



**TOWN OF DAVIDSON  
BOARD OF COMMISSIONERS**

**Davidson United Methodist Church - 233 S Main St  
May 8, 2018**

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**I. CALL TO ORDER**

**II. ANNOUNCEMENTS**

- (a) **Oath of Office - Town Clerk Betsy Shores  
Mayor Rusty Knox**  
**Summary:** Swearing In Ceremony for Town Clerk Betsy Shores
- (b) **Recognition of Hough High School STEM TEAM**  
**Summary:** Students on the Hough High School STEM Team competed at the National Finals in Albany, NY against teams from across the country and three teams from China. In the high school division, Iditarod Motorsports (the team's competition name) finished first place overall out of 26 teams to become National Champions. They also took 1st place in Racing Events and 2nd place in both Rover and Graphic Design.
- (c) **Proclamation - National Police Week May 13-May 19, 2018**
- (d) **Proclamation - Davidson College Class of 2018**

**III. CHANGES TO AGENDA**

**IV. PUBLIC COMMENTS - The Board shall provide at least one period for public comment per month at a regular meeting.**

**V. PRESENTATIONS**

- (a) **Advisory Board Review - Davidson Public Arts  
Public Art Commission Chair Sherry Nelson**  
**Summary:** The Davidson Public Art Commission (DPAC) is presenting its annual update on current and upcoming projects. DPAC was formed in 2007 to help fulfill the town's mission to sustain its distinct character. DPAC is a ten person commission appointed by the Davidson Town Board.  
Public Art Master Plan:  
<http://www.townofdavidson.org/DocumentCenter/View/8029/Davidson-Plan-for-Public-Art-March-2016-V2-Final>.

- (b) **Mecklenburg County Revaluation  
County Assessor Ken Joyner**  
**Summary:** Mecklenburg County Assessor, Ken Joyner will provide and update on the status of the FY 2019 revaluation of all real property.

## **VI. PUBLIC HEARING**

- (a) **Public Hearing - Proposed DPO Text Amendments to Watershed Ordinance  
Senior Planner Trey Akers and Planning Technician Lindsay Laird**  
**Summary:** In March 2017, Mecklenburg County, the town's partner in administering the ordinance (with oversight from the NC Department of Environmental Quality, "NCDEQ"), requested that Davidson: update/clarify standards, address persistent issues and inconsistencies and, remove inapplicable sections. Over the past four months, staff has been working with the Planning Board Ordinance Committee (PBOC) to review the watershed ordinance and proposed changes, and to suggest/draft edits.
- (b) **Public Hearing - FY2018-2019 Budget and Economic Development Expenditures  
Finance Director Pieter Swart and Town Manager Jamie Justice**  
**Summary:** Public Hearing on the Proposed FY 2019 Budget (Per NCGS 159-12(b)) and Public Hearing on Proposed Economic Development Expenditures (Per NCGS 158-7.1)

## **VII. CONSENT - Consent items are non-controversial and routine items. Prior to the board's adoption of the meeting agenda the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.**

- (a) **Consider Approval of Draft April Meeting Minutes**  
**Summary:** Draft meeting minutes from April 3, April 10, April 16, and April 24
- (b) **Approve Tax Levy Adjustments  
Finance Director Pieter Swart**  
**Summary:** The Mecklenburg County Board of County Commissioners has approved refunds to Davidson property owners at the recommendation of the Mecklenburg County Board of Equalization and Review (BER). Detail of the refunds are available in the finance office. The total of the refunds is \$876.84 on 23 parcels. The refunds will be issued by the finance office.
- (c) **Consider Approval of Amended Vision & Core Value  
Public Information Officer Cristina Shaul**  
**Summary:** The Davidson Mayor and Board of Commissioners have discussed changes to the Town of Davidson's vision

statement and the core value related to growth and small town character over the past few months. The current vision and core values can be found

at [www.townofdavidson.org/MissionStatement](http://www.townofdavidson.org/MissionStatement). Attached is a memo and a document showing the proposed changes. The board of commissioners will consider a vote on May 8.

- (d) **Consider Approval to Direct Planning Board to Make a Recommendation within 30 Days on the Proposed DPO Text Amendments**  
**Planning Director Jason Burdette**  
**Summary:** The Davidson Planning Ordinance requires that the Planning Board provide a recommendation to the Board of Commissioners within 30 days of the public hearing.
- (e) **Consider Approval for Davidson East Amendment to Settlement Agreement**  
**Town Attorney Cindy Reid**  
**Summary:** The developer of Davidson East requested an amendment to a 2012 Settlement Agreement. The Settlement Agreement resulted from a lawsuit between the Town, Community One Bank and Communities of Davidson East, Inc. Since the 2012 Agreement, the property has had several different owners. After many months of negotiations, the developer agreed to 0% increase in residential units and to only build that which was approved in the master plan. In exchange, the developer has agreed to provide a very important connection between the Washam property and Davidson East. This connection will improve the disbursement of traffic and provide more mobility in the area.
- (f) **Consider Approval of Budget Amendment for Mary Beaty Tot Lot Renovation and Engineering Phase of Park at Bradford Neighborhood and Reimbursement Resolution for Mary Beaty Tot Lot**  
**Finance Director Pieter Swart and Parks and Recreation Director Kathryn Spatz**  
**Summary:** This budget amendment will allocate a total of \$40,000 from fund balance. \$35,000 will fund the renovation of the Mary Beaty Tot Lot. \$5,000 will fund the engineering of renovation of a park in the Bradford neighborhood. This will be a joint project with the Bradford Neighborhood Association. Reimbursement resolution will allow the Board to reimburse fund balance from the proceeds of the 2017 parks general obligation bonds for the Mary Beaty Tot Lot.
- (g) **Consider Approval of Paving Contract**  
**Public Works Director Doug Wright**  
**Summary:** Recommend approving a contract with Barton Contracting for the 2018 streets resurfacing project for \$579,824.05. The project includes streets in the McConnell neighborhood, as well as Woody Lane, Carson St, and Griffith St from Jackson St to Beaty St. No cape seal treatment was recommended as part of this project. The project will start, and finish, over the school summer break to minimized impact.

- (h) **Consider Approval for Changes to the 2018 Meeting Schedule  
Town Manager Jamie Justice**  
**Summary:** During the April 24th work session, the Board of Commissioners proposed changes to the 2018 Meeting Schedule.
  
- (i) **Consider Approval to Direct the Clerk to Investigate a  
Voluntary Contiguous Annexation Petition of Kenmare  
Subdivision**  
**Summary:** The property owners are requesting a voluntary contiguous annexation of the Kenmare Subdivision, Parcel # 00743103A and Parcel # 00743103B.
  
- (j) **Approve Noise Variance Ordinance for Davidson College  
Senior Class Party, May 19, 2018**  
**Town Manager Jamie Justice**  
**Summary:** Davidson College is requesting a noise variance ordinance for the Senior Class Party on May 19, 2018 from 10pm - 2am in the Senior Satellite Parking Lot off Ridge Road.

**VIII. OLD BUSINESS - Items for old business have been previously presented and are for discussion and possible action.**

**IX. SUMMARIZE MEETING ACTION ITEMS - MEETING ACTION ITEMS - Town Manager will summarize items where the board has requested action items for staff.**

**X. ADJOURN**



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**Agenda Title: Oath of Office - Town Clerk Betsy Shores  
Mayor Rusty Knox**

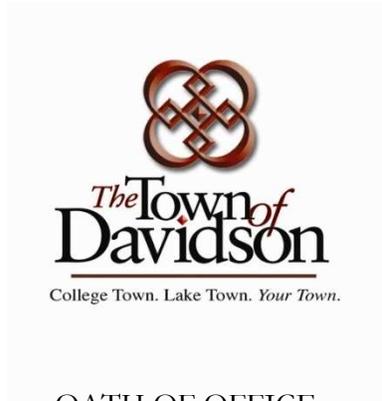
**Summary:** Swearing In Ceremony for Town Clerk Betsy Shores

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Oath of Office_Betsy Shores 05-08-18	5/4/2018	Cover Memo



Place your left hand on the Bible, raise your right hand, and repeat after me.

I, Elizabeth K. Shores, do solemnly swear I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as Clerk of the Town of Davidson, so help me God.

\_\_\_\_\_  
Elizabeth K. Shores, Town Clerk

\_\_\_\_\_  
Rusty Knox, Mayor

\_\_\_\_\_  
Heather James  
Notary Public

\_\_\_\_\_  
Commission Expiration Date

\_\_\_\_\_  
Date of Oath



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**Agenda      Recognition of Hough High School STEM TEAM**

**Title:**      **Summary:** Students on the Hough High School STEM Team competed at the National Finals in Albany, NY against teams from across the country and three teams from China. In the high school division, Iditarod Motorsports (the team's competition name) finished first place overall out of 26 teams to become National Champions. They also took 1st place in Racing Events and 2nd place in both Rover and Graphic Design.

**Summary:**

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**ATTACHMENTS:**

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**Agenda Title: Proclamation - National Police Week May 13-May 19, 2018**

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▢	Proclamation_National Police Week May 13-19, 2018	5/4/2018	Cover Memo



**A PROCLAMATION  
National Police Week  
May 13 – May 19, 2018**

**WHEREAS**, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Davidson Police Department, and

**WHEREAS**, there have been 58,627 assaults against law enforcement officers in 2016, resulting in approximately 16,677 injuries. Since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including one of our own, Davidson Police Officer Mark Swaney, and

**WHEREAS**, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C., and

**WHEREAS**, 360 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 129 officers killed in 2017 and 231 officers killed in previous years, and

**WHEREAS**, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officer Memorial Fund's 30<sup>th</sup> Annual Candlelight Vigil, on the evening of May 13, 2018, and

**WHEREAS**, the Candlelight Vigil is part of National Police Week, which takes place this from May 13-19

**WHEREAS**, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff, and

**WHEREAS**, with appropriate ceremonies and observances in which all people may join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities. Particularly in honor of those law enforcement officers who through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

**NOW, THEREFORE BE IT RESOLVED**, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina, do hereby proclaim the week of May 13<sup>th</sup> to May 19<sup>th</sup>, 2018 as: "**National Police Week**" and Tuesday, May 15<sup>th</sup> as "**Peace Officers' Memorial Day**", and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

**Proclaimed** this the 8<sup>th</sup> day of May, 2018.

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Rusty Knox, Mayor



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**Agenda Title: Proclamation - Davidson College Class of 2018**

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▢	Proclamation_Davidson College Class of 2018	5/7/2018	Cover Memo



**A PROCLAMATION  
Davidson College Class of 2018  
May 8, 2018**

**WHEREAS**, the Davidson College Commencement is May 20, 2018.

**WHEREAS**, the history, present and future of the Town of Davidson and Davidson College are inextricably linked.

**WHEREAS**, members of the Class of 2018 came to Davidson four years ago from around the state, the country, and the globe.

**WHEREAS**, members of the Class of 2018 have excelled in the classrooms and laboratories as well as on the courts, fields, tracks, mats, pools, and courses.

**WHEREAS**, members of the Class of 2018 have volunteered thousands of hours for local nonprofits, mentored countless youth, assisted many older residents, and left lasting positive impressions on all those you helped around our town.

**WHEREAS**, members of the Class of 2018 have shared your college experiences with the town – from March Madness, Spring Frolics, NCAA tournaments, to recitals, concerts, and teach ins.

**WHEREAS**, the Town of Davidson was “home away from home” for members of the Class of 2018 for four years and we will welcome you back whenever you return.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Board of Commissioners of the Town of Davidson, do hereby declare that May 20, 2018 shall be the Davidson College Class of 2018 Day in the Town of Davidson.

**Proclaimed** this 8<sup>th</sup> day of May, 2018.

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Rusty Knox  
Mayor



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**Agenda      Advisory Board Review - Davidson Public Arts**

**Title:        Public Art Commission Chair Sherry Nelson**

**Summary:** The Davidson Public Art Commission (DPAC) is presenting its annual update on current and upcoming projects. DPAC was formed in 2007 to help fulfill the town's mission to sustain its distinct character. DPAC is a ten person commission appointed by the Davidson Town Board.

Public Art Master Plan:

<http://www.townofdavidson.org/DocumentCenter/View/8029/Davidson-Plan-for-Public-Art-March-2016-V2-Final>.

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣	Public Art Commission Update Agenda Memo 5-08-18	5/4/2018	Cover Memo
▣	2018 Public Art Commission Presentation 5-08-18	5/4/2018	Cover Memo



## Davidson Public Art Commission

Date: May 2, 2018  
To: Davidson Board of Commissioners  
From: Sherry Nelson  
Re: Davidson Public Art Commission Update

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### 1. OVERVIEW

The Davidson Public Art Commission (DPAC) was created in 2007 with the following goals:

- Help fulfill the town's mission to sustain its distinct character;
- Strengthen community opportunities for social interaction through art;
- Contribute to Davidson's vitality;
- Facilitate the creation of works of public art on public land that are integral to Davidson's built and natural environments and become intrinsic to the community;
- Assist organizations or developers interested in pursuing public art on private properties; and
- Expand opportunities for residents to experience, understand, and appreciate public art.

Since the creation of the commission, three public spaces in downtown Davidson have been rejuvenated, activated, and enlivened by public art: The *Bouquet for Davidson* in post office plaza, the *Book Garden* by the Davidson Public Library, and *Dance of Life* by Davidson Town Hall. DPAC is currently in the process of selecting an artist for the fourth public art installment, a Sensory Garden at Roosevelt Wilson Park.

DPAC developed a Plan for Public Art 2016-2020 with citizen input that identified Roosevelt Wilson Park as the top priority for the next public art project.

### 2. RELATED TOWN GOALS

Public Art helps to fulfill the town's mission to sustain its distinct character.

### 3. OPTIONS/PROS & CONS

DPAC's current project, a Sensory Garden for Roosevelt Wilson park, is fully funded with an anticipated completion date of fall 2018 to spring 2019.

### 4. FYI or RECOMMENDED ACTION

FYI

### 5. NEXT STEPS

DPAC is in the process of selecting an artist for the project. Three artists will be invited to come to Davidson in July to meet with DPAC, the surrounding neighbors, and citizens of Davidson to submit a RFP for the project.

# Davidson Public Art Commission

- **Members in attendance**
- **Goals of DPAC**
- **Past public art projects**
- **Current public art projects**

# Davidson Public Art Commission Goals

- **Help fulfill the town's mission to sustain its distinct character;**
- **Strengthen community opportunities for social interaction through art;**
- **Facilitate the creation of works of public art on public land that are integral to Davidson's built and natural environments and become intrinsic to the community;**
- **Assist organization or developers interested in pursuing public art on private properties;**

# Davidson Public Art Commission



# Davidson Public Art Commission

## Master Plan for Public Art 2016-2020

- Public input
- Roosevelt Wilson Park was the highest ranked site
- A Sensory Garden for Roosevelt Wilson Park is Davidson's next public art project
- DPAC will work with surrounding neighbors and other Davidson stakeholders to select a final artist by Summer 2018 and begin creation in Fall 2018-Spring 2019



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**Agenda    Mecklenburg County Revaluation**

**Title:        County Assessor Ken Joyner**

**Summary:** Mecklenburg County Assessor, Ken Joyner will provide and update on the status of the FY 2019 revaluation of all real property.

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣	FY2019 Mecklenburg Revaluation Memo	5/3/2018	Cover Memo
▣	2019 Revaluation Update Mecklenburg Co. Assessor's Office	5/4/2018	Cover Memo



## FY2019 Mecklenburg County Revaluation

Date: May 8, 2018

To: Davidson Board of Commissioners

From: Piet Swart, Finance Director

Re: Presentation By Ken Joyner, Mecklenburg County Property Assessor

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### 1. OVERVIEW

Mecklenburg County Property Assessor, Ken Joyner, will present an update on the FY2019 Mecklenburg County Revaluation.

### 2. RELATED TOWN GOALS

All taxpayers in Davidson will be affected by the revaluation of property.

### 3. OPTIONS/PROS & CONS

N/A

### 4. FYI or RECOMMENDED ACTION

FYI, no action is required at this time

### 5. NEXT STEPS

Taxpayers are urged to review their property on the Mecklenburg County Assessor's Office "MODRIA" website: <https://www.mecknc.gov/AssessorsOffice/Pages/Home.aspx>

Further information will be presented to the Board at a later date.



# 2019 Revaluation Update

Presented by the  
Mecklenburg County Assessor's Office

# Progress to Date

- 203,933 Parcels Completed
- 914 Residential Neighborhoods Completed (57%)
  - All neighborhoods will be completed by Mid October 2018
- 45% Total Increase
- 33% Residential Average Increase
- 78% Commercial Average Increase

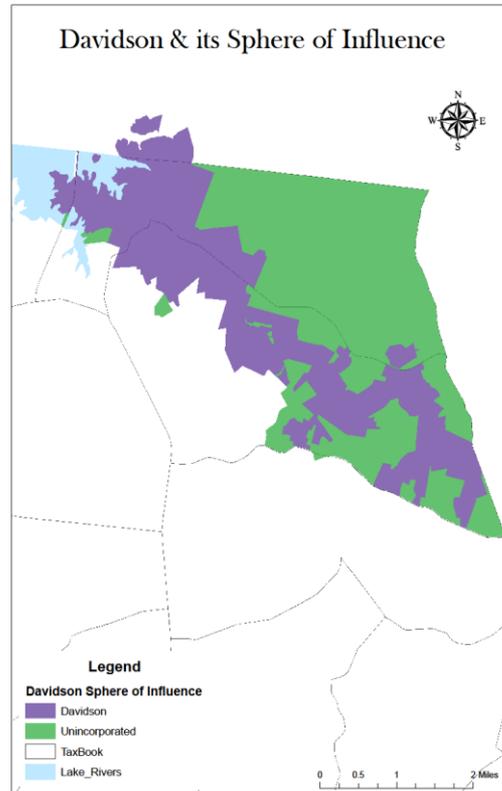


# Progress to Date – Town of Davidson

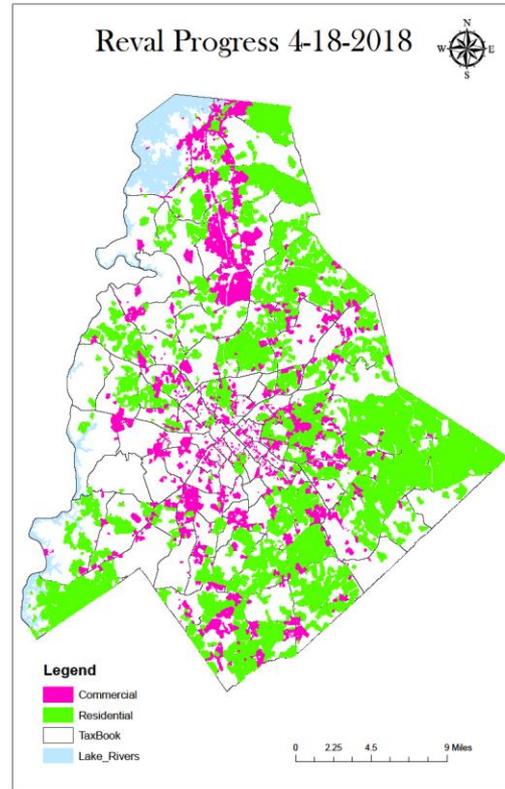
- Residential Neighborhoods Completed (37%)
  - All neighborhoods will be completed by Mid October 2018
- 40% Total Increase of parcels reviewed
- 27% Residential Average Increase
- 28% Residential parcels reviewed
- 68% Commercial Average Increase
- 51% Commercial parcels reviewed



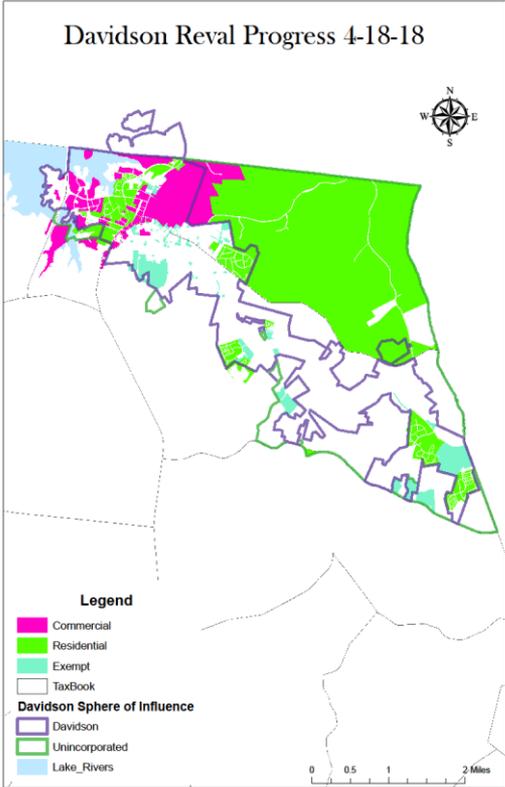
# Davidson & its Sphere of Influence



# Reval Progress to Date



# Davidson Reval Progress to Date



# Progress to Date

- Upcoming 2019 Reval- Residential to date
  - Avg. Med. Sales \$271,486
  - Avg. Med Ratio .998
    - The median ratio is the middle ratio when the ratios are arrayed in order of magnitude
  - Avg. COD 5.097
    - Coefficient of Dispersion represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the ratios within the property group
  - Avg. PRD 1
    - Price-related differential is the mean divided by the weighted mean. PRD's above 1.03 tend to indicate assessment regressivity; PRD's below 0.98 tend to indicate assessment progressivity

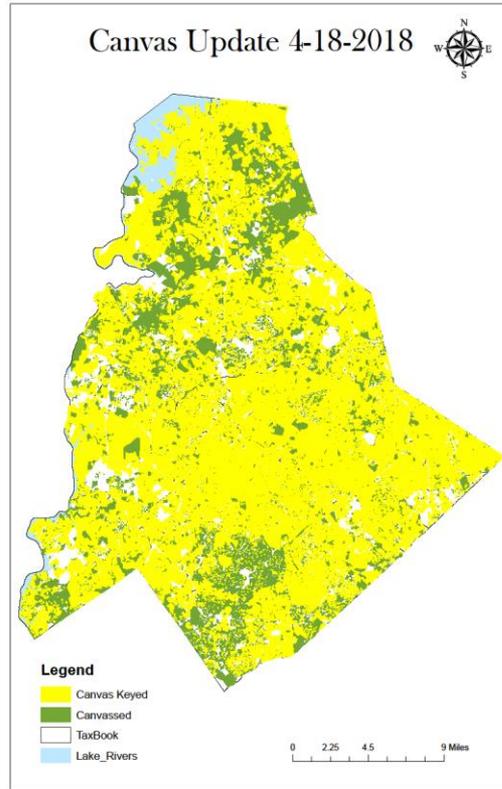


# Field Canvassing Update

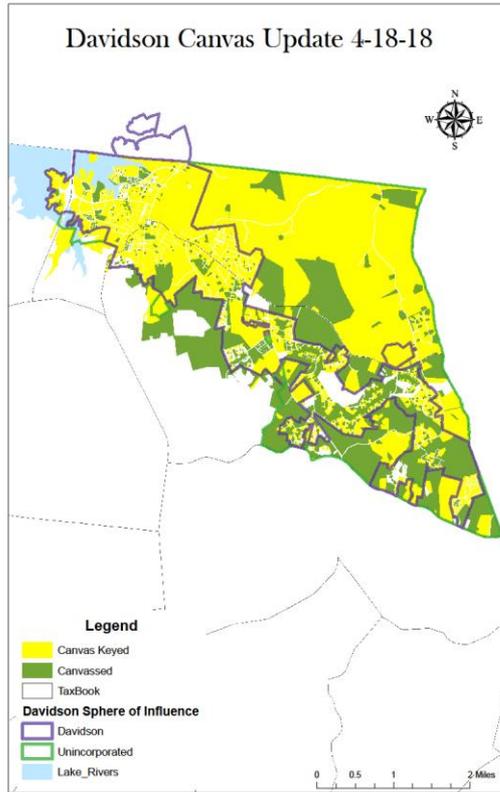
- 298,016 parcels canvassed to date
- Roughly 84% of Mecklenburg has been visited
- Major Neighborhoods completed
  - 340 neighborhoods were identified as Major out of 1,608 total
  - 103,238 parcels were Major
- 200,337 canvas parcels keyed



# Field Canvassing Update



# Davidson Field Canvassing Update



# Sales/Market Transactions

- 2011 Revaluation Qualified Sales
  - 15,656 in 2008
  - 9,898 in 2009
  - 8,140 in 2010
    - Median Sales Price was \$193,000
- 2019 Revaluation Qualified Sales
  - 24,092 in 2016
  - 25,073 in 2017
    - To date, Median Sales Price \$271,486
    - Increase of 40% reflected in the Median Sales Price



# Citizen's Review Committee

- Nine member panel – appointed by the BOCC
- Ex-officio members – representative from the NC Dept of Revenue and NC School of Government
- Highly qualified group of individuals
- Copy of General Statutes
- Tentative dates and agenda topics set through November, 2018



# Citizen's Review Committee

- Purpose of the Citizen's Review Committee:
- Review overall operations
- Review the revaluation process
- Review appraisal methods
- Study statistical reports as to the 2019 Revaluation
- Monitor the progress
- Report its conclusions to the Board of County Commissioners and make recommendations



# Board of Equalization & Review (BER)

- Request by BER Chair, Bruce Miller, to increase the number of terms and membership in preparation for 2019 was approved by BOCC
- Majority of current BER will turn over prior to or in 2019
- Term limitation increased from two terms to three terms
- The number of members increased to 20 from 14
- Consistent with Mecklenburg's special legislation from 2011- Senate Bill 55

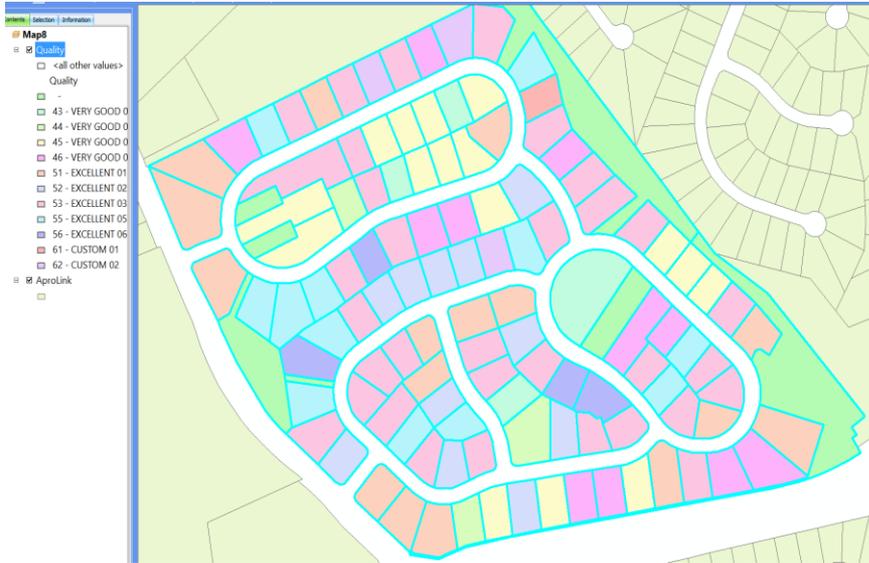


# New Grading System

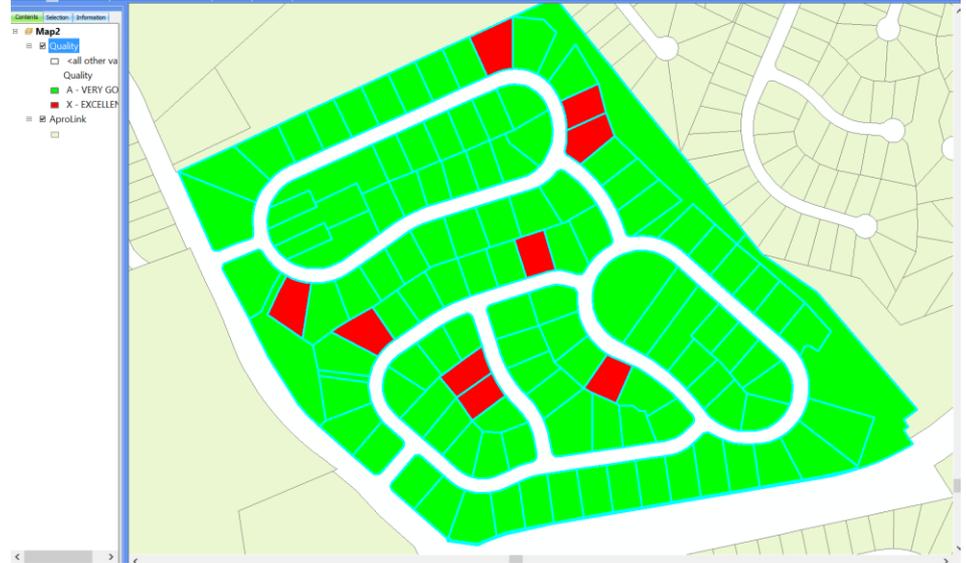
- Consistent with appraisal standards
  - Supported by market standards, IAAO standards, and Marshall & Swift Cost Estimator
- Ease of understanding for property owners
- Builds consistency between appraisers & within neighborhoods
  - Like houses in different areas graded similarly
  - Less subjectivity in grading
- Allows for adjustments based upon the construction details
- Single alpha grade will keep each neighborhood consistent and equitable in values
- Time & cost savings in mass appraisal with each revaluation



# New Grading System



**Neighborhood W942 - BEFORE**



**Neighborhood W942 - AFTER**



# Neighborhood Delineation

- Considered one of the most important tools in the revaluation process
  - Used in the majority of mass appraisal systems
  - Mecklenburg first used the NBHD system in 1972
- Divides Mecklenburg County into smaller geographic area
  - Typically, out of 1677 neighborhoods, they are 1,000 parcels or less
- Developed using natural and manmade boundaries
  - Manmade – Interstates, land use & zoning
  - Natural – lakes, creeks, & watersheds
- Analyzing market data is easier, and ensures equity
  - Determine depreciation, market variables & factors
- Maintains consistent values in a manageable market area
- Easier for the public to compare property values within a market area

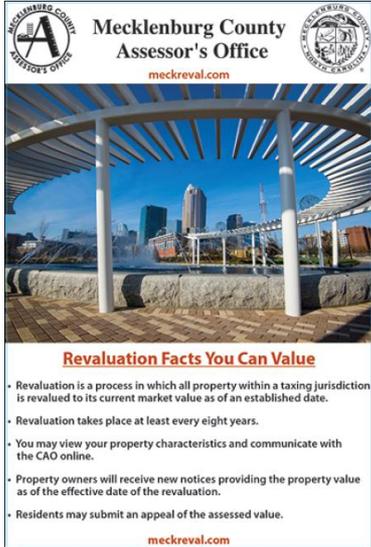




# Commercial 2011-2017



# Communication Plan



- Presented Revaluation information to all municipalities
- Revaluation Brochure
- Website-Branding and video messaging
- At least 100 speaking engagements in advance of 2019 Revaluation



# Communication Plan

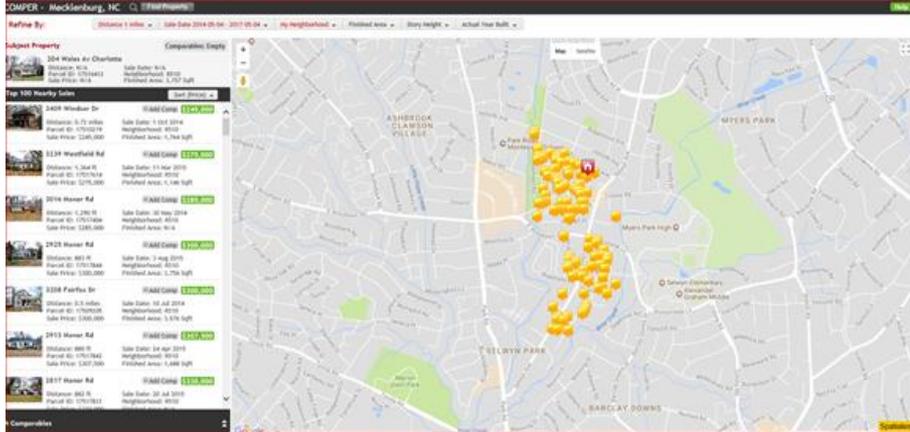
## Community Engagements

- 100 or more community engagements leading up to the 2019 Countywide Revaluation
- Calendar currently has 75 engagements completed or scheduled
- Groups Include:
  - Jurisdictions – Cities/Towns/County
  - Civic Groups
  - Neighborhood Associations
  - Faith-based groups
- Local Groups Include:
  - Town of Davidson, Town of Huntersville & Town of Cornelius
  - Lake Norman Chamber of Commerce
  - Lake Norman Focus Friday
  - Huntersville Happy Hour Rotary
  - Lake Norman Huntersville Rotary

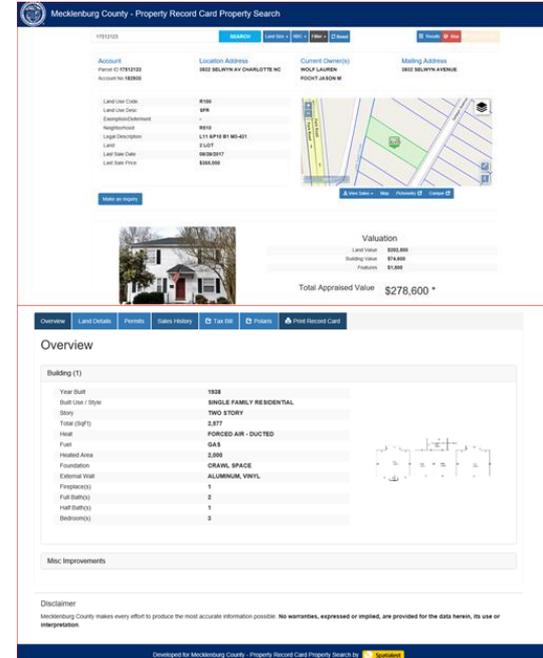


# Technology

## Spatialest Comper



## Spatialest Property Record Card



- Spatialest is embedded in Modria
  - Comper
  - Property Record Card



# Modria Tour

- **Modria is an online resolution portal for Mecklenburg properties**
  - The Modria Tour starts in Spatialest, Mecklenburg County's property information system, for accurate parcel specifics.
  - The link may be accessed by visiting:

<https://MeckReval.com>

# Enter the parcel number



## WELCOME TO MECKLENBURG COUNTY PROPERTY INFORMATION SYSTEM

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

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

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

Enter all or part of your search criteria in the empty text boxes as labeled.

Press the Search button to get a list of your search.

To view property details click on 'Parcel' from the results list.

Help is available from 8:00AM to 5:00PM during Mecklenburg County's normal operating business days.

Use any of the following methods to contact the Tax Customer Service Center:

Phone: (704) 336-4600

Email: [appeals@mecklenburgcountync.gov](mailto:appeals@mecklenburgcountync.gov)

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

Owner

Address

Parcel ID

Use the pull down menus to filter by:

Year Built

Land Size

NBC

Land Use

Lot Size

Assessed Value

Sale Price

Sale Date

Beds

Baths

The property search provides various information on the selected property.

A Property Record Card

Building Information

Misc. Improvements

View sales of comparable properties (Comper)

Property value information

Sales Information

Land Details

View property on a map

# Click the situs link for parcel details

Browser address bar: [http://property.spatiallest.com/nc/mecklenburg/#/search/13905417\\_srcterm](http://property.spatiallest.com/nc/mecklenburg/#/search/13905417_srcterm)

Mecklenburg County - Property Record Card Property Search

13905417 **SEARCH** Land Size NBC More Reset Results Map Save Results

Records Found Matching your criteria

Select the Subject Property showing records 1 to 1 of 1 Order By: Parcel ID

	<b>13905417 MILLS AIMEE E</b> Location Address <b>8910 SCARSDALE DR MINT HILL NC</b> Land Use <b>SFR</b>	Total Appraised Value <b>\$ 295,200</b> Land Size <b>2 Lot(s)</b> Description <b>L17 &amp; 18 B2 M21-201</b> Appraisal Neighborhood <b>N902</b>	<a href="#">View Property</a>
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### Disclaimer

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

# Comper view and options

COMPER - Mecklenburg, NC

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

Subject Property (Market Value **\$295,200**) **Save My Comparables**

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

34 Nearby Sales

Distance	Parcel ID	Sale Date	Neighborhood	Sale Price	Finished Area
8936 Dartmoor Pl Mint	13905416	30 May 2014	N902	\$298,000	2,772 Sqft
8923 Lauriston Pl Mint	13905420	28 Oct 2015	N902	\$244,000	2,201 Sqft
8911 Scarsdale Dr Mint	13905524	14 Aug 2015	N902	\$274,000	2,423 Sqft
8810 Scarsdale Dr Mint	13905434	25 Apr 2016	N902	\$280,000	2,948 Sqft
8929 Lauriston Pl Mint	13905421	30 Apr 2015	N902	\$275,000	3,080 Sqft
8811 Scarsdale Dr Mint	13905521	30 Nov 2015	N902	\$250,000	2,284 Sqft
8901 Euston Ct Mint	13905435	26 Aug 2016	N902	\$270,000	4,424 Sqft
8903 Euston Ct Mint	13905435	26 Aug 2016	N902	\$252,500	4,424 Sqft

Map Satellite

Google

Map data ©2017 Google 50 m Terms of Use Report a map error

More Spatialist

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

# Comper pdf

# Printout

## Discussion

July 19, 2017

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

Toni Staff (Mecklenburg Cao)

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

Hello, can you please correct my bathroom count from 3 to 2? 03:11 PM

Modria Manager (Admin)

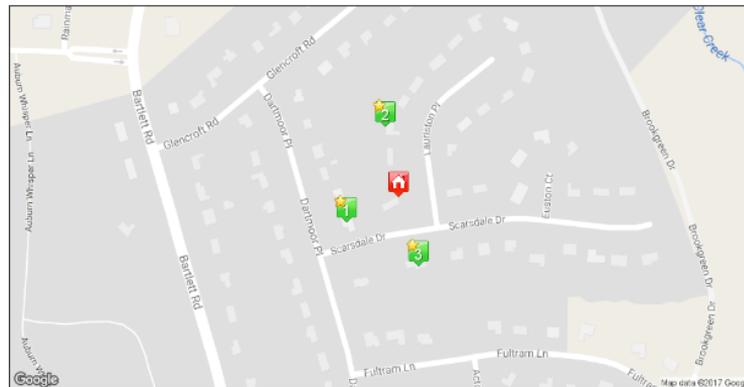
Added file [comper\\_19716322\\_874482.pdf](#)

Notification of Comper attachment

Post a message

Press 'Enter' to send messages

Parcel ID: 13905417



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

# Posting a message to CAO staff



Inquiry: toni public - Parcel: 13905417 Year: 2017

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

## WAITING APPRAISER REVIEW

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



Next Step  
03-Aug-2017

(Test) Set AutoClose...

(Test) Set AutoRemin...

Admin: Auto Close

Admin: Auto Reminder

Assign Staff

Automatic Assignmen...

### Discussion

### Internal

July 19, 2017



Toni Public (Filer)

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

02:52 PM



Toni Staff (Mecklenburg Cao)

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

02:56 PM



Toni Public (Filer)

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

03:11 PM

Post a message

# Email and link into Modria

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

Inbox:

toni\_public



toni\_public@mailinator.com  
m8r-29iyn9@mailinator.com

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

text/html

Secure Link

Dear toni public,

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

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

Sincerely,

**Mecklenburg Resolution Center**

Mecklenburg County Government - Assessor's Office

Website: [Click Here](#)

Powered by Modria

# Modria inquiry CLOSED

Inquiry: toni public - Parcel: 13905417 Year: 2017

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

## CLOSED - COMPLETED

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

- Discussion
- Files
- Information
- Timeline (3)

## Discussion

July 19, 2017

- TP Toni Public (Filer)  
19-Jul-2017 02:52:51 PM toni public has completed Filing a Citizen Inquiry - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly. 02:52 PM
- TS Toni Staff (Mecklenburg Cao)  
19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed Respond - Event: Please note that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification. 02:56 PM
- TP Toni Public (Filer)  
Hello, can you please correct my bathroom count from 3 to 2? 03:11 PM
- 19-Jul-2017 04:31:48 PM Arbitrator has completed Respond - Event: The Appraiser indicated that this inquiry was completed. Specifically, the Appraiser indicated the following: "I have updated your bathroom count from 3 to 2 and it has been corrected in CAO database. Thank you for your time." Consequently, this inquiry is now closed. 04:31 PM

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

Press 'Enter' to send messages

# **MODRIA**

A convenient tool to share information, communicate  
and build relationships in our community.

# Elderly or Disabled Property Tax Homestead Exclusions

- Elderly or Disabled Requirements (exclusion of \$25,000 or 50% of taxable value)
  - Deed in applicant's name or title to residence as of January 1st
  - Must be N.C. resident
  - At least 65 years of age or totally and permanently disabled.
  - Has income for the preceding calendar year of NOT MORE than the income eligibility limit
- Disabled Veterans Homestead Exclusions (first \$45,000 of assessed value)
  - Deed in applicant's name or title to residence as of January 1st
  - Must be N.C. resident
  - Honorably discharged veteran – 100% disabled (service related)
  - There is no age or income requirement
- Application available online or call 704-336-7600 for application



# Quality Control

- Hired QC Coordinator
  - Reviewing all aspects of Reval
  - Training staff
  - Documenting Procedures and Processes
  - New Appraisal Field Manual
- Data cleansing
  - Spatialest is a GIS based CAMA toolset that works with and enhances the functionality of any CAMA system. Also provides post analysis which identifies areas or properties at high risk of appeal
- Vincent Valuations
  - method of sales cleansing
- Statistical Analyst-Josh Myers Valuations



# Table of Resources

- 46 New positions have been added to the CAO since FY2013
- FY2013
  - Revaluation Reserve Funds approved[\$3,250,000]
  - Positions Hired: Transferred from LUESA to new CAO
    - Assessor's Office Business Manager
    - IT Program Manager
- FY2014
  - Revaluation Reserved Funds Allocated [\$1,000,000]
  - Street Level Photo Imagery
  - Positions Hired: 20 total
    - IT Business Analyst
    - 10 Appraisers (one reclassified to Assistant Assessor)
    - 5 Assessment Analyst
    - 2 Business Personal Property Auditors
    - 2 Personal Property Admin Support



# Table of Resources

- FY2015
  - Revaluation Reserved Funds allocated [\$1,000,000]
  - Positions Hired:
    - 2 Transferred positions from BSSA
    - IT Business Analyst: redirection from OTC
    - Senior Reporting Analyst: redirection from Manager's Office
    - Admin Support Staff
- FY2016
  - Revaluation Reserve Funds approved[\$750,000]
  - Technology
    - CAMA maintenance increase
    - Street View Pictometry funding for Phase 2



# Table of Resources

- FY2017
  - Approved Funding for following systems
    - Modria online dispute and resolution center
  - Positions Hired
    - Revaluation Manager
    - 6 Senior Appraisers (Revaluation Team)
    - Approved Funding for 10 Temporary clerical support for data entry and 10 Temporary field listers for canvassing
- FY2018
  - Approved Funding for Farragut Appeals Module
  - Approved Funding for the following positions
    - 5 Assessment Analysts
    - 5 Real Property Appraisers
    - Appraisal Manager
    - Q&T Coordinator
    - 2 Property Admin Support II's



# Awards and Recognition

- CEAA awarded to the Mecklenburg CAO
  - CEAA is awarded to jurisdictions that have developed superior assessment practices in all aspects of their operations
  - Only 2<sup>nd</sup> County in the state to achieve award
  - Since 2004 only 38 jurisdictions have received this award
  - 1 of 3 jurisdictions to receive in 2017



# Awards and Recognition

## 2017 IAAO Designations

- Cecil Jackson-AAS
  - 2015 RES
- John Geier- RES
- Sandy Martin-PPS
- Eric Anderson-PPS



# Calendar of Events-BOCC

- 1/17-7/19 Community Engagement (100 expected speaking engagements)
- 1/18-12/18 Citizens Review Committee
- 8/18 BOCC Initial Presentation of Schedule of Values
- 9/18 Public Hearings for Schedule of Values
- 9/18 BOCC Adoption of Schedule of Values
- 10/18 CAO Value Finalization
- 12/18-1/19 Notices of Value Mailing
- 7/19 Tax Bill Mailing – FY20 Collections



## Question from Town of Davidson Regarding Affordable Housing

- The County Assessor's Office could provide Davidson a single-family neighborhood by neighborhood analysis after 2019 notices are mailed to citizens (after January 1, 2019)
- Town of Davidson selects single-family neighborhoods for the analysis
- 2019 values are a draft only status until notices are mailed to citizens





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**Agenda Title: Public Hearing - Proposed DPO Text Amendments to Watershed Ordinance  
Senior Planner Trey Akers and Planning Technician Lindsay Laird**

**Summary:** In March 2017, Mecklenburg County, the town's partner in administering the ordinance (with oversight from the NC Department of Environmental Quality, "NCDEQ"), requested that Davidson: update/clarify standards, address persistent issues and inconsistencies and, remove inapplicable sections. Over the past four months, staff has been working with the Planning Board Ordinance Committee (PBOC) to review the watershed ordinance and proposed changes, and to suggest/draft edits.

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Presentation Summary Memo	5/3/2018	Cover Memo
□ Text Amendments - Frequently Asked Questions (FAQ)	5/3/2018	Backup Material
□ Text Amendments - FAQ Reference Slides	5/3/2018	Backup Material
□ Text Amendments - Staff Analysis	5/3/2018	Backup Material
□ Text Amendments - Presentation	5/8/2018	Cover Memo
□ Section 17 Amendments Annotaed	5/3/2018	Exhibit



## MEMO: WATERSHED ORDINANCE TEXT AMENDMENTS

Date: May 8, 2018  
To: Panning Board of Commissioners  
From: Jason Burdette, Planning Director  
Re: DPO Section 17 (Watershed Ordinance) - Text Amendments

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*The following sections highlight the proposed text amendments history, alignment with town aims, public engagement, pros/cons, and anticipated schedule/potential action.*

### 1. OVERVIEW

#### BACKGROUND

- **Purpose:** The standards, in place since 1993, maintain clean water in Lake Norman by requiring vegetative buffers and limiting the amount of "built-upon-area" (BUA) placed on a lot.
- **Background:** In March 2017 Mecklenburg Co., our partner in administering the ordinance (with oversight from NCDEQ), requested that Davidson: Update/clarify standards; address persistent issues and inconsistencies; and, remove inapplicable sections.

#### ATTACHMENTS

- **Staff Analysis:** Provides an overview and brief discussion of the proposed changes.
- **Frequently Asked Questions:** A summary of questions and topics discussed.
- **Supporting Graphics:** Illustrate existing conditions, outcomes of proposed standards, and alternative site designs for lots subject to the standards.
- **Annotated Watershed Ordinance:** A draft ordinance highlighting/explaining proposed changes.

### 2. RELATED TOWN GOALS

#### STRATEGIC PLAN ALIGNMENT

- **Land Use Strategy:** The proposed standards will help align land use policies to manage residential growth, reduce the scale of future development, and enhance downtown.
- **Community Engagement Strategy:** Since January 2018 the amendments have been discussed monthly/bi-monthly at Planning Board and Board of Commissioners meetings, with the Planning Board Ordinance Committee hosting additional meetings – including an open house – to meet with citizens directly. Multiple digital and print notifications have also been provided.
- **Historic Preservation Strategy:** The standards allow for the preservation of existing homes through expansion incentives, which are balanced with rainwater management strategies.

- **Affordable Housing Strategy:** The standards allow for projects meeting an identified housing need (i.e. less than 120% Area Median Income) to pursue special approval for additional land coverage, if needed. All rainwater management requirements must still be met. Additionally, the standards allow an array of rainwater management tools rather than a one-size-fits-all approach, which has complicated recent affordable housing efforts.
- **Economic Development Strategy:** The standards afford flexibility in areas prioritized by the Comprehensive Plan for investment (discussed in the Comprehensive Plan sub-section below).
- **Partnerships:** The formation of the Planning Board Ordinance Committee (PBOC) has been critical to these amendment's development. This sub-set of citizen volunteers from the Planning Board has worked closely with staff in reviewing, drafting, and revising the standards as well as facilitating conversations with citizens. Additionally, staff repeatedly engaged Mecklenburg County and the NC Dept. of Environmental Quality to provide insight into and feedback concerning the standards.

#### *CORE VALUES*

- **Open Communication:** The PBOC has played an instrumental role in reviewing/revising standards and engaging citizens. In fact, most changes made since January 2018 are a result of citizen feedback. Feedback has been solicited through consistent, direct engagement with the Board of Commissioners, Planning Board, county/state agencies, and citizens. A variety of means, meeting formats, and engagement strategies ranging from digital/print announcements, public meetings, meetings with citizens/landowners, and an open house have been used to engage landowners in the watershed.
- **Historic Mix of People:** The expansion provisions for single-family lots give long-standing owners a viable option to remain in their house and modify it if desired.
- **Traditional Character:** The standards indirectly reinforce the scale and character of existing streets and buildings throughout the watershed.
- **Economic Health:** The standards afford flexibility in areas cited by the Comprehensive Plan as important locations for new business opportunities – both downtown and elsewhere.
- **Healthy Environment:** The standards help to protect the Lake Norman watershed by limiting the amount of built-upon-area (BUA) on a site and maintaining buffers around the lake and streams. The proposed changes ensure these standards are applied consistently throughout the watershed.
- **Interjurisdictional Cooperation:** The proposed amendments are the result of collaboration amongst town, county, and state officials and are in accordance with federal laws intended to protect drinking water supplies (i.e. the Safe Drinking Water Act, as amended).

#### *COMPREHENSIVE PLAN*

- **Enable Faithful Stewardship, Goal 3 - Sustain/Enhance Air & Water Quality:** This goal recommends working with Mecklenburg County on regulations for water quality/conservation measures. It also states that residents could positively impact the environment by adapting their properties to implement water saving practices, such as those included in the proposed amendments (i.e. rain gardens, rain barrels/downspout modification, French drains). It lists the following as on-going initiatives to pursue: Protect ground/surface water; encourage rainwater capture/reuse in all new development; and, mitigate sources of groundwater contamination. The proposed amendments are the result of close collaboration with Mecklenburg County and further the initiatives listed above through a mix of land coverage and site design criteria.
- **Maintain Quality Design/Sound Planning Goal 1 - Prioritize Infill/Mixed Use Development Within or Near Already Developed Areas:** This goal recommends facilitating reinvestment in the Village Center Planning Area (i.e. downtown). The proposed standards allow flexibility on the downtown block bounded by Main, Jackson, and Depot Streets and appropriately accommodate

redevelopment on adjacent blocks (i.e. the Depot building and Sadler Square) by requiring engineered stormwater controls if these blocks redevelop beyond 24% BUA.

#### *CONSTITUENTS SERVED*

- **All Citizens:** Residents across town are impacted by the water quality of Lake Norman, which serves as a drinking water supply for the region. This applies to businesses, too, that depend on clean water for their operations.
- **Non-Residential Landowners/Businesses:** The proposed standards treat their expansion options consistently with other lots types and also remove barriers to investment in areas identified by the Comprehensive Plan.
- **Residential Landowners:** The proposed standards treat residential lots more consistently compared to the current standards, which exempt select lots based on their pre-1993 existence while holding newer lots or older lots that were subdivided to different standards. The standards also afford expansion options for long-standing owners that desire to remain in their house. Generally, the proposed standards give the expansion/preservation option greater viability compared to redevelopment (i.e. demolition) when compared to the current standards.
- **Administration/Government:** The proposed amendments increase administrative clarity, including application of standards and processes, compared to the current standards. This benefits landowners, too, who will have a better idea of steps needed to obtain approval.

### 3. OPTIONS/PROS & CONS

#### *OPTIONS*

The PBOC reviewed various options for several of the major amendments topics, two of which are summarized in the Staff Analysis (17.6.2 Existing Lots of Record/Exemptions; 17.8 Built-Upon Area Averaging). In each case the PBOC was able to reach a consensus about the best way forward. Overall, the proposed amendments as listed in the draft ordinance reflect the PBOC's recommendations for the Watershed Ordinance revisions.

#### *PROS & CONS*

##### **PROS:**

- **Environmental Regulations:** Up-to-Date, Effectively/Fairly Applied
  - » The amendments will bring the watershed ordinance up to date, significant portions of which haven't changed since the 1990s.
  - » The amendments will treat landowners more consistently across and within lots types (i.e. residential, non-residential).
- **Exemptions Removed:** Expansions & Demolitions Avoiding BUA Criteria
  - » The amendments address a long-standing disparity in the current standards that allows some older properties to exceed 24% BUA while holding new lots and older lots that have been subdivided to the 24% BUA limit. The standards propose holding all residential lots to 24%.
- **Measured Flexibility Downtown:** Village Center + Village Commerce
  - » The standards afford flexibility in areas prioritized by the Comprehensive Plan for investment.
- **Increased Administrative Clarity:** Improve Consistency, Reduce Landowner Frustration
  - » The reorganization of sections and clarifications of process will lead to clearer criteria and more consistent treatment of properties.
- **Maintains Landowner Stability/Existing Character:** Affirms/Clarifies Options of Long-standing Owners and Supports Existing Development's Character

- » The proposed standards give the expansion/preservation option greater viability compared to redevelopment (i.e. demolition) when compared to the current standards.
- » The proposed amendments indirectly reinforce the scale and character of existing streets throughout the watershed, which the current standards/exemptions do not.

**CONS:**

- **Inaction:** Persistence of Exemptions for Decades
  - » With recent development pressures and the conversion of entire sections of streets into new housing, the enduring disparity in treatment of older vs. newer lots has become more pronounced. That these disparities would continue if adequate measures are not adopted is important to consider.
- **Additional Design:** Post-1993 Lots Require Focused Design
  - » The proposed amendments will treat lots more consistently. For currently unrestricted older residential lots, this means being held to the same standards as newer lots or older lots that subdivide (i.e. 24%). In these cases, thorough site design becomes especially important as site features included in conventional building (driveway, walkway, house, patio, etc.) may need to be carefully evaluated and designed to meet the buffer and BUA standards. The supporting illustrations of case studies show viable, realistic scenarios in which comparable levels of site and housing design can be achieved.

**4. FYI/RECOMMENDED ACTION**

- **Public Hearing:** The May 8, 2018 meeting is a Public Hearing. Commissioners will hear staff and public comments on the proposed amendments, and after each may further discuss the amendments.
- **Direct Planning Board to Provide a Recommendation:** The Board of Commissioners will instruct the Planning Board to make a recommendation on the proposed amendments within 30 days of the public hearing.

**5. NEXT STEPS**

- **May 8, 2018:** Public Hearing/No Action Required.
- **May 21, 2018:** The Planning Board will review the proposed amendments, accept public comment, and make a recommendation on the proposed changes.
- **June 12, 2018:** The Commissioners will hear/review the Planning Board’s recommendation and may take action on the proposed amendments.

# WATERSHED ORDINANCE TEXT AMENDMENTS

## Frequently Asked Questions

4/27/18

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*These questions were produced by the Planning Board Ordinance Committee (PBOC), which is comprised of Planning Board members (i.e. citizens) that volunteer their time to work with staff in reviewing proposed text amendments. The information below includes responses to questions/topics frequently raised as well as general information about the watershed amendments and process. Abbreviations are used as follows: Board of Adjustment (BOA); Built-Upon Area (BUA); Davidson Planning Ordinance (DPO).*

### I. OVERVIEW

**1. SUMMARY:** What is the Watershed Ordinance?

Response: The Watershed Ordinance is Section 17 of the DPO. The DPO contains the rules by which development may occur in Davidson; Section 17's regulations govern parcels within town near Lake Norman. The standards apply to properties within 0.5 mi. of the lake (i.e. the "critical area"), which is generally everything west of Main Street.

**2. PURPOSE:** What is the purpose of the Watershed Ordinance?

Response: The standards, in place since 1993, maintain clean water in Lake Norman by requiring vegetative buffers and limiting the amount of "built-upon-area" (BUA) placed on a lot, residential or non-residential. The less buffers and more BUA a lot contains then the more runoff containing dirt, fertilizer, chemicals from cars, etc. washes off onto our streets and gets into the lake. The Watershed Ordinance helps to manage these issues.

**3. BUILT-UPON-AREA (BUA):** What is BUA?

Response: BUA is hardscape surfaces, like a driveway or building footprint, that generally repel, rather than absorb, rainwater. BUA does not include structures like fences or decks that have grass, mulch, or earth underneath them.

**4. ORIGIN:** How did we get the standards?

Response: The standards come from state legislation that was passed in the early 1990's. They were adopted in Davidson (and across the state) in 1993. These rules relate to the Safe Drinking Water Act passed by the federal government in the 1970's, as amended over the years. Note: The watershed's extent is defined by state law and Mecklenburg County specifically delineates the boundaries of the watershed in accordance with this statute.

**5. REASONS FOR AMENDMENTS:** Why is the town undertaking changes to the Watershed Ordinance?

Response: In March 2017 Mecklenburg County, our partner in administering the ordinance (with oversight from the NC Department of Environmental Quality), requested that

Davidson: Update/clarify standards; address persistent issues and inconsistencies; and, remove inapplicable sections.

**6. PROPERTIES AFFECTED:** How can I tell if my property is within the watershed?

Response: See Mecklenburg County’s [Polaris 3G website](#). Type an address into the search bar, and scroll down the left side of the page to Environmental Information – if the field next to the row saying Regulated Drinking Watershed Class says “CA” then that means the property is located within the Critical Area of the watershed and subject to the ordinance.

## II. REGULATIONS

**7. DEVELOPMENT ALLOWED:** What types of development are allowed in the watershed? How does the Watershed Ordinance classify development within the watershed?

Response: Most of the types of development allowed generally in Davidson (see specific uses and building types addressed in DPO Section 2) are also allowed in the watershed.

The Watershed Ordinance classifies development within the watershed as either “Low Density” or “High Density.” Importantly, these terms as used in the Watershed Ordinance do not describe a site’s building units per acre. Instead, the terms Low Density and High Density describe a site’s BUA (i.e. land coverage). Our Watershed Ordinance uses these terms to align with state law.

**8. BUA LIMITS:** What are the limits for the amount of BUA on a site? Is there an overall maximum?

Response: Low Density proposals can cover up to 24% of their lot with BUA; High Density proposals can cover up to 50% of their lot with BUA, but they must have engineered stormwater controls to capture and treat rainwater on-site. These are the maximum limits allowed, subject to the ability of landowners to obtain a variance (see FAQ Item 9) or to secure approval from the BOA to use Built-Upon Area Averaging (see FAQ Item 10). Note: The amendments do not propose changing the 24% and 50% thresholds.

**9. VARIANCE:** If for some reason a landowner can’t meet the maximum BUA limit, is there a process to build more BUA on a site than what is typically allowed?

Response: Yes. The landowner may pursue a variance. Variances are decided by the Board of Adjustment, a group of citizen volunteers made of Planning Board members. Specific types of variances are:

- a. **Minor:** What if a landowner wants to construct a single-family detached house that exceeds the maximum BUA allowed for the low-density option (24%) What if a citizen wants to build a home that would be 28% impervious? What is the process?

Response: Minor variances of up to 10% may be granted for low-density proposals, and up to 5% for high-density proposals. For example, if a landowner wants to construct a single-family detached house that exceeds the maximum BUA allowed for the low-density option (24%), they can apply for a variance with the BUA for permission to put up to 34% BUA on their site. For a high-density proposal, the request would be for up to 55% BUA on a site.

- b. **Major:** Major variances exceed 10% for low-density proposals and 5% for high-density proposals. For example, if a landowner wants to construct a single-family detached house that covers 35% of the lot, they follow the same process as a minor variance – they apply to the Board of Adjustment (BOA). For a high-density proposal of 56% it's the same process, too; but, these proposals also require the state Department of Environmental Quality to approve the major variance.

**10. BUILT-UPON AREA AVERAGING:** What is BUA Averaging? Will the amended version of the Watershed Ordinance continue to allow it?

Response: BUA Averaging, currently known as “Density Averaging,” allows one parcel in the watershed to set aside undeveloped land in a non-revocable easement and transfer the area of this easement to another lot in the watershed, thereby increasing the amount of BUA that may be built on the receiving lot. This program is allowed by the state law. The proposed amendments continue to allow this program with two important revisions: 1. The BOA would only review a BUA Averaging request/plan that had received approval through the requisite development process – complete with public input, staff review, and Planning Board comment; and, 2. Based on the proposed changes, even after that initial approval the BOA’s discretion to deny the proposal has been expanded. In effect, this means that such proposals must be approved twice.

Additionally, the proposed changes contemplate further “filtering” of the project types eligible to participate in this program. The intent is to allow only projects meeting a clearly identified public interest (i.e. one supported in the Comprehensive Plan/DPO). The draft language identifies the following as suitable projects: Residential proposals geared towards affordable or workforce housing; and, Civic/Institutional/Educational uses as defined by the DPO. The language would also allow the BOA to consider other types of proposals on a case by case basis.

**11. EXEMPTIONS:** Are there any exemptions for properties that would allow landowners to exceed the BUA limits without obtaining a variance or approval for BUA Averaging?

Response: There is currently an exemption for properties whose lot lines have not changed since 1993. The proposed amendments recommend ending this exemption because this allows these lots to exceed the amount of BUA criteria (24% or 50%) to which other lots are held. This is based on feedback received from the Planning Board and the Board of Commissioners, who have expressed a desire that the updated standards treat similar lots equally to the greatest extent possible.

For further context: Currently a regulatory disparity exists between residential lots within the watershed – some lots that redevelop as low density are held to the 24% BUA limit and others are not; this disparity has existed for 25 years. The proposed standards would hold all residential lots redeveloping via the low density option to a 24% BUA limit, equalizing the treatment of all residential lots. This is an important consideration the PBOC has heard citizens, Planning Board members, and Commissioners articulate throughout the process. The PBOC drafted language that would have exempted select lots based on long-standing ownership (i.e. “grandfathering”), but this was determined not to be supported legally.

**12. RESIDENTIAL VS. NON-RESIDENTIAL PROPERTIES:** Do the proposed amendments treat residential properties differently than non-residential properties within the watershed?

Response: Both the current and proposed amended standards apply the 24% and 50% BUA limits to all properties within the watershed regardless of whether they are residential or non-residential. The proposed amendments, however, recommend flexibility in meeting watershed requirements on the block bounded by Main/Depot/Jackson Streets and adjacent properties. This is supported by the Comprehensive Plan, which cites the importance of removing barriers to development in already developed areas to allow investment to occur.

**13. RAINWATER MITIGATION:** What are measures that any/all current or prospective single-family homeowners in the watershed area can do to help mitigate stormwater runoff issues?

Response: There are a variety of low-cost measures that residents can utilize to manage rainwater. These range from rain gardens and French drains to disconnected downspouts and rain barrels capturing rain from a roof. Many of these measures are being implemented already by residents throughout town for environmental and aesthetic reasons. By installing and redirecting rainwater towards these facilities residents can increase rainwater infiltration on-site and reduce the amount of pollutants from fertilizers and car chemicals being washed off site during rain events. Examples are included in the resources materials on the [Map & Text Amendments webpage](#).

**14. OTHER DEVELOPMENT STANDARDS:** If the Watershed rules apply to my property, do they limit what you can build? Are the Watershed criteria the only rules that determine what can be built on a property?

Response: The watershed standards allow low-density proposals to cover up to 24% of their lot with BUA; high-density proposals can cover up to 50% of their lot with BUA. Each of these thresholds permits a range of development opportunities on each site. Moreover, the DPO also contains standards concerning setbacks, building height, building volume (i.e. floor area ratio), tree planting requirements, and parking standards – among many others – that determine what can be built on a site. In many cases these matter more than the watershed criteria in determining what can be done on a site. The proposed amendments allow flexibility for a variety of designs on both residential and non-residential parcels. Additionally, conversations related to the watershed ordinance have raised interest in evaluating criteria related to some of these other site design standards.

**15. REGULATORY DISPARITY/DESIGN SOLUTIONS:** If my lot is impacted by the proposed changes, will I still be able to develop a sufficiently-sized single-family house?

Response: The Planning Board Ordinance Committee (PBOC), comprised of staff and citizens, recognizes the concern of landowners regarding future site designs and the ability to develop a property as a single-family home. Yes, each lot will be able to develop in a manner that suits the landowner's interests and is comparable to existing/new construction in the vicinity. This can be accomplished through a variety of strategies, each tailored to the particular features of a specific lot. For example, use of an attached rather

than detached garage, shorter rather than longer driveway, and installation of a deck rather than a patio are all viable strategies to reduce a site's BUA while still providing high-quality housing and site design that meet DPO requirements.

Additionally, existing features like a driveway may be able to be considered existing BUA and therefore not count against the site's existing BUA limit. Each case is different and with thoughtful design landowners will be able to achieve solutions that work for their site in a manner that is consistent with the character of existing/recent homes. The proposed standards are supported by case studies of specific properties illustrating comparable levels of development under the current and proposed standards.

### III. PUBLIC INPUT & RESOURCES

**16. PUBLIC ENGAGEMENT:** How much public discussion has occurred regarding the proposed amendments? How have citizens been made aware of the proposed amendments? How have citizens' comments been solicited and incorporated into the proposed amendments?

Response: Beginning in the fall of last year the Board of Commissioners has discussed the proposed amendments four times at work sessions/public meetings – once in the fall of 2017 and three times in the winter of 2018. In addition, the Planning Board has discussed the proposed amendments at each of its four meetings in 2018, with the Planning Board Ordinance Committee (PBOC) hosting meetings with citizens before or after each meeting in order to hear comments and answer questions about the proposed changes. The PBOC will also host an open house on Monday, 4/30 to answer questions and hear comments. In between all these events staff as well as PBOC members have held numerous meetings with interested citizens and landowners. In fact, the majority of changes proposed since January 2018 have been in response to citizen comments concerning the regulatory disparities amongst residential lots (i.e. equality of treatment), built-upon area averaging, and expansions (i.e. preservation), among others.

Each of the official meeting events are advertised in the Board of Commissioners and Planning Board agendas. Further notice of the proposed changes has been provided via various media channels, including E-Crier announcements, Planning Dept. webpage Updates, and the upcoming Town Messenger newsletter, which is mailed to each residence. Together, these measures significantly exceed the minimum state requirements concerning text amendments, which require only a single public hearing.

**17. DRAFT AMENDMENTS:** Where can I see the proposed changes?

Response: The [Map & Text Amendments webpage](#) contains an annotated copy of the DPO and highlights proposed changes. It also contains an overview of the changes and a timeline of the proposed changes' history. This information has been updated consistently since January 2018.

**18. ADDITIONAL RESOURCES:** Are there additional resources that would help me understand the proposed changes?

Response: The [Map & Text Amendments webpage](#) contains several resources noted above. It also includes diagrams to help illustrate the proposed changes; these are all

based on a low density, maximum BUA limit of 24%. Additionally, citizens may view the [Planning Board agendas](#) from each of the four meetings in 2018 to see the “Handout” summarizing various changes/topics discussed at each meeting.

# DPO 17 UPDATE: WATERSHED ORDINANCE



College Town. Lake Town. *Your Town.*

Section 17 Watershed Protection Overlay District  
Planning Ordinance - Text Amendments

FAQ Graphic Resource

April 28, 2018

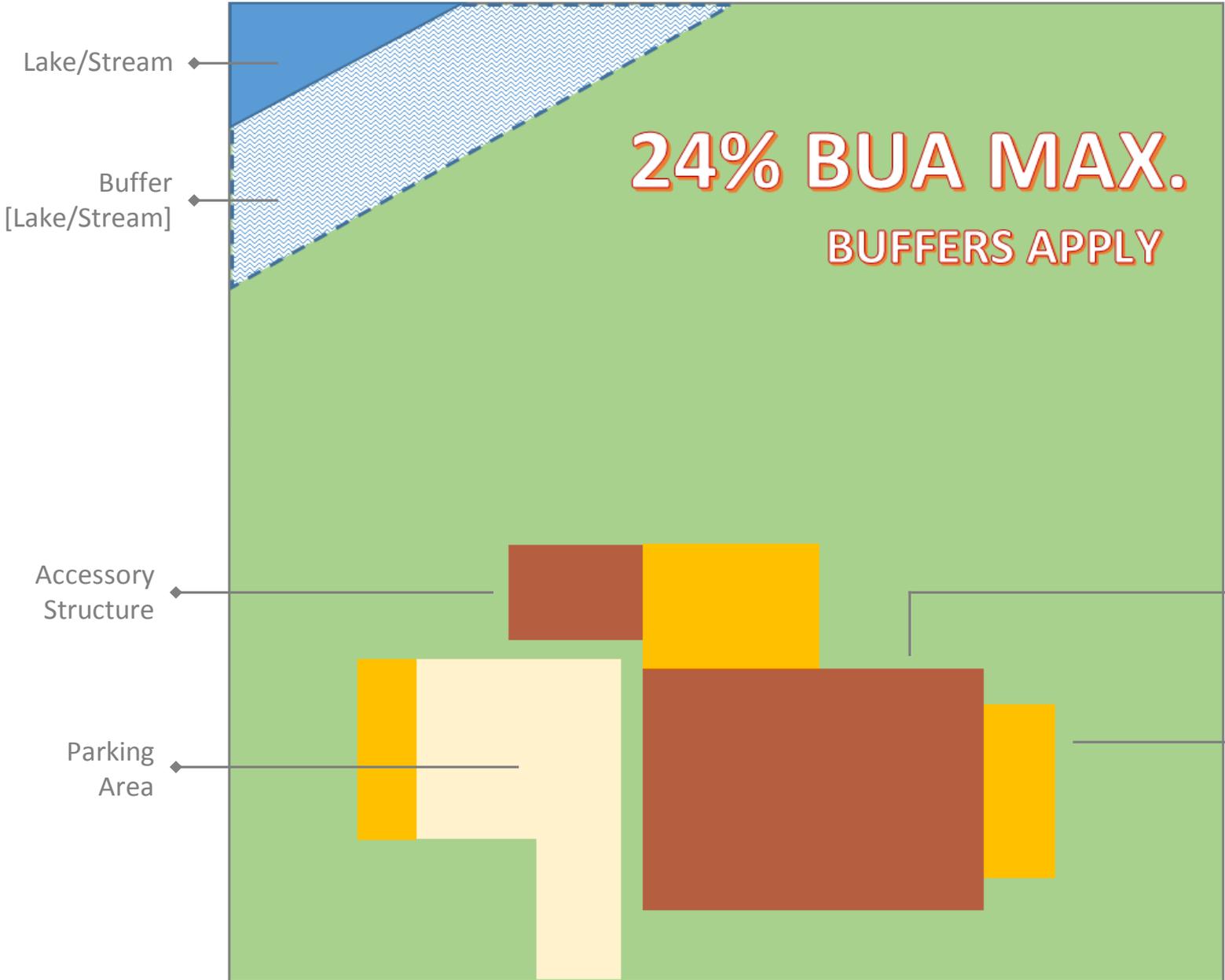
# CASE STUDIES: EXISTING DEV. [i.e. EXPANSIONS]



College Town. Lake Town. *Your Town.*

Section 17 Watershed Protection Overlay District  
Planning Ordinance - Text Amendments  
FAQ Graphic Resource  
April 28, 2018

# EXISTING DEVELOPMENT – NON-SF EXPANSION 1

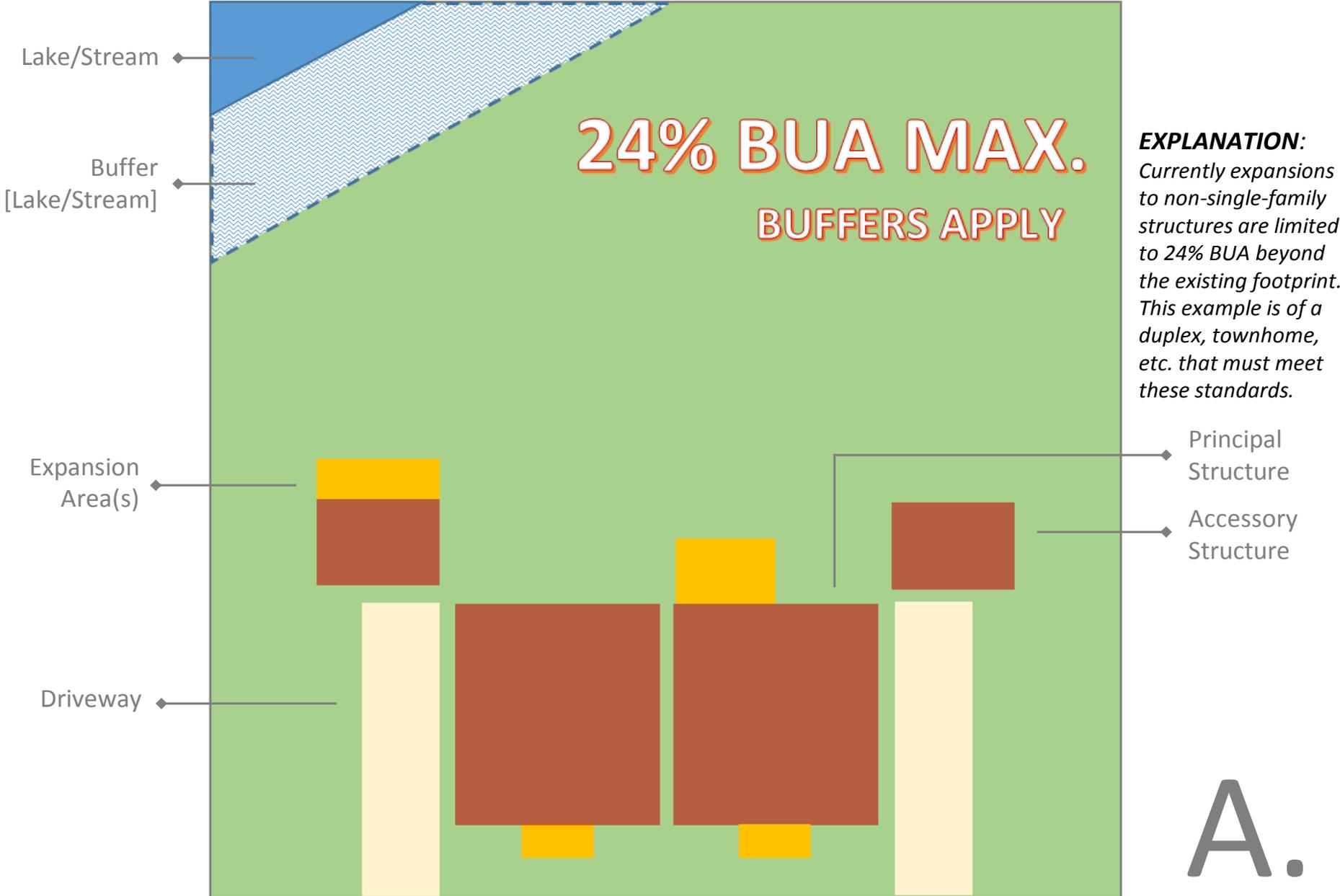


**EXPLANATION:**  
Currently expansions to non-single-family structures are limited to 24% BUA beyond the existing footprint. This example is of a business, school, etc. that must meet these standards.

A.

\*Note: These graphics are not to scale and are for illustrative purposes.

# EXISTING DEVELOPMENT – NON-SF EXPANSION 2

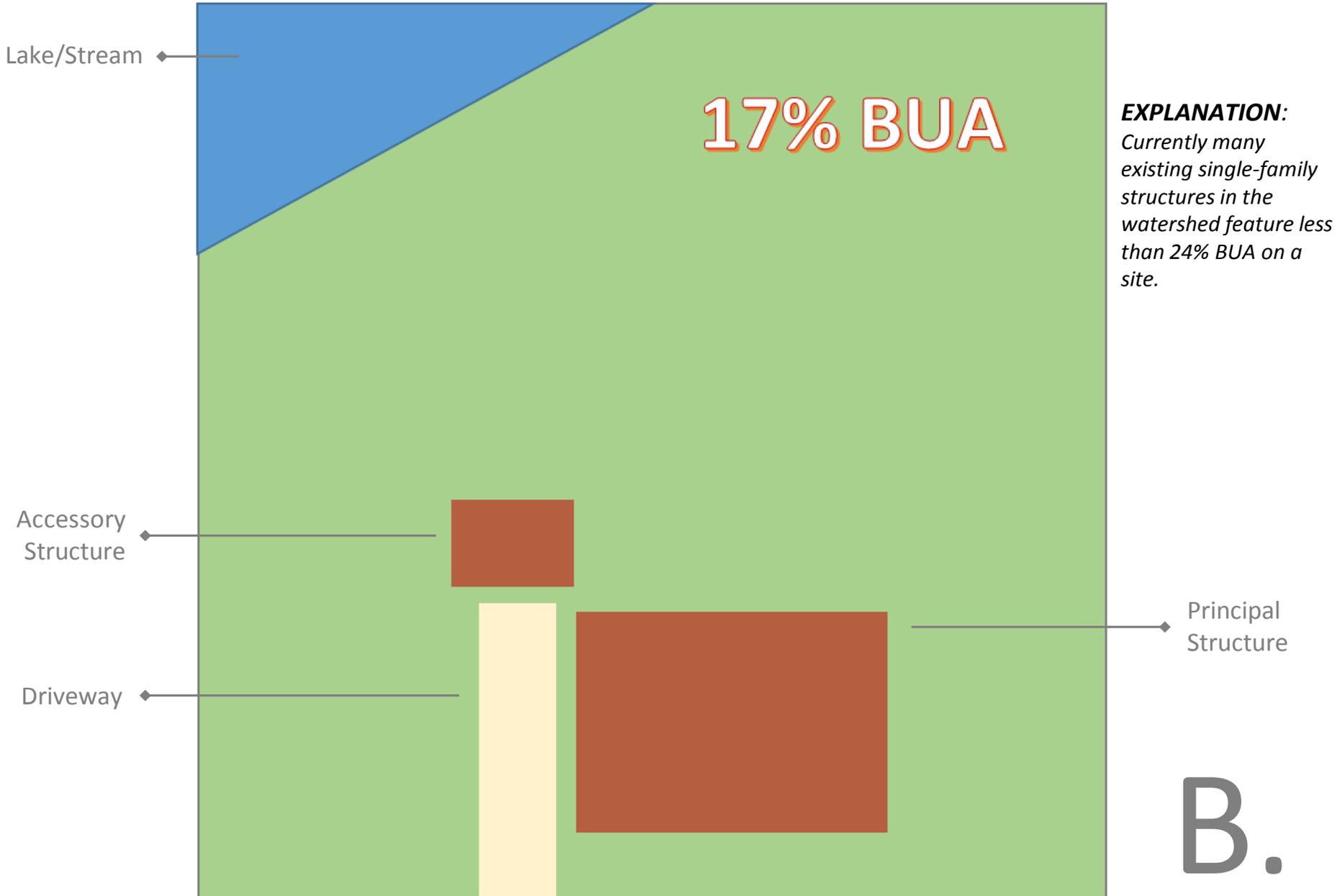


**EXPLANATION:**  
Currently expansions to non-single-family structures are limited to 24% BUA beyond the existing footprint. This example is of a duplex, townhome, etc. that must meet these standards.

A.

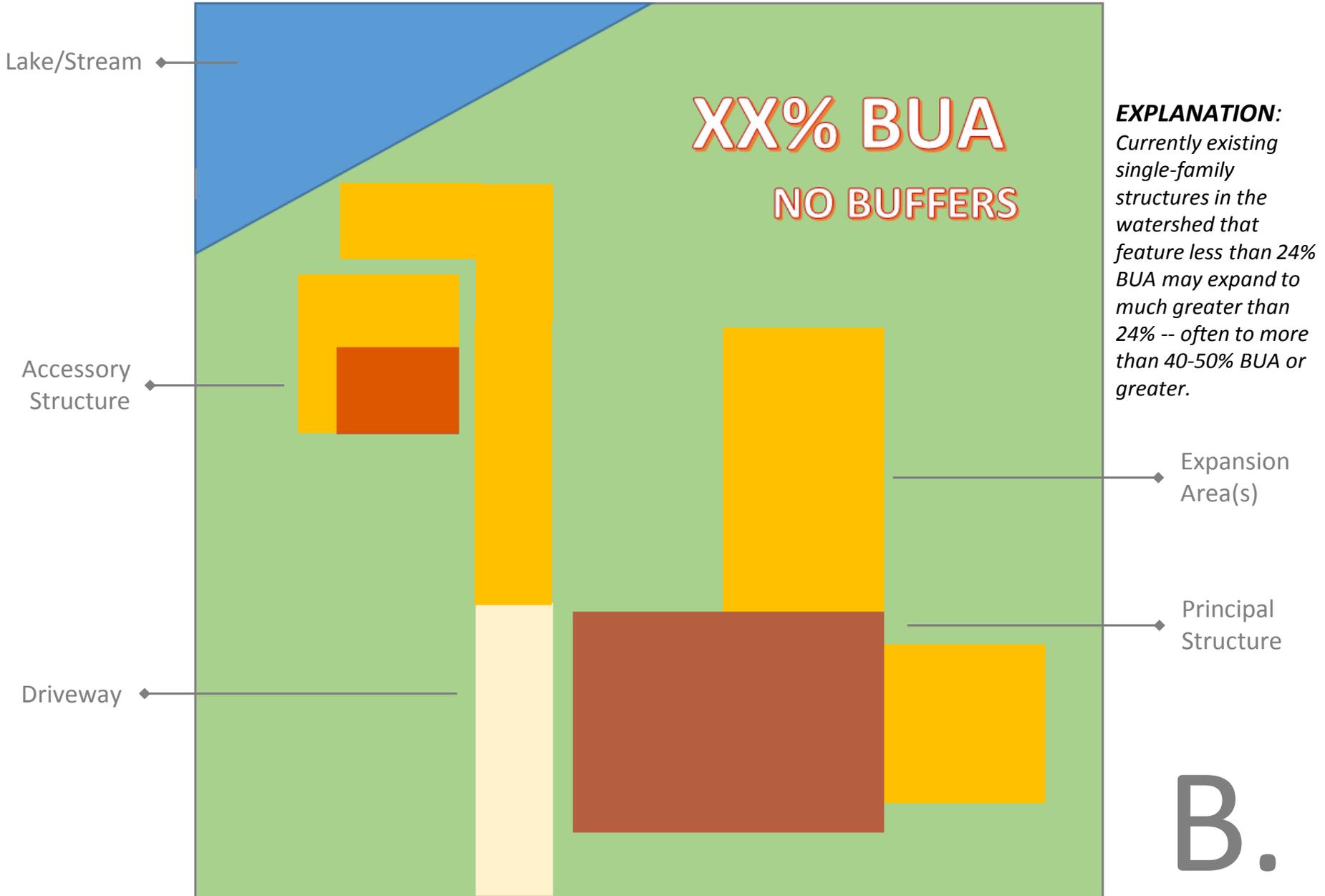
\*Note: These graphics are not to scale and are for illustrative purposes.

# EXISTING DEVELOPMENT – EXISTING SF CONDITION



*\*Note: These graphics are not to scale and are for illustrative purposes.*

# EXISTING DEVELOPMENT – CURRENT SF EXPANSION

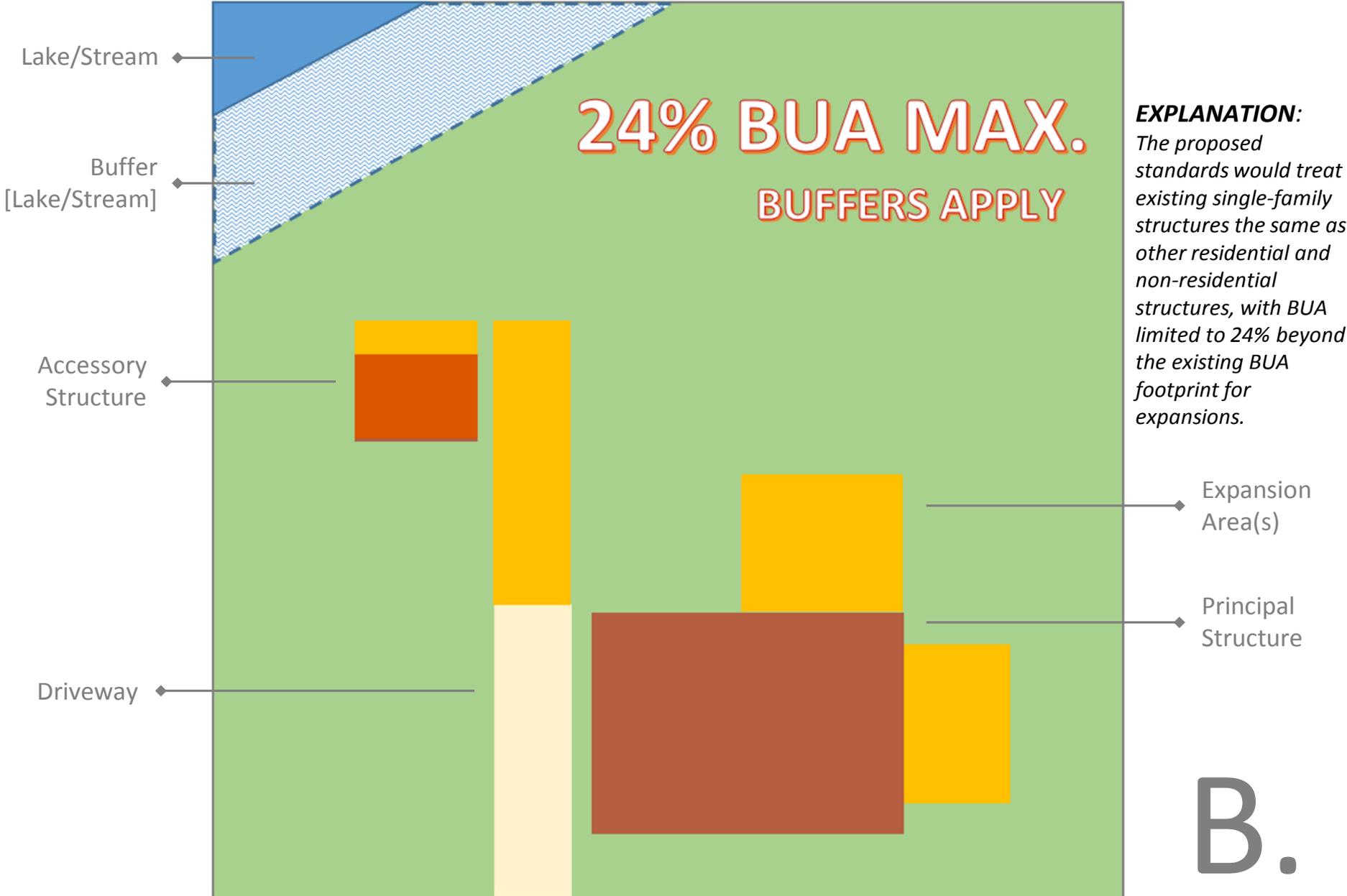


**EXPLANATION:**  
Currently existing single-family structures in the watershed that feature less than 24% BUA may expand to much greater than 24% -- often to more than 40-50% BUA or greater.

B.

\*Note: These graphics are not to scale and are for illustrative purposes.

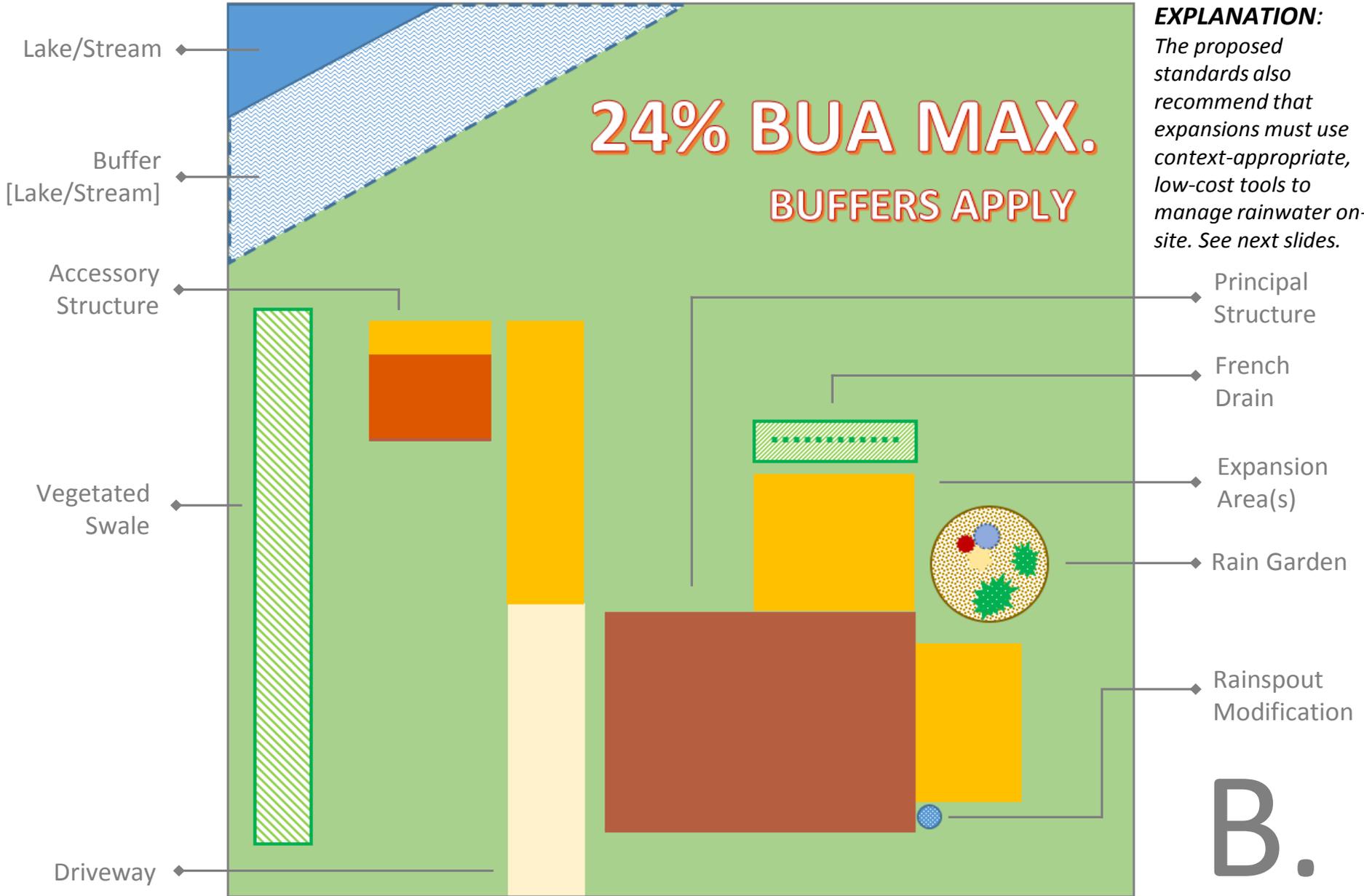
# EXISTING DEVELOPMENT – FUTURE SF EXPANSION



\*Note: These graphics are not to scale and are for illustrative purposes.

B.

# EXISTING DEVELOPMENT – FUTURE SF EXPANSION



\*Note: These graphics are not to scale and are for illustrative purposes.

B.

# EXPANSIONS - ENHANCED STORMWATER STRATEGIES



◆ **Vegetated Swale**  
*Shallow ditch with plant cover; natural infiltration.*



◆ **Rain Barrel**  
*Container collecting rain from roof.*



◆ **Rain Garden**  
*Depression with plant cover; natural infiltration.*



◆ **Downspout Alteration**  
*Fixture distributes water to modified landscape; natural infiltration.*



◆ **French Drain**  
*Shallow ditch with perforated pipe; natural infiltration.*

*\*Note: These examples are for illustrative purposes.*

# ENHANCED STORMWATER STRATEGIES

[CREATIVITY ENCOURAGED]



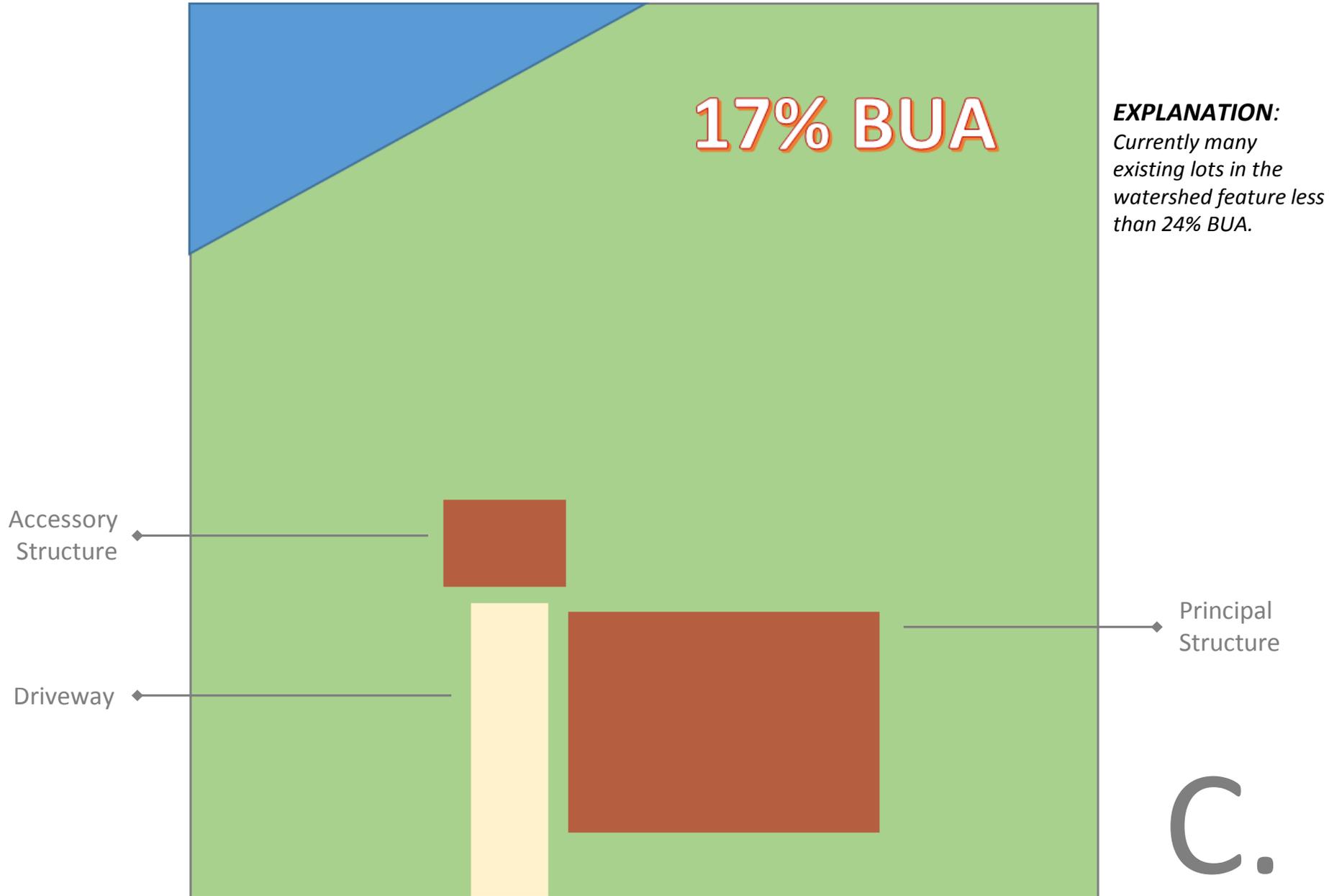
# CASE STUDIES: EXISTING LOTS OF RECORD [i.e. REDEVELOPMENT/DEMOLITIONS]



College Town. Lake Town. *Your Town.*

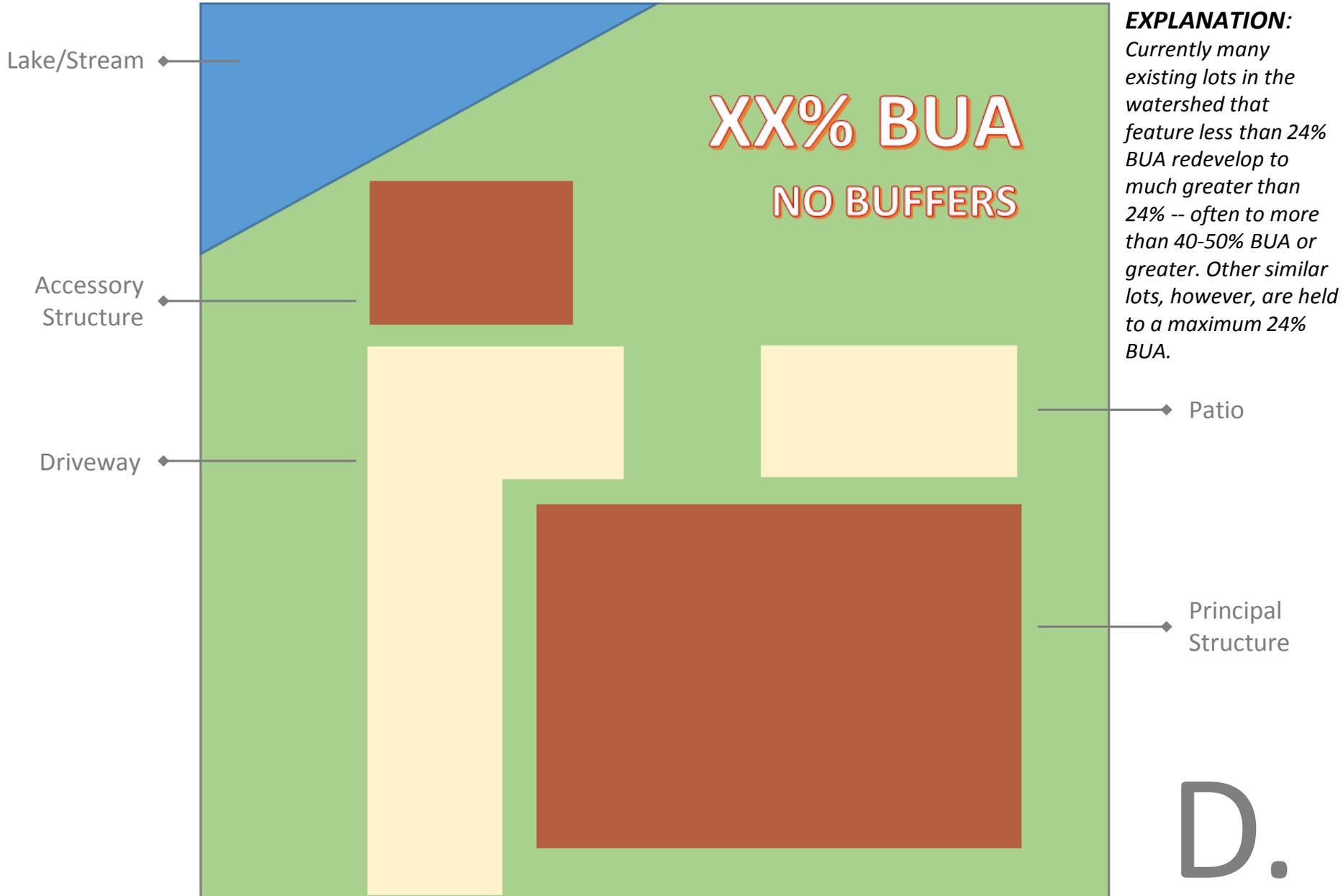
Section 17 Watershed Protection Overlay District  
Planning Ordinance - Text Amendments  
FAQ Graphic Resource  
April 28, 2018

# EXISTING LOTS OF RECORD – EXISTING CONDITIONS



*\*Note: These graphics are not to scale and are for illustrative purposes.*

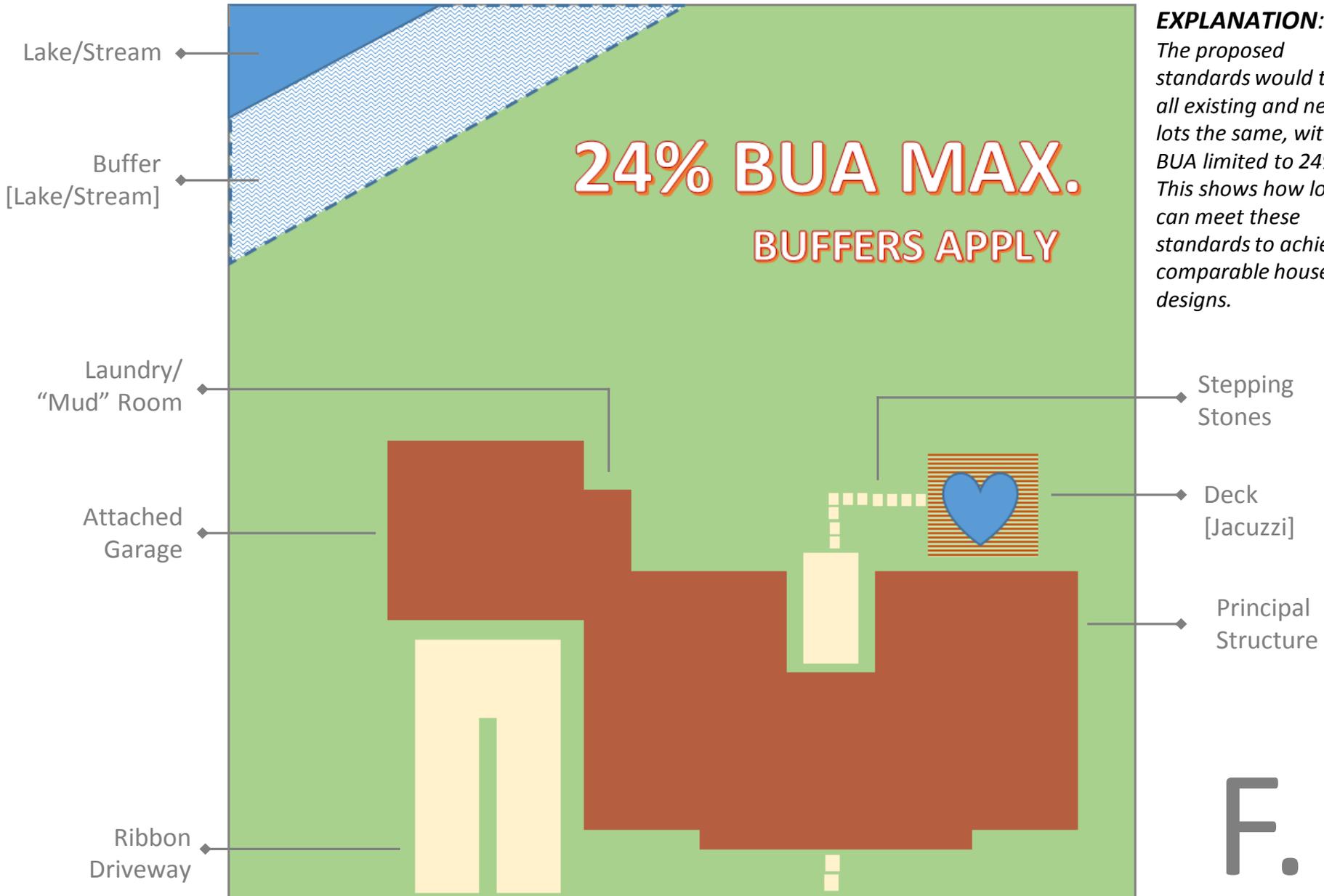
# EXISTING LOTS OF RECORD – CURRENT PRACTICE



**EXPLANATION:**  
Currently many existing lots in the watershed that feature less than 24% BUA redevelop to much greater than 24% -- often to more than 40-50% BUA or greater. Other similar lots, however, are held to a maximum 24% BUA.

*\*Note: These graphics are not to scale and are for illustrative purposes.*

# EXISTING LOT OF RECORD – FUTURE/NO EXEMPTION

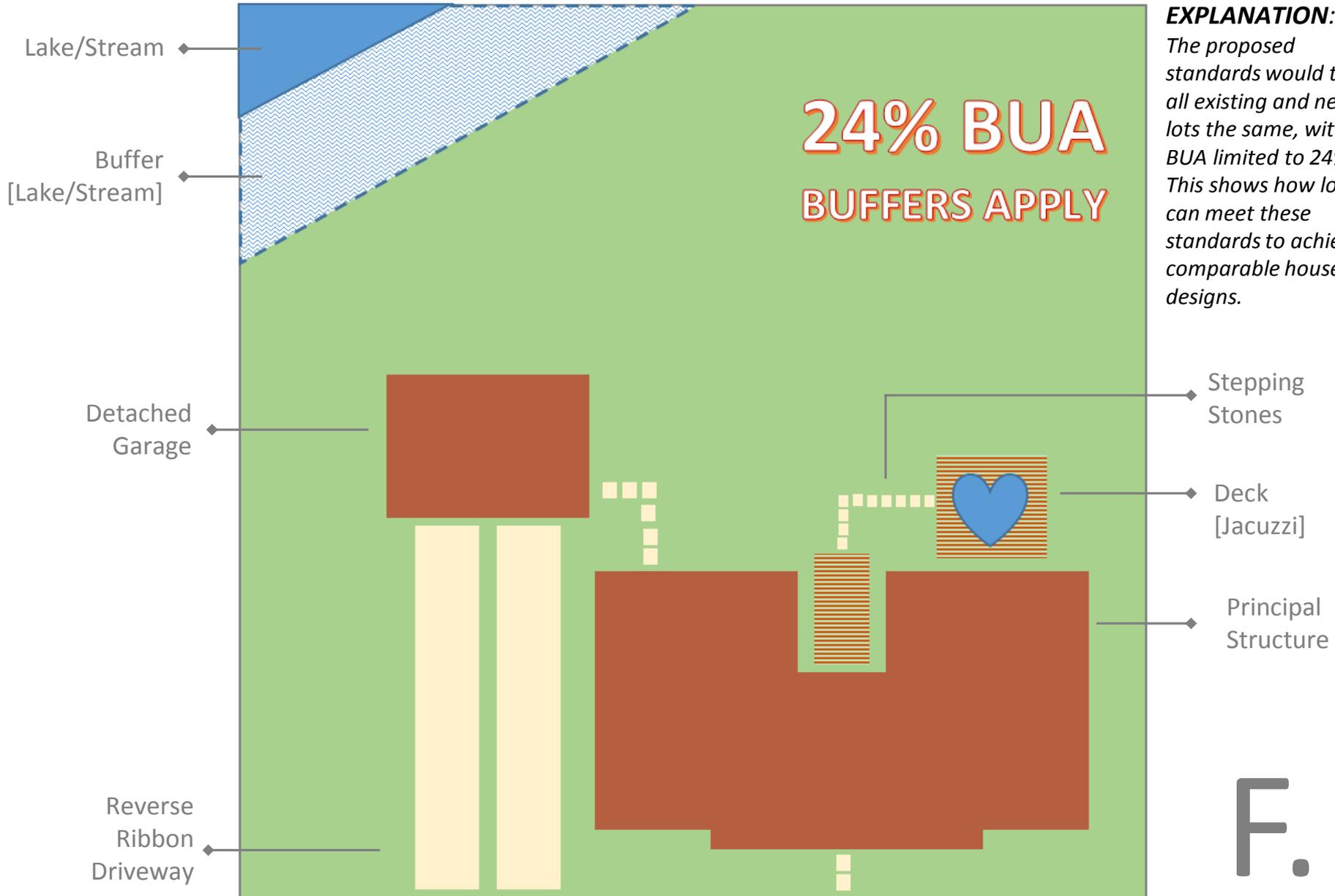


**EXPLANATION:**  
The proposed standards would treat all existing and new lots the same, with BUA limited to 24%. This shows how lots can meet these standards to achieve comparable house designs.

*\*Note: These graphics are not to scale and are for illustrative purposes.*

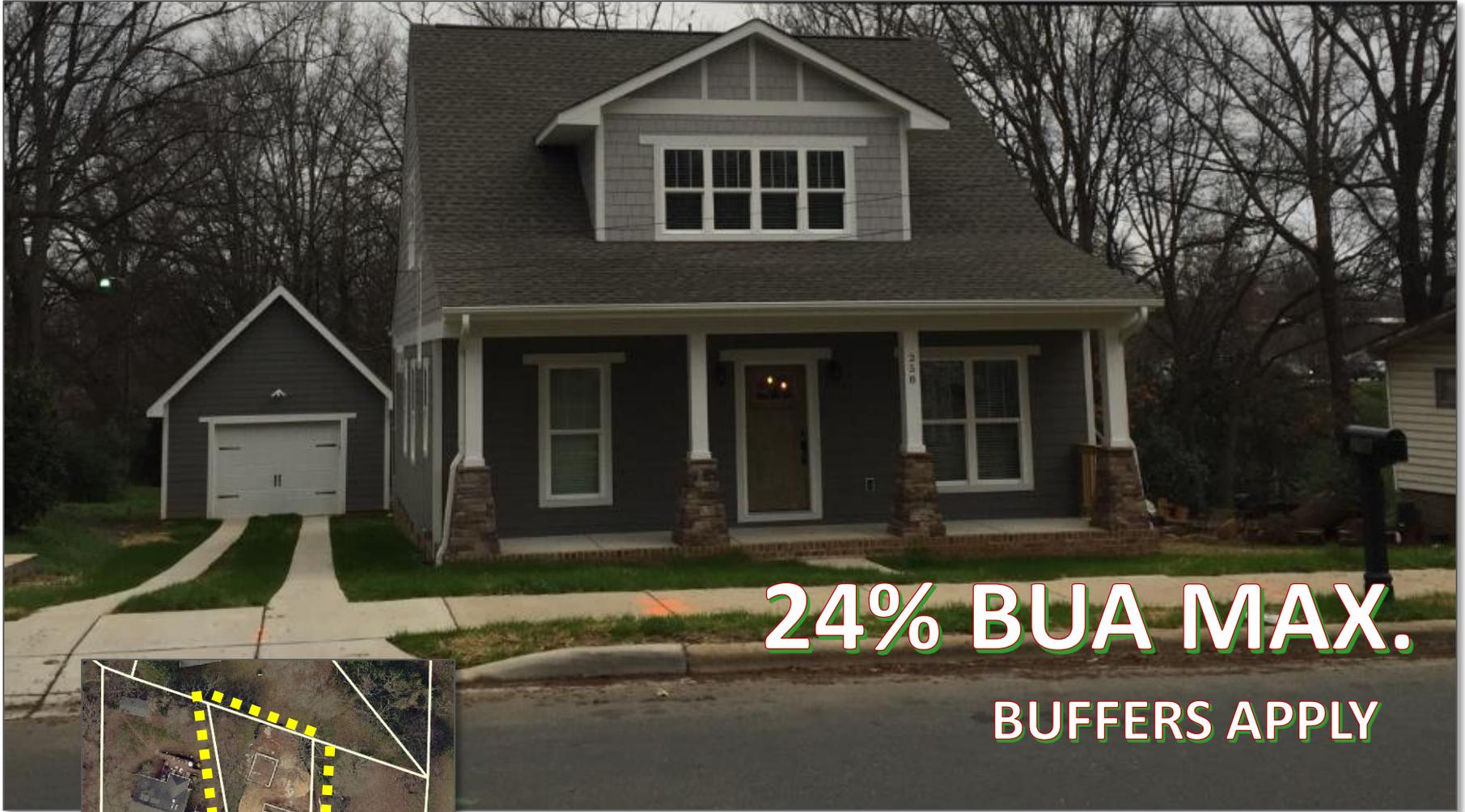
F.

# EXISTING LOT OF RECORD – FUTURE/NO EXEMPTION



\*Note: These graphics are not to scale and are for illustrative purposes.

# NOT EXISTING LOT OF RECORD – FUTURE/NO EXEMPTION



**24% BUA MAX.**

**BUFFERS APPLY**



*Jetton Street: Recent Construction/Not Exempt*

**EXPLANATION:**

*The proposed standards would treat all existing and new lots the same, with BUA limited to 24%. This shows new construction in Davidson's watershed that meets these standards and achieves comparable house design.*



## STAFF ANALYSIS: WATERSHED ORDINANCE TEXT AMENDMENTS

Date: May 8, 2018  
To: Panning Board of Commissioners  
From: Jason Burdette, Planning Director  
Re: Davidson Planning Ordinance Section 17 (Watershed Ordinance) - Text Amendments

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*Note: The following summary reviews the purpose and history of the proposed changes; highlights substantive changes; and, includes discussion topics related to Davidson Planning Ordinance (DPO) Section 17. Proposed changes are annotated in the draft DPO accompanying these materials.*

### 1. OVERVIEW

- **Purpose:** The standards, in place since 1993, maintain clean water in Lake Norman by requiring vegetative buffers and limiting the amount of "built-upon-area" (BUA) placed on a lot.
- **Background:** In March 2017 Mecklenburg Co., our partner in administering the ordinance (with oversight from NCDEQ), requested that Davidson: Update/clarify standards; address persistent issues and inconsistencies; and, remove inapplicable sections.
- **Equal Application of Standards:** The proposed amendments apply the standards more equally across all lot types, afford sufficient development rights for each lot type, and are guided by adopted plan and policy aims.
- **Scale/Character:** The proposed amendments reinforce the character of existing development.

### 2. PROPOSED CHANGES

#### SECTION 17.3: DEFINITIONS

- **Remove "Cluster Development" Definition:** Cluster Developments aren't an allowed development type in Davidson.
- **Add "Expansion" Definition (not previously defined):** The definition is needed so that a building can't be taken down to all but its foundation or a single wall and then claimed as an expansion, which in some cases affords more BUA to be put on a site compared to a demolition.
- **Add "Existing Development" and "Redevelopment" Definitions:** Both definitions do not currently exist and were added per Meck. County recommendation.
- **Revise "Low-Density" and "High-Density" Definitions:** NCDEQ suggested this revision. In the current ordinance, the definitions of high/low density are based on whether or not a development contains engineered stormwater. In practice, however, a development is determined to be high or low density based on the proposed built-upon area (BUA). If a development is over 24% BUA it's high density. Then because it is high density, engineered stormwater is required. The revisions clarify the criteria are based on BUA and not engineered stormwater.

- **Revise “Variance” Definitions:** Made sure that same language is used in each and clarified that variances are from “Town” standards, which are stricter than state standards in some instances. Additionally, the definitions were revised to match the Environmental Management Commission’s (EMC) definitions. The EMC would not issue a decision on a variation that is not a major variance as they define in 15A NCAC 2B .0202(42).

SECTION 17.6.4 EXISTING DEVELOPMENT

- **Remove Section:** This is a repeat of Section 17.6.1.

SECTION 17.6.1: EXPANSIONS TO EXISTING DEVELOPMENT

- **Shift Non-Conformities Statement:** This statement was moved to the start of 17.6 since it applies to the entire section rather than just 17.6.1-2.
- **Include Single-Family Residential in Expansion Standards:** Currently non-single family residential buildings are held to the expansion standards, while existing single-family residences are not. The proposed amendments now include single-family residential buildings, which means expansions to these structures may extend 24% beyond the existing development footprint.
- **Enhanced Stormwater Practices for Expansions:** Expansions result in the preservation of existing buildings, a supported policy aim. Their BUA is also treated differently – expansions get 24% BUA beyond the current pre-1993 structure, meaning they may put more than 24% BUA on a site. Currently, they don’t have to treat any of the existing or extra BUA. So, to account for this extra BUA and achieve the ordinance’s environmental aims, text requiring the inclusion of a vegetated swale, french drain, etc. on site has been included. This will help treat stormwater runoff for low-density expansions where it’s currently not required, while still fostering preservation. It also provides owners that wish to remain on their lot a viable way to do so rather than having to pursue demolition or sale/demolition.

SECTION 17.6.2: EXISTING LOTS OF RECORD

- **Remove Exemptions:**
  - Currently a regulatory disparity exists between residential lots within the watershed – some lots that redevelop as low density are held to the 24% BUA limit (i.e. newer lots or older lots that are subdivided) and others are not (properties whose lot lines have not changed since 1993); this disparity has existed for 25 years. The options weighed by the PBOC included:
    - A. Retain Exemption: Continue to allow some older properties to exceed 24% BUA, holding new lots and older lots that have been subdivided to the 24% BUA limit;
    - B. Modify Exemption: Revise text to allow long-standing owners to be exempt;
    - C. Remove Exemption: Remove the exemption, holding all residential lots that choose to demolish a structure and/or construct a new house to the same 24% BUA max. standard.
    - D. Remove Exemption/Include Sunset Clause: Allow the exemption to continue for a certain period of time, then remove the exemption.
  - The PBOC explored a number of ways to continue or modify the current exemptions, balancing the exemptions with feedback received from the Board of Commissioners, Planning Board, and citizens that the proposed amendments should seek to treat landowners consistently. The PBOC drafted language that would have exempted select lots based on long-standing ownership (i.e. “grandfathering”). This seemed to be a promising alternative; however, NC case law clearly indicates that such a practice would be difficult to defend legally because it treats landowners differently based on tenure. Likewise, various sunset measures

were considered – such as exemption removal 6-12 months after ordinance adoption, or requiring landowners to apply for a specific exemption period after ordinance adoption – but were determined to work against the standards’ purpose by inciting building in excess of 24% on remaining lots or treating landowners differently.

- Therefore, the proposed standards reflect Option C and would hold all residential lots redeveloping via the low density option to a 24% BUA limit, equalizing the treatment of all residential lots. Note: Landowners unable to find a suitable site layout may pursue a minor variance for up to 34% BUA coverage, or a major variance for requests beyond 34%.

#### SECTION 17.6.3: NONCONFORMING SITUATIONS

- **Remove Nonconforming Section:** This section was removed because it conflicted with DPO 12 Nonconformities; referencing only one set of standards is important in providing clear guidance. Additionally, a statement noting that nonconformities are dealt with in DPO 12 was included at the start of 17.6.1.
- **Include Redevelopment Section:** This section was added based on feedback from Meck. County and land owners in the Village Center/Village Commerce Planning Areas. The proposed standards allow flexibility on the downtown block bounded by Main, Jackson, and Depot Streets if redevelopment results in no net increase in BUA or the disturbed area is less than once acre; and, the standards appropriately accommodate redevelopment on adjacent blocks (i.e. the Depot building and Sadler Square) by requiring engineered stormwater controls if these blocks pursue redevelopment beyond 24% BUA.

#### SECTION 17.7 WATERSHED SUBAREAS ESTABLISHED

- **Update Geographic Terms:** This proposed text clarifies that there is no Lake Norman Protected Area located within the jurisdiction of the Town of Davidson.

#### SECTION 17.7.1 CRITICAL AREA (CA)

- **Update Intent:** The proposed text clarifies the intent of the Watershed Ordinance standards and removes the maximum of two dwelling units per acre rule because the standards do not differentiate residential development from other development types in regards to maximum BUA requirements.

#### SECTION 17.7.1.1 ALLOWED USES

- **Revise Subsection C:** Language referencing specific residential uses was removed. Specific residential uses permitted in the watershed are outlined in Section 2 of the planning ordinance.

#### SECTION 17.7.1.2 BUILT-UPON AREA LIMITS:

- **Remove Dwelling Unit Text, Clarify “Low-Density” & “High-Density” Terms:** Language related to a maximum of two dwelling units per acre rule was removed because the standards are not based on use but land coverage. Similarly, a sentence was added clarifies that these terms refer to the amount of hardscape on a site (i.e. land coverage) and not units/acre.
- **Include Contiguous Tract Requirement:** The proposed text includes specific language ensuring that only contiguous parcels that are part of the same plan can be used in determining BUA. This prevents projects with multiple, non-contiguous parcels from using the BUA from nearby but undeveloped parcels to build more on the project site parcel.
- **Add Reserve BUA Criteria:** Meck. County requested adding a requirement for residential development to allow for homeowners to add additional BUA in the future and still be within the maximum 24% BUA (i.e. patio construction).

#### SECTION 17.7.2 CLUSTER DEVELOPMENT

- **Remove Section:** These aren't an allowed development type in Davidson.

#### SECTION 17.7.3 HIGH-DENSITY OPTION

- **Update Geographic Terms:** This proposed text clarifies that there is no Lake Norman Protected Area located within the jurisdiction of the Town of Davidson (17.7.3.A).
- **Engineered Stormwater/Single-Family Lots:** Language was added to clarify Meck. County does not allow these property types to install stormwater facilities for credit towards the BUA requirements because they would require legal agreements with Meck. County for their design, operations, inspections and maintenance. Also, for individual homeowners they are expensive to construct and maintain (17.7.3.A.1).
- **Bond/Security Standard:** This text was added to reference existing Town of Davidson requirements, ensuring that the bond fees paid are consistent with established processes (17.7.3.D).
- **Stormwater Control Structure Specification:** The text was modified to reference the Meck. County's Stormwater Design Manual, which includes an array of stormwater control devices including but not limited to wet detention ponds. The current language is limiting because it recognizes only one control structure whereas, in practice, multiple approaches can be/are used on the same site (i.e. a wet detention pond, a sand filter, drainage swale) as part of a complete treatment system. The language allows flexibility in what devices are selected to meet the required treatment criteria (17.7.3.H).
- **Remove Incorrect References:** Incorrect ordinance references/citations throughout 17.7.3 High Density Option were removed.

#### SECTION 17.7.4 BUFFER AREAS REQUIRED

- **Update Measurement Techniques/Management Requirements:** This language was revised per Meck. County's recommendation to clarify how buffers are measured and what actions may be undertaken within buffer areas with Planning Director approval. The new text further limits undesirable clearing of shoreline areas and requires additional approval.

#### SECTION 17.7.7 VARIANCES/PROCESS

- **Reorganized:** This section was largely reorganized to provide clarification on the process for Board of Adjustment hearings for both major and minor watershed variance requests. Based on experience with recent variances, a Preparation/Content description was added to clarify the content requirements of public notification letters for Board of Adjustment hearings (17.7.7.4.a).

#### SECTION 17.8.1.B: BUILT-UPON AREA AVERAGING/ELIGIBILITY & USES

- **Uses:**
  - Comments from the Board of Commissioners and PBOC recommended applying a filter to allow only certain types of uses promoting an identified public interest to utilize the averaging process. The text amendments propose allowing the following uses to be considered automatically eligible for the averaging program: Residential uses intended to meet an identified housing need (i.e. less than 120 percent of AMI), or Civic/Educational/Institutional uses as defined by the Davidson Planning Ordinance. Additional uses may be considered by the Board of Adjustment on a case by case basis.
  - The language also clarifies Meck. County's policy that individually-owned single-family residences are not eligible to be receiving sites due to the on-going operations, maintenance,

and inspection requirements of engineered stormwater (see 17.7.3.H above for a fuller explanation).

SECTION 17.8.2.B.6: BUILT-UPON AREA AVERAGING/PROCESS/BOA DECISION

- **Board of Adjustment (BOA) Decision:** Comments requested that the changes consider shifting approval from the BOA to the Board of Commissioners (BOC). Draft text was drafted, reviewed, and withdrawn – the decision’s quasi-judicial nature limits the BOC’s ability to engage with citizens to discuss any case. However, to address concerns about incompatible development being approved, the amendments now include revised language clarifying the BOA’s ability to deny a proposal based on adopted plans and policies.
- **To Summarize 17.8.1.B & 17.8.2.B.6:** The PBOC extensively debated the merits of this program and/or how to improve it. Options considered were:
  - A. Do Not Modify: Leave unchanged within the ordinance;
  - B. Require Board of Commissioners (BOC) Approval: Shift decision-making away from BOA and give to BOC;
  - C. Enhance Board of Adjustment (BOA) Discretion: Give the BOA greater discretion in reviewing/denying proposals;
  - D. Allow Only Select Projects: Ensure only projects advancing clearly-identified town aims could utilize the program;
  - E. Remove from the Ordinance: Take it out/do not allow it at all.

Through the course of research and discussions with the NC Department of Environmental Quality, the PBOC learned that even if the BUAA program were removed from the Town of Davidson Watershed Ordinance, landowners would still have the option to utilize the program because it’s state law – and, in doing so, they would utilize it according the state’s parameters, some of which the PBOC found inconsistent with town aims. Therefore, the PBOC opted to pursue Options C-D.

In sum, as a result of the proposed amendments:

1. The BOA would only review a BUA Averaging request/plan that had received approval through the requisite development process – complete with public input, staff review, and Planning Board comment;
2. Based on the proposed changes, even after that initial approval the BOA’s discretion to deny the proposal has been expanded; and
3. Only the following uses are considered automatically eligible for the averaging program: Residential uses intended to meet an identified housing need (i.e. less than 120 percent of AMI), or Civic/Educational/Institutional uses as defined by the Davidson Planning Ordinance. Additional uses may be considered by the Board of Adjustment on a case by case basis (this is both practical – in the event an unforeseen but exceptional project emerges – and legally-advisable, since state law does not restrict potential applicants).

# DPO 17 UPDATE: WATERSHED ORDINANCE



College Town. Lake Town. *Your Town.*

Section 17 Watershed Protection Overlay District  
Planning Ordinance - Text Amendments  
BOC Public Hearing  
May 8, 2018

# TEXT AMENDMENTS UPDATE – OVERVIEW

## TOPICS COVERED

1. Purpose & Background
2. Public Engagement
3. Strategic Plan/Core Value/Comp. Plan Alignment
4. What's Not Changing
5. Amendment Highlights
6. Options Summary
7. Pros & Cons
8. Next Steps



# SECTION 17 - TEXT AMENDMENTS

## **PUBLIC ENGAGEMENT / SINCE JAN. 2018**

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- **Planning Board Ordinance Committee:**
  - Sub-set of Planning Board, Citizen Volunteers
  - Review/Draft Amendments; Facilitate Citizen Meetings
  - Bi-Weekly Meetings, Citizen Meetings, Public Meetings after Planning Board
  - Open House: Presentation, Extended Q&A
- **Planning Board:** Discussed at 2018 Meetings – January, February, March, April
- **Board of Commissioners:** Discussed at 2018 Meetings – January, February, April
- **Citizen Meetings:** February, March, April
- **Digital + Print Media:**
  - E-Crier Notifications: Monthly, Open House (Specific)
  - Website: Updates Tab
  - Planning Board/Board of Commissioner Agendas
  - Town Messenger Newsletter (All Households)



# SECTION 17 - TEXT AMENDMENTS

## PURPOSE

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- **Intent:** To keep drinking water clean, require higher standards for properties near Lake Norman (17.7.1).
- **Accomplished By:**
  1. Vegetated Buffers On-Site (near streams/lake)
  2. Limiting Amount of Built-Upon Area [BUA] on a Lot
    - BUA = Hardscape (i.e. driveways, building footprint; not fences, decks)
- **Addresses:** Runoff carrying pollutants into water.
- **Applies:** To properties within 0.5 mi. of Lake Norman (i.e. west of Main St.)



# SECTION 17 - TEXT AMENDMENTS

## BACKGROUND

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

1. **Clarify Standards** (i.e. Single family residential development exemption)
2. **Address Inconsistencies** (i.e. Remove repeating “Existing Development” section)
3. **Remove Inapplicable Sections** (i.e. Cluster Developments)

Additionally, staff worked with CMSS to identify/resolve Davidson-specific issues, including:

- Expansions that exceeded the BUA criteria;
- Demolitions that avoided the BUA criteria; and,
- Tailoring standards to fit downtown.



# SECTION 17 - TEXT AMENDMENTS

## POLICY ALIGNMENT

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- **Strategic Plan:**
  - Land Use, Community Engagement, Historic Preservation, Affordable Housing, Economic Development, Partnerships
- **Core Values:**
  - Healthy Environment, Open Communication, Historic Mix of People, Traditional Character, Economic Health, Interjurisdictional Cooperation
- **Comprehensive Plan:**
  - Enable Faithful Stewardship
    - » Goal 3 - Sustain/Enhance Air & Water Quality
  - Maintain Quality Design/Sound Planning Principles
    - » Goal 1 - Prioritize Infill/Mixed Use Development Within or Near Already Developed Areas



# SECTION 17 - TEXT AMENDMENTS

## WHAT'S NOT CHANGING

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- **Environmental Rigor:** Emphasis on Clean Drinking Water
- **Maximum BUA Limits:** Thresholds + Requirements = Same
  - Low-Density: 24% BUA + Buffer
  - High-Density: 50% BUA + Stormwater Controls + Buffer
- **Buffer Requirements:** Distance from Lake/Perennial Stream
  - Low-Density: 40'
  - High-Density: 100'

*\*Note: Terms such as low- and high-density are retained for consistency with Meck. County and state statute. The BUA density terms describe land coverage and stormwater controls; they do not describe units/acre.*



# SECTION 17 - TEXT AMENDMENTS

## AMENDMENT HIGHLIGHTS

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### SUMMARY OF PROPOSED SUBSTANTIVE CHANGES:

- **Section 17.3:** Definitions
  - Existing Development; Redevelopment; Variances
- **Section 17.6:** Exceptions to Applicability
  - Expansions; Existing Lots of Record; Redevelopment
- **Section 17.8:** Density Averaging
  - Reorganization, Increase BOA Direction to Deny; Only Qualified Proposals

*\*Note: These highlight substantive changes to DPO Section 17. Additional changes are being proposed to clarify definitions, standards, and address inconsistencies; these are detailed in the Board of Commissioners and Planning Board agendas.*



# SECTION 17 - TEXT AMENDMENTS

## OPTIONS SUMMARY

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- **Built-Upon Area Averaging (“Density” Averaging):**

- A. Do Not Modify
- B. Require Board of Commissioners Decision
- C. Enhance Board of Adjustment Discretion
- D. Allow Only Select Projects:
- E. Remove from the Ordinance

\*PBOC Recommendation: Options C-D

- **Exemptions (Existing Lots of Record):**

- A. Retain Exemption
- B. Modify Exemption
- C. Remove Exemption
- D. Remove Exemption/Include Sunset Clause

\*PBOC Recommendation: Option C



# SECTION 17 - TEXT AMENDMENTS

## PROS & CONS

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### PROS:

- **Environmental Regulations:** Up-to-Date, Effectively/Fairly Applied
- **Exemptions Removed:** Expansions & Demolitions Avoiding BUA Criteria
- **Measured Flexibility Downtown:** Village Center + Village Commerce
- **Increased Administrative Clarity:** Improve Consistency, Reduce Frustration
- **Maintains Stability:** Affirms/Clarifies Options of Long-standing Owners and Supports Existing Development's Character

### CONS:

- **Inaction:** Persistence of Exemptions for Decades
- **Additional Design:** Post-1993 Lots Require Focused Design



# SECTION 17 - TEXT AMENDMENTS

## **NEXT STEPS**

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- **BOC Public Hearing: 5/8/18**
- **Planning Board Review + Recommendation: 5/21/18**
- **BOC Action (Potential): 6/12/18**



# QUESTIONS



College Town. Lake Town. *Your Town.*

Section 17 Watershed Protection Overlay District  
Planning Ordinance - Text Amendments  
BOC Public Hearing  
May 8, 2018

## CHAPTER 17: Watershed Protection Overlay District - Update (May 2, 2018)

[Insert map showing critical watershed area]

### **17.1 Authority and Enactment**

The Legislature of the State of North Carolina has, in Chapter 160A, Article 8, Section 174, General Ordinance Authority; and in Chapter 143, Article 21, Watershed Protection Rules, delegated the responsibility or directed local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. The Davidson Board of Commissioners does hereby ordain and enact into law the text contained herein to satisfy said statutory requirements.

### **17.2 Jurisdiction**

The provisions of this section shall apply only within areas designated as Water Supply Watersheds by the NC Environmental Management Commission and shall be depicted on the Town of Davidson's Watershed map. Where there is a conflict between the regulations contained in this section and any other portion of the Planning Ordinance, the provision of this section shall apply to properties located within a designated Water Supply Watershed area.

### **17.3 Definitions**

For the purpose of interpreting this section, certain words or terms are herein defined. Except as defined herein, or in Section 16 - Definitions, all other words shall have their everyday dictionary definition. Where a term is defined in this section and in Section 16 Definitions, the definition in this section shall apply to this section only.

**Agricultural Use:** The use of waters for stock watering, irrigation, and other farm purposes.

**Animal Unit:** A unit of measurement developed by the US Environmental Protection Agency that is used to compare different types of animal operations.

**Buffer, Vegetative:** An area of natural or planted vegetation through which stormwater runoff flows in a diffused manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of Lake Norman and from the top of the bank on each side of streams.

**Built-Upon Area:** Built-upon areas shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious.) Built upon areas shall be determined on a project-by-project basis.

**Cluster Development:** ...

**Composting Facility:** A facility in which only stumps, limbs, leaves, grass and untreated wood collected from land clearing or landscaping operations is deposited.

**Commented [LL1]:** Remove definition—Cluster Developments aren't an allowed development type in Davidson.

**Critical Area:** The area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. The critical area is defined as extending either one-half mile from the normal pool elevation of the reservoir in which the intake is located or to the ridge line of the watershed (whichever comes first); or one-half mile upstream from the intake located directly in the stream or river (run-of-the-river), or the ridge line of the watershed (whichever comes first). Major landmarks such as highways or property lines may be used to delineate the outer boundary of the critical area if these landmarks are immediately adjacent to the appropriate outer boundary of one-half mile.

**Development:** Any land disturbing activity which adds to or changes the amount of impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

**Discharging Landfill:** A facility with liner, monitoring equipment and other measures to detect and/or prevent leachate from entering the environment and in which the leachate is treated on site and discharged to a receiving stream.

**Expansion:** Any walled and roofed extension of or increase in the floor area or height of an existing building connected by a load-bearing wall; and/or, an increase in the built-upon area to site components such as parking, improvements, or other structures. For the purpose of the watershed ordinance, any expansion shall be required to have preserved at least 50% of the interior heated floor area.

**Commented [LL2]:** This definition was added to help distinguish between what constitutes an expansion and a demolition.

**Existing Development:** Projects that are built or projects that have established a vested right under North Carolina zoning law as of the effective date of this ordinance (October 1, 1993) based on at least one of the following criteria:

**Commented [LL3]:** A definition for Existing Development was added per Meck. County recommendation. This was not previously defined in Section 17 of the ordinance, but the term is referenced several times in this section.

- (a) Having an approved site specific or phased development plan; or
- (b) Having an outstanding valid building permit; or
- (c) Substantial expenditures of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project.

**Existing Lot of Record:** A lot which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds prior to October 1, 1993 of this ordinance, or a lot described by metes and bounds, the description of which has been recorded prior to October 1, 1993. (Note: This definition containing the October 1, 1993 stipulation shall be applicable only to Section 17 of this ordinance.)

**Hazardous Material:** Any substance listed as such in: SARA Section 302, Extremely Hazardous Substances, CERCLA Hazardous Substances, or Section 311 or CWA (oil and hazardous substances).

**High Density Option:** Any development which exceeds 24 percent built-upon area (BUA), requiring engineered stormwater control devices approved by the Town of Davidson as prescribed by the Environmental Management Commission's adopted Water Supply Watershed Protection rules.

**Commented [LL4]:** NCDEQ suggested this revision— In the current ordinance, the definitions of high/low density are based on whether or not a development contains engineered stormwater. In practice, however, a development is determined to be high or low density based on the proposed built-upon area (BUA). If a development is over 24% BUA it's high density. Then because it is high density, engineered stormwater is required. The revisions clarify the criteria are based on BUA and not engineered stormwater.

**Industrial Development:** Any non-residential development that requires an NPDES permit for an industrial discharge and/or requires the use or storage of any hazardous material for the purpose of manufacturing, assembling, finishing, cleaning, or developing any product or commodity.

**Landfill:** A facility for the disposal of solid waste on land in a sanitary manner in accordance with Chapter 130A, Article 9 of the N.C. General Statutes. For the purpose of Section 17, this term does not include compost facilities.

**Low Density Option:** Any development which does not exceed 24 percent built-upon area (BUA).

**Plat:** A map or plan of a parcel of land which is to be, or has been subdivided.

**Protected Area:** The area adjoining and upstream of the critical area in a WS-IV water supply in which protection measures are required. The boundaries of the protected areas are defined as extending five miles upstream and draining to water supply reservoirs (measured from the normal pool elevation) or to the ridge line of the watershed (whichever comes first); or ten miles upstream and draining to the intake located directly in the stream or river (run-of-the-river), or to the ridge line of the watershed (whichever comes first). Major landmarks such as highways or property lines may be used to delineate the outer boundary of the protected area if these landmarks are immediately adjacent to the appropriate outer boundary of five or ten miles. In some cases the protected area will encompass the entire watershed.

**Redevelopment:** Rebuilding activities, including demolition, on land containing built upon area as of the effective date of this ordinance (October 1, 1993).

**Residential Development:** Buildings for residence such as attached and detached single-family dwellings, apartment complexes, condominiums, townhouses, cottages, etc. and their associated outbuildings such as garages, storage buildings, gazebos, etc. and customary home occupations.

**Toxic Substance:** Any substance or combination of substances (including disease causing agents), which after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, has the potential to cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions (including malfunctions or suppression in reproduction or growth) or physical deformities in such organisms or their offspring or other adverse health effects.

**Variance, Major:** A variance from the minimum Town's watershed protection rules that results in any one or more of the following:

1. The relaxation by a factor greater than five percent of any buffer, density or built-upon area requirement under the high density option;
2. Any variation in the design, maintenance, or operation requirements of approved stormwater management systems;
3. The relaxation by a factor greater than 10 percent of any buffer, density or built-upon area requirement under the low density option.

**Variance, Minor:** A variance from the minimum Town's watershed protection rules that results in any one or more of the following:

1. The relaxation by a factor of up to, and including, five percent of any buffer, density or built-upon area requirement under the high density option;
2. The relaxation by a factor up to, and including, 10 percent of any buffer, density or built-upon area requirement under the low density option.

**Commented [LL5]:** NCDEQ suggested this revision—see comment for High Density Option definition.

**Commented [LL6]:** Definition added per Meck. County recommendation. Redevelopment is not defined in the current version of Section 17.

**Commented [LL7]:** NCDEQ suggested this revision—The definition for Variance, Major was revised to match the Environmental Management Commission's (EMC) definition. The EMC would not issue a decision on a variation that is not a major variance as they define in 15A NCAC 2B .0202(42):

Major variance means a variance from the minimum statewide watershed protection rules that results in the relaxation, by a factor greater than five percent of any buffer, density or BUA requirements under the high density option; any variation in the design, maintenance or operation requirements of a wet detention pond or other approved stormwater management system; or relaxation by a factor greater than 10 percent of any management requirement under the low density option.

**Commented [LL8]:** This was added to clarify that the variance is from a town standard, which are often more stringent than state standards. This change also applies to the Variance, Minor definition.

**Commented [LL9]:** NCDEQ suggested this revision to match the EMC's definition in 15A NCAC 2B .0202(43):

Minor variance means a variance from the minimum statewide watershed protection rules that results in a relaxation, by a factor of up to five percent of any buffer, density or BUA requirement under the high density option; or that results in a relaxation by a factor up to 10 percent of any management requirement under the low density option.

Example: Under the current Section 17, a request to increase BUA by less than 10 percent under the low density option would be considered a major variance to the Town but a minor variance by the EMC's rule.

**Commented [LL10]:** This language was added to be consistent with Item 1. in each definition, Variance Major/Minor. The previous language was inconsistent and not clear ("...land management requirement...").

**Watershed:** The entire land area contributing surface drainage to a specific point (e.g. the water supply intake).

### **17.4 Effective Date and Adoption Date**

Section 17 shall take effect and be in force on October 1, 1993. The Davidson Board of Commissioners adopted it on September 14, 1993.

### **17.5 Rules Governing the Interpretation of Watershed District Boundaries**

Where uncertainty exists as to the boundaries of the watershed areas, as shown on the Davidson Watershed Map, the following rules shall apply:

1. Where watershed district boundaries are indicated as approximately following either street, alley, railroad or highway lines or center lines thereof, such lines shall be construed to be the watershed district boundaries.
2. Where watershed district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be the watershed district boundary. However, a surveyed plat prepared by a registered land surveyor may be submitted to the Planning Director as evidence that one or more properties along these boundaries do not lie within the watershed area.
3. Where the watershed district boundary lies at a scaled distance of more than 25 feet from an adjoining lot line, the location of the watershed district boundary shall be determined by use of the scale appearing on the map.
4. Where the watershed district boundaries lie at a scaled distance of twenty-five (25) feet or less from any parallel lot line, the location of watershed area boundaries shall be construed to be the lot line.
5. Where other uncertainty exists, the Planning Director shall interpret the Davidson Watershed Map to determine the location of such boundaries. This decision may be appealed to the Board of Adjustment.

**Commented [LL11]:** Added per Meck. County recommendation to clarify the procedure for when the watershed boundary lies 25 feet or less from any parallel lot line.

**Commented [LL12]:** Added per Meck. County recommendation to clarify the procedure for when other uncertainty exists.

### **17.6 Exceptions to Applicability**

Nothing contained herein shall repeal, modify, or amend any Federal or State law or regulation, or any ordinance or regulation pertaining thereto except any ordinance which these regulations specifically replace; nor restrict any provisions of the Davidson Planning Ordinance; however, the adoption of the Watershed Protection Ordinance shall and does amend any and all ordinances, resolutions, and regulations in effect within the planning jurisdiction of the Town of Davidson (as depicted in the Davidson Planning Areas map) at the time of the adoption of the ordinance that may be construed to impair or reduce the effectiveness of this ordinance or to conflict with any of its provisions.

It is not intended that these regulations interfere with any easement, covenant or other agreements between parties. However, if the provisions of these regulations impose greater restrictions or higher standards for the use of a building or land, then the provisions of these regulations shall control.

**Nonconformities** shall follow the requirements of Section 12 of the Davidson Planning Ordinance.

**Commented [LL13]:** This statement was moved to the start of 17.6 since it applies to the entire section rather than just 17.6.1-2.

**Commented [LL14]:** Section revised per Meck. County recommendation. Under the current Section 17, "Expansions to structures classified as existing development on any lot other than a lot containing a single-family residence as the principle use must meet the requirements of this ordinance..."

The suggested revision removes the exemption for expansions to existing single-family residential development.

#### **17.6.1 Expansions to Existing Development**

Existing development, as defined in this ordinance, is not subject to the requirements of this section. Expansions to structures classified as existing development must meet the requirements of this section, however the built-upon area of existing development is not required to be included in the impervious calculations. If structures classified as existing development are removed, the parcel's built-upon-area must comply with the standards of this ordinance.

For expansions to existing development that do not qualify as high-density, enhanced stormwater practices shall be used to treat stormwater runoff. Practices must be approved by the Planning Director, in consultation with Charlotte-Mecklenburg Stormwater Services. These practices shall be appropriately-scaled and tailored to each site, and include but are not limited to: Installation of a rain garden, bioswale, vegetated swale, infiltration trench/drain (i.e. French drain), or downspout modification (i.e. distribution to a garden, trench, or rain barrel).

**Commented [LL15]:** This text was added so that expansions, that will result in more than 24% BUA on a site, are required to provide some level of low-cost, targeted stormwater treatment to help compensate for the additional BUA on a lot.

### **17.6.2 Existing Lot of Record**

#### **17.6.3 Nonconforming Situations**

#### **17.6.4 Existing Development**

**Commented [LL16]:** In order to treat residential lots equally, the text has been revised to remove exemptions for lot of record.

### **17.6.3 Redevelopment**

- A. Redevelopment, as defined in this ordinance, shall comply with the Davidson Planning Ordinance subject to item B. below.
- B. Redevelopment, as defined in this ordinance, is not subject to the requirements of this ordinance if located in the following planning areas and meeting the specified conditions:
  - 1. Area A:
    - a. Location: Village Commerce or Village Center parcels within the block bounded by Depot, Main, and Jackson Streets.
    - b. Conditions:
      - 1. The redevelopment will not result in a net increase in built upon area from the previous development and will provide greater or equal storm water control than the previous development; or
      - 2. The redevelopment will result in the disturbance of less than one acre.
  - 2. Area B:
    - a. Location: Village Center parcels along the north side of Depot Street and Village Commerce parcels west of Jackson Street.
    - b. Conditions:
      - 1. The redevelopment will not result in a net increase in built upon area from the previous development and will provide engineered stormwater controls if the built-upon area exceeds 24%; or
      - 2. The redevelopment will result in the disturbance of less than one acre.

**Commented [LL17]:** Remove per Meck. County recommendation as this section is not applicable and conflicts with DPO Section 12 Nonconformities

**Commented [LL18]:** Remove—this section is a repeat of Section 17.6.1

**Commented [LL19]:** Section added based on feedback from Meck. County and land owners in the Village Center/Village Commerce Planning Areas. Allows for flexibility in meeting watershed requirements for properties in downtown within the statewide watershed protection rules.

### **17.7 Watershed Subareas Established**

The purpose of this section is to list and describe the various watershed subareas herein created. The following subareas shall be in place and are depicted on the Davidson Watershed Map:

- a) Critical Area: The Critical Area is defined as the land area which begins at the normal pool elevation of Lake Norman and extends one-half mile inland or to the ridgeline, whichever is closest, as shown more specifically on the Town of Davidson watershed map.

**Commented [LL20]:** Revised per Meck. County recommendation to clarify that there is no Protected Area within the town (NOTE: Protected Areas are geographically determined and because all Davidson's land is so close to the lake it's all considered Critical Area).

- b) Protected Area: There is no Lake Norman Protected Area located within the jurisdiction of the Town of Davidson.

**17.7.1 Critical Area (CA)**

The intent of these regulations is to require higher standards in the Critical Area of the Lake Norman Watershed because of the greater risk of degradation of the drinking water supply from pollution. All uses permitted in the Critical Area are subject to the standards of the both the watershed subarea and underlying zoning district. In every case the more restrictive standard controls.

**Commented [LL21]:** Revised per Meck. County recommendation to clarify the intent of the watershed regulations.

**17.7.1.1 Allowed Uses (Only if Permitted in the Underlying Planning Area)**

- A. Agriculture subject to the provisions of the Food Security Act of 1985 and the Food, Agriculture, Conservation and Trade Act of 1990. Agricultural activities conducted after January 1, 1993 shall maintain a minimum ten foot vegetative buffer, or equivalent control as determined by the Soil and Water Conservation Commission, along all perennial waters indicated on the most recent versions of U.S.G.S. 1:24,000 (7.5 minute) scale topographic maps. Animal operations with greater than 100 animal units shall employ Best Management Practices by July 1, 1994 as recommended by the Soil and Water Conservation Commission. (Note: The Soil and Water Conservation Commission is the designated management agency responsible for implementing the provisions of Section 16 relating to agricultural activities.)
- B. Silviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.6101-0209).
- C. Residential development.
- D. Non-residential development (i.e. commercial, institutional, or industrial development) excluding: (i) the storage of toxic and hazardous materials unless a spill containment plan is implemented; (ii) landfills; and (iii) sites for land application of sludge/residuals or petroleum contaminated soils.

**17.7.1.2 Built-Up Area Limits**

All development must comply with the built-upon area limits of either the Low Density or High Density Option as described below. When calculating the built-upon area, total project area shall include total contiguous acreage of the adjacent or adjoining tract(s) on which the project is to be developed. Note: For the purposes of the watershed ordinance, the terms Low and High Density describe a site's built-upon area (i.e. land coverage); they do not describe units per acre.

- A. **Low Density Option:** Development shall not exceed a built-upon area of 24 percent on a project by project basis.
- B. **High Density Option:** Development shall not exceed a built-upon area of 50 percent on a project-by-project basis. Note: Control structures must be used to treat storm water as explained in Section 17.7.3.
- C. **Reserve Built-Upon Area:** Development or redevelopment of a Detached House, Attached House, or Townhome approved after (effective date of ordinance revision) shall reserve, at minimum, 1% of the lot area but not less than 150 sq. ft. impervious area per lot to allow for addition of future impervious areas by homeowner/occupant. Such reserve built-upon area shall

**Commented [LL22]:** Revised per Meck. County recommendation.

Language referencing a maximum of two dwelling units per acre for residential development was removed. We do not differentiate residential development from other development types in regards to maximum BUA requirements.

Meck. County suggested adding a Reserve Built-Upon Area requirement for residential development to allow for homeowners to add additional BUA in the future and still be within the maximum 24% BUA (i.e. patios).

**Commented [LL23]:** Including this language clarifies that only the actual project site is used to determine BUA limits. This prevents projects with multiple, non-contiguous parcels from using the BUA from nearby but undeveloped parcels to build more on the project site parcel.

**Commented [LL24]:** This sentence clarifies that these terms refer to the amount of hardscape on a site (i.e. land coverage) and not units/acre.

be treated as part of the built-upon area for the purposes of calculating the 24 percent and 50 percent maximum BUA set forth in A. and B. of this Section 17.1.1.2.

### **17.7.2 Cluster Development**

### **17.7.3 High Density Option**

#### **A. General Requirements**

The Planning Director may approve a project using the high-density option consistent with the following standards:

1. **Critical Area:** Engineered storm water controls shall be used to control runoff from the first inch of rainfall for development which contains a built-upon area of greater than 24 percent to 50 percent on a project-by-project basis. Individual single-family detached houses are not eligible to utilize engineered stormwater controls to meet this section's requirements.
2. **Protected Area:** There is no Lake Norman Protected Area located within the jurisdiction of the Town of Davidson.

#### **B. Inspection Fees**

The Town reserves the right to conduct inspections in accordance with this ordinance. A fee in accordance with the fee schedule approved by the Planning Director shall be required to be paid by the owning entity prior to each inspection being conducted.

#### **C. Operation and Maintenance Plan**

1. Any stormwater control structure approved by the Planning Director shall be prepared by a North Carolina registered professional engineer or landscape architect (to the extent that the General Statutes allow) and predicated on the developer and the Town entering into a binding operation and maintenance plan. The plan shall require the owning entity of the structure(s) to maintain, repair, and, if necessary, reconstruct said structure(s) in accordance with the operation and maintenance plan provided by the developer to the Town. The plan must be approved by the Planning Director prior to, or in conjunction with, approval of the high density option for said project.
2. A separate plan must be provided by the developer for each stormwater control structure, containing, at a minimum, what operation and maintenance actions are needed and will be undertaken, what specific quantitative criteria will be used for determining when those actions are to be taken, and who is responsible for such actions. The Plan shall clearly indicate what steps will be taken for restoring a stormwater control structure to design specifications if a failure occurs.
3. Amendments to the plan and/or specifications of the stormwater control structure(s) may only be approved by the Planning Director. Proposed changes shall be prepared by a North Carolina registered professional engineer or landscape architect, (to the extent that the General Statutes allow) and submitted to the Planning Director for approval. Such amendments shall be accompanied by all information and fees prescribed by this ordinance.

**Commented [LL25]:** Remove per Meck. County recommendation. Cluster Developments have not been applied in Davidson.

**Commented [LL26]:** Revised per Meck. County recommendation. Clarifies that Davidson has no Protected Area within our jurisdiction. See comment for 17.7 for further explanation.

**Commented [LL27]:** Meck. County does not allow these property types to install stormwater facilities for credit towards the requirements because they would require legal agreements with Meck. County for their design, operations, inspections and maintenance.

4. If the Planning Director finds that the plan, once approved, is inadequate for any reason, the Planning Director shall notify the owning entity of any changes mandated by the Town and a time-frame in which changes to the plan shall be made.

#### **D. Post of Financial Securities**

All new stormwater control structures approved employing the high density option shall be conditioned on the posting of adequate financial assurances for the purpose of constructing, maintaining, repairing or reconstructing said devices.

1. A surety bond or equivalent security shall be posted in accordance with Davidson Planning Ordinance requirements (6.11 Improvement Guarantees).
2. Once the stormwater control structure(s) has been constructed and inspected in the manner provided for in this ordinance, and approved by the Planning Director, the Planning Director may authorize the release of up to 75 percent of the surety bond or other equivalent security outlined above. The remaining portion of the surety bond or equivalent security may be released to the owning entity in accordance with this ordinance.
3. Prior to said release, the applicant shall be required to deposit with the Town either cash or a similar instrument approved by the Planning Director in an amount equal to 15 percent of the total construction cost or 100 percent of the cost of maintaining, repairing, or reconstructing said structure(s) over a 20-year period, whichever is greater. The estimated cost of maintaining the stormwater control structure(s) shall be consistent with the approved Operation and Maintenance Plan provided by the applicant as outlined in this section.

**Commented [LL28]:** This text was added to reference existing Town of Davidson requirements, ensuring that the bond fees paid are consistent with established processes.

#### **E. Default**

1. Upon default of the applicant to complete the stormwater control structure(s) as detailed in the surety bond or other equivalent security, the Planning Director may obtain and use all or any portion of the funds necessary to complete the improvements based on actual construction costs. The Planning Director shall return any funds not spent in completing the improvements to the owning entity.
2. Upon default of the owning entity to maintain, repair and, if necessary, reconstruct the stormwater control structure in accordance with the approved Operations and Maintenance Plan, the Planning Director shall obtain and use any portion of the cash security outlined in Section 17.7.3.E to make necessary improvements based on an engineering estimate provided by the Town.

#### **F. Vegetation and Grounds Management**

1. Landscaping and grounds management shall be the responsibility of the owning entity of said structure(s). Vegetation shall not be established or allowed to mature to the extent that the integrity of the structure(s) is in any way threatened or diminished, or to the extent of interfering with any easement or access to the structure.
2. Except for routine landscaping and grounds maintenance, the owning entity shall notify the Planning Director prior to any repair or reconstruction of the structure. All improvements shall be consistent with the approved plan and specifications for that structure. After

notification by the owning entity, the Town shall inspect the completed improvements and inform the owning entity of any required additions, changes, or modifications needed to complete said improvements. A fee, in accordance with a fee schedule adopted by the Planning Director shall be charged to the owning entity for any inspections (and re-inspections). A time period for making such changes shall also be stipulated by the Town.

## **G. Inspections**

### **1. Inspections of Newly Constructed Stormwater Structures**

All new stormwater control structures shall be inspected by the Planning Director or his/her designee after the owning entity notifies the Planning Director that all construction has been completed. At this inspection the owning entity shall provide:

- a. The signed deed, related easements, and survey plat for the structure in a manner suitable for filing with the Register of Deeds, if ownership of the stormwater control structure(s) is to be transferred to another person, firm or entity. (This requirement will be waived for any repair work when such deed has previously been filed.)
- b. A certification by a professional engineer or landscape architect (to the extent allowable by the North Carolina General Statutes) stating that the stormwater control structure is complete and consistent with the approved plan and all specifications previously stipulated by the Town.
- c. The Planning Director shall review the materials submitted by the owning entity along with the Town's inspection for approval. If the Planning Director approves the inspection report and accepts the certification, deed, and easements, the Planning Director shall file said deed and easements with the Register of Deeds. Release of up to 75 percent of the surety bond or other equivalent security called for in Section 17.7.3.C shall be made in a manner as prescribed in this ordinance.
- d. If deficiencies are found as a result of the inspection, the Planning Director shall direct the owning entity to make necessary improvements. Re-inspections will be made thereafter. No release of any funds shall be made by the Town until all deficiencies are properly addressed to the Town's satisfaction.
- e. No sooner than one year after approval of the stormwater control structure(s) by the Town, the owning entity may petition the Planning Director to release the remaining value of the surety bond or equivalent security called for in Section 17.7.3.C. Upon receipt of said petition, the Town shall inspect the stormwater control structure(s) to determine whether the structure(s) is performing as designed and intended. Once the inspection is made, the Planning Director shall present the inspection report and recommendations to the Board of Commissioners.
- f. An occupancy permit shall not be issued for any building within the permitted development until the Planning Director has approved the stormwater control structure(s) in a manner as herein prescribed.

### **2. Annual Inspection of Stormwater Structures**

a. All stormwater control structures shall be inspected by the Town or their designated agents on an annual basis to determine whether the structures are performing as designed and intended. Records of inspection shall be maintained as approved by the Planning Director. Annual inspections shall begin one year after approval of the stormwater control structure(s) by the Planning Director. A fee, in accordance with a fee schedule adopted by the Planning Director, may be charged to the owning entity for annual inspections (and re-inspections). A copy of each inspection report shall be filed with the Planning Director.

b. In the event the Town's report indicates the need for corrective action or improvements, the Planning Director shall notify the owning entity of the needed improvements and the date by which such improvements are to be completed. All improvements shall be consistent with the adopted Operation and Maintenance plan and specifications. Once such improvements are made, the owning entity shall forthwith contact the Planning Director and ask that an inspection be made.

#### H. Stormwater Control Structure Specification

1. All stormwater control structures shall be designed by either a North Carolina registered professional engineer or a landscape architect (to the extent that the General Statutes allow).
2. Stormwater control structures shall treat the runoff generated from the first inch of rainfall.
3. Stormwater control structures used to meet these requirements shall be designed to have a minimum of 85% average annual removal for Total Suspended Solids.
4. Stormwater control structures shall be installed to control the volume leaving the project site at post-development for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
5. Stormwater control structures shall be designed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
6. In addition to the required vegetative filters, all land areas outside of the pond shall be provided with a ground cover sufficient to restrain erosion within 30 days after any land disturbance. Upon completion of the stormwater control structure, a permanent ground cover shall be established and maintained as part of the Operation and Maintenance plan described in this ordinance.
7. A description of the area containing the stormwater control structure(s) shall be prepared and recorded as a separate deed with the Register of Deeds along with any easements necessary for general access to the stormwater control structure(s) should ownership (and maintenance) of the stormwater control structure(s) be transferred to another person, firm or entity. The deeded area shall include the detention pond, vegetative filters, all pipes and water control structures, berms, dikes, etc., and sufficient area to perform inspections, maintenance, repairs, and reconstruction.

**Commented [LL29]:** Section revised based on Meck. County stormwater control requirements (Charlotte-Mecklenburg BMP Design Manual).

#### I. Planning Director Approval Process on High Density Application

The Planning Director shall either approve an application for the high density option, approve the application with fair and reasonable conditions, or disapprove such an application based upon the applicable criteria contained in this Ordinance.

1. If the Planning Director approves the application, such approval shall be predicated on: a) the owning entity and the Town entering into a binding Operation and Maintenance plan as indicated in Section 17.7.3.B and b) the posting of a surety bond or other equivalent security as provided in Section 17.7.3.C. Such approval shall be indicated on the application and on both copies of the plans submitted with the application. A copy of the approved application and one copy of the plans shall be returned to the applicant.
2. If the Planning Director disapproves the application, the reasons for such action shall be sent by personal delivery, electronic mail, or first class mail by the Planning Director to the applicant within five working days of the disapproval. The applicant may make revisions or changes and submit a revised plan. The application fee may be waived if the Planning Director determines the changes are not substantial.

#### **17.7.4 Buffer Areas Required**

##### **A. Vegetative Buffers**

Developments must place or maintain undisturbed vegetative buffers, except as specifically provided in this section, along the shoreline of Lake Norman measured horizontally by a licensed land surveyor from the full pond elevation (760' contour) and along each side of all perennial streams (as indicated on the most up-to-date version of a U.S.G.S. 1:24,000-7.5 minute map or as otherwise determined by local government studies) measured from the top of the bank on each side on the stream. Minimum buffer widths are 40 feet if the low density option is used or 100 feet if the high density option is used.

The following actions may not be undertaken without Planning Director approval:

- Restoration: Desirable artificial stream bank or shoreline stabilization.
- Removal: The removal of dead or diseased trees. Removal of underbrush is not permitted in the buffer except at approved pathways and locations.
- Tree Limbing: At approved locations, trees may be limbed up to half the distance of their height, not to exceed 15 feet above grade.

##### **B. Development in the Buffer**

No new development is allowed in the vegetative buffer area except for public projects such as road crossings and greenways, where no practical alternative exists. These activities should minimize built-upon surface area, direct runoff away from the surface waters and maximize the utilization of stormwater Best Management Practices.

#### **17.7.5 Public Health Regulations**

No activity, situation, structure or land use shall be allowed within a WS district which poses a threat to water quality and the public health, safety, and welfare. Such conditions may arise from inadequate on-site sewage systems which utilize ground absorption; inadequate sedimentation and erosion control measures; the improper storage or disposal of junk, trash, or other refuse within a buffer area; the absence or improper implementation of a spill containment plan for toxic and hazardous materials; the

**Commented [LL30]:** Revised per Meck. County recommendation to clarify how buffers are measured and what actions may be undertaken within buffer areas with Planning Director approval.

improper management of stormwater runoff; or any other situation found to pose a threat to water quality.

The Planning Director shall monitor land use activities within all WS districts to identify situations that may pose a threat to water quality. The Planning Director shall report all findings to the proper agency to handle the threat and/or the Board of Commissioners. The Planning Director may consult with any public agency or official and request recommendations. Where the Planning Director finds a threat to water quality and the public health, safety, and welfare, the Planning Director shall institute any appropriate action or proceeding to restrain, correct or abate the condition and/or violation as herein authorized.

### **17.7.6 Amendments to Regulations Pertaining to a WS District**

Under no circumstances shall the Board of Commissioners adopt any amendment, addition, or deletion that would cause these regulations to violate the watershed protection rules as adopted by the NC Environmental Management Commission. Any amendment to the boundaries of any particular Water Supply Watershed District shall be referred to the NC Division of Environmental Management, NC Division of Environmental Health, and the NC Division of Community Assistance for their review prior to adoption. Otherwise, amendments to the regulations contained in Section 17 shall follow procedures prescribed in Section 14.

### **17.7.7 Variances**

The following sub-sections describe the process for pursuing a variance within the Lake Norman Critical Watershed. Approval of both minor and major variance requests as defined in this ordinance and subject to the regulations contained herein may only be granted upon a 4/5 affirmative vote of the Board of Adjustment.

#### **A. Minor Variance:**

- 1. Application Form & Fee:** An application for a minor variance shall be on a form prescribed by the Town and shall be accompanied by a fee, the amount of which is in accordance with a fee schedule established by the Town. An application will not be considered complete unless it contains all information required and is accompanied by said fee. The application shall be accompanied by a map clearly identifying the subject property and all contiguous pieces of properties (including all properties traversed and/or separated by a road, stream, right-of-way or any similar natural or man-made configuration). In addition, a list of names and addresses of the owners of said properties, from the most recent official tax records, shall be provided by the applicant. All applications shall be submitted to the Planning Director.
- 2. Application Completeness Determined:** Once having received an application, the Planning Director shall have five working days to determine its completeness. If he determines that the application is not complete, he shall serve a written notice on the petitioner specifying the application's deficiencies. The Planning Director shall take no further action on the application until the deficiencies are remedied. If the Planning Director fails to so notify the petitioner, the application shall be deemed complete. Once the application is deemed complete, the Board of Adjustment shall hold a public hearing on the application.

**Commented [LL31]:** This section was largely reorganized to provide clarification on the process for Board of Adjustment hearings for both major and minor watershed variance requests.

3. **Scheduling the Board of Adjustment Meeting:** The Planning Director, having determined that an application is complete, shall place the application on the agenda of the next Board of Adjustment regular or special meeting occurring at least fifteen days thereafter.

4. **Public Hearing Notification:** Notification of said Board of Adjustment public hearing shall be as follows:

- a. **Preparation/Content:** Notices shall include a description of the minor variance request; indicate the nature of the public hearing; and, list and the date, time, and place at which the hearing is to occur. Notices shall be prepared by the applicant using text provided by the Town.
- b. **Recipients:** Notices shall be sent by first class mail to the following:
  - i. **Local Governments:** The Clerk of all municipal and county governments having jurisdiction within the same watershed; and
  - ii. **Major Water Consumers:** Any major consumer of water whose point of intake lies within the same watershed.
- c. **Mailing/Date:** Notices shall be sent by the Town by first class mail at least 10 days prior to the public hearing.
- d. **Comments Received:** Any comments received from notified local governments or major water consumers regarding a minor variance request shall become part of the record of proceedings.

**Commented [LL32]:** This section was added to clarify the content requirements of public notification letters for Board of Adjustment hearings

5. **Public Hearing:** The Board of Adjustment shall conduct the public hearing in a quasi-judicial manner. All persons giving evidence shall be sworn in by the board Chair. In all matters coming before the Board of Adjustment, the applicant shall have the burden of providing clear, competent and material evidence in support of the application. The Board of Adjustment shall base their recommendation on the testimony given at the public hearing and on any comments received from notified local governments or major water consumers regarding the major variance request. The testimony, comments and evidence shall become part of the record of proceedings.

6. **Board of Adjustment Recommendation:** The Board of Adjustment shall make a recommendation on a minor variance involving property located within a Water Supply Watershed Overlay District no later than 30 days from the close of the public hearing. The Board of Adjustment may recommend a variance only after each of the findings found in Section 14 of the Planning Ordinance are found in the affirmative. Recommendations shall be in one of the following forms:

- a. Recommend approval of the variance if the findings of fact in Section 14 are found in the affirmative; or
- b. Recommend approval of the variance with fair and reasonable conditions attached if the findings of fact in Section 14 are found in the affirmative; or
- c. Recommend denial of the variance if at least one finding of fact in Section 14 is found in the negative.

The concurring vote of four-fifths (4/5) of the voting members of the Board of Adjustment shall be necessary to make a recommendation for approval of a minor variance application involving property located within a Watershed Protection Overlay District.

7. **Record of Decision:** If the Board of Adjustment makes a favorable recommendation on a major variance application (with or without additional conditions or safeguard) or fails to

make any recommendation on the major variance application within the specified time period, the Planning Director shall prepare a record of the public hearing which shall include the following:

- a. The variance application;
- b. Evidence that proper notification of the public hearing has been made;
- c. A summary of evidence presented, including comments submitted from other local governments or major water consumers within the same watershed jurisdiction;
- d. Proposed findings and exceptions;
- e. The Board of Adjustment's recommendation, if one is submitted within the 30 day time period, including all conditions proposed to be added to the permit.

A copy of the record of decision shall be filed with the Board of Adjustment case materials and one copy presented to the applicant. The approval, with any additional conditions or safeguards, shall become part of any zoning permit issued by the Planning Director.

#### **B. Major Variance:**

1. **Application Form & Fee:** An application for a major variance shall be on a form prescribed by the Town and shall be accompanied by a fee, the amount of which is in accordance with a fee schedule established by the Town. An application will not be considered complete unless it contains all information required and is accompanied by said fee. The application shall be accompanied by a map clearly identifying the subject property and all contiguous pieces of properties (including all properties traversed and/or separated by a road, stream, right-of-way or any similar natural or man-made configuration). In addition, a list of names and addresses of the owners of said properties, from the most recent official tax records, shall be provided by the applicant. All applications shall be submitted to the Planning Director.
2. **Application Completeness Determined:** Once having received an application, the Planning Director shall have five working days to determine its completeness. If he determines that the application is not complete, he shall serve a written notice on the petitioner specifying the application's deficiencies. The Planning Director shall take no further action on the application until the deficiencies are remedied. If the Planning Director fails to so notify the petitioner, the application shall be deemed complete. Once the application is deemed complete, the Board of Adjustment shall hold a public hearing on the application.
3. **Scheduling the Board of Adjustment Meeting:** The Planning Director, having determined that an application is complete, shall place the application on the agenda of the next Board of Adjustment regular or special meeting occurring at least fifteen days thereafter.
4. **Public Hearing Notification:** Notification of said Board of Adjustment public hearing shall be as follows:
  - a. **Preparation/Content:** Notices shall include a description of the major variance request; indicate the nature of the public hearing; and, list and the date, time, and place at which the hearing is to occur. Notices shall be prepared by the applicant using text provided by the Town.
  - b. **Recipients:** Notices shall be sent by first class mail to the following:
    - i. **Nearby Property Owners:** All adjacent and abutting property owners.
    - ii. **Local Governments:** The Clerk of all municipal and county governments having jurisdiction within the same watershed; and

**Commented [LL33]:** This section was added to clarify the content requirements of public notification letters for Board of Adjustment hearings

- iii. **Major Water Consumers:** Any major consumer of water whose point of intake lies within the same watershed.
- c. **Mailing/Date:** Notices shall be sent by the Town by first class mail at least 10 days prior to the public hearing.
- d. **Comments Received:** Any comments received from notified local governments or major water consumers regarding a minor variance request shall become part of the record of proceedings.

5. **Public Hearing:** The Board of Adjustment shall conduct the public hearing in a quasi-judicial manner. All persons giving evidence shall be sworn in by the board Chair. In all matters coming before the Board of Adjustment, the applicant shall have the burden of providing clear, competent and material evidence in support of the application. The Board of Adjustment shall base their recommendation on the testimony given at the public hearing and on any comments received from notified local governments or major water consumers regarding the major variance request. The testimony, comments and evidence shall become part of the record of proceedings.

8. **Board of Adjustment Recommendation:** The Board of Adjustment shall make a recommendation on a major variance involving property located within a Water Supply Watershed Overlay District no later than 30 days from the close of the public hearing. The Board of Adjustment may recommend a variance only after each of the findings found in Section 14 of the Planning Ordinance are found in the affirmative. Recommendations shall be in one of the following forms:
- a. Recommend approval of the variance if the findings of fact in Section 14 are found in the affirmative; or
  - b. Recommend approval of the variance with fair and reasonable conditions attached if the findings of fact in Section 14 are found in the affirmative; or
  - c. Recommend denial of the variance if at least one finding of fact in Section 14 is found in the negative.

The concurring vote of four-fifths (4/5) of the voting members of the Board of Adjustment shall be necessary to make a recommendation for approval of a minor variance application involving property located within a Watershed Protection Overlay District.

6. **Preliminary Record of Decision:** If the Board of Adjustment makes a favorable recommendation on a major variance application (with or without additional conditions or safeguard) or fails to make any recommendation on the major variance application within the specified time period, the Planning Director shall prepare a record of the public hearing which shall include the following:
- a. The variance application;
  - b. Evidence that proper notification of the public hearing has been made;
  - c. A summary of evidence presented, including comments submitted from other local governments or major water consumers within the same watershed jurisdiction;
  - d. Proposed findings and exceptions;
  - e. The Board of Adjustment's recommendation, if one is submitted within the 30 day time period, including all conditions proposed to be added to the permit.

If the Board of Adjustment recommends that an application for a major variance involving property within a Watershed Protection Overlay District should be denied, then the

application shall not be forwarded to the Environmental Management Commission, and shall be considered denied by the Board of Adjustment. The Planning Director shall send written notice of the denial by personal delivery, electronic mail, or first class mail to the applicant within five working days of the Board's decision.

7. **Environmental Management Commission Decision:** The preliminary record shall be sent to the Environmental Management Commission for its review. If the Environmental Management Commission concludes from the preliminary record that the variance qualifies as a major variance, the Commission shall make a final decision on the request and mail it to the Planning Director.
  - a. **Approval:** If the Environmental Management Commission upholds the Board of Adjustment's recommendation for approval of a major variance, the Planning Director shall forward the Environmental Management Commission's decision to the applicant by personal delivery, electronic mail, or first class mail within five working days of receipt of the decision from the Commission. The approval, with any additional conditions or safeguards, shall become part of any zoning permit issued by the Planning Director. A copy of the record of decision shall be filed with the Board of Adjustment case materials.
  - b. **Denial:** If the Environmental Management Commission overturns the Board of Adjustment's recommendation for approval of a major variance, the Planning Director shall send the decision by personal delivery, electronic mail, or first class mail to the applicant within five working days of receipt of the decision from the Environmental Management Commission. The materials must state that the major variance request was denied and list the reasons for such denial. A copy of the record of decision shall be filed with the Board of Adjustment case materials.

#### **17.7.8 Enforcement**

- A. These regulations shall be enforced by the Planning Director. In addition to other duties, the Planning Director shall keep records regarding any expansions approved to structures classified as existing development, so that the maximum coverage of all new expansions do not exceed that allowed in this ordinance.
- B. The Planning Director shall maintain a file on all applications for minor and major variances. A copy of information pertinent to any minor variance application request (including minutes of the hearing, findings made by the Board of Adjustment, actions taken by the Board of Adjustment, names and addresses of all persons giving evidence at the public hearing) shall be submitted annually during the last week of December to the Division of Environmental Management, Supervisor of the Classification and Standards Group.
- C. The penalties and fines described in Section 14 and Section 15 are applicable to this section.

#### **17.8 BUILT-UPON AREA AVERAGING (DENSITY AVERAGING)**

Built-Upon Area (BUA) Averaging allows parcels located within the Lake Norman Critical Watershed to obtain additional development rights through an increase in a site's built-upon-area (BUA) by averaging the total BUA of the developing lot (i.e. "receiving lot") with the total BUA of an undeveloped/less

**Commented [LL34]:** This entire section was reworked/reorganized to clarify the purpose, eligibility, process, and documentation requirements for Built-Upon Area Averaging.

developed lot within the same watershed and jurisdiction (“donating lot”). This is accomplished by transferring undeveloped area on a donating lot to a receiving lot via a BUA Averaging Certificate, which includes a non-revocable easement, metes and bounds description, and recorded plat of the area(s) to remain undisturbed. The BUA Averaging Certificate requires approval by the Watershed Review Board, a sub-set of the Board of Adjustment; for the purposes of this ordinance, the Board of Adjustment may act as the Watershed Review Board.

### **17.8.1 PURPOSE & ELIGIBILITY, PROCESS, DOCUMENTATION**

- A. Purpose:** The purpose of this provision is to preserve open space in the more sensitive areas of the watershed, and to ensure orderly and planned development throughout the watershed.
- B. Uses:** The participating parcels may include or be developed for residential or non-residential purposes under the Individual Building and Master Plan processes. **Eligible uses** permitted to utilize this program include but are not limited to: Residential uses intended to meet an identified housing need (i.e. less than 120 percent of AMI), or Civic/Educational/Institutional uses as defined by the Davidson Planning Ordinance. Additional uses may be considered by the Board of Adjustment on a case by case basis.

Note: Individual parcels whose principal use is or will be single-family residential are not eligible to be considered as receiving parcels if the total built-upon area (BUA) would exceed 24 percent; this includes uses within the Single-Family Detached House building type. This does not apply to parcels owned and managed by non-profit entities whose mission is to provide affordable housing.

- C. Requirements:** The following requirements must be met by all parcels:
- 1. Ownership:** Only the owner(s) of the participating parcels may submit a Density Averaging Certificate application. Areas subject to easements, covenants, and/or development restrictions not legally controlled by the owner may not be included as donated parcel area; this includes right-of-way area.
  - 2. Pre-Existing Variance:** No parcel for which a watershed variance has been granted, or would be required, may be included as a donating or receiving parcel.
  - 3. Location:** Participating parcels shall be located in the same water supply watershed and preferably in the same drainage area of the watershed. All parcels must be located within the Town of Davidson’s planning jurisdiction.
  - 4. Transferability:** A property in a more restricted watershed area shall not acquire BUA from a property in a less restricted watershed area.
  - 5. Overall Area:** The cumulative BUA of all participating parcels shall not exceed the BUA that would be allowed if the parcels were developed separately.
  - 6. Buffers:** On all participating parcels buffers shall at least meet the applicable, minimum ordinance requirements for parcels located in water supply watersheds.

**Commented [LL35]:** This language was added as a result of discussions with the Planning Board, PBOC, and Board of Commissioners, each of which expressed a desire to limit the types of uses that may pursue BUA averaging. The proposed eligible uses include residential uses intended to meet an identified housing need and civic/educational/institutional uses.

7. **Preservation:** The donated area shall remain in an undisturbed vegetated or natural state. Previously developed or graded lots may be used as donating parcels so long as the donated area of the lot is revegetated according to Davidson Planning Ordinance requirements. The donated area shall be irrevocable unless amended per the requirements of this ordinance prior to the undertaking of any development activity on the participating parcels.
8. **Required Features:** When the donated area of a parcel abuts street frontage or right-of-way, the preserved area shall feature park or public space amenities as determined by the Planning Director.
9. **Stormwater Design:** All participating parcels must meet the applicable buffer and engineered stormwater controls as outlined in the ordinance. Parcels shall be controlled by on-site facilities in accordance with the criteria specified in the Davidson Water Quality Design Manual and the Davidson Planning Ordinance for high-density development. Development permitted under BUA averaging and meeting applicable low density requirements shall transport stormwater runoff by vegetated conveyances to the maximum extent practicable.
10. **Design:** Built-upon areas shall be designed and located to minimize stormwater runoff impact to the receiving waters, minimize concentrated stormwater flow, maximize the use of sheet flow through vegetated areas, and maximize the flow length through vegetated areas.

### **17.8.2 PROCESS**

A Built-Upon Area (BUA) Averaging Certificate shall be obtained from the Watershed Review Board (Board of Adjustment) to ensure that all participating parcels considered together meet the standards of the ordinance and that potential owners have a record of how the watershed regulations were applied to each parcel.

- A. **Applicability:** All participating parcels may be processed under a single BUA Averaging Certificate, and will be considered as one development for the purpose of counting total built-upon-area. One BUA Averaging Certificate will be issued per application. Unless otherwise specified, the application shall follow the rules and procedures specified by the Board of Adjustment and Appeals & Variances sections of this ordinance.
- B. **Process:** The following steps outline the typical process for obtaining a BUA Averaging Certificate. Note: Application preparation is considered an iterative process; an application must be deemed complete by the Planning Director and all revisions addressed in order for a Board of Adjustment hearing to be scheduled. Incomplete, improperly formatted, or documentation errors may require revision prior to acceptance by the Planning Director.
  1. **Lot Identification:** The applicant shall identify participating lots, prepare draft plats, and complete a BUA Averaging Form.
  2. **Pre-Application Meeting:** The applicant must set up an appointment with the Planning Director. At the initial meeting the Planning Director will explain the BUA averaging process

and review with the applicant the appropriate ordinances, documents, and plans relevant to the project. Additional meetings may be required prior to application submission, as deemed necessary by the Planning Director.

3. **Submit Application & Fee:** The applicant must submit the following documents (see the Documentation section for further information):
  - Town of Davidson Application and Application Fee
  - Surveys of Existing Conditions
  - Existing Plats and Deeds
  - Metes & Bounds Description(s)
  - Final Plats (Drafts)
  - Existing Development Materials (as applicable)
  - Preliminary Sketch Plan (if required)
  - Public Notice Materials
4. **Application Review:** Staff will review the application and determine whether the materials constitute a complete submittal. Application revisions, and additional meetings, may be required by the Planning Director prior to the application being deemed complete. Once the application is determined to satisfy the requirements, a Board of Adjustment hearing may be scheduled.
5. **Board of Adjustment Hearing:** A hearing shall be scheduled no later than 45 days after a complete application has been accepted by the Planning Director.
6. **Board of Adjustment Decision:** The Board of Adjustment shall issue a decision within 31 days of the close of the public hearing. The board shall make written findings supported by appropriate calculations and documentation that the participating parcels as a whole conform to the intent and requirements of this Article and Section, and that the proposed agreement assures protection of the preserved area. The request must be consistent with adopted plans and/or policies, approved development plans, Davidson Planning Ordinance requirements, and the Board of Adjustment's determination based on these resources that the proposal achieves an identified public interest.
7. **Certificate Issued:** If approved, the Town of Davidson will issue a BUA Averaging Certificate to the applicant. The BUA Averaging Certificate shall constitute the Board of Adjustment decision, staff approval letter, and application documentation.
8. **EPM Submission:** If approved by the Board of Adjustment, the applicant must submit the following documents to Mecklenburg County via the online EPM system:
  - Mecklenburg County Application
  - Deeds
  - Final Plats
9. **Plat Approval/Signature:** Once approved in EPM, the applicant must submit a mylar copy of each plat to the Town of Davidson, Mecklenburg County LUESA, and the Register of Deeds for signature. A digital copy of each plat included in the application and filed with the Register of Deeds must be provided to the Town of Davidson for filing.

**Commented [LL36]:** This text clarifies the Board of Adjustment's ability to deny a proposal based on adopted plans and policies.

10. NC Division of Water Quality Submission: Upon issuance of the BUA Averaging Certificate and signed plat, one copy must be sent to the NC Division of Water Quality (DWQ). Included with the BUA Averaging Certificate will be the following:
- Site Plans;
  - Registered plats for both properties;
  - Description of both properties;
  - Documentation reflecting the development restrictions all participating parcels, including restrictions for all donated areas.
11. Amendment: If a certificate is approved by the Board of Adjustment, no change in the development proposal authorized for participating parcels shall be made unless the certificate is amended by the Board of Adjustment.

### **17.8.3 DOCUMENTATION REQUIREMENTS**

The following documentation shall be provided to constitute a complete built-upon area (BUA) averaging application:

- A. Administrative:**
1. Town of Davidson Application: A completed BUA Averaging Form, including:
    - a. Description: A description of all participating properties' and their existing conditions.
    - b. Chart: A chart summarizing the existing and proposed BUA for all participating properties.
  2. Fee: A remitted fee of \$150 High-Density Residential; \$300 Commercial.
- B. Surveys**: Surveys of all participating parcels showing current BUA and current maximum BUA allowances, along with easements and/or development restrictions. The surveys must be performed by a licensed surveyor.
- C. Existing Plats & Deeds**: Copies of the existing, registered plats and deeds for all participating parcels.
- D. Metes & Bounds Description (Donating Parcel)**: A metes and bounds description of the undisturbed natural area intended for recordation. The description must specify any limits on use and shall be recorded on the plat, in homeowner covenants (if applicable), and on the donating parcel's individual deed and shall be irrevocable unless amended per the ordinance.
- E. Final Plats (Draft)**: Revised plats for all participating parcels. The plats must show all components as required in the ordinance, in a format approved by staff. Additionally, the plats must include:
1. Purpose Statement: Recommended text is as follows:  
  
Donor Parcels: *The purpose of this plat is to allocate built-upon-area from this parcel to another parcel of land located within the same watershed. The remaining built-upon-area for this lot is XXXX. The donated [lot/area] is to remain in an undisturbed vegetated state in perpetuity.*  
  
Receiving Parcels: *The purpose of this plat is to receive on this parcel built-upon-area from another parcel of land located within the same watershed. The resulting built-upon-area for this lot is XXXX.*

2. **Site Data:** Tax Parcel ID#s; Physical Addresses; Planning Area Designation (i.e. Zoning); Acreage.
  3. **Metes/Bounds Description:** Metes/bounds description(s) of designated undisturbed natural area(s).
  4. **Designation in Perpetuity:** A note that the natural area will remain undisturbed in perpetuity.
  5. **BUA Values:** Existing and proposed maximum BUA allowances for all participating parcels.
  6. **Watershed Designation:** The Watershed Overlay District for both parcels.
  7. **Buffer Delineation:** Show any S.W.I.M., watershed, and post-construction buffers.
  8. **Floodplain/Community Encroachment Area:** Show the line(s) associated with any base flood levels potentially affecting the site.
  9. **BUA Averaging Certification:** In addition to certifications required by the ordinance, please include the following certifications on each plat:
 

*Density Averaging/Built-Upon-Area Transfer Plat*

*This plat represents a transfer of built-upon-area through preservation of a dedicated, undisturbed natural area for properties within the jurisdiction of the Town of Davidson. The resulting action may or may not create tracts of land that are compliant with the Davidson Planning Ordinance (DPO). This parcel is subject to the DPO built-upon area averaging standards: Any change to the development proposal affecting the approved built-upon-area allowance requires amendment to the existing Built-Upon Area Averaging Certificate and approval by the Davidson Board of Adjustment. The Planning Director reserves the right to make periodic site inspections to ensure compliance with these conditions.*

*Date*

*Planning Director, Town of Davidson*
- F. Existing Development:** If a participating parcel(s) is part of an existing development, then the following documentation shall be provided:
1. **Approved Stormwater Mitigation Plan:** A storm water mitigation plan approved by Mecklenburg County Storm Water Services, Water Quality Program, for the receiving parcel based on the pathway pursued:
    - a. **Buffer/Vegetative Conveyances:** Must meet all applicable ordinance requirements for parcels located in water supply watersheds.
    - b. **Engineered Stormwater Controls:** Must confirm the following:
      - The effected BMP(s) has been designed to handle the additional BUA.
      - All participating lots are in the same drainage basin.
      - Verified as-built information of the existing, approved BMP.
      - Sealed engineer calculations to prove existing and future compliance with the water quality requirements based on the proposed BUA to be transferred.
  2. **Homeowner's Covenant Agreements:** A draft of revised covenant documents reflecting the additional BUA and other pertinent information for all affected parcels.
- G. Preliminary Sketch Plan:** At the Planning Director's discretion, a Preliminary Sketch Plan of the donating and/or receiving parcel showing available details related to the parcel's conceptual development.
- H. Public Notice Materials:** If application is accepted, then the following shall be provided:
1. **Address List and Envelopes/Letters (Postage Pre-paid):** An address list as well as stamped envelopes and notice letters for all adjacent property owners. Draft copies of the letter can be obtained from the Planning Department.

2. Noticing Fee: Reimbursement of fees incurred in fulfillment of statutory noticing requirements.

DRAFT



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**Agenda Title:** **Public Hearing - FY2018-2019 Budget and Economic Development Expenditures**  
**Finance Director Pieter Swart and Town Manager Jamie Justice**  
**Summary:** Public Hearing on the Proposed FY 2019 Budget (Per NCGS 159-12(b))  
and Public Hearing on Proposed Economic Development Expenditures (Per NCGS 158-7.1)

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	FY 2019 Proposed Budget Hearing Presentation	5/4/2018	Cover Memo
□	FY 2019 Proposed Budget Booklet	5/4/2018	Cover Memo
□	FY 2019 Budget Needs List Items - Recommended, Not-Recommended, FB Grant Funded	5/4/2018	Cover Memo
□	FY 2019 Budget - GF Revenue	5/4/2018	Cover Memo
□	FY 2019 Budget General Fund Base Expenditures	5/4/2018	Cover Memo
□	FY 2019 Budget - Powell Bill Expense	5/4/2018	Cover Memo
□	FY 2019 Budget - Stormwater Expense	5/4/2018	Cover Memo
□	Fy 2019 Budget - Affordable Housing Expense	5/4/2018	Cover Memo

# Fiscal Year 2018-2019 Proposed Budget



College Town. Lake Town. *Your Town.*

FY 2018-19 Proposed Budget

Jamie Justice, Town Manager & Piet Swart, Finance Director

May 8, 2018

# Davidson Strategic Plan & Budget

The 9 goals from the 2018-19 Strategic Plan were used to create the proposed budget:

- Land Use
  - Comprehensive plan, growth management priorities
- Community Engagement
  - Increased communications, citizen survey, dinners
- Historic Preservation
  - Preservation implementation, staff focus
- Greenways, Open Space, & Parks
  - Maintenance staffing, GO bond projects, Beaty St. park task force



# Davidson Game Plan & Budget

- Affordable Housing
  - New model with payments-in-lieu (PIL), increase to HAMMERS
- Economic Development
  - Historic preservation, Main Street grants, downtown parking
- Mobility/Transportation
  - Mobility plan, GO bond projects, Main/Concord intersection
- Operations
  - Staffing, public safety, facilities,
- Partnerships
  - Grants, tree inventory



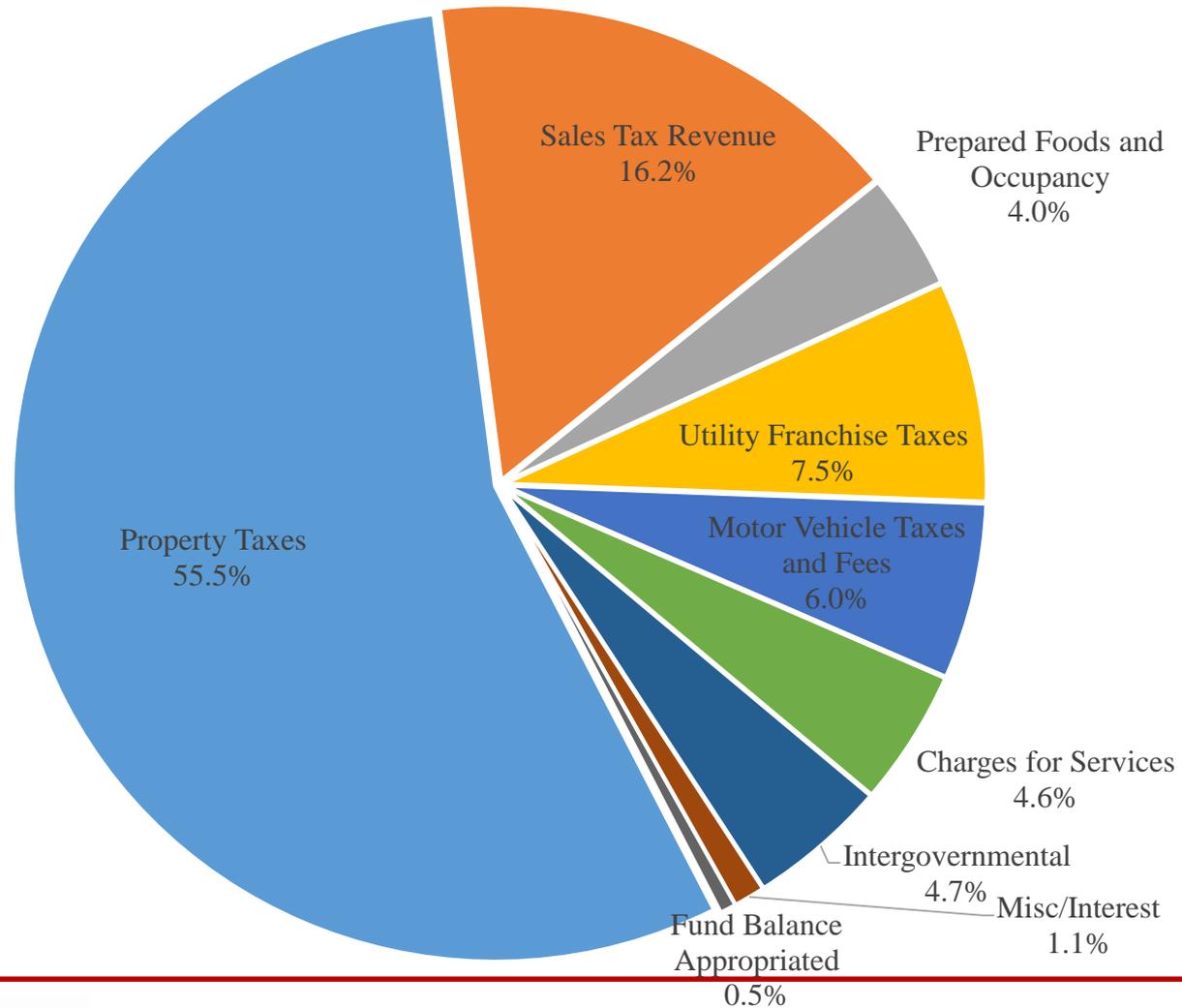
# FY 18-19 Budget Overview

- This budget invests in our people & the resources we need to maintain the services we provide our citizens
- Adds new positions in Police, Fire, & Public Works Departments
- 3% employee merit-based salary increase
- Includes historic preservation, community engagement, & parks maintenance initiatives
- Property tax rate to remain \$.35 per \$100 of value
  - 1 penny = \$202,000
- 7.15% increase over FY18
- Fund Balance appropriated for Community School of Davidson School Resource Officer (SRO) partnership
- \$100k increase to public facilities capital project fund contribution (Total=\$400,000)



# General Fund Projected Revenues –\$11,859,684

7.15% Increase over FY2018



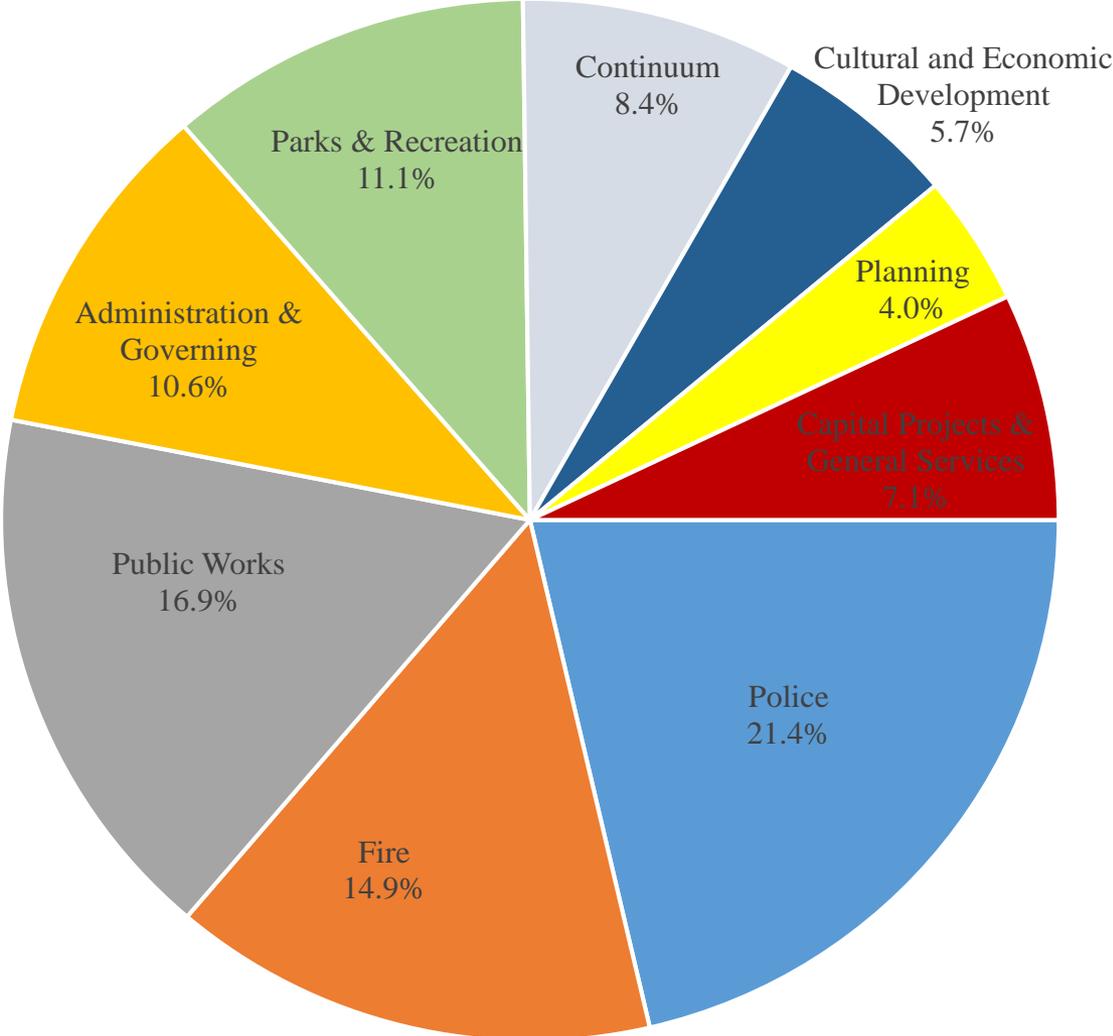
College Town. Lake Town. *Your Town.*

FY 2018-19 Proposed Budget

Jamie Justice, Town Manager & Piet Swart, Finance Director

May 8, 2018

# General Fund Proposed Expenditures –\$11,859,684



College Town. Lake Town. Your Town.

FY 2018-19 Proposed Budget  
Jamie Justice, Town Manager & Piet Swart, Finance Director  
May 8, 2018

# General Fund Summary

Projected Revenue		\$11,795,584
Allocated Fund Balance		<u>\$64,100</u>
Total		\$11,859,684
General Fund Expenses		
Base Budget Estimate	\$10,892,397	
Add: Recommended Needs List	\$567,287	
Add: Capital Projects Reserve	<u>\$400,000</u>	
Net General Fund Expenditures		<u>\$11,859,684</u>
Surplus/(Deficit)		\$0



# Budget Process Next Steps

- Budget and Economic Development Expenditures Public hearing at May 8, 2018 board meeting
- Further budget discussion at May 22, 2018 and June 5, 2018 board work session
- Approve Budget Ordinance at June 12, 2018 board meeting
- Citizen feedback opportunities: public comment periods at meetings, Open Town Hall, webpage, and email ([budget@townofdavidson.org](mailto:budget@townofdavidson.org))



# Economic Development Expenditures

- NCGS 158-7.1 requires that all municipalities hold a public hearing on all Economic Development Budgeted Expenditures.
- Total proposed Economic Development Budget for FY2019 is \$255,378



# Economic Development Expenditures

- Lake Norman Economic Development Corporation: Business Recruitment and Retention - \$38,763
- Commerce Station/Verhoeff Bridge: Joint industrial park project with Huntersville and Cornelius – \$49,165
- MSC/Sid Tool BIP Grant: FY 2019 is the fifth year of a five year business investment program grant. \$65,000
- Potential Business Incubator Support (Hub) - \$5,000



# Economic Development Expenditures

- Davidson Main Street Grant: Reimbursable matching grant program for downtown businesses - \$15,000
- Merchant Ad Grant Program: Reimbursable matching grant program for Davidson business advertising - \$5,000
- Economic Development Strategic Plan Implementation: \$15,000
- Remainder of proposed budget is spent on staff and general operating expenditures: \$62,450



# Public Hearing on FY 2019 Proposed Budget and Economic Development Expenditures

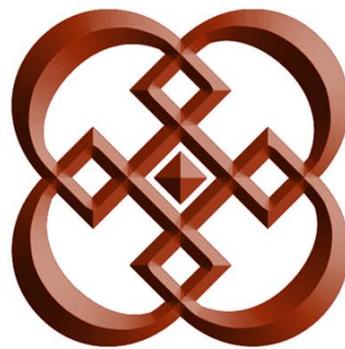


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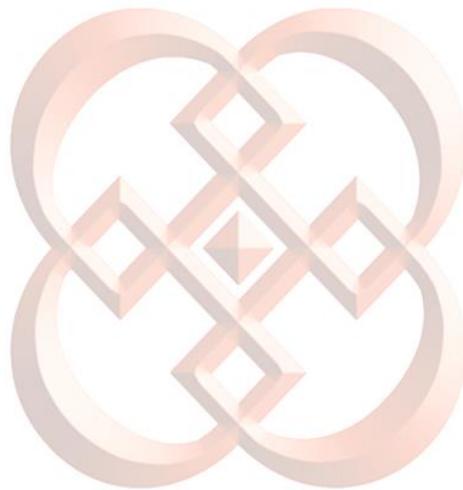
FY 2018-19 Proposed Budget & Economic Development Public Hearing  
Jamie Justice, Town Manager & Piet Swart, Finance Director  
May 8, 2018

**Fiscal Year  
2018-2019**

**Proposed Budget**



*The* **Town** *of*  
**Davidson**



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## Mayor and Board of Commissioners

Rusty Knox  
Mayor

Jim Fuller  
Mayor Pro Tempore

### Board of Commissioners

Jane Campbell  
Matthew Fort  
Autumn Rierson Michael  
David Sitton

Jamie Justice  
Town Manager

Pieter Swart  
Finance Director

Davidson Town Hall is located at 216 S. Main St., Davidson, NC 28036



Table of Contents

Manager’s Letter..... 5

Davidson Strategic Plan ..... 6

Budget process and document organization ..... 8

Fund overview ..... 9

Revenue sources and assumptions..... 13

Expenditures overview ..... 19



April 24, 2018

Dear Davidson Mayor and Board of Commissioners and citizens:

Please accept the attached proposed budget for fiscal year 2018-19 for the Town of Davidson. I am pleased to present to you a balanced general fund budget of \$11.86 million while maintaining the tax rate of \$.35 per \$100 of valuation.

The proposed budget was created based upon the board of commissioners' priorities identified in the *Town of Davidson Strategic Plan 2018-2019*. The nine goal areas from the strategic plan are: land use; community engagement; historic preservation; greenways, open space, & parks; affordable housing; economic development; mobility/transportation; operations; and partnerships. Staff appreciates the board of commissioners' leadership in identifying priorities on which the town should focus.

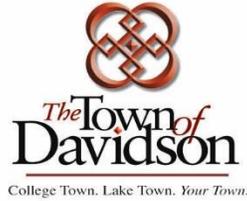
The town continues to receive increased revenues from a growing tax base as well as increased sales tax from growth in consumer spending. In order to maintain service levels to the community, this budget reflects investments in personnel, equipment, and other capital projects. This budget also reserves funding for facilities needs that will help position town departments to better serve our citizens into the future.

I believe this budget is responsive to the priorities of the board of commissioners, focuses on essential services provided to the citizens, and addresses needs in a financially responsible manner.

I would like to thank all staff members of the Town of Davidson for their work in serving the citizens of this great community. Thanks also goes to the members of the management team that contributed to the creation of this budget. I would especially like to thank Finance Director Pieter Swart and the finance team for their work.

Sincerely,

Jamie Justice  
Town Manager



## STRATEGIC PLAN 2018-2019

The Town of Davidson’s strategic plan contains nine strategic goals that support the long-term vision of the town. Each strategic goal contains a set of tactical priorities or an outline of processes, and action steps to reach each goal.

### GOALS 2018-2019



LAND USE  
STRATEGY

The Town of Davidson will align land use policies including revision of development processes, zoning, and regulations to preserve our architectural history, manage residential growth, reduce the scale of future development, and enhance downtown (i.e., connect North and South Main Streets).



HISTORIC  
PRESERVATION  
STRATEGY

The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.



GREENWAYS, OPEN  
SPACE, AND PARKS  
STRATEGY

The Town of Davidson will increase physical and mental health of Davidson citizens. Preserve open space and promote greenway connectivity. Provide ample opportunities for play and discovery (active and passive).



COMMUNITY  
ENGAGEMENT  
STRATEGY

The Town of Davidson will have inclusive engagement with the community to encourage substantive, respectful, and open dialogue, increase participation, and foster a sense of belonging.



The Town of Davidson will preserve existing affordable housing,\* and other indicia of inclusion, and work with a variety of partners to create new available, affordable workforce and elderly housing.

\*Affordable housing for the Town of Davidson is defined as incomes between 50% and 120% AMI



The Town of Davidson will maintain organizational excellence through sound financial management, training and retention of quality employees, and superior service to the community.



The Town of Davidson will use existing assets and manage growth to encourage an appropriate mix of residential and commercial development.



The Town of Davidson will build on existing relationships to strengthen partnerships with strategic organizations and institutions.



The Town of Davidson will enable citizens to move freely throughout town via transit, car, bicycle, and on foot.

## BUDGET PROCESS AND ORGANIZATION

The budget process, by design, requires the involvement of many stakeholders.

The Davidson Board of Commissioners and town staff began discussions on the town's two-year strategic plan in January, 2018 at our annual retreat. During February and March, town staff considered the merits of budget requests as revenue projections were calculated. Cost estimates were based on historical trends or actual quotes. The proposed budget emerged as expenses were prioritized by needs of the Town and alignment with the Davidson Strategic Plan, this budget was presented at the April 24, 2018 board of commissioners meeting. Although the budget was largely built by the April work session, changes will be made after a May public hearing and additional input from the board of commissioners. Final approval of the budget is planned for the June board of commissioners meeting.

### ***Document organization***

The document reports the manner by which the budget officer has balanced each fund in the **fund overview**. Funds are balanced when revenue sources equal expenditures. **Revenue sources** describe all of the town's major revenue sources and methods used to project revenue. An **expenditure summary** follows. This summary outlines the town's expenditures by major category and also explains major changes in the annual spending plan.

**Appendices** at the end of the document further examine matters relevant to the town budget.

## FUND OVERVIEW

This section of the budget document provides an explanation of fund accounting, and shows the manner in which all funds collectively and individually are balanced for the coming fiscal year.

Local governments use three broad categories of self-balancing funds to budget for, and subsequently to account for, various activities. Those three types of funds are: *governmental* funds, *proprietary* funds and *fiduciary* funds.

*Governmental funds* used by the Town of Davidson include:

- General Fund, used to account for general operations and activities of the town
  - Powell Bill Fund, which is a subset of the General Fund, used exclusively for many activities related to streets, sidewalks, and greenways construction and maintenance (Described on p.17).
- Affordable Housing Fund, a *special revenue* fund, used for a particular purpose (Described on p.18).

*Proprietary funds* are used for services provided to the public on a user charge basis, similar to the operation of a commercial enterprise. The town's proprietary, or enterprise funds, include:

- Storm Water Fund, used repairs or damage mitigation resulting from storm water runoff (Described on p.17).
- Solid Waste Fund, used to provide collection of household trash, yard waste, and recyclable materials (Described on p.18).

The tables on the following three pages summarize revenues and expenditures for each of the five funds listed above.

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
GENERAL FUND	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<b>REVENUE</b>					
Property taxes	5,768,102	5,844,258	6,077,275	6,267,777	6,578,081
Sales Tax Revenue	1,365,000	1,498,500	1,662,000	1,751,000	1,917,000
Prepared foods & occupancy taxes	321,000	355,000	422,000	422,000	470,000
Utility franchise taxes	670,400	766,250	875,000	903,615	890,667
Motor vehicle taxes & fees	488,000	592,000	658,035	684,875	709,162
Charges for services	356,050	534,800	507,304	534,900	547,000
Intergovernmental	385,190	272,600	295,600	468,960	558,474
Interest on investments	2,500	2,500	8,000	30,000	100,000
Miscellaneous	6,210	11,000	16,000	5,200	25,200
Fund balance appropriated	-	21,929	-	-	64,100
<b>Total Revenues and Funding Sources</b>	<b>9,362,452</b>	<b>9,898,837</b>	<b>10,521,214</b>	<b>11,068,327</b>	<b>11,859,684</b>

<b>EXPENDITURES</b>					
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
Governing Body	96,073	110,377	128,898	117,365	99,440
Administration	984,451	940,035	973,254	996,769	1,000,045
Legal	149,614	124,810	136,079	152,286	153,040
Buildings and Grounds	199,437	190,100	208,700	241,000	281,000
Police Department	1,707,935	1,681,741	1,938,641	2,215,182	2,533,171
Fire Department	867,272	1,101,840	1,198,235	1,453,906	1,763,477
Public Works	1,431,839	1,571,470	1,754,508	1,642,729	1,717,649
Planning	335,264	359,784	516,597	573,635	479,305
Economic Development	373,852	378,593	446,469	263,654	255,378
Travel and Tourism	322,422	372,360	358,751	415,212	419,024
Recreation	466,159	466,888	398,280	407,857	420,390
Parks	772,369	1,010,696	836,713	943,882	901,417
Non Dept & Service Agencies	270,765	453,443	426,032	344,850	436,348
Non Dept - Contribution to Capital Projects	1,385,000	1,136,700	1,200,057	1,300,000	1,400,000
<b>Total Expenditures</b>	<b>\$ 9,362,452</b>	<b>\$ 9,898,837</b>	<b>\$ 10,521,214</b>	<b>11,068,327</b>	<b>11,859,684</b>

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
POWELL BILL FUND	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<b>REVENUE</b>					
Powell Bill Revenue	\$ 307,350	\$ 312,954	\$ 318,323	325,000	335,000
<b>Total revenues and funding sources</b>	<b>\$ 307,350</b>	<b>\$ 312,954</b>	<b>\$ 318,323</b>	<b>325,000</b>	<b>335,000</b>
<b>EXPENDITURES</b>					
Engineering	\$ 76,000	\$ 40,000	\$ -		
Supplies & Materials	-	-	-		
Street Repair/Resurfacing	138,320	272,954	318,323	325,000	335,000
Contracted Services	-	-	-		
Debt service	93,030	-	-		
<b>Total expenditures</b>	<b>\$ 307,350</b>	<b>\$ 312,954</b>	<b>\$ 318,323</b>	<b>325,000</b>	<b>335,000</b>

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
AFFORDABLE HOUSING	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<b>REVENUE</b>					
Fund Balance Appropriated/Transfer from GF	\$ 21,164	\$ 31,822	\$ 33,226	50,105	85,220
<b>Total revenues and funding sources</b>	<b>\$ 21,164</b>	<b>\$ 31,822</b>	<b>\$ 33,226</b>	<b>\$ 50,105</b>	<b>\$ 85,220</b>
<b>EXPENDITURES</b>					
Personnel	\$ 19,840	\$ 30,098	\$ 31,526	33,905	33,970
Operating	1,324	1,724	1,700	16,200	51,250
<b>Total expenditures</b>	<b>\$ 21,164</b>	<b>\$ 31,822</b>	<b>\$ 33,226</b>	<b>\$ 50,105</b>	<b>\$ 85,220</b>

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
STORM WATER FUND	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<b>REVENUE</b>					
Storm Water Fees	\$ 249,920	\$ 218,000	\$ 218,000	\$ 218,000	\$ 245,000
<b>Total revenues and funding sources</b>	<b>\$ 249,920</b>	<b>\$ 218,000</b>	<b>\$ 218,000</b>	<b>\$ 218,000</b>	<b>\$ 245,000</b>
<b>EXPENDITURES</b>					
Storm Water Contract	\$ 174,920	\$ 183,000	\$ 48,000	50,600	62,000
Contract Services			120,000	133,570	146,670
Contingency	75,000	35,000	50,000	-	-
Debt Service				33,830	33,830
Equipment Not Capitalized					2,500
Land Development Support	-	-	-	-	-
<b>Total expenditures</b>	<b>\$ 249,920</b>	<b>\$ 218,000</b>	<b>\$ 218,000</b>	<b>\$ 218,000</b>	<b>\$ 245,000</b>

A new contract has not yet been signed for the FY2019 fiscal year. Therefore, the solid waste fund budget is not yet available.

## REVENUE SOURCES AND ASSUMPTIONS FISCAL YEAR 2018-2019

This section of the budget document provides an explanation of the major sources of revenue and means used to project anticipated income for the coming fiscal year.

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
GENERAL FUND	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
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Property taxes	5,768,102	5,844,258	6,077,275	6,267,777	6,578,081
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**Ad Valorem Taxes**

**\$ 6,578,081 or 55.5% of total general fund revenue**

Ad Valorem tax, or property tax, income is based on the current tax rate applied to each \$100 in assessed real and personal property (excluding vehicle) value in the town limits. Uses for general ad valorem tax revenue are unrestricted.

The proposed budget sets the effective tax rate at \$ 0.35 for FY 2019, the same rate as the FY 2018 tax rate. A one cent increase in the tax rate increases revenues collected from ad valorem property and motor vehicle tax by about \$202,000.

The Mecklenburg and Iredell County tax offices estimate Davidson’s taxable property value (excluding vehicles) to be \$1,879,609,239. The gross general tax levy on the estimated tax value equals \$ 6,578,632. For budgeting purposes, property tax revenue may not exceed the gross tax levy multiplied by the actual collection rate experienced during the preceding fiscal year. Therefore, based on a 99.68% collection rate, we anticipate \$6,557,581 in revenues from the FY2019 levy. This line item also includes \$20,500 in projected penalties and interest.

Mecklenburg and Iredell Counties bill and collect property tax revenue for Davidson. The collection fee is \$2 per bill for Mecklenburg County and 1.5% of taxes collected from Iredell County property owners. Funds are wired from Mecklenburg County to the town on a daily basis during the months of November, December, January, and February and on a monthly basis during the remaining months. Iredell remits monthly to Davidson all property taxes collected.

***Local Option Sales Tax Revenue***

***\$ 1,917,000 or 16.2% of total general fund revenue***

Sales taxes are authorized by the state and enacted by counties which opt to impose the taxes. All sales tax revenue is collected by the state, and distributed to counties and municipalities monthly.

The NC General Assembly has authorized several sales taxes in Chapter 105 of the General Statutes. Three of the authorizations result in revenue for the town. The first, defined in Article 39, is a one percent sales tax that was originally authorized in 1971. Distribution is based on point of delivery. There are two one-half percent sales taxes – one authorized in 1983 (Article 40) and one in 1986 (Article 42), distributed on per capita basis and point of delivery, respectively.

Each county chooses one of two formulae for distribution of these three authorizations of local option sales taxes. Sales taxes returned to Mecklenburg County and its municipalities are distributed proportionate to ad valorem tax levy. The proportionate share of sales tax revenues between the County and municipalities may fluctuate based on property tax rate increases in the previous year.

Iredell County, on the other hand, has elected a per capita distribution, based on relative population of incorporated and unincorporated areas within the county. Annexations by various municipalities affect this formula, reducing the county's share as annexations occur.

Sales tax revenue estimates are based on projections from the North Carolina League of Municipalities, local economic trends, and historical trend analysis. Sales tax revenue year over year increases were greater than 9% from FY 2012 through FY 2016. Overall, the actual sales tax revenue increased over 47% from the FY 2013 total of \$1.25 million, to a projected \$1.84 million in 2018. The projected increase for FY 2019 is 4.5% over the projected FY2018 collections.

***Motor Vehicle Tax and Fees***

***\$ 709,162 or 6.0% of total general fund revenue***

Motor Vehicle tax revenue is derived by applying the ad valorem tax rate to the value of motor vehicles registered to owners living inside town limits (\$148,558,971). In September 2013, the NC *TAX and TAG TOGETHER* system was implemented. Tag renewal notices now also include tax levy and tax and fee will be paid to the state and remitted to the counties for distribution to appropriate taxing governments. The program has resulted in significantly improved collection rates of Motor Vehicle Taxes (99.86%). This revenue is estimated using vehicle value projections from the Mecklenburg County and Iredell County Tax Assessors.

Davidson charges a Motor Vehicle fee of \$20 per registered vehicle. Revenues are billed on property tax bills and collected by Mecklenburg and Iredell counties. This revenue is estimated based on vehicle count projections from the Mecklenburg County and Iredell County Tax Assessors and a 99.86% collection rate.

***Utility and Telecommunications Taxes***

***\$ 890,667 or 7.5% of total general fund revenue***

The town receives sales taxes collected by the NC Department of Revenue on sales of telecommunications, video programming, home satellite services, electricity and piped natural gas.

As a result of the tax reform legislation passed by the General Assembly in 2013, the general sales tax rate will now be applied to sales of electricity and piped natural gas. The distribution method to municipalities has changed but with the intent to hold municipalities harmless from the amount cities and towns received in FY 13-14 distributions. Both of these revenues are highly sensitive to weather and can also fluctuate due to loss of industry or other large facilities or annexations of these types of facilities.

Several years ago the State of North Carolina discontinued the franchise tax on telecommunication services and put into place a Telecommunications Sales Tax. Distributions to municipalities are based on their past share of the old telephone franchise tax. Therefore, the town continues to receive the static percentage of overall statewide collections irrespective of fluctuations in local communication sales. Historical trend analysis and recommendations by the State of North Carolina, adjusted by local conditions, have also factored into this revenue estimate.

***Prepared Foods & Beverage and Occupancy Taxes  
\$470,000 or 4.0% of total general fund revenue***

The town is authorized to receive prepared foods & beverage tax by general statutes. Only the City of Charlotte and Mecklenburg County received proceeds when this tax was first authorized in 2001. Some years later, the distribution was split so the six smaller Mecklenburg County municipalities received a share of those revenues generated in the town. In 2005, the six towns negotiated the removal of an annual cap so that the towns received 50% of all net proceeds. In FY 2007, the towns' share increased to 65% of net proceeds, and in FY 2012 75% of those net proceeds were distributed to the towns. The remaining 25% will be used by the City of Charlotte for region-wide tourism related projects, programs, and activities. Art and cultural programs, events and festivals are examples of uses of this revenue. The towns' use of this revenue is limited to the same activities.

The City of Charlotte distributes revenues semi-annually. Twenty-five percent of the town's Prepared Foods & Beverage tax receipts are distributed to Visit Lake Norman, the Lake Norman convention and visitor's bureau.

Occupancy taxes are collected by Mecklenburg County and are shared between the county and the municipalities using a complicated formula. Stays in local hotels are taxed at 6%, comprised of two 3% authorizations. The town receives 120% of the second 3% authorization that is locally collected by Davidson hotels, inns, and bed and breakfasts. Therefore, this revenue, like prepared foods & beverage tax is a barometer of the local economy. These revenue estimates are based on historical trend analysis.

The county distributes revenues monthly. Twenty-eight percent of the town's Occupancy tax receipts are distributed to Visit Lake Norman.

***Charges for Services  
\$547,000 or 4.6% of total general fund revenue***

Revenue in this category relates to a variety of town activities, such as rental income from town-owned property, payments in lieu of property taxes, recreation programs, parking violations, and permit fees.

***Intergovernmental funding sources***

***\$558,474 or 4.7% of total general fund revenue***

The state of North Carolina, Mecklenburg and Iredell counties, and other quasi-governmental agencies share with the town a portion of revenues collected. This funding category includes various grants and contributions for local arts and public safety, transit planning funds, and taxes on the sale of alcoholic beverages.

***Fund Balance Appropriated***

***\$64,100 or 0.5% of total general fund revenue***

Fund balance is essentially the town's savings account balance. There are several reasons for maintaining a healthy fund balance, which is expressed as a percent of annual expenditures. Even though the law does not prohibit what fund balance is used for, appropriation of fund balance is a one-time revenue source and should not be used to balance reoccurring expenditures. At the beginning of FY 2018, the town's unassigned fund balance – at \$7.35 million – equaled 82% of FY 2017 actual expenditures, and 66% of budgeted FY 2018 expenses. The town's finance policy, approved in FY 2016, recommends at least a 35% stabilization threshold to ensure adequate funds to meet cash flow needs and emergencies.

The bulk of a municipality's annual revenue is derived from ad valorem property taxes. Because property taxes are not assessed a late penalty until early January, most taxpayers do not pay until near this deadline. Therefore the town may operate with less cash in the beginning of a fiscal year and recover mid-year. Fund balance provides working capital during the first half of the fiscal year.

Fund balance is often referred to as a "rainy day fund" or "savings account." In this context fund balance may be seen as a hedge against unexpected changes in financial circumstances. Threats to a community's financial health may stem from adverse weather conditions requiring expensive responses or withholding of revenue at the county or state level. The town is heavily reliant on these other government units for funding disbursements, and budget uncertainties at those levels of government have led to reduced funding in prior years. A local government may be unable to manage such situations without an adequate fund balance.

Another reason to maintain a healthy fund balance is to fund the early stages of major projects until permanent financing is secured. Fund balance provides flexibility regarding timing of the financing. Additionally, fund balance can be used as match funds which are required to qualify for many grant opportunities.

One last advantage to maintaining a strong fund balance position is that lenders view this savings account as a measure of good fiscal management.

***Other miscellaneous sources of revenue and Interest Revenue***

***\$125,200 or 1.1% of general fund revenue***

A handful of nominal revenue sources fund town activities, as well as, bank interest earnings.

**Powell Bill**

**\$335,000**

Originally the Powell Bill allocated a portion of the North Carolina motor fuels tax specifically for municipalities for use in upgrading and maintaining public streets. The State of North Carolina no longer distributes Powell Bill funds based on motor fuel sales. The Powell Bill is now a direct appropriation of state dollars which is to be used by municipalities for the upkeep of municipal streets and sidewalks. These funds are distributed each October and January to municipalities based on population and miles of street. Population counts for 75% of the funds received and miles of streets accounts for the remaining 25% of the allocation.

Based on NC League of Municipalities estimates, Davidson should receive approximately \$335,000 in Powell Bill funding during FY 2019.

**Storm Water Fund Revenue**

**\$245,000**

US Congress established in 1972 the Clean Water Act to preserve and improve water quality. Portions of this legislation were delegated to states for implementation and enforcement. In response to the National Pollutant Discharge Elimination System (NPDES) storm water permitting program, the NC General Assembly established in 2005 certain regulations of municipal storm sewer systems that directly impact Davidson. Phase II of NPDES requires that Davidson and other NC municipalities provide services to mitigate damage from storm runoff. Davidson first adopted a storm water fee in FY 2005 to offset the costs of storm water repairs and maintenance of its storm drainage system. Generally speaking, revenues have covered these expenses. However, in order to better associate costs with funding for this service a separate enterprise fund was established in FY 2011.

The town has adopted a tiered fee structure for storm water. Impervious surfaces, such as rooftops or paved areas, shed rain water and increase the amount of runoff into streams, storm water drains and onto adjacent properties. The tiered billing system recognizes varying amounts of impervious area and assigns higher costs for higher square footage of impervious area.

Charlotte Water bills storm water fees for the town on semi-annual water/sewer bills. Revenues in FY 2013, FY 2014, and FY 2015 did not meet projected budget, so revenues continue to be evaluated for adequacy. In any given year, revenues may exceed expenditures for that period and will be available for subsequent years to fund repair/maintenance projects or to stabilize rates. In FY 2013 the fund balance in storm water fund was used to fund projects. FY 2014 was budgeted lower as a review of rates was completed during the year. An increase to all rates in the tiered fee structure was implemented in FY 2015 to fund needed storm water repair and maintenance costs and replenish reserve that has been depleted in recent years.

**Solid Waste Fund Revenue**

**Budget not yet available**

The town provides for collection of several waste streams – residential household trash, yard waste, and recyclable materials. These services are provided exclusively to residential property owners; waste collection at commercial sites is the responsibility of those owners.

Prior to FY 2011, funding for solid waste collection was supplied through the general property tax revenue. In order to assign the costs of solid waste collection to recipients of those services, the town established a solid waste fee schedule that equals 100% of the costs associated with these services. A solid waste enterprise fund was created to account for these activities.

Fees are billed and collected by Mecklenburg and Iredell counties on property tax bills, and the fees are remitted to the town along with property taxes collected by the two counties.

The current rates are \$201 per single-family household and \$60 for multi-family dwellings. Both single-family and multi-family collection contracts were competitively bid in FY 2019. The current contract for collection services ends June 30, 2018. Results of the RFP for the next five-year contract are under consideration. The budget will be finalized when the new contract is completed.

**Affordable Housing Fund**

**\$85,220**

The town’s affordable housing program assists homebuyers in purchasing homes that might not otherwise be affordable in Davidson. The town accomplishes this mission, in part, through the staff efforts of an affordable housing coordinator. The affordable housing ordinance requires that developers provide one affordable unit of every eight home sites. If developers choose to not include affordable housing units within their developments they have an option to provide payments-in-lieu of supplying those housing units. The activities of the affordable housing program are paid from these payments-in-lieu. In the absence of adequate payment-in-lieu reserves, funding is provided through the town’s general fund.

Annual funding received as part of the Mecklenburg County HOME Consortium will be accounted for in the affordable housing fund in FY 2019. The HOME Consortium is a group of local governments and nonprofit organizations that share a pool of HOME resources to develop safe, decent affordable housing for families at or below 80 percent of the Area Median Income. The members of the consortium include Charlotte, Mecklenburg County, Mint Hill, Matthews, Davidson, Huntersville, Cornelius, and Pineville. No budget is recommended until application for funding is approved.

## EXPENDITURE SUMMARY FISCAL YEAR 2018-2019

This section of the budget document provides the reader an explanation of how the town intends to use General Fund resources during the coming fiscal year.

EXPENDITURES					
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
Governing Body	96,073	110,377	128,898	117,365	99,440
Administration	984,451	940,035	973,254	996,769	1,000,045
Legal	149,614	124,810	136,079	152,286	153,040
Buildings and Grounds	199,437	190,100	208,700	241,000	281,000
Police Department	1,707,935	1,681,741	1,938,641	2,215,182	2,533,171
Fire Department	867,272	1,101,840	1,198,235	1,453,906	1,763,477
Public Works	1,431,839	1,571,470	1,754,508	1,642,729	1,717,649
Planning	335,264	359,784	516,597	573,635	479,305
Economic Development	373,852	378,593	446,469	263,654	255,378
Travel and Tourism	322,422	372,360	358,751	415,212	419,024
Recreation	466,159	466,888	398,280	407,857	420,390
Parks	772,369	1,010,696	836,713	943,882	901,417
Non Dept & Service Agencies	270,765	453,443	426,032	344,850	436,348
Non Dept - Contribution to Capital Projects	1,385,000	1,136,700	1,200,057	1,300,000	1,400,000
<b>Total Expenditures</b>	<b>\$ 9,362,452</b>	<b>\$ 9,898,837</b>	<b>\$ 10,521,214</b>	<b>11,068,327</b>	<b>11,859,684</b>

### ***Expenditures by category***

#### ***Analysis of trends and changes from prior years***

For the purposes of this discussion expenditures have been grouped into five categories:

- Personnel
- Operating
- Capital
- Debt Service
- Non-departmental

The composition of town expenditures varies by year according to available revenue, board priorities, needs, and/or opportunities.

The FY 2019 budget maintains funding for routine maintenance and equipment replacement. In addition, the budget officer crafted the FY 2019 budget to focus on the board of commissioners’ goals and initiatives as well as implementation of recommendations from the Davidson Strategic Plan, Comprehensive Plan, Economic Development Plan, Active Transportation Plan, and traffic and marketing studies.

***Personnel expenditures***

***\$5,781,771 or 48.8% of total general fund expenditures***

Personnel expenditures include more than salaries paid to town staff. The cost of benefits paid to town employees or to third parties on behalf of town employees is also captured in this category. Benefit costs are FICA taxes, workers compensation premiums, group health insurance premiums, local government employee retirement funding, unemployment claims, and wellness initiatives.

The budget officer recommends to the board additional funding for salary adjustments. The recommendation includes 3% merit pool average for implementation on November 1, 2019, and funds to implement the results of the salary study if necessary (included in the contingency budget).

***Operating expenditures***

***\$2,954,960 or 24.9% of total general fund expenditures***

In addition to the ongoing operational necessities, the Town is still able to accomplish funding for the following:

- \$ 100,000 –Funding for Parks Repairs and Maintenance
- \$ 150,000 – Funding for sidewalk construction, to address priorities in the Walks and Rolls Active Transportation Plan
- \$ 58,200 – Arts funding
- \$ 116,500 – Funding for town special events (Community Dinner, Christmas in Davidson, Art on the Green, Town Day)
- \$ 15,000 – Funding for Safe Alliance
- \$ 3,000 – Funding for the National Night Out Program

***Capital expenditures***

***\$601,867 or 5.1% of total general fund expenditures***

Planned capital expenditures for FY 2019 include:

- \$ 300,000 – street resurfacing (plus an additional \$335,000 in paving expenditures using Powell Bill revenue)
- \$ 154,600 – three police patrol cars using pay-go financing

***Debt service expenditures***

***\$684,738 or 5.8% of general fund expenditures***

As a percentage of overall general fund expenditures, the level of debt service increased with the financing of Fire Station 2, a fire department tanker apparatus, and the purchase of new police and fire radios. Debt service was decreased in FY2019 with the payoff of a fire pumper apparatus.

***Non-departmental expenditures***

***Non-departmental Operating***

***\$312,165 or 2.6% of general fund expenditures***

Non-departmental operating includes information technology support and contract services, technology equipment, and tuition reimbursement – expenditures that benefit all town departments as a whole. It also includes funding for our non-profit agency donations.

***Contingency***

***\$124,183 or 1.0% of general fund expenditures***

Contingency funding is budgeted for FY 2019 for salary merit increases and potential changes recommended by a planned salary study. As exact amounts are known, funds will be transferred to the appropriate line items.

***Contribution to Continuum/Capital projects***

***\$1,400,000 or 11.8% of general fund expenditures***

Under our interlocal agreement, the town’s annual contribution to Continuum (formerly known as MI-Connection), is capped at \$1,000,000. The financial interest of the town has been modified to 30% of the financial risks and rewards of the system, formerly represented by the pro rata share of subscribers within each town. This budget also commits \$400,000 to fund future capital projects.



*The* Town *of*  
Davidson

## FY 2019 Recommended Needs List Items

Dept	Description	One Time	Recurring	Fund Balance	Notes
Fire	Increase three Deputy Chief hours from 700 to 988 each		\$ 17,207		988 hours = 19 hours per week
Fire	Station 1 - Increase Captain hours		\$ 37,301		Allows deputies to focus on dept initiatives
Fire	Station 2 - Change Firefighter In Charge to Captain		\$ 19,000		Places fire officer at Station 2
Police	Police Officer Position (Captain)		\$ (106,846)		Unfund Position
Police	Police Officer Position SGT #3		\$ 91,500		Fund with Captain Salary
Police	Police Officer Position SGT #4		\$ 91,500		
Police	Police Officer Position (SRO@CSD)		\$ 67,500	\$ 64,100	Salary, equipment, vehicle
Police	Community School of Davidson Reimbursement		\$ (70,000)		7-year amortized cost
Planning	Historic Preservation Implementation Expenses	\$ 10,000			
PW	Truck - Light Duty	\$ 30,000			Replacement
PW	Backhoe		\$ 20,000		Replacement - Financed \$120K;8 years 3.5%
PW	Tailgate Salt Spreader	\$ 8,167			
PW	PW Facility-Office	\$ 20,000			
PW	PW Facility-Fencing/Gate	\$ 25,000			
PR/PW	Landscape Tech position		\$ 48,000		Abersham Park/Park at Bailey Springs
PR/PW	Additional Mowing Abersham		\$ 25,000		Per agreement with county
Non-Dept	Salary Study-Including Classifications	\$ 9,000			
Non-Dept	Increase communications to citizens		\$ 15,000		Per strategic Plan Project Specific
Non-Dept	Citizen Survey	\$ 17,000			Last Survey FY2017
Non-Dept	Financial Transparency - Website		\$ 4,675		
Non-Dept	Merit Pool		\$ 79,751		3% Pool
Non-Dept	Salary Study Implementation Contingency Fund		\$ 44,432		
Non-Dept	Increase (Decrease) to Capital Facilities Fund		\$ 100,000		Increase to \$400,000 total
	<b>Total</b>	<b>\$ 119,167</b>	<b>\$ 484,020</b>	<b>\$ 64,100</b>	

**FY 2019 Needs List Items  
Not Included in Recommended Budget**

Dept	Description	Cost	Notes
Fire	Pick-up Truck w/ utility bed	\$ 50,000	
Fire	Quick Response Vehicle (QRV)	\$ 13,000	Greenways/Special Events
Fire	Full-Time Shift Commander	\$ 246,000	
Police	Police Officer Position (Officer)	\$ 134,600	
Admin	Vehicle	\$ 30,000	
TT	ASC Contribution	\$ 4,000	Currently \$18,000; Requested \$22,000
ED	Fiscal Impact Analysis Update Phase 1	\$ 25,000	Future Growth Scenario/Level of Service Phase 2=\$30,000
PR	Bradford Park	\$ 50,000	Overflow Parking Lot Paving - 20% of total cost (80% to Huntersville)
Non-Dept	Smarsh	\$ 10,900	Search and archive emails, texts, FB, Twitter, Instagram, etc.
Non-Dept	Board Room Camera	\$ 6,500	Purchase of New Camera
	<b>Total</b>	<b>\$ 570,000</b>	

**Potential Grant and Fund Balance Items  
To Be Approved By the Board During FY2019**

Dept	Description	Fund Balance	Grant Funding	Notes
Fire	Fire Fighter Escape System		\$ 26,000	
PR/PW	Street Tree Inventory	\$ 16,000	\$ 9,000	Livability Board Initiative - Grant may be awarded in July
Planning	Comprehensive Plan	\$ 85,000		Total cost = \$170K, balance of \$85K in 2020
PW	Downtown Parking Engineering	\$ 60,000		
PW	Main Concord Intersection	\$ 50,000		
	<b>Total</b>	<b>\$ 211,000</b>	<b>\$ 35,000</b>	

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>Revenue</b>								
10-00-3110-120 Motor Vehicle Tax	421,575.00	499,949.00	336,130.00		33	519,228.00		
10-00-3111-120 Motor Vehicle Fees	265,524.00	184,926.00	126,416.00		32	189,934.00		
10-00-3113-110 Ad Valorem Taxes - Py	14,082.00		17,552.00					
10-00-3115-110 Ad Valorem Refunds - Py/Cy	-18,469.00		-2,206.00					
10-00-3120-110 Ad Valorem Taxes - Cy	6,139,737.00	6,242,777.00	6,425,928.00		-3	6,557,581.00		
10-00-3150-110 Downtown District Tax								
10-00-3160-110 Griffith Street Assessment		2,000.00	6,819.00		-241			

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-3170-180 Tax Penalties & Interest	20,490.00	25,000.00	16,082.00		36	20,500.00		
10-00-3171-180 Motor Vehicle Interest								
10-00-3229-000 Solid Waste Disposal Tax Dist	8,525.00	9,167.00	4,362.00		52	8,500.00		
10-00-3230-220 Sales Tax Revenue	1,671,029.00	1,751,000.00	1,091,531.00		38	1,917,000.00		
10-00-3261-120 Video Programming Sales Tax	154,950.00	151,380.00	110,711.00		27	151,155.00		
10-00-3265-220 Prepared Food & Beverage Tax	274,563.00	237,000.00	293,556.00		-24	290,000.00		
10-00-3270-220 Occupancy Tax	205,696.00	185,000.00	118,425.00		36	180,000.00		
10-00-3275-220 Vehicle Rental Tax	328.00		84.00					

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-3311-100 Davidson College-Lieu Taxes	130,000.00	65,000.00			100	65,000.00		
10-00-3312-100 The Pines - Lieu Taxes	109,000.00	99,000.00	90,000.00		9	99,000.00		
10-00-3314-100 Payment In Lieu - Traffic Calming			45,923.00					
10-00-3315-100 Payment In Lieu - Multiuse Path			53,400.00					
10-00-3316-100 Payment In Lieu - Rpa Open Space			18,615.00					
10-00-3317-100 Payment In Lieu - Parking Space								
10-00-3321-000 Stormwater Mitigation Fee			8,913.00					
10-00-3322-220 Beer & Wine Tax	57,446.00	54,793.00			100	54,574.00		

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-3324-220 Utilities Sales Tax	648,197.00	653,235.00	467,467.00		28	652,152.00		
10-00-3329-220 Sales Tax, Telecomm.	100,789.00	99,000.00	70,679.00		29	87,360.00		
10-00-3343-410 Zoning Fees	26,806.00	23,500.00	25,153.00		-7	25,000.00		
10-00-3431-315 Grants		100,000.00			100			
10-00-3474-890 Cemetery Revenue	46,450.00	10,000.00	5,500.00		45	12,000.00		
10-00-3830-351 Tax Refunds-Sales								
10-00-3830-352 Tax Refunds-Gasolines								
10-00-3831-491 Interest On Investments	57,286.00	30,000.00	110,476.00		-268	100,000.00		

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-3833-840 Contributions/Scholarships								
10-00-3833-845 Contributions - Misc	40,000.00							
10-00-3833-850 G.Jackson Burney Service Award								
10-00-3833-851 Contributions, Kay Kincaid Fund								
10-00-3833-855 Cont From Affordable Housing	104.00							
10-00-3835-820 Sale Of Fixed Assets	1,762.00	10,000.00	6,767.00		32	10,000.00		
10-00-3837-220 Abc Revenue	106,793.00	100,000.00	60,579.00		39	115,400.00		
10-00-3838-000 Insurance Proceeds/Reimb Of Costs			344,883.00					

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-3839-890 Miscellaneous Revenue Wellness Reimbursement	1,769.00		12,583.00			10,000.00		
10-00-3839-891 Miscellaneous Revenue,Fire	4,872.00		14,786.00					
10-00-3990-980 Fund Balance Appropriated						64,100.00		
10-10-3210-150 Animal Tags	1,305.00	1,200.00	540.00		55	1,000.00		
10-10-3330-220 Unauthorized Substance Tax	873.00		2,209.00					
10-10-3431-315 Grants			32,174.00			156,000.00		
10-10-3432-410 Parking Violations	31,198.00	20,000.00	18,593.00		7	20,000.00		
10-10-3434-840 County Dvfd Contribution	120,000.00	190,000.00	192,500.00		-1	209,000.00		

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-3437-410 1St Responder Income	29,470.00	25,000.00	21,677.00		13	25,000.00		
10-10-3438-410 Medic Rent Income	8,474.00	7,200.00	5,400.00		25	7,200.00		
10-10-3833-840 Contributions, Police Dog								
10-10-3833-841 Contributions, Fire Dept.	9,600.00		35,882.00					
10-10-3833-842 Contributions, Police Dept.	200.00		18,777.00					
10-10-3833-843 Contributions, Police Vests	10,255.00							
10-10-3833-844 Contributions-Fire Station 2								
10-10-3839-890 Miscellaneous, Police	15,355.00	5,000.00	8,442.00		-69	5,000.00		

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-3990-981 Approp Fund Bal - Apfo Police								
10-20-3431-320 Safe Routes To School Funding								
10-20-3451-430 Street Resurfacing/Rpr Reimb.								
10-40-3431-410 Business Registration Fee	1,280.00	800.00	600.00		25	800.00		
10-40-3452-890 Transit Planning	15,000.00	15,000.00			100	15,000.00		
10-40-3455-890 Transportation Planning Project								
10-40-3492-771 Arts & Science Grant Funds								
10-40-3492-772 Contributions Pub Library								

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-40-3600-410 Film Production Permit	450.00	500.00			100			
10-40-3610-410 Food Truck Permit								
10-60-3493-910 Loan Proceeds			194,750.00					
10-80-3431-315 Grants - Dendr								
10-80-3431-316 Grants - Lowe'S/Rw Park								
10-80-3611-860 Library Lease Income	1,500.00	1,500.00	1,500.00			1,500.00		
10-80-3611-861 Rental Income	48,335.00	46,700.00	31,697.00		32	48,000.00		
10-80-3613-410 P & R Spec.Proj/Programs	40,990.00	40,000.00	64,172.00		-60	60,000.00		

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-3614-410 Summer Camp Revenue	104,742.00	80,000.00	101,628.00		-27	80,000.00		
10-80-3615-410 Special Events	15,242.00	11,000.00	13,498.00		-23	11,000.00		
10-80-3617-410 Event Sponsorships	24,256.00	35,000.00	21,175.00		40	35,000.00		
10-80-3618-410 Vendor Fees	15,045.00	20,000.00	20,625.00		-3	20,000.00		
10-80-3619-410 Christmas Parade Registrations	3,540.00	3,500.00	3,515.00		0	3,500.00		
10-80-3630-410 Canoe/Kayak Rack Rental	11,368.00	12,000.00	11,502.00		4	12,000.00		
10-80-3640-410 Recreation Facility Revenue	560.00	500.00	2,000.00		-300	500.00		
10-80-3650-410 Athletics - Basketball	15,184.00	11,500.00	10,000.00		13	11,500.00		

**ANNUAL BUDGET ESTIMATE - REVENUE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-3660-410 Athletics - Softball	1,365.00	2,000.00			100	2,000.00		
10-80-3670-410 Athletics - T-Ball								
10-80-3680-410 Athletics - Dyba	6,680.00	7,000.00			100	7,000.00		
10-80-3833-830 Contributions, P&R	1,100.00	200.00			100	200.00		
<b>Total Revenue</b>	<b>\$11,022,671.00</b>	<b>\$11,068,327.00</b>	<b>\$10,693,970.00</b>			<b>\$11,859,684.00</b>		
<b>Report Total Revenue</b>	<b>\$11,022,671.00</b>	<b>\$11,068,327.00</b>	<b>\$10,693,970.00</b>			<b>\$11,859,684.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4110 Governing Expenses</b>								
<b>Expenditure</b>								
10-00-4110-125	36,031.00	35,030.00	20,520.00		41	35,030.00		
Fees, Elected Officials								
10-00-4110-181	2,756.00	2,680.00	1,570.00		41	2,680.00		
Fica Tax								
10-00-4110-189	71.00	130.00	122.00		6	130.00		
Workmen'S Compensation								
10-00-4110-190		10,000.00	14,239.00		-42	5,000.00		
Professional Services								
10-00-4110-200		1,000.00	98.00		90	1,000.00		
Election Expenses								
10-00-4110-231	812.00	1,000.00	823.00		18	1,000.00		
Burney Award Expenses								
10-00-4110-260	4,617.00	5,000.00	4,573.00		9	3,500.00		
Departmental Supplies								
10-00-4110-261		4,000.00	997.00		75	2,000.00		
Equipment Not Capitalized								
10-00-4110-312	2,025.00	15,500.00	6,958.00		55	6,500.00		
Travel								
10-00-4110-325		200.00			100	200.00		
Postage								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-4110-395 Training	85.00	4,350.00	3,030.00		30	1,000.00		
10-00-4110-440 Contract Services	24,966.00	5,400.00	9,579.00		-77	9,500.00		
10-00-4110-450 Insurance And Bonds	14,076.00	15,000.00	12,733.00		15	15,000.00		
10-00-4110-461 Depreciation Expense, General								
10-00-4110-491 Dues & Subscriptions	17,261.00	18,075.00	16,438.00		9	16,900.00		
10-00-4110-499 Miscellaneous			5,000.00					
<b>4110 Governing Expenses</b>								
<b>Total Expenditure</b>	<b>\$102,700.00</b>	<b>\$117,365.00</b>	<b>\$96,680.00</b>			<b>\$99,440.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4120 Administration Expenses</b>								
<b>Expenditure</b>								
10-00-4120-121 Salaries & Wages	600,850.00	641,105.00	481,795.00		25	616,055.00		
10-00-4120-181 Fica Tax	43,271.00	49,045.00	35,190.00		28	47,130.00		
10-00-4120-182 Retirement	75,774.00	75,844.00	60,997.00		20	75,145.00		
10-00-4120-183 Group Insurance	58,143.00	64,895.00	47,778.00		26	70,350.00		
10-00-4120-186 Other Fringe Benefits	1,462.00		2,360.00					
10-00-4120-189 Workmen'S Compensation	2,756.00	4,225.00	3,953.00		6	2,615.00		
10-00-4120-190 Professional Services	20,950.00	22,000.00	20,950.00		5	23,000.00		
10-00-4120-199 Info.Technology Support								
10-00-4120-260 Supplies & Materials	9,761.00	12,000.00	6,688.00		44	12,000.00		
10-00-4120-261 Equipment Not Capitalized								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-4120-312 Travel Expense	4,826.00	12,350.00	3,537.00		71	11,000.00		
10-00-4120-321 Telephones	5,370.00	5,000.00	4,347.00		13	6,000.00		
10-00-4120-325 Postage	1,134.00	8,500.00	9,588.00		-13	9,000.00		
10-00-4120-341 Printing	16,858.00	15,000.00	13,645.00		9	15,000.00		
10-00-4120-352 Maintenance & Repairs, Equip.		1,000.00			100	1,000.00		
10-00-4120-370 Advertising	489.00	1,500.00	1,572.00		-5	2,000.00		
10-00-4120-390 Tuition Reimbursement								
10-00-4120-395 Training	5,411.00	6,975.00	5,076.00		27	11,000.00		
10-00-4120-430 Equipment Lease	853.00	900.00	685.00		24	1,000.00		
10-00-4120-440 Contract Services	75,629.00	41,000.00	45,659.00		-11	59,000.00		
10-00-4120-491 Dues & Subscriptions	3,695.00	3,830.00	3,733.00		3	4,650.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-4120-496 Bank Service Charges	15,835.00	14,500.00	11,188.00		23	15,000.00		
10-00-4120-497 Adp Payroll Processing Fees	17,906.00	17,000.00	15,363.00		10	19,000.00		
10-00-4120-499 Miscellaneous	25.00	100.00	17,500.00		-17,400	100.00		
10-00-4120-510 Equipment								
10-00-4120-520 Software			13,450.00					
10-00-4120-800 Penalties								
<b>4120 Administration Expenses</b>								
<b>Total Expenditure</b>	<b>\$960,998.00</b>	<b>\$996,769.00</b>	<b>\$805,054.00</b>			<b>\$1,000,045.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4150 Legal Expenses</b>								
<b>Expenditure</b>								
10-00-4150-121 Salaries & Wages	78,047.00	80,194.00	62,931.00		22	80,195.00		
10-00-4150-181 Fica Tax	5,658.00	6,135.00	4,484.00		27	6,135.00		
10-00-4150-182 Retirement	8,857.00	10,096.00	7,824.00		23	10,300.00		
10-00-4150-183 Insurance	7,230.00	13,421.00	10,254.00		24	13,470.00		
10-00-4150-186 Other Fringe Benefits								
10-00-4150-189 Workmen'S Compensation	200.00	340.00	438.00		-29	340.00		
10-00-4150-190 Professional Services	4,870.00	25,000.00	2,034.00		92	10,000.00		
10-00-4150-260 Supplies & Materials	313.00	500.00	2,668.00		-434	500.00		
10-00-4150-261 Equipment Not Capitalized								
10-00-4150-312 Travel	772.00	1,500.00	1,354.00		10	2,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-4150-321 Telephones	318.00	350.00	877.00		-150	350.00		
10-00-4150-331 Utilities								
10-00-4150-395 Training	1,478.00	2,500.00	1,173.00		53	2,500.00		
10-00-4150-440 Contracted Services	21,829.00	10,000.00	17,918.00		-79	25,000.00		
10-00-4150-491 Dues And Subscriptions	2,614.00	2,250.00	2,247.00		0	2,250.00		
<b>4150 Legal Expenses</b>								
<b>Total Expenditure</b>	<b>\$132,186.00</b>	<b>\$152,286.00</b>	<b>\$114,202.00</b>			<b>\$153,040.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4190 Building &amp; Grounds Expens</b>								
<b>Expenditure</b>								
10-00-4190-260 Departmental Supplies	6,770.00	8,500.00	3,739.00		56	8,500.00		
10-00-4190-261 Equipment Not Capitalized	1,179.00		4,344.00					
10-00-4190-262 Th Signs								
10-00-4190-321 Telephones	8,404.00	12,000.00	7,116.00		41	12,000.00		
10-00-4190-331 Utilities	34,676.00	40,000.00	27,218.00		32	40,000.00		
10-00-4190-351 Maint & Repairs-Bldg.	33,587.00	24,000.00	9,618.00		60	24,000.00		
10-00-4190-352 Maint & Repairs-Equip.	13,276.00	24,000.00	8,980.00		63	24,000.00		
10-00-4190-412 Building Lease								
10-00-4190-440 Contracted Services	26,963.00	22,500.00	23,010.00		-2	62,500.00		
10-00-4190-451 Insurance & Bonds	62,239.00	70,000.00	62,406.00		11	70,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-00-4190-460 Depreciation Expense								
10-00-4190-480 Solid Waste - Restricted								
10-00-4190-499 Miscellaneous	17,339.00	40,000.00	9,898.00		75	40,000.00		
10-00-4190-510 C/O, Equipment								
10-00-4190-570 Capital Outlay - Land	26,964.00		52,577.00					
10-00-4190-580 Capital Outlay, Building	241,000.00		925,000.00					
<b>4190 Building &amp; Grounds Expens</b>								
<b>Total Expenditure</b>	<b>\$472,397.00</b>	<b>\$241,000.00</b>	<b>\$1,133,906.00</b>			<b>\$281,000.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4310 Police Expenses</b>								
<b>Expenditure</b>								
10-10-4310-121 Salaries & Wages	1,035,129.00	1,215,742.00	874,406.00		28	1,275,468.00		
10-10-4310-122 Salaries Overtime	21,039.00	25,982.00	8,572.00		67	26,760.00		
10-10-4310-123 Temporary Wages	15,149.00	15,000.00	7,143.00		52	15,000.00		
10-10-4310-126 Separation Allowance	32,783.00	32,603.00	25,080.00		23	32,605.00		
10-10-4310-181 Fica Taxes	81,475.00	97,487.00	66,730.00		32	102,115.00		
10-10-4310-182 Retirement	134,363.00	155,004.00	114,722.00		26	168,251.00		
10-10-4310-183 Group Insurance	134,491.00	214,239.00	134,354.00		37	218,975.00		
10-10-4310-186 Other Fringe Benefits			3,000.00					
10-10-4310-189 Workmen'S Compensation	26,064.00	50,025.00	48,785.00		2	51,340.00		
10-10-4310-193 Medical Exams	2,434.00	4,000.00	1,125.00		72	5,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-4310-212 Uniforms	20,481.00	16,000.00	13,820.00		14	18,000.00		
10-10-4310-251 Motor Fuel	34,942.00	45,000.00	29,768.00		34	45,000.00		
10-10-4310-260 Supplies & Materials	27,382.00	20,000.00	12,329.00		38	23,000.00		
10-10-4310-261 Equipment Not Capitalized	74,211.00	20,300.00	5,442.00		73	26,000.00		
10-10-4310-292 Police Dog/Expenses	4,047.00	9,500.00	2,404.00		75	7,500.00		
10-10-4310-312 Travel Expense	6,731.00	6,000.00	6,979.00		-16	7,000.00		
10-10-4310-321 Telephones	14,664.00	15,600.00	11,436.00		27	15,600.00		
10-10-4310-325 Postage	629.00	500.00	361.00		28	500.00		
10-10-4310-329 Communications		25,000.00	17,280.00		31	19,000.00		
10-10-4310-352 M & R, Equipment	572.00	5,000.00			100	2,500.00		
10-10-4310-353 M & R, Autos	25,917.00	30,000.00	26,631.00		11	30,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-4310-370 Advertising		2,000.00			100	2,000.00		
10-10-4310-390 Tuition Reimbursement	150.00							
10-10-4310-395 Training	8,780.00	6,300.00	5,074.00		19	7,500.00		
10-10-4310-399 Animal Control	8,124.00	7,750.00	4,105.00		47	7,000.00		
10-10-4310-440 Contracted Services	132,732.00	73,000.00	142,775.00		-96	103,000.00		
10-10-4310-451 Insurance & Bonds	9,937.00	10,000.00	12,531.00		-25	10,000.00		
10-10-4310-461 Depreciation Expense, Public Safe...								
10-10-4310-490 Software	19.00		3,746.00			4,853.00		
10-10-4310-491 Dues & Subscriptions	1,155.00	1,150.00	225.00		80	900.00		
10-10-4310-499 Miscellaneous	106.00	2,000.00	2,765.00		-38	2,000.00		
10-10-4310-510 Equipment	6,439.00		144,936.00					

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-4310-520 It Equipment								
10-10-4310-540 C/O, Autos	132,068.00	110,000.00	70,870.00		36	154,600.00		
10-10-4310-550 C/O Radios								
10-10-4310-715 Debt Service - 2018 Radios						13,950.00		
10-10-4310-716 Error - Available To Use								
<b>4310 Police Expenses</b>								
<b>Total Expenditure</b>	<b>\$1,992,013.00</b>	<b>\$2,215,182.00</b>	<b>\$1,797,394.00</b>			<b>\$2,395,417.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4340 Fire Expenses</b>								
<b>Expenditure</b>								
10-10-4340-121 Salaries & Wages	653,121.00	861,385.00	651,421.00		24	940,430.00		
10-10-4340-127 Fire Chief		34,676.00			100	35,810.00		
10-10-4340-132 Firemen'S Pension	720.00	2,000.00	870.00		57	1,500.00		
10-10-4340-181 Fica Taxes	49,774.00	68,549.00	48,939.00		29	74,685.00		
10-10-4340-182 Retirement	16,968.00	30,695.00	22,310.00		27	40,870.00		
10-10-4340-183 Group Insurance	15,915.00	47,141.00	38,615.00		18	64,970.00		
10-10-4340-186 Other Fringe Benefits	61.00							
10-10-4340-189 Workmen'S Compensation	19,434.00	38,410.00	44,247.00		-15	45,640.00		
10-10-4340-193 Medical Exams	475.00	25,000.00	18,188.00		27	23,000.00		
10-10-4340-212 Uniforms	20,672.00	17,000.00	16,639.00		2	17,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-4340-260 Supplies & Materials	9,239.00	16,000.00	9,532.00		40	16,000.00		
10-10-4340-261 Equipment Not Capitalized	46,904.00	38,000.00	54,871.00		-44	33,000.00		
10-10-4340-312 Travel	20.00	5,000.00	2,726.00		45	5,000.00		
10-10-4340-314 Motor Fuel	9,696.00	14,000.00	6,020.00		57	12,000.00		
10-10-4340-321 Telephones	3,307.00	3,000.00	2,591.00		14	4,000.00		
10-10-4340-325 Postage			29.00					
10-10-4340-329 Communications	13,917.00	16,000.00	17,344.00		-8	16,000.00		
10-10-4340-331 Utilities	119.00	3,200.00	938.00		71	3,200.00		
10-10-4340-352 M & R, Equipment	15,066.00	15,000.00	3,335.00		78	13,000.00		
10-10-4340-353 M & R, Autos	36,704.00	40,000.00	31,716.00		21	40,000.00		
10-10-4340-395 Training	3,280.00	2,000.00	1,010.00		50	2,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-4340-399 Special Projects								
10-10-4340-419 Lease Payments								
10-10-4340-440 Contract Services	91,490.00	35,850.00	88,042.00		-146	10,400.00		
10-10-4340-491 Dues & Subscriptions	6,925.00	9,500.00	11,035.00		-16	18,690.00		
10-10-4340-499 Miscellaneous	-250.00		2,500.00					
10-10-4340-510 Equipment	27,625.00		144,632.00					
10-10-4340-540 Capital Outlay - Vehicles	55,463.00							
10-10-4340-550 C/O, Scba								
10-10-4340-552 C/O, Apparatus			688,650.00					
10-10-4340-580 C/O Building/Land	120,662.00		85,915.00					
10-10-4340-710 Debt Service, Fire Truck	61,170.00	61,170.00	61,170.00		0			

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-10-4340-712 Debt Service, Scba	24,528.00	24,530.00	24,528.00		0	24,528.00		
10-10-4340-714 Debt Service - Fire Station #2	24,299.00	45,800.00	45,800.00		0	198,800.00		
10-10-4340-715 Debt Service- 2018 Radios						16,380.00		
10-10-4340-716 Debt Service - Fy2018 Tanker						33,066.00		
<b>4340 Fire Expenses</b>								
<b>Total Expenditure</b>	<b>\$1,327,304.00</b>	<b>\$1,453,906.00</b>	<b>\$2,123,613.00</b>			<b>\$1,689,969.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4510 Streets Expenses</b>								
<b>Expenditure</b>								
10-20-4510-121 Salaries & Wages	276,604.00	263,097.00	213,732.00		19	269,385.00		
10-20-4510-122 Salaries Overtime		5,000.00			100	5,000.00		
10-20-4510-181 Fica Taxes	19,614.00	20,509.00	15,178.00		26	20,990.00		
10-20-4510-182 Retirement Expense	32,319.00	33,753.00	25,117.00		26	35,235.00		
10-20-4510-183 Group Insurance	56,322.00	53,367.00	40,278.00		25	52,760.00		
10-20-4510-186 Other Fringe Benefits								
10-20-4510-189 Workmen'S Compensation	12,852.00	18,475.00	18,730.00		-1	18,905.00		
10-20-4510-212 Uniforms	9,172.00	16,000.00	7,263.00		55	16,000.00		
10-20-4510-240 St. & Sidewalk Constr.	198,782.00	150,000.00	117,754.00		21	150,000.00		
10-20-4510-251 Motor Fuel	10,923.00	15,000.00	16,365.00		-9	15,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-20-4510-260 Supplies & Materials	77,439.00	80,000.00	56,686.00		29	80,000.00		
10-20-4510-261 Equipment Not Capitalized	14,387.00							
10-20-4510-270 Tree Inventory	4,851.00	55,000.00	60,573.00		-10	75,000.00		
10-20-4510-290 Landscape Supplies & Materials	15,294.00	30,000.00	7,723.00		74	32,000.00		
10-20-4510-312 Travel	389.00		1,283.00					
10-20-4510-321 Telephones	4,952.00	5,000.00	4,250.00		15	5,000.00		
10-20-4510-325 Postage	1.00	3.00	1.00		69			
10-20-4510-331 Utilities	28,321.00	34,000.00	17,618.00		48	34,000.00		
10-20-4510-339 Utilities-Street Lights	151,482.00	155,000.00	119,361.00		23	155,000.00		
10-20-4510-351 M & R,Bldgs.	1,755.00		3,356.00					
10-20-4510-352 M & R, Equipment	8,519.00	10,000.00	6,312.00		37	10,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-20-4510-353 M & R,Autos	7,507.00	10,000.00	10,800.00		-8	10,000.00		
10-20-4510-395 Training	2,226.00	3,500.00	1,780.00		49	3,500.00		
10-20-4510-439 Rental Equipment	10,704.00	14,000.00	5,605.00		60	14,000.00		
10-20-4510-440 Contracted Services	239,545.00	200,000.00	160,547.00		20	160,000.00		
10-20-4510-445 Contract Service - Code Complianc...								
10-20-4510-461 Depreciation Expense, Transportat...								
10-20-4510-491 Dues & Subscriptions								
10-20-4510-499 Miscellaneous			2,500.00					
10-20-4510-500 C/O, Signs								
10-20-4510-520 Software								
10-20-4510-540 C/O, Vehicles								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-20-4510-551 Capital Outlay, Equip.	38,335.00		9,564.00					
10-20-4510-552 C/O, Mower								
10-20-4510-553 C/O St. Maint/Improvements	159,286.00	300,000.00	487,844.00		-63	300,000.00		
10-20-4510-554 Capital Outlay - Parking Lot								
10-20-4510-580 C/O, Building								
10-20-4510-590 C/O New Sidewalks								
10-20-4510-591 Curb And Gutter								
10-20-4510-593 West Roundabout								
10-20-4510-595 C/O Match Funds - Robwal Roundabo...			30,000.00					
10-20-4510-710 Street Project Debt	125,023.00	120,925.00	60,974.00		50	116,825.00		
10-20-4510-712 Debt Service	50,095.00	50,100.00	35,882.00		28	35,882.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
4510 Streets Expenses								
<b>Total Expenditure</b>	<b>\$1,556,699.00</b>	<b>\$1,642,729.00</b>	<b>\$1,537,076.00</b>			<b>\$1,614,482.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4910 Planning Expenses</b>								
<b>Expenditure</b>								
10-40-4910-121 Salaries & Wages	294,488.00	305,576.00	239,528.00		22	314,905.00		
10-40-4910-181 Fica Taxes	21,331.00	23,377.00	17,538.00		25	24,090.00		
10-40-4910-182 Retirement	32,803.00	38,472.00	27,694.00		28	40,435.00		
10-40-4910-183 Group Insurance	41,046.00	46,600.00	36,077.00		23	46,495.00		
10-40-4910-186 Other Fringe Benefits								
10-40-4910-189 Workmen'S Compensation	1,543.00	5,580.00	6,479.00		-16	5,750.00		
10-40-4910-252 Motor Fuel	278.00	480.00			100	480.00		
10-40-4910-260 Departmental Supplies	4,509.00	3,500.00	3,548.00		-1	3,500.00		
10-40-4910-261 Equipment Not Capitalized	70.00							
10-40-4910-312 Travel	2,630.00	4,500.00	3,976.00		12	4,500.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-40-4910-321 Telephones	636.00	650.00	531.00		18	650.00		
10-40-4910-325 Postage	1,512.00	2,300.00	39.00		98	4,000.00		
10-40-4910-341 Printing	762.00	2,000.00			100	2,000.00		
10-40-4910-352 Maint. & Repair, Autos		500.00			100	500.00		
10-40-4910-370 Advertising	533.00	1,200.00	-39.00		103	1,600.00		
10-40-4910-395 Training	2,217.00	3,500.00	4,741.00		-35	4,000.00		
10-40-4910-440 Contracted Services	12,003.00	130,000.00	194,457.00		-50	11,000.00		
10-40-4910-491 Dues & Subscriptions	2,945.00	5,400.00	1,084.00		80	5,400.00		
10-40-4910-510 Equipment								
<b>4910 Planning Expenses</b>								
<b>Total Expenditure</b>	<b>\$419,306.00</b>	<b>\$573,635.00</b>	<b>\$535,653.00</b>			<b>\$469,305.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>4950 Economic Development</b>								
<b>Expenditure</b>								
10-40-4950-121 Salaries & Wages	73,606.00	37,502.00	29,512.00		21	38,615.00		
10-40-4950-181 Fica Taxes	5,629.00	2,869.00	2,258.00		21	2,955.00		
10-40-4950-182 Retirement	9,088.00	4,721.00	5,133.00		-9	4,960.00		
10-40-4950-183 Group Insurance	1,184.00	252.00	254.00		-1	255.00		
10-40-4950-186 Other Fringe Benefits								
10-40-4950-189 Workmen'S Compensation	751.00	160.00	153.00		5	165.00		
10-40-4950-190 Professional Services								
10-40-4950-260 Supplies & Materials	5,859.00	7,500.00	4,995.00		33	7,500.00		
10-40-4950-261 Equipment Not Captalized								
10-40-4950-312 Travel	480.00	2,000.00	1,052.00		47	1,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-40-4950-321 Telephones						1,000.00		
10-40-4950-325 Postage	250.00							
10-40-4950-341 Printing	2,714.00	5,000.00	4,556.00		9	5,000.00		
10-40-4950-370 Advertising	4,922.00	5,000.00	4,456.00		11	5,000.00		
10-40-4950-395 Training								
10-40-4950-419 Lease Payments								
10-40-4950-440 Contract Services	103,431.00	47,850.00	51,498.00		-8	38,763.00		
10-40-4950-445 Business Resources	24,787.00	25,000.00	23,800.00		5	30,000.00		
10-40-4950-450 Economic Development	3,134.00	5,000.00	698.00		86	5,000.00		
10-40-4950-491 Dues & Subscriptions	566.00	1,000.00	865.00		14	1,000.00		
10-40-4950-499 Miscellaneous			2,500.00					

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-40-4950-610 Business Investment Grant	63,965.00	70,000.00			100	65,000.00		
10-40-4950-615 State Matching Grant								
10-40-4950-710 Debt Service	245,371.00	49,800.00	8,112.00		84	49,165.00		
4950 Economic Development								
<b>Total Expenditure</b>	<b>\$545,737.00</b>	<b>\$263,654.00</b>	<b>\$139,842.00</b>			<b>\$255,378.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>6120 Travel &amp; Tourism</b>								
<b>Expenditure</b>								
10-80-6120-121 Salaries & Wages	69,657.00	71,082.00	42,665.00		40	73,190.00		
10-80-6120-122 Salaries - Overtime	879.00							
10-80-6120-123 Temporary Wages								
10-80-6120-181 Fica Tax	4,799.00	5,438.00	3,247.00		40	5,600.00		
10-80-6120-182 Retirement	8,186.00	8,949.00	3,238.00		64	9,400.00		
10-80-6120-183 Group Insurance	15,179.00	7,848.00	5,295.00		33	7,930.00		
10-80-6120-186 Other Fringe Benefits								
10-80-6120-189 Workmen'S Compensation	1,778.00	1,170.00	1,726.00		-48	1,205.00		
10-80-6120-233 Events-Christmas In Davidson	55,902.00	60,000.00	67,289.00		-12	60,000.00		
10-80-6120-234 Events-Art On The Green	8,790.00	15,000.00	6,957.00		54	15,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6120-235 Events-Concerts On The Green	19,352.00	25,000.00	22,108.00		12	30,000.00		
10-80-6120-236 Event - Town Day	350.00	3,000.00			100	3,000.00		
10-80-6120-237 Event - Christmas Parade	4,895.00	4,500.00	3,537.00		21	4,500.00		
10-80-6120-260 Supplies & Materials	1,210.00	3,000.00	3,206.00		-7	3,000.00		
10-80-6120-261 Equipment Not Capitalized								
10-80-6120-312 Travel		4,550.00	1,494.00		67			
10-80-6120-321 Telephones								
10-80-6120-325 Postage	200.00							
10-80-6120-331 Utilities	553.00	6,000.00	2,775.00		54			
10-80-6120-341 Printing	602.00	5,000.00	4,011.00		20	5,000.00		
10-80-6120-370 Advertising			125.00					

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6120-395 Training								
10-80-6120-440 Contract Services	118,096.00	124,100.00	93,748.00		24	128,624.00		
10-80-6120-441 Contracted Svc - It Support		11,375.00	12,586.00		-11	13,375.00		
10-80-6120-491 Dues & Subscriptions	621.00	1,000.00	759.00		24	1,000.00		
10-80-6120-500 Equipment	833.00							
10-80-6120-631 Arts & Science Council	18,000.00	18,000.00	23,000.00		-28	18,000.00		
10-80-6120-801 Tfr To Arts Project Fund	40,200.00	40,200.00	40,200.00			40,200.00		
<b>6120 Travel &amp; Tourism</b>								
<b>Total Expenditure</b>	<b>\$370,082.00</b>	<b>\$415,212.00</b>	<b>\$337,966.00</b>			<b>\$419,024.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>6130 Recreation Expenses</b>								
<b>Expenditure</b>								
10-80-6130-121 Salaries & Wages	167,713.00	160,687.00	137,624.00		14	169,445.00		
10-80-6130-123 Temporary Wages	555.00	15,000.00	323.00		98	15,000.00		
10-80-6130-181 Fica Taxes	12,749.00	13,440.00	10,363.00		23	14,110.00		
10-80-6130-182 Retirement	19,980.00	18,809.00	16,111.00		14	20,200.00		
10-80-6130-183 Group Insurance	16,859.00	18,866.00	13,112.00		30	18,820.00		
10-80-6130-186 Other Fringe Benefits								
10-80-6130-189 Workmen'S Compensation	3,331.00	5,280.00	4,901.00		7	5,540.00		
10-80-6130-200 Athletics - Basketball	5,491.00	6,000.00	7,851.00		-31	6,000.00		
10-80-6130-202 Athletics - Softball	1,040.00	2,000.00			100	2,000.00		
10-80-6130-204 Athletics - T-Ball								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6130-206 Athletics - Dyba	508.00	2,500.00			100	2,500.00		
10-80-6130-230 Ln Teen Council	71.00	2,000.00			100	2,000.00		
10-80-6130-231 Special Events	488.00	1,000.00	415.00		59	1,500.00		
10-80-6130-232 Recreation Programs	5,226.00	7,000.00	4,529.00		35	7,000.00		
10-80-6130-251 Motor Fuel	2,692.00	1,500.00	40.00		97	1,500.00		
10-80-6130-260 Supplies & Materials	7,909.00	5,000.00	1,626.00		67	5,000.00		
10-80-6130-261 Equipment Not Capitalized								
10-80-6130-299 Summer Camp								
10-80-6130-312 Travel	851.00	1,500.00	1,863.00		-24	1,500.00		
10-80-6130-321 Telephones	1,908.00	1,500.00	1,472.00		2	1,500.00		
10-80-6130-325 Postage	9.00	75.00	43.00		43	75.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6130-331 Utilities	4,896.00	4,500.00	5,196.00		-15	4,500.00		
10-80-6130-341 Printing	5,480.00	5,400.00	8,494.00		-57	5,400.00		
10-80-6130-351 Maint.& Repairs,Bldg.	613.00	1,000.00	165.00		83	1,000.00		
10-80-6130-353 Maint.& Repair, Autos	1,440.00	1,000.00			100	1,000.00		
10-80-6130-359 Maint. & Repairs, Parks								
10-80-6130-370 Advertising	445.00	600.00	200.00		67	600.00		
10-80-6130-395 Training	1,571.00	2,400.00	2,109.00		12	2,400.00		
10-80-6130-425 Fb Loan Repayment								
10-80-6130-430 Cont Srv-Summer Camp	78,041.00	75,000.00	4,369.00		94	80,000.00		
10-80-6130-435 Cont Srv - Recreation	49,124.00	25,000.00	89,381.00		-258	25,000.00		
10-80-6130-440 Contracted Services	18,146.00	26,000.00	39,605.00		-52	26,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6130-461 Depreciation Expense, P & R								
10-80-6130-491 Dues & Subscriptions	690.00	800.00			100	800.00		
10-80-6130-499 Miscellaneous		4,000.00	3,000.00		25			
10-80-6130-500 Equipment								
10-80-6130-586 C/O Pumphouse Renovations								
<b>6130 Recreation Expenses</b>								
<b>Total Expenditure</b>	<b>\$407,826.00</b>	<b>\$407,857.00</b>	<b>\$352,792.00</b>			<b>\$420,390.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>6140 Parks</b>								
<b>Expenditure</b>								
10-80-6140-121 Salaries & Wages	203,949.00	213,745.00	146,292.00		32	218,735.00		
10-80-6140-122 Salaries Overtime		3,000.00			100	3,000.00		
10-80-6140-123 Temporary Wages								
10-80-6140-181 Fica Taxes	15,324.00	16,581.00	10,969.00		34	16,965.00		
10-80-6140-182 Retirement	18,941.00	27,099.00	15,168.00		44	28,275.00		
10-80-6140-183 Group Insurance	27,850.00	37,732.00	26,938.00		29	37,640.00		
10-80-6140-186 Other Fringe Benefits								
10-80-6140-189 Workmen'S Compensation	4,362.00	6,510.00	6,677.00		-3	6,660.00		
10-80-6140-260 Supplies & Materials	17,453.00	16,000.00	761.00		95	16,000.00		
10-80-6140-261 Equipment Not Capitalized								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6140-265 Beaver Dam Expenses	12,468.00	12,000.00	4,630.00		61	12,000.00		
10-80-6140-290 Landscape Supplies	15,136.00	20,000.00	18,298.00		9	20,000.00		
10-80-6140-321 Telephones								
10-80-6140-331 Utilities	40,315.00	43,000.00	35,746.00		17	43,000.00		
10-80-6140-351 M & R, Buildings	5,058.00	8,000.00	5,409.00		32	8,000.00		
10-80-6140-353 Maint. & Repr, Autos								
10-80-6140-355 Maint & Rep - Ada Jenkins	10,303.00	9,000.00	25,548.00		-184	12,000.00		
10-80-6140-359 Maint. & Repair, Parks	25,160.00	100,000.00	15,869.00		84	100,000.00		
10-80-6140-395 Training			285.00					
10-80-6140-419 Lease Payments	9,940.00	10,000.00	9,940.00		1			
10-80-6140-440 Contract Services	119,369.00	231,000.00	127,584.00		45	130,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
10-80-6140-491 Dues & Subscriptions								
10-80-6140-499 Miscellaneous			2,500.00					
10-80-6140-500 Equipment								
10-80-6140-550 Capital Outlay-Greenway	130,000.00	10,000.00	10,000.00					
10-80-6140-583 C/O - Mcever Field Lights								
10-80-6140-713 Debt Service, Fisher Farm	141,233.00	138,180.00	115,372.00		17	135,111.00		
10-80-6140-714 Debt Service, Armour St.	43,037.00	42,035.00	42,034.00		0	41,031.00		
<b>6140 Parks</b>								
<b>Total Expenditure</b>	<b>\$839,898.00</b>	<b>\$943,882.00</b>	<b>\$620,020.00</b>			<b>\$828,417.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>9900 Non-Departmental</b>								
<b>Expenditure</b>								
10-00-9900-199 Info Technology Support	103,158.00	132,750.00	106,071.00		20	124,000.00		
10-00-9900-260 Supplies	3,323.00	6,500.00	8,366.00		-29	8,300.00		
10-00-9900-261 Equipment Not Capitalized	17,883.00	21,750.00	40,563.00		-86	21,750.00		
10-00-9900-312 Travel		2,500.00			100			
10-00-9900-390 Tuition Reimbursement	2,890.00	6,000.00			100	6,000.00		
10-00-9900-395 Training	2,273.00	10,000.00	8,650.00		14	13,500.00		
10-00-9900-440 Contract Services	50,579.00	38,500.00	30,207.00		22	42,940.00		
10-00-9900-540 C/O Autos								
10-00-9900-800 Contingency		76,850.00			100			
10-40-9900-631 Service Agencies	50,000.00	50,000.00	50,000.00			50,000.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
9900 Non-Departmental								
<b>Total Expenditure</b>	<b>\$230,106.00</b>	<b>\$344,850.00</b>	<b>\$243,857.00</b>			<b>\$266,490.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Original - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>9910 Non-Dept/Capital Projects</b>								
<b>Expenditure</b>								
10-40-9910-633 Contri. To Mi-Connection Cap Proj	1,000,000.00	1,000,000.00	1,000,000.00			1,000,000.00		
10-40-9910-635 Contribution To Facilities Cap Pr...	200,057.00	300,000.00			100	300,000.00		
9910 Non-Dept/Capital Projects								
<b>Total Expenditure</b>	<b>\$1,200,057.00</b>	<b>\$1,300,000.00</b>	<b>\$1,000,000.00</b>			<b>\$1,300,000.00</b>		
<b>Report Total Expenditure</b>	<b>\$10,557,309.00</b>	<b>\$11,068,327.00</b>	<b>\$10,838,055.00</b>			<b>\$11,192,397.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>11 Powell Bill Fund</b>								
<b>Expenditure</b>								
11-20-4510-199 Engineering	12,500.00							
11-20-4510-240 Supplies & Materials								
11-20-4510-354 Street Improvements		325,000.00	5,583.00		98	335,000.00		
11-20-4510-355 Street Connections								
11-20-4510-356 Street Repair/Resurfacing	4,055.00	800,000.00	800,000.00					
11-20-4510-357 Sidewalk Repair								
11-20-4510-440 Contracted Services								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
11-20-4510-590 C/O New Sidewalks								
11-20-9100-710 Loan Payment								
11-20-9100-720 Loan Interest, 1St Charter								
11 Powell Bill Fund								
<b>Total Expenditure</b>	<b>\$16,555.00</b>	<b>\$1,125,000.00</b>	<b>\$805,583.00</b>			<b>\$335,000.00</b>		
<b>Report Total Expenditure</b>	<b>\$16,555.00</b>	<b>\$1,125,000.00</b>	<b>\$805,583.00</b>			<b>\$335,000.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>20 Storm Water Fund</b>								
<b>Expenditure</b>								
20-30-4710-199								
Engineering								
20-30-4710-261			2,144.00			2,500.00		
Equipment Not Capitalized								
20-30-4710-303	32,092.00	61,407.50	48,197.00		22	62,000.00		
Storm Water Contract								
LUESA -Major Systems Maintenance/Water Quality								
20-30-4710-310								
Land Development Support								
20-30-4710-440	111,858.00	161,085.00	66,666.00		59	146,670.00		
Contract Services								
20-30-4710-551	224,635.00							
Capital Outlay - Equipment								
20-30-4710-700		33,830.00	33,830.00		0	33,830.00		
Debt Service - 2017 Street Sweepe...								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
20-30-4710-800	33,830.00							
Contingency								
20 Storm Water Fund								
<b>Total Expenditure</b>	<b>\$402,415.00</b>	<b>\$256,322.50</b>	<b>\$150,837.00</b>			<b>\$245,000.00</b>		
<b>Report Total Expenditure</b>	<b>\$402,415.00</b>	<b>\$256,322.50</b>	<b>\$150,837.00</b>			<b>\$245,000.00</b>		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
<b>52 Affordable Housing Fund</b>								
<b>Expenditure</b>								
52-40-4920-495								
Land And Houses								
52-40-4920-496								
Administration								
52-40-4920-498	104,340.00	114,000.00	39,311.00		66			
Down Payment Assistance								
52-40-4920-632								
Contributions, Dhc								
52-40-4940-121	27,522.00	28,088.00	21,494.00		23	28,090.00		
Salaries & Wages								
52-40-4940-181	1,998.00	2,149.00	1,530.00		29	2,150.00		
Fica Tax								
52-40-4940-182	2,033.00	3,548.00	1,631.00		54	3,610.00		
Retirement								

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
52-40-4940-183 Insurance	10.00		201.00					
52-40-4940-186 Other Fringe Benefits								
52-40-4940-189 Workmen'S Compensation		120.00	151.00		-26	120.00		
52-40-4940-260 Supplies & Materials	165.00	250.00			100	300.00		
52-40-4940-312 Travel	506.00	300.00	124.00		59	300.00		
52-40-4940-321 Telephones	318.00	350.00			100	350.00		
52-40-4940-370 Advertising	312.00							
52-40-4940-395 Training		300.00			100	300.00		

**ANNUAL BUDGET ESTIMATE - EXPENDITURE**

Amended - 2018-2019

TOWN OF DAVIDSON

FY 2017-2018

Account	2016 - 2017	2017 - 2018	6/30/2018	2017 - 2018		2018 - 2019		
	Actual (\$)	Budget (\$)	Actual (\$)	Estimate	%Remaining	Requested	Recommended	Approved
52-40-4940-400 Marketing								
52-40-4940-440 Contract Services HAMMERS 50000	27,000.00	72,200.00	65,636.00		9	50,000.00		
52-40-4940-581 Affordable Housing								
52-40-4940-710 Grants								
52-40-4940-801 Transfer To General Fund								
<b>52 Affordable Housing Fund</b>								
<b>Total Expenditure</b>	<b>\$164,204.00</b>	<b>\$221,305.00</b>	<b>\$130,078.00</b>			<b>\$85,220.00</b>		
<b>Report Total Expenditure</b>	<b>\$164,204.00</b>	<b>\$221,305.00</b>	<b>\$130,078.00</b>			<b>\$85,220.00</b>		



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**Agenda Title: Consider Approval of Draft April Meeting Minutes**

**Summary:** Draft meeting minutes from April 3, April 10, April 16, and April 24

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Draft Meeting Minutes 04-03-18	5/3/2018	Cover Memo
☐ Draft Meeting Minutes 04-10-18	5/4/2018	Cover Memo
☐ Draft Meeting Minutes 04-16-18	5/4/2018	Cover Memo
☐ Draft Meeting Minutes 04-24-18	5/4/2018	Cover Memo



College Town. Lake Town. *Your Town.*

April 3, 2018

**INFORMAL MEETING – LIBRARY  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, April 3, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Autumn Rierson Michael and David Sitton. Commissioner Jim Fuller was on by telephone. Staff present included: Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright, Finance Director Piet Swart via telephone, Senior Planner Chad Hall, Senior Planner Trey Akers

The meeting began at 6:00 p.m.

The following topics were discussed: Authorizing the Town Manager to begin the Conceptual Plan process for the Park at Beaty Street, the General Obligations Bond Park Projects, Public Facilities, The Town of Davidson Public Comment Policy, the Solid Waste Fee to Ad Valorem, a Watershed Ordinance update, and upcoming agenda items.

No actions were taken.

The meeting adjourned at 11:04 p.m.

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Rusty Knox  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk



College Town. Lake Town. *Your Town.*

April 10, 2018

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, April 10, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael and David Sitton. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Human Resources Manager Heather James, Public Works Director Doug Wright, and Parks and Recreation Director Kathryn Spatz.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:03pm.

- **ANNOUNCEMENTS**

The mayor recognized all Civics 101 participants and each were given a lapel pin.

Public Information Officer Cristina Shaul announced the following events:

Davidson Connections is this Thursday, April 12 at Homewood Suites.

The next Davidson Coffee Chat is Monday, April 16 at 6:30 p.m. at The Egg at Davidson.

Davidson Mobility Plan events:

Presentation: Innovative Technology and Transit on Monday, April 16 at 6:00 p.m. at Davidson Town Hall

Presentation: Bicycle, Pedestrian, and Motor Vehicle Connections on Thursday, May 10 at 6:00 p.m. at Davidson United Methodist Church Fellowship Hall (233 S. Main Street)

3-day charrette May 22-24

April 18: Kids Bike Clinic at Ada Jenkins, 1:00 – 2:30 p.m. (CMS early release day)

April 21: Earth Day Celebration at Farmers Market, 9:00 a.m. – noon

April 30: Representative Alma Adams community input and barbeque at Roosevelt Wilson Park, 6:00 – 8:30 p.m.

May 5: Town Day activities on town green, 10:00 a.m. – 3:00 p.m.

- **CHANGES/ADOPT AGENDA**

No changes to the agenda

- **PUBLIC COMMENTS**

The public comment period was closed 6:12 p.m. at and three (3) citizens spoke.

- **CONSENT AGENDA**

The following items were on the consent agenda:

- Consider Approval of March Draft Meeting Minutes
- Considered Approval for FY17-18 Audit Contract
- Consider Approval of Revised Regular Meeting Schedule
- Consider Approval of the Reimbursement Resolution 2018-10 – Park at Bailey Springs
- Consider Approval of Resolution 2018-07 – Exempt the Davidson Farmers Market 10<sup>th</sup> Anniversary
- Consider Approval of Tax Levy Adjustments
- Consider Approval of Resolution 2018-09 Electronic Transaction

***Commissioner Fort made the motion to approve the consent agenda. The motion was approved unanimously (5-0).***

Consider Approval of Annexation Directing the Clerk to Investigate a Voluntary Non-Contiguous Annexation Petition (13101 Mayes Road, Huntersville, Parcel # 00716221) was removed from the consent agenda and moved to old business.

- **NEW BUSINESS**

***Davidson- Concord Road/Robert Walker Drive Roundabout Project Municipal Agreement & Budget Amendment.*** This agreement is with North Carolina Department of Transportation to start the design of a roundabout for the intersection of Robert-Walker Drive and Davidson-Concord Road. The town is responsible for 20% of project costs. The immediate commitment is \$30,000. The town is required to pay any overages associated with the project.

***Commissioner Fuller made the motion to approve the municipal agreement and budget amendment as presented for the Davidson-Concord Road/Robert Walker Drive Roundabout. The motion passed unanimously (5-0).***

Commissioner Fuller made the request to the Town Manager to review the South Street development and tree ordinance. Mr. Justice agreed to look into this and report back to the board.

- **OLD BUSINESS**

***Consider Approval of Resolution of 2018-07 Authorizing the Town Manager to Begin the Conceptual Plan Process for the Park at Beaty Street.*** Parks and Recreation Director Kathryn Spatz explained the resolution and application process.

***Commissioner Fort made the motion to approve Resolution 2018-07. The motion passed unanimously (5-0).***

Town Manager Jamie Justice recommended approval of ***public comment period policy***. Commissioner Fort recommend allowing two weeks of time for any public comment from citizens.

***Commissioner Fuller made the motion to move the item to the April 24, 2018. The motion was passed unanimously (5-0).***

***Consider Approval of Annexation Directing the Clerk to Investigate a Voluntary Non-Contiguous Annexation Petition*** (13101 Mayes Road, Huntersville, Parcel # 00716221). The board discussed the non-contiguous annexation. Mr. Justice explained that the town practices annexations. The town has evaluated the service delivery costs. There does not appear to be any additional costs associated. The board requested a policy for non-contiguous policy that the town consider.

***Commissioner Campbell made the motion to approve Resolution 2018-08, Directing the Clerk to Investigate a Voluntary Non-Contiguous Annexation Petition (13101 Mayes Road, Huntersville, Parcel # 00716221). The motion passed (4-1) with Commissioner Sitton against.***

- **SUMMARIZE ACTIONS ITEMS**

Town Manager Jamie Justice summarized the meeting action items.

- **ADJOURN**

The meeting adjourned at 7:16 p.m.

**Attest:**

\_\_\_\_\_  
Rusty Knox  
Mayor

\_\_\_\_\_  
Carmen Clemsic  
Town Clerk



College Town. Lake Town. *Your Town.*

April 16, 2018

**INFORMAL MEETING - COFFEE CHAT  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, April 16, 2018 at The Egg, 231 Griffith Street. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Autumn Rierson Michael and NC State Senator Jeff Tarte. Staff present included: Town Manager Jamie Justice and Public Information Officer Cristina Shaul.

The meeting began at 6:30 p.m.

The board of commissioners shared information and answered citizens questions on the proposed changes to the watershed ordinance, the Potts/Sloan/Beaty connector project, and public facilities.

No actions were taken.

The meeting adjourned at 7:50 p.m.

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Rusty Knox  
Mayor

**Attest:**

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Elizabeth K. Shores  
Town Clerk



College Town. Lake Town. *Your Town.*

April 24, 2018

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, April 24, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael and David Sitton. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Public Works Director Doug Wright, Parks and Recreation Program Manager Carmen Clemsic and Town Clerk Betsy Shores were also present.

- **Call to Order**

Mayor Knox called the meeting to order at 6:00pm.

Mayor Knox introduced Betsy Shores as the new Town of Davidson Town Clerk.

- **Announcements**

Public Information Officer Cristina Shaul announced the following events:

On Friday, April 27, Main Street (between Depot Street and South Street) will be closed intermittently between 6:30 and 10:00 a.m. to film a commercial. Please proceed with caution during this time or consider an alternative route.

Police Chief Penny Dunn will be the guest reader at story time at Main Street Books on Saturday, April 28 at 10:00 a.m. as part of Independent Bookstore Day.

The Planning Board Ordinance Committee is hosting a drop-in session on Monday, April 30 from 4:30 to 6:30 p.m. in the Davidson Town Hall board room to answer questions on the proposed changes to the watershed ordinance. For more information, please visit [www.townofdavidson.org/textamendments](http://www.townofdavidson.org/textamendments). Representative Alma Adams is hosting an event offering the opportunity for community input and barbeque at Roosevelt Wilson Park on Monday, April 30 from 6:00 – 8:30 p.m.

If you are interested in the Beaty Street park task force, please visit [www.townofdavidson.org/ParkatBeatyStTF](http://www.townofdavidson.org/ParkatBeatyStTF) to apply by April 30. The board of commissioners will select the task force in May.

Community Dinner will be held on Friday, May 4 from 5:00 to 8:00 p.m. in the lot behind Summit. The town will provide the main dish and community members are asked to bring a dish to share.

Town Day is Saturday, May 5 from 10:00 a.m. to 3:00 p.m. on the town green. Please join us for all of the festivities, including a group photo on the patio in front of the library at 10:00 a.m.

We are hiring for police officers and a public works maintenance technician. Visit our website to apply. Grand opening of Fire Station 2 will be on Saturday, June 9 from 10:00 a.m. to 1:00 p.m. Please join us for a ribbon-cutting ceremony, tours, food, and activities for kids.

Mayor Rusty Knox read the National Bike Month proclamation for the month of May 2018 and called upon citizens of Davidson to participate in bicycling to work, town, and school throughout the month.

Mayor Rusty Knox also proclaimed April 30 - May 5, 2018 as Small Business Week and urged residents to shop and buy from local and national small businesses.

- **Changes/Adopt Agenda**

*Commissioner Sitton motioned to move the Commissioner Reports to the end of the meeting. All approved (4-0). Commissioner Fort was absent during the vote.*

- **Advisory Board Report**

**Livability Board** Chair Steedman Lyles provided a bi-annual update of recent activities and projects that have come before the advisory board.

- **Old Business**

Consider Approval of **Amended Vision & Core Value #5**

Public Information Officer Cristina Shaul provided an update of the **Amended Vision & Core Value #5** including proposed changes based on feedback from citizens emails and the Open Town Hall portal. Commissioner Rierson Michael and Commissioner Campbell will work with Cristina Shaul to continue edits to the vision and core values based on recent public input. Item will be considered for approval at the May 8, 2018 meeting.

Consider Approval of **Public Comment Policy**

Town Manager Jamie Justice provided a **Public Comment Policy Update**. The Town of Davidson rules of procedure indicate that the board of commissioners can adopt a public comment policy that applies to public comment periods for citizens at regular board meetings. The Town of Davidson has not had a public comment policy. Recently, there was discussion and questions around the expectations of citizens, elected officials, and staff with public comment periods. Comments made during past public comment periods led to the crafting of a draft policy.

*Commissioner Campbell motioned to accept the proposed public comment policy but striking the language referring to the speaker's address with an amendment from Commissioner Fort to add that speakers will be asked to introduce themselves. The motion passed unanimously (5-0).*

- **Discussion**

Brent Green of Creech and Associates presented a **Public Facilities Report**. Creech and Associates completed Phase I of the investigation into the former IB School site study for joint use of town hall and CMS North District Office and presented the results of their “test-fit”. The board was asked to consider appropriating funds of \$20,000 for Phase II of the site study with an additional \$8,000 to inspect the mechanical and structural systems of the existing gymnasium.

**Commissioner Fuller motioned to move forward with Creech and Associates for Phase II of the Public Facilities Capital Projects Fund for \$28,000. The motion passed unanimously (5-0).**

Planning Director Jason Burdette presented Part I of the Planning Process: **Development and Planning Process Intro**. The presentation included a summary of current development processes.

Town Attorney Cindy Reid gave an update on the **Davidson East Amendment to Settlement Agreement**. The developer of Davidson East requested an amendment to a 2012 Settlement Agreement. The Settlement Agreement resulted from a lawsuit between the Town, Community One Bank and Communities of Davidson East, Inc. The developer agreed to 0% increase in residential units and to only build that which was approved in the master plan. In exchange, the developer has agreed to provide a very important connection between the Washam property and Davidson East. This connection will improve the disbursement of traffic and provide more mobility in the area. The Board directed staff to add the item to the consent agenda for the May 8, 2018 agenda.

Town Manager Jamie Justice and Finance Director Pieter Swart presented the **Proposed FY2018-2019 Budget**. The total proposed general fund budget is \$11.86 million. A public hearing is scheduled for May 8, 2018. Citizens are invited to engage during the public hearing scheduled for May 8 at 6:00 p.m. (held at Davidson United Methodist Church located at 233 South Main Street) and during the public comment periods associated with the specific budget agenda items on May 1, May 22, and June 12. Citizens may also view budget related documents on the town website, email questions/feedback to [budget@townofdavidson.org](mailto:budget@townofdavidson.org), or participate in a survey on the Open Town Hall portal.

- **Commissioner Reports**

**Commissioners gave reports on the following organizations:**

Commissioner Autumn Rierson Michael - Centralina Council of Governments

Commissioner Matthew Fort - Lake Norman Chamber

Commissioner Jim Fuller - Visit Lake Norman

Commissioner David Sitton - Lake Norman Regional Economic Development Organization & North Mecklenburg Alliance

Commissioner Jane Campbell - Charlotte Regional Transportation Planning Organization & Lake Norman Transportation Commission

Mayor Rusty Knox - Metropolitan Transportation Commission

- **Summarize Actions Items**

Town Manager Jamie Justice summarized the meeting action items.

- **Adjourn**

The meeting adjourned at 9:35 p.m.

**Attest:**

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Elizabeth K. Shores  
Town Clerk

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Rusty Knox  
Mayor



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**Agenda Title: Approve Tax Levy Adjustments  
Finance Director Pieter Swart**

**Summary:** The Mecklenburg County Board of County Commissioners has approved refunds to Davidson property owners at the recommendation of the Mecklenburg County Board of Equalization and Review (BER). Detail of the refunds are available in the finance office. The total of the refunds is \$876.84 on 23 parcels. The refunds will be issued by the finance office.

**Summary:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Tax Levy Adjustment Memo	5/3/2018	Cover Memo



## Approve Tax Levy Adjustments

Date: May 8, 2018  
To: Davidson Board of Commissioners  
From: Piet Swart, Finance Director  
Re: Mecklenburg County BER Refunds Approved

---

### 1. OVERVIEW

The Mecklenburg County Board of County Commissioners has approved refunds to Davidson property owners at the recommendation of the Mecklenburg County Board of Equalization and Review (BER). Detail of the refunds are available in the finance office. The total of the refunds is \$876.84 on 23 parcels.

### 2. RELATED TOWN GOALS

N/A

### 3. OPTIONS/PROS & CONS

N/A

### 4. FYI or RECOMMENDED ACTION

Consider approval of the refunds directing finance department staff to issue refunds directly to taxpayers.

### 5. NEXT STEPS

If approved, finance staff will issue refunds and inform Mecklenburg County staff to update records as appropriate.



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**Agenda Title: Consider Approval of Amended Vision & Core Value  
Public Information Officer Cristina Shaul**

**Summary:** The Davidson Mayor and Board of Commissioners have discussed changes to the Town of Davidson’s vision statement and the core value related to growth and small town character over the past few months. The current vision and core values can be found at [www.townofdavidson.org/MissionStatement](http://www.townofdavidson.org/MissionStatement). Attached is a memo and a document showing the proposed changes. The board of commissioners will consider a vote on May 8.

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Memo for Vision and Core Value 05-08-2018	5/3/2018	Cover Memo
☐ Proposed Revisions to Vision and Core Value	5/3/2018	Cover Memo



## Consider Approval of Revised Town of Davidson Vision and Core Value

To: Davidson Mayor and Board of Commissioners

From: Cristina Shaul, Public Information Officer

Re: Consider Approval of Proposed Changes to the Town of Davidson Vision and Core Value

Date: May 8, 2018

---

### 1. OVERVIEW

You have discussed changes to the Town of Davidson’s vision statement and one of our core values over the past few months, starting at the January retreats. The purpose of the revisions is to more accurately reflect your vision for the town related to growth and retention of our “small-town character.”

Attachments:

1. Latest version of proposed changes

### 2. RELATED TOWN GOALS

Strategic Plan: Land-Use Strategy Goal

Constituents served: All people in the Town of Davidson and extra-territorial jurisdiction (ETJ).

### 3. OPTIONS/PROS & CONS

**Options:**

**1. Approve the latest version of proposed changes.**

Pros: The vision and core value will reflect *your* vision for the town. You will please the citizens who agreed with the revisions. You will be able to move on to other business.

Con: You will displease the subset of citizens that wishes you would leave the vision and core value as they are or don’t agree with what’s proposed (either specific wording or sentiment).

**2. Continue to wordsmith the vision and core value and approve at a future meeting.**

Pro: You’ll get a final product that most clearly reflects your vision.

Con: Some citizens do not feel these items should be revised and that you should focus on more pressing business.

**3. Keep the vision and core value as they are and make your interpretations known through your policies and actions.**

Pros: You will please the subset of citizens that would not like the vision and core value to be updated. You will be able to move on to other business. Your vision will be conveyed and enforced through growth management and historic preservation tools as outlined in the strategic plan.

Con: You will displease the subset of citizens that approved of the proposed changes.

#### 4. FYI or RECOMMENDED ACTION

You may consider action at the May 8 meeting or a future meeting.

#### 5. NEXT STEPS

If approved, we will update the vision and core value on all documents and the website.

## **VISION:**

### **Current:**

Davidson is a town that has long been committed to controlling its own destiny as a distinct, sustainable, and sovereign municipality. Our town's sense of community is rooted in citizens who respect each other; in racial and socioeconomic diversity; in pedestrian orientation; and in the presence of a liberal arts college. We believe our history and setting guide our future.

### **Proposed:**

Davidson remains committed to controlling our own destiny as a distinct, sustainable, and sovereign small town. Our sense of community is rooted in citizens who respect each other; in racial and socioeconomic diversity; and in pedestrian and bicycle orientation; all in the presence of a small liberal arts college. Our history and character guide our future.

## **CORE VALUE:**

### **Current:**

Davidson's traditional character is that of a small town, so land planning will reflect its historic patterns of village-centered growth, with connection of neighborhoods, preservation of rural area, and provision of public spaces.

### **Proposed:**

Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.



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**Agenda Title: Consider Approval to Direct Planning Board to Make a Recommendation within 30 Days on the Proposed DPO Text Amendments  
Planning Director Jason Burdette**

**Summary:** The Davidson Planning Ordinance requires that the Planning Board provide a recommendation to the Board of Commissioners within 30 days of the public hearing.

**Summary:**

---

**ATTACHMENTS:**

Description	Upload Date	Type
No Attachments Available		



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**Agenda Title: Consider Approval for Davidson East Amendment to Settlement Agreement  
Town Attorney Cindy Reid**

**Summary:** The developer of Davidson East requested an amendment to a 2012 Settlement Agreement. The Settlement Agreement resulted from a lawsuit between the Town, Community One Bank and Communities of Davidson East, Inc. Since the 2012 Agreement, the property has had several different owners. After many months of negotiations, the developer agreed to 0% increase in residential units and to only build that which was approved in the master plan. In exchange, the developer has agreed to provide a very important connection between the Washam property and Davidson East. This connection will improve the disbursement of traffic and provide more mobility in the area.

**Summary:**

---

**ATTACHMENTS:**

Description	Upload Date	Type
No Attachments Available		



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**Agenda Title: Consider Approval of Budget Amendment for Mary Beaty Tot Lot Renovation and Engineering Phase of Park at Bradford Neighborhood and Reimbursement Resolution for Mary Beaty Tot Lot**

**Finance Director Pieter Swart and Parks and Recreation Director Kathryn Spatz**

**Summary:** This budget amendment will allocate a total of \$40,000 from fund balance. \$35,000 will fund the renovation of the Mary Beaty Tot Lot. \$5,000 will fund the engineering of renovation of a park in the Bradford neighborhood. This will be a joint project with the Bradford Neighborhood Association. Reimbursement resolution will allow the Board to reimburse fund balance from the proceeds of the 2017 parks general obligation bonds for the Mary Beaty Tot Lot.

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ BA 2018-19 Presentation Memo	5/4/2018	Cover Memo
☐ BA 2018-19	5/3/2018	Cover Memo
☐ Mary Beaty Tot Lot Reimbursement Resolution	5/4/2018	Cover Memo



## Budget Ordinance Amendment BA 2018-19

Date: May 8, 2018

To: Davidson Board of Commissioners

From: Kathryn Spatz, Park and Recreation Director and Piet Swart, Finance Director

Re: Budget ordinance amendment to fund renovation of parks

### 1. OVERVIEW

This budget amendment will allocate a total of \$40,000 from fund balance. \$35,000 will fund the renovation of the Mary Beaty Tot Lot. \$5,000 will fund the engineering of renovation of a park in the Bradford neighborhood. This will be a joint project with the Bradford Neighborhood Association. The total engineering cost of the Bradford project will exceed \$5,000; however this is the portion of the funds that will be needed in FY2018. The Board will consider additional costs in FY2019.

### 2. RELATED TOWN GOALS

**Greenways, open Space, and Parks Strategy:** The Town of Davidson will increase physical and mental health of Davidson citizens. Preserve open space and promote greenway connectivity. Provide ample opportunities for play and discovery (active and passive).

Tactical Priority	Action Steps
<b>1. Neighborhood initiatives</b>	1. Improve neighborhood parks

- **Core Value:** The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

### 3. OPTIONS/PROS & CONS

#### Mary Beaty Tot Lot

**Pros:** This project will provide a safe and improved play feature, which will significantly reduce maintenance needs at the Mary Beaty Tot Lot. Replacement parts are no longer available for the existing structure, the public works department must fabricate parts to make repairs.

**Cons:** Reduction of unassigned fund balance for use in other projects.

#### Bradford HOA Joint Park Project

**Pros:** Meets Core Value and Strategic goal initiatives to expand the availability of parks in Davidson.

**Cons:** Reduction of unassigned fund balance for use in other projects. Town may eventually assume additional maintenance obligations at the completion of the park in an agreement with the HOA.

#### 4. FYI or RECOMMENDED ACTION

Staff recommends the approval of this project.

#### 5. NEXT STEPS

Staff will move forward with the renovation on the Mary Beaty Tot Lot.

Staff will continue negotiations with the Bradford HOA. Once an agreement is reached with the Bradford HOA, staff will contract for the engineering phase, and return to the Board of Commissioners for approval of the project and funding.

AMENDMENT TO THE BUDGET ORDINANCE

**BE IT ORDAINED** by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2018:

**Section 1:** To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-80-6140-440	Contract Services		\$ 40,000.00

Funding for the renovation of the Mary Beaty Tot Lot (\$35,000) and the engineering for a joint park project with the Bradford neighborhood (\$5,000).

**Section 2:** To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-3990-980	Fund Balance Appropriated		\$ 40,000.00

**Section 3:** Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 8th day of May, 2018

**RESOLUTION REGARDING THE INTENT OF THE TOWN OF DAVIDSON,  
NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL  
EXPENDITURES INCURRED IN CONNECTION WITH THE DESIGN,  
CONSTRUCTION AND EQUIPPING OF A PARK LOCATED IN THE TOWN  
FROM THE PROCEEDS OF TAX EXEMPT OBLIGATIONS**

*WHEREAS*, the Board of Commissioners (the “*Board*”) of the Town of Davidson, North Carolina (the “*Town*”) has determined that it is in the best interests of the Town to pay the costs of the renovation and equipping of the Mary Beaty Tot Lot park located in the Town (the “*Project*”);

*WHEREAS*, the Town reasonably expects to receive the proceeds of the sale of tax-exempt obligations (the “*Obligations*”) to finance the Project;

*WHEREAS*, the Town desires to proceed with the Project and will incur additional capital expenditures (the “*Capital Expenditures*”) in connection therewith before the issuance of the Obligations; and

*WHEREAS*, the Town will advance money from funds currently on hand to pay for the Capital Expenditures and the Town intends, and reasonably expects, to reimburse itself for the Capital Expenditures from a portion of the proceeds of the sale of the Obligations;

*NOW, THEREFORE, BE IT RESOLVED* by the Town as follows:

Section 1. ***Official Declaration of Intent.*** The Town presently intends, and reasonably expects, to reimburse itself for the Capital Expenditures incurred and paid by the Town on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The Town reasonably expects to issue the Obligations to finance the costs of the Project and the maximum principal amount that the City expects to reimburse itself from the proceeds of the Obligations for the costs of the Project is \$35,000, which is a portion of an amount allocated from fund balance on May 8, 2018 via Budget Ordinance Amendment BA2018-19 as duly adopted by the Board.

Section 2. ***Compliance with Regulations.*** This Resolution is a declaration of official intent of the Town under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the Town’s intent to reimburse itself for the Capital Expenditures from proceeds of the Obligations.

Section 3. ***Itemization of Capital Expenditures.*** The Finance Director of the Town or his designee, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the Town in determining and itemizing all of the Capital Expenditures incurred and paid by the Town in connection with the Project during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of issuance of the Obligations.

Section 4. ***Effective Date.*** This Resolution is effective immediately on the date of its adoption.

*ADOPTED AND APPROVED* this 8th day of May, 2018.

**TOWN OF DAVIDSON, NORTH CAROLINA**

By: \_\_\_\_\_  
Rusty Knox  
Mayor

**ATTEST:**

\_\_\_\_\_  
Betsy Shores  
Town Clerk



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**Agenda Title: Consider Approval of Paving Contract  
Public Works Director Doug Wright**

**Summary:** Recommend approving a contact with Barton Contracting for the 2018 streets resurfacing project for \$579,824.05. The project includes streets in the McConnell neighborhood, as well as Woody Lane, Carson St, and Griffith St from Jackson St to Beaty St. No cape seal treatment was recommended as part of this project. The project will start, and finish, over the school summer break to minimized impact.

**Summary:**

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**ATTACHMENTS:**

Description	Upload Date	Type
No Attachments Available		



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**Agenda**      **Consider Approval for Changes to the 2018 Meeting Schedule**

**Title:**        **Town Manager Jamie Justice**

**Summary:** During the April 24th work session, the Board of Commissioners proposed changes to the 2018 Meeting Schedule.

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Proposed Changes to the 2018 Meeting Schedule	5/4/2018	Cover Memo



## Changes to 2018 Meeting Schedule

To: Davidson Board of Commissioners  
From: Jamie Justice, Town Manager  
Date: May 8, 2018  
Re: Changes to 2018 Meeting Schedule

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### 1. OVERVIEW

In January 2018, the board of commissioners made changes to the 2018 meeting schedule to eliminate the 4:00 p.m. work sessions. With those changes, the board of commissioners wanted to re-evaluate the changes after 90 days to determine if any further changes are needed. At the May 1, 2018 informal board meeting, the mayor and commissioners discussed options for improving the meeting schedule based on the experience during the last 90 days. In addition, the location for the coffee chats is no longer an option necessitating a change regarding the coffee chats.

The changes proposed are as follows:

- The first Tuesday of the month will be a work session at 6:00 p.m. with an agenda starting in June.
- Starting in August, we will transition to the following monthly schedule:
  - Meet on the first Tuesday of the month at 6:00 p.m. for a work session with an agenda
  - Meet on the second Tuesday of the month at 6:00 p.m. for a work session with an agenda
  - Meet on the fourth Tuesday of the month at 6:00 p.m. for a regular meeting with an agenda
- Coffee chats: We will cancel the May 21 coffee chat. The board of commissioners will consider hosting coffee chats at Davidson Town Hall quarterly starting in September (two at 9:00 a.m. and one at 6:00 p.m.). We will use Open Town Hall to seek citizen input.
- The mayor and commissioners will meet with citizens on their own time.

Please note that starting in August, board action items may still be requested at the 1<sup>st</sup> and 2<sup>nd</sup> Tuesday work sessions but generally the action items will be planned for the regular meeting on the 4<sup>th</sup> Tuesday of the month.

### 2. RELATED TOWN GOALS

Strategic Plan: Community Engagement; Tactical Priority 1: Create new approach to board meetings.

Core Value(s): Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

Constituents served: All people in the Town of Davidson and extra-territorial jurisdiction (ETJ).

### 3. OPTIONS/PROS & CONS

Option 1: Approve the meeting schedule changes as proposed.

Option 2: Keep the current meeting schedule as is.

### 4. FYI or RECOMMENDED ACTION

Recommend action:

Approval of the changes to the 2018 meeting schedule.

### 5. NEXT STEPS

If approved, the changes for the first Tuesday meeting will be implemented in June.

The schedule change to the first Tuesday meeting work session, second Tuesday meeting work session, and fourth Tuesday regular meeting will be implemented in August 2018.

The Public Information Officer will do the Open Town Hall citizen input regarding the coffee chats this spring/summer. Any changes to the coffee chats will be implemented after citizen input.



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**Agenda Title:** **Consider Approval to Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition of Kenmare Subdivision**  
**Summary:** The property owners are requesting a voluntary contiguous annexation of the Kenmare Subdivision, Parcel # 00743103A and Parcel # 00743103B.

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Petition Requesting Annexation - Kenmare Subdivision	5/4/2018	Cover Memo
□	Kenmare Subdivision Metes & Bounds, Parcel Map	5/4/2018	Cover Memo
□	Polaris Map Kenmare Subdivision	5/4/2018	Cover Memo
□	Resolution 2018-11 Directing Clerk to Investigate Petition Received	5/4/2018	Cover Memo

**PETITION REQUESTING ANNEXATION**

Date: May 3, 2018

Description of area/subdivision name: Kenmare

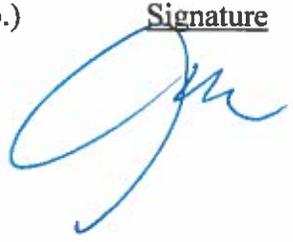
To the Board of Commissioners of the Town of Davidson:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Davidson.

2. The area to be annexed is contiguous to the Town of Davidson and the boundaries of such territory are as follows:

\*(Insert Description of Boundaries)

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	CAL-WASHAM LAWYERS LLC	5655 S. Priest Tempe AZ 85284	Yes	
2.				
3.				

**Annexation 51.621 acres total -- CW-Washam Lawyers LLC property at Kenmare Subdivision**

Beginning at a Rebar found, the northwesterly corner of the Robert R. Hilker, Jr. and Tracey W. Anklin property as recorded in Deed 16746-834 in the Mecklenburg County Register of Deeds Office, said iron found also being the southwest corner of the Jon C. Craig and Gabrielle L. Craig property as recorded in Deed 20684-891 in the Mecklenburg County Register of Deeds Office;

Thence from said Point of Beginning with the western line of the Robert R. Hilker, Jr. and Tracey W. Anklin property S01-24-31E 312.42' to a rebar found, the southwest corner of the Robert R. Hilker, Jr. and Tracey W. Anklin property, also being the northwest corner of the Timothy L. Cooksey and Kelley Cooksey property as recorded in Deed 28224-859 in the Mecklenburg County Register of Deeds Office; Thence with the western line of the Timothy L. Cooksey and Kelley Cooksey property S01-24-31E 537.59' to a point, the southwest corner of the Jason D. Gibbs and Melissa R. Gibbs property as recorded in Deed 18434-881, said corner also being the northwest corner of the Standard Pacific of The Carolinas, Inc. property; Thence 14 calls with the Standard Pacific of The Carolinas Inc. property: 1) S47-00-18W 729.67' to a point; 2) S21-14-11W 112.59' to a point; 3) S34-21-57W 80.14' to a point; 4) S31-07-25W 101.19' to a point; 5) S31-59-54W 135.52' to a point; 6) S61-48-00W 157.73' to a point; 7) S26-49-54W 142.78' to a point; 8) S26-08-46W 125.27' to a point; 9) S76-36-48W 81.05' to a point; 10) S05-15-29E 19.37' to a point; 11) N70-19-30W 107.78' to a point; 12) N05-23-43E 59.16' to a point; 13) N07-04-19E 323.05' to a point; 14) N79-50-17W 581.61' to a point the northwestern corner of the Standard Pacific of The Carolinas Inc. property in the eastern line of the Lawson Fay Jenkins III and Lynn Jenkins Herring property as recorded in Deed 1961-133 in the Mecklenburg County Register of Deeds Office; Thence N24-24-51E 243.61' to a point, the southwestern corner of the James Rodney Reading and Betty Sue Reading property as recorded in Deed 6088-376 in the Mecklenburg County Register of Deeds Office; Thence with the s the Mecklenburg County Register of Deeds Office southern line of the James Rodney Reading and Betty Sue Reading property S79-50-41E 508.94' to a point, the southwest corner of the James Rodney Reading and Betty Sue Reading property as recorded in Deed 3790-12 in the Mecklenburg County Register of Deeds Office; Thence 5 calls with the James Rodney Reading and Betty Sue Reading property as recorded in Deed 3790-12 in the Mecklenburg County Register of Deeds Office; 1) S74-04-39E 90.60' to a point; 2) N22-16-35E 126.33' to a point; 3) N86-59-32E 158.82' to a point; 4) N24-59-44W 272.36' to a point; 5) N49-18-30W 341.83' to a point in the eastern line of the Brian S. Carlson and Julia M. Carlson property as recorded in Deed 18399-390 in the Mecklenburg County Register of Deeds Office; Thence with the eastern line of the Brian S. Carlson and Julia M. Carlson property N02-46-20E 1386.77' to a point, the northeastern corner of the Stan D. Phillips and Valerie A. Phillips property as recorded in Deed 14907-207 in the Mecklenburg County Register of Deeds Office in the right-of-way of June Washam Road; Thence 10 calls within the right-of-way of June Washam Road; 1) N59-41-34E 168.28' to a point; 2) with the arc of a curve to the right having a radius of 601.74' an arc length of 153.82' (subtended by chord N65-49-55E 153.40') to a point; 3) N08-27-07W 1.63' to a point; 4) N85-22-53E 100.00' to a point; 5) S02-28-07E 2.22' to a point; 6) with the arc of a curve to the right having a radius of 221.48' an arc length of 217.42' (subtended by chord S53-07-56E 208.80' to a point; 7) S25-08-20E 205.31' to a point; 8) with the arc of a curve to the left having a radius of 165.77' an arc length of 174.85' (subtended by chord S55-21-21E 166.86' to a point; 9) with the arc of a curve to the left having a radius of 573.38' an arc length of 276.68' (subtended by chord N80-36-10E 274.00' to a point; 10) N66-47-19E 47.98' to a point; Thence leaving June Washam Road S01-24-31E 346.23' to a rebar found, the **Point of Beginning**.

Said Property containing **51.621 Acres** as shown on the Annexation Plat for Proposed Kenmare Subdivision by Yarbrough-Williams & Houle Inc dated 5-2-18.



# Polaris 3G Map – Mecklenburg County, North Carolina

## Kenmare Subdivision

Date Printed: 5/4/2018 4:06:57 PM



0 0.0375 0.15 Miles



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



**RESOLUTION 2018-11**  
**DIRECTING THE CLERK TO INVESTIGATE**  
**A PETITION RECEIVED UNDER G.S. 160A-31**  
*Kenmare Subdivision*

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on May 3, 2018 by the Board of Commissioners; and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Board of Commissioners of the Town of Davidson deems it advisable to proceed in response to this request for annexation;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Davidson that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted on the 8th day of May 2018.

\_\_\_\_\_  
Rusty Knox, Mayor

**Attest:**

\_\_\_\_\_  
Elizabeth K. Shores, Town Clerk



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**Agenda Title:** Approve Noise Variance Ordinance for Davidson College Senior Class Party, May 19, 2018

**Town Manager Jamie Justice**

**Summary:** Davidson College is requesting a noise variance ordinance for the Senior Class Party on May 19, 2018 from 10pm - 2am in the Senior Satellite Parking Lot off Ridge Road.

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣	Noise Variance Ordinance for Davidson College Senior Night	5/3/2018	Cover Memo



May 3, 2018

Town of Davidson Board of Commissioners  
216 South Main Street  
Davidson, NC 28036

Dear Board of Commissioners:

As the advisor to the Davidson College Senior Class Council, I work with student leaders to help them plan successful and safe events each year at the College. One of the main responsibilities of the Senior Class Council is to plan and execute the Senior Class Party. This event is held the night before graduation and is open to graduating students, their families, and their fellow Davidson classmates. Some faculty and staff members will also choose to be in attendance to say goodbye to their graduating students. This event typically involves a local brewery and local food truck in attendance, as well as a student band or professional party band playing during the event. This year, the Senior Class Party will be held on May 19, 2018 from 10pm-2am in the Senior Satellite Parking Lot off of Ridge Road. This year we are hoping to have a professional, local cover band play during this event. Because the music from this event could go over the decibel limit of 60 dBa for the Town of Davidson's sound ordinance, we would like to request a variance for this event.

In addition to requesting the variance, we also plan to notify neighbors within a three-block radius of campus by placing notecards on their doors with a warning about the additional noise well in advance of this event. We are also happy to increase the area that we notify residents. Thank you for your consideration of this variance request and please let me know what questions you have.

Sincerely,

*Emily Eisenstadt*

Assistant Director for Programs- Alvarez College Union  
Davidson College