



**TOWN OF DAVIDSON
PLANNING BOARD
Board Room
Davidson Town Hall
October 29, 2018**

PLANNING BOARD MEETING - 6:00 PM

(Held in the Town Hall Board Room)

- I. CALL TO ORDER**
- II. SILENT ROLL CALL AND DETERMINATION OF QUORUM**
- III. CHANGES TO THE AGENDA**
- IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) September 24, 2018 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
 - (a) Mobility Plan Update
 - (b) Comprehensive Plan Update
 - (c) Mayes Hall Master Plan Update
- VII. NEW BUSINESS**
- VIII. OTHER ITEMS**
- IX. PLANNING STAFF REPORT**
- X. PERMIT ACTIVITY REPORT**
 - (a) Quarterly Permit Activity Report
- XI. B.O.C. LIAISON SELECTION**
- XII. ADJOURNMENT**



Agenda Title: September 24, 2018 Minutes

Summary: The Planning Board will review and consider approval of the September 24, 2018 Minutes.

ATTACHMENTS:

Description	Upload Date	Type
📎 September 24, 2018 Minutes	10/25/2018	Exhibit

MEETING MINUTES

Planning Board
Town of Davidson, NC
September 24th, 2018

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Davidson Town Hall Board Room.

I. CALL TO ORDER: 6:07 pm

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

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

III. CHANGES TO THE AGENDA: None

IV. OTHER ITEMS: Shawn Copeland gave an overview of the Planning Board Ordinance Committee and current work they have been pursuing as part of the watershed ordinance. The Planning Board discussed current issues with water quality on the lake and data being collected by the Planning Board Ordinance Committee and the Scientific Team. No actions were taken.

V. REVIEW/APPROVAL OF THE MINUTES

a. Approval of Minutes from August 28th, 2018

- Motion to Approve: Susan Cooke
- Second: Kelly Ross
- Vote: 9-0 (Minutes Approved; Michael Flake - On Phone)

VI. B.O.C. LIASION REPORT: None

VII. OLD BUSINESS:

- a. Mobility Plan Update:** Planner Travis Johnson provided an update on the Mobility Plan, noting that the draft plan was being prepared by the consultant and staff is working with the consultant to ensure the draft document is complete.
- b. Comprehensive Plan Update:** Cristina Shaul gave an overview of the Davidson Comprehensive Plan. In this presentation she reviewed the proposed project, how the consultant was selected, next steps, and the project timeline. After the presentation Cristina Shaul answered questions from the planning board about the selection committee and the plan's proposed process.
- c. DPO 18 Floodplain Overlay District Text Amendments – FYI Presentation:** Planner Lindsay Laird gave an overview of the proposed amendments to the Davidson Planning Ordinance, which are being put forward by Mecklenburg County. Members asked a few general questions mainly concerning how existing conditions and/or improvement of structures in the floodplain are

impacted by the proposed amendments. After the presentation the Planning Board reviewed the consistency statement and voted to recommend the proposed amendments.

DPO 18 Consistency Statement

- Motion to Approve: Mike Minett
- Second: Ellen Donaldson
- Vote: 9-0 (Amendments Approved; Michael Flake - On Phone)

- d. **North Harbor Place Building Modifications - FYI Presentation:** Planner Lindsay Laird gave an overview of the proposed building improvements. Along with project team member Matt Bartels, she answered questions about the proposals' height, impervious coverage, and parking. Planning Board Members discussed the needs of connectivity and parking on site. The plan was considered consistent with the Davidson Planning Ordinance with three notes attached to the consistency statement.

Notes:

1. The Planning Board requests the property owner extends the sidewalk from this development to the sidewalk being installed in the exit 30 project in accordance with the Davidson Planning Ordinance's desire for connectivity in the Town of Davidson.
2. The Planning Board requests that the developer add landscaping (Vegetative Swale) to mitigate development and additional built upon area on site.
3. The Planning Board Would like to highlight that as currently written the Watershed Ordinance does not allow the Town to manage the built upon area of a pre-1993 facility such as this.

DPO 18 Consistency Statement

- Motion to Approve: Shawn Copeland
- Second: John Swope
- Vote: 9-0 (Amendments Approved; Michael Flake - On Phone)

VIII. NEW BUSINESS:

- a. **Board of Adjustment Discussion:** The Planning Board had a general discussion about a request from the Town Board for the Planning Board to consider the idea that the Town Board accept the duties of the Board of Adjustment. Ellen Donaldson gave an overview of how the question was raised. The Planning Board discussed the pros and cons of making a change to the current structure of the Board of Adjustment and how board members are selected. At the conclusion of the discussion the Planning Board drafted the following statement.

Davidson Planning Board Statement:

The Planning Board is composed of citizen volunteers appointed by the Town Board. The Board of Adjustment thereby is in fact selected by the Town Board. The subset of Planning Board members who are on the Board of Adjustment are nominated by the Planning Board Chair per the rules of procedure, accept this role, and are confirmed by Planning Board vote. Past practices have selected members based on expertise (legal and otherwise) and familiarity with the Davidson Planning Ordinance. The current Planning Board members agree with this approach and see no reason to change it.

IX. B.O.C. LIASION SELECTION: Matt Dellinger

X. ADJOURNMENT: 8:38 pm

- Motion to Adjourn: Susan Cooke
Second: John Swope

APPROVAL OF MEETING MINUTES

Signature/Date

Matt Dellinger

Planning Board Chair



Agenda Title: Mobility Plan Update

Summary: Senior Planner Travis Johnson and members of the Planning Board's Mobility Committee will provide a brief update on the draft plan status.



Agenda Title: Comprehensive Plan Update

Summary: Senior Planner Trey Akers will provide an update on the Comprehensive Plan process, which officially kicked off on Tuesday, October 23, 2018.

ATTACHMENTS:

Description	Upload Date	Type
☐ Comprehensive Plan Update	10/25/2018	Presentation

what's next?

DAVIDSON

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COMPREHENSIVE PLAN

- **Background:** Who, What, Why?
- **Approach:** Where, When, How?
- **Timeline:** Key Milestones
- **Involvement:** Essential



BACKGROUND

- **Who:** E-V-E-R-Y-O-N-E
 - » Community-Centered Process
 - » Extended Conversation
 - » Professionally-Facilitated
 - » PAG, Publicity/Outreach Committee
- **What:** Vision
 - » Renew/Revise/Create
- **Why:** Integrated Framework
 - » Overarching Policy Document
 - » Usable Decision-Making Tool



APPROACH

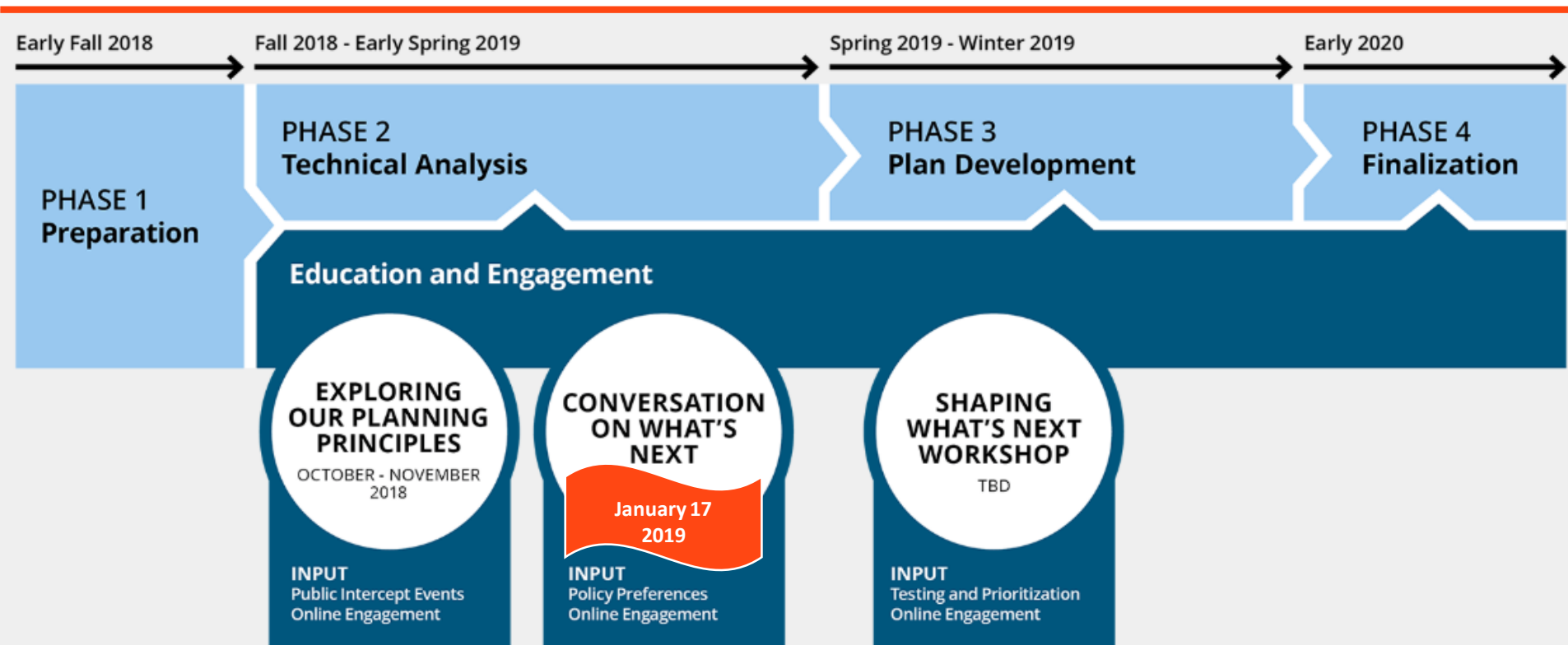
- **Where:** Entire Jurisdiction
- **When:** Now-Winter 2019/2020
- **How:** Many Outreach Forms
 - » Phase 1: Research, De-Centralized Engagement
 - » Phase 2: Community Meetings
 - » Phase 3: Plan Drafting
 - » Phase 4: Plan Review/Adoption
 - » Phase 5: Implementation Framework

The image is a composite. The top half shows a large American flag waving against a blue sky, framed by the green leaves of trees. The bottom half shows a large, diverse crowd of people gathered outdoors, likely at a community event or festival. In the background, there are trees and a sign that partially reads "DOOMS".

OUTREACH



TIMELINE





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www.WhatsNextDavidson.com



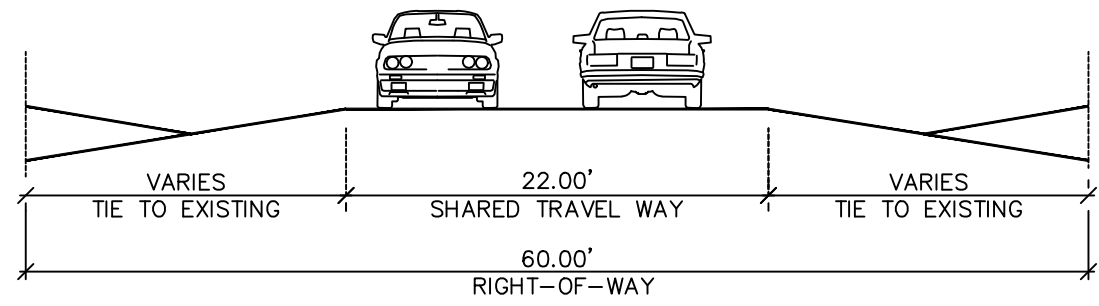
Agenda Title: Mayes Hall Master Plan Update

Summary: Senior Planner Trey Akers will provide a brief update on the revised site plan for this proposed development.

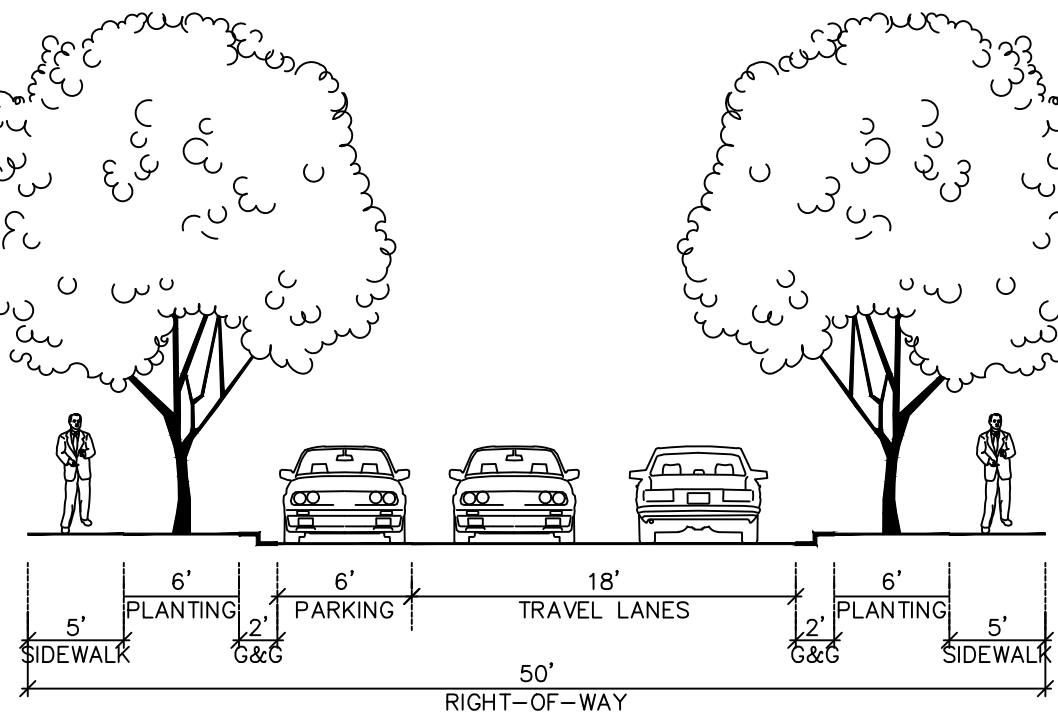
ATTACHMENTS:

Description	Upload Date	Type
❏ Mayes Hall Preliminary Sketch Plan	10/25/2018	Exhibit

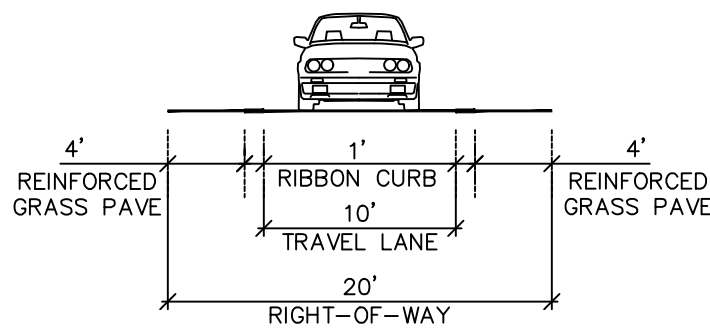
MAYES ROAD



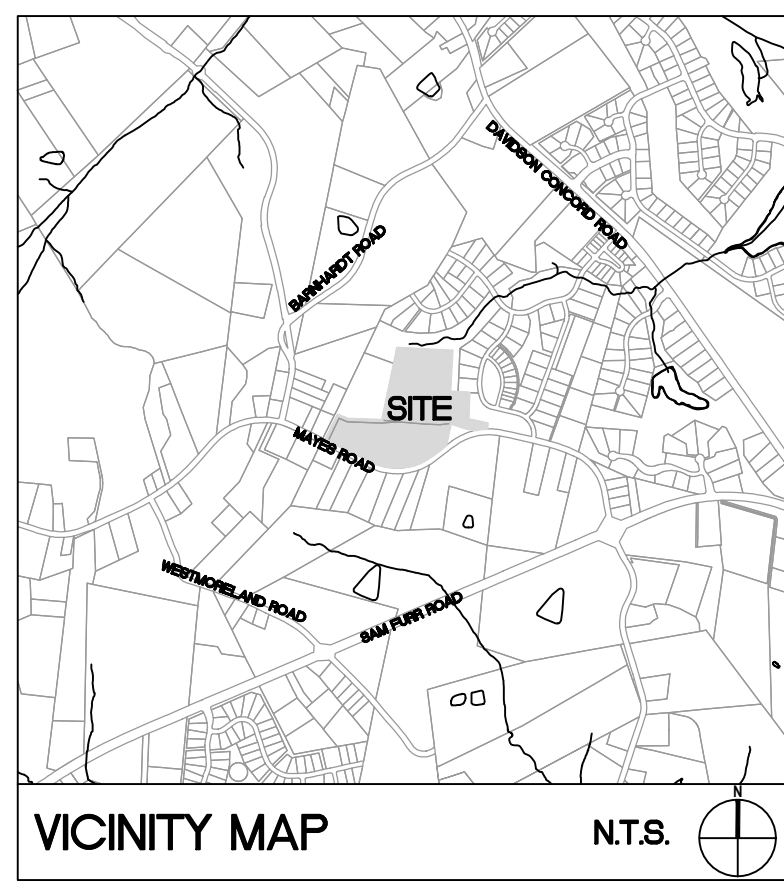
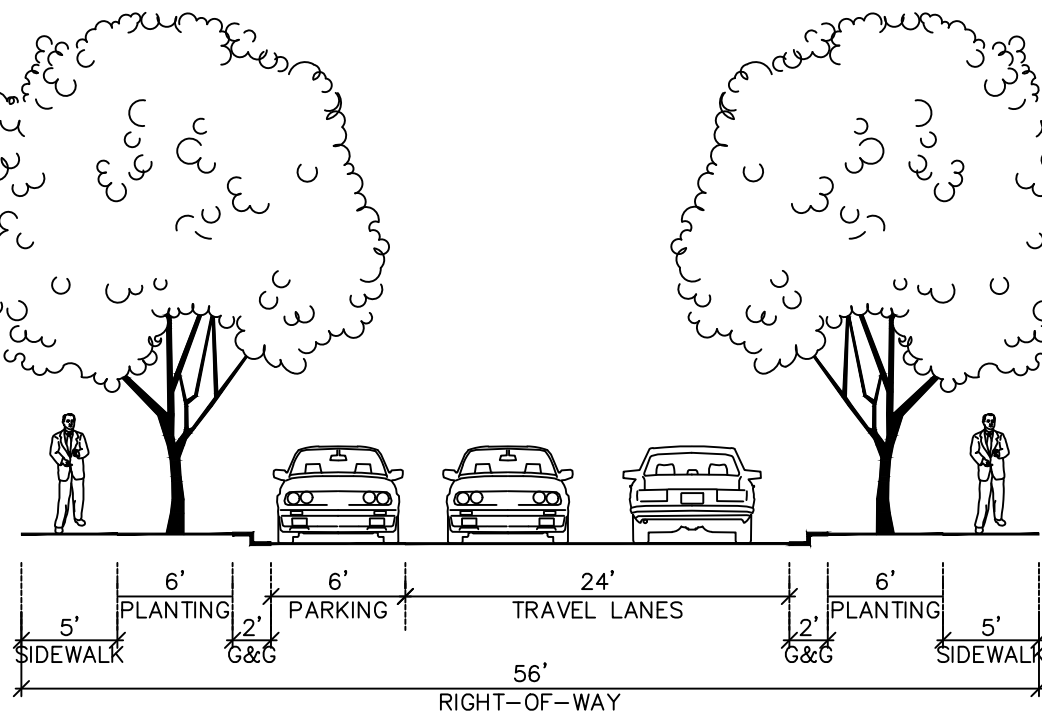
NEIGHBORHOOD YIELD



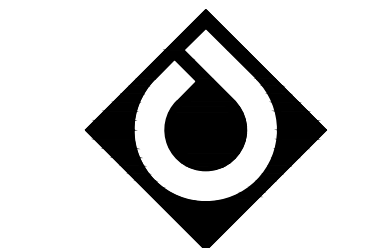
ALLEY



NEIGHBORHOOD GENERAL



SURVEY DISCLAIMER
BOUNDARY AND TOPOGRAPHIC SURVEY ISSUE DATE APRIL 2, 2018. REVISED APRIL 17, 2018. PROVIDED BY CONCORD ENGINEERING & SURVEYING, INC., 45 SPRING STREET SW, CONCORD, NC 28025, (704) 786-5404.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
Civil Engineering
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Urban Design

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THE BAYARD GROUP

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CHARLOTTE, NORTH CAROLINA 28277

MAYES ROAD RESIDENTIAL

13297 MAYES ROAD
DAVIDSON, NC 28036

PRELIMINARY SKETCH PLAN

Project No.

4552

Issued

05/09/18

Revised

07/10/18 - TOD & LUESA COMMENTS
10/17/18 - TOD & LUESA COMMENTS

LEGEND

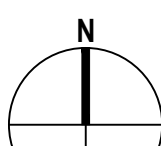
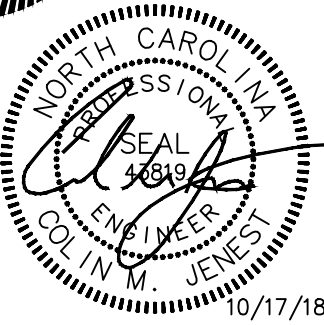
SYMBOL	
	PROPOSED SIDEWALK
	PROPOSED 2'-0" CURB & GUTTER
	OPEN SPACE
	STATUTE EMERGENCY VEHICLE ACCESS
	40'x90' LOTS
	55'x90' LOTS
	70'x90' LOTS
	DUPLEX
	TRAIL SYSTEM
	AREAS OF PRIMARY CONSERVATION

ZONING CODE SUMMARY

PROJECT NAME: MAYES ROAD RESIDENTIAL
OWNER/APPLICANT: THE BAYARD GROUP
JURISDICTION: TOWN OF DAVIDSON
ZONING: NEIGHBORHOOD EDGE
PARCEL ID: 007-16-207
007-16-206
007-16-286
EXISTING USE: AGRICULTURE/SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL - DETACHED
SITE ACREAGE: 23.89 AC±
LOT SIZE: QTY: 16 (25.8%)
40'x90' 25 (40.3%)
55'x90' 17 (27.4%)
70'x90' 4 (6.5%)
DUPLEX LOTS 62
TOTAL LOTS: 66
4 DUPLEX = 12% (REQ 10-30%) = 8 UNITS
SINGLE FAMILY DETACHED = 88% (REQ 90%) = 58 UNITS
TOTAL UNITS: 66
PERCENTAGE OF LOTS UNDER 60 FEET = 66%
OPEN SPACE
- NEIGHBORHOOD EDGE REQUIRED: ±10.75 ACRES (45%)
- NEIGHBORHOOD EDGE PROVIDED: ±10.75 ACRES (45%)
- PCSO UNDISTURBED REQUIRED: ±4.18 ACRES (17.5%)
- PCSO UNDISTURBED PROVIDED: ±4.74 ACRES (19.8%)
STREET ROW - 50', 56'
ALLEY ROW - 20'
ESTIMATED CONSTRUCTION DATE: TBD
PLANTING AND TREE REQUIREMENTS PER ORDINANCE. ALL LOTS SUBJECT TO TABLE 8-1 OF ORDINANCE REGARDING TREE CANOPY COVERAGE AND TREE PLANTING REQUIREMENT.
SEE MP-04 FOR UNDISTURBED OPEN SPACE AREAS AND CALCULATIONS
SEE MP-06 FOR TREE PRESERVATION CALCULATIONS



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



SCALE: 1"=60'
0 30' 60' 120'

MP-03

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Agenda Title: Quarterly Permit Activity Report

Summary: Senior Planner Travis Johnson will provide an update on permits issued.

ATTACHMENTS:

Description	Upload Date	Type
□ Quarterly Permit Activity Report	10/25/2018	Exhibit

Davidson

Permit Report 2018



Summary

Davidson's Planning Board instructed staff to create a permit review to better understand permit activity in town. The town staff collected information from the permit log and Mecklenburg County to include in the information that follows this summary. ArcGIS was utilized to connect permit data with parcels by linking the data based on Parcel IDs. This process is not perfect, but does provide insight into permit activity in Town.

The permit log was created in 2014 by the Town of Davidson as a way to compile information from submitted permits. This information is compiled in an excel spreadsheet by Town Staff. Activity by month is monitored using the documents overview page that auto calculates permit activity based on type. Information like project type, location, developer, costs, square feet and average review time are stored to offer access to permit activity in the Town. Additional information from the county has been included in this report to help illustrate development costs. County information was collected for a previous presentation about housing costs.

The following information is a raw snapshot of permit data. This data may contain typographic errors, double counted permits, and misrepresented information but will serve as a tool to start a conversation about permit activity in town and additional opportunities the Planning Board and Town Staff can identify to monitor.

Permits 2014

Total
186*



143

Building



3

Demolition



25

Signs



6

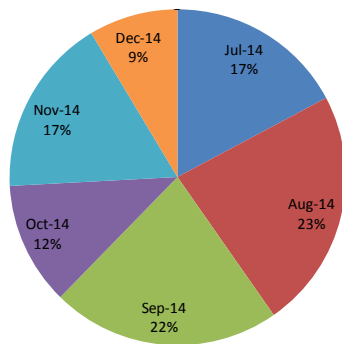
Temporary

2014 Overview													
	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Total
Permit Totals:	0	0	0	0	0	0	32	43	41	22	32	16	186
Building Permits:	0	0	0	0	0	0	21	27	37	18	26	14	143
Demolition Permits:	0	0	0	0	0	0	1	1	1	0	0	0	3
Sign Permits:	0	0	0	0	0	0	8	9	1	1	4	2	25
Temporary Use Permits:	0	0	0	0	0	0	0	0	2	3	1	0	6

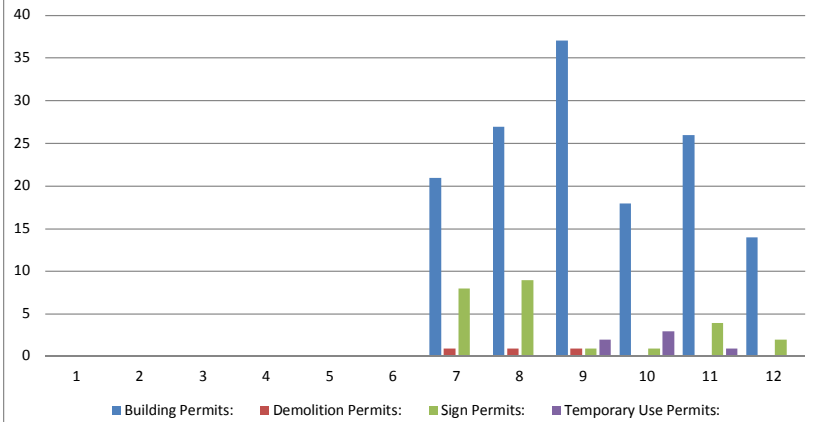
Permit Type	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Total
Residential - New	0	0	0	0	0	0	12	9	18	7	5	6	57
Residential - Accessory Structure	0	0	0	0	0	0	1	1	3	5	2	1	13
Residential - Addition	0	0	0	0	0	0	3	13	9	3	7	1	36
Residential Renovation	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential - Pool	0	0	0	0	0	0	3	2	3	1	4	3	16
New Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	1	3	1	0	0	0	5
Temporary Structure	0	0	0	0	0	0	2	4	2	1	2	0	11
Commercial - New	0	0	0	0	0	0	0	1	0	0	0	2	3
Commercial - Renovation and Upfit	0	0	0	0	0	0	2	1	4	4	8	1	20
Commercial - Sign	0	0	0	0	0	0	8	9	1	1	4	2	25
Permit Totals	0	0	0	0	0	0	32	43	41	22	32	16	186

Avg Review Time (Days)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
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Permits 2014

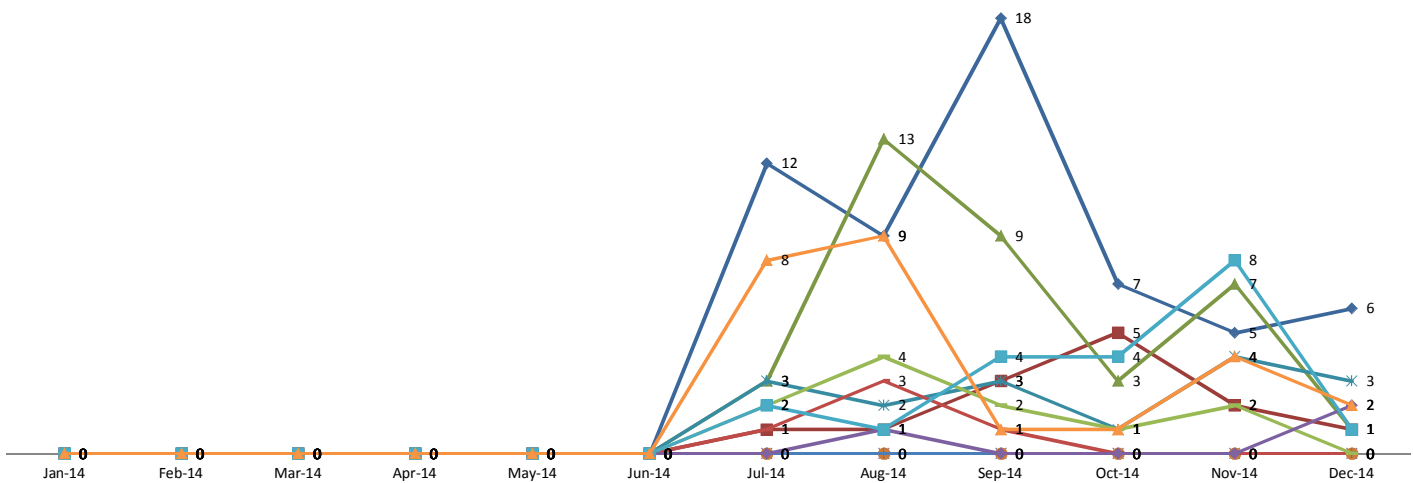


Permit Type 2014

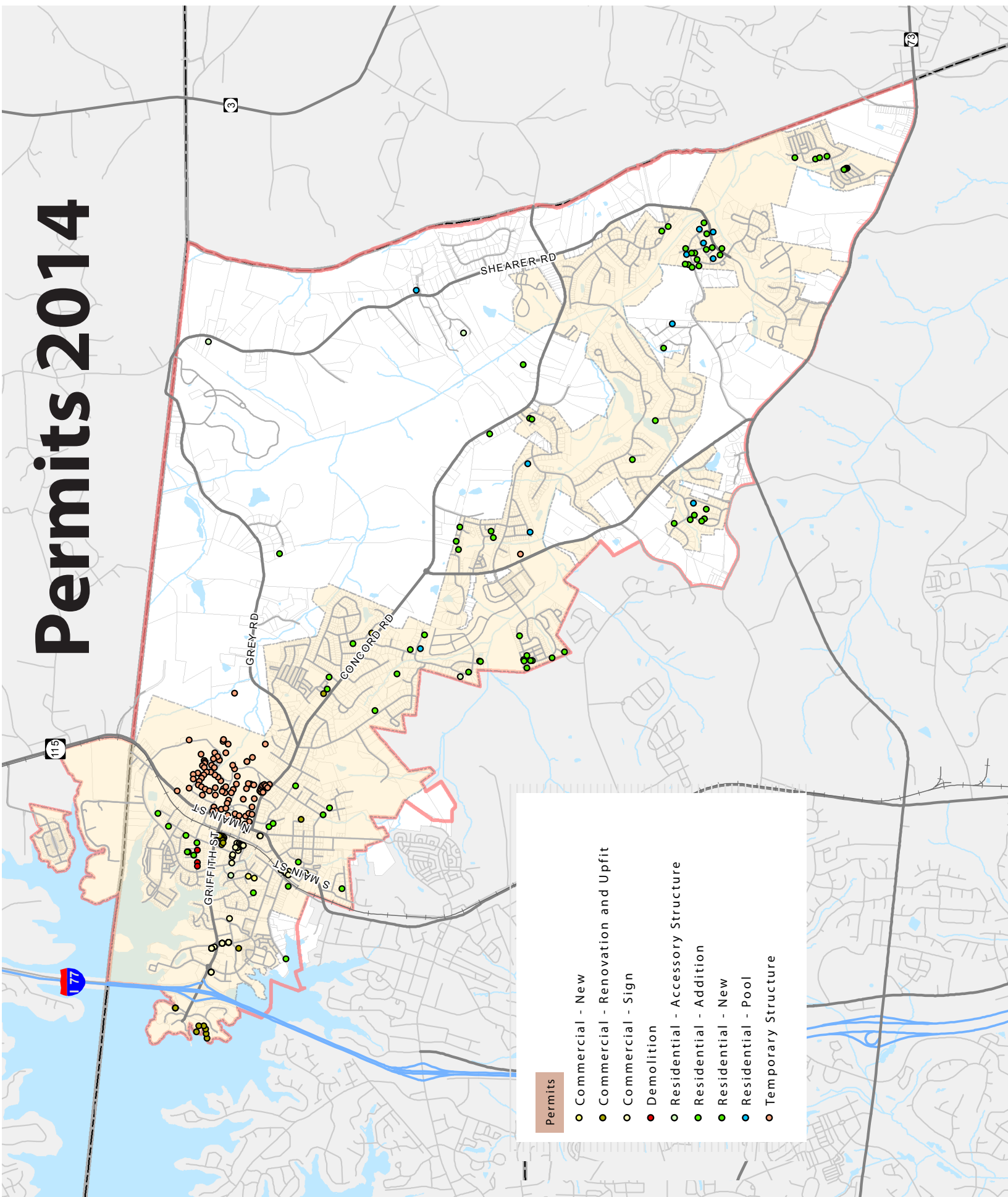


Permit Category 2014

Residential - New
 Residential - Accessory Structure
 Residential - Addition
 Residential Renovation
 Residential - Pool
 New Civic Structure
 Civic Accessory Structure
 Demolition
 Temporary Structure
 Commercial - New
 Commercial - Renovation and Upfit
 Commercial - Sign



Permits 2014



Permits 2015

Total
335



243

Building



8

Demolition



34

Signs



8

Temporary



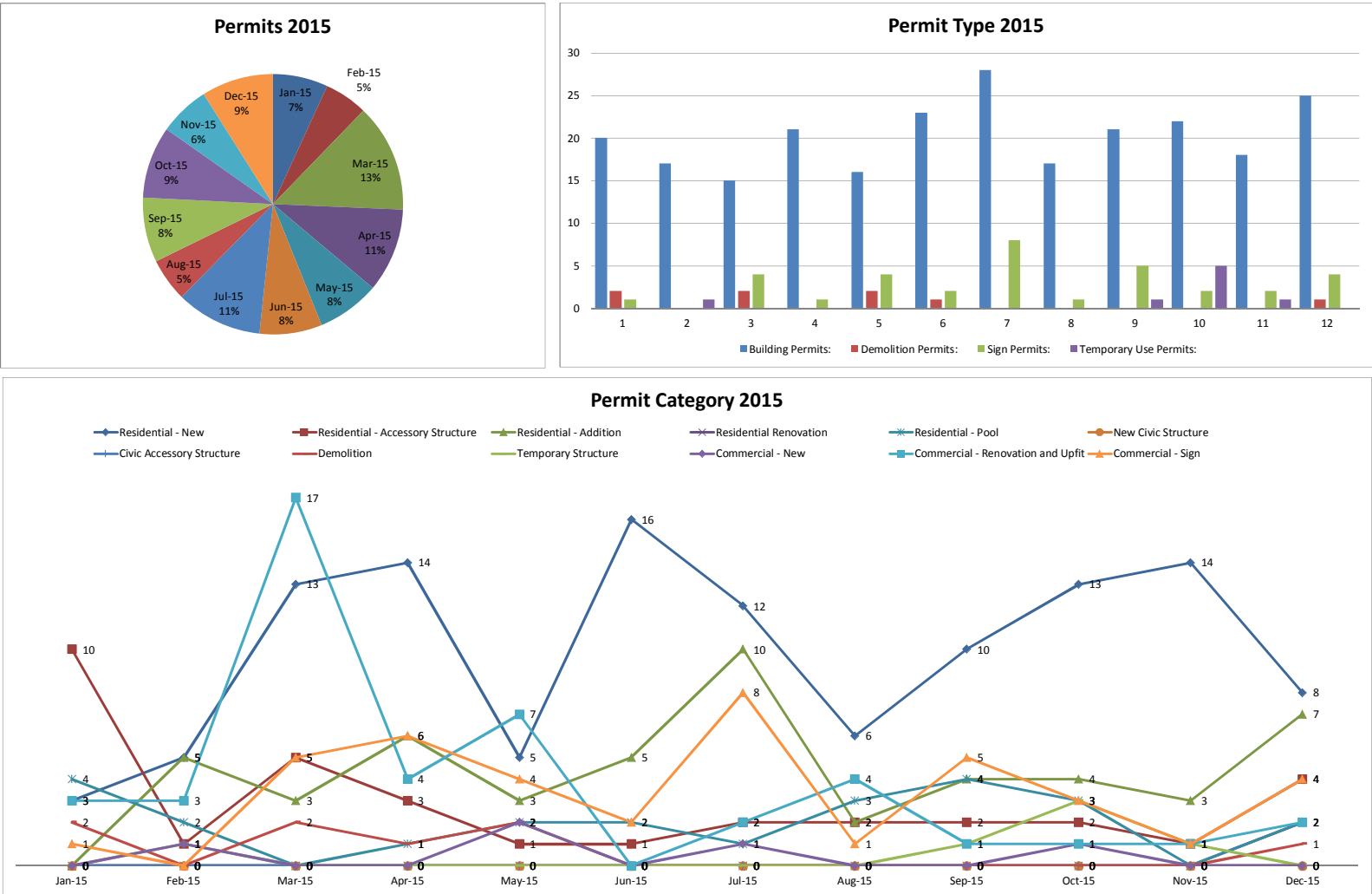
4.18

Avg Rev Time
(days)

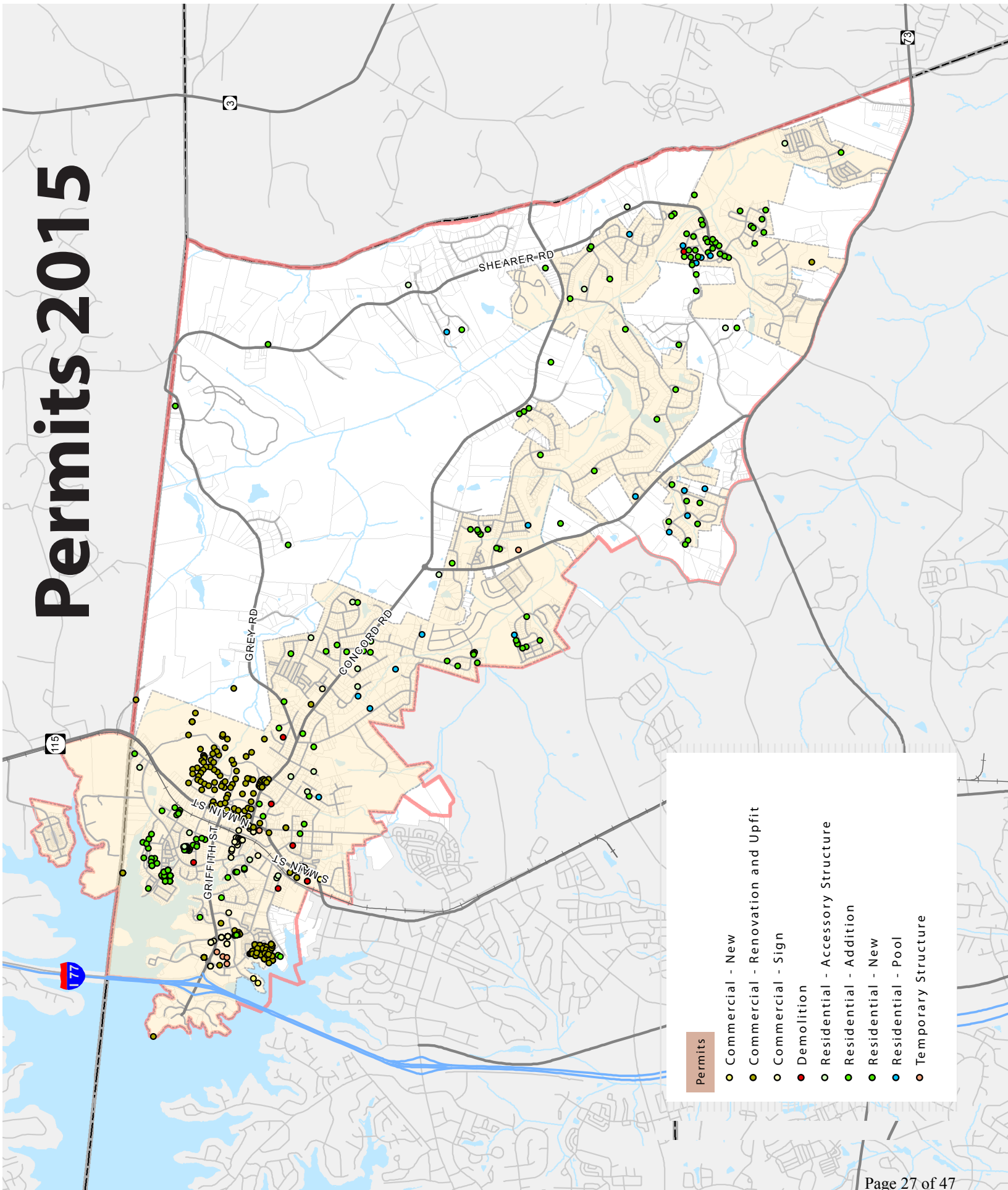
2015 Overview													
	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Total
Permit Totals:	23	18	45	35	26	26	36	18	27	30	21	30	335
Building Permits:	20	17	15	21	16	23	28	17	21	22	18	25	243
Demolition Permits:	2	0	2	0	2	1	0	0	0	0	0	1	8
Sign Permits:	1	0	4	1	4	2	8	1	5	2	2	4	34
Temporary Use Permits:	0	1	0	0	0	0	0	0	1	5	1	0	8

Permit Type	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Total
Residential - New	3	5	13	14	5	16	12	6	10	13	14	8	119
Residential - Accessory Structure	10	1	5	3	1	1	2	2	2	2	1	4	34
Residential - Addition	0	5	3	6	3	5	10	2	4	4	3	7	52
Residential Renovation	0	0	0	0	0	0	0	0	0	0	0	2	2
Residential - Pool	4	2	0	1	2	2	1	3	4	3	0	2	24
New Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	2	0	2	1	2	0	0	0	0	0	0	1	8
Temporary Structure	0	1	0	0	0	0	0	0	1	3	1	0	6
Commercial - New	0	1	0	0	2	0	1	0	0	1	0	0	5
Commercial - Renovation and Upfit	3	3	17	4	7	0	2	4	1	1	1	2	45
Commercial - Sign	1	0	5	6	4	2	8	1	5	3	1	4	40
Permit Totals	23	18	45	35	26	26	36	18	27	30	21	30	335

Avg Review Time (Days)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5.87	2.7	3.8	4.35	4.18
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Permits 2015



Permits 2016

Total

340



284

Building



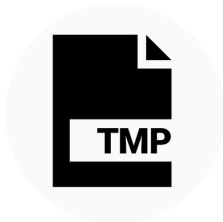
8

Demolition



29

Signs



2

Temporary



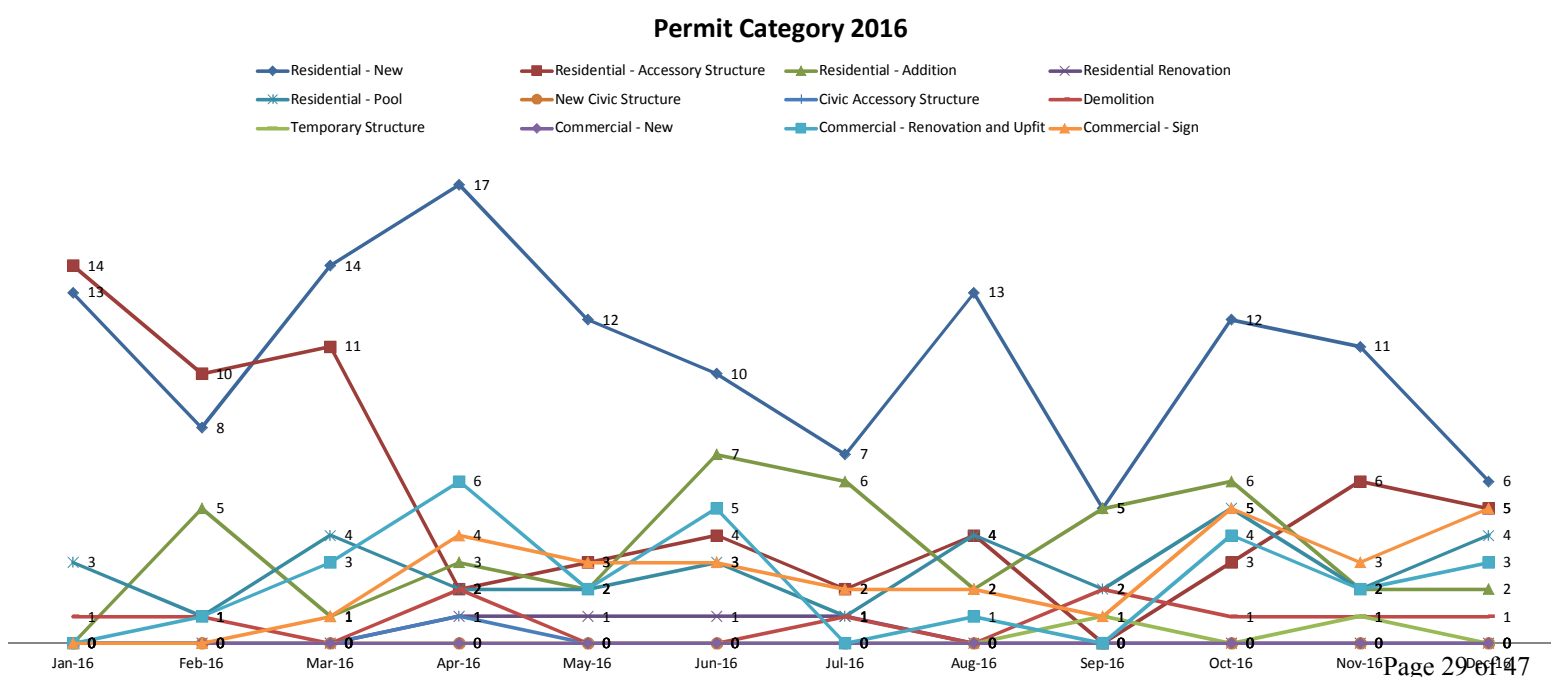
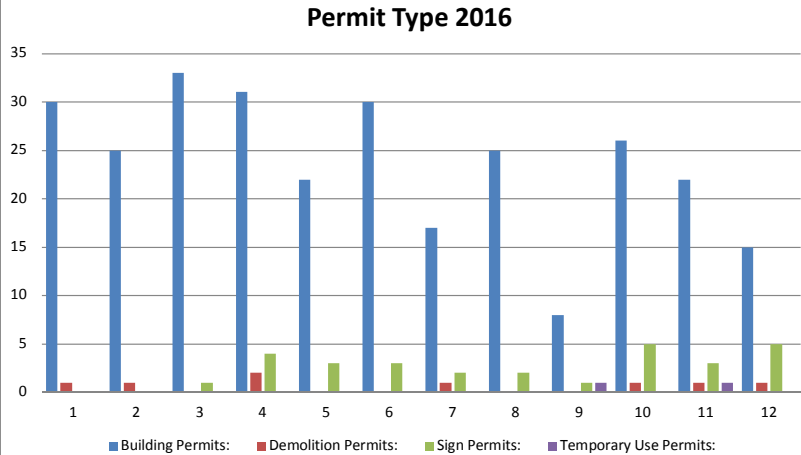
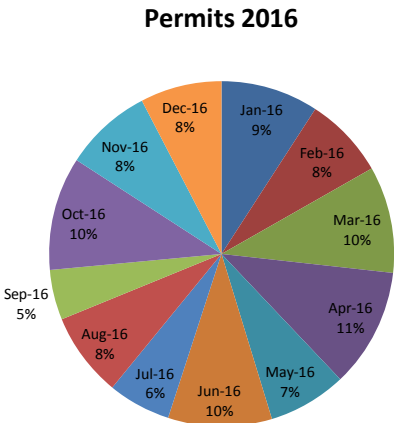
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Avg Rev Time
(days)

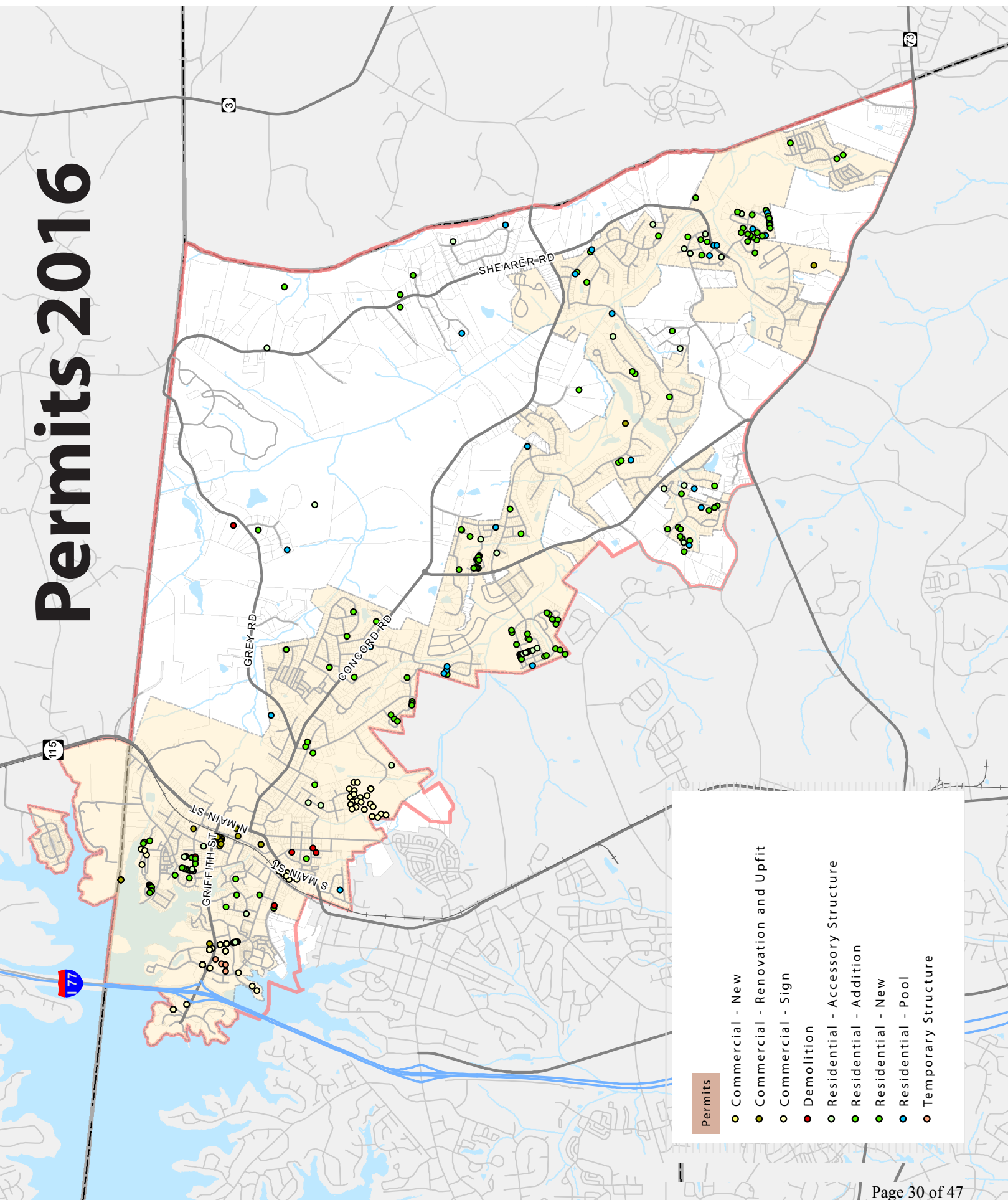
2016 Overview													
	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Total
Permit Totals:	31	26	34	38	25	33	20	27	16	36	28	26	340
Building Permits:	30	25	33	31	22	30	17	25	8	26	22	15	284
Demolition Permits:	1	1	0	2	0	0	1	0	0	1	1	1	8
Sign Permits:	0	0	1	4	3	3	2	2	1	5	3	5	29
Temporary Use Permits:	0	0	0	0	0	0	0	0	1	0	1	0	2

Permit Type	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Total
Residential - New	13	8	14	17	12	10	7	13	5	12	11	6	128
Residential - Accessory Structure	14	10	11	2	3	4	2	4	0	3	6	5	64
Residential - Addition	0	5	1	3	2	7	6	2	5	6	2	2	41
Residential Renovation	0	0	0	1	1	1	1	0	0	0	0	0	4
Residential - Pool	3	1	4	2	2	3	1	4	2	5	2	4	33
New Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory Structure	0	0	0	1	0	0	0	0	0	0	0	0	1
Demolition	1	1	0	2	0	0	1	0	2	1	1	1	10
Temporary Structure	0	0	0	0	0	0	0	0	1	0	1	0	2
Commercial - New	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial - Renovation and Upfit	0	1	3	6	2	5	0	1	0	4	2	3	27
Commercial - Sign	0	0	1	4	3	3	2	2	1	5	3	5	29
Permit Totals	31	26	34	38	25	33	20	26	16	36	28	26	339

Avg Review Time (Days)	6.45161	6.30769	4.67647	6.13158	4.875	2.454545	2.722222	7.583333	4.5625	2.611111	3.035714	3.692308	3.48
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Permits 2016



Permits 2017

Total

313



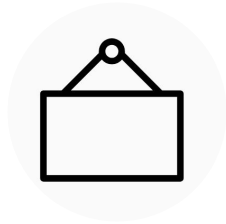
252

Building



12

Demolition



37

Signs



9

Temporary



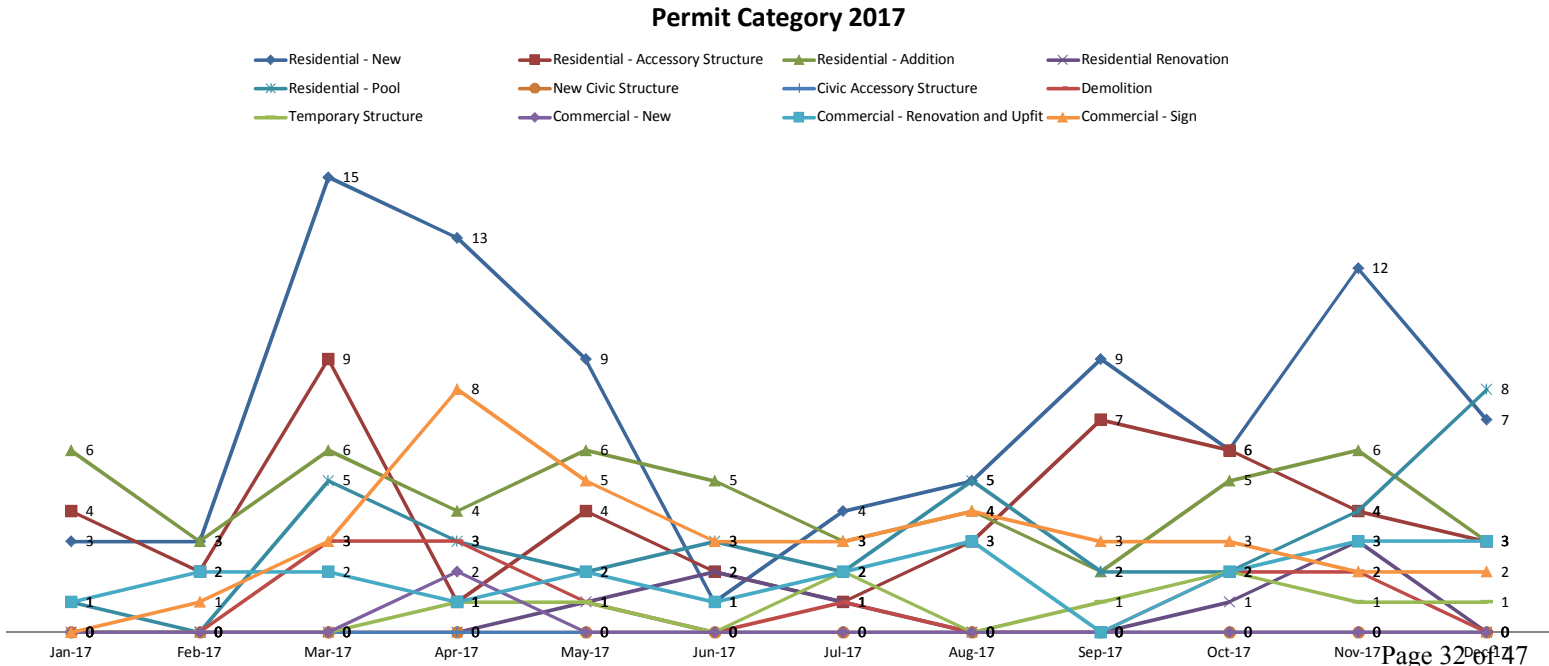
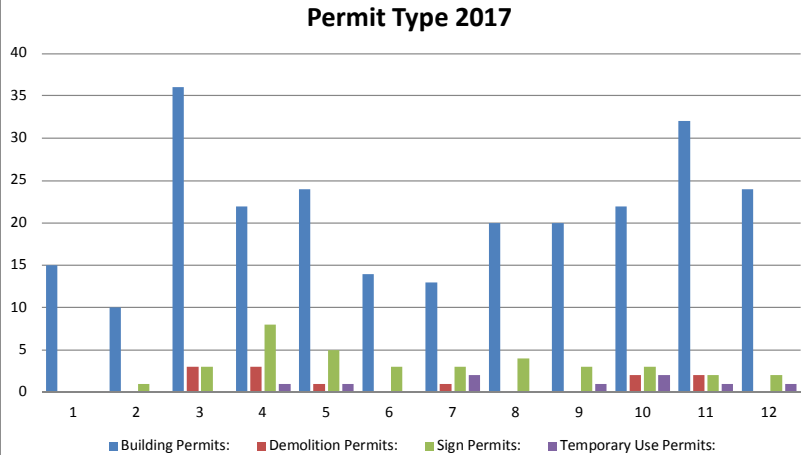
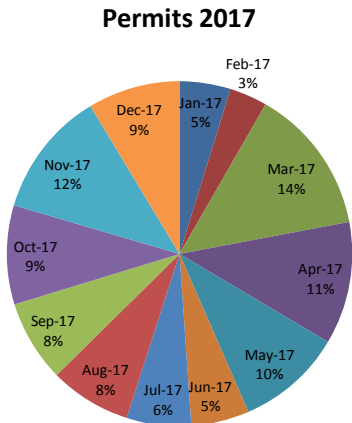
3.06

Avg Rev Time
(days)

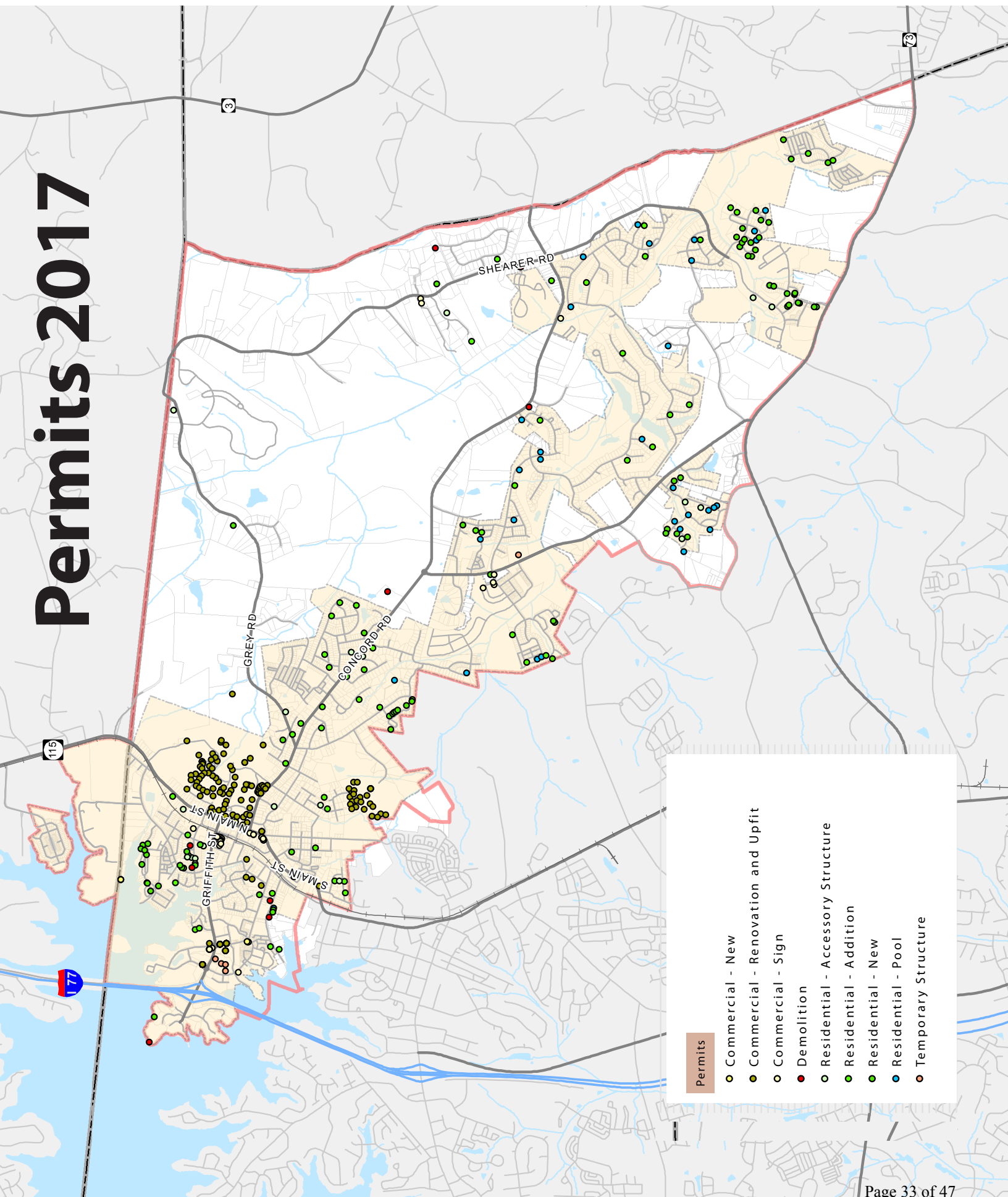
2017 Overview													
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total
Permit Totals:	15	11	43	36	31	17	19	24	24	29	37	27	313
Building Permits:	15	10	36	22	24	14	13	20	20	22	32	24	252
Demolition Permits:	0	0	3	3	1	0	1	0	0	2	2	0	12
Sign Permits:	0	1	3	8	5	3	3	4	3	3	2	2	37
Temporary Use Permits:	0	0	0	1	1	0	2	0	1	2	1	1	9

Permit Type	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total
Residential - New	3	3	15	13	9	1	4	5	9	6	12	7	87
Residential - Accessory Structure	4	2	9	1	4	2	1	3	7	6	4	3	46
Residential - Addition	6	3	6	4	6	5	3	4	2	5	6	3	53
Residential Renovation	0	0	0	0	1	2	1	0	0	1	3	0	8
Residential - Pool	1	0	5	3	2	3	2	5	2	2	4	8	37
New Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	3	3	1	0	1	0	0	2	2	0	12
Temporary Structure	0	0	0	1	1	0	2	0	1	2	1	1	9
Commercial - New	0	0	0	2	0	0	0	0	0	0	0	0	2
Commercial - Renovation and Upfit	1	2	2	1	2	1	2	3	0	2	3	3	22
Commercial - Sign	0	1	3	8	5	3	3	4	3	3	2	2	37
Permit Totals	15	11	43	36	31	17	19	24	24	29	37	27	313

Avg Review Time (Days)	1.86667	1.81818	2.83721	2.27778	2.275862	1.235294	2.315789	3.625	3.291667	1.689655	1.972973	5.296296	3.06
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Permits 2017



Permits

- Commercial - New
- Commercial - Renovation and Upfit
- Commercial - Sign
- Demolition
- Residential - Accessory Structure
- Residential - Addition
- Residential - New
- Residential - Pool
- Temporary Structure

Permits 2018

Total
448*



357

Building



7

Demolition



24

Signs



4

Temporary



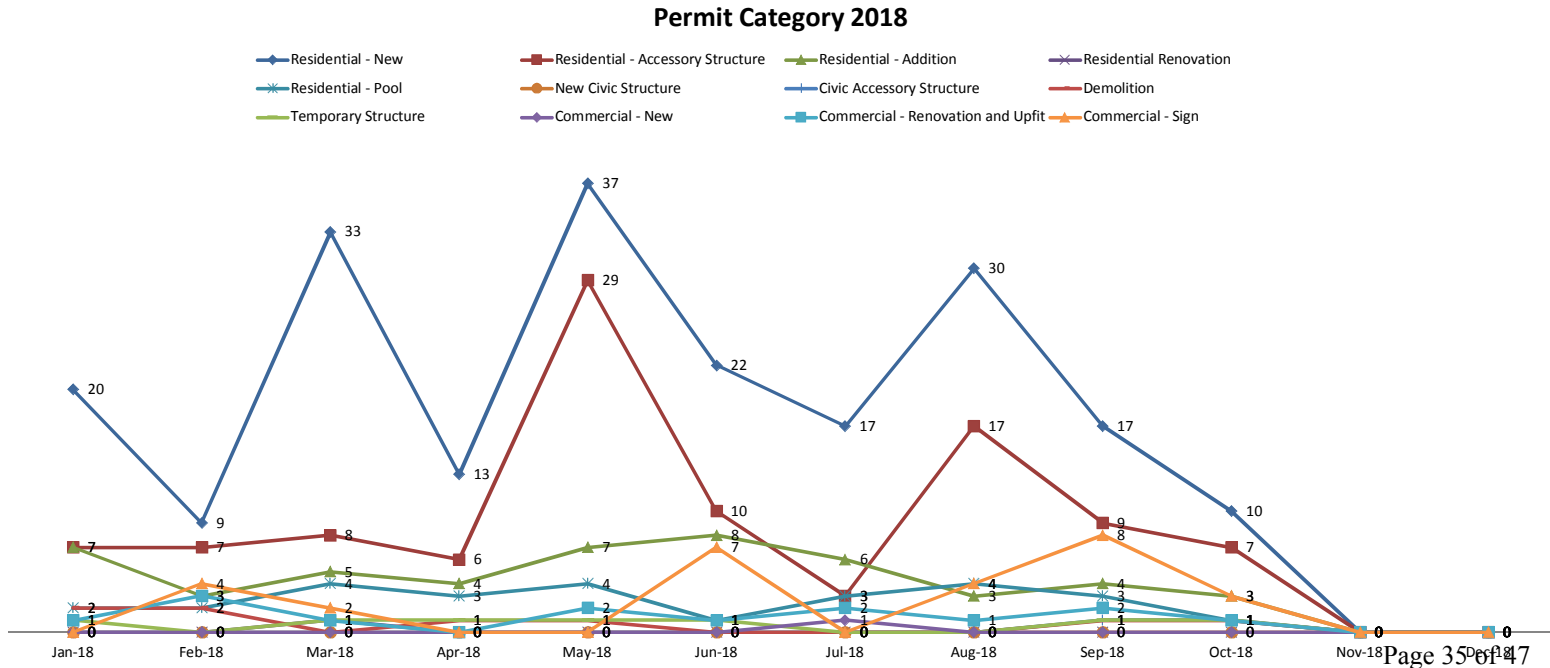
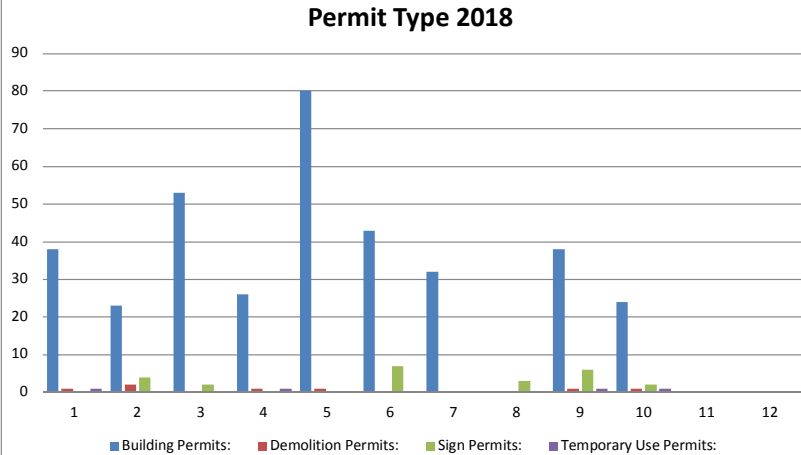
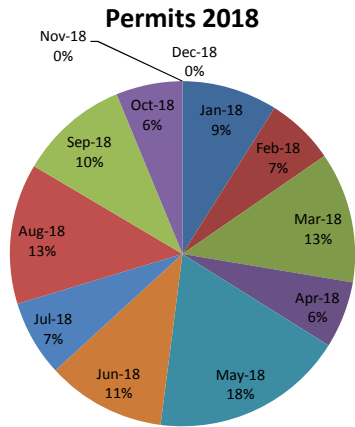
3.62

Avg Rev Time
(days)

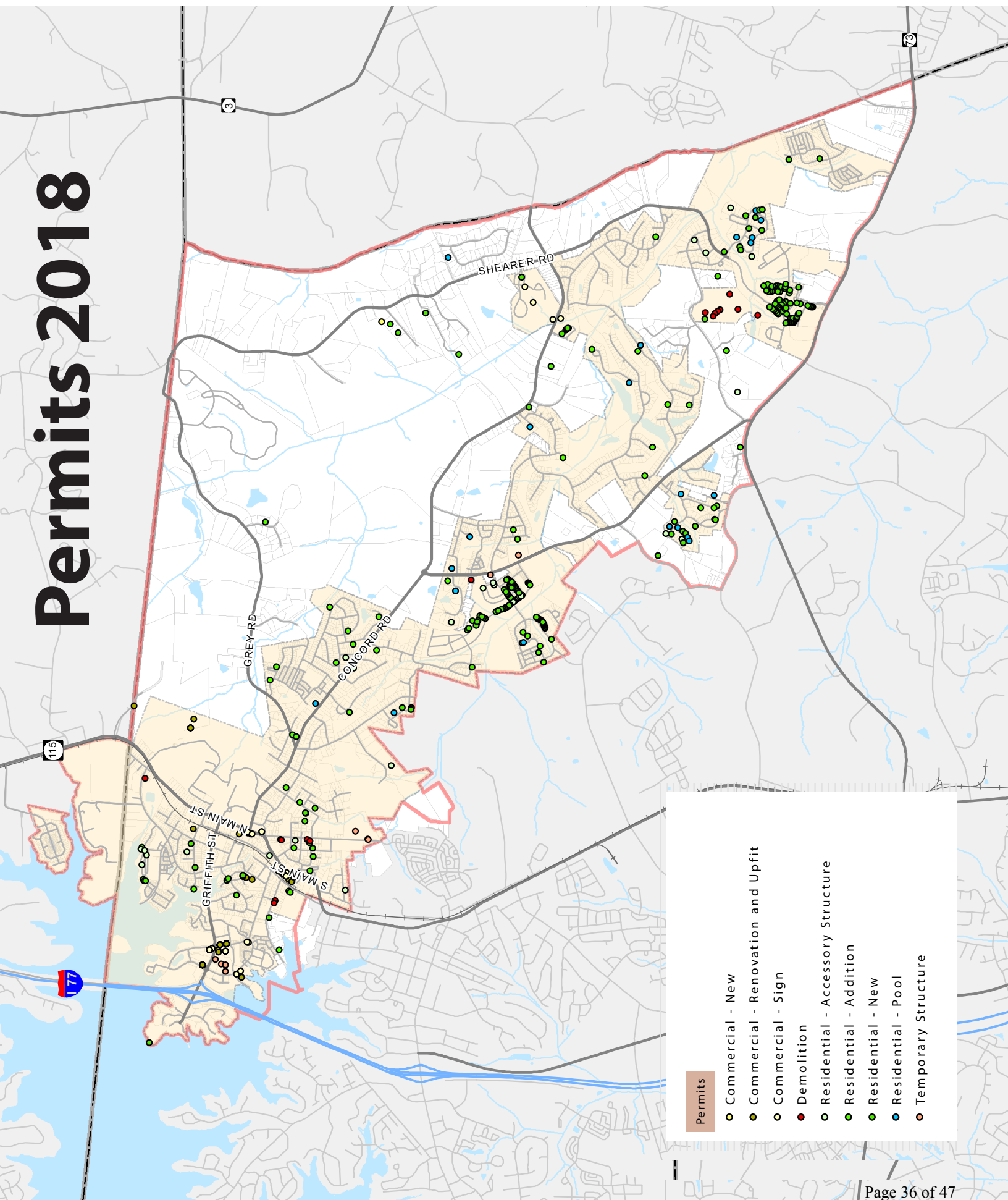
2018 Overview													
	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
Permit Totals:	40	29	55	28	81	50	32	59	46	28	0	0	448
Building Permits:	38	23	53	26	80	43	32	0	38	24	0	0	357
Demolition Permits:	1	2	0	1	1	0	0	0	1	1	0	0	7
Sign Permits:	0	4	2	0	0	7	0	3	6	2	0	0	24
Temporary Use Permits:	1	0	0	1	0	0	0	0	1	1	0	0	4

Permit Type	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
Residential - New	20	9	33	13	37	22	17	30	17	10	0	0	208
Residential - Accessory Structure	7	7	8	6	29	10	3	17	9	7	0	0	103
Residential - Addition	7	3	5	4	7	8	6	3	4	3	0	0	50
Residential Renovation	0	0	1	0	0	0	0	0	0	0	0	0	1
Residential - Pool	2	2	4	3	4	1	3	4	3	1	0	0	27
New Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory Structure	0	0	0	0	0	0	0	0	1	1	0	0	2
Demolition	2	2	0	1	1	0	0	0	1	1	0	0	8
Temporary Structure	1	0	1	1	1	1	0	0	1	1	0	0	7
Commercial - New	0	0	0	0	0	0	1	0	0	0	0	0	1
Commercial - Renovation and Upfit	1	3	1	0	2	1	2	1	2	1	0	0	14
Commercial - Sign	0	4	2	0	0	7	0	4	8	3	0	0	28
Permit Totals	40	30	55	28	81	50	32	59	46	28	0	0	449






Avg Review Time (Days)	1.83784	2.92308	2.70909	3.76	8.113924	5.02	2.25	3.758621	2.586957	3.285714	#DIV/0!	#DIV/0!	#DIV/0!
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Permits 2018



Permits Summary

	2014	2015	2016	2017	2018	Permit Total
	186*	335	340	313	448*	1,622
	143	243	284	252	357	Building
	3	8	8	12	7	Demolition
	25	34	29	37	24	Signs
	6	8	2	9	4	Temporary
		4.18	3.48	3.06	3.62	Avg Review (days)

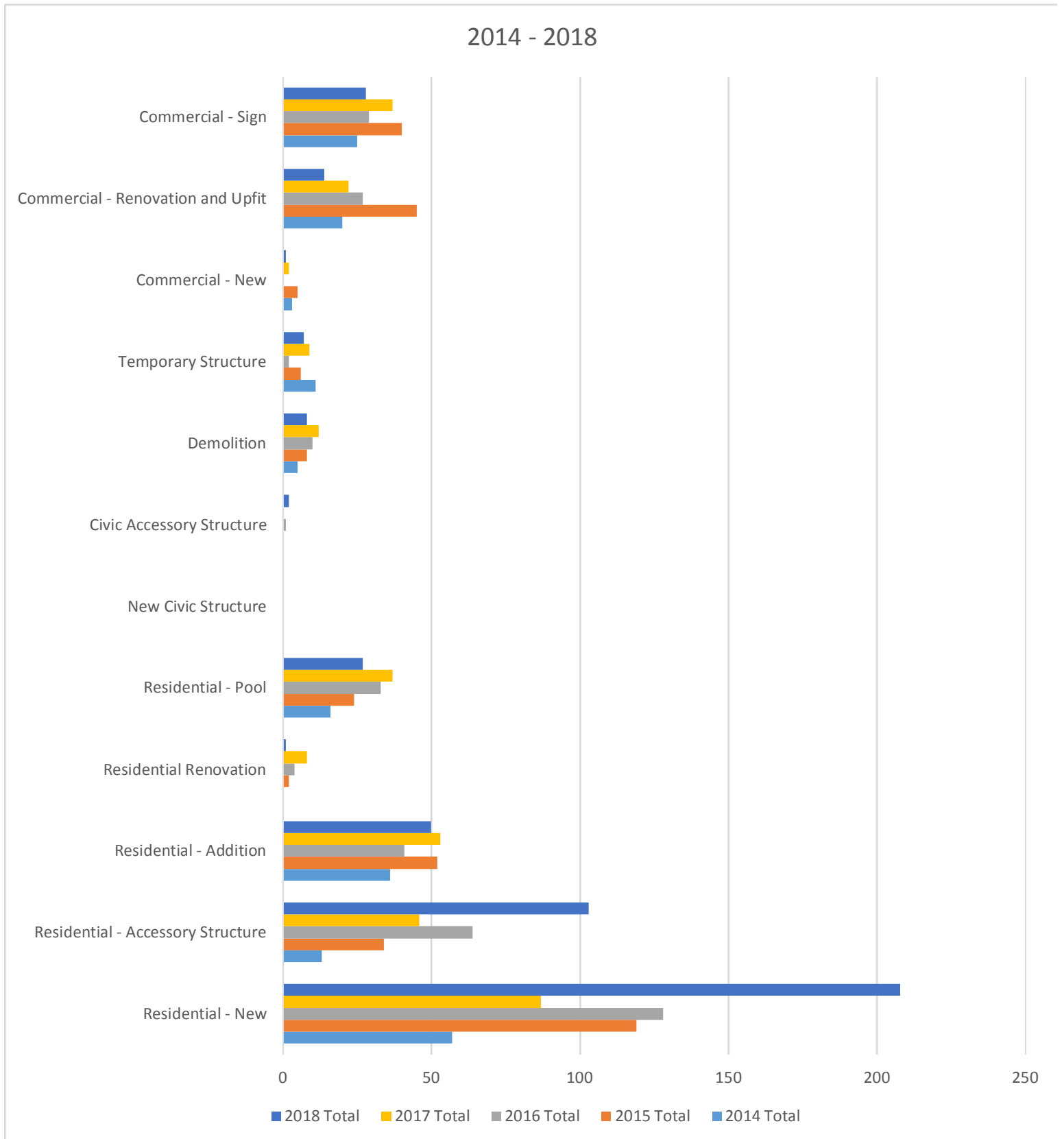
Permit Types

Permit Type	2014 Total	2015 Total	2016 Total	2017 Total	2018 Total
Residential - New	57	119	128	87	208
Residential - Accessory Structure	13	34	64	46	103
Residential - Addition	36	52	41	53	50
Residential Renovation	0	2	4	8	1
Residential - Pool	16	24	33	37	27
New Civic Structure	0	0	0	0	0
Civic Accessory Structure	0	0	1	0	2
Demolition	5	8	10	12	8
Temporary Structure	11	6	2	9	7
Commercial - New	3	5	0	2	1
Commercial - Renovation and Upfit	20	45	27	22	14
Commercial - Sign	25	40	29	37	28
Permit Totals	186	335	339	313	449

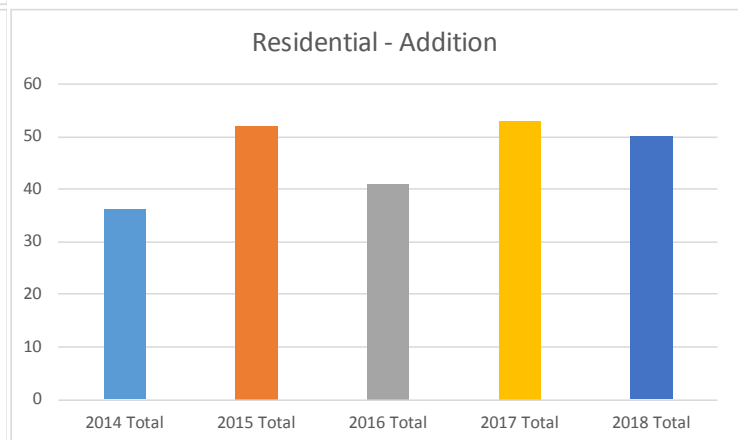
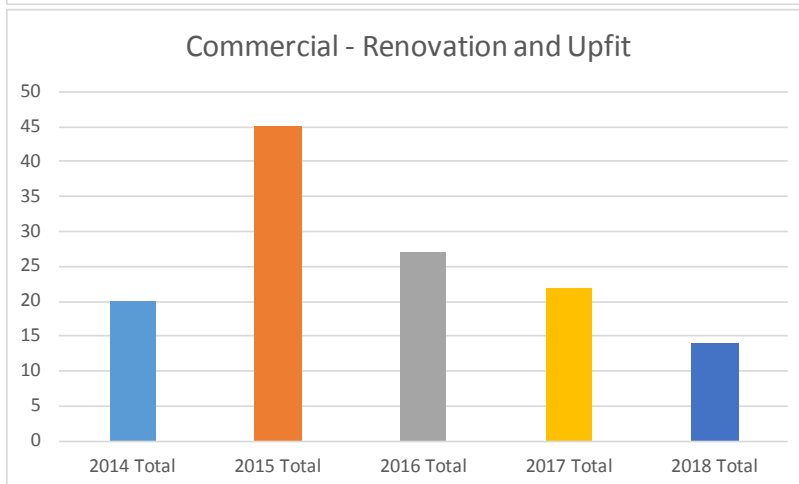
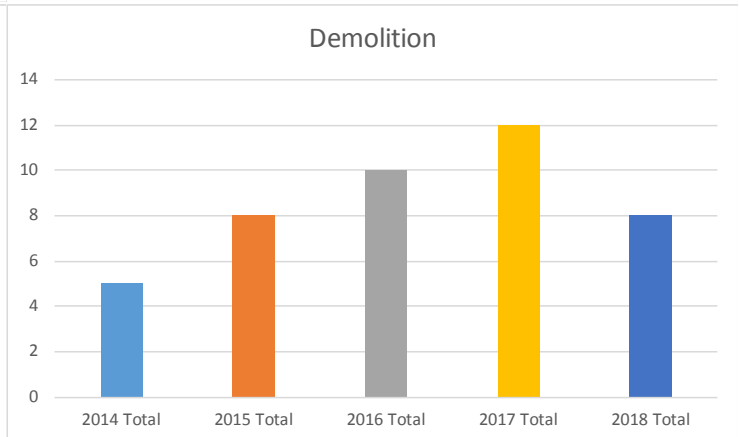
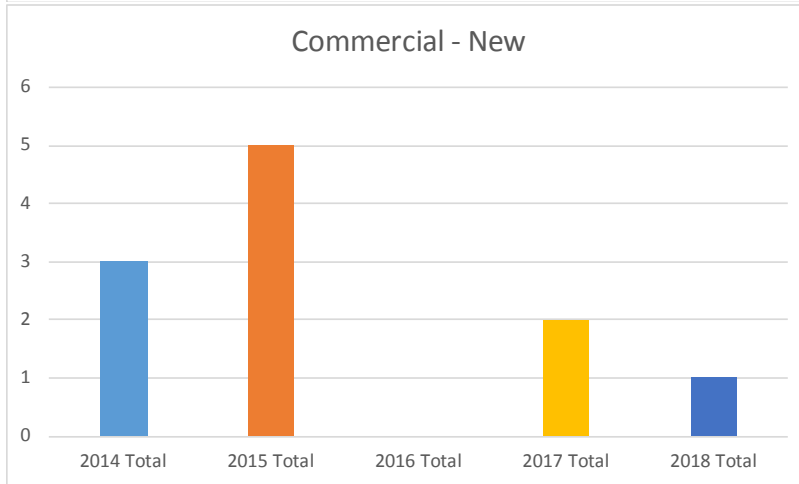
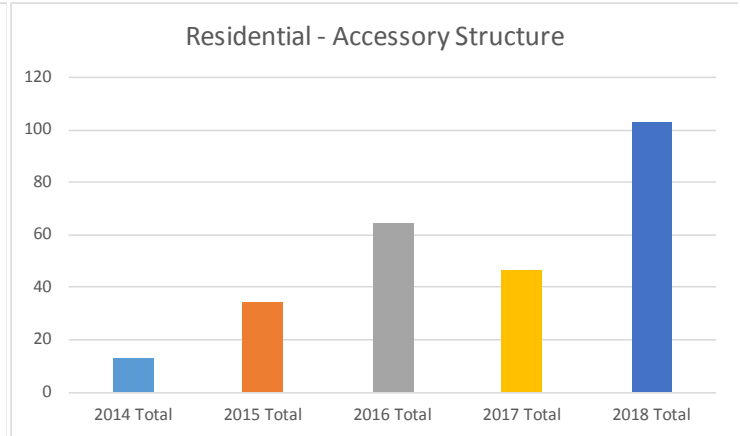
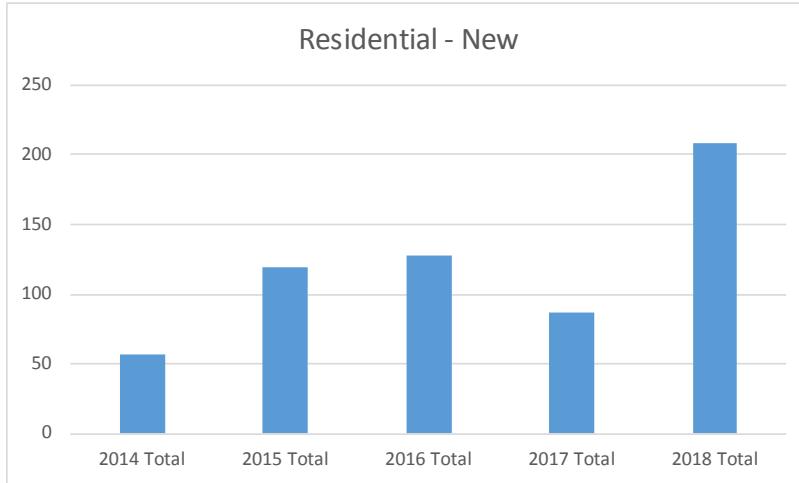
Avg Review Time (Days)	4.18	3.48	3.06	3.62
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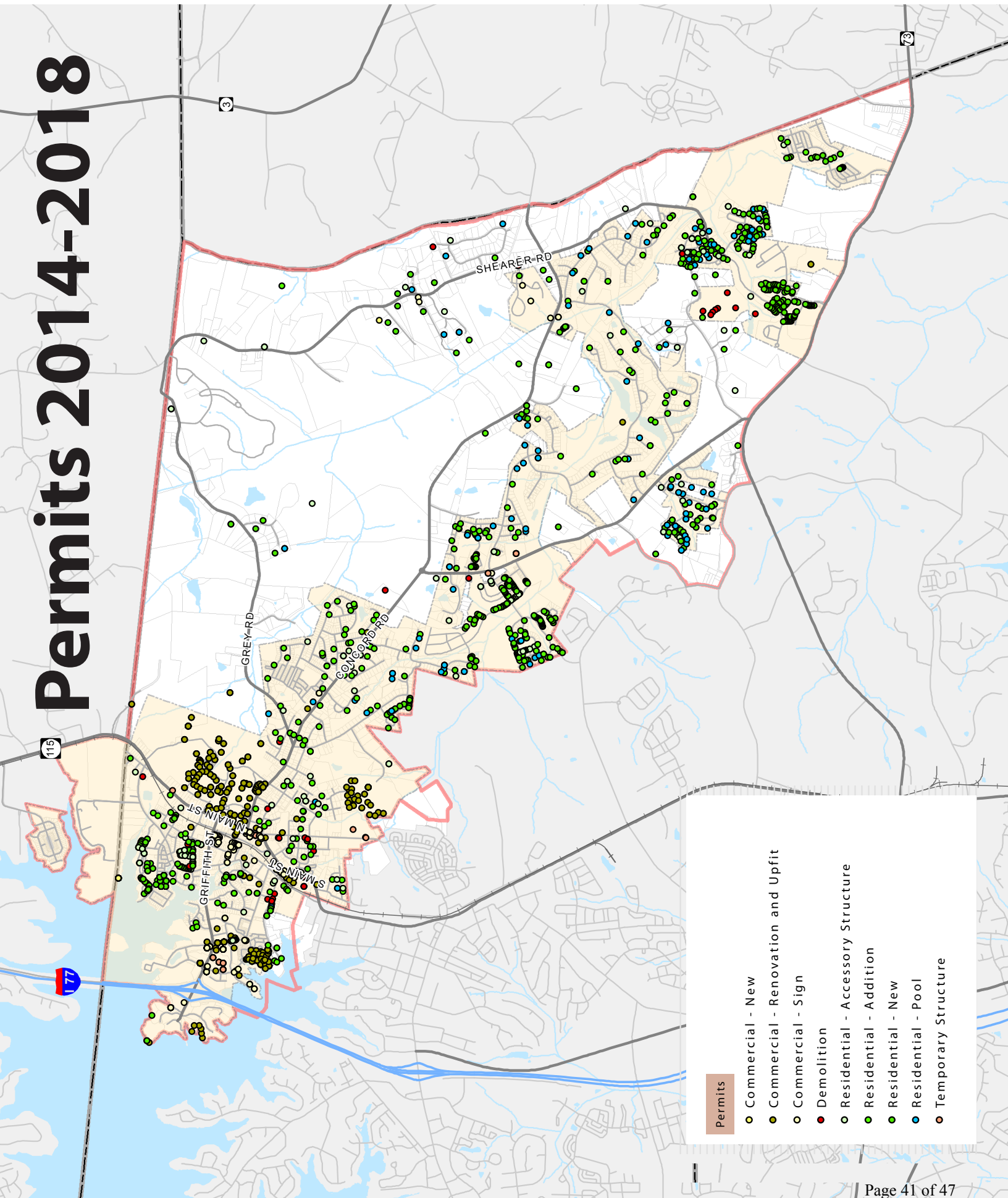
Permit Types



Permit Types

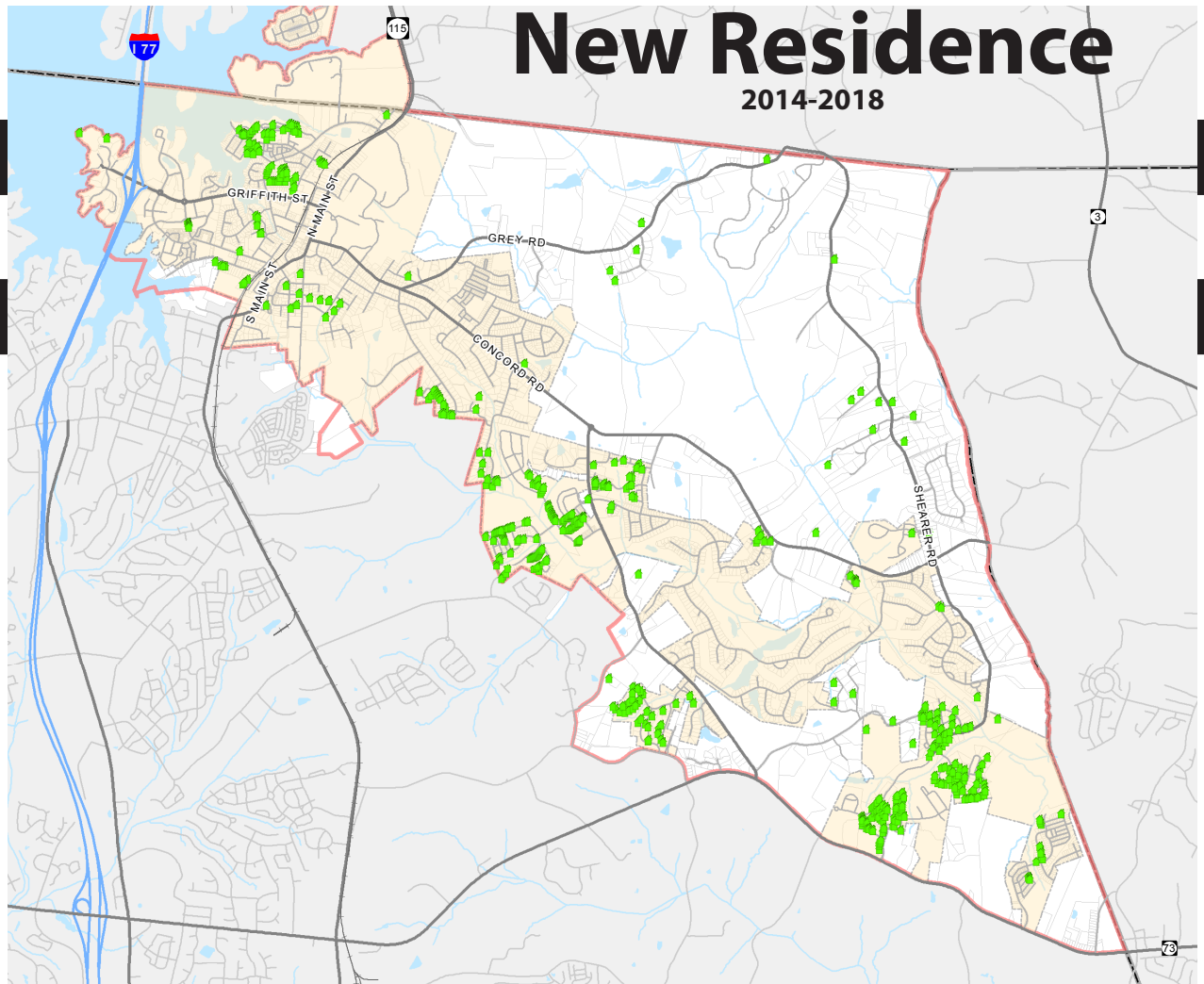


Permits 2014-2018



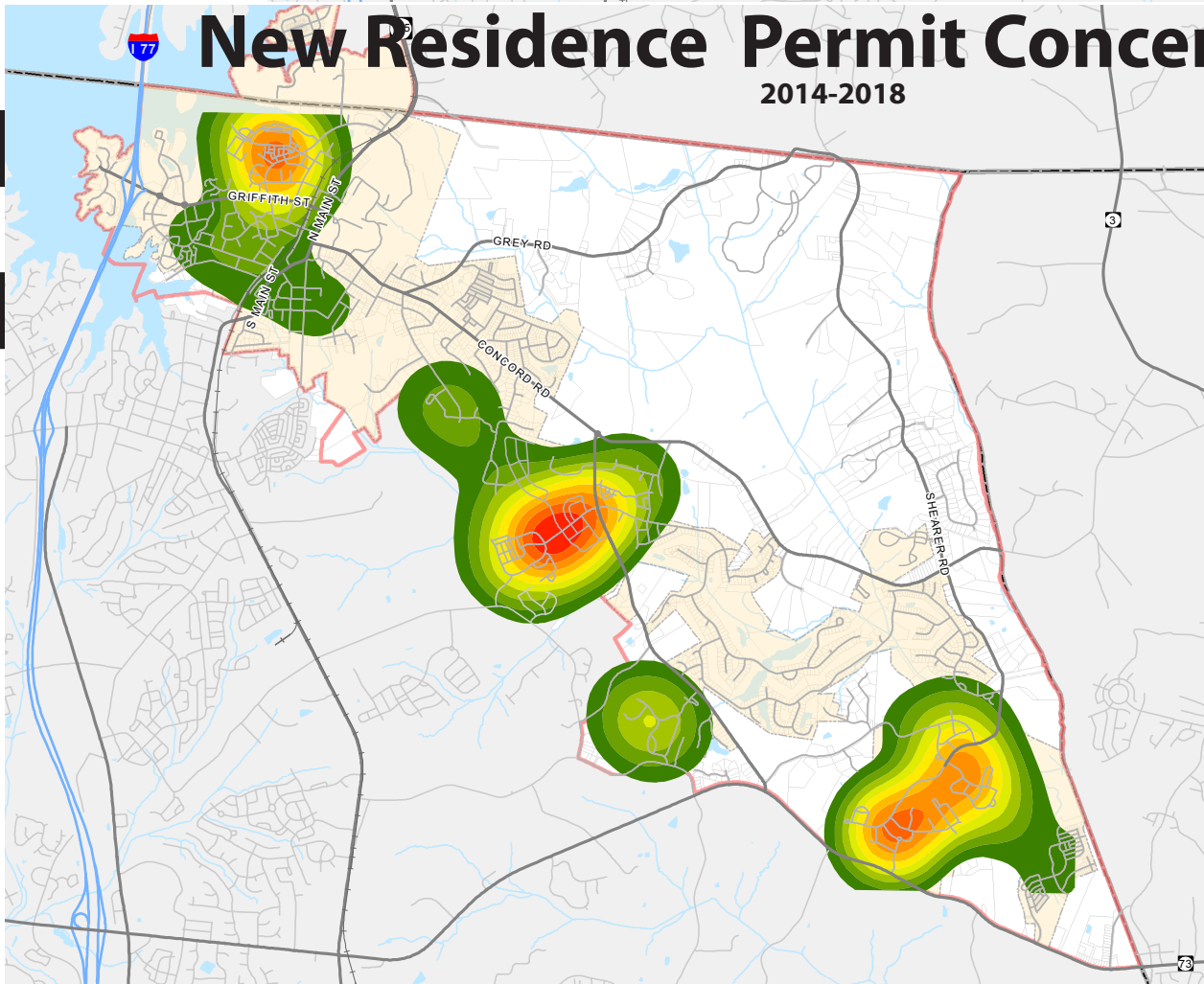
New Residence

2014-2018



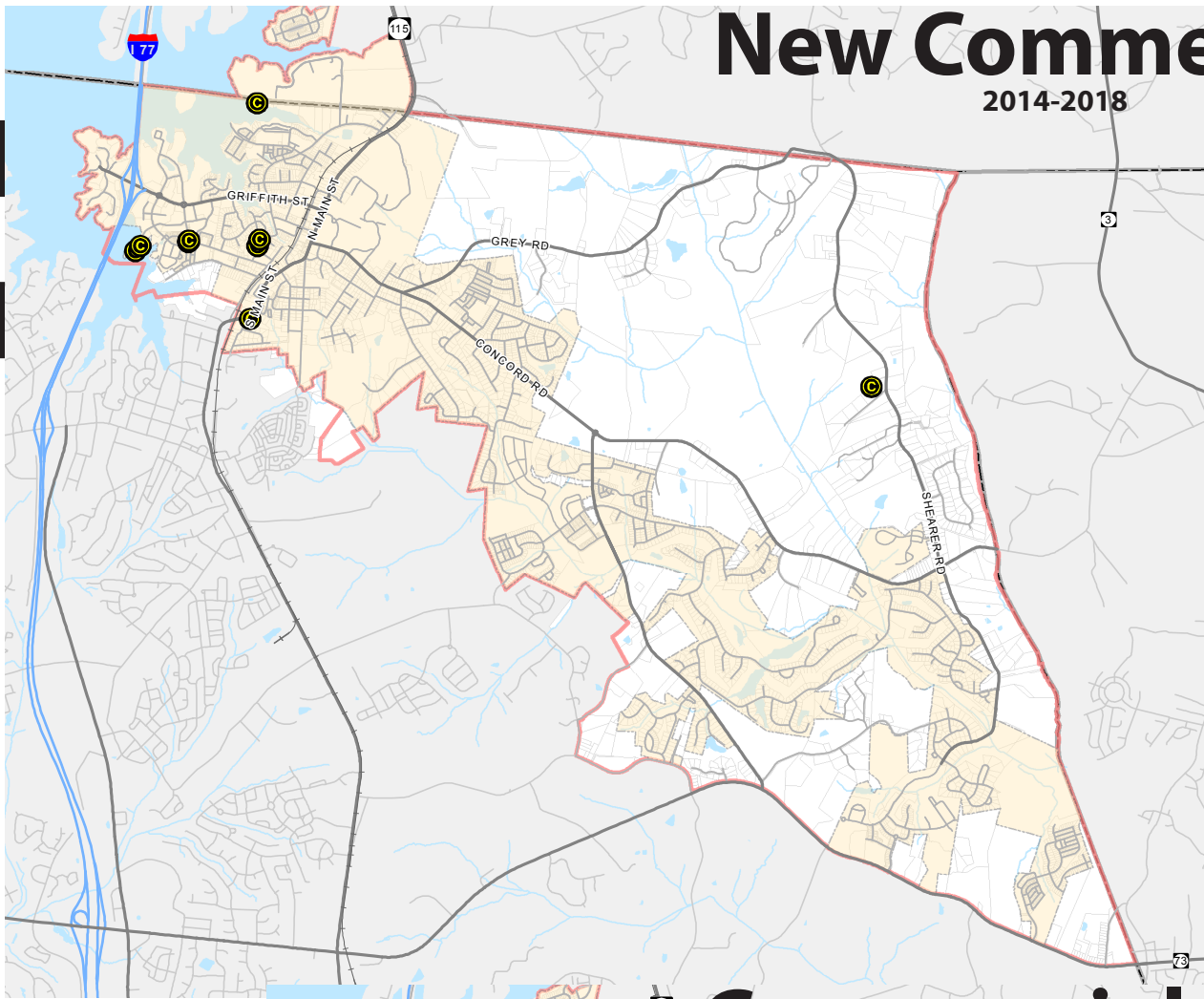
New Residence Permit Concentration

2014-2018



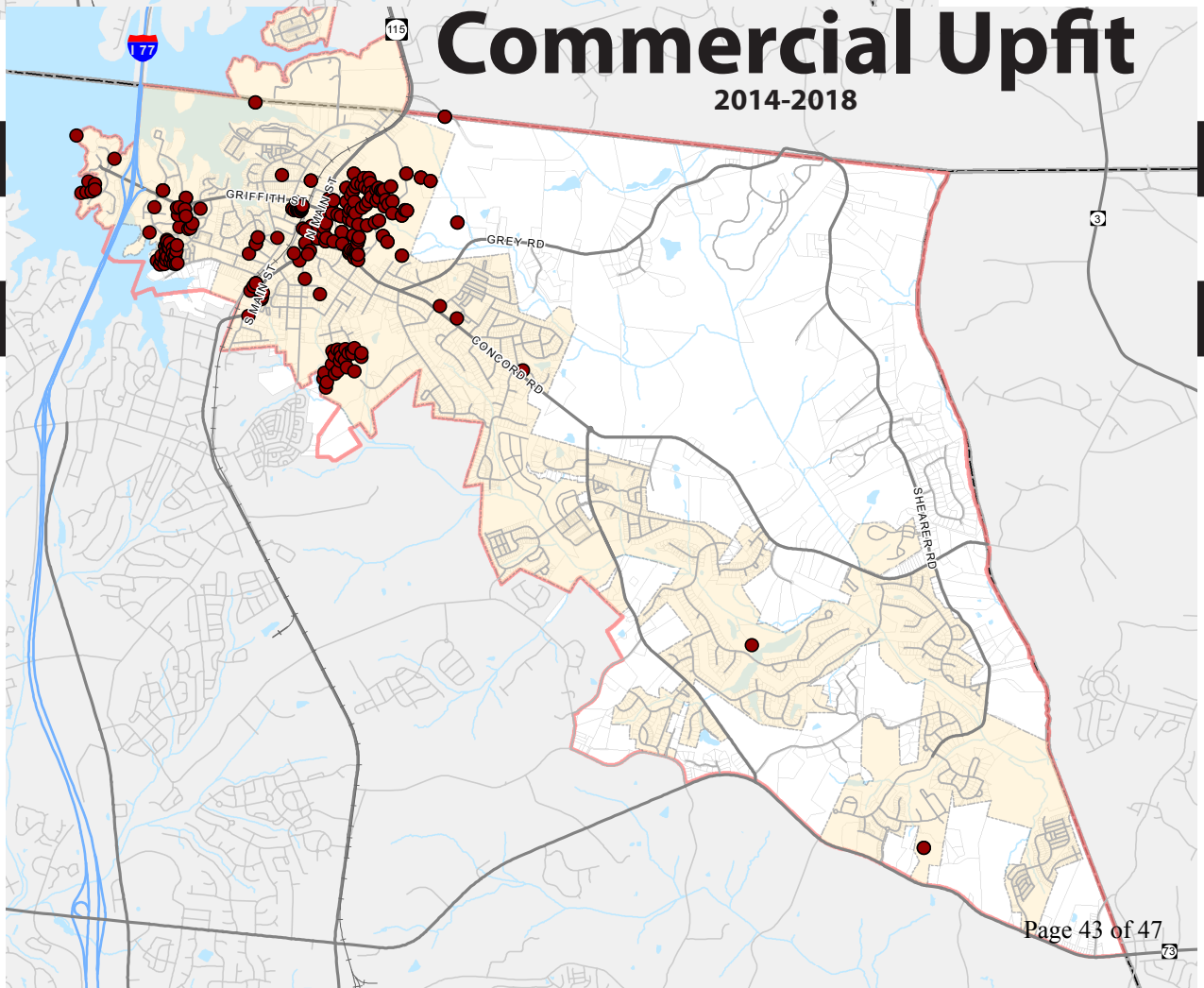
New Commercial

2014-2018



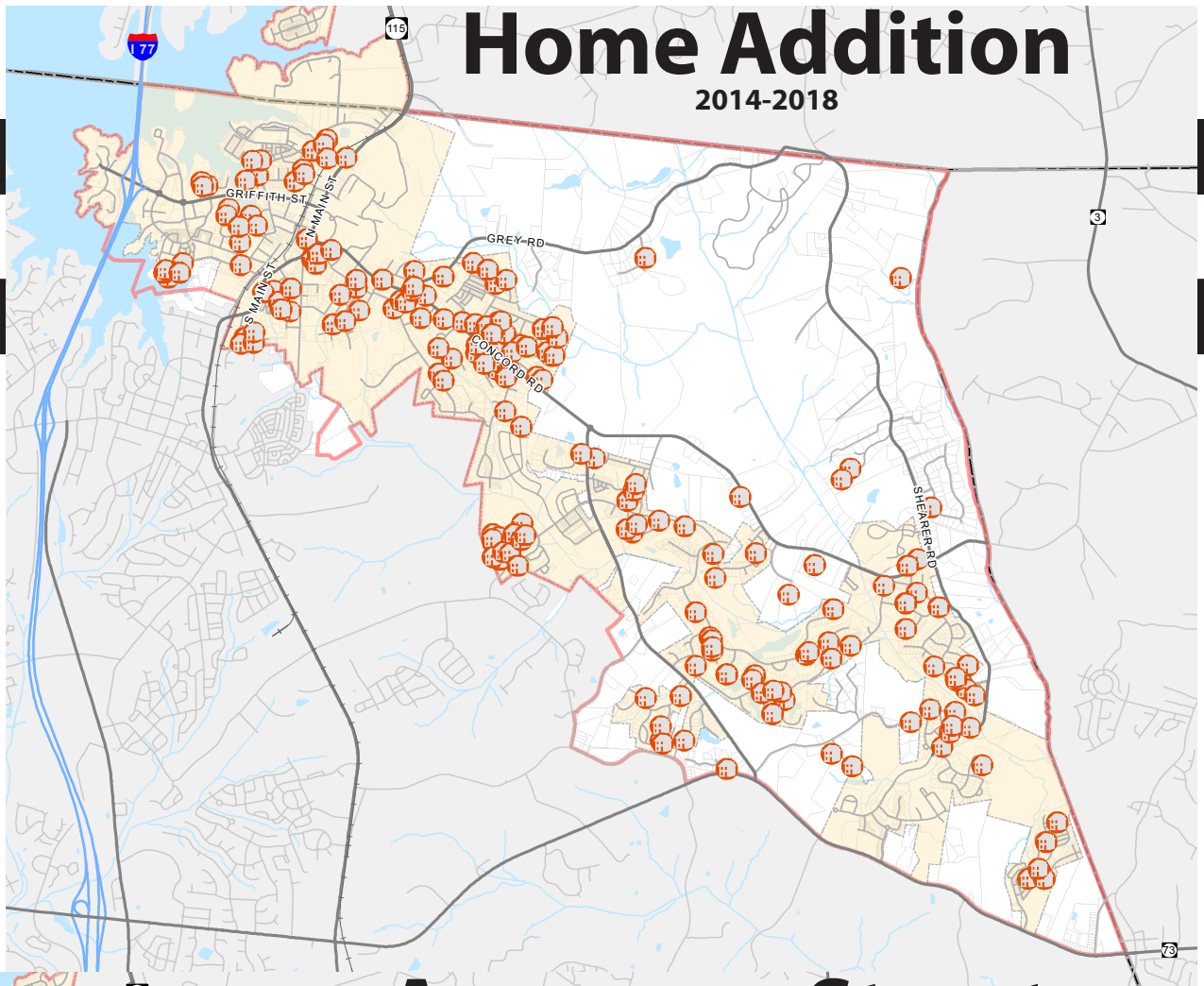
Commercial Upfit

2014-2018



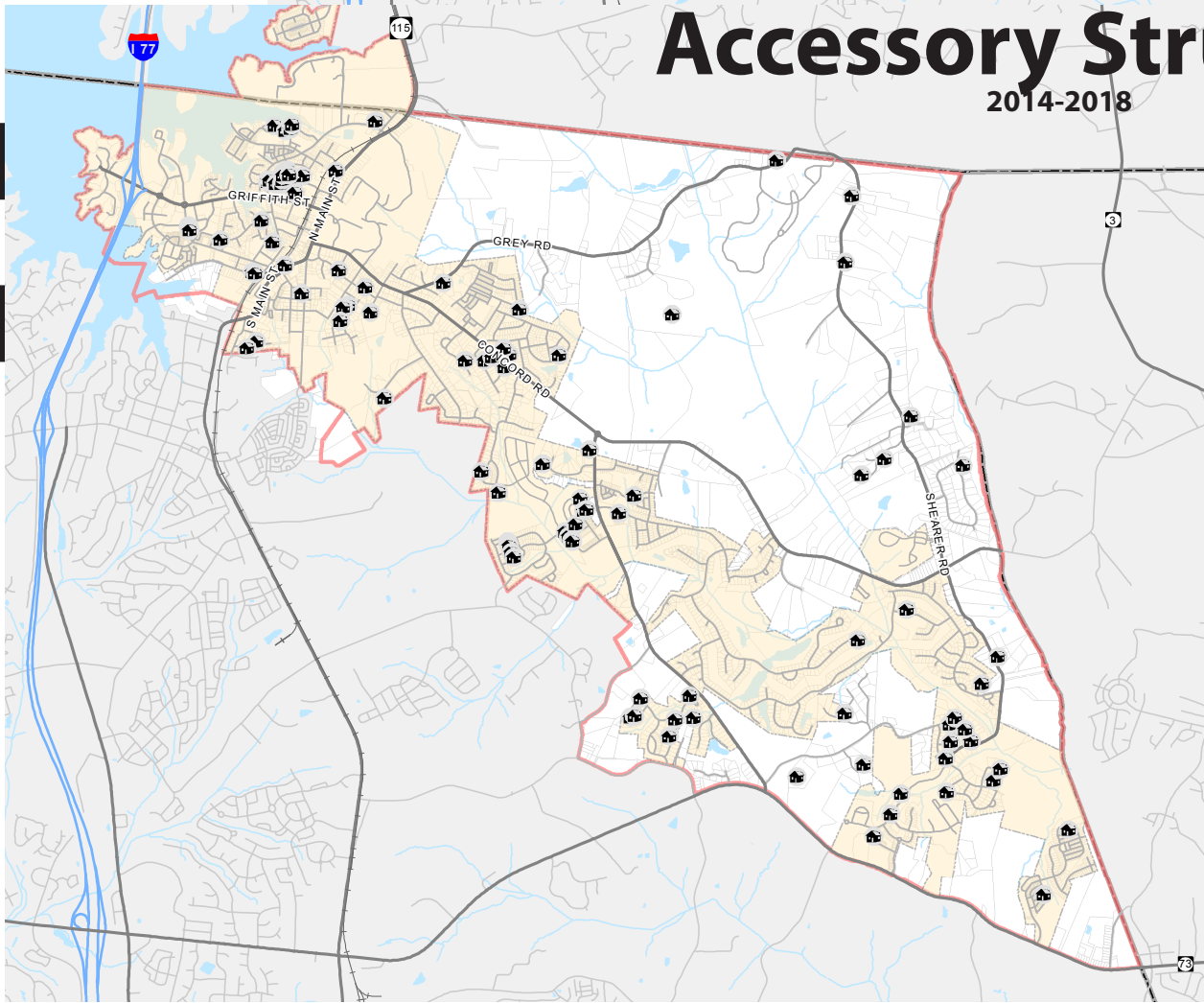
Home Addition

2014-2018



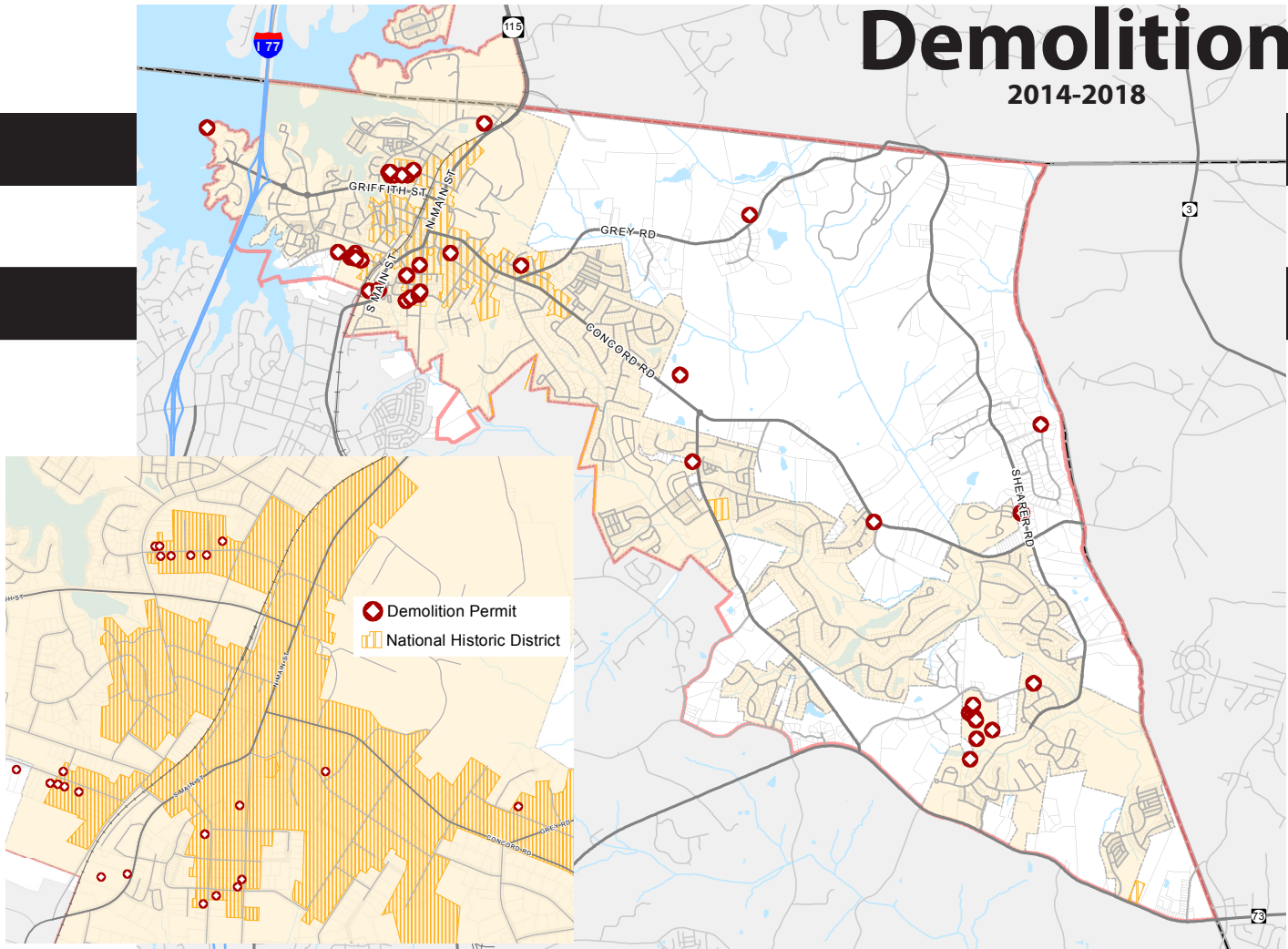
Accessory Structure

2014-2018



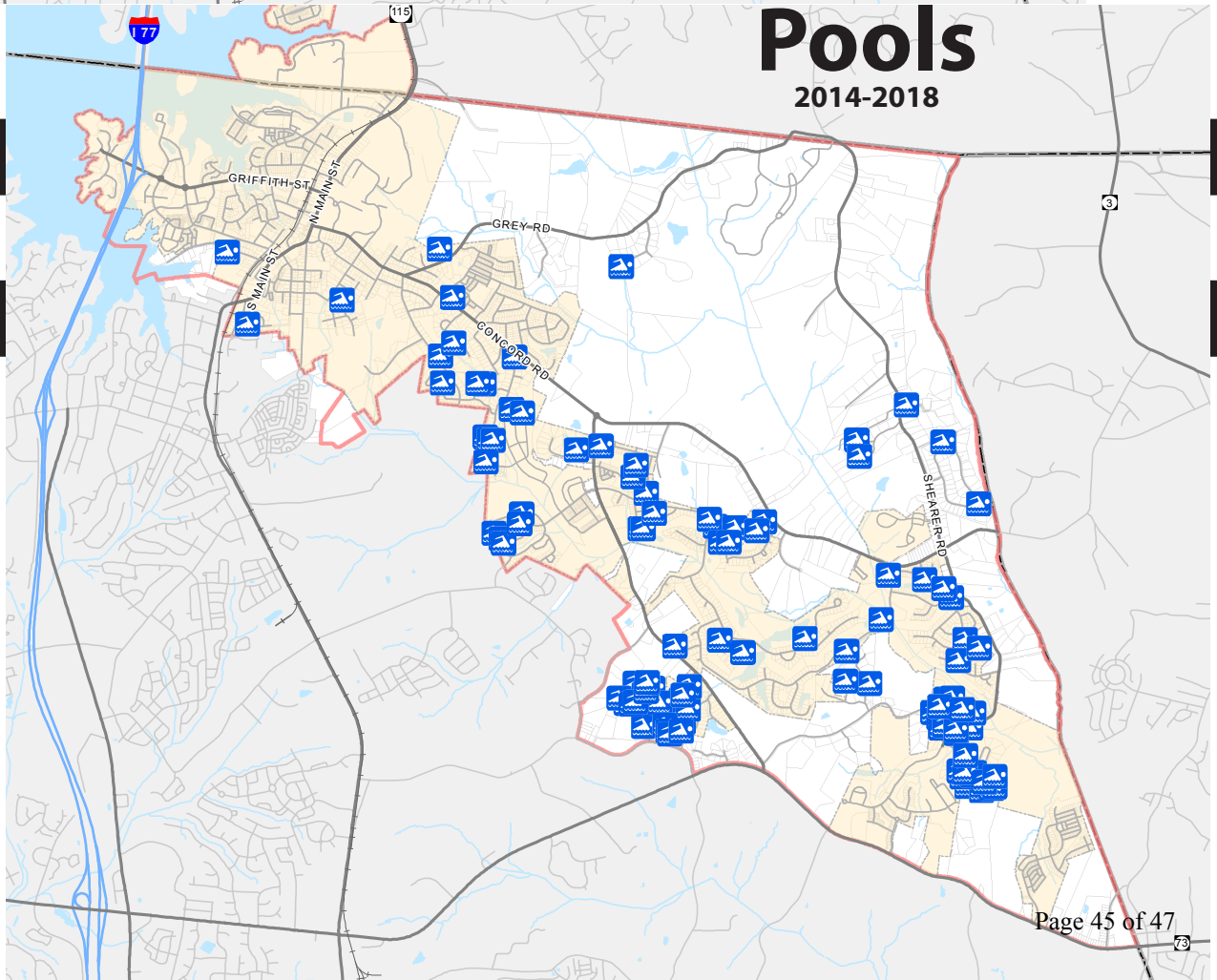
Demolition

2014-2018



Pools

2014-2018



Residential Permit Const.

2014-2017 Average Construction Cost

One Family Detached	\$249,872
One Family Attached / Townhouse	\$263,068
Two Family / Duplex	\$93,404

2014-2017 Average Home Size

One Family Detached	4,539 sq ft
One Family Attached/ Townhouse	2,970 sq ft
Two Family / Duplex	897 sq ft

Average (2014-2017)
Residential Type:
Single Family Detached
83%

*Data collected from the Town of Davidson and Mecklenburg County

Permit Data Fields

Current data fields being collected
by the Town.

Fields

Date Received

Date Approved

Business Days to Process

Paid

Permit Type

Street #

Project Street Address

Tax Parcel ID

Neighborhood

Contact: First Name

Contact: Last Name

Contact Phone

Contact Email

Total Contruction Costs

Project Type

Project Description

Classification

Heated: Area (sq ft)

Un-Heated: Area (sq ft)

Deck: Area (Sq Ft)

Status

CO Date

Notes

Contact Method

Reviewer

Scanned Permit Location