



**TOWN OF DAVIDSON
PLANNING BOARD
Board Room
Davidson Town Hall
November 26, 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) October 29, 2018 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
 - (a) Mayes Hall Master Plan Update
- VII. NEW BUSINESS**
 - (a) DPO 9 Text Amendments Overview
- VIII. OTHER ITEMS**
- IX. PLANNING STAFF REPORT**
- X. B.O.C. LIAISON SELECTION**
- XI. ADJOURNMENT**



Agenda Title: October 29, 2018 Minutes

Summary: Planning Board members will review and consider approval of the October 29, 2018 Minutes.

ATTACHMENTS:

Description	Upload Date	Type
❏ October 29, 2018 Minutes	11/19/2018	Exhibit

MEETING MINUTES

Planning Board
Town of Davidson, NC
October 29th, 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: 6:02 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; John Swope; Michael Flake
- **Absent Board Members:** Lindsey Williams; Bob Miller
- **Town Representatives:** Travis Johnson, Lindsay Laird, Trey Akers, Cindy Reid

III. CHANGES TO THE AGENDA: None

IV. REVIEW/APPROVAL OF THE MINUTES

a. Approval of Minutes from September 24th, 2018

- Motion to Approve: Ellen Donaldson
- Second: Shawn Copeland
- Vote: 8-0 (Minutes Approved; Williams, Miller Absent)

V. B.O.C. LIASION REPORT:

- a. Board of Adjustment/North Harbor Update:** Matt Dellinger recapped his 10/30/18 discussion with the Board of Commissioners in which he relayed the Planning Board's discussion notes and conclusions regarding the appointment of Board of Adjustment members and the North Harbor Conditional Map Amendment request.

VI. OLD BUSINESS:

- a. Mobility Plan Update:** Planner Travis Johnson provided an update on the Mobility Plan, noting that the draft plan is expected to be completed soon.
- b. Comprehensive Plan Update:** Planner Trey Akers provided an overview of the public engagement process, including the new website www.WhatsNextDavidson.com. He described outreach events in which staff had recently participated as well as upcoming events that staff would attend in order to get the word out about the Planning Principles survey.
- c. Mayes Hall Master Plan Update:** Planner Trey Akers noted that a revised Preliminary Sketch Plan had been received but not yet reviewed by staff. He indicated that the revised plan had shifted development away from a stream buffer on the project's eastern side but that staff were not yet sure of the implications of this decision since buildings had been relocated to other site areas. He also noted that the Transportation Impact Analysis had been received and would be reviewed soon.

VII. NEW BUSINESS: N/A

VIII. OTHER ITEMS:

- John Swope raised the issue of water quality and noted that Lake Norman, Lake Cornelius, and Lake Davidson are treated as the same body of water but they function very differently – and how the perception of Lake Cornelius and Lake Davidson having impaired water quality is potentially harmful to the town. Members working to understand the water quality situation in Lake Cornelius and Lake Davidson as part of continuing work on the Davidson Planning Ordinance Section 17 Watershed regulations shared information regarding the current state of water quality in these lakes and where efforts to study the issue with Mecklenburg County, Davidson College, and other jurisdictions were headed. Members pondered at what point state authorities get involved in regulating impaired water sources, and the importance of improved interjurisdictional cooperation was noted.

IX. PLANNING STAFF REPORT

- Planner Trey Akers provided a brief update on commissioner-directed efforts underway to revise Davidson Planning Ordinance Section 9, which deals with trees and landscaping. And Town Attorney Cindy Reid provided a brief update on work to improve the town’s regulatory treatment of small cell wireless facilities in response to recent court cases requiring municipalities to amend their regulations.
- Member Ellen Donaldson asked about Planning Board members voting remotely; Matt Dellinger confirmed that board’s rules of procedure already allow this action as long as a physical quorum is present.
- Planner Travis Johnson announced that an open house for the North-South Parkway transportation project would be provided the following evening (10/30/18) at Hopewell Baptist Church. The purpose of the meeting is to share information about the project and collect resident feedback. He noted that the project concept has been around for a long time but that the current discussion represents the first cross-jurisdictional effort to envision this corridor.

X. PERMIT ACTIVITY REPORT

- a. **Quarterly Permit Report:** Planner Travis Johnson gave an overview of how permit data is collected and used to inform the quarterly report. He posed the following questions: What is the goal of collecting this information? Do all the fields required to be completed in a permit make sense and get us the information we need? If not, should we be tracking additional information such as the location of affordable housing units? Members/staff made the following comments:
 - John Swope stated that it would be nice to know how much affordable housing we have in town as well as how much is planned. Cindy Reid noted that this information is available, and Shawn Copeland added that the 2017 affordable housing report features Davidson-specific data.
 - Kelly Ross wondered whether the town has data on how big existing houses are and whether that is changing over time. Travis Johnson said it may be possible to research this, but he cautioned that a lot of historic data does not exist and is not complete, adding that a lot of caveats would accompany an attempt to study this topic. Members noted that the impending completion of River Run Phase 5 (which features large homes) and the beginning

of West Branch and Davidson East would bring home sizes and prices down from the recent high average.

- Mike Minett asked whether it would be helpful to look at the height of commercial construction projects. Trey Akers asked if it makes sense to continue classifying work undertaken at the college as “commercial permits.” Ellen Donaldson suggested that we could call it “Educational” and thereby capture any work at all schools.
- Matt Dellinger asked if it would be helpful to know if total or partial demolitions are being performed throughout our jurisdiction, since the report indicated a lot of demolition permits in areas where homes weren’t being torn down/replaced.

XI. B.O.C. LIASION SELECTION: N/A

XII. ADJOURNMENT: 7:10 pm

- Motion to Adjourn: Shawn Copeland
Second: Mike Minett

APPROVAL OF MEETING MINUTES

Signature/Date
Matt Dellinger
Planning Board Chair



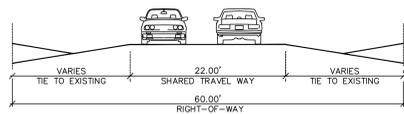
Agenda Title: Mayes Hall Master Plan Update

Summary: Planner Trey Akers will provide an update regarding the Mayes Hall Master Plan proposal.

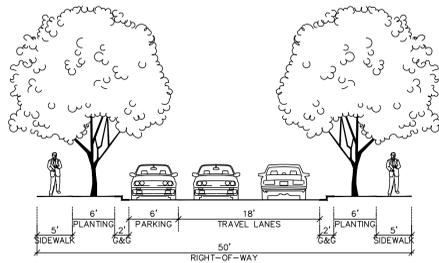
ATTACHMENTS:

Description	Upload Date	Type
☐ Mayes Hall Master Plan	11/19/2018	Exhibit

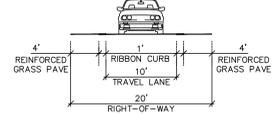
MAYES ROAD



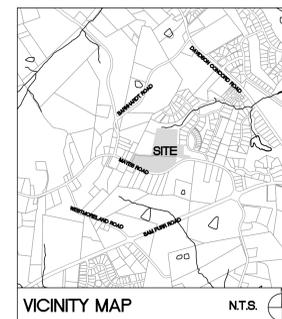
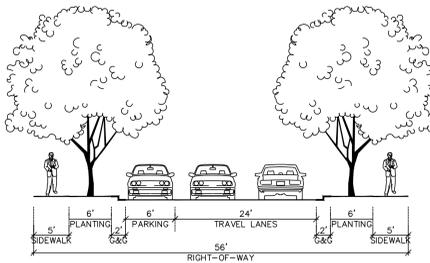
NEIGHBORHOOD YIELD



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



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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

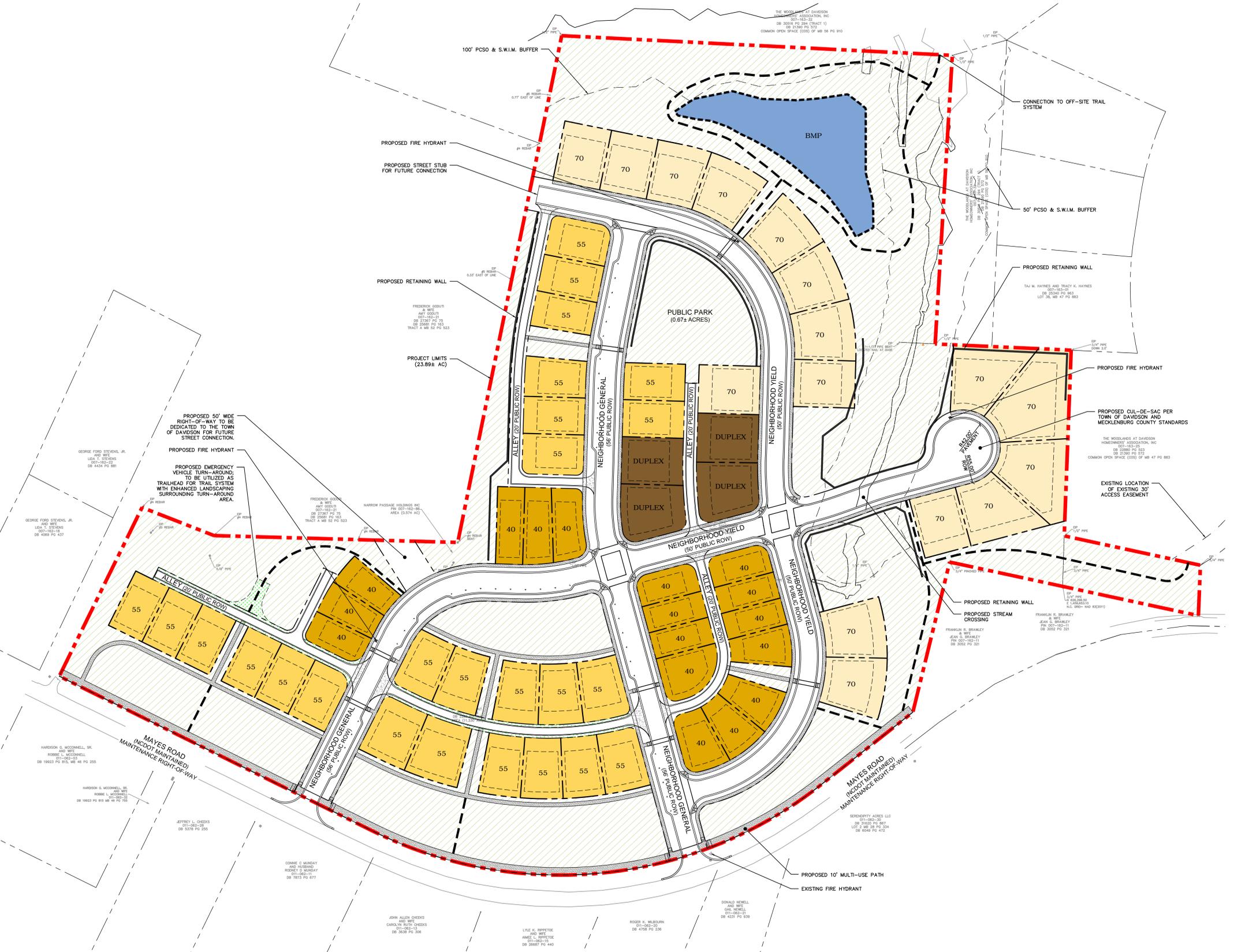
07/10/18 - TOD & LUESA COMMENTS
 10/17/18 - TOD & LUESA COMMENTS

LEGEND

- PROPOSED SIDEWALK
-
- OPEN SPACE
- STALITE 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: 16 (25.8%)
 25 (40.3%)
 17 (27.4%)
 4 (6.5%)
 TOTAL LOTS: 62
 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



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. 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.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

MP-03

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Agenda Title: DPO 9 Text Amendments Overview

Summary: Planner Trey Akers will provide a brief presentation and update on commissioner-directed efforts underway to revise Davidson Planning Ordinance Section 9, which deals with trees and landscaping.

ATTACHMENTS:

Description	Upload Date	Type
☐ DPO 9 Text Amendments Overview	11/19/2018	Presentation

TEXT AMENDMENTS UPDATE

DPO 9 TREE PRESERVATION, LANDSCAPING, & SCREENING

PURPOSE

Healthy, Mature Canopy

Improve/Calibrate Standards

Preserve, Protect, Enhance

Enduring Compliance

HIGH LEVEL TOPICS

- Arborist Involvement
- Tree Fund
- Landscape Bonds/Warranty
- Canopy Preservation & Establishment
- Permitting/Removal Criteria
- Remediation Provisions

ARBORIST

- **Purpose:**
 - Secure Expertise
 - Involve Early/Throughout
 - Facilitate Best Practices
 - Educate Landowners/Staff
- **Options:**
 - No Arborist [Current Practice]
 - Town Contracts
 - Shared Resource/Other Towns



TREE FUND*

- **Purpose:**
 - Fund Arborist Involvement
 - Provide Grants to Support Organizations/Initiatives
- **Options:**
 - No Fund [Current Practice]
 - Fully Funded from Day 1 by Town
 - Initial Funding from Town, then Dev. Projects
 - Initial Funding from Dev. Projects [Time to Build Up]

**Requires Initial/Ongoing Revenue*

LANDSCAPE BOND

- **Purpose:**

- Est. Clear Responsibility
- Ensure Execution of Plans
- Provide Enforceable Recourse

- **Options:**

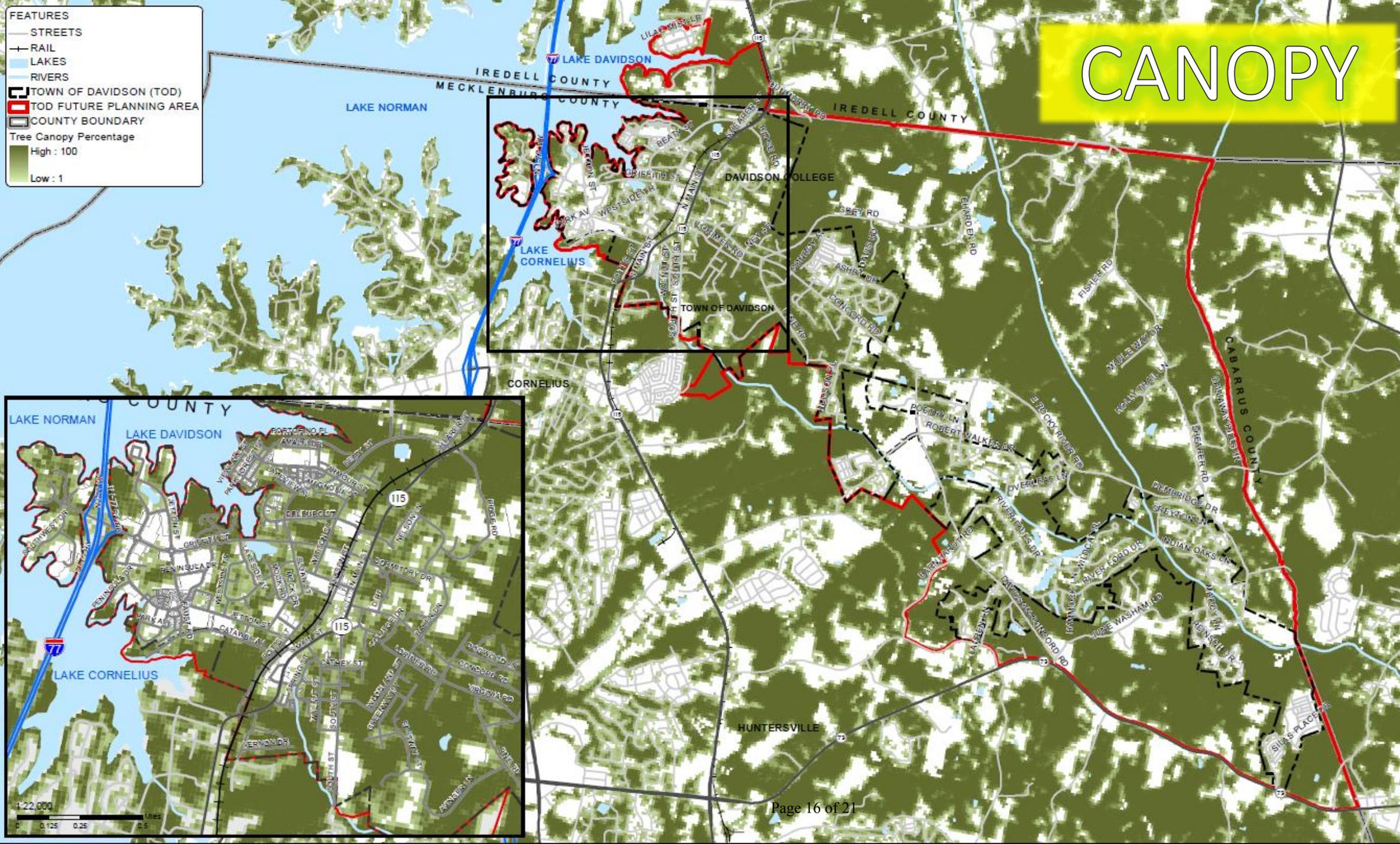
- Enhanced TOD Bonds [125% of Landscape Cost]
- Meck. County Bonds [Current Practice, 80% of Total Cost]

CANOPY

- Canopy Coverage Goal: Data-Driven, Policy-Aligned/Enforced
- Preservation & Establishment:
 - Ex: Rural Landscape with Limited Trees
- Prescriptive & Descriptive Approaches:
 - Prescrip: Case Studies Needed (X Trees/SF)
 - Descrip: Project Level vs. Lot Level [or ROW]
- Preservation: Mature Tree Canopy Min.

CANOOPY

- FEATURES**
- STREETS
 - RAIL
 - LAKES
 - RIVERS
 - TOWN OF DAVIDSON (TOD)
 - TOD FUTURE PLANNING AREA
 - COUNTY BOUNDARY
- Tree Canopy Percentage**
- High : 100
 - Low : 1

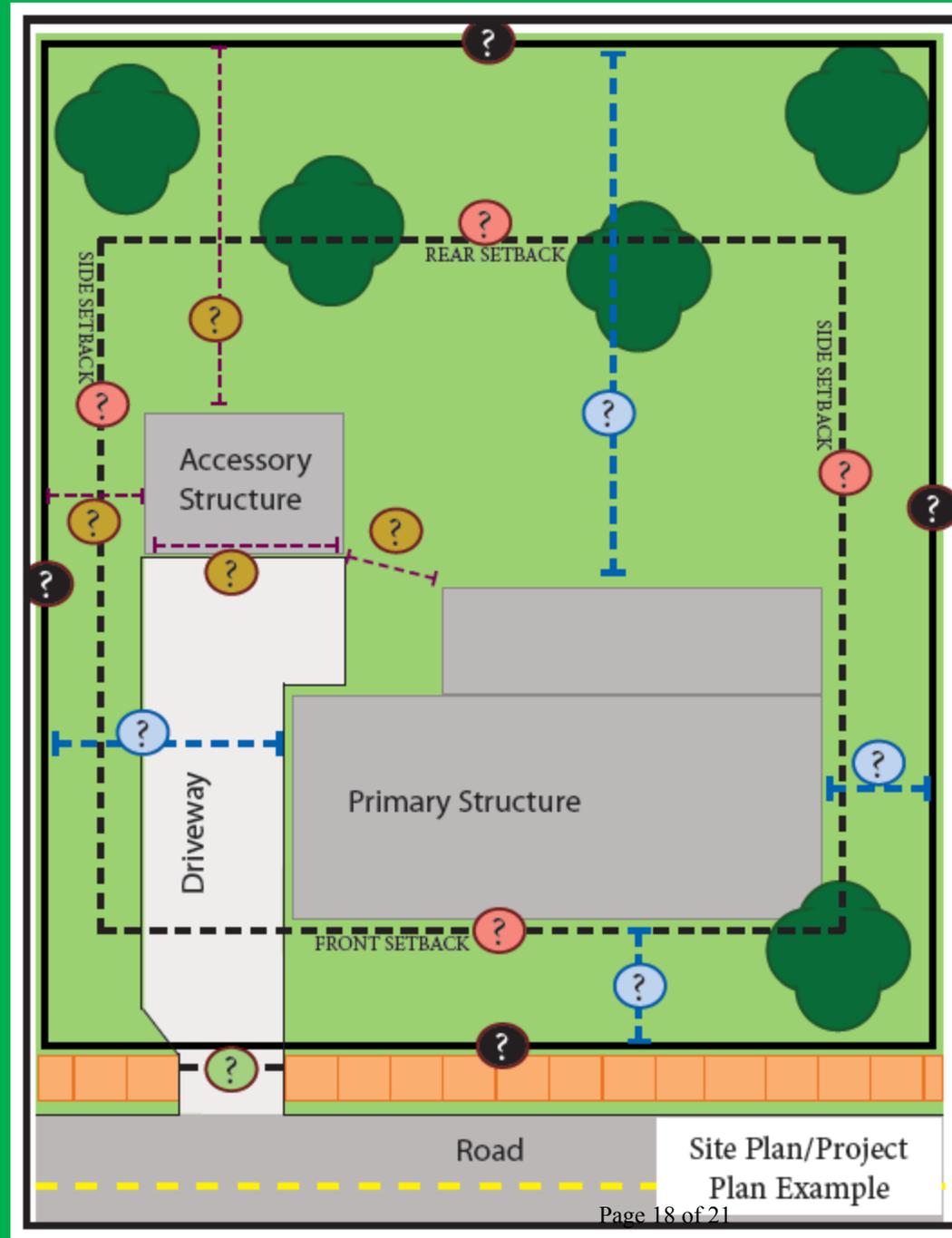


CANOPY – STREET TREES

- Street Trees: Important Specimens/Worth Attention
- Inventory: Underway; Mgt. Potential
- Focus Areas:
 - Public vs. Private
 - Planting Strip



TYPICAL LOT DIAGRAM



* Existing Lot/Not Part of a Master Plan

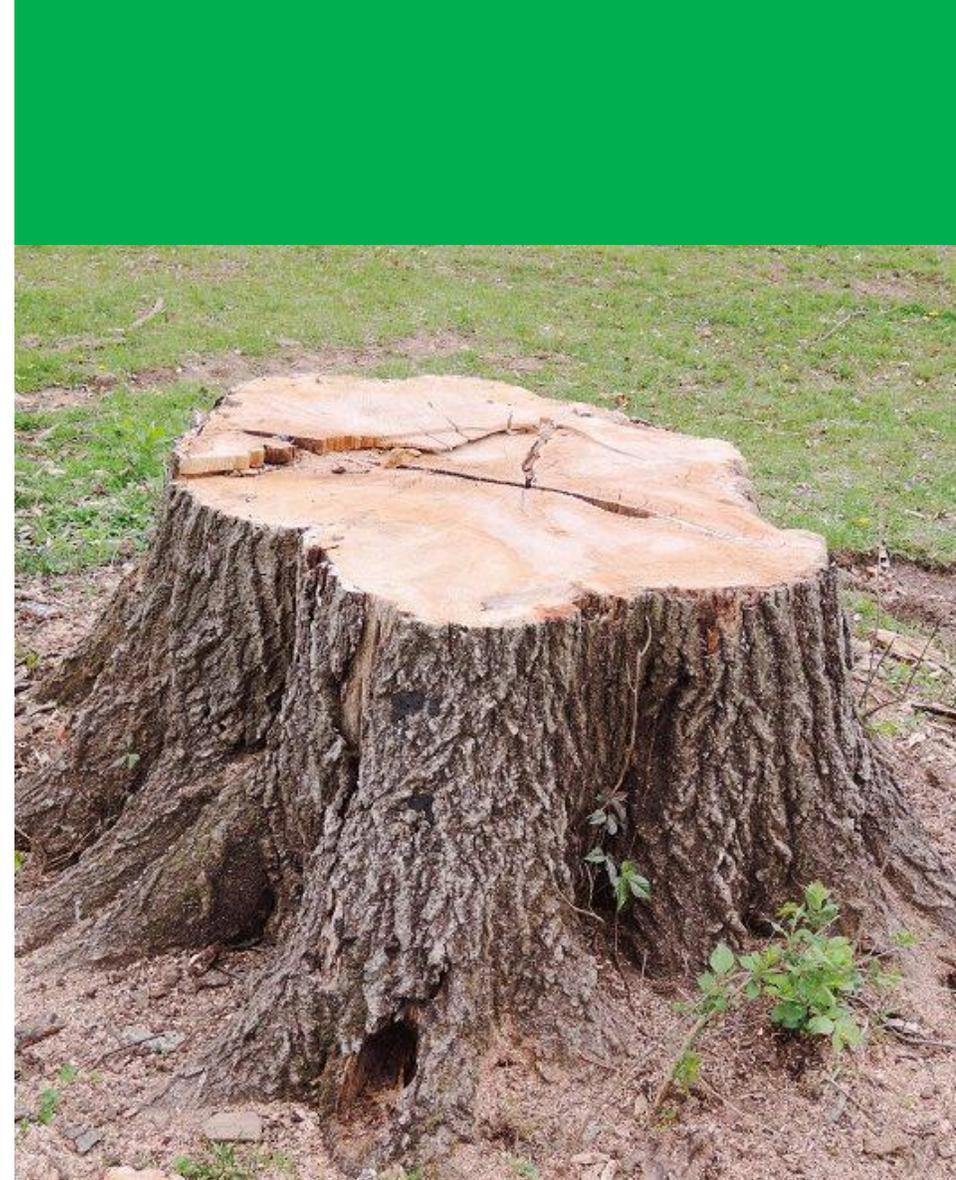
TREE REMOVAL

- **Purpose:**

- Improve Permitting/Arborist
- Qualifying/Non-Qualifying Tree

- **Options:**

- Minimal Review [Current Practice]
- Enhanced Review/Permitting
 - Arborist Consultation Req'd
- Historic District



REMEDIATION

- **Purpose:**

- Master Plans: Maintained as Approved
- Qualifying/Non-Qualifying Tree

- **Options:**

- Flat Fee: \$50 [Current Practice]
- Calibrated Fee: \$XX/DBH + Age
 - » Location Factor: Front/Rear Yard
- Violations: Fee/Replacement
 - » [Link to Tree Fund](#) [Not Schools]

NEXT STEPS

Continued Research
Sustained PBOC Engagement
Planning/Livability Board Review
Additional Modifications
Public Hearing
Planning Board Recommendation
BOC Consideration of Approval