacity to accommodate both without any delay or impact on maintenance.

Time for a Fresh Look

- October 2016 Meeting with Railroads & USDOT in Washington DC
- Study potential for passenger track(s) adjacent to NS O-Line right-of-way
- Revisit broader corridor to identify possible new alignments.
- Significant growth has occurred
- Consider Light Rail technology.



Figure 3 North Corridor Study Area







Agenda Title: Davidson Game Plan - Town Manager Jamie Justice

Summary: Members of the management team will update the Board on the Davidson Game Plan.

ATTACHMENTS:

Description	Upload Date	Type
□ Davidson Game Plan	3/24/2017	Presentation

Financial Plan

Point Person - Piet

Outcome

Develop a financial plan that provides guidance for revenue and expenditure decisions

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Evaluate Government Finance Officers Association resources to create a model for Davidson	February 2016-Fall 2016 (first draft), ongoing enhancement of scope	On track to provide first draft in Fall 2016			
2. Review financial metrics, including tax rate (compare to our Benchmark towns)			The model includes all major financial metrics utilized by the town, LGC and rating agencies		
3. Decide on plan timeframe (5-10 years)			Currently 5 years		
4. Create revenue and expenditure categories and projection assumptions			Categories are in place; projection assumptions will be updated with each model version		
5. Review/test-drive with board of commissioners to get feedback			First draft was presented to the board on January 10, 2017.		
6. Finalize financial plan model				Working model will be presented to the board in conjunction with public facilities discussion and budget. Model updates will be provided every year in August and	

Financial Capital Projects

Point Person - Jamie/Piet

Outcome

Consider projects that could be financed with general obligation bonds and other financing tools

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
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1. Solicit needs for projects from various stakeholders	Capital projects financing plan by summer 2016; ongoing updates	Produced the "3-bucket" project list which was presented to the Board and citizens at multiple venues in spring 2016; Have run several scenarios with multiple variables on ways to finance the capital projects under consideration.	Waiting for public facilities steering committee to progress with possible options and cost estimates to run new scenarios.	A Public Facilities options and costs report will be presented to the Board on April 25th which will include potential financing options.	
(a) project possibilities for financing:					
(i.) Municipal building (fire station 1 and 2, police department)		Fire Station #2 will be financed (approved at August 9, 2016 meeting)	Fire Station #2 has been financed and construction is underway.	Public safety facilities will be included in the April 25th update for the Board.	
(ii.) Public works facilities (could include parks and recreation offices)			Architect is evaluating the two options for comparison to renovate existing building versus build new; also evaluating aesthetic improvements.		
(iii.) Affordable housing					
(iv.) Sidewalks					
(v.) Road improvements					
(vi.) Greenways and athletic fields					
(vii.) Open space land purchases					
(viii.) Cultural facilities and partnerships (funding)					
2. Consider bonds for adding public assets (greenways, parks, roads, etc.)		The board has decided to not pursue a bond referendum (summer 2016), but will continue to review in the future.		The Board is considering a possible GO bond referendum for November 2017 and will be discussed during the budget/CIP process.	
(a) Research bond ratings process/referendum wording		We presented this information to the board, and based on preliminary analysis by First Tryon gave an estimate of the Bond Rating as "AA".			
(b) Educate stakeholders on general obligation bonds		We presented this information to the Board, as well as worked to educate our citizens on GO Bonds and other financing options for capital projects during various presentations during spring 2016.			

(c) Determine if general obligation bonds should be pursued and decide on services/projects		The board has decided to not pursue a bond referendum (summer 2016), but will continue to review in the future.			
(d) Outline the general obligation bond process/timeline/referendum date		We have educated ourselves to be able to manage these processes effectively when we are ready to finance capital projects.			
3. Engage financial advisor, Local Government Commission, and bond counsel		We have developed a solid relationship with the LGC, First Tryon Financial Advisors and Parker Poe Bond Counsel			
4. Establish a schedule of capital projects with categorized financing options		We have developed a model, with First Tryon, which will allow us to complete financial analysis and feasibility on any capital project scenario. This model will be incorporated in to the Long-Term Financial Plan as well.	A next phase of financing scenarios will be created with updated capital projects and updated expenditure/revenue projections and will be included in the financial plan.	The updated capital projects schedule will be presented to the Board on April 25th, which includes Public Facilities and CIP needs and financing options.	
5. Develop a timeline for financing and completion of projects		Ongoing			

MI-Connection

Point Person - Jamie

Outcome

Determine future options for MI-Connection

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status	Q3 Status	Q4 Status
1. Gather information needed for future decisions	Start spring 2016	In progress	In progress	In progress	
2. Continue to analyze the MI-Connection business plan and projected results for future		In progress	In progress	In progress	
3. Create task force of Town of Davidson and Town of Mooresville board members for joint discussions regarding options and decision points (Town of Davidson Board of Commissioners will handle)		In progress	In progress	In progress	

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I-77 Managed Lanes Project

Point Person - Doug/Travis

Outcome

Mitigate the impacts of the project during construction

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
Work with NC Department of Transportation, I-77 Mobility Partners, Sugar Creek Construction, and other entities to plan for and mitigate the impacts of the project during construction (Travis)	Spring 2016 and ongoing	CATS CEO John Lewis briefed BoC on August 9, 2016; Davidson Police have agreement with Highway Patrol to respond if needed to accidents along I-77 in town jurisdiction in order to clear accidents faster and mitigate impact on the rest of Town, especially 115; Staff discussed the short ramps issue at exit 30 with I-77 Mobility Partners and SCC and they agreed to modify the designs to lengthen the ramps to allow for more space to mitigate that safety issue.	Staff meets regularly with I-77 Mobility Partners, Sugar Creek Construction, and NCDOT to receive project updates and share concerns should they arise.	Staff meets regularly with I-77 Mobility Partners, Sugar Creek Construction, and NCDOT to receive project updates and share concerns should they arise.	
(a) Talk with Lake Norman Transportation Commission about doing this regionally		In progress	In progress		
(b) Assemble staff work group		Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction and NCDOT. Doug, Jason, and Travis meet with the project team monthly and Cristina meets with the PIOs from I-77 Mobility Partners, Sugar Creek Construction and NCDOT	Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction and NCDOT. Doug, Jason, and Travis meet with the project team monthly and Cristina discusses communications to citizens/stakeholders with their	Staff team meets monthly with I-77 Mobility Partners, Sugar Creek Construction and NCDOT. Doug, Jason, and Travis meet with the project team monthly and Cristina discusses communications to citizens/stakeholders with their	
(c) Develop list of opportunities and challenges		Travis is point person with NCDOT to obtain landscape plan. We should have it in December 2016.	Landscape plan for Exit 30 received; Town suggesting we re-design and submit alternative to DOT for approval; also consider future phases post-completion for additional landscaping.	Retained landscape architect to design Exit 30 roundabouts; Worked with the project on the planned tree removal; Pursuing power and water conduits in project for future needs; Tracking accident activity in the project	

(d) Provide information to citizens		Cristina meets with the PIOs from I-77 Mobility Partners, Sugar Creek Construction and NCDOT monthly and shares information with citizens via social media, in the Town Manager's Report and in the quarterly newsletter to ensure citizens are informed and stay safe throughout the construction process.	Cristina is working with I-77 Mobility Partners and Sugar Creek Construction to ensure they are communicating their plans for the managed lanes project and more importantly, the Exit 30 bridge project, so that our citizens are aware of dates, lanes changes, alternate routes and stay safe during this process. They will send communications to our businesses, schools, etc. Information was in the October newsletter. I-77 Mobility Partners and Sugar Creek Construction will present to the Davidson Board of Commissioners on December 13.	Cristina works with I-77 Mobility Partners and Sugar Creek Construction to ensure they are communicating their plans for the managed lanes project and more importantly, the Exit 30 bridge project, so that our citizens are aware of dates, lanes changes, alternate routes and stay safe during this process. They will send communications to our businesses, schools, etc. Jamie's most recent video update featured this project, and it was one of the "Hot Topics" covered in Civics 101 and the Civics 101 Reunion. As we get closer to the May 5 detour, we'll be sure to communicate route change and safety information to our citizens.	
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Davidson Mobility Plan (Comprehensive Transportation Plan)

Point Person - Doug/Travis

Outcome

Create a mobility plan for Davidson to improve circulation around town for citizens

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Update of Circulation Plan (becomes the Davidson Mobility Plan)	FY2017	Finalizing RFP for September 2016 release.	In a holding pattern due to potential \$100,000 grant funding from UPWP (Unified Planning Work Program) for FY 2018. Received support from Board of Commissioners to wait for funding decision (expected Feb 2017). Updated Circulation Plan in April 2016.	Notified in mid-March that UPWP funding is secured (though not available until July 1). Finalizing RFP for release in April with consultant selection in June.	
(a) Engage consultant for the update		In progress	On hold	In progress	

(b) Outline a process that includes a task force and public input		In progress	On hold	In progress	
(c) Identify stakeholders/partners		In progress	On hold	In progress	
(d) Identify projects by priority level and determine implementation		Have draft transportation priorities document	On hold	In progress	
2. Partner with Cornelius, Huntersville, Mooresville and Lake Norman Transportation Commission?		Attended North Meck alliance meetings. Regularly consult with LNTC.	Working with LNTC regularly to pursue funding opportunities. Presenting to North Meck Alliance in November.	Ongoing	
3. Include vehicular, golf cart, pedestrian, bicycle, transit (both local and regional)		In progress	On hold	In progress	
4. Look at innovative solutions (work with consultants), e.g. the intersection of Pine and Concord		Are in process of engaging engineers for interim projects	On hold	In progress	

Greenways

Point Person - Doug/Kathryn

Outcome

Work with Mecklenburg County to evaluate the opportunities and accelerate the construction of our greenway system

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status	Q3 Status	Q4 Status
1. Work with county to:	Summer 2016 and ongoing	County staff presented update on current projects and priorities at Aug 8 mtg w/Cornelius and Huntersville; Town will need to submit priorities in FY 17 for new 5-year CIP starting FY 18.	Priorities to submit to county are Summers Walk to River Run greenway segment and nature center projects.	Town submitted in January 2017 for new County 5-year CIP starting FY 18: Summers Walk to River Run greenway segment, Kincaid Trail Extension, the remainder of the Charlotte to Mooresville Trail through town, the connection from town center to Fisher Farm/Abersham/Allison.	
(a) Determine options					
(b) Define what needs to be built				County beginning construction of greenway in Fisher Farm and Abersham Parks	
(c) Prioritize					
(d) Determine costs and funding options					

2. Need plan to show which greenways will be procured through development				A map in in development.	
3. Consult Davidson Parks and Recreation Master Plan		Kincaid Trail Extension project design is being finalized and next step is ROW and potential DA funding in winter	Kincaid Trail Extension project design is being finalized and next step is ROW and potential DA funding in winter.	Kincaid Trail Extension right-of-way acquisition in process; County beginning construction of greenway in Fisher Farm and Abersham Parks	
4. Evaluate funding options			Applied for TAP grant for Kincaid Trail Ext.; will apply for DA as well.	Submitted STP-DA grant application for Kincaid Trail extension project	
5. Develop implementation schedule					

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Catalyst Study- transitioned to Public Facilities

Point Person - Kim

Outcome

Determine what best serves the needs of the town in the downtown area and create a development strategy to meet those needs

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Public input process with small groups to address name, scale, etc. in February/March 2016	Contract with DFI expires December 2017	Well-attended public input sessions held in Feb., March and June.	N/A	N/A	
2. Evaluate proposed scope for the project to include private development components and public facilities	Aug-16	Study will not include private development, focus will transition to public facilities (police, fire, public works, and administration) and a parking solution.	N/A	N/A	
3. Develop public-private partnership model and financial model	N/A	There is no public/private partnership because there is no private investment	N/A	N/A	

Economic Development Plan

Point Person - Kim

Outcome

Update Economic Development Strategic Plan for next 5 years to maximize the commercial development potential that meets the needs of the community

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
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1. Include South Main area	FY2017		Rose & Associates is consultant working on the EDSP 2017-2022. Initial presentation to the BOC on Oct. 25. Developing strategy and work plan.	Strategy and work plan finalized in April 2017.	
2. Include plans for east Davidson			Will include as part of the EDSP.	Part of EDSP work plan.	
3. Explore incubators (including PiES), entrepreneurship ideas (Davidson College), and co-working (similar to Packard Place in Charlotte)		In conversations.	Jamie participating in PiES strategic planning effort.	PiES and Launch LKN are exploring partnership ideas.	
4. Commerce Station		Final approval pending for adding 2 spec buildings in the park.	Final approval pending for adding 2 spec buildings in the park.	Two speculative buildings have been approved; Road and utilities extension is underway; Reduced debt through loan payoff.	
5. Expand cultural offerings (Kim and Dawn)		In conversations.		In conversations.	

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Comprehensive Plan

Point Person - Jason

Outcome

Update Comprehensive Plan to use as our guiding document

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Complete Comprehensive Plan	FY2017-18	Planned for FY18.	Planned for after the Mobility Plan	Seeking funding for FY2018; will not begin until after Mobility Plan finishes.	
(a) Get scope of work, timeline, and cost estimate		On hold	On hold	On hold	
(b) Solicit input from planning board and other stakeholders		On hold	On hold	On hold	
(c) Review process; how include planning board, citizens?		On hold	On hold	On hold	

Rural Area Plan

Point Person - Jason

Outcome

Develop implementation strategy for the Rural Area Plan

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Seek Rural Area Plan approval in early summer 2016		In progress; bringing batches of text changes to commissioners for discussion. Planning for Dec or Jan adoption.	RAP adopted September 2016.	Complete	
2. Update ordinance recommended by the Rural Area Plan by fall 2016		In progress. Planning for ordinance updates to be completed by December 2016 or Jan 2017.	Continue to bring batches of topics to commissioners for discussion. Trending towards January public hearing and February adoption	Scheduled adoption 3/28/17.	

3. Work with Charlotte Water to formalize sewer extension strategy		In progress. Planning for ordinance updates to be completed by December 2016 or Jan 2017.	In progress; Travis developed a build out sewer estimate for Charlotte Water; formal sewer extension request forthcoming - December 2016.	BoC approved in December 2016.	
4. Implementation/timelines to come		In progress	In progress.		
5. Consider affordable housing: incentivization via Rural Area Plan ordinance implementation		Proposing to include a variation in lot size requirement in the Neighborhood Edge Planning Area. 12.5% AH requirement to remain. Potential density bonus for AH in RPA.	Discussion item at 11/8 BoC meeting. Refinement needed.	Included in implementation strategy.	

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Affordable Housing

Point Person - Cindy

Outcome

Develop an affordable housing strategy in support of Davidson's values

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Conduct a needs assessment to better understand what the needs are	3 month check in Nov.2016 and Completed Jan 2017 (needs assessment), Draft plan for (implementation)	Assessment started Aug. 1 and will be finished in 6 months.	UNCC Urban Institute did a mid-point review with Town Board on 11/8/16.	Assessment is complete. Presented to Town Board 3/14/17. Public Charrette scheduled 5/8/17. Next steps- complete affordable housing goals and strategies, including	
2. Include options for on-site affordable housing when rezoning for RAP. Require 30% small lots and explore		Small lots are required. Density bonuses will work in a rezoning if there are density caps.	Discussion item at 11/8 BoC meeting. Refinement needed.		
3. Review options for town properties (Bailey Springs and Beaty Street)		Bailey Springs RFP completed, sent and a developer has been selected by the AFH Steering Committee	Bailey Springs is moving forward with a neighborhood meeting on November 30.	Bailey Springs contract executed in next 30 days and construction will begin in early summer.	
(a) Review with affordable housing committee and with board			Bailey Springs project tentatively scheduled for January 2017 board meeting	Done	
4. Affordable Housing committee report on payment-in-lieu funds:					
(a) Prioritize options for use			In progress. Final will be based on findings in the needs assessment; will develop draft scenarios Fall/Winter 2016	Affordable housing strategies, based on housing assessment and other feedback, such as the survey, will be ready in August.	
(b) Create a financial model		Same as (a)	Same as (a)	Same as (a)	

Affordable Housing

Point Person - Cristina

Outcome

Service the needs of our neighborhoods; ensure that all feel supported by the town

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Gather and respond to current neighborhood requests to provide our municipal services; ensure citizen engagement from all areas of town		Ongoing -- as we hear requests from neighborhoods, we work to fulfill needs/develop solutions; reps know they can reach out to Cristina who will facilitate getting answers to their questions/solve problems that are within the town's purview.	Fall 2016: Met long-time street needs of the Bradford neighborhood by repaving their roads. Installed sidewalk on Apollinaire Drive. Chief Miller, Captain Ingram, and Mayor John Woods met with the Blackwelder Drive neighborhood on 11/9 to learn about the parking situation, explain the town's needs and ended up working out a solution. Officer Anthony Better was able	Ongoing -- as we hear requests from neighborhoods, we work to fulfill needs/develop solutions; reps know they can reach out to Cristina who will facilitate getting answers to their questions/solve problems that are within the town's purview. North Main Street meeting with DPD and Public Works date TBD.	
2. Use neighborhood representatives meetings to produce list of needs; visit homeowner association meetings/neighborhood events to explain efforts, gather needs			Cristina held a neighborhood representatives meeting and worked with staff to respond to issues/questions. Next meeting is January 9.	Hosted well-attended neighborhood reps meeting on January 9 -- Jamie provided updates and we answered questions/addressed concerns. Great group of citizens. Jamie will speak at the River Run Property Owners Association meeting on May 7. Cristina will hold a neighborhood representatives meeting on May 15. Jamie will attend and will provide updates on town projects and issues, and answer questions/address concerns. Jamie speaking to Rotary Club on April 3rd about	
(a) Need to share clear expectations of what our municipal obligations are		We do this verbally or via email.		We do this verbally or via email.	
3. West Davidson needs:					
(a) Review West Davidson Stakeholder Committee Report		Done.		Meet regularly with EPA and participate in monthly call with EPA, DEQ, and Health Department to focus on asbestos situation on the Metrolina site. Encouraging communications from these agencies with west	

(b) Gather neighborhood requests		Jamie and Cristina met with Evelyn Carr and Daisy Raeford (March 2016) to understand needs/issues. Encouraged them to form a neighborhood coalition. Jamie talks/meets regularly with Dan Carrigan & WSC.	October 20, 2016: A staff team met with the Hobbs Hill neighborhood to answer questions related to the Beaty Street RFP. Working with Dan Carrigan to promote the new RWP amphitheater. Jamie has communicated with Dan about	Responded to questions from neighbors related to the Beaty Street RFP. Sent emails, created FAQs, held meetings. Jamie meets periodically with Dan Carrigan , Evelyn Carr, etc.	
(c) Encourage/explore community participation		Meet with reps three times per year. The next meeting is October 3, 2016. Cristina encourages these reps to help promote information (ped. safety and encourage participation at events, public workshops, Civics 101, National Night Out, etc.); Staff has partnered with WSC on kids' amphitheater project	Fall 2016: Mayor Woods met with children from the Hobbs Hill neighborhood in October. Kids Amphitheatre project has progressed to near completion.	Encouraged teens from west side to join Mayor's new teen council. Special outreach to citizens on west side to participate in Public Facilities Workshops. Hosted first-ever Civics 101 Reunion session for 75 Civics 101 graduates. We gave an update on "hot topics" and encouraged citizens to stay connected with	

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Staffing Plan

Point Person - Dawn/Heather

Outcome

Create a staffing plan using data, staff recommendations, service levels, and metrics that provide a guide for staffing based on community growth and citizen needs (varies by department)

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Implement needs we have from 2015 study	Short-term: Spring 2016; Long-term: Fall 2016				
2. Study long-range staffing needs in coordination with facilities plan		Included future staffing requirements in facilities information gathered 1st quarter FY17		Comparing town-initiated numbers with design team numbers for future growth	

Facilities Plan (Includes all departments, fire stations, public works, police department)

Point Person - Dawn

Outcome

Prepare for Town's future service needs as our population grows to ensure that facilities are planned to provide services to citizens

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
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1. Space: Assess existing buildings, space needs for each department, cost per square foot, and site options	Summer 2016 (existing buildings); Fall 2016 (future space needs)	Reviewed site options for PW and PD on FS #2 site (summer 2016); decided that PD will not go on FS #2 site. Reviewing department locations downtown/town hall as part of ongoing project for public facilities. Will review options for PW site.	Town hall systems assessment will be complete before Thanksgiving. Steering committee in place to guide public facilities process. Will choose design team in December. Reviewing options for PW site w/architect.	Phase I of public facilities (downtown) underway. Design team and construction mgr on board. Steering committee meets monthly for updates. Will bring options to board on March 28. Working with architect on Public Works facility	
2. Analyze innovative energy efficiency options and best practices				Discussing with design team.	

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Maintenance

Point Person - Doug

Outcome

Identify current infrastructure maintenance needs and develop a plan to address

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Create a new five-year plan for sidewalks and street paving; complete recommendations by March 1	Fall 2016 (begin implementation)	Five-Year streets plan complete; will review with Board prior to Spring 2017 streets repair project	Doing sidewalks: Apollinaire, Armour, Mock, and Mock Circle		
2. Categories: storm water (handled as needed, funds are limited - will discuss during budget), streets, sidewalks, parks, athletic facilities, etc. Fall 2016		Streets plan complete		Five-year plan for Parks infrastructure complete	
3. Determine priorities at board meeting after March 1					
4. Implementation over the next five years				Working on implementation of first year of 5-year paving plan for summer of 2017	
5. Review development process to consider improvements that ensure infrastructure that the town accepts is appropriate developer process		Working with other Meck townships to improve streets acceptance ordinance; implemented improved road subgrade testing for new development			

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Active Space: Athletic Fields & Courts

Point Person -Kathryn

Outcome

To increase the athletic field, court, and other active recreation space available for use by citizens

Action Steps	Estimated Timeframe	Q1 Status	Q2 Status (update Nov 16)	Q3 Status (update Mar 17)	Q4 Status
1. Consult master plan for guidance on athletic space	Spring 2016 (finalize priorities); Fall 2016 (funding); Winter 2017 (implementation)	Bailey Springs/River Run concept approved by Livability Board. Waiting for West Branch plans to potentially expand and/or relocate park amenities. South Street Park concept plan waiting on DE plans.	Decided to hold off on South Street Park plans and put county funds towards Bradford Park expansion.	Bailey Springs community park has begun design. Anticipate bidding project in summer and construction before end of calendar 2017. Bradford Park field turf/lighting to be bid by county in May/June with work this summer.	
2. Needs assessment by Mecklenburg County Park & Recreation		w/Cornelius, Huntersville, and Meck CO re regional facility and priorities. Follow-up agenda item/resolution to be considered by BOC 09/13/16. We believe Town will need to submit priorities in FY 17 for new 5-year CIP starting FY 19.		February 14: BOC approved greenway and park priorities to transmit to county staff. \$1 million for design of North Meck Rec Ctr is recommended in county's FY18 budget. Construction funding to follow.	
3. Livability Board input and recommendation				LB has been included in all park plans	

4. Talk with other entities for shared athletic space/partnerships			Decided to partner with county and Huntersville for expansion of Bradford Park for rectangular fields.	CSD approached to partner on field development for Bradford Park--awaiting response; Town in discussion with Ada Jenkins Center for a new shared use agreement for gym use and outdoor field use and potential park expansion; Beginning discussions with CMS for potential shared use agreement for new K-8 school.	
5. List of target projects				Bailey Springs Park, Ada Jenkins Center, Bradford Park, Space by P&R office; Will look at existing parks; Will use Master Plan as a resource: http://www.townofdavidson.org/DocumentCenter/View/4635	
6. Cost estimates & financing/grant options				Will develop cost estimates and pursue grants if applicable and will work with landscape architect to develop cost estimates if needed; Will use Master Plan as a resource: http://www.townofdavidson.org/DocumentCenter/View/4635	



**Agenda
Title:**

Livability Board Annual Report - Chair Marty Metzker

Summary: Chair Marty Metzker will provide the Board of Commissioners with the Livability Board annual update.

ATTACHMENTS:

Description	Upload Date	Type
□ Livability Board annual report	3/23/2017	Presentation

Livability Board Overview

March 2017

Current Status

- Officers:
 - Chair: Martin Metzker
 - Vice Chair: Steedman Lyles
 - Secretary: Mary Walsh
- Currently at 11 members
- 4 new members have recently been appointed by Board of Commissioners, terms beginning 2017.

2016 -2017 Livability Board Accomplishments

1. Planning finalized for the new park in the Bailey Springs neighborhood.
2. Members of the Trees & Natural Assets (T&NA) sub-committee completed a detailed review of Section 9 of the Planning Ordinance ([Tree Preservation, Landscaping and Screening](#)) and met with members of the Planning Department to review recommendations.
3. Recommended a Resolution to the BOC regarding support for the North Rec Center.
4. Created and executed a process to filter and recommend the allocation of non-profit Town funding.
5. Members of the Trees & Natural Assets sub-committee met with representatives from Bartlett Tree Experts about updating the inventory last completed in 2007.
6. Parham Park was adopted as part of the Adopt-A-Park program.
7. Formed a informal discussion group with the Livability Chair counterparts in Huntersville and Cornelius to exchange ideas, coordinate activities and events where appropriate.

2016 -2017 Livability Board Accomplishments (Continued)

11. On February 1, 2017, the Town of Davidson was certified the 37# Bee City USA affiliate in the nation
12. On February 13, 2017, the Town of Davidson was re-designated a Tree City USA for 2016, our 7th consecutive year.
13. Through a partnership with TreesDavidson and Davidson Lands Conservancy, several community tree planting events were held.
14. Promoted bike month activities in 2016, renewed its bike friendly community application, and organized and conducted a Greenway Update Public Input Session

Parks & Recreation 2017/18 Priorities

1 Year Goal

1. Begin construction of a new community park in the Bailey Springs neighborhood.
2. Continue to coordinate activities with Cornelius, Huntersville, and local schools regarding mutually beneficial planning and recreational activities.
3. Continue to partner with Cornelius and Huntersville to influence the development, timing and design, of the planned North Mecklenburg Recreation Center.

3 Year Goals

1. Develop alternatives for increased program and active recreation space.
2. Implement a regional joint use plan.
3. Expand community engagement in park maintenance.
4. Complete construction of new parks at the end of Armour Street and on the Ada Jenkins property.

Walks & Rolls 2017/18 Priorities

1 Year Goals

1. Construct a Plan Implementation Progress Report – using the Walks and Rolls Plan (ex. Sidewalk priorities).
2. Continue to work with Cornelius to promote key pedestrian/bike connections: to the YMCA, the Mooresville to Charlotte Trail (Kincaid Trail is part), Potts-Sloan Connector, Bailey Springs, etc.
3. Promote bicycle/pedestrian safety with educational opportunities
 - a) Coordinate a kid-friendly family bike ride during bike month
 - b) Maps that include bicycle and pedestrian routes
4. Promote the filling of key sidewalk or curb ramp gaps

3 Year Goal

Strengthen our Intra-Town Connectivity by advocating and prioritizing the following sidewalk & greenways: Kincaid Trail extension, Potts/Sloan connector, and Summers Walk to River Run Greenway.

Trees & Natural Assets 2017/18

Priorities

2017 Goals

1. Planning Department is reviewing recommendations submitted (in 2016) for Section 9 of the Planning Ordinance (Tree Preservation, Landscaping and Screening): Assist as needed during period slated for final adoption (Fall 2017).
2. Review and share updated Urban Tree Canopy (UTC) analysis tree canopy data (summer 2017), then: (a.) determine how a tree canopy goal might help with management of the community forest; and if so, (b.) determine what percentage tree canopy goal to recommend.
3. Prepare a detailed list of the long and short-term benefits of conducting a street tree inventory; how it would be used; long-term costs; and potential funding sources.
4. Recommend landscape improvements, to at least two parks and two new projects, to maximize wildlife and conservation management on public land throughout the community.
5. Assess the need and potential use of a resource to provide expertise, such as a consulting arborist; including number of hours and potential funding needed.

Accomplish 8th year of Tree City USA and 1st year of Bee City USA affiliate re-designation(s); select Tree City Growth Award Criteria (goal) that would benefit both.

3 Year Goal

Review the Town of Davidson Comprehensive Plan as it relates to the goals and subject matter of this sub-committee; and the Livability Board in general.



Agenda Title: Consider Approval for Noise Ordinance Variance - Relay for Life (Davidson College) - Town Clerk Carmen Clemisic

Summary: Davidson College has requested a noise ordinance variance for Friday, March 31, 2017 for the Relay for Life event being held at the college.

ATTACHMENTS:

Description	Upload Date	Type
□ Noise Variance Request Letter	3/23/2017	Cover Memo

Dear Members of the Board,

I am writing to you on behalf of Relay For Life of Davidson College to request a six-hour noise ordinance variance. Relay for Life is an American Cancer Society fundraiser, helping to raise funding and awareness for cancer research both locally and nationally. Our event is scheduled for Friday, March 31st from 6pm until Midnight in Richardson Stadium. After talking to Chief Todd Sigler, we realized that we needed to obtain a noise ordinance variance to play music from 11pm to midnight. This music is crucial to keeping participants awake, engaged, and involved in the event. We are willing to lower our noise volume if this becomes a problem.

Thank you for your consideration.

Best regards,

Elizabeth Helzberg

Event Chair

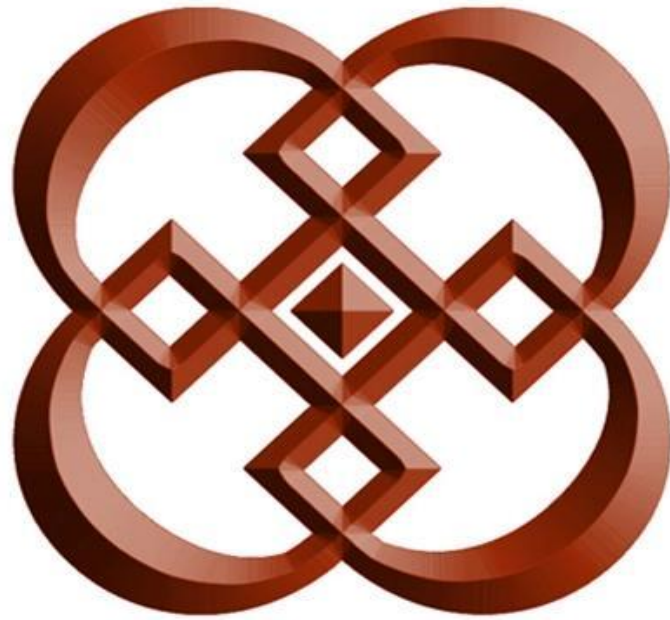


Agenda Title: Review of Public Facilities Project - Creech & Associates - Assistant Town Manager
Dawn Blobaum

Summary: Creech and Associates will share the results of the first public workshop and their work to date on the site analysis for new public facilities.

ATTACHMENTS:

Description		Upload Date	Type
❏	3-28-2017 TBd update	3/30/2017	Presentation
❏	Commissioner's Workshop 3-28-17	3/30/2017	Presentation



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

Guiding Principles

1. Maintain the town's sense of community and complement the historic nature of downtown.
2. Retain a civic presence in downtown Davidson that is easily accessible to citizens.
3. Provide a sustainable parking solution for the long-term.
4. Provide space for community functions and governmental needs in a cost-effective manner.
5. Enhance connectivity to and through the site
6. Improve public amenities, open space, and event areas.
7. Expand the retail experience on Main Street.

Process

December: Steering sub-committee chose Creech and Associates/Stantec as design team

February: Steering sub-committee chose Edifice as construction manager at risk.

March: Public Workshop # 1

Design team meeting with Steering Committee

Design team update to Board of Commissioners

Process

April: Public Workshop # 2

Design team meeting with Steering
Committee

Design team meeting with Board of
Commissioners

May: Final concept and preliminary budget to
Board of Commissioners



Public Facilities Design Services

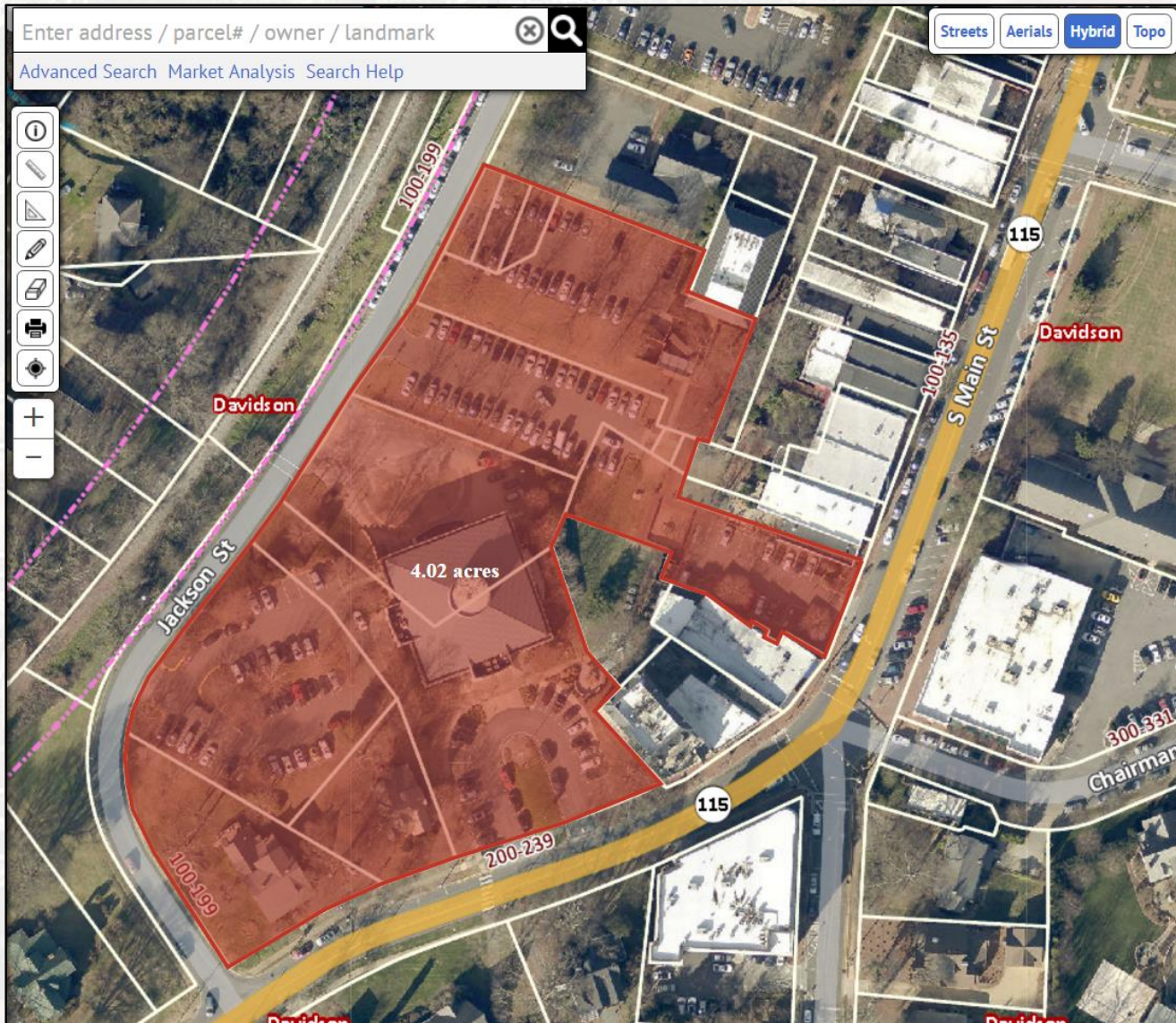
Board of Commissioners Workshop I

March 28, 2017

CREECH & ASSOCIATES



Steering Committee Update II Agenda



- Summary of Workshop I held 3/9/17
- Summary of Steering Committee Meeting held 3/21/17
- Current Site Study Options
- Next Steps

Public Workshop I



- Well attended and the community was engaged
- Opening presentation followed by workshop exercise
- 6 different stations addressing various design topics
- Feedback provided by applying dots to preferred images and concepts and sticky notes
- Followed with parallel online survey still available
- Summary document with more detail available for review



PARKING AND MOBILITY

STATION
#4



How do you get downtown?



Please place a dot with any mode you use to get downtown (Feel free to choose multiple modes.)



WALK



BIKE



PERSONAL CAR



CAR SHARE



PUBLIC TRANSIT



Would you come downtown without your car?

What could we do to encourage you to travel downtown without your car?
(Please place your comments on sticky notes below.)



In an ideal Davidson, which mode would you prefer to use to get downtown?



WALK



BIKE



PERSONAL CAR



CAR SHARE



PUBLIC TRANSIT

- What Makes Davidson Great?
- Architectural Character and Scale
- Town Hall Site Planning Options
- Parking and Mobility
- Outdoor Civic Space Needs
- Indoor Civic Space Needs

Station #3: Town Hall Site Planning Options

TOWN HALL SITE PLANNING OPTIONS

STATION
#3



Tell us your thoughts on the various options shown here
(Use dots to mark your choices below.)

Option 1

Opportunities

- » Fire station remains operational
- » Urban green fronting Town Hall
- » New Town Hall establishes prominent frontage on Main Street

Challenges

- » Parking lot removed from Main Street
- » Opportunities to expand in the future are limited
- » Expansion of existing building requires complete change of façade and roof

(Place dots and/or comments here)



Option 2

Opportunities

- » Fire station remains mostly operational
- » Civic green between buildings
- » New 100 year Town Hall building predominately replaces older, less functional one

Challenges

- » Parking lot removed from Main Street
- » Removal of remaining portion of old Town Hall (long term)
- » Frontage design on Main Street will require active uses



Option 3

Opportunities

- » Fire station remains operational
- » Parking lot maintained on Main Street, but reconfigured as plaza
- » New Town Hall establishes civic prominence on corner of site
- » Public parking in structured deck

Challenges

- » Land acquisition
- » Displacing early 1900s-era house
- » More physically separated from other Town Hall buildings
- » Additional cost of deck
- » Uncertain future demand for parking to justify construction of deck
- » Future adaptive reuse of deck

- 3 site plans with options for a new Town Hall:

- Pulled away from S. Main Street in front of existing Town Hall
- On S. Main Street in front of existing Town Hall
- At the corner of S. Main Street and Jackson Street

- The older houses adjacent to Town Hall are of significant value to the community and strategies for preservation, relocation or designing around them should be evaluated

- Option 1 will no longer be evaluated as a viable option

- Further study and exploration of Options 2 and 3 is necessary

Station #4: Parking and Mobility

PARKING AND MOBILITY

STATION
#4

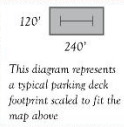


In 2011, Davidson's parking supply was:

Public on street	371
Public off street	298
Private off street	1,261
Total	1,930

Weekday peak occupancies were 51% and 62-64% for private and public spaces respectively. Weekend occupancy was 72% overall.

Parking decks vary in size and cost, but a standard size is 240 feet by 120 feet and cost is \$15,000 per parking spot.



Mixed use buildings can screen decks from street view



Decks can be designed to look like traditional buildings and/or decorated with art or greenery.



Do we need a parking deck downtown?

Would you park in a deck downtown?

Where could a deck be located downtown?

yes	no

- Executive summary details from the 2011 parking study were shared with participants as well as general details on the costs of surface parking versus structured parking. Attendees were asked to respond to a few questions as well.
- Participants seemed OK with the idea of a parking deck, but questioned whether one is necessary.
- They seemed generally opposed to paying to park in a deck
- Several comments suggested thoroughly evaluating other options before looking further at building a deck
- Regarding mobility, several comments suggested a shuttle system that connected surrounding neighborhoods to downtown.
- If the system were of high quality and service were frequent enough, many citizens commented that it might be a more convenient option to travel downtown than the personal car

Workshop I

March 21, 2017

OBSERVATIONS

- Site options should incorporate design strategies that ultimately yield better utilization of the existing site
- The existing Town Hall is sited in the center of the block and is not optimally located for future development
- Any addition to existing Town Hall will solidify its location moving forward
- Public safety services could be temporarily relocated to facilitate renovations while maintaining current high standards of response, but should ultimately be located on this site
- Sloan House could be relocated in both options but must stay in Davidson

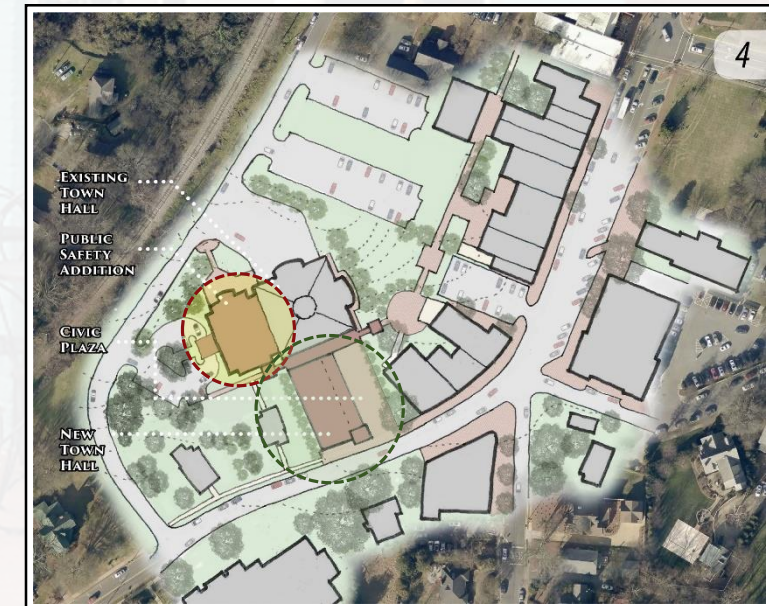


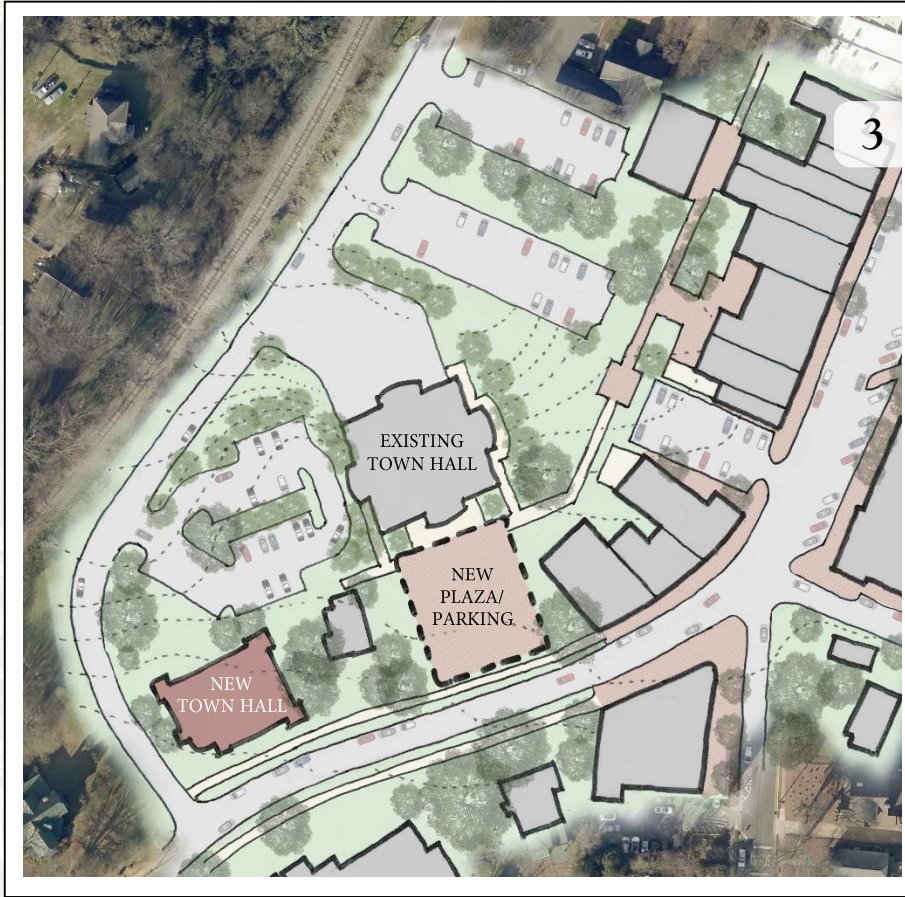
Workshop I

March 21, 2017

ACTION ITEMS

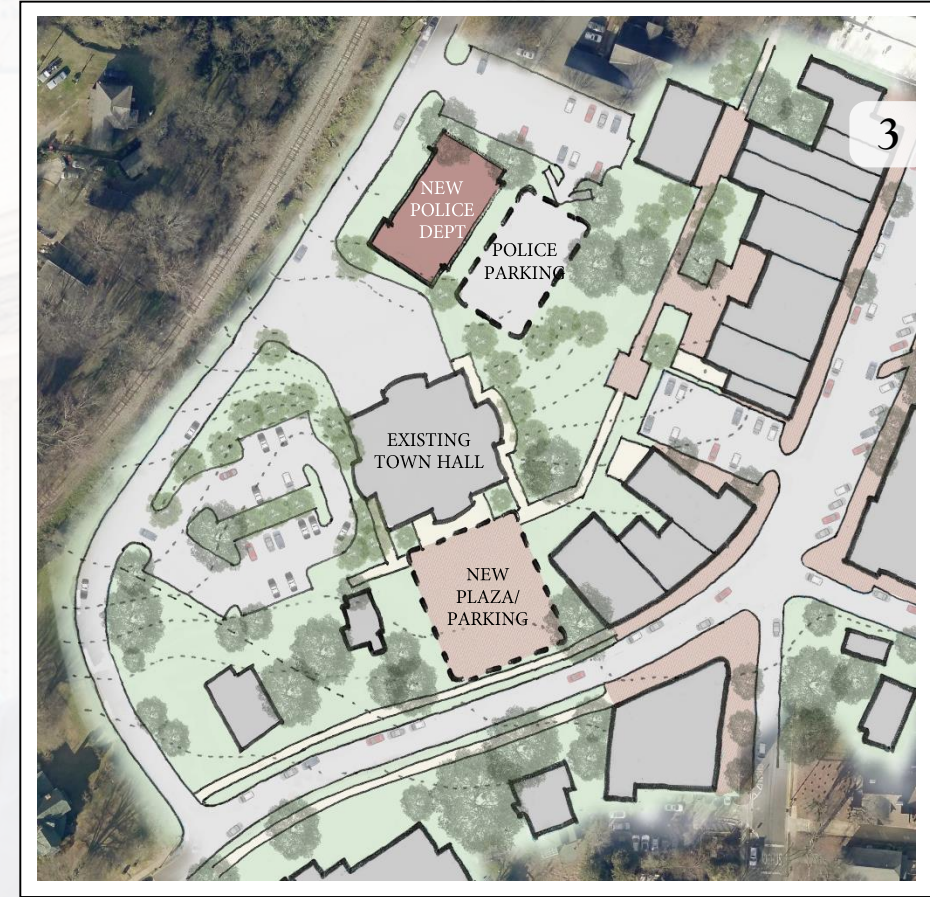
- Continue development of site options 3 and 4 and include potential future development with phasing strategies that can address short term and long term goals
- Eliminate the addition to existing Town Hall from both options and create concepts that allow for the building to be removed to facilitate long term plan
- Remove parking options to avoid bias in evaluating site designs
- Convert existing Town Hall parking into a flexible hardscape plaza that can be used for other functions in addition to parking





OPTION A: Short Term Solution

- Build new Town Hall on the corner of S. Main Street and Jackson Street
- Renovate former Admin area in Town Hall for Police Department and Fire Department staff



OPTION B: Short Term Solution

- Build new Police Department fronting Jackson Street
- Renovate former Police Department area in existing Town Hall for Admin staff



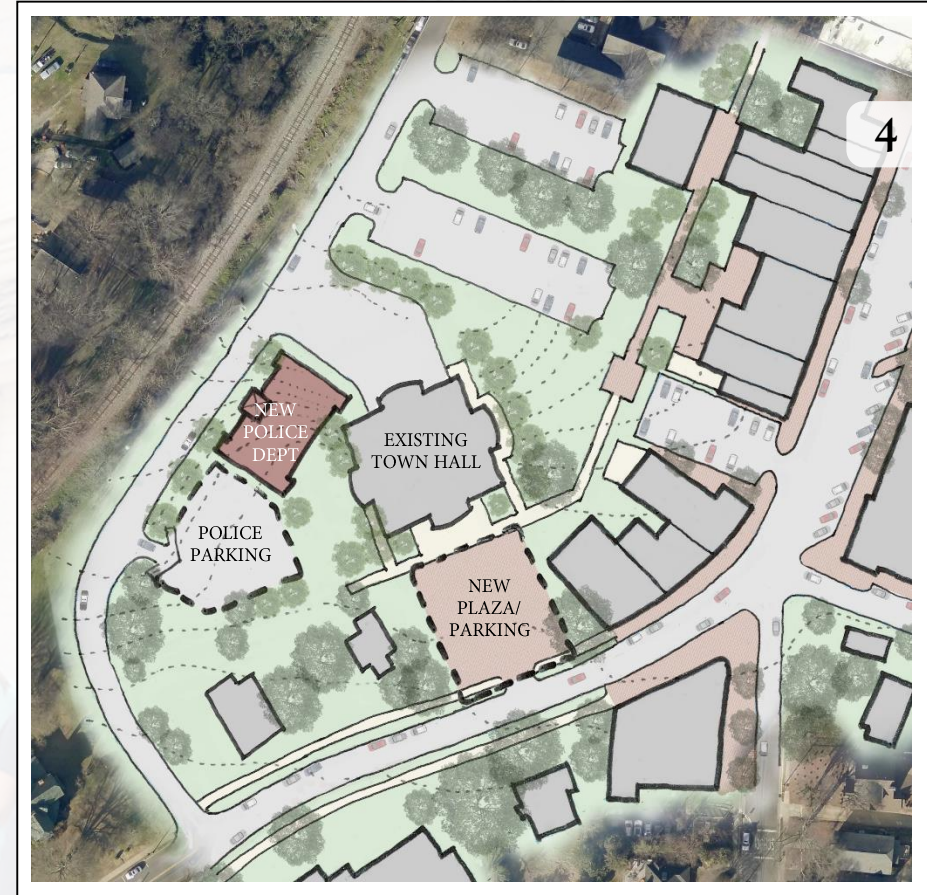
FULL BUILDOUT: Long Term Solution

- Build 3 new public facilities sized for current staff needs with growth for 20 years
 - Town Hall
 - Police Department
 - Fire Station 1
- Remove existing Town Hall from the middle of the block
- Provide mixed use infill opportunities along S. Main Street and Jackson Street
- Relocate parking to interior of the site
- Redefine outdoor public spaces to better serve a variety of functions
- Vision for better utilization of the existing site



OPTION A: Short Term Solution

- Build new Town Hall fronting Main Street
- Renovate former Admin area in Town Hall for Police Department and Fire Department staff



OPTION B: Short Term Solution

- Build new Police Department fronting Jackson Street
- Renovate former Police Department area in existing Town Hall for Admin staff



FULL BUILDOUT: Long Term Solution

- Build 3 new public facilities sized for current staff needs with growth for 20 years
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- Relocate parking to interior of the site
- Redefine outdoor public spaces to better serve a variety of functions
- Vision for better utilization of the existing site

- Parking and Mobility Study
- Space Needs Analysis

In Progress

In Progress

- Public Workshop II
- Steering Committee Meeting
- Commissioner's Work Session
- ***Board of Commissioner Meeting***

April 6, 2017

April 18, 2017

April 25, 2017

May 9, 2017



QUESTIONS ??



Agenda Title: Consider Approval of Ordinance 2017-04: Rural Area Plan Text Amendments

Summary: These text amendments propose to implement the recommendations of the Rural Area Plan, adopted by the Board of Commissioners in September 2016. The amendments feature a range of measures intended to promote the town's interrelated values of open space preservation, connectivity, and walkable neighborhoods through a conservation-based development framework.

ATTACHMENTS:

Description		Upload Date	Type
❑	RAP Text Amendments Staff Analysis	3/22/2017	Cover Memo
❑	O2017-04 Rural Area Plan Text Amendments	3/22/2017	Ordinance
❑	RAP Text & Map Amendments presentation	3/27/2017	Presentation



MEMO

Date: March 28, 2017
 To: Town Board
 From: Jason Burdette, Planning Director
 Re: Davidson Planning Ordinance Rural Area Plan Proposed Text Amendments, Staff Analysis

1. TEXT AMENDMENTS

TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken in response to the recommendations made by the Rural Area Plan, which was adopted on September 13, 2016. Proposals are organized by page number.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
MISCELLANEOUS				
X-X	X.X.X	VARIOUS	RAP Action Item 7.5 removes Low-Impact and Conservation Easement development options from use in the Rural Planning Area (the only place previously allowed). Therefore, all references to these development types must be removed from the ordinance.	Remove the following references: 2.2.15.F (pg. 2-71); 6.3.1.A (pg. 6-3); 14.3 A-B (pg. 14-2); 14.15-14.6 (pg. 14-4 to 14-9); 14.16, Table 14-1 Application Types (pg. 14-35); 16.3 Flag Lot (pg. 16-12); 16.3 Master Plan Item 2 (pg. 16-16).
TEXT CHANGES			Old Text: [Misc. – References to Outdated Terms “Low-Impact” and “Conservation Easement” subdivisions] New Text: N/A [Does Not Exist – “DNE”]	
SECTION 2 – PLANNING AREAS				
2-43	2.2.9.A	NEIGHBORHOOD SERVICES DESCRIPTION	RAP Action Item 7.6 recommends a commercial node at the East Rocky River Rd./Shearer Rd. intersection, with buildings that embody vernacular rural/village architecture. This means creating an	<ul style="list-style-type: none">▫ Include the Detached House in the building type table.▫ Specify that this building type is only permitted at the East Rocky River Rd./Shearer Rd. designated commercial node.

			overlay district in DPO 2.3.5, which must be cross-referenced here.	<ul style="list-style-type: none"> Clarify that the Detached House building type is required to be constructed to commercial standards because of the intended use as a commercial property, which ensures Design Review Board oversight.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist - DNE]</p> <p>New Text:</p> <p>Table 2-30:</p> <ol style="list-style-type: none"> Add * to Building Type column heading. Add Detached House², Allowance: P, Design Review: R, Height: 2 Min., 3 Max. Stories. [BELOW TABLE 2-30]: <ul style="list-style-type: none"> ² Within the Neighborhood Services Planning Area this building type is allowed only at the East Rocky River Rd. - Shearer Rd. designated commercial node. *Buildings located at the intersection of Shearer Rd. and East Rocky River Rd. shall be designed to be consistent with rural vernacular architecture precedents as described in the Rural Area Plan, RAP Action Item 7.6. The Storefront building type and the Detached House building type shall be constructed according to commercial building code standards, and are the only building types permitted on the intersection's four corners. Additional building types, as permitted by the ordinance, may be constructed within this area away but not within 100' feet of the right-of-way at the main intersection's four corners. Please see the Neighborhood Services Overlay District for more information. 	
2-55	2.2.12.A	DESCRIPTION	The proposed RAP standards warrant clarification of this Planning Area's purpose – as a context featuring a variety of building types that transitions from more urban areas like Neighborhood General to rural areas.	Revise the language to emphasize Neighborhood Edge's purpose as a transition from more urban areas to less urban areas.
TEXT CHANGES			<p>Old Text: The Neighborhood Edge Planning Area is established as a transition area between Davidson's rural periphery and its more urban areas.</p> <p>New Text: The Neighborhood Edge Planning Area is established to transition between Davidson's urban areas and its rural periphery.</p>	
2-56	2.2.12.C	NEIGHBORHOOD EDGE PERMITTED BUILDING TYPES	RAP Action Item 7.8 recommends the re-designation of planning	Change text to introduce flexible standards resulting in a variety of lot sizes

			areas. Both Planning Board RAP comments and the Comprehensive Plan recommend implementation measures to ensure housing choice and variety throughout all areas of Town.	and/or building types throughout this planning area.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>In the Neighborhood Edge Planning Area, no more than 90 percent of the units in each new development shall be single-family residential Detached House building type and no more than 30 percent of the units in each new development shall be duplex Detached House or Attached House building types.</p>	
2-56	2.2.12.C	NEIGHBORHOOD EDGE OPEN SPACE REQUIRED	RAP Action Item 4.1 calls for the continued preservation of open space through the development process, including continued emphasis on the prioritization of open space over density in areas further from mixed-use centers. As the transition area between more developed areas and more rural areas, Neighborhood Edge's open space standards should be revised to increase the emphasis on open space prioritization.	Revise the Neighborhood Edge Planning Area standards to increase the open space required for this planning area from 40% to 45%.
TEXT CHANGES			<p>Old Text: [Table 2-43 Neighborhood Edge Open Space Table], Required Percent of Development: 40% Min.</p> <p>New Text: Required Percent of Development: 45% Min.</p>	
2-58	2.2.12.E	NEIGHBORHOOD EDGE DEVELOPMENT STANDARDS	RAP Action Item 7.8 recommends the re-designation of planning areas. Both Planning Board RAP comments and the Comprehensive Plan recommend implementation measures to ensure housing choice and variety throughout all areas of Town.	Change text to introduce flexible standards resulting in a variety of lot sizes and/or building types throughout this planning area.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Below List]</p>	

TEXT CHANGES			<p>The following are additional development standards in the Neighborhood Edge Planning Area:</p> <p>Lot Size Requirements:</p> <p>A. Projects 50 Units or More:</p> <ul style="list-style-type: none"> • Minimum of three different lot sizes required; • Minimum 15 foot variation in lot width; • Each lot size must comprise a minimum of 20 percent of the total lots in the project; • A minimum of 35 percent of the lots must be 60 feet or less. <p>B. Projects 49 Units or Less:</p> <ul style="list-style-type: none"> • Minimum of two different lot sizes required; • Minimum 15 foot variation in lot width; • Each lot size must comprise a minimum of 20 percent of the total lots in the project; • A minimum of 50 percent of the lots must be 60 feet or less, and a maximum of 60 percent of the lots may be 60 feet or less. 	
2-70	2.2.15.D	RURAL PLANNING AREA SITE DESIGN STANDARDS	<p>RAP Action Item 7.5 recommends modifying the Rural Planning Area standards to be used exclusively for very low density development.</p>	<ul style="list-style-type: none"> ▫ Create two development, Options A & B, that afford varying densities and/or site designs strategies based on the amount of open space provided. ▫ This means shifting the current Item 1. to Item 2.
TEXT CHANGES			<p>Old Text: 1. Setback Requirements: The following...</p> <p>New Text:</p> <p>1. Development Options: Two development options are permitted in the Rural Planning Area:</p> <p>Option A: 1 unit per 2 acres + 50% open space with up to 16 permitted units.</p> <p>Option B: 1 unit per acre + 70% open space. At least 50% of the open space is required on-site with the balance permitted as either a payment-in-lieu or dedication of property off-site.</p> <p>2. Setback Requirements: The following...</p>	
2-70	2.2.15.D.2	TABLE 2-54 RURAL PLANNING AREA OPEN SPACE TABLE	<p>RAP Action Item 7.5 recommends new open space standards for the Rural Planning Area.</p>	<ul style="list-style-type: none"> ▫ Modify Table 2-54 Rural Open Space to include Options A & B. ▫ Include phrase after table referencing payment-in-lieu information in DPO Section 7.
TEXT CHANGES			<p>Old Text:</p> <p>[In Table]: Minimum Open Space 40% [All Development]</p> <p>[After Table]: Certain open space reduction bonuses may be applicable. See Section 7.</p> <p>New Text:</p>	

			<p>[In Table]</p> <p>1. Option A Min. 50%, Max. NA</p> <p>2. Option B Min. 70% (50% Min. On-Site; 20% Max. off-site dedication or payment-in-lieu permitted).</p> <p>[After Table]</p> <p>See Section 7 for information regarding open space and payment-in-lieu options.</p>	
2-71	2.2.15.D.3	TABLE 2-55 RURAL PLANNING AREA DENSITY TABLE	RAP Action Item 7.5 makes Low-Impact, Conservation Easement Subdivisions obsolete; it also establishes new density measures for the RPA.	Modify Table 2-55 Rural Density to include development Options A & B. Additionally, delete all text below table and replace with affordable housing text.
TEXT CHANGES			<p>Old Text: Subdivision/Tract Size/Max. Units Per Acre; Types: Low-Impact/Conservation Easement/Residential Subdivisions.</p> <p>Additional development standards for rural subdivisions are in Section 2.2.14</p> <p>Certain density bonuses may be applicable. See Section 7.</p> <p>¹Shall be an established irrevocable conservation easement.</p> <p>²May only be developed on lots of record as of July 1, 2001</p> <p>New Text:</p> <p>1. Remove: "Subdivision" Heading; "Tract Size" Heading; "Low-Impact, Conservation Easement Subdivisions" entries; and, revise "Residential Subdivision" to "Master Plan."</p> <p>2. Add Heading: "Gross Density"</p> <p>3. Option A: 1 Unit Per 2 Acres (Max. 16 Units*)</p> <p>4. Option B: 1 Unit Per Acre (Max. N/A)</p> <p>[Below Table] *If a project elects to construct affordable housing on-site, affordable units do not count towards the maximum permitted density in Option A and Option B.</p>	
2-74	2.2.16.B	TABLE 2-56 RURAL RESERVE PLANNING AREA USE TABLE	RAP Action Item 7.3 recommends changing the Planning Area for existing parks and conservation easements to "Rural Reserve." This means that uses that are permitted or desired for facilities such as Allison or Fisher Farms need to be allowed the by-right opportunity to construct select facilities (i.e. restrooms, trail shelters) as outlined in relevant agreements or plans.	<ul style="list-style-type: none"> ▫ Add to Use Table 2-56, under Agricultural Uses: Conservation Easement Uses¹ (P - Permitted). ▫ Add Language [Below Table]: ¹Any use allowed by the conservation easement or master plan associated with the parcel.

TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>[In Table, Ag. Uses]: Conservation Easement Uses¹ (P)</p> <p>[Below Table]: ¹Any use allowed by the conservation easement or master plan associated with the parcel.</p>	
2-74	2.2.16.C	TABLE 2-57 RURAL RESERVE BUILDING TYPE TABLE	<p>RAP Action Item 7.3 recommends changing the Planning Area for existing parks and conservation easements to “Rural Reserve.” This means adjusting the table to accommodate Institutional Building Type construction in Rural Reserve to allow structures permitted by the Conservation Easement and/or that fit with the programmatic aspects of these facilities (i.e. restrooms for Fisher Farm).</p>	<ul style="list-style-type: none"> ▫ Add to Building Type Table 2-57: Institutional* (P - Permitted). ▫ Add Language [Below Table]: *Any institutional building type allowed by the conservation easement or master plan associated with the parcel.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>[In Table, Ag. Uses]: Institutional* (P)</p> <p>[Below Table]: *Any institutional building type allowed by the conservation easement or master plan associated with the parcel.</p>	
2-79	2.3.1	OVERLAY DISTRICTS ESTABLISHED	<p>Because two new overlay districts are being created they must be added to the list of overlay districts at the start of the section.</p>	<p>Add Scenic Byway Overlay District and Neighborhood Services Overlay District to the list.</p>
TEXT CHANGES			<p>Old Text: [Previous Items] F-O: Floodplain Overlay</p> <p>New Text: [Previous Items]</p> <ul style="list-style-type: none"> • F-O: Floodplain Overlay • SBO: Scenic Byway Overlay • NSO: Neighborhood Services Overlay 	
2-85	2.3.10 [NEW]	SCENIC BYWAY OVERLAY DISTRICT	<p>RAP Action Item 7.4 establishes a Scenic Byway Overlay district whose standards must be codified within the DPO’s Planning Areas section.</p>	<ul style="list-style-type: none"> ▫ Include specific overlay standards recommended by the RAP in DPO 2, Planning Areas. ▫ Setbacks: Include encroachment language from DPO Pg. 2-22, excluding bay windows; and, make the encroachment allowed 10'.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p>	

<p>TEXT CHANGES</p>	<p>New Text:</p> <p>2.3.10 Scenic Byway Overlay District</p> <p>A. Purpose: The Scenic Byway Overlay District is established to preserve and enhance the rural character of Grey Rd. and Shearer Rd. north of East Rocky River Rd.</p> <p>B. Applicability: The Scenic Byway Overlay District encompasses Grey Rd. north of Wolfe St. and Shearer Rd. north of the Neighborhood Services Overlay District.</p> <p>C. Standards:</p> <ol style="list-style-type: none"> 1. Setbacks: <ol style="list-style-type: none"> a. Front building setbacks for a single-family Detached House shall be 80 feet minimum; setbacks for all other development types shall be 150 feet minimum. These standards apply to new development; existing non-conforming buildings may not increase the building's non-conforming front setback. Balconies, stoops, stairs, open porches, and awnings are permitted to encroach up to ten feet into the front setback area. b. Development located on the east side of Shearer Road north of Maple Way Drive shall provide a minimum wooded buffer measuring at least 85 feet from the right-of-way. This applies to all development involving more than one single-family Detached House. 2. Landscape Elements: If fencing is proposed in the front setback of a detached house or along road frontages within the development setback it must be a wooden fence row or split rail type. 3. Street Section: For required street sections see Section 6 for a list of streets included in the Rural Area's Plan Scenic Byway Overlay. 4. Multi-Use Path: All new development, including detached houses, located on the south side of Grey Rd. or the west side of Shearer Rd. within the Scenic Byway Overlay district shall contribute to multi-use path dedication in the following ways: <ol style="list-style-type: none"> a. Dedication of public access easement area and construction of a multi-use path in accordance with Mecklenburg County standards; b. Dedication of public access easement area for a multi-use path in accordance with Mecklenburg County standards, and payment-in-lieu in accordance with the Town's adopted fee schedule. <p>*All development of more than one single-family Detached House must pursue 2.3.10.C.4.A. For existing individual single-family Detached Houses these standards shall apply wherein modifications (including alterations, repairs, additions, or replacement) undertaken to the principal use exceed 50 percent of the structure's assessed value for tax purposes.</p>
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2-85	2.3.11 [NEW]	NEIGHBORHOOD SERVICES OVERLAY DISTRICT	<p>RAP Action Item 7.6 recommends the creation of a Neighborhood Services area at the East Rocky River Rd./Shearer Rd. intersection to provide commercial opportunities for existing and future residents nearby. The RAP specifies that buildings in this particular area embody vernacular rural/village architecture. To achieve these aims, an Overlay District should be created specifying certain architectural standards for the building types, setbacks, etc. at this node.</p>	<p>State that the specific standards that will apply for building types and site design at this node.</p>
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>2.3.11 Neighborhood Services Overlay District</p> <p>A. Purpose: The Neighborhood Services Overlay District is established to preserve and enhance the rural character of the Shearer Rd. - East Rocky River Rd. intersection as a rural crossroads with residential and commercial development. Like other Neighborhood Services areas, the aim is to create small nodes within or near residential development that increase walkability, create a sense of place, and provide a concentration of goods and services for the daily needs and activities of nearby residents. The buildings within the Neighborhood Services Planning Area should be at a pedestrian scale with retail frontage.</p> <p>B. Applicability: The Neighborhood Services Overlay District encompasses the parcels immediately adjacent to the Shearer Rd. - East Rocky River Rd. intersection, as indicated on the Planning Ordinance Map.</p> <p>C. Standards: The following standards apply to properties within the district:</p> <ol style="list-style-type: none"> 1. Permitted Uses: The allowed uses are those permitted in the Neighborhood Services Planning Area. 2. Permitted Building Types: The following table establishes the permitted building types for the Neighborhood Services Overlay District. Building types not listed in the Building Type Table are presumed to be prohibited (See Section 2.1.4). Additional requirements and exceptions are set out in Section 4, Site & Building Design Standards. Table 2-XX Building Types: <ul style="list-style-type: none"> - Building Types: Live/Work, Storefront, Detached House, [Permitted By-Right, Design Review 	

TEXT CHANGES			<p>Required, Height: Two Story Minimum, 37 foot Maximum]; Accessory Structure [Permitted By-Right, Design Review - See Section 4.5.8, Height: One Story Minimum, Two Story Maximum]</p> <ul style="list-style-type: none">- *The only Detached House building type permitted in this overlay district is the single-family Detached House building type; duplexes are not permitted.- [Below Table]:<ul style="list-style-type: none">• All buildings constructed within the overlay district shall be built according to commercial building code standards. Accessory Structures are exempt from this requirement.• Only the Detached House/Storefront Building Types are allowed at the intersection’s four corners. The Live/Work Building Type is not permitted within 100’ of the intersection’s four corners, measured from the parcel boundary.• Within 100 feet of the intersection the first floor must feature only commercial uses; residential uses are permitted on the upper floors. Residential uses are permitted on all floors of the Live/Work Building Type.• Flat roof forms are not permitted for any building type. <p>3. Site Design Standards:</p> <p>A. Setbacks: The following table establishes the required setbacks for the Neighborhood Services Overlay District.</p> <p>Table 2-XX Setbacks:</p> <ul style="list-style-type: none">- Building Types:<ul style="list-style-type: none">Live/Work: 0’-10’ Front, 0’-10’ Side, N/A RearStorefront: 0’ Front, 0’-N/A Side, N/A RearDet. House: 0’-25’ Front, 0’-10’ Side, N/A Rear <p>B. Sidewalks: For properties fronting Shearer or East Rocky River Roads, the sidewalk width must be a minimum of eight to twelve feet, and as noted in Section 6.8.</p>	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-12	4.5.2.F.5	DETACHED HOUSE BUILDING TYPE RURAL PLANNING AREA	<p>The RAP creates new development options in the Rural Planning Area, which means that standards and exceptions to certain facilities in this area need to be distinguished for single-family residential and master-planned development.</p>	<ul style="list-style-type: none">▫ Revise the standards to require all master-planned lots within the Rural Planning Area to meet the 4.5.2.F standards, while continuing to permit individually-developed lots the allowances granted under 4.5.2.F.5.▫ Add new bullet point clarifying the circumstances in which exceptions to the existing standards apply (i.e. for

				single-family residential construction).
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <ul style="list-style-type: none"> [New Bullet Point #2]: The lot is not part of an approved master plan; and 	
4-13	4.5.2.G [NEW]	DETACHED HOUSE BUILDING TYPE	RAP Action Item 7.6 recommends that buildings at the East Rocky River Rd./Shearer Rd. intersection embody vernacular rural/village architecture. This means specifying certain architectural standards for the Detached House building type at this node.	Specify the standards required for this building within the Neighborhood Services Planning Area at the East Rocky River Rd./Shearer Rd. designated commercial node.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>G. For Detached House types in the Neighborhood Services Overlay District:</p> <ol style="list-style-type: none"> 1. The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board approval. 2. The ground floor of the building must be used as commercial or retail use. 3. Roofs: Roof forms shall not be flat. 4. Transparency: A minimum of 45% of the first floor facade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent. At least 30% of the upper floors facades between 3'-0" and 50'-0" above finished floor must be transparent. 5. Porches: Wrap-around porches shall be installed on at least two building sides, including all facades with primary street frontage. A minimum porch depth of ten feet is required. 6. Materials: Building design shall use materials consistent with rural vernacular architecture, as illustrated in the Rural Area Plan precedent images. 	
4-13	4.5.3.A/E [NEW]	LIVE/WORK BUILDING TYPE	RAP Action Item 7.6 recommends that buildings at the East Rocky River Rd./Shearer Rd. intersection embody vernacular rural/village architecture. This means specifying certain architectural standards for	Specify the standards required for this building within the Neighborhood Services Planning Area at the East Rocky River Rd./Shearer Rd. designated commercial node.

			the Live/Work building type at this node.	
TEXT CHANGES			<p>Old Text: Live/work units combine commercial and residential uses within a single dwelling unit of two or more stories. At least 50 percent of the heated floor area must contain the residential dwelling unit(s).</p> <p>A. Each unit shall...[Ensuing List B-D]</p> <p>New Text:</p> <p>Live/work units combine commercial and residential uses within a single dwelling unit of two or more stories. All units must be constructed to meet the commercial building code standards. At least 50 percent of the heated floor area must contain the residential dwelling unit(s).</p> <p>A. Each unit shall...[Ensuing List B-D]</p> <p>E. For Live/Work buildings located in the Neighborhood Services Overlay District:</p> <ol style="list-style-type: none"> 1. Roofs: Roof forms shall not be flat. 2. Materials: Building design shall use materials consistent with rural vernacular architecture, as illustrated in the Rural Area Plan precedent images. 	
4-14	4.5.6.J [NEW]	STOREFRONT BUILDING TYPE	RAP Action Item 7.6 that buildings at the East Rocky River Rd./Shearer Rd. intersection embody vernacular rural/village architecture. This means specifying certain architectural standards for the Storefront building type at this node.	Specify the standards required for this building within the Neighborhood Services Planning Area at the East Rocky River Rd./Shearer Rd. designated commercial node.
TEXT CHANGES			<p>Old Text: Old Text: N/A [DNE]</p> <p>New Text:</p> <p>J. For Storefront buildings located in the Neighborhood Services Overlay District:</p> <ol style="list-style-type: none"> 1. The ground floor of the building must be used as commercial or retail use within 100 feet of the Shearer Rd. – East Rocky River Rd. intersection. 2. Roofs: Roof forms shall not be flat. 3. Transparency: At least 50% of the first floor facade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent. At least 30% of the upper floors facades between 3'-0" and 37'-0" above finished floor must be transparent. 4. Materials: Building design shall use materials consistent with rural vernacular architecture, as illustrated in the Rural Area Plan precedent images. 	
4-15	4.5.8	ACCESSORY STRUCTURES	The RAP creates new development options in the	Revise the text to clarify that all master-planned lots

			Rural Planning Area, which means that standards and exceptions to certain facilities in this area need to be distinguished for single-family residential and master-planned development.	within the Rural Planning Area must meet the 4.5.8 standards, while continuing to permit individually-developed lots the existing allowances granted under 4.5.8.
TEXT CHANGES			Old Text: N/A [DNE] New Text: [First Paragraph, Last Sentence] Note: Lots within the Rural Planning Area that are part of an approved master plan are subject to all applicable ordinance requirements and are not eligible for the exceptions granted to individually-developed lots located within the Rural Planning Area.	
SECTION 5 – AFFORDABLE HOUSING				
5-3	5.2.C.2	AFFORDABLE HOUSING PERCENTAGE & DISTRIBUTION OF AFFORDABLE UNITS	In order to ensure that the appropriate incentives are in place throughout the Town's entire jurisdiction, the RAP implementation process developed incentives to encourage the construction of on-site affordable housing units.	Include language describing the incentive to encourage on-site construction of affordable housing units.
TEXT CHANGES			Old Text: N/A [DNE] New Text: [Below Table 5-1 Distribution Table] Waiver Option: Projects that elect to construct on-site affordable housing units may receive a reduction in the required amount of affordable housing as follows: For every unit constructed on-site, the payment-in-lieu for one unit will be waived. All units constructed on-site using the waiver option shall be priced as affordable to households that earn between 80%-100% AMI.	
SECTION 6 – SUBDIVISION & INFRASTRUCTURE STANDARDS				
6-3	6.3.1	REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT	All references to CMUD are outdated. Additionally, the RAP recommends the extension of sewer to select corridors. The DPO should be revised to clarify that sewer extension should proceed in accordance with CLT Water policy.	<ul style="list-style-type: none">▫ Revise all CMUD references in ordinance to read Charlotte Water.▫ Include language clarifying that sewer extension must be implemented in accordance with CLT Water policy.
TEXT CHANGES			Old Text: Public sewer per CMUD requirements. New Text: [Fourth Bullet Point] Public sewer in accordance with Charlotte Water policy and requirements.	

6-3	6.3.1.A	REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT	The RAP recommends the DPO no longer use the Low-Impact Subdivision development; so, this should be removed and the list updated to clarify what improvements are required for master-planned developments in the Rural Planning Area.	<ul style="list-style-type: none"> ▫ Remove the Low-Impact Subdivision exemption list. ▫ List and clarify the required improvements, including cross-references, for master-planned developments in the Rural Planning Area.
TEXT CHANGES			<p>Old Text: A. Low-Impact Subdivisions [Remove All]</p> <p>New Text:</p> <p>A. Master Plans in the Rural Planning Area are subject to the following standards:</p> <ul style="list-style-type: none"> • Street Lights: See Section 10. • Public Sewer: If the project is within 1,000 feet of an existing sewer line or planned sewer line funded within a Charlotte Water Capital Improvement Plan. • Public Water: If the project is within 1,000 feet of an existing water line or planned water line funded within a Charlotte Water Capital Improvement Plan. • Sidewalks: See Section 6. • Curb & Gutter: If the development features a sewer connection then curb and gutter shall be required. • Landscaping: See Section 9. • Neighborhood Park: See Section 7. 	
6-4	6.5.1.A	MINIMUM ACCESS	RAP Action Item 5.1 states that the Town should continue to require a network of streets for development, in order to move vehicles as well as other users more efficiently through a variety of modes.	Clarify that the connectivity requirements apply to all master plan developments.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [...established in Section 6.7.] Additionally, all master-planned development fronting on a state- or town-maintained right-of-way must provide an internal street within the development.</p>	
6-5	6.5.1.E.2	STREET NETWORK EXTERNAL CONNECTIONS	RAP Action Item 5.1 states that the Town should continue to require a network of streets for development, in order to move vehicles as well as other users more efficiently through a variety of modes.	Include language clarifying that connections across water features, in so far as they lie within the boundary of a developing parcel, are included in the connectivity requirements.
TEXT CHANGES			Old Text: 2. Any connection/street stub represented on a town-accepted transportation or land use plan;	

			New Text: 2. Any connection/street stub, including water crossings, represented on a town-accepted transportation or land use plan;	
6-5	6.5.1.F.1	ALTERNATE COMPLIANCE	RAP Action Item 5.1 states that the Town should continue to require a network of streets for development, in order to move vehicles as well as other users more efficiently through a variety of modes.	Clarify that the connectivity requirements apply to all master plan developments, and provide the Planning Director flexibility in allowing easement area to be dedicated in-lieu of construction when topographic or other constraints exist.
TEXT CHANGES			<p>Old Text: When the Planning Director deems a required external street connection is impractical due to severe topography, existing development, or other natural features, the town may require a non-vehicular connection in lieu of the required street connection(s).</p> <p>New Text: When the Planning Director deems a required internal or external street connection is impractical due to severe topography, existing development, or other natural features, the town may require an easement or a non-vehicular connection in lieu of the required street connection(s).</p>	
6-10	6.7.2.B	PUBLIC ACCESS	The RAP removes all development types that allowed private streets; therefore, the DPO should be updated to eliminate mention of private streets.	Remove the second sentence of this item, which references private streets.
TEXT CHANGES			<p>Old Text: All streets shall be maintained for public access whether by easement or by public dedication. Private streets are only allowed when one entity will retain ownership of all properties that abut the street.</p> <p>New Text: All streets shall be maintained for public access whether by easement or by public dedication.</p>	
6-13	6.7.3 [NEW]	TOWN STREET CLASSIFICATIONS	RAP Action Items 5.5-5.9: New street sections are proposed for Grey Rd., Shearer Rd., East Rocky River Rd., with features such as fence-breaks/multi-use paths that are not currently in the DPO.	Include a reference to the RAP for specific street sections that should be included as part of proposed development projects on/adjacent to these roads.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Certain corridors feature special characteristics and warrant the application of specific infrastructure standards. Many of these corridors lie within the Town's rural areas. All new development fronting Grey Rd.,</p>	

			Davidson-Concord Rd., East Rocky River Rd., and Shearer Rd., shall conform to the street cross-sections as specified in the Rural Area Plan.	
6-18	6.8.1.B	SIDEWALK STANDARDS MINIMUM WIDTH	For Detached House and Live/Work commercial buildings in the designated node at East Rocky River Rd./Shearer Rd., a sidewalk section wider than 5' is necessary to safely accommodate pedestrians in front of businesses along these higher-speed roads.	Change the text to require a sidewalk width of 8' in front of commercial buildings at the designated node.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Last Sentence] For sidewalks in front of Detached House and Live/Work commercial buildings in the Neighborhood Services node at the East Rocky River Rd. and Shearer Rd. intersection, sidewalks along primary street frontages shall be a minimum of eight feet.</p>	
6-19	6.8.1.H [NEW]	SIDEWALK STANDARDS RURAL PLANNING AREA EXCEPTIONS	The RAP recommends various greenway/trail facilities to which access must be provided via installed sidewalk infrastructure appropriate to the Rural Planning Area context.	Add specific allowances for alternative sidewalk facilities in the Rural Planning Area.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>H. Rural Planning Area Exceptions: All development shall provide sidewalk facilities on both sides of the street unless otherwise determined by the Planning Director. In select cases sidewalks may be provided on only one side of each minor street and ADA-compliant paths meeting the minimum DPO standards for sidewalk width may be provided on one side of each street. All walkways shall be publicly-accessible.</p>	
6-20	6.8.3.A	GREENWAYS	The RAP implementation process identified the need for a multi-use path along the east side of Shearer Rd. between East Rocky River Rd. and Dembridge Drive. This path is officially cited in the CRTPO Comprehensive Transportation Plan.	Modify 6.8.3.A to acknowledge the CRTPO CTP as an adopted plan that identifies relevant path facilities in Davidson's jurisdiction.
TEXT CHANGES			Old Text: Greenways and greenway connectors shall be constructed in accordance with the designated circulation system shown on the Davidson Walks & Rolls Active	

TEXT CHANGES			Transportation Master Plan, the Parks and Recreation Master Plan and/or any other adopted plan. New Text: Greenways and greenway connectors shall be constructed in accordance with the designated circulation system shown on the Davidson Walks & Rolls Active Transportation Master Plan, the Parks and Recreation Master Plan, the CRTPO Comprehensive Transportation Plan, and/or any other adopted plan.	
6-20	6.8.3.A	GREENWAY STANDARDS	RAP Action Item 5.4: The RAP emphasizes greenway and trail connectivity between properties based on existing plans and new linkages identified in the RAP. The DPO should be modified to clarify the connectivity requirements in light of plan goals.	Include language describing connectivity requirements for greenways and trails.
TEXT CHANGES			Old Text: All new developments on an identified greenway corridor must provide and construct greenway access within a designated public easement. New Text: All new developments on or adjacent to an identified greenway corridor must provide and construct greenway access within a designated public easement. Where adjacent properties prohibit construction of off-street connector trails, on-street connector facilities shall be required to connect to the nearest connector facility.	
6-21	6.8.3.H	GREENWAY STANDARDS	RAP Action Item 5.11 calls for the development of way station facilities at various locations on select greenway corridors.	Include reference to way station facilities as an amenity to be considered in when planning for greenways.
TEXT CHANGES			Old Text: Amenities: Greenways shall provide amenities, such as drinking fountain(s), trash receptacles, bike rack(s), and pet station(s), as defined in the Davidson Walks & Rolls Active Transportation Master Plan and the Parks and Recreation Master Plan. New Text: ...Master Plan. Way station facilities should be considered for select greenway corridors, intersections, and amenities/attractions. These facilities may range from sheltered kiosks and/or benches to small buildings containing exhibits, restrooms, or minor food provisions.	
SECTION 7 – PARKS & OPEN SPACE				
7-2	7.2.3.C [NEW]	CREDIT TOWARD OPEN SPACE CONSERVATION	RAP Action Item 4.6: The RAP recommends incentives to promote or encourage the retention of agricultural land within proposed developments.	<ul style="list-style-type: none">▫ Include language outlining open space contribution mechanism as new item C.▫ Utilize DPO 15, Violations & Penalties, to establish clear enforcement criteria.

TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: C. Agricultural Land: The open space requirements, but not the neighborhood park requirements, may be reduced by 1.5 acres for every acre of active farmland or may be reduced by 1.5 acres for every acre of land with more than 75% prime agricultural soils included in a new development. Qualifying farmland or soils must be secured through a conservation easement. The permanent conservation easement must be approved by the Planning Director and Town Attorney, and the Town reserves the right to conduct periodic reviews of farm activity on-site to determine compliance with the conservation easement. Additionally, the following criteria also apply:</p> <ol style="list-style-type: none"> 1. The agricultural land must meet the definition of a farm or prime agricultural soils as defined by this ordinance, and it may not include tree-farming, timber production, or concentrated animal feeding operations; 2. The agricultural land must comprise at least 10 contiguous acres and be maintained as such for a minimum of 10 years; 3. All applicable open space criteria must be met; 4. The credit cannot be used to reduce the open space requirements by more than 25%; 5. Active farmland is not considered passive open space. 	
7-11	7.5.1.A.2. B	ADDITIONAL OPEN SPACE	RAP Action Item 4.3 recommends prioritizing the preservation of upland areas through the site planning process.	Include reference to upland areas when considering land suitable for open space in development projects.
TEXT CHANGES			<p>Old Text: The presence of significant natural features (rock outcroppings, forests, ponds, streams, etc.), viewsheds, wildlife habitats, trails, and/or community farms and gardens.</p> <p>New Text: ...rock outcroppings, forests, ponds, streams, upland areas, etc....</p>	
7-11	7.5.1.A.2.C [NEW]	ADDITIONAL OPEN SPACE	RAP Action Item 4.2 recommends the application of the Wildlife Resource Commission's recommended buffer, where feasible.	Include recommended buffer as an area to be considered for open space.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: C. Land within 600 feet of either side of the following water courses: The Rocky River; West Branch of the Rocky River; and, the West Branch's main tributary</p>	

			(from north of Grey Rd. to its intersection with the West Branch).	
7-11	7.5.1.5	STANDARDS FOR ALL OPEN SPACE	The Rural Area Plan seeks to achieve the 2001 Open Space Plan's goal of setting aside 50% of the ETJ as public-accessible open space. The standards for open space need to be modified to support this goal in coordination with the proposed open space set-asides required in each planning area.	Revise the text to specify that open space must be publicly-accessible unless its inherent biological features cannot support public access.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: 5. All open space must be publicly-accessible unless the land's biological features and conservation values as determined by the Planning Director or their designated administrator are deemed to require protection.</p>	
7-11	7.6.1.B.1	OWNERSHIP CONDITIONS	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, but the current ordinance lacks mechanisms to ensure that publicly-accessible open space is maintained for its conservation value long-term in accordance with an established plan.	Modify the ordinance to include provisions that incorporate financial review of long-term maintenance plans into the easement-approval process.
TEXT CHANGES			<p>Old Text: ...must be accompanied by a long-term maintenance plan.</p> <p>New Text: ...must be accompanied by a long-term management plan. Management plans must be consistent with <i>LTA Standards & Practices</i> and deemed to be financially viable by the Town Attorney or their designated administrator. Plans must be approved and contracts, easements, funds, etc. established prior to issuance of any Final Plat approval by the Town of Davidson.</p>	
7-11	7.6.1.B.3	OWNERSHIP CONDITIONS	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, but the current ordinance lacks mechanisms to ensure that publicly-accessible open space is maintained for its conservation value long-term in accordance with an established plan.	Modify the ordinance to include provisions that incorporate established baseline standards into the easement-approval process.

TEXT CHANGES			<p>Old Text: Ownership by a homeowner’s association or private owner must be accompanied by a permanent conservation easement placed on the land.</p> <p>New Text: Ownership by a homeowner’s association or private owner must be accompanied by a permanent conservation easement placed on the land. Each conservation easement must be accompanied by a stewardship endowment properly funded by the developer, consistent with the Land Trust Alliance (LTA) standards, and held by the conservation easement holder. At a minimum the endowment must cover annual monitoring, reporting, and maintenance costs to achieve Level I Stewardship Costs consistent with LTA standards and practices. See the LTA’s <i>Determining Stewardship Costs Manual</i> and LTA’s <i>Standards & Practices</i> for further information.</p>	
7-12	7.6.2.A	MAINTENANCE OF PARKS & OPEN SPACE	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, but the current ordinance lacks mechanisms to ensure that publicly-accessible open space is maintained for its conservation value long-term in accordance with an established plan.	Modify the ordinance to include provisions that incorporate financial review of long-term maintenance plans into the easement-approval process.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Last Sentence] Long-term management plans must include and maintain a long-term funding plan acceptable to the Planning Director that can only be used for maintaining the subject area. Failure to maintain the park or open space in compliance with the long-term maintenance plan will subject the violator to the penalties listed in Section 15.</p>	
SECTION 9 – TREE PRESERVATION, LANDSCAPING, & SCREENING				
9-7	9.4.1.A	STREET TREE LOCATION REQUIREMENTS	As a result of the RAP, DPO 6.3.A allows specific exemptions or alternative criteria for certain development standards, including landscaping within the right-of-way.	Include language that requires the same amount of landscaping but permits a more informal or rural aesthetic in landscape design.
TEXT CHANGES			<p>Old Text:</p> <p>[First Sentence] A. Location: Except along a rural road, alley, or the park side of a parkway, trees shall be planted wherever a new street right-of-way is constructed...</p> <p>[Last Sentence]: N/A [DNE]</p> <p>New Text:</p>	

TEXT CHANGES			<p>[First Sentence] A. Location: Except along an alley or the park side of a parkway, trees shall be planted wherever a new street right-of-way is constructed...</p> <p>[Last Sentence]: In the Rural Planning Area, all development shall provide the quantity of landscaping required in the ordinance. Trees may be spaced in a less formalized pattern than required in the ordinance, so long as the same quantity of trees is provided.</p>	
9-11	9.7.1.A	LANDSCAPE SCREENS	RAP Pg. 75 discusses the importance of establishing contextually-appropriate transitions between mixed-use areas and existing development. The DPO currently features prescriptive screening requirements for select uses; these standards’ applicability should be expanded to allow for Planning Director discretion in uses not otherwise listed.	Revise the text to permit Planning Director discretion in determining appropriate screening strategies between mixed-use areas and existing development.
TEXT CHANGES			<p>Old Text: Landscape screens shall be required anywhere Section 3 - Use Standards specify a requirement for a landscape screen. Where landscape screens are required, they shall be installed in accordance with the provisions below.</p> <p>New Text: Landscape screens shall be required anywhere Section 3 - Use Standards specify a requirement for a landscape screen, or where determined appropriate by the Planning Director. Where landscape screens are required, they shall be installed in accordance with the provisions below.</p>	
SECTION 10 – LIGHTING				
10-6	10.5.2.B	STREET LIGHTING DESIGN & MAINTENANCE	As a result of the RAP, DPO 6.3.A allows specific exemptions or alternative criteria for certain development standards, including street lighting within the right-of-way.	Include language that requires adequate lighting but permits a more informal or rural aesthetic in location/placement.
TEXT CHANGES			<p>Old Text: The placement of street lighting fixtures in residential areas shall be at 160 to 200 foot intervals and at each intersection unless...</p> <p>New Text: The placement of street lighting fixtures in residential areas shall be at 160 to 200 foot intervals (300-500 foot intervals in the Rural Planning Area), and at each intersection unless...</p>	
SECTION 14 – ADMINISTRATION & PROCEDURES				

14-25	14.15.1.B	ENVIRONMENTAL INVENTORY NATURAL FEATURES	RAP Action Item 4.6 calls for increased coordination with developers to preserve and cultivate agricultural lands as part of proposed development projects. Prime soils are the key component of maintaining vibrant farmland. The current DPO requires soils to be identified as part of a project's initial Environmental Inventory (DPO 14.15.1.B) but does not list prime soils, specifically.	Modify the DPO to require identification of prime soils as part of the Environmental Inventory documentation.
TEXT CHANGES			<p>Old Text: Show all important natural features influencing site design such as... floodplains indicating both the flood fringe and the floodway, soil types, and historical or cultural features...</p> <p>New Text: Show all important natural features influencing site design such as... floodplains indicating both the flood fringe and the floodway, soil types (including prime agricultural soils), and historical or cultural features...</p>	
14-25	14.15.1.B	ENVIRON. INVENTORY NATURAL FEATURES	<ul style="list-style-type: none"> ▫ RAP Action Item 4.3 recommends prioritizing the preservation of upland areas through the site planning process. ▫ RAP Action Item 4.1: Connections to adjacent natural areas and viewshed analysis must be added to the Environmental Inventory documentation. 	<ul style="list-style-type: none"> ▫ Include reference to upland areas when considering land suitable for open space in development projects. ▫ Add additional sentence to 14.15.1.B to include viewshed analysis reference.
TEXT CHANGES			<p>Old Text:</p> <p>[First Sentence] Show all important natural features influencing site design such as the location of wetlands, rock outcroppings, site topography...</p> <p>[Last Sentence] ...conservation easements on adjoining properties.</p> <p>New Text:</p> <p>[First Sentence] ...the location of wetlands, upland areas, rock outcroppings...</p> <p>[Last Sentence] ...conservation easements on adjoining properties. Identify connections to existing or future contiguous open space utilizing Map 4.1 Future Green Network Diagram from the Rural Area Plan. Additionally, provide a study of viewsheds related to the site.</p>	

14-25	14.15.1.C	ENVIRON. INVENTORY SURVEY	RAP Action Item 4.7: Incorporate identification of historic resources into the site planning process.	Include language requiring historic or cultural resources to be identified as part of the initial plan documents.
TEXT CHANGES			Old Text: DNE New Text: ...or any environmentally-significant areas. Additionally, surveys must show the location of any historic or cultural resources.	
SECTION 15 – VIOLATIONS & PENALTIES				
15-6	15.3.4 [NEW]	OPEN SPACE VIOLATIONS	The DPO permits a reduction in open space area if active farmland is placed under conservation easement as part of a proposed development. To ensure use of the dedicated land as intended; to provide restitution to the Town for lost revenue; and, to account for the loss of open space, civil penalty language should be developed for farmland or prime soils that received an open space reduction credit but are no longer used or maintained as such.	<ul style="list-style-type: none">▫ Include language that disincentivizes the conversion of land set aside as agricultural land or soils within a proposed development from being discontinued in its use.▫ Ensure the penalty creates a strong disincentive and, if the use is discontinued, that the Town recoups a financial reimbursement for permanently lost open space.
TEXT CHANGES			Old Text: N/A [DNE] New Text: Failure to comply with this ordinance’s open space requirements will resulting in the following: A. Violations of provisions regarding maintenance of open space will require restorative action to bring the subject area into compliance. Specifically, failure to maintain open space as prescribed by the governing documents/ownership conditions will be subject to a remediation plan determined by the Planning Director. The plan, including all required restorative actions, shall be at the expense of the party responsible for open space management of the subject area. B. Violation of the provisions reducing open space wherein farmland or prime agricultural soils, as defined by this ordinance, are provided as part of development shall require: 1. Payment to the Town of Davidson of 1.5 times the property taxes of the development's original land area. This applies to all years in which property tax revenue was not received because the subject area was protected in a conservation easement. 2. Payment to the Town of Davidson’s open space fund the cost per acre for all acres of land not provided as open space that would have been required as open space at the time of plan approval.	

			3. Dedication of all land area as open space in accordance with the ordinance requirements.	
SECTION 16 – DEFINITIONS				
16-11	16.3	DEFINITIONS, F	The DPO currently features only one definition of farmland. In light of RAP Action Item 4.6, which recommends incentives to promote or encourage the retention of agricultural land within proposed developments, it would be helpful to distinguish between farms and bona fide farms as defined by state statute.	Revise the definition of Farm, Bona Fide to include reference to the NC general statute, and utilize the existing definition to create a new entry/definition for Farm.
TEXT CHANGES			<p>Old Text:</p> <p>- Farm, Bona Fide: Any tract of land containing at least 3 acres which is used for dairying or for the raising of agricultural products, forest products, livestock or poultry, and which may include facilities for the sale of such products from the premises where produced. The definition of “farm” and “bona fide farm” shall not include agricultural industries.</p> <p>New Text:</p> <p>- Farm: Any tract of land containing at least 3 acres which is used for dairying or for the raising of agricultural products, forest products, livestock or poultry, and which may include facilities for the sale of such products from the premises where produced. The definition of “farm” and “bona fide farm” shall not include agricultural industries.</p> <p>- Farm, Bona Fide: A tract of land meeting the definition of farm as included in this ordinance and certified under the provision of N.C.G.S. 153A-340.</p>	
16-20	16.3	DEFINITIONS, P	RAP Action Item 4.6: The RAP recommends incentives to promote or encourage the retention of agricultural land within proposed developments. The proposed text changes address this recommendation through retention of farmland and/or prime agricultural soils, which allow cultivation. Currently, the DPO does not define prime agricultural soils.	Include a definition of prime farmland or agricultural soils utilizing language from the National Resources Conservation Service.
TEXT CHANGES			Old Text: N/A [DNE]	

TEXT CHANGES			New Text: Prime Farmland and Soils: According to the National Resources Conservation Service, land or soils that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.	
16-27	16.3	DEFINITIONS, R	RAP Action Item 4.7: Incorporate identification of historic resources into the site planning process. Therefore, the DPO must define Resources, Historic or Cultural since these are required in the Environmental Inventory.	Include a definition for Resources, Historic or Cultural to clearly identify what should be included as part of the Environmental Inventory.
TEXT CHANGES			<p>Old Text: DNE</p> <p>New Text: Resource, Historic or Cultural: A site, object, or landscape with architectural, engineering, archaeological, or cultural remains present in districts, sites, buildings, or structures that possess integrity of location, design, setting, materials, workmanship, feeling and association. Each resource should be associated with one or more of the following historical or cultural themes:</p> <ul style="list-style-type: none"> - Those that are associated with the events that have made a significant contribution to the broad patterns of history; - Those that are associated with the lives of persons significant in a community's past; - Those that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; - Those that have yielded, or may be likely to yield, information important to prehistory or history. 	
16-27	16.3	DEFINITIONS, V	Because 14.15.B.1 now requires viewshed analysis, the term "viewshed" must be defined.	Define viewshed and describe general analysis parameters.
TEXT CHANGES			Old Text: DNE	

TEXT CHANGES			New Text: Viewshed: The sphere of locations and/or objects visible from one or more specified points or lines. Viewshed analysis involves identification of important landscape and site features, including spaces of cultural or historic value, both within and external to the site. Analysis entails study of specific points within a defined topographical context, and how key features of the existing landscape are impacted by proposed development. It reflects both digital and site-collected data, as available.	
16-28	16.3	DEFINITIONS, W	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, including habitat needs. The current DPO references wildlife habitat but does not define it (7.5.1).	Modify the DPO to include a definition for wildlife habitat.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Wildlife Habitat areas are where animals live and where ecologically supportive environments provide animals the necessities of life, food, water, cover and places to raise young.</p>	

2. PUBLIC PLANS AND POLICIES

The proposed text changes are consistent with the existing policy and ordinance frameworks adopted by the town. All changes relate to the implementation of the adopted Rural Area Plan. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

3. PLANNING BOARD RECOMMENDATION

At the January 30, 2017 meeting, the proposed text amendments came before the Planning Board for a formal recommendation. The Planning Board discussed the proposed amendments related to building type and lot size variety, open space preservation, connectivity requirements, and conservation practices – commenting favorably in support of the proposed amendments regarding each topic. Further exploration of the Town’s Transportation Impact Analysis requirements and the extension of the Scenic Byway Overlay District south of East Rocky River Rd. were recommended. The board voted 10-0 in support of the proposed text amendments and passed a consistency statement finding the proposed changes in accordance with established plans.

4. STAFF RECOMMENDATION

The proposed changes aim to implement the policies described in the Rural Area Plan approved by the Board of Commissioners in September 2016. Specific explanations are provided in the table above. These changes are recommended for approval in order to accurately reflect the adopted Planning Area standards for each parcel.



Ordinance 2017-04
Rural Area Plan Text Amendments

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the “Town Board”) adopts the following text amendments to the **Davidson Planning Ordinance**. The changes listed below are being undertaken based on the recommendations included in the Rural Area Plan, which was approved by the Board of Commissioners on September 13, 2016.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
MISCELLANEOUS				
X-X	X.X.X	VARIOUS	RAP Action Item 7.5 removes Low-Impact and Conservation Easement development options from use in the Rural Planning Area (the only place previously allowed). Therefore, all references to these development types must be removed from the ordinance.	Remove the following references: 2.2.15.F (pg. 2-71); 6.3.1.A (pg. 6-3); 14.3 A-B (pg. 14-2); 14.15-14.6 (pg. 14-4 to 14-9); 14.16, Table 14-1 Application Types (pg. 14-35); 16.3 Flag Lot (pg. 16-12); 16.3 Master Plan Item 2 (pg. 16-16).
TEXT CHANGES			Old Text: [Misc. – References to Outdated Terms “Low-Impact” and “Conservation Easement” subdivisions] New Text: N/A [Does Not Exist – “DNE”]	
SECTION 2 – PLANNING AREAS				
2-43	2.2.9.A	NEIGHBORHOOD SERVICES DESCRIPTION	RAP Action Item 7.6 recommends a commercial node at the East Rocky River Rd./Shearer Rd. intersection, with buildings that embody vernacular rural/village architecture. This means creating an overlay district in DPO 2.3.5, which must be cross-referenced here.	<ul style="list-style-type: none">▫ Include the Detached House in the building type table.▫ Specify that this building type is only permitted at the East Rocky River Rd./Shearer Rd. designated commercial node.▫ Clarify that the Detached House building type is required to be constructed to commercial standards because of the intended

				use as a commercial property, which ensures Design Review Board oversight.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist - DNE]</p> <p>New Text:</p> <p>Table 2-30:</p> <ol style="list-style-type: none"> 1. Add * to Building Type column heading. 2. Add Detached House², Allowance: P, Design Review: R, Height: 2 Min., 3 Max. Stories. 3. [BELOW TABLE 2-30]: ² Within the Neighborhood Services Planning Area this building type is allowed only at the East Rocky River Rd. - Shearer Rd. designated commercial node. *Buildings located at the intersection of Shearer Rd. and East Rocky River Rd. shall be designed to be consistent with rural vernacular architecture precedents as described in the Rural Area Plan, RAP Action Item 7.6. The Storefront building type and the Detached House building type shall be constructed according to commercial building code standards, and are the only building types permitted on the intersection's four corners. Additional building types, as permitted by the ordinance, may be constructed within this area away but not within 100' feet of the right-of-way at the main intersection's four corners. Please see the Neighborhood Services Overlay District for more information. 	
2-55	2.2.12.A	DESCRIPTION	The proposed RAP standards warrant clarification of this Planning Area's purpose – as a context featuring a variety of building types that transitions from more urban areas like Neighborhood General to rural areas.	Revise the language to emphasize Neighborhood Edge's purpose as a transition from more urban areas to less urban areas.
TEXT CHANGES			<p>Old Text: The Neighborhood Edge Planning Area is established as a transition area between Davidson's rural periphery and its more urban areas.</p> <p>New Text: The Neighborhood Edge Planning Area is established to transition between Davidson's urban areas and its rural periphery.</p>	
2-56	2.2.12.C	NEIGHBORHOOD EDGE PERMITTED BUILDING TYPES	RAP Action Item 7.8 recommends the re-designation of planning areas. Both Planning Board RAP comments and the Comprehensive Plan recommend implementation measures	Change text to introduce flexible standards resulting in a variety of lot sizes and/or building types throughout this planning area.

			to ensure housing choice and variety throughout all areas of Town.	
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>In the Neighborhood Edge Planning Area, no more than 90 percent of the units in each new development shall be single-family residential Detached House building type and no more than 30 percent of the units in each new development shall be duplex Detached House or Attached House building types.</p>	
2-56	2.2.12.C	NEIGHBORHOOD EDGE OPEN SPACE REQUIRED	RAP Action Item 4.1 calls for the continued preservation of open space through the development process, including continued emphasis on the prioritization of open space over density in areas further from mixed-use centers. As the transition area between more developed areas and more rural areas, Neighborhood Edge's open space standards should be revised to increase the emphasis on open space prioritization.	Revise the Neighborhood Edge Planning Area standards to increase the open space required for this planning area from 40% to 45%.
TEXT CHANGES			<p>Old Text: [Table 2-43 Neighborhood Edge Open Space Table], Required Percent of Development: 40% Min.</p> <p>New Text: Required Percent of Development: 45% Min.</p>	
2-58	2.2.12.E	NEIGHBORHOOD EDGE DEVELOPMENT STANDARDS	RAP Action Item 7.8 recommends the re-designation of planning areas. Both Planning Board RAP comments and the Comprehensive Plan recommend implementation measures to ensure housing choice and variety throughout all areas of Town.	Change text to introduce flexible standards resulting in a variety of lot sizes and/or building types throughout this planning area.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Below List]</p> <p>The following are additional development standards in the Neighborhood Edge Planning Area:</p> <p>Lot Size Requirements:</p> <p>A. Projects 50 Units or More:</p> <ul style="list-style-type: none"> • Minimum of three different lot sizes required; 	

TEXT CHANGES			<ul style="list-style-type: none"> • Minimum 15 foot variation in lot width; • Each lot size must comprise a minimum of 20 percent of the total lots in the project; • A minimum of 35 percent of the lots must be 60 feet or less. <p>B. Projects 49 Units or Less:</p> <ul style="list-style-type: none"> • Minimum of two different lot sizes required; • Minimum 15 foot variation in lot width; • Each lot size must comprise a minimum of 20 percent of the total lots in the project; • A minimum of 50 percent of the lots must be 60 feet or less, and a maximum of 60 percent of the lots may be 60 feet or less. 	
2-70	2.2.15.D	RURAL PLANNING AREA SITE DESIGN STANDARDS	RAP Action Item 7.5 recommends modifying the Rural Planning Area standards to be used exclusively for very low density development.	<ul style="list-style-type: none"> ▫ Create two development, Options A & B, that afford varying densities and/or site designs strategies based on the amount of open space provided. ▫ This means shifting the current Item 1. to Item 2.
TEXT CHANGES			<p>Old Text: 1. Setback Requirements: The following...</p> <p>New Text:</p> <p>1. Development Options: Two development options are permitted in the Rural Planning Area:</p> <p>Option A: 1 unit per 2 acres + 50% open space with up to 16 permitted units.</p> <p>Option B: 1 unit per acre + 70% open space. At least 50% of the open space is required on-site with the balance permitted as either a payment-in-lieu or dedication of property off-site.</p> <p>2. Setback Requirements: The following...</p>	
2-70	2.2.15.D.2	TABLE 2-54 RURAL PLANNING AREA OPEN SPACE TABLE	RAP Action Item 7.5 recommends new open space standards for the Rural Planning Area.	<ul style="list-style-type: none"> ▫ Modify Table 2-54 Rural Open Space to include Options A & B. ▫ Include phrase after table referencing payment-in-lieu information in DPO Section 7.
TEXT CHANGES			<p>Old Text:</p> <p>[In Table]: Minimum Open Space 40% [All Development]</p> <p>[After Table]: Certain open space reduction bonuses may be applicable. See Section 7.</p> <p>New Text:</p> <p>[In Table]</p> <p>1. Option A Min. 50%, Max. NA</p> <p>2. Option B Min. 70% (50% Min. On-Site; 20% Max. off-site dedication or payment-in-lieu permitted).</p> <p>[After Table]</p>	

			See Section 7 for information regarding open space and payment-in-lieu options.	
2-71	2.2.15.D.3	TABLE 2-55 RURAL PLANNING AREA DENSITY TABLE	RAP Action Item 7.5 makes Low-Impact, Conservation Easement Subdivisions obsolete; it also establishes new density measures for the RPA.	Modify Table 2-55 Rural Density to include development Options A & B. Additionally, delete all text below table and replace with affordable housing text.
TEXT CHANGES			<p>Old Text: Subdivision/Tract Size/Max. Units Per Acre; Types: Low-Impact/Conservation Easement/Residential Subdivisions.</p> <p>Additional development standards for rural subdivisions are in Section 2.2.14</p> <p>Certain density bonuses may be applicable. See Section 7.</p> <p>¹Shall be an established irrevocable conservation easement.</p> <p>²May only be developed on lots of record as of July 1, 2001</p> <p>New Text:</p> <ol style="list-style-type: none"> 1. Remove: "Subdivision" Heading; "Tract Size" Heading; "Low-Impact, Conservation Easement Subdivisions" entries; and, revise "Residential Subdivision" to "Master Plan." 2. Add Heading: "Gross Density" 3. Option A: 1 Unit Per 2 Acres (Max. 16 Units*) 4. Option B: 1 Unit Per Acre (Max. N/A) <p>[Below Table] *If a project elects to construct affordable housing on-site, affordable units do not count towards the maximum permitted density in Option A and Option B.</p>	
2-74	2.2.16.B	TABLE 2-56 RURAL RESERVE PLANNING AREA USE TABLE	RAP Action Item 7.3 recommends changing the Planning Area for existing parks and conservation easements to "Rural Reserve." This means that uses that are permitted or desired for facilities such as Allison or Fisher Farms need to be allowed the by-right opportunity to construct select facilities (i.e. restrooms, trail shelters) as outlined in relevant agreements or plans.	<ul style="list-style-type: none"> ▫ Add to Use Table 2-56, under Agricultural Uses: Conservation Easement Uses¹ (P - Permitted). ▫ Add Language [Below Table]: ¹Any use allowed by the conservation easement or master plan associated with the parcel.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>[In Table, Ag. Uses]: Conservation Easement Uses¹ (P)</p> <p>[Below Table]: ¹Any use allowed by the conservation easement or master plan associated with the parcel.</p>	

2-74	2.2.16.C	TABLE 2-57 RURAL RESERVE BUILDING TYPE TABLE	RAP Action Item 7.3 recommends changing the Planning Area for existing parks and conservation easements to “Rural Reserve.” This means adjusting the table to accommodate Institutional Building Type construction in Rural Reserve to allow structures permitted by the Conservation Easement and/or that fit with the programmatic aspects of these facilities (i.e. restrooms for Fisher Farm).	<ul style="list-style-type: none"> ▫ Add to Building Type Table 2-57: Institutional* (P - Permitted). ▫ Add Language [Below Table]: *Any institutional building type allowed by the conservation easement or master plan associated with the parcel.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>[In Table, Ag. Uses]: Institutional* (P)</p> <p>[Below Table]: *Any institutional building type allowed by the conservation easement or master plan associated with the parcel.</p>	
2-79	2.3.1	OVERLAY DISTRICTS ESTABLISHED	Because two new overlay districts are being created they must be added to the list of overlay districts at the start of the section.	Add Scenic Byway Overlay District and Neighborhood Services Overlay District to the list.
TEXT CHANGES			<p>Old Text: [Previous Items] F-O: Floodplain Overlay</p> <p>New Text: [Previous Items]</p> <ul style="list-style-type: none"> • F-O: Floodplain Overlay • SBO: Scenic Byway Overlay • NSO: Neighborhood Services Overlay 	
2-85	2.3.10 [NEW]	SCENIC BYWAY OVERLAY DISTRICT	RAP Action Item 7.4 establishes a Scenic Byway Overlay district whose standards must be codified within the DPO’s Planning Areas section.	<ul style="list-style-type: none"> ▫ Include specific overlay standards recommended by the RAP in DPO 2, Planning Areas. ▫ Setbacks: Include encroachment language from DPO Pg. 2-22, excluding bay windows; and, make the encroachment allowed 10'.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>2.3.10 Scenic Byway Overlay District</p> <p>A. Purpose: The Scenic Byway Overlay District is established to preserve and enhance the rural character of Grey Rd. and Shearer Rd. north of East Rocky River Rd.</p>	

TEXT CHANGES			<p>B. Applicability: The Scenic Byway Overlay District encompasses Grey Rd. north of Wolfe St. and Shearer Rd. north of the Neighborhood Services Overlay District.</p> <p>C. Standards:</p> <ol style="list-style-type: none"> 1. Setbacks: <ol style="list-style-type: none"> a. Front building setbacks for a single-family Detached House shall be 80 feet minimum; setbacks for all other development types shall be 150 feet minimum. These standards apply to new development; existing non-conforming buildings may not increase the building's non-conforming front setback. Balconies, stoops, stairs, open porches, and awnings are permitted to encroach up to ten feet into the front setback area. b. Development located on the east side of Shearer Road north of Maple Way Drive shall provide a minimum wooded buffer measuring at least 85 feet from the right-of-way. This applies to all development involving more than one single-family Detached House. 2. Landscape Elements: If fencing is proposed in the front setback of a detached house or along road frontages within the development setback it must be a wooden fence row or split rail type. 3. Street Section: For required street sections see Section 6 for a list of streets included in the Rural Area's Plan Scenic Byway Overlay. 4. Multi-Use Path: All new development, including detached houses, located on the south side of Grey Rd. or the west side of Shearer Rd. within the Scenic Byway Overlay district shall contribute to multi-use path dedication in the following ways: <ol style="list-style-type: none"> a. Dedication of public access easement area and construction of a multi-use path in accordance with Mecklenburg County standards; b. Dedication of public access easement area for a multi-use path in accordance with Mecklenburg County standards, and payment-in-lieu in accordance with the Town's adopted fee schedule. <p>*All development of more than one single-family Detached House must pursue 2.3.10.C.4.A. For existing individual single-family Detached Houses these standards shall apply wherein modifications (including alterations, repairs, additions, or replacement) undertaken to the principal use exceed 50 percent of the structure's assessed value for tax purposes.</p>	
2-85	2.3.11 [NEW]	NEIGHBORHOOD SERVICES OVERLAY DISTRICT	RAP Action Item 7.6 recommends the creation of a Neighborhood Services area at the East Rocky River Rd./Shearer Rd. intersection to provide commercial	State that the specific standards that will apply for building types and site design at this node.

			<p>opportunities for existing and future residents nearby. The RAP specifies that buildings in this particular area embody vernacular rural/village architecture. To achieve these aims, an Overlay District should be created specifying certain architectural standards for the building types, setbacks, etc. at this node.</p>	
		TEXT CHANGES	<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>2.3.11 Neighborhood Services Overlay District</p> <p>A. Purpose: The Neighborhood Services Overlay District is established to preserve and enhance the rural character of the Shearer Rd. - East Rocky River Rd. intersection as a rural crossroads with residential and commercial development. Like other Neighborhood Services areas, the aim is to create small nodes within or near residential development that increase walkability, create a sense of place, and provide a concentration of goods and services for the daily needs and activities of nearby residents. The buildings within the Neighborhood Services Planning Area should be at a pedestrian scale with retail frontage.</p> <p>B. Applicability: The Neighborhood Services Overlay District encompasses the parcels immediately adjacent to the Shearer Rd. - East Rocky River Rd. intersection, as indicated on the Planning Ordinance Map.</p> <p>C. Standards: The following standards apply to properties within the district:</p> <ol style="list-style-type: none"> 1. Permitted Uses: The allowed uses are those permitted in the Neighborhood Services Planning Area. 2. Permitted Building Types: The following table establishes the permitted building types for the Neighborhood Services Overlay District. Building types not listed in the Building Type Table are presumed to be prohibited (See Section 2.1.4). Additional requirements and exceptions are set out in Section 4, Site & Building Design Standards. <p>Table 2-XX Building Types:</p> <ul style="list-style-type: none"> - Building Types: Live/Work, Storefront, Detached House, [Permitted By-Right, Design Review Required, Height: Two Story Minimum, 37 foot Maximum]; Accessory Structure [Permitted By-Right, Design Review - See Section 4.5.8, Height: One Story Minimum, Two Story Maximum] - *The only Detached House building type permitted in this overlay district is the single-family Detached 	

TEXT CHANGES			<p>House building type; duplexes are not permitted.</p> <ul style="list-style-type: none">- [Below Table]:<ul style="list-style-type: none">• All buildings constructed within the overlay district shall be built according to commercial building code standards. Accessory Structures are exempt from this requirement.• Only the Detached House/Storefront Building Types are allowed at the intersection’s four corners. The Live/Work Building Type is not permitted within 100’ of the intersection’s four corners, measured from the parcel boundary.• Within 100 feet of the intersection the first floor must feature only commercial uses; residential uses are permitted on the upper floors. Residential uses are permitted on all floors of the Live/Work Building Type.• Flat roof forms are not permitted for any building type. <p>3. Site Design Standards:</p> <p>A. Setbacks: The following table establishes the required setbacks for the Neighborhood Services Overlay District.</p> <p>Table 2-XX Setbacks:</p> <ul style="list-style-type: none">- Building Types:<ul style="list-style-type: none">Live/Work: 0’-10’ Front, 0’-10’ Side, N/A RearStorefront: 0’ Front, 0’-N/A Side, N/A RearDet. House: 0’-25’ Front, 0’-10’ Side, N/A Rear <p>B. Sidewalks: For properties fronting Shearer or East Rocky River Roads, the sidewalk width must be a minimum of eight to twelve feet, and as noted in Section 6.8.</p>	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-12	4.5.2.F.5	DETACHED HOUSE BUILDING TYPE RURAL PLANNING AREA	<p>The RAP creates new development options in the Rural Planning Area, which means that standards and exceptions to certain facilities in this area need to be distinguished for single-family residential and master-planned development.</p>	<ul style="list-style-type: none">▫ Revise the standards to require all master-planned lots within the Rural Planning Area to meet the 4.5.2.F standards, while continuing to permit individually-developed lots the allowances granted under 4.5.2.F.5.▫ Add new bullet point clarifying the circumstances in which exceptions to the existing standards apply (i.e. for single-family residential construction).
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <ul style="list-style-type: none">• [New Bullet Point #2]: The lot is not part of an approved master plan; and	

4-13	4.5.2.G [NEW]	DETACHED HOUSE BUILDING TYPE	RAP Action Item 7.6 recommends that buildings at the East Rocky River Rd./Shearer Rd. intersection embody vernacular rural/village architecture. This means specifying certain architectural standards for the Detached House building type at this node.	Specify the standards required for this building within the Neighborhood Services Planning Area at the East Rocky River Rd./Shearer Rd. designated commercial node.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>G. For Detached House types in the Neighborhood Services Overlay District:</p> <ol style="list-style-type: none"> 1. The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board approval. 2. The ground floor of the building must be used as commercial or retail use. 3. Roofs: Roof forms shall not be flat. 4. Transparency: A minimum of 45% of the first floor facade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent. At least 30% of the upper floors facades between 3'-0" and 50'-0" above finished floor must be transparent. 5. Porches: Wrap-around porches shall be installed on at least two building sides, including all facades with primary street frontage. A minimum porch depth of ten feet is required. 6. Materials: Building design shall use materials consistent with rural vernacular architecture, as illustrated in the Rural Area Plan precedent images. 	
4-13	4.5.3.A/E [NEW]	LIVE/WORK BUILDING TYPE	RAP Action Item 7.6 recommends that buildings at the East Rocky River Rd./Shearer Rd. intersection embody vernacular rural/village architecture. This means specifying certain architectural standards for the Live/Work building type at this node.	Specify the standards required for this building within the Neighborhood Services Planning Area at the East Rocky River Rd./Shearer Rd. designated commercial node.
TEXT CHANGES			<p>Old Text: Live/work units combine commercial and residential uses within a single dwelling unit of two or more stories. At least 50 percent of the heated floor area must contain the residential dwelling unit(s).</p> <p>A. Each unit shall...[Ensuing List B-D]</p>	

			<p>New Text:</p> <p>Live/work units combine commercial and residential uses within a single dwelling unit of two or more stories. All units must be constructed to meet the commercial building code standards. At least 50 percent of the heated floor area must contain the residential dwelling unit(s).</p> <p>A. Each unit shall...[Ensuing List B-D]</p> <p>E. For Live/Work buildings located in the Neighborhood Services Overlay District:</p> <ol style="list-style-type: none"> 1. Roofs: Roof forms shall not be flat. 2. Materials: Building design shall use materials consistent with rural vernacular architecture, as illustrated in the Rural Area Plan precedent images. 	
4-14	4.5.6.J [NEW]	STOREFRONT BUILDING TYPE	<p>RAP Action Item 7.6 that buildings at the East Rocky River Rd./Shearer Rd. intersection embody vernacular rural/village architecture. This means specifying certain architectural standards for the Storefront building type at this node.</p>	<p>Specify the standards required for this building within the Neighborhood Services Planning Area at the East Rocky River Rd./Shearer Rd. designated commercial node.</p>
TEXT CHANGES			<p>Old Text: Old Text: N/A [DNE]</p> <p>New Text:</p> <p>J. For Storefront buildings located in the Neighborhood Services Overlay District:</p> <ol style="list-style-type: none"> 1. The ground floor of the building must be used as commercial or retail use within 100 feet of the Shearer Rd. – East Rocky River Rd. intersection. 2. Roofs: Roof forms shall not be flat. 3. Transparency: At least 50% of the first floor facade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent. At least 30% of the upper floors facades between 3'-0" and 37'-0" above finished floor must be transparent. 4. Materials: Building design shall use materials consistent with rural vernacular architecture, as illustrated in the Rural Area Plan precedent images. 	
4-15	4.5.8	ACCESSORY STRUCTURES	<p>The RAP creates new development options in the Rural Planning Area, which means that standards and exceptions to certain facilities in this area need to be distinguished for single-family residential and master-planned development.</p>	<p>Revise the text to clarify that all master-planned lots within the Rural Planning Area must meet the 4.5.8 standards, while continuing to permit individually-developed lots the existing allowances granted under 4.5.8.</p>

TEXT CHANGES			Old Text: N/A [DNE] New Text: [First Paragraph, Last Sentence] Note: Lots within the Rural Planning Area that are part of an approved master plan are subject to all applicable ordinance requirements and are not eligible for the exceptions granted to individually-developed lots located within the Rural Planning Area.	
SECTION 5 – AFFORDABLE HOUSING				
5-3	5.2.C.2	AFFORDABLE HOUSING PERCENTAGE & DISTRIBUTION OF AFFORDABLE UNITS	In order to ensure that the appropriate incentives are in place throughout the Town's entire jurisdiction, the RAP implementation process developed incentives to encourage the construction of on-site affordable housing units.	Include language describing the incentive to encourage on-site construction of affordable housing units.
TEXT CHANGES			Old Text: N/A [DNE] New Text: [Below Table 5-1 Distribution Table] Waiver Option: Projects that elect to construct on-site affordable housing units may receive a reduction in the required amount of affordable housing as follows: For every unit constructed on-site, the payment-in-lieu for one unit will be waived. All units constructed on-site using the waiver option shall be priced as affordable to households that earn between 80%-100% AMI.	
SECTION 6 – SUBDIVISION & INFRASTRUCTURE STANDARDS				
6-3	6.3.1	REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT	All references to CMUD are outdated. Additionally, the RAP recommends the extension of sewer to select corridors. The DPO should be revised to clarify that sewer extension should proceed in accordance with CLT Water policy.	<ul style="list-style-type: none">▫ Revise all CMUD references in ordinance to read Charlotte Water.▫ Include language clarifying that sewer extension must be implemented in accordance with CLT Water policy.
TEXT CHANGES			Old Text: Public sewer per CMUD requirements. New Text: [Fourth Bullet Point] Public sewer in accordance with Charlotte Water policy and requirements.	
6-3	6.3.1.A	REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT	The RAP recommends the DPO no longer use the Low-Impact Subdivision development; so, this should be removed and the list updated to clarify what improvements are required for master-planned developments in the Rural Planning Area.	<ul style="list-style-type: none">▫ Remove the Low-Impact Subdivision exemption list.▫ List and clarify the required improvements, including cross-references, for master-planned developments in the Rural Planning Area.

TEXT CHANGES			<p>Old Text: A. Low-Impact Subdivisions [Remove All]</p> <p>New Text:</p> <p>A. Master Plans in the Rural Planning Area are subject to the following standards:</p> <ul style="list-style-type: none"> • Street Lights: See Section 10. • Public Sewer: If the project is within 1,000 feet of an existing sewer line or planned sewer line funded within a Charlotte Water Capital Improvement Plan. • Public Water: If the project is within 1,000 feet of an existing water line or planned water line funded within a Charlotte Water Capital Improvement Plan. • Sidewalks: See Section 6. • Curb & Gutter: If the development features a sewer connection then curb and gutter shall be required. • Landscaping: See Section 9. • Neighborhood Park: See Section 7. 	
6-4	6.5.1.A	MINIMUM ACCESS	RAP Action Item 5.1 states that the Town should continue to require a network of streets for development, in order to move vehicles as well as other users more efficiently through a variety of modes.	Clarify that the connectivity requirements apply to all master plan developments.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [...established in Section 6.7.] Additionally, all master-planned development fronting on a state- or town-maintained right-of-way must provide an internal street within the development.</p>	
6-5	6.5.1.E.2	STREET NETWORK EXTERNAL CONNECTIONS	RAP Action Item 5.1 states that the Town should continue to require a network of streets for development, in order to move vehicles as well as other users more efficiently through a variety of modes.	Include language clarifying that connections across water features, in so far as they lie within the boundary of a developing parcel, are included in the connectivity requirements.
TEXT CHANGES			<p>Old Text: 2. Any connection/street stub represented on a town-accepted transportation or land use plan;</p> <p>New Text: 2. Any connection/street stub, including water crossings, represented on a town-accepted transportation or land use plan;</p>	
6-5	6.5.1.F.1	ALTERNATE COMPLIANCE	RAP Action Item 5.1 states that the Town should continue to require a network of streets for development, in order to move vehicles as well as other users more efficiently	Clarify that the connectivity requirements apply to all master plan developments, and provide the Planning Director flexibility in allowing easement area to be dedicated in-lieu of

			through a variety of modes.	construction when topographic or other constraints exist.
TEXT CHANGES			<p>Old Text: When the Planning Director deems a required external street connection is impractical due to severe topography, existing development, or other natural features, the town may require a non-vehicular connection in lieu of the required street connection(s).</p> <p>New Text: When the Planning Director deems a required internal or external street connection is impractical due to severe topography, existing development, or other natural features, the town may require an easement or a non-vehicular connection in lieu of the required street connection(s).</p>	
6-10	6.7.2.B	PUBLIC ACCESS	The RAP removes all development types that allowed private streets; therefore, the DPO should be updated to eliminate mention of private streets.	Remove the second sentence of this item, which references private streets.
TEXT CHANGES			<p>Old Text: All streets shall be maintained for public access whether by easement or by public dedication. Private streets are only allowed when one entity will retain ownership of all properties that abut the street.</p> <p>New Text: All streets shall be maintained for public access whether by easement or by public dedication.</p>	
6-13	6.7.3 [NEW]	TOWN STREET CLASSIFICATIONS	RAP Action Items 5.5-5.9: New street sections are proposed for Grey Rd., Shearer Rd., East Rocky River Rd., with features such as fence-breaks/multi-use paths that are not currently in the DPO.	Include a reference to the RAP for specific street sections that should be included as part of proposed development projects on/adjacent to these roads.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Certain corridors feature special characteristics and warrant the application of specific infrastructure standards. Many of these corridors lie within the Town's rural areas. All new development fronting Grey Rd., Davidson-Concord Rd., East Rocky River Rd., and Shearer Rd., shall conform to the street cross-sections as specified in the Rural Area Plan.</p>	
6-18	6.8.1.B	SIDEWALK STANDARDS MINIMUM WIDTH	For Detached House and Live/Work commercial buildings in the designated node at East Rocky River Rd./Shearer Rd., a sidewalk section wider than 5' is necessary to safely	Change the text to require a sidewalk width of 8' in front of commercial buildings at the designated node.

			accommodate pedestrians in front of businesses along these higher-speed roads.	
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: [Last Sentence] For sidewalks in front of Detached House and Live/Work commercial buildings in the Neighborhood Services node at the East Rocky River Rd. and Shearer Rd. intersection, sidewalks along primary street frontages shall be a minimum of eight feet.</p>	
6-19	6.8.1.H [NEW]	SIDEWALK STANDARDS RURAL PLANNING AREA EXCEPTIONS	The RAP recommends various greenway/trail facilities to which access must be provided via installed sidewalk infrastructure appropriate to the Rural Planning Area context.	Add specific allowances for alternative sidewalk facilities in the Rural Planning Area.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text:</p> <p>H. Rural Planning Area Exceptions: All development shall provide sidewalk facilities on both sides of the street unless otherwise determined by the Planning Director. In select cases sidewalks may be provided on only one side of each minor street and ADA-compliant paths meeting the minimum DPO standards for sidewalk width may be provided on one side of each street. All walkways shall be publicly-accessible.</p>	
6-20	6.8.3.A	GREENWAYS	The RAP implementation process identified the need for a multi-use path along the east side of Shearer Rd. between East Rocky River Rd. and Dembridge Drive. This path is officially cited in the CRTPO Comprehensive Transportation Plan.	Modify 6.8.3.A to acknowledge the CRTPO CTP as an adopted plan that identifies relevant path facilities in Davidson's jurisdiction.
TEXT CHANGES			<p>Old Text: Greenways and greenway connectors shall be constructed in accordance with the designated circulation system shown on the Davidson Walks & Rolls Active Transportation Master Plan, the Parks and Recreation Master Plan and/or any other adopted plan.</p> <p>New Text: Greenways and greenway connectors shall be constructed in accordance with the designated circulation system shown on the Davidson Walks & Rolls Active Transportation Master Plan, the Parks and Recreation Master Plan, the CRTPO Comprehensive Transportation Plan, and/or any other adopted plan.</p>	
6-20	6.8.3.A	GREENWAY STANDARDS	RAP Action Item 5.4: The RAP emphasizes greenway	Include language describing connectivity requirements

			and trail connectivity between properties based on existing plans and new linkages identified in the RAP. The DPO should be modified to clarify the connectivity requirements in light of plan goals.	for greenways and trails.
TEXT CHANGES			Old Text: All new developments on an identified greenway corridor must provide and construct greenway access within a designated public easement. New Text: All new developments on or adjacent to an identified greenway corridor must provide and construct greenway access within a designated public easement. Where adjacent properties prohibit construction of off-street connector trails, on-street connector facilities shall be required to connect to the nearest connector facility.	
6-21	6.8.3.H	GREENWAY STANDARDS	RAP Action Item 5.11 calls for the development of way station facilities at various locations on select greenway corridors.	Include reference to way station facilities as an amenity to be considered in when planning for greenways.
TEXT CHANGES			Old Text: Amenities: Greenways shall provide amenities, such as drinking fountain(s), trash receptacles, bike rack(s), and pet station(s), as defined in the Davidson Walks & Rolls Active Transportation Master Plan and the Parks and Recreation Master Plan. New Text: ...Master Plan. Way station facilities should be considered for select greenway corridors, intersections, and amenities/attractions. These facilities may range from sheltered kiosks and/or benches to small buildings containing exhibits, restrooms, or minor food provisions.	
SECTION 7 – PARKS & OPEN SPACE				
7-2	7.2.3.C [NEW]	CREDIT TOWARD OPEN SPACE CONSERVATION	RAP Action Item 4.6: The RAP recommends incentives to promote or encourage the retention of agricultural land within proposed developments.	<ul style="list-style-type: none">▫ Include language outlining open space contribution mechanism as new item C.▫ Utilize DPO 15, Violations & Penalties, to establish clear enforcement criteria.
TEXT CHANGES			Old Text: N/A [DNE] New Text: C. Agricultural Land: The open space requirements, but not the neighborhood park requirements, may be reduced by 1.5 acres for every acre of active farmland or may be reduced by 1.5 acres for every acre of land with more than 75% prime agricultural soils included in a new development. Qualifying farmland or soils must be secured through a conservation easement. The permanent conservation easement must be approved by the Planning Director and Town Attorney, and the Town reserves the right to conduct periodic reviews of farm	

			<p>activity on-site to determine compliance with the conservation easement. Additionally, the following criteria also apply:</p> <ol style="list-style-type: none"> 1. The agricultural land must meet the definition of a farm or prime agricultural soils as defined by this ordinance, and it may not include tree-farming, timber production, or concentrated animal feeding operations; 2. The agricultural land must comprise at least 10 contiguous acres and be maintained as such for a minimum of 10 years; 3. All applicable open space criteria must be met; 4. The credit cannot be used to reduce the open space requirements by more than 25%; 5. Active farmland is not considered passive open space. 	
7-11	7.5.1.A.2. B	ADDITIONAL OPEN SPACE	RAP Action Item 4.3 recommends prioritizing the preservation of upland areas through the site planning process.	Include reference to upland areas when considering land suitable for open space in development projects.
TEXT CHANGES			<p>Old Text: The presence of significant natural features (rock outcroppings, forests, ponds, streams, etc.), viewsheds, wildlife habitats, trails, and/or community farms and gardens.</p> <p>New Text: ...rock outcroppings, forests, ponds, streams, upland areas, etc....</p>	
7-11	7.5.1.A.2.C [NEW]	ADDITIONAL OPEN SPACE	RAP Action Item 4.2 recommends the application of the Wildlife Resource Commission's recommended buffer, where feasible.	Include recommended buffer as an area to be considered for open space.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: C. Land within 600 feet of either side of the following water courses: The Rocky River; West Branch of the Rocky River; and, the West Branch's main tributary (from north of Grey Rd. to its intersection with the West Branch).</p>	
7-11	7.5.1.5	STANDARDS FOR ALL OPEN SPACE	The Rural Area Plan seeks to achieve the 2001 Open Space Plan's goal of setting aside 50% of the ETJ as public-accessible open space. The standards for open space need to be modified to support this goal in coordination with the proposed open space	Revise the text to specify that open space must be publicly-accessible unless its inherent biological features cannot support public access.

			set-asides required in each planning area.	
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: 5. All open space must be publicly-accessible unless the land's biological features and conservation values as determined by the Planning Director or their designated administrator are deemed to require protection.</p>	
7-11	7.6.1.B.1	OWNERSHIP CONDITIONS	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, but the current ordinance lacks mechanisms to ensure that publicly-accessible open space is maintained for its conservation value long-term in accordance with an established plan.	Modify the ordinance to include provisions that incorporate financial review of long-term maintenance plans into the easement-approval process.
TEXT CHANGES			<p>Old Text: ...must be accompanied by a long-term maintenance plan.</p> <p>New Text: ...must be accompanied by a long-term management plan. Management plans must be consistent with <i>LTA Standards & Practices</i> and deemed to be financially viable by the Town Attorney or their designated administrator. Plans must be approved and contracts, easements, funds, etc. established prior to issuance of any Final Plat approval by the Town of Davidson.</p>	
7-11	7.6.1.B.3	OWNERSHIP CONDITIONS	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, but the current ordinance lacks mechanisms to ensure that publicly-accessible open space is maintained for its conservation value long-term in accordance with an established plan.	Modify the ordinance to include provisions that incorporate established baseline standards into the easement-approval process.
TEXT CHANGES			<p>Old Text: Ownership by a homeowner's association or private owner must be accompanied by a permanent conservation easement placed on the land.</p> <p>New Text: Ownership by a homeowner's association or private owner must be accompanied by a permanent conservation easement placed on the land. Each conservation easement must be accompanied by a stewardship endowment properly funded by the developer, consistent with the Land Trust Alliance (LTA) standards, and held by the conservation easement holder. At a minimum the endowment must cover annual monitoring, reporting, and maintenance costs to achieve Level I Stewardship Costs consistent with LTA standards and practices. See the LTA's <i>Determining Stewardship Costs Manual</i> and LTA's</p>	

			Standards & Practices for further information.	
7-12	7.6.2.A	MAINTENANCE OF PARKS & OPEN SPACE	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, but the current ordinance lacks mechanisms to ensure that publicly-accessible open space is maintained for its conservation value long-term in accordance with an established plan.	Modify the ordinance to include provisions that incorporate financial review of long-term maintenance plans into the easement-approval process.
TEXT CHANGES			Old Text: N/A [DNE] New Text: [Last Sentence] Long-term management plans must include and maintain a long-term funding plan acceptable to the Planning Director that can only be used for maintaining the subject area. Failure to maintain the park or open space in compliance with the long-term maintenance plan will subject the violator to the penalties listed in Section 15.	
SECTION 9 – TREE PRESERVATION, LANDSCAPING, & SCREENING				
9-7	9.4.1.A	STREET TREE LOCATION REQUIREMENTS	As a result of the RAP, DPO 6.3.A allows specific exemptions or alternative criteria for certain development standards, including landscaping within the right-of-way.	Include language that requires the same amount of landscaping but permits a more informal or rural aesthetic in landscape design.
TEXT CHANGES			Old Text: [First Sentence] A. Location: Except along a rural road, alley, or the park side of a parkway, trees shall be planted wherever a new street right-of-way is constructed... [Last Sentence]: N/A [DNE] New Text: [First Sentence] A. Location: Except along an alley or the park side of a parkway, trees shall be planted wherever a new street right-of-way is constructed... [Last Sentence]: In the Rural Planning Area, all development shall provide the quantity of landscaping required in the ordinance. Trees may be spaced in a less formalized pattern than required in the ordinance, so long as the same quantity of trees is provided.	
9-11	9.7.1.A	LANDSCAPE SCREENS	RAP Pg. 75 discusses the importance of establishing contextually-appropriate transitions between mixed-use areas and existing development. The DPO currently features prescriptive screening	Revise the text to permit Planning Director discretion in determining appropriate screening strategies between mixed-use areas and existing development.

			requirements for select uses; these standards' applicability should be expanded to allow for Planning Director discretion in uses not otherwise listed.	
TEXT CHANGES			<p>Old Text: Landscape screens shall be required anywhere Section 3 - Use Standards specify a requirement for a landscape screen. Where landscape screens are required, they shall be installed in accordance with the provisions below.</p> <p>New Text: Landscape screens shall be required anywhere Section 3 - Use Standards specify a requirement for a landscape screen, or where determined appropriate by the Planning Director. Where landscape screens are required, they shall be installed in accordance with the provisions below.</p>	
SECTION 10 – LIGHTING				
10-6	10.5.2.B	STREET LIGHTING DESIGN & MAINTENANCE	As a result of the RAP, DPO 6.3.A allows specific exemptions or alternative criteria for certain development standards, including street lighting within the right-of-way.	Include language that requires adequate lighting but permits a more informal or rural aesthetic in location/placement.
TEXT CHANGES			<p>Old Text: The placement of street lighting fixtures in residential areas shall be at 160 to 200 foot intervals and at each intersection unless...</p> <p>New Text: The placement of street lighting fixtures in residential areas shall be at 160 to 200 foot intervals (300-500 foot intervals in the Rural Planning Area), and at each intersection unless...</p>	
SECTION 14 – ADMINISTRATION & PROCEDURES				
14-25	14.15.1.B	ENVIRONMENTAL INVENTORY NATURAL FEATURES	RAP Action Item 4.6 calls for increased coordination with developers to preserve and cultivate agricultural lands as part of proposed development projects. Prime soils are the key component of maintaining vibrant farmland. The current DPO requires soils to be identified as part of a project's initial Environmental Inventory (DPO 14.15.1.B) but does not list prime soils, specifically.	Modify the DPO to require identification of prime soils as part of the Environmental Inventory documentation.
TEXT CHANGES			Old Text: Show all important natural features influencing site design such as... floodplains indicating both the flood	

			fringe and the floodway, soil types, and historical or cultural features... New Text: Show all important natural features influencing site design such as... floodplains indicating both the flood fringe and the floodway, soil types (including prime agricultural soils), and historical or cultural features...	
14-25	14.15.1.B	ENVIRON. INVENTORY NATURAL FEATURES	<ul style="list-style-type: none">▫ RAP Action Item 4.3 recommends prioritizing the preservation of upland areas through the site planning process.▫ RAP Action Item 4.1: Connections to adjacent natural areas and viewshed analysis must be added to the Environmental Inventory documentation.	<ul style="list-style-type: none">▫ Include reference to upland areas when considering land suitable for open space in development projects.▫ Add additional sentence to 14.15.1.B to include viewshed analysis reference.
TEXT CHANGES			Old Text: [First Sentence] Show all important natural features influencing site design such as the location of wetlands, rock outcroppings, site topography... [Last Sentence] ...conservation easements on adjoining properties. New Text: [First Sentence] ...the location of wetlands, upland areas, rock outcroppings... [Last Sentence] ...conservation easements on adjoining properties. Identify connections to existing or future contiguous open space utilizing Map 4.1 Future Green Network Diagram from the Rural Area Plan. Additionally, provide a study of viewsheds related to the site.	
14-25	14.15.1.C	ENVIRON. INVENTORY SURVEY	RAP Action Item 4.7: Incorporate identification of historic resources into the site planning process.	Include language requiring historic or cultural resources to be identified as part of the initial plan documents.
TEXT CHANGES			Old Text: DNE New Text: ...or any environmentally-significant areas. Additionally, surveys must show the location of any historic or cultural resources.	
SECTION 15 – VIOLATIONS & PENALTIES				
15-6	15.3.4 [NEW]	OPEN SPACE VIOLATIONS	The DPO permits a reduction in open space area if active farmland is placed under conservation easement as part of a proposed development. To ensure use of the dedicated	<ul style="list-style-type: none">▫ Include language that disincentivizes the conversion of land set aside as agricultural land or soils within a proposed development from being discontinued in its use.

			land as intended; to provide restitution to the Town for lost revenue; and, to account for the loss of open space, civil penalty language should be developed for farmland or prime soils that received an open space reduction credit but are no longer used or maintained as such.	<ul style="list-style-type: none">▫ Ensure the penalty creates a strong disincentive and, if the use is discontinued, that the Town recoups a financial reimbursement for permanently lost open space.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Failure to comply with this ordinance’s open space requirements will resulting in the following:</p> <p>A. Violations of provisions regarding maintenance of open space will require restorative action to bring the subject area into compliance. Specifically, failure to maintain open space as prescribed by the governing documents/ownership conditions will be subject to a remediation plan determined by the Planning Director. The plan, including all required restorative actions, shall be at the expense of the party responsible for open space management of the subject area.</p> <p>B. Violation of the provisions reducing open space wherein farmland or prime agricultural soils, as defined by this ordinance, are provided as part of development shall require:</p> <ol style="list-style-type: none">1. Payment to the Town of Davidson of 1.5 times the property taxes of the development's original land area. This applies to all years in which property tax revenue was not received because the subject area was protected in a conservation easement.2. Payment to the Town of Davidson’s open space fund the cost per acre for all acres of land not provided as open space that would have been required as open space at the time of plan approval.3. Dedication of all land area as open space in accordance with the ordinance requirements.	
SECTION 16 – DEFINITIONS				
16-11	16.3	DEFINITIONS, F	The DPO currently features only one definition of farmland. In light of RAP Action Item 4.6, which recommends incentives to promote or encourage the retention of agricultural land within proposed developments, it would be helpful to distinguish between farms and bona fide farms as defined by state statute.	Revise the definition of Farm, Bona Fide to include reference to the NC general statute, and utilize the existing definition to create a new entry/definition for Farm.
TEXT CHANGES			Old Text:	

			<p>- Farm, Bona Fide: Any tract of land containing at least 3 acres which is used for dairying or for the raising of agricultural products, forest products, livestock or poultry, and which may include facilities for the sale of such products from the premises where produced. The definition of “farm” and “bona fide farm” shall not include agricultural industries.</p> <p>New Text:</p> <p>- Farm: Any tract of land containing at least 3 acres which is used for dairying or for the raising of agricultural products, forest products, livestock or poultry, and which may include facilities for the sale of such products from the premises where produced. The definition of “farm” and “bona fide farm” shall not include agricultural industries.</p> <p>- Farm, Bona Fide: A tract of land meeting the definition of farm as included in this ordinance and certified under the provision of N.C.G.S. 153A-340.</p>	
16-20	16.3	DEFINITIONS, P	<p>RAP Action Item 4.6: The RAP recommends incentives to promote or encourage the retention of agricultural land within proposed developments. The proposed text changes address this recommendation through retention of farmland and/or prime agricultural soils, which allow cultivation. Currently, the DPO does not define prime agricultural soils.</p>	<p>Include a definition of prime farmland or agricultural soils utilizing language from the National Resources Conservation Service.</p>
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Prime Farmland and Soils: According to the National Resources Conservation Service, land or soils that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.</p>	
16-27	16.3	DEFINITIONS, R	RAP Action Item 4.7:	Include a definition for

			Incorporate identification of historic resources into the site planning process. Therefore, the DPO must define Resources, Historic or Cultural since these are required in the Environmental Inventory.	Resources, Historic or Cultural to clearly identify what should be included as part of the Environmental Inventory.
TEXT CHANGES			<p>Old Text: DNE</p> <p>New Text: Resource, Historic or Cultural: A site, object, or landscape with architectural, engineering, archaeological, or cultural remains present in districts, sites, buildings, or structures that possess integrity of location, design, setting, materials, workmanship, feeling and association. Each resource should be associated with one or more of the following historical or cultural themes:</p> <ul style="list-style-type: none"> - Those that are associated with the events that have made a significant contribution to the broad patterns of history; - Those that are associated with the lives of persons significant in a community's past; - Those that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; - Those that have yielded, or may be likely to yield, information important to prehistory or history. 	
16-27	16.3	DEFINITIONS, V	Because 14.15.B.1 now requires viewshed analysis, the term "viewshed" must be defined.	Define viewshed and describe general analysis parameters.
TEXT CHANGES			<p>Old Text: DNE</p> <p>New Text: Viewshed: The sphere of locations and/or objects visible from one or more specified points or lines. Viewshed analysis involves identification of important landscape and site features, including spaces of cultural or historic value, both within and external to the site. Analysis entails study of specific points within a defined topographical context, and how key features of the existing landscape are impacted by proposed development. It reflects both digital and site-collected data, as available.</p>	
16-28	16.3	DEFINITIONS, W	RAP Action Items 4.1-4.3 call for increased emphasis on open space preservation, including habitat needs. The current DPO references wildlife habitat but does not define it (7.5.1).	Modify the DPO to include a definition for wildlife habitat.
TEXT CHANGES			<p>Old Text: N/A [DNE]</p> <p>New Text: Wildlife Habitat areas are where animals live</p>	

	and where ecologically supportive environments provide animals the necessities of life, food, water, cover and places to raise young.
--	---

Adopted on the 28th of March 2017.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk

RURAL AREA PLAN IMPLEMENTATION



College Town. Lake Town. *Your Town.*

Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

RAP AMENDMENTS SUMMARY – OVERVIEW

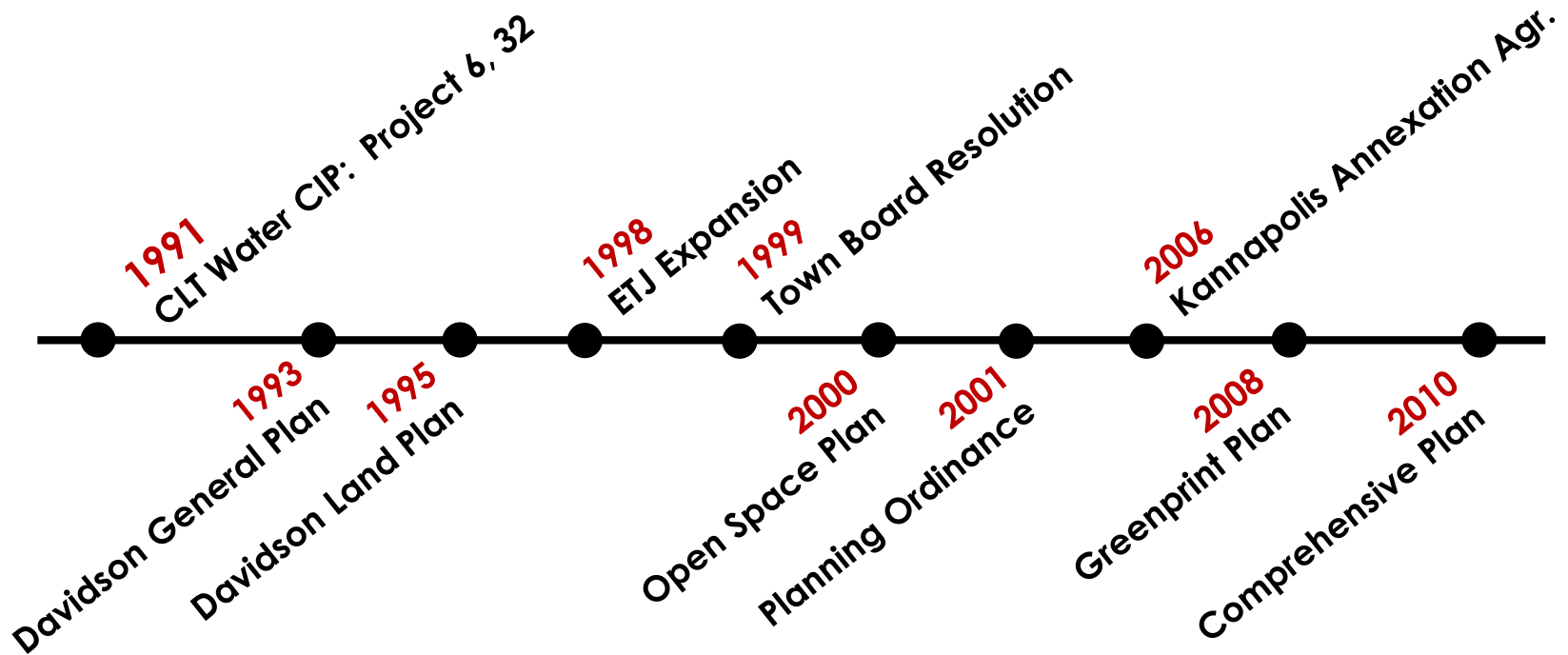
TOPICS COVERED

1. **How We Got Here/Why This Is Important**
2. **RAP Process Overview**
3. **Implementation Schedule Review**
4. **RAP Highlights**
5. **Amendment Summary:**
 - *Planning Areas Overview*
 - *Rural Reserve*
 - *Rural Planning Area*
 - *Neighborhood Services*
 - *Neighborhood General*
 - *Neighborhood Edge*
 - *Scenic Byway Overlay District*
 - *Neighborhood Services Overlay District*
7. **DPO Text and Map Modifications**
8. **Planning Board Recommendation**
9. **Staff Recommendation**



RURAL PLANNING HISTORY

EVENTS



PLANS



WHY THIS IS IMPORTANT

CONSERVATION

CONNECTIVITY

CONSISTENCY

RURAL AREA PLAN – PROCESS OVERVIEW

2015 Preparation/Design

- Oct. 5-29: Pre-Charrette Prep.
- Nov. 4-5: Stakeholder Interviews
- Nov. 16-19: Design Charrette
- Dec. 9: Charrette Closing Pres.

2016 Review/Refinement

- Jan.-April: Report Editing & Review
- May: Complete Draft/PB Pres.
- May-June: Public Comment Period
- June 6: BOC Work Session
- July 8, 29: Public Comment Reports
- Aug. 22: Final Draft
- Aug. 29: PB Recommendation
- Sept. 13: BOC Decision
- Oct. 25, Nov. 8, Dec. 13: Review Recommendations

2017 Implementation

- Jan. 10: Text Amendments Public Hearing
- Jan. 30: Planning Board Recommendation [Approved]
- January - February: Additional BOC Work Sessions
- March 28: Potential BOC Decision



RAP IMPLEMENTATION – UPDATED SCHEDULE

EVENTS

- **Public Hearing 1/10** [Citizen Feedback]
- **Individual Citizen Meetings**
- **Coffee Chat 1/23** [Citizen Q&A]
- **BOC Work Session 1/24** [FAQ Update]
- **Three FAQ videos 1/25** [Vimeo]
- **Planning Board Review 1/30** [Recommendation]
- **Public Open House, Hopewell Baptist Church 2/4** [Citizen Q&A]
- **BOC Work Session 2/27 @ 6:00 pm** [Implementation Update]

**List of events provided in the Timeline section on RAP website:*

www.townofdavidson.org/ruralareaplan



RURAL AREA PLAN – TAKEAWAYS

HIGHLIGHTS

- **Development Has Come/Will Be Coming**
- **Open Space Goal: 50%. Remaining 50%?**
- **Precedents/Models: Few or None**
 - » *Using Development to Preserve Open Space*
- **Priorities:**
 1. Preserve Open Space
 2. Provide Connectivity
 3. Modify Standards/Planning Ordinance
 4. Permit Development/Growth in a Deliberative Manner



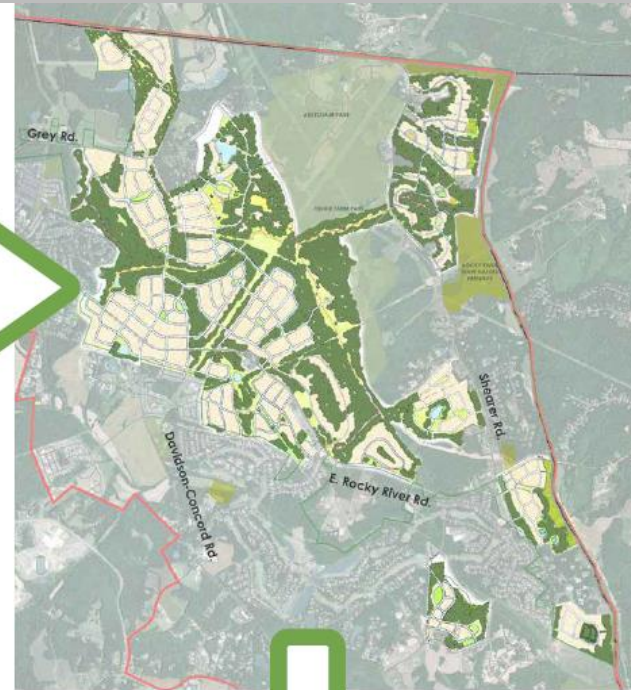
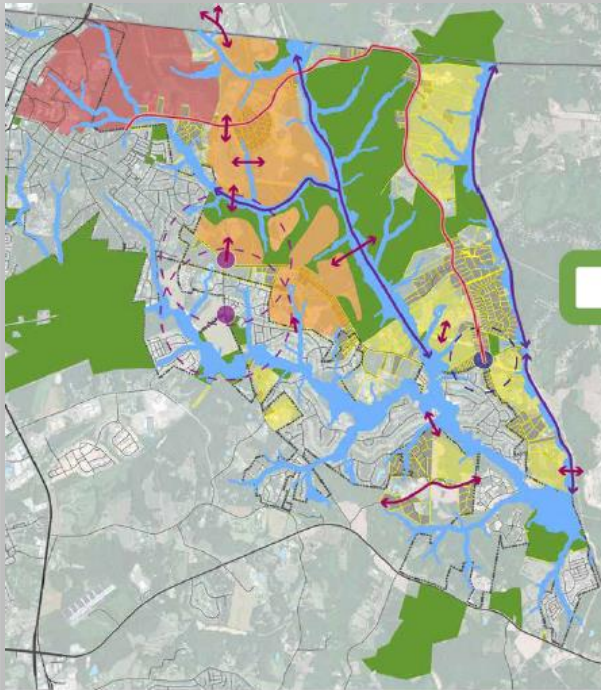
RURAL AREA PLAN: TEXT AMENDMENTS

HIGHLIGHTS – CONSERVATION PRACTICES

- **OPEN SPACE: ENSURE CONNECTIONS, ACCESS**
 - Emphasize Off-Site Contiguity
 - Broaden Considerations, Benchmark Standards (Land Trust Alliance)
- **ENVIRONMENTAL INVENTORY: EXPAND CONSIDERATIONS**
 - Buffers: NC WRC Best Practice
 - Habitat Diversity: Upland Areas
 - Historic + Cultural Resources, Viewsheds
- **AGRICULTURAL LAND: INCENTIVIZE PRESERVATION/ADAPTATION**
 - Preserves Existing/Foster Future Ag. Land or Prime Soil Retention
 - Conservation Easement Required, Min. 10-year Requirement
 - 25% Max. OS Reduction Permitted, Violation Penalty



RAP CONCEPTUAL MASTER PLAN







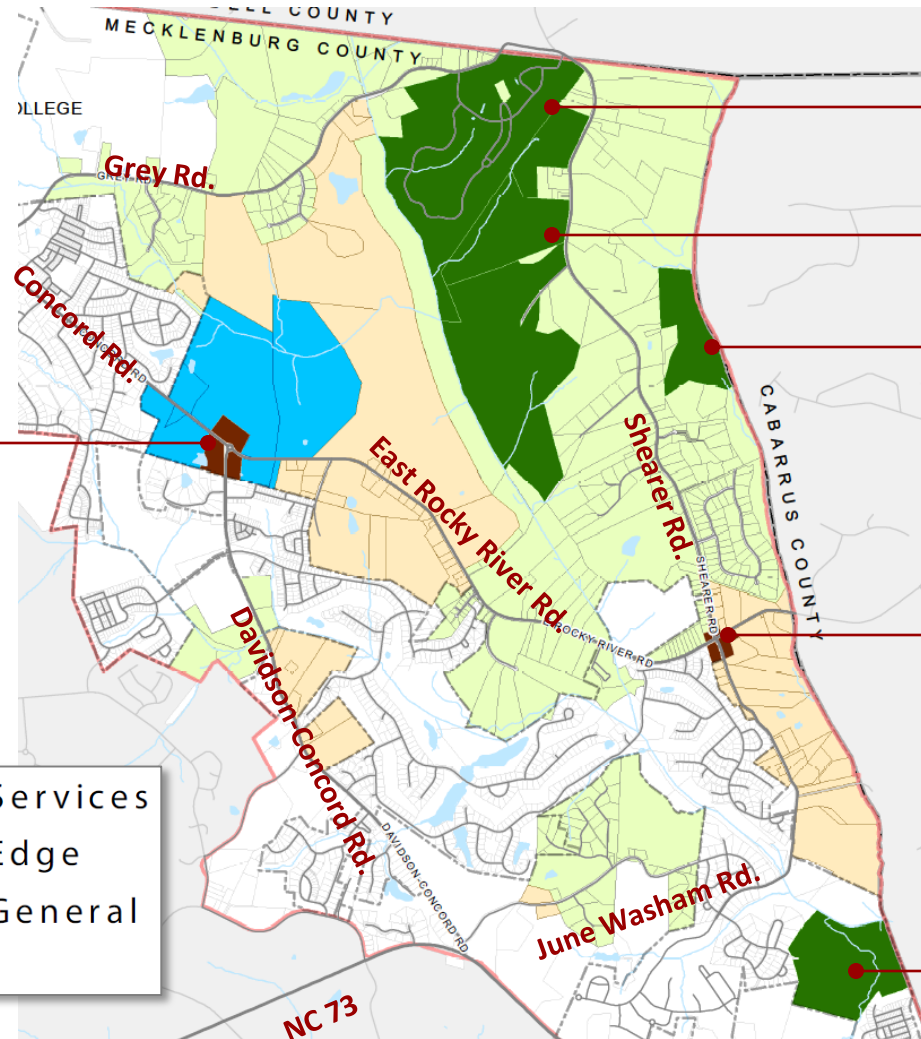
RAP AMENDMENTS: OVERVIEW

HIGHLIGHTS

- 30+ Year Vision
- Context-Based
- Consistent
- 1,898 ac. (1,212 ac. – Once Parks Removed)

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

	Neighborhood Services
	Neighborhood Edge
	Neighborhood General
	Rural Reserve



Allison Farm

Fisher Farm

Rocky River Bluff
NP

Intersection:
E. Rocky River Rd.
Shearer Rd.

West Branch NP



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

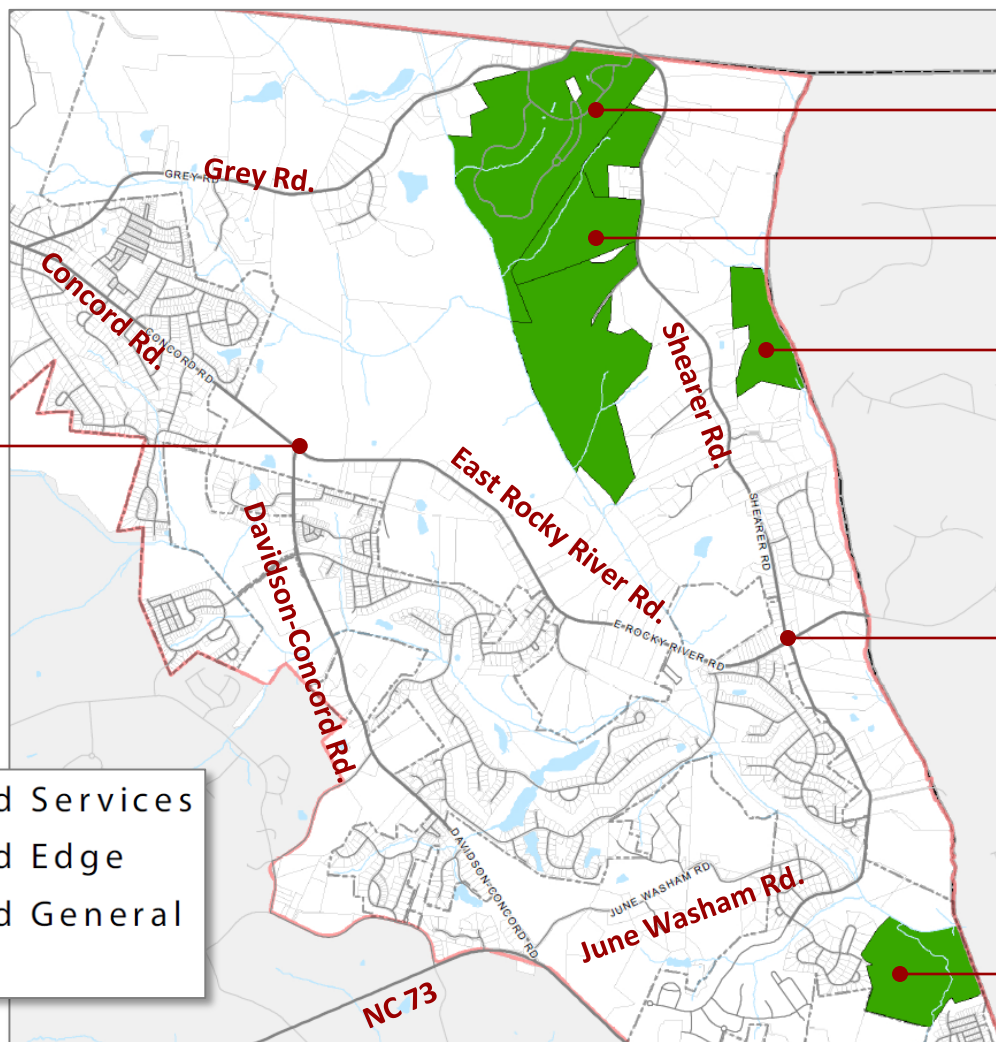
RAP AMENDMENTS: RURAL RESERVE

HIGHLIGHTS

- Land Not Developed
- Parks/Conservation
- 686 ac.

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

	Neighborhood Services
	Neighborhood Edge
	Neighborhood General
	Rural Reserve



Allison Farm

Fisher Farm

Rocky River Bluff
NP

Intersection:
E. Rocky River Rd.
Shearer Rd.

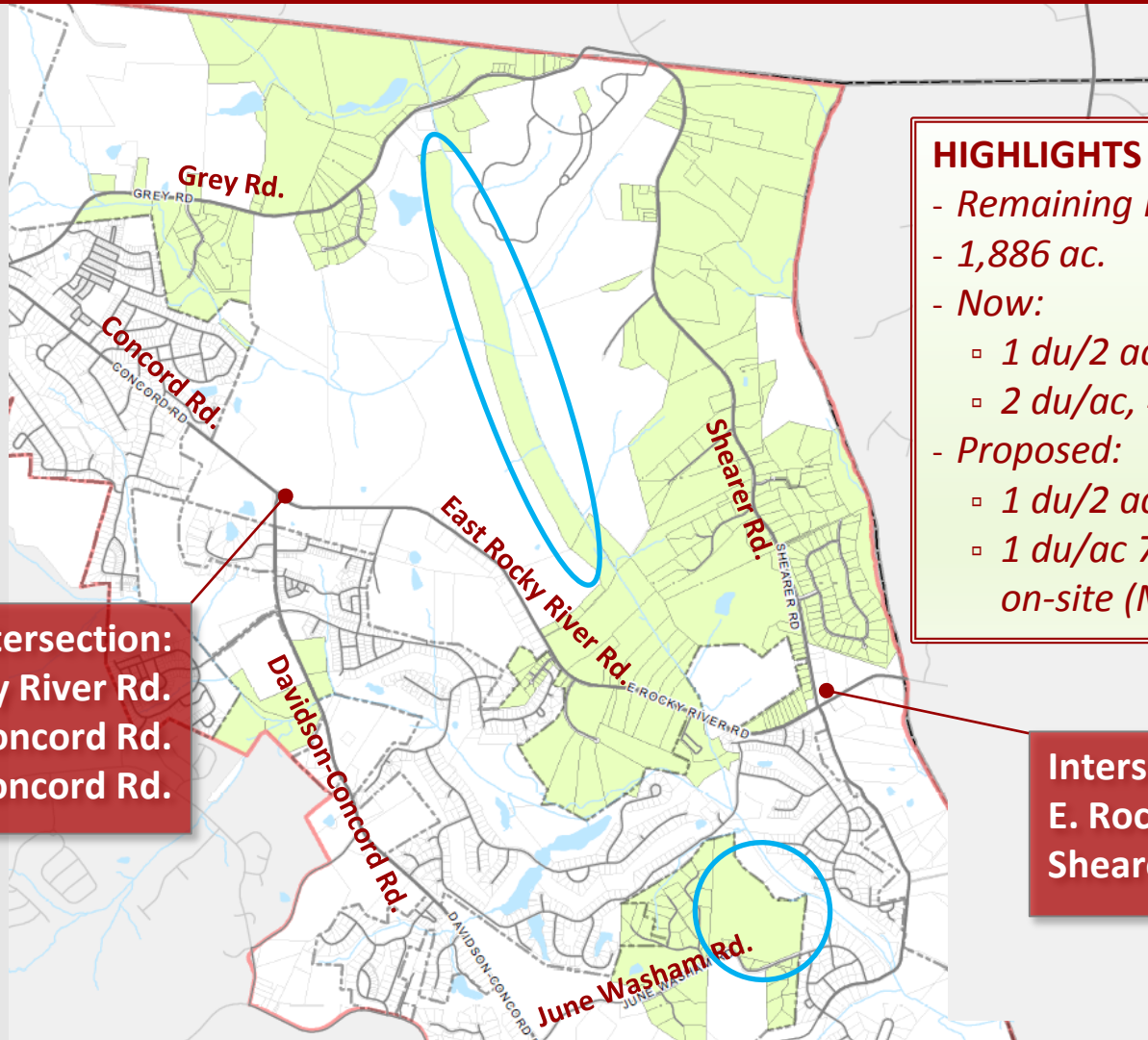
West Branch NP



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

RAP AMENDMENTS: FUTURE RURAL PLANNING AREA



HIGHLIGHTS

- Remaining Rural Planning Area
- 1,886 ac.
- Now:
 - 1 du/2 ac (6 max.) 40% OS, or
 - 2 du/ac, 40% OS
- Proposed:
 - 1 du/2 ac (16 max.) 50% OS, or
 - 1 du/ac 70% OS, with 50% OS on-site (Max. 20% off-site)

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

Intersection:
E. Rocky River Rd.
Shearer Rd.



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

RAP AMENDMENTS: NEIGHBORHOOD SERVICES

HIGHLIGHTS

- Mixed-Use
- Small-Scale
- Placemaking
- 24 ac.
 - Barger: 18 ac.
(reduced by 5 ac.)
 - ERR/Shearer: 6 ac.

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

	Neighborhood Services
	Neighborhood Edge
	Neighborhood General
	Rural Reserve



Cheshire, Black Mountain, NC

Intersection:
E. Rocky River Rd.
Shearer Rd.



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

RAP AMENDMENTS: NEIGHBORHOOD GENERAL



Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.



St. Alban's

HIGHLIGHTS

- Residential Variety
- Cohesive, Walkable
- Public Spaces
- 20% Open Space
- 258 ac.



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

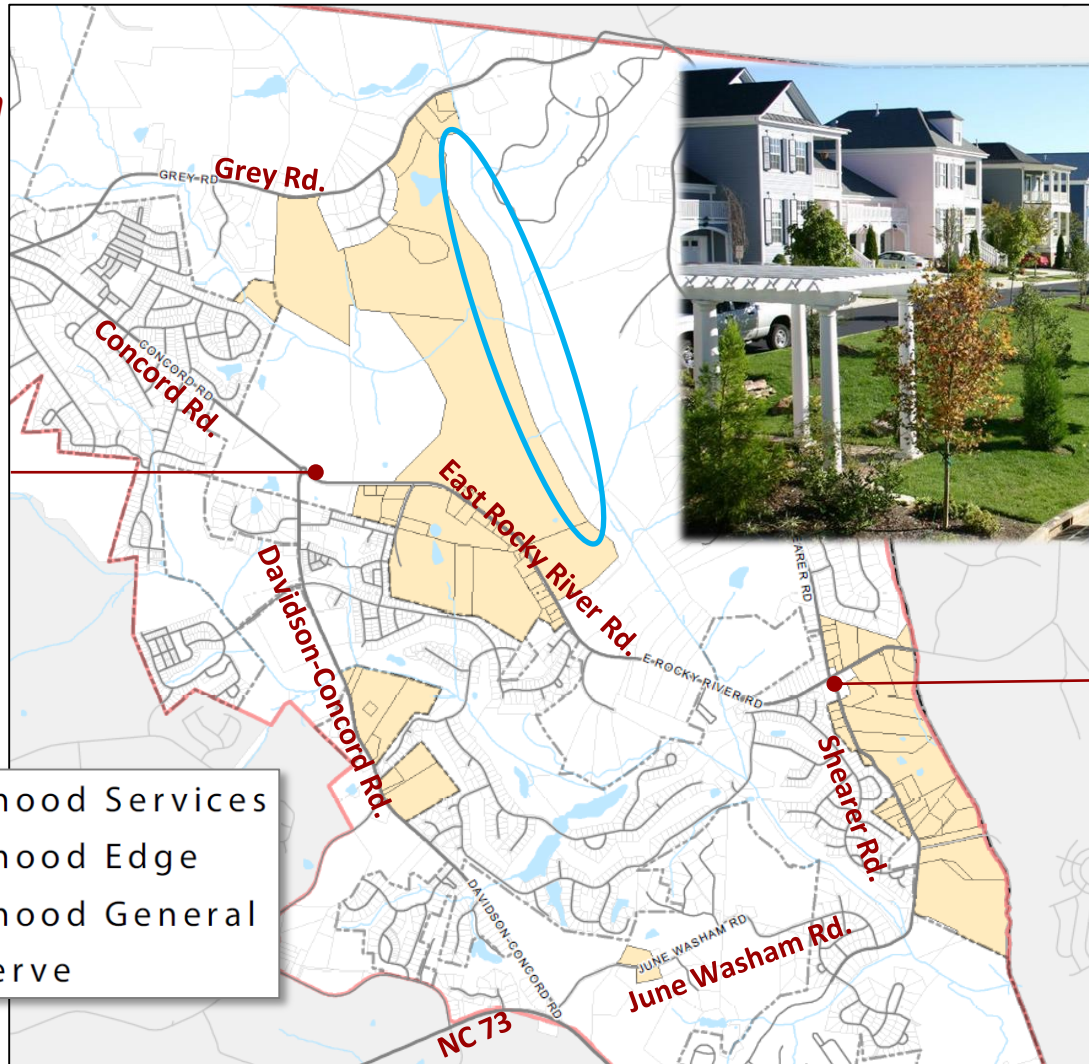
RAP AMENDMENTS: NEIGHBORHOOD EDGE

HIGHLIGHTS

- Consistent, Transition
- 90% Single-Family
- 10% 2-4 Unit (DRB)
- Lot Size Variety
- 45% Open Space
- 927 ac.

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

	Neighborhood Services
	Neighborhood Edge
	Neighborhood General
	Rural Reserve



St. Alban's, The Woodlands,
& Park Place

Intersection:
E. Rocky River Rd.
Shearer Rd.



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

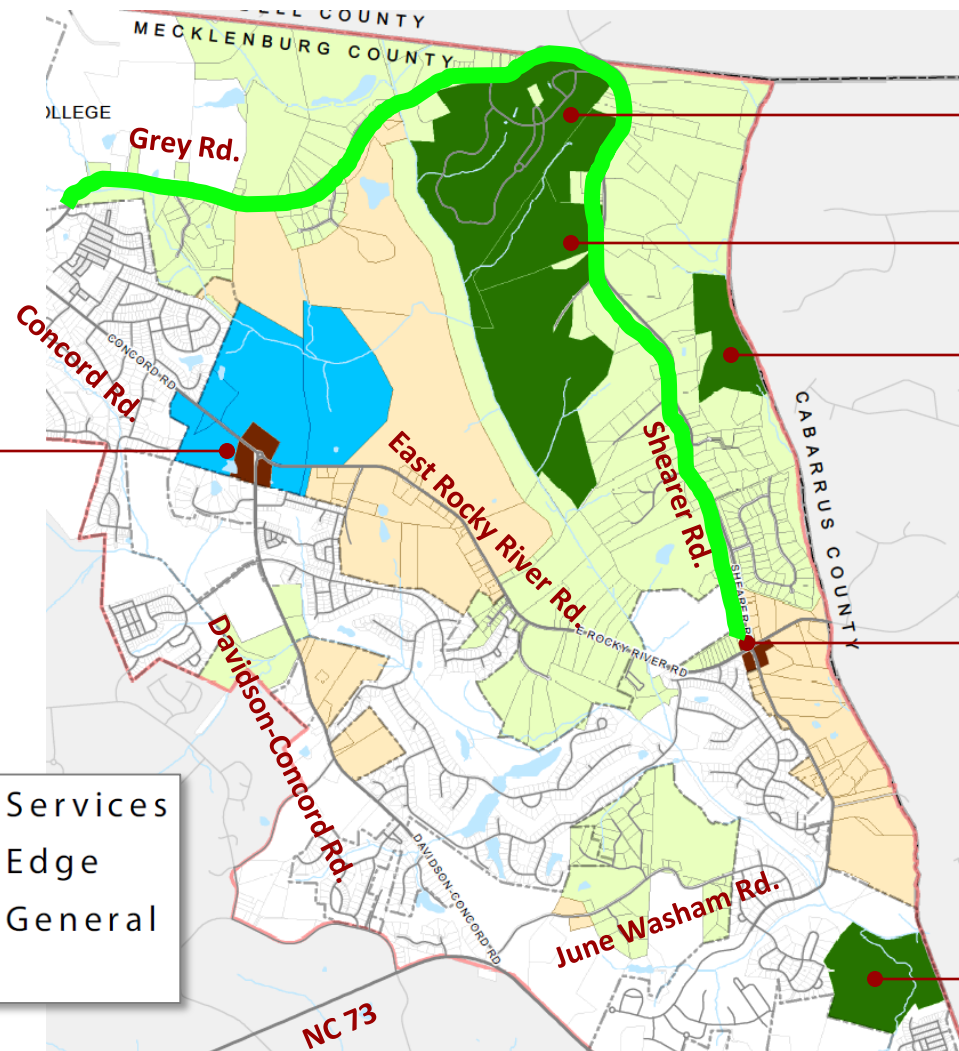
RAP AMENDMENTS: SCENIC BYWAY OVERLAY

HIGHLIGHTS

- *Preserve Rural Features*
- *Development Setbacks*
- *Fencing Standards*
- *Greenway Construc./ Contribution*

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

	Neighborhood Services
	Neighborhood Edge
	Neighborhood General
	Rural Reserve



Allison Farm

Fisher Farm

Rocky River Bluff
NP

Intersection:
E. Rocky River Rd.
Shearer Rd.

West Branch NP



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

RAP: NEIGHBORHOOD SERVICES OVERLAY

HIGHLIGHTS

- Pitched Roofs
- Height Max. 37'
- Ground Floor Retail w/in 100' Intersection
- DRB Review Required
- Precedents RAP Pg. 91

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.



Village-Scaled, Mixed-Use

Intersection:
E. Rocky River Rd.
Shearer Rd.



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017

DPO TEXT MODIFICATIONS

HIGHLIGHTS

- **Modify open space requirements in Neighborhood Edge & RPA**

RAP STUDY AREA – PLANNING AREAS					
CURRENT/EXISTING			FUTURE/RAP IMPLEMENTED		
PLAN AREA	LAND AREA	Open Space	PLAN AREA	LAND AREA	Open Space
Rural	~ 3,781 ac.	40%	Rural	1,886 ac.	50-70%
Reserve	-	-	Reserve	686 ac.	100%
N. Edge	-	-	N. Edge	927 ac.	45%
N. Gen.	-	-	N. Gen.	258 ac.	20%
N. Serv.	-	-	N. Serv.	24 ac.	0%

- *This more accurately reflects the transect-based feathering from village center to rural.*
- *Increases collective targeted open space from 57% to 63%.*



DPO TEXT MODIFICATIONS

HIGHLIGHTS

- **Modify farm credit for open space requirement**
 - *Add 75% prime soils option*
 - *Add 10-year minimum requirement*
 - *Decrease maximum open space reduction from 50% to 25%*
- **Clarify open space provisions**
 - *Open space management plan consistent with LTA best practices*
 - *Conservation easements consistent with LTA best practices*
 - *Add definitions for prime farmland/soils & wildlife habitat*
- **Buffer/screening in transition areas**
 - *Discretionary screening based upon context*



DPO TEXT & MAP MODIFICATIONS

HIGHLIGHTS

- **Neighborhood Services at Barger reduced by 5 acres**
- **Ballard parcel to remain RPA**
- **Addition of 500' RPA transitional buffer adjacent to Abersham/Fisher Farm**
- **Delay taking effect until July 12**
 - *Address concerns about Transportation Impact Analysis update*
 - *Staff working to update TIA standards by July*



RURAL AREA PLAN: PLANNING BOARD RECOMMENDATION

APPROVAL RECOMMENDED

- **DISCUSSION ITEMS**

- Integrated Housing Options/Fulfilling PB's 08/2016 Recommendation
- Connectivity Requirements
- Enforcement of 600' Upland Habitat Buffers: Best Practice/Convo. Driver

- **RECOMMENDED:**

- Exploration of Scenic Overlay Expansion [CRTPO CTP Citation]
- Transportation Impact Analysis Review [Underway]



RURAL AREA PLAN: TEXT & MAP AMENDMENTS

SUMMARY

- **Achieve RAP Vision**
- **Promote Davidson's Principles**
- **Increase Predictability, Afford Flexibility**
- **Expand Conservation Parameters**



APPROVAL RECOMMENDED



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Rural Area Plan – Implementation Summary
Board of Commissioners Meeting
Jason Burdette, Planning Director
March 28, 2017



Agenda Title: Consider Approval of the Consistency Statement for the Rural Area Plan Text Amendments

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

ATTACHMENTS:

	Description	Upload Date	Type
□	Draft Consistency Statement - RAP Text Amendments	3/22/2017	Cover Memo

TOWN OF DAVIDSON CONSISTENCY STATEMENT

SUMMARY OF PETITION

These text amendments propose to implement the recommendations of the Rural Area Plan, adopted by the Board of Commissioners in September 2016. The amendments feature a range of measures intended to promote the town's interrelated values of open space preservation, connectivity, and walkable neighborhoods through a conservation-based development framework.

CONSISTENCY STATEMENT

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

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

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

1. The proposed changes are consistent by providing decision makers with an accurate understanding of the plan's text components, thereby enabling sound decision-making concerning land use and all plan elements.
 - *The purpose of a comprehensive plan is to guide decision-makers on a wide range of issues, in particular for land use policy, conditional development review, long-term planning initiatives, and capital investment decisions (9).*
2. The proposed changes are consistent by working to protect and create meaningful open space.
 - *Livability Theme, Enable Faithful Stewardship of Natural & Historic Assets: The town has a strong reputation for open space preservation as part of the development process. Goal 1, Protect and Create Meaningful Open Space: Redefine open space requirements to prioritize preservation of sensitive habitats in development (59).*

Adopted this 28th day of March, 2017.

Signature/Date
John M. Woods
Town of Davidson, Mayor

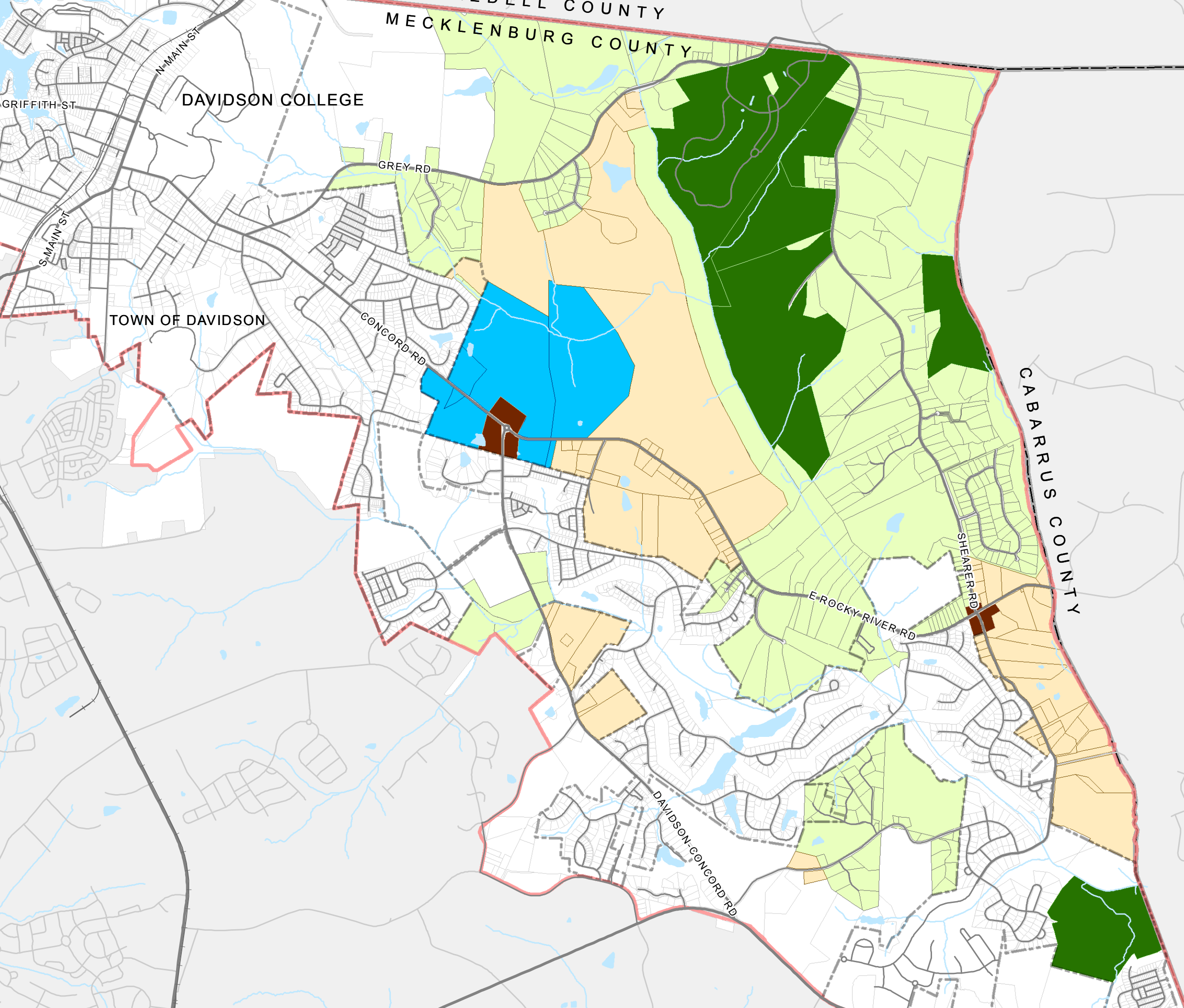


Agenda Title: Consider Approval of Ordinance 2017-05: Rural Area Plan Map Amendments

Summary: These map amendments propose to implement the recommendations of the Rural Area Plan, adopted by the Board of Commissioners in September 2016. The amendments propose the re-designation of properties to promote the town's interrelated values of open space preservation, connectivity, and walkable neighborhoods through a conservation-based development framework.

ATTACHMENTS:

Description	Upload Date	Type
❑ Map Amendments Overview	3/22/2017	Exhibit
❑ RAP Exhibit 1 - Rural Reserve	3/22/2017	Exhibit
❑ RAP Exhibit 2 - Neighborhood Services Planning Area	3/22/2017	Exhibit
❑ RAP Exhibit 3 - Neighborhood General Planning Area	3/22/2017	Exhibit
❑ RAP Exhibit 4 - Neighborhood Edge Planning Area	3/22/2017	Exhibit
❑ RAP Exhibit 5 - Future Rural Planning Area	3/22/2017	Exhibit
❑ Staff Analysis - RAP Map Amendments	3/22/2017	Cover Memo
❑ O2017-05 Rural Area Plan Map Amendments	3/22/2017	Ordinance



RURAL AREA PLAN MAP AMENDMENTS

A map of proposed changes to Planning Areas recommended by the Rural Area Plan.

STREETS / RAIL

- Rail
- Interstates
- Streets

WATER FEATURES

- Creeks and Streams
- Lakes and Ponds

LAND USE

- Parcels

BOUNDARIES

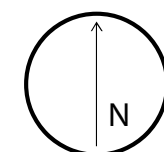
- Town of Davidson
- Sphere of Influence / ETJ
- County Boundary

PLANNING AREAS

- Neighborhood Services
- Neighborhood Edge
- Neighborhood General
- Rural Reserve
- Rural

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



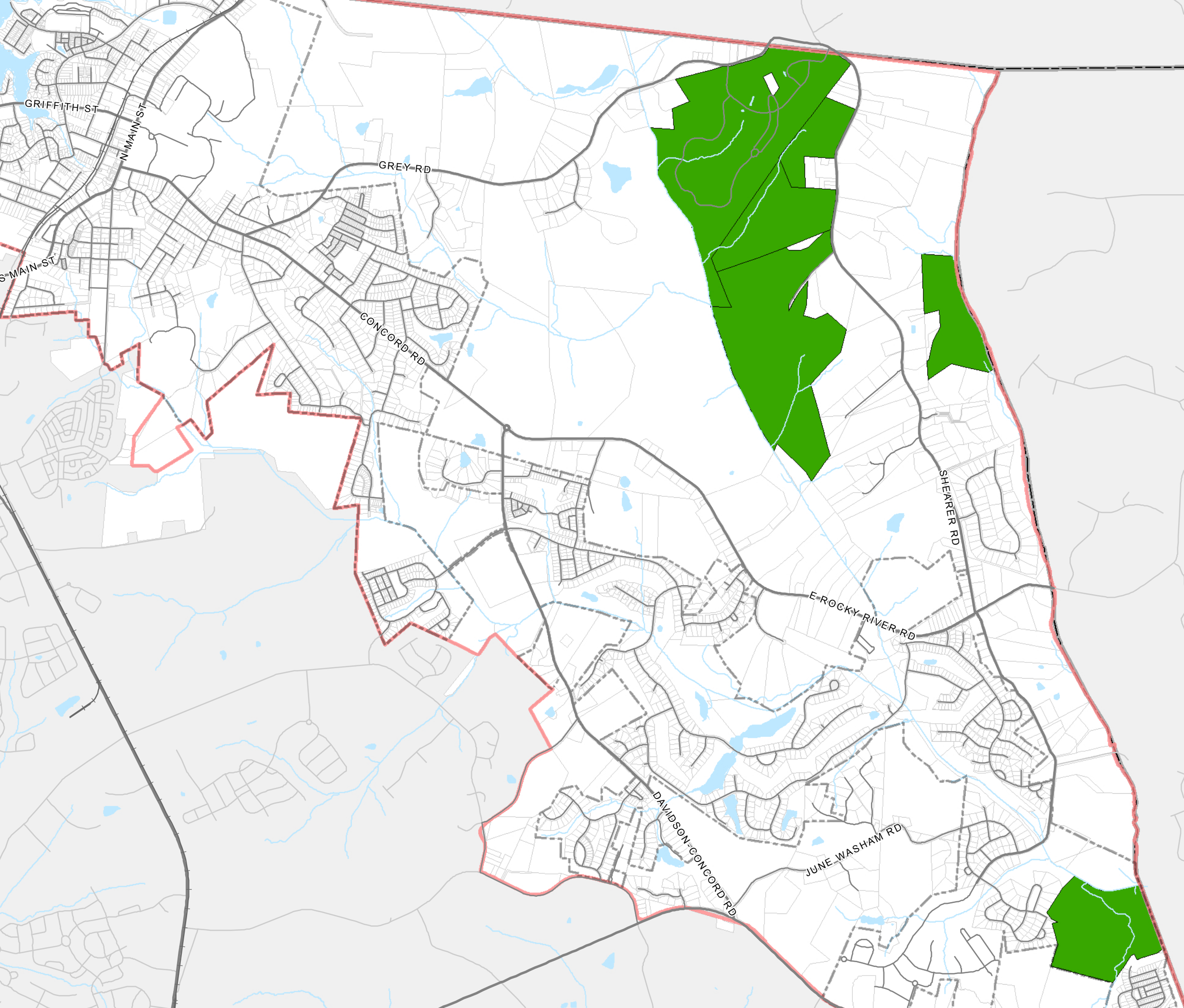
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Feet

1 inch = 2,000 Feet

Date: 2/23/2017

DATA SOURCES:
Mecklenburg County
Town of Davidson

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RURAL AREA PLAN

RURAL RESERVE

EXHIBIT 1

A map of proposed Planning Area changes from Rural to Rural Reserve as recommended by the Rural Area Plan.

PLANNING AREAS



Rural Reserve

STREETS / RAIL



Rail

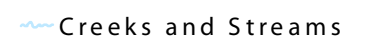


Interstates

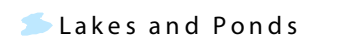


Streets

WATER FEATURES



Creeks and Streams



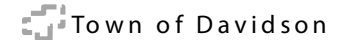
Lakes and Ponds

LAND USE

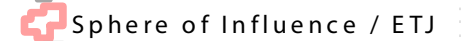


Parcels

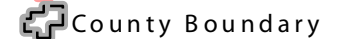
BOUNDARIES



Town of Davidson



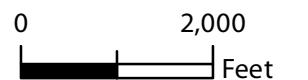
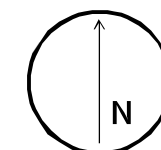
Sphere of Influence / ETJ



County Boundary

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA

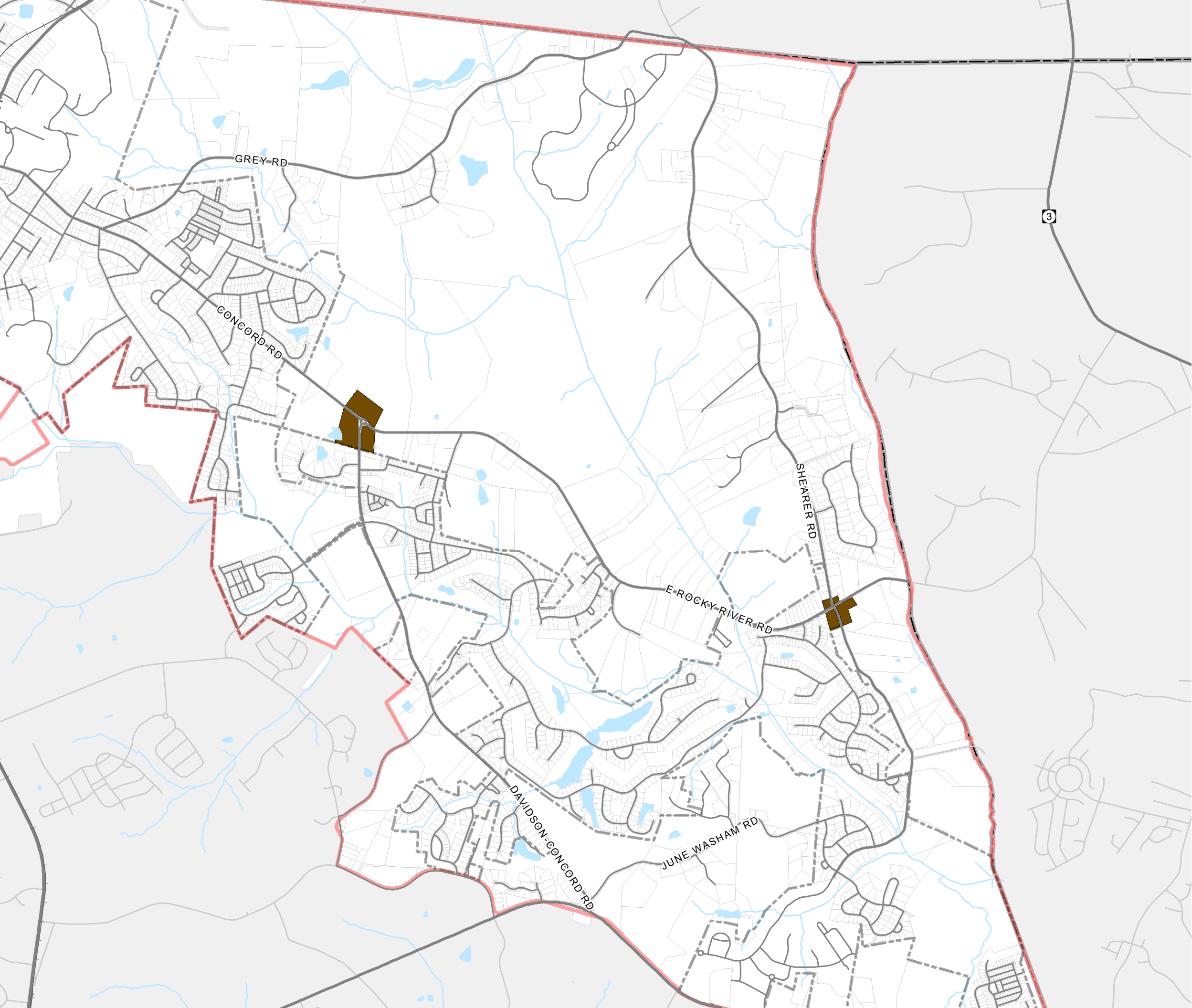


1 inch = 2,000 Feet

Date: 12/29/2016

DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson


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RURAL AREA PLAN
NEIGHBORHOOD SERVICES
EXHIBIT 2

A map of proposed Planning Area changes from Rural to Neighborhood Services as recommended by the Rural Area Plan.



PLANNING AREAS

 Neighborhood Services


STREETS / RAIL

 Rail
 Interstates
 Streets




WATER FEATURES

 Creeks and Streams
 Lakes and Ponds

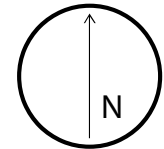
LAND USE

 Parcels

BOUNDARIES

 Town of Davidson
 Sphere of Influence / ETJ
 County Boundary

TOWN OF DAVIDSON
MECKLENBURG COUNTY, NORTH CAROLINA



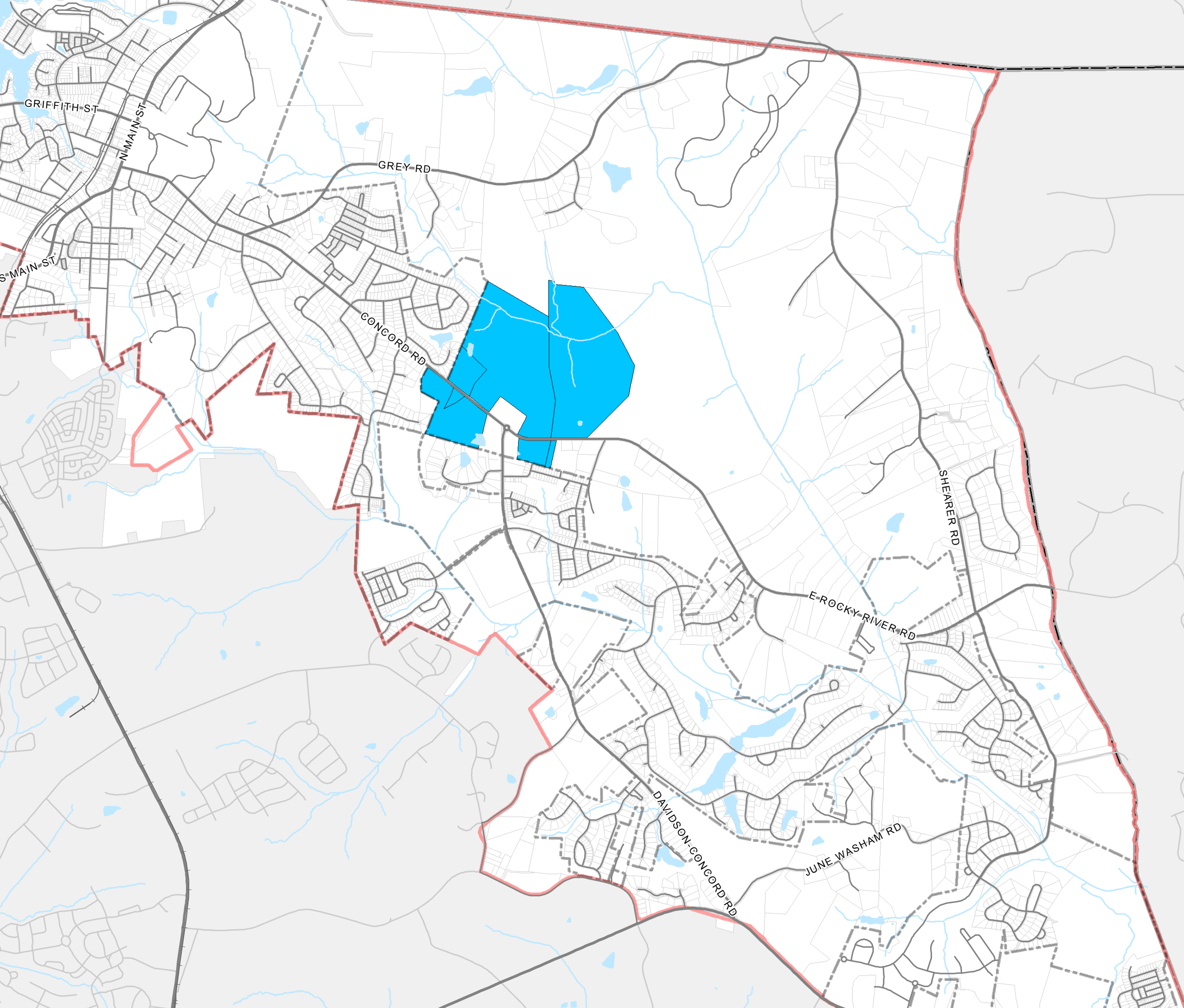
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Feet

1 inch = 2,000 Feet

Date: 2/23/2017

DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson

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RURAL AREA PLAN
NEIGHBORHOOD GENERAL
EXHIBIT 3

A map of proposed Planning Area changes from Rural to Neighborhood General as recommended by the Rural Area Plan.



PLANNING AREAS

 Neighborhood General

STREETS / RAIL

 Rail
 Interstates
 Streets




WATER FEATURES

 Creeks and Streams
 Lakes and Ponds

LAND USE

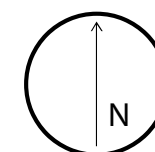
 Parcels

BOUNDARIES

 Town of Davidson
 Sphere of Influence / ETJ
 County Boundary

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



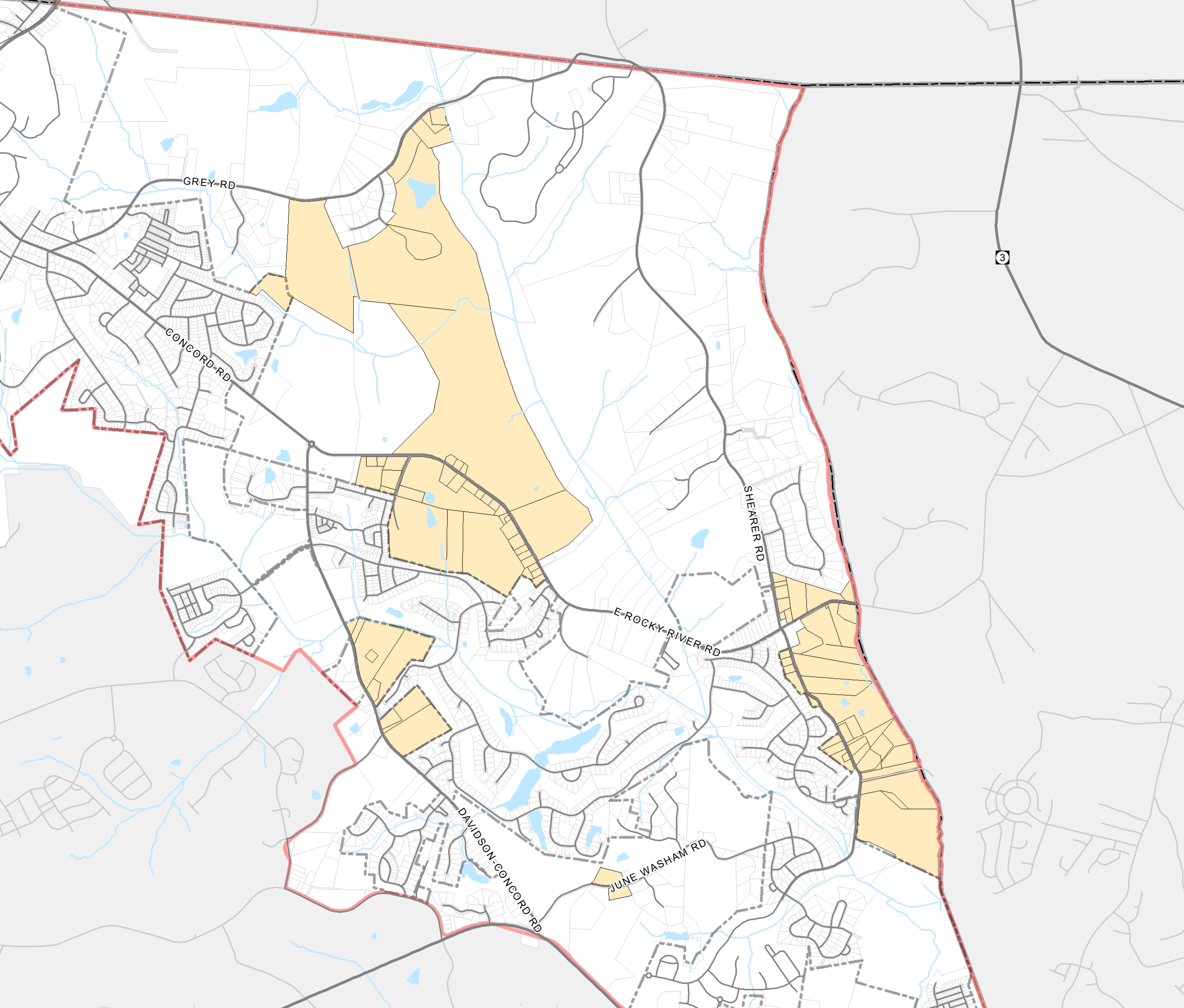
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1 inch = 2,000 Feet

Date: 2/20/2017

DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson


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RURAL AREA PLAN
NEIGHBORHOOD EDGE
EXHIBIT 4

A map of proposed Planning Area changes from Rural to Neighborhood Edge as recommended by the Rural Area Plan.



PLANNING AREAS

 Neighborhood Edge


STREETS / RAIL

 Rail
 Interstates
 Streets




WATER FEATURES

 Creeks and Streams
 Lakes and Ponds

LAND USE

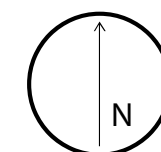
 Parcels

BOUNDARIES

 Town of Davidson
 Sphere of Influence / ETJ
 County Boundary

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



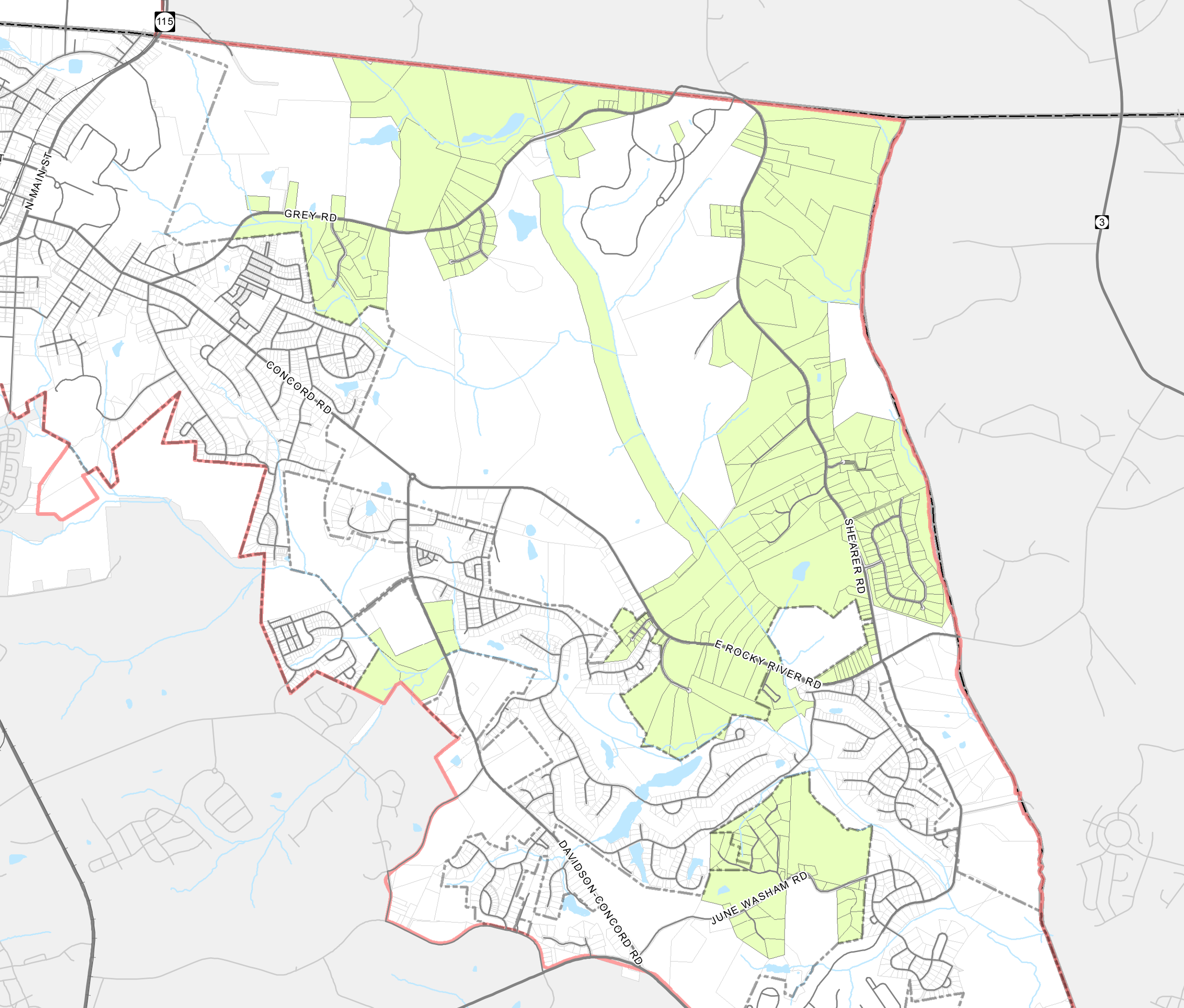
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Feet

1 inch = 2,000 Feet

Date: 2/20/2017

DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson

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RURAL AREA PLAN
RURAL PLANNING AREA
EXHIBIT 5

A map of proposed Planning Area to remain as Rural as recommended by the Rural Area Plan.



PLANNING AREAS

 Rural

STREETS / RAIL

 Rail
 Interstates
 Streets




WATER FEATURES

 Creeks and Streams
 Lakes and Ponds

LAND USE

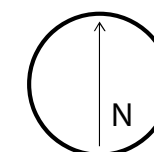
 Parcels


BOUNDARIES

 Town of Davidson
 Sphere of Influence / ETJ
 County Boundary

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



0 1,000
 Feet

1 inch = 2,000 Feet

Date: 2/20/2017

DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



MEMO

Date: March 28, 2017
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Davidson Planning Ordinance Proposed Text & Map Amendments, Staff Analysis

1. MAP AMENDMENTS

MAP CHANGES – PLANNING AREAS

The following is a list of proposed changes to the Town of Davidson Planning Areas map, located on the Davidson Planning Ordinance's second page (before the Table of Contents). The proposed changes are being undertaken based on the recommendations included in the Rural Area Plan, which was approved by the Board of Commissioners on September 13, 2016. Note: Properties for which a street name exists but not a street number are understood to be non-addressed properties.

1. **RURAL RESERVE:** *These parcels comprise Fisher Farm Park, Allison Farm Regional Park, Rocky River Bluff Nature Preserve, and West Branch Nature Preserve.*

Parcel ID	Street Number	Street Name	Exhibit Number	Current Planning Area	New Planning Area
00307115	20532	SHEARER RD	Exhibit 1	Rural	Rural Reserve
00304103		GREY RD	Exhibit 1	Rural	Rural Reserve
00305106	21705	SHEARER RD	Exhibit 1	Rural	Rural Reserve
00311104	21215	SHEARER RD	Exhibit 1	Rural	Rural Reserve
00333102	21401	SHEARER RD	Exhibit 1	Rural	Rural Reserve

00747198		DAVIDSON-CONCORD RD	Exhibit 1	Rural	Rural Reserve
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2. NEIGHBORHOOD SERVICES: *These parcels are located at two intersections: 1. Concord Rd., Davidson-Concord Rd., and East Rocky River Rd., and 2. Shearer Rd. and East Rocky River Rd.*

Parcel ID	Street Number	Street Name	Exhibit Number	Current Planning Area	New Planning Area
00742119		CONCORD RD	Exhibit 2	Rural	Neighborhood General/Neighborhood Services
00727203		DAVIDSON-CONCORD RD	Exhibit 2	Rural	Neighborhood General/Neighborhood Services
00312101	1335	CONCORD RD	Exhibit 2	Rural	Neighborhood General/Neighborhood Services
00724102	19301	SHEARER RD	Exhibit 2	Rural	Neighborhood Services
00723102	15632	E ROCKY RIVER RD	Exhibit 2	Rural	Neighborhood Services
00309209	19409	SHEARER RD	Exhibit 2	Rural	Neighborhood Services
00308166		E ROCKY RIVER RD	Exhibit 2	Rural	Neighborhood Edge/Neighborhood Services
00723103	19300	SHEARER RD	Exhibit 2	Rural	Neighborhood Edge/Neighborhood Services

3. NEIGHBORHOOD GENERAL: *These parcels are located in the vicinity of the traffic circle at Concord Rd., Davidson-Concord Rd., and East Rocky River Rd. They surround the Neighborhood Services Planning Area, a mixed-use village center envisioned by the RAP at this junction.*

Parcel ID	Street Number	Street Name	Exhibit Number	Current Planning Area	New Planning Area
00742120	1228	CONCORD RD	Exhibit 3	Rural	Neighborhood General
00312105	13409	E ROCKY RIVER RD	Exhibit 3	Rural	Neighborhood General
00727207	13316	E ROCKY RIVER RD	Exhibit 3	Rural	Neighborhood General
00312106	1305	CONCORD RD	Exhibit 3	Rural	Neighborhood General
00742119		CONCORD RD	Exhibit 3	Rural	Neighborhood General/Neighborhood Services

00727203		DAVIDSON-CONCORD RD	Exhibit 3	Rural	Neighborhood General/Neighborhood Services
00312101	1335	CONCORD RD	Exhibit 3	Rural	Neighborhood General/Neighborhood Services

4. NEIGHBORHOOD EDGE: *These parcels are located throughout the Town's rural area. They can be grouped into four general categories based on geography:*

- a. East Rocky River Rd. to Grey Road:** *The proposed planning area begins with parcels located north of the River Run and Bradford developments, but south of East Rocky River Road; and, extends north across East Rocky River Rd., west of the West Branch of the Rocky River, ending at Grey Rd.*
- b. Shearer Rd. South of East Rocky River Road:** *The proposed planning area begins with parcels just north of the Shearer Rd./East Rocky River Rd. intersection; extends south across East Rocky River Rd. and ends about 800' below the intersection with Dembridge Dr. on Shearer Road; and, runs east to the Cabarrus County line. Most parcels are located east of Shearer Rd., with about ten parcels lying west of Shearer Rd. and abutting the River Run development.*
- c. June Washam Road:** *Five parcels along June Washam Rd. are proposed for designation as Neighborhood Edge Planning Area. Three are clustered on the north side of the road's bend, and two are located on either side of the road just west of the Davidson Equestrian Center.*
- d. Davidson-Concord Road:** *These parcels are located in two sets and lie east of Davidson-Concord Rd., abutting the west side of the River Run development on the north and south sides of River Crossing Boulevard.*

Parcel ID	Street Number	Street Name	Exhibit Number	Current Planning Area	New Planning Area
East Rocky River Rd. to Grey Rd.					
00312108	13815	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00313198	2045	CHARDEN RD	Exhibit 4	Rural	Neighborhood Edge
00313199	2040	CHARDEN RD	Exhibit 4	Rural	Neighborhood Edge/Rural**
00336101	14109	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00725103	14412	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00725106	14408	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00725131		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727101	14240	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727102	14126	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge

00727105	14016	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727108	13820	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727110	13626	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727111		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727112	14216	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727114	13900	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727120		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00312102	13725	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00312103	13601	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge/Rural**
00312107	13801	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00313101		GREY RD	Exhibit 4	Rural	Neighborhood Edge
00313102	2800	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00313103	2712	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00313104	2808	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00314101	2032	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00725128	14432	ROCK GARDEN DR	Exhibit 4	Rural	Neighborhood Edge
00727103	14106	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727104	14030	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727106	14000	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727107	13916	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727109	13800	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727113	14256	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727115	20050	RALPH KNOX RD	Exhibit 4	Rural	Neighborhood Edge
00727117		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727118	20008	RALPH KNOX RD	Exhibit 4	Rural	Neighborhood Edge
00727119	14242	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727201	13520	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge

00727202	13324	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727210	13430	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727211	20007	RALPH KNOX RD	Exhibit 4	Rural	Neighborhood Edge
00727269	13324	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727270	13400	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
<i>Shearer Rd. South of East Rocky River Rd.</i>					
00749104	18400	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308103	15715	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00308104	15901	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00308167		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308170	15701	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00723101	15708	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00723103	19300	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge/Neighborhood Services
00723117	15826	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00741507	18809	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741510	19011	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749101	18642	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749102		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749103	18600	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749108		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750101	19000	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750106	18750	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750107	18650	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750108	18808	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750109	18800	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750110	18760	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750111		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge

00308105	19700	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308109	15615	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00308166		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge/Neighborhood Services
00308168	19610	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308169		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723109	15818	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00723115		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723116	19128	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723121		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723122		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00724110	19205	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00724111	19217	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00724112	19227	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00724146	19121	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741505	18705	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741506	18709	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741508	18825	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749109	18630	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750102	18910	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750103	18822	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750105	18700	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
<i>June Washam Rd.</i>					
00717103	14653	JUNE WASHAM RD	Exhibit 4	Rural	Rural*
00718209	14652	JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
00721103		JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
00721105	15101	JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
00721108	15049	JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge

Davidson-Concord Rd.					
00726102	19000	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726108	19016	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726112		DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726110	19320	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726113	19344	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00732121	18904	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00732120	18900	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00732119	18800	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726101	19200	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
<p><i>*At the Work Session on 2/27/17 the Board of Commissioners recommended re-designating this parcel as Rural Planning Area from Neighborhood Edge Planning Area.</i></p> <p><i>**At the Work Session on 2/27/17 the Board of Commissioners recommended re-designating these parcels' eastern border as Rural Planning Area to create a 500' low-density buffer west of Allison & Fisher Farm Parks.</i></p>					

2. PUBLIC PLANS AND POLICIES

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

3. PLANNING BOARD

At the January 30, 2017 meeting, the proposed map amendments came before the Planning Board for a formal recommendation. The Planning Board discussed the following: The size of the proposed Neighborhood General and Services areas at the roundabout connecting Concord Rd., Davidson-Concord Rd., and East Rocky River Road; and, amendments related to building type and lot size variety, open space preservation, connectivity requirements, and conservation practices – commenting favorably in support of the proposed amendments regarding each topic. Further exploration of the Town's Transportation Impact Analysis requirements and the extension of the Scenic Byway Overlay District south of East Rocky River Rd. were recommended. The board voted 10-0 in support of the proposed map amendments and passed a consistency statement finding the proposed changes in accordance with established plans.

4. STAFF RECOMMENDATION

As noted above, the proposed changes reflect the recommendations included in the Rural Area Plan, which was approved by the Board of Commissioners on September 13, 2016. The reasons for each change are detailed in the approved Rural Area Plan, and a description of the parcel locations are provided above. These changes are recommended for approval in order to accurately reflect the adopted Rural Area Plan standards for each parcel.

5. EXHIBITS & RESOURCES

- Overview: [Rural Area Plan Map Amendments + Future Rural Planning Area](#)*
- Exhibit 1: [Rural Reserve Planning Area](#)
- Exhibit 2: [Neighborhood Services Planning Area](#)
- Exhibit 3: [Neighborhood General Planning Area](#)
- Exhibit 4: [Neighborhood Edge Planning Area](#)
- Resources: [Davidson Planning Ordinance](#)

**Note: The future Rural Planning Area is not a Map Amendment but is shown for illustrative purposes. Although these parcels' conservation and development standards are changing, their designation as Rural Planning Area parcels is not.*



Ordinance 2017-05
Rural Area Plan Map Amendments

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the “Town Board”) adopts the following map amendments to the **Davidson Planning Ordinance**. The changes listed below are being undertaken based on the recommendations included in the Rural Area Plan, which was approved by the Board of Commissioners on September 13, 2016.

1. **RURAL RESERVE:** *These parcels comprise Fisher Farm Park, Allison Farm Regional Park, Rocky River Bluff Nature Preserve, and West Branch Nature Preserve.*

Parcel ID	Street Number	Street Name	Exhibit Number	Current Planning Area	New Planning Area
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00333102	21401	SHEARER RD	Exhibit 1	Rural	Rural Reserve
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2. **NEIGHBORHOOD SERVICES:** *These parcels are located at two intersections: 1. Concord Rd., Davidson-Concord Rd., and East Rocky River Rd., and 2. Shearer Rd. and East Rocky River Rd.*

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00724102	19301	SHEARER RD	Exhibit 2	Rural	Neighborhood Services
00723102	15632	E ROCKY RIVER RD	Exhibit 2	Rural	Neighborhood Services
00309209	19409	SHEARER RD	Exhibit 2	Rural	Neighborhood Services
00308166		E ROCKY RIVER RD	Exhibit 2	Rural	Neighborhood Edge/Neighborhood Services
00723103	19300	SHEARER RD	Exhibit 2	Rural	Neighborhood Edge/Neighborhood Services

3. NEIGHBORHOOD GENERAL: *These parcels are located in the vicinity of the traffic circle at Concord Rd., Davidson-Concord Rd., and East Rocky River Rd. They surround the Neighborhood Services Planning Area, a mixed-use village center envisioned by the RAP at this junction.*

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00727207	13316	E ROCKY RIVER RD	Exhibit 3	Rural	Neighborhood General
00312106	1305	CONCORD RD	Exhibit 3	Rural	Neighborhood General
00742119		CONCORD RD	Exhibit 3	Rural	Neighborhood General/Neighborhood Services
00727203		DAVIDSON-CONCORD RD	Exhibit 3	Rural	Neighborhood General/Neighborhood Services
00312101	1335	CONCORD RD	Exhibit 3	Rural	Neighborhood General/Neighborhood Services

4. NEIGHBORHOOD EDGE: *These parcels are located throughout the Town’s rural area. They can be grouped into four general categories based on geography:*

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Parcel ID	Street Number	Street Name	Exhibit Number	Current Planning Area	New Planning Area
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00313198	2045	CHARDEN RD	Exhibit 4	Rural	Neighborhood Edge
00313199	2040	CHARDEN RD	Exhibit 4	Rural	Neighborhood Edge/Rural
00336101	14109	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00725103	14412	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00725106	14408	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00725131		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727101	14240	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727102	14126	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727105	14016	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727108	13820	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727110	13626	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727111		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge

00727112	14216	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727114	13900	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727120		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00312102	13725	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00312103	13601	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge/Rural
00312107	13801	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00313101		GREY RD	Exhibit 4	Rural	Neighborhood Edge
00313102	2800	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00313103	2712	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00313104	2808	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00314101	2032	GREY RD	Exhibit 4	Rural	Neighborhood Edge
00725128	14432	ROCK GARDEN DR	Exhibit 4	Rural	Neighborhood Edge
00727103	14106	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727104	14030	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727106	14000	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727107	13916	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727109	13800	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727113	14256	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727115	20050	RALPH KNOX RD	Exhibit 4	Rural	Neighborhood Edge
00727117		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727118	20008	RALPH KNOX RD	Exhibit 4	Rural	Neighborhood Edge
00727119	14242	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727201	13520	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727202	13324	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727210	13430	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00727211	20007	RALPH KNOX RD	Exhibit 4	Rural	Neighborhood Edge
00727269	13324	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge

00727270	13400	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
<i>Shearer Rd. South of East Rocky River Rd.</i>					
00749104	18400	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308103	15715	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00308104	15901	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00308167		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308170	15701	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00723101	15708	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00723103	19300	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge/Neighborhood Services
00723117	15826	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00741507	18809	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741510	19011	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749101	18642	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749102		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749103	18600	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749108		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750101	19000	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750106	18750	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750107	18650	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750108	18808	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750109	18800	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750110	18760	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750111		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308105	19700	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00308109	15615	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00308166		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge/Neighborhood Services
00308168	19610	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge

00308169		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723109	15818	E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00723115		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723116	19128	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723121		SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00723122		E ROCKY RIVER RD	Exhibit 4	Rural	Neighborhood Edge
00724110	19205	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00724111	19217	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00724112	19227	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00724146	19121	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741505	18705	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741506	18709	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00741508	18825	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00749109	18630	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750102	18910	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750103	18822	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
00750105	18700	SHEARER RD	Exhibit 4	Rural	Neighborhood Edge
June Washam Rd.					
00718209	14652	JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
00721103		JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
00721105	15101	JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
00721108	15049	JUNE WASHAM RD	Exhibit 4	Rural	Neighborhood Edge
Davidson-Concord Rd.					
00726102	19000	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726108	19016	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726112		DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726110	19320	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge

00726113	19344	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00732121	18904	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00732120	18900	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00732119	18800	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge
00726101	19200	DAVIDSON-CONCORD RD	Exhibit 4	Rural	Neighborhood Edge

Adopted on the 28th of March 2017.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk



Agenda Title: Consider Approval of the Consistency Statement for the Rural Area Plan Map Amendments

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

ATTACHMENTS:

	Description	Upload Date	Type
□	Draft Consistency Statement - RAP Map Amendments	3/22/2017	Cover Memo

TOWN OF DAVIDSON CONSISTENCY STATEMENT

SUMMARY OF PETITION

These map amendments propose to implement the recommendations of the Rural Area Plan, adopted by the Board of Commissioners in September 2016. The amendments propose the re-designation of properties to promote the town's interrelated values of open space preservation, connectivity, and walkable neighborhoods through a conservation-based development framework.

CONSISTENCY STATEMENT

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

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

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

1. The proposed changes are consistent by providing decision makers with an accurate understanding of the plan's text components, thereby enabling sound decision-making concerning land use and all plan elements.
 - *The purpose of a comprehensive plan is to guide decision-makers on a wide range of issues, in particular for land use policy, conditional development review, long-term planning initiatives, and capital investment decisions (9).*
2. The proposed changes are consistent by working to protect and create meaningful open space.
 - *Livability Theme, Enable Faithful Stewardship of Natural & Historic Assets: The town has a strong reputation for open space preservation as part of the development process. Goal 1, Protect and Create Meaningful Open Space: Redefine open space requirements to prioritize preservation of sensitive habitats in development (59).*

Adopted this 28th day of March, 2017.

Signature/Date
John M. Woods
Town of Davidson, Mayor