



**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS
2nd Tuesday Work Session
Town Hall Board Room - 216 S. Main Street
March 12, 2019**

I. CALL TO ORDER

II. ANNOUNCEMENTS

- (a) **Proclamation - Arbor Day**

III. CHANGES TO AGENDA

IV. PRESENTATIONS

- (a) **Mecklenburg & Iredell Counties Revaluation Update
Finance Director Pieter Swart and Ken Joyner, Director,
Mecklenburg County Assessor's Office**
Summary: North Carolina law requires the revaluation of a real property at least every 8 years. Both Iredell and Mecklenburg County are revaluing all parcels in 2019 (effective for FY2020 tax bills). The preliminary results of the revaluation will be presented.

V. DISCUSSION - Items for discussion are typically when the board will engage on a topic and no vote is planned.

- (a) **Park at Beaty Task Force Final Recommendation
Task Force Officers Denise Beall and Dave Cable**
Summary: Since the November 6, 2018 update to the Board of Commissioners, the Park at Beaty Task Force has received a boundary and topological survey of the property and a technical, environmental, and financial analysis to determine the costs and benefits of improving versus removing the dam. Throughout the process, the task force has sought extensive public input in a variety of ways, including citizen forums, online surveys, and booths at local special events. The Task Force will present recommendations to the Board.
- (b) **Davidson Landing Parking Lot Conditional Planning Area
Map Amendment
Planning Director Jason Burdette**
Summary: The applicant proposes to re-designate approximately

5.7 acres located in Davidson Landing from Special Use to Conditional Planning Area. These properties (Parcel IDs: 00118857, 00118856, & 00118855) are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct a parking lot on the above referenced parcels. This proposal differs from the plans and specifications submitted with the original Special Use Permit for this area.

(c) **Davidson Bay Phase 2 Master Plan Amendment Update**
Planning Director Jason Burdette and Economic Development Manager Kim Fleming

Summary: Hopper Communities' original proposal from January 2019 depicted 56 townhomes and +/-10,400sf of retail/office. This reduction of residential units and retail/commercial square footage falls outside the administrative approval thresholds based upon original approval numbers: 280 residential units; +/-51,200 sf mixed use. The Board of Commissioners and staff provided feedback. Staff was directed to work with the developer and bring something back to a future work session.

Hopper Communities' revised March submittal includes 56 townhomes, but it also increases the commercial square footage to +/-20,400 sf and includes two quadplex (8 units) buildings. There are also discussions underway between the developer, the affordable housing program manager, and Davidson Housing Coalition (DHC) about the quadplex potential contribution to affordable housing.

(d) **Draft Resolutions for NCDOT Projects U-5907 & U-5873**
Town Manager Jamie Justice

Summary: At the February 26, 2019 board meeting, the mayor and commissioners directed staff to create draft resolutions for Board consideration that provide comments on two mobility projects: U-5907 is the Potts-Sloan-Beaty corridor project and U-5873 is the Highway 115/Davidson Street/Potts Street intersection improvement project in Cornelius. Town staff has prepared two separate resolutions, one for each project. The suggested changes and/or improvements have come from citizen input, commissioner comments, and staff comments.

The town board is asked to review these draft resolutions and make any changes. Staff would request that the board approve the final resolutions at the March 26, 2019 board meeting.

(e) **Tree Ordinance Update**
Planning Director Jason Burdette and Senior Planner Trey Akers

Planning Board Ordinance Committee Member Dave Cable
Summary: Staff and PBOC (Planning Board Ordinance Committee) members will provide an update on the progress on revisions to DPO Section 9: Trees. Discussion will include work completed, remaining work, and next steps.

(f) **Local Historic District Expansion**
Special Projects Manager Dawn Blobaum

Summary: Phase I of the local historic district expansion is complete. We are asking for an appropriation of \$23,750 for Hanbury Consulting to complete Phase II.

(g) **Town of Davidson Strategic Retreat - March 14 & 15**

Town Manager Jamie Justice

Summary: The Town of Davidson Board of Commissioners and management team will be holding a strategic retreat on March 14th and 15th, 2019 in Chapel Hill, North Carolina. The purpose of the strategic retreat is to focus on several priority items from the town board's strategic plan. The areas of focus include public facilities, historic preservation/adaptive reuse, affordable housing/community land trust/community revitalization, and financial planning.

(h) **Consider Approval of Resolutions of Support for Proposed Local Bills**

Town Manager Jamie Justice

Summary: The Town of Davidson Board of Commissioners approved a state legislative agenda that identified the town's priorities including proposed local bills. State Senator Natasha Marcus plans to introduce three local bills as requested by the town board in the state legislative agenda. The three local bills deal with the preservation of heritage trees, the demolition of historic structures, and exempt subdivisions resulting in the loss of historic and affordable structures. Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills.

The town board is asked to review these draft resolutions and consider approval on March 12th so that Senator Marcus can share these resolutions of support with other legislators.

(i) **Miscellaneous/Open Discussion:**

Summary: This is an opportunity for Commissioners to present or discuss any topics not previously listed on the agenda.

VI. SUMMARIZE MEETING ACTION ITEMS

VII. ADJOURN



Agenda Title: Proclamation - Arbor Day

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ Proclamation - Arbor Day	3/8/2019	Backup Material



A PROCLAMATION
The Town of Davidson Arbor Day
March 22, 2019

WHEREAS, the Town of Davidson recognizes the value of trees as a precious natural resource that improves the appearance of our community, increases the value of commercial and residential property, reduces energy costs, moderates air temperature, decreases soil erosion and storm water run-off, provides habitat for wildlife, absorbs air pollutants and produces oxygen; and

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this day, known as Arbor Day, is now celebrated throughout the nation and world; and

WHEREAS, the State of North Carolina has determined that Arbor Day shall be celebrated annually on the first Friday following the fifteenth of March; and

WHEREAS, The Town of Davidson has been a "Tree City" for the past 9 years and earned a Growth Award for 2015 efforts; and

WHEREAS, the Town of Davidson has adopted a tree ordinance and appointed a Livability Board to protect, conserve, maintain, and enhance trees in our community.

NOW, THEREFORE, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina, do hereby proclaim **March 22, 2019** as: *The Town of Davidson Arbor Day 2019* and call upon all citizens of our town to participate in the celebration, ceremonies, and activities on this day we urge all citizens to support efforts to protect our trees and woodlands, and we urge all citizens to plant trees to promote the well-being of our present and future.

Proclaimed this 12th day of March, 2019.

Rusty Knox
Mayor



Agenda Title: **Mecklenburg & Iredell Counties Revaluation Update**
Finance Director Pieter Swart and Ken Joyner, Director, Mecklenburg County Assessor's Office

Summary: North Carolina law requires the revaluation of a real property at least every 8 years. Both Iredell and Mecklenburg County are revaluing all parcels in 2019 (effective for FY2020 tax bills). The preliminary results of the revaluation will be presented.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Agenda Memo - Mecklenburg & Iredell Counties Revaluation Update	3/8/2019	Cover Memo
▣	Presentation - Town of Davidson 2019 Revaluation Summary 03.12.19	3/8/2019	Presentation
▣	Presentation - Mecklenburg County Revaluation 03.12.19	3/8/2019	Presentation



2019 Revaluation Presentation

To: Davidson Board of Commissioners

From: Piet Swart, Finance Director

Date: March 12, 2019

Re: 2019 Revaluation of all real property parcels in Mecklenburg and Iredell Counties

1. OVERVIEW

North Carolina law requires the revaluation of a real property at least every 8 years. Both Iredell and Mecklenburg County are revaluing all parcels in 2019 (effective for FY2020 tax bills). The preliminary results of the revaluation will be presented

2. RELATED TOWN GOALS

The revaluation of property is required by North Carolina law

3. OPTIONS/PROS & CONS

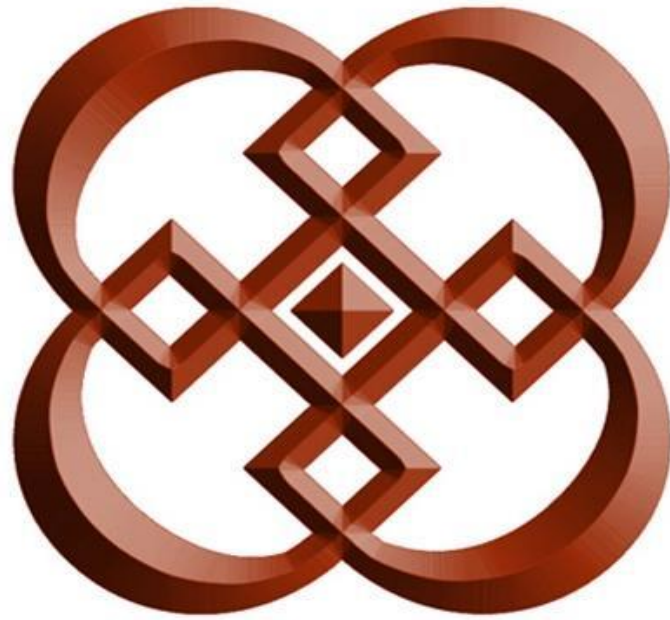
N/A.

4. FYI or RECOMMENDED ACTION

N/A

5. NEXT STEPS

Revenue neutral tax rate will be calculated and presented during the budget process. Preliminary revaluation numbers will be adjusted for appeals.



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

2019 Revaluation Preliminary Results



College Town. Lake Town. *Your Town.*

Preliminary Revaluation Summary
Piet Swart, Finance Director
March 12, 2019

2019 Revaluation

- Required every 8 Years
- Both Iredell and Mecklenburg County have reassessed as of January 1, 2019
- Citizens are encouraged to review property valuation and request a review if you feel it is incorrect
 - Visit meckreval.com for more information



Davidson 2019 Revaluation Summary

Total Ad Valorem Tax Base

	<u>January 1, 2018</u>	<u>January 1, 2019</u>	<u>% Increase</u>
Mecklenburg	\$ 1,922,113,211	\$ 2,545,410,082	32.4%
Iredell	\$ 110,155,000	\$ 118,010,000	7.1%
<hr/>			
Total	<u>\$ 2,032,268,211</u>	<u>\$ 2,663,420,082</u>	31.1%



Davidson (Iredell) 2019 Revaluation Summary

Total Ad Valorem Tax Base Breakout

Iredell Breakout	<u>January 1, 2018</u>	<u>January 1, 2019</u>	<u>% Change</u>
Real Property \$	85,550,000	\$ 96,515,000	12.8%
Motor Vehicles \$	5,700,000	\$ 5,300,000	-7.0%
Personal Property \$	17,700,000	\$ 15,000,000	-15.3%
Public Service Companies \$	1,200,000	\$ 1,190,000	-0.8%
Discoveries, Penalties and Releases \$	5,000	\$ 5,000	0.0%
Total	\$ 110,155,000	\$ 118,010,000	7.1%



College Town. Lake Town. *Your Town.*

Preliminary Revaluation Summary
Piet Swart, Finance Director
March 12, 2019

Davidson (Mecklenburg) 2019 Revaluation Summary

Total Ad Valorem Tax Base Breakout

Mecklenburg Breakout	<u>January 1, 2018</u>	<u>January 1, 2019</u>	<u>% Change</u>
Real Property \$	1,728,354,678	\$ 2,342,719,508	35.5%
Motor Vehicles \$	142,858,971	\$ 148,427,734	3.9%
Personal Property \$	37,697,279	\$ 37,285,135	-1.1%
Public Service Companies \$	13,202,282	\$ 16,977,706	28.6%
	\$ 1,922,113,210	\$ 2,545,410,083	32.4%
Note: 2019 Real Property Assumes 2% Reduction for Appeals			



College Town. Lake Town. Your Town.

Preliminary Revaluation Summary
Piet Swart, Finance Director
March 12, 2019



2019 Revaluation Update

Presented by the
Mecklenburg County Assessor's Office



Progress to Date

- 371,500 Parcels Completed – 100%
- 54% Total Increase
- 43% Residential Average Increase
- 77% Commercial Average Increase



Davidson Progress to Date

- 371,500 Parcels Completed – 100%
- 34% Total Increase
- 33% Residential Average Increase
- 57% Commercial Average Increase
- Residential % 85.67%
- Commercial % 14.33%



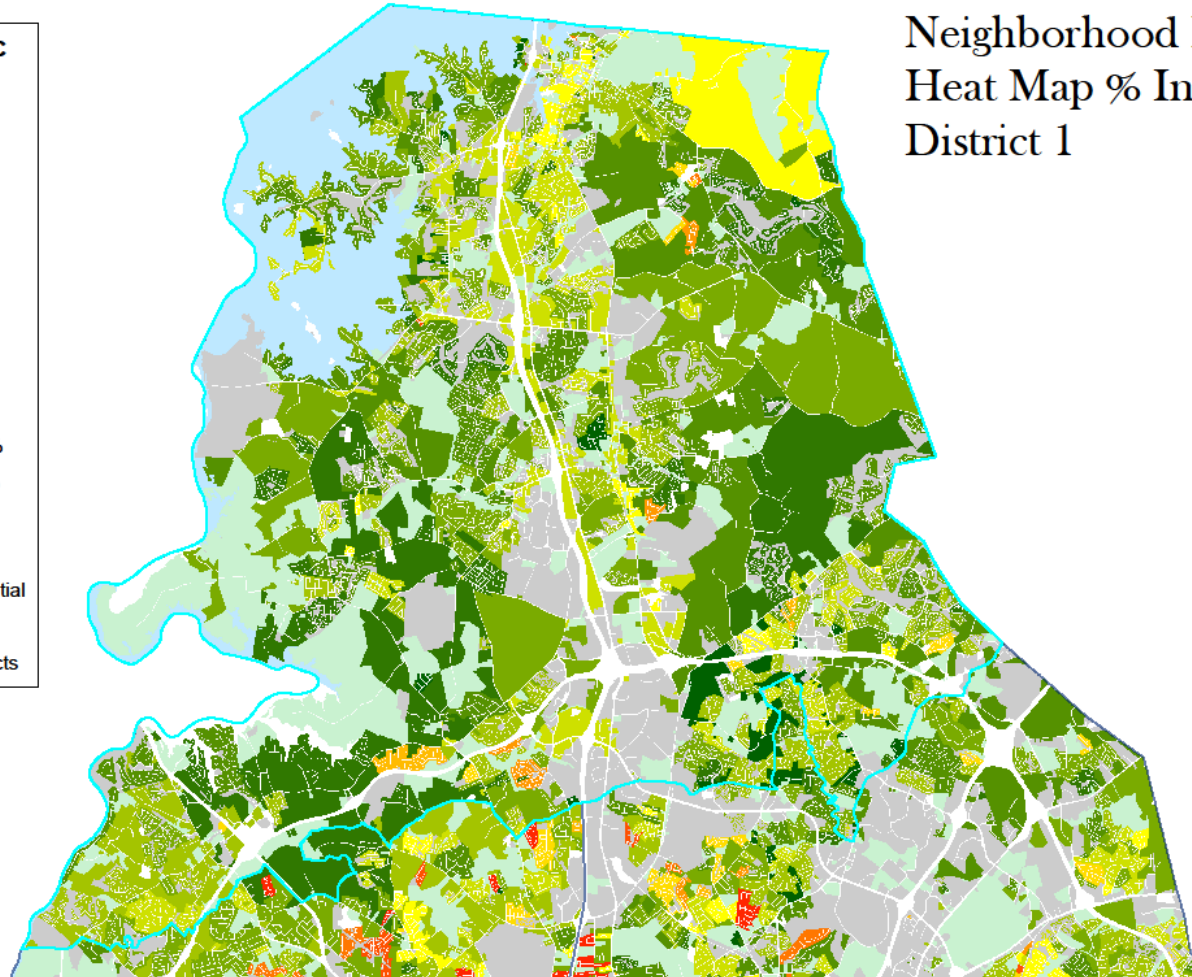
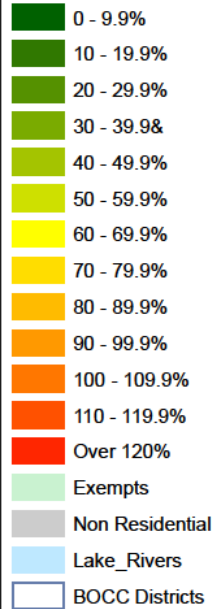
Revenue Neutral Rate

- Intended to show the tax rate that would keep the local government's revenue neutral given its new tax base
- The revenue neutral rate is developed by each jurisdiction
- The rate must be published, but is not required to be adopted
- Must be included in the proposed budget submitted in reappraisal years

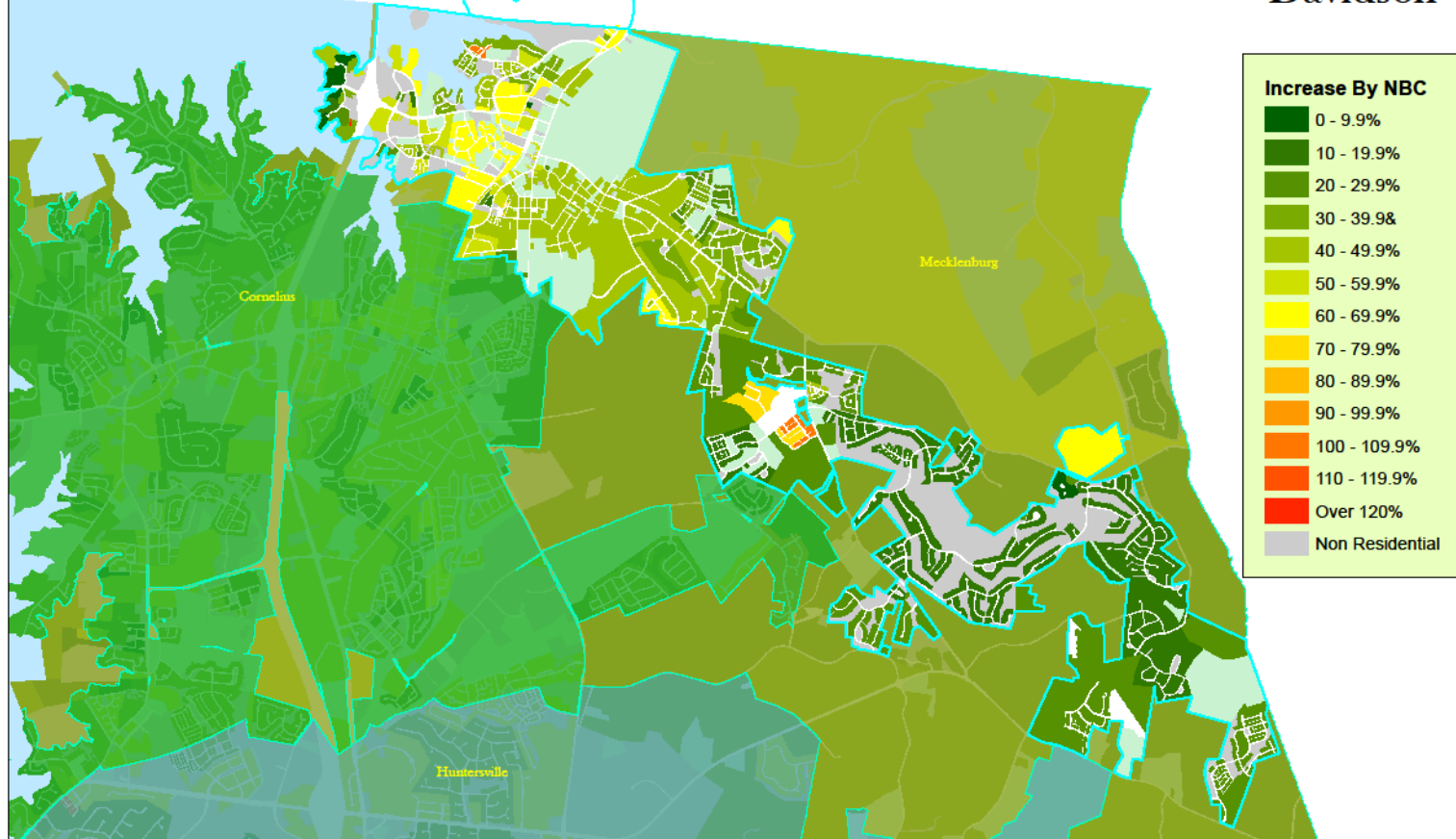


Neighborhood Level Heat Map % Increase District 1

Increase By NBC



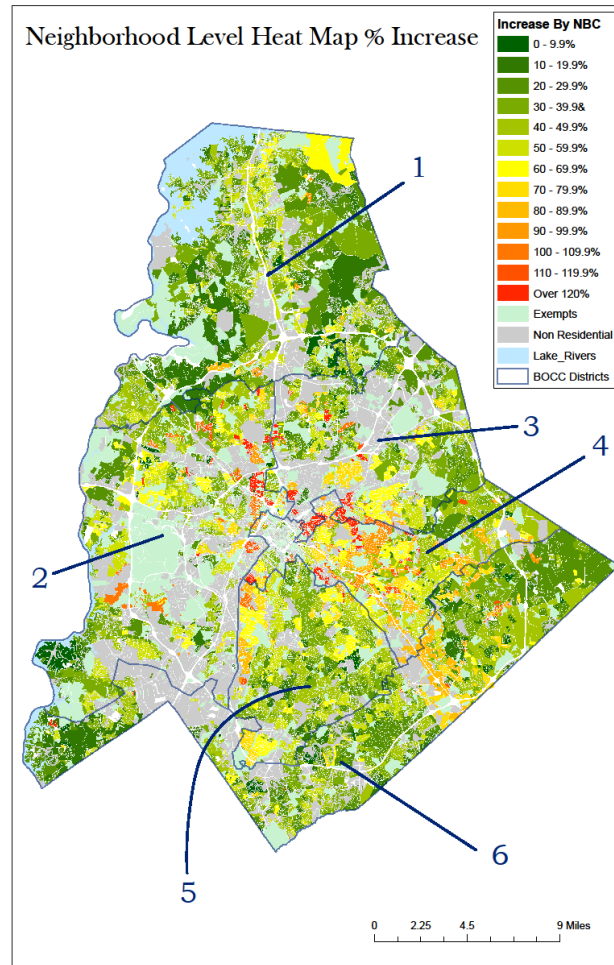
Neighborhood Level Heat Map % Increase Davidson



2019 REVALUATION UPDATE

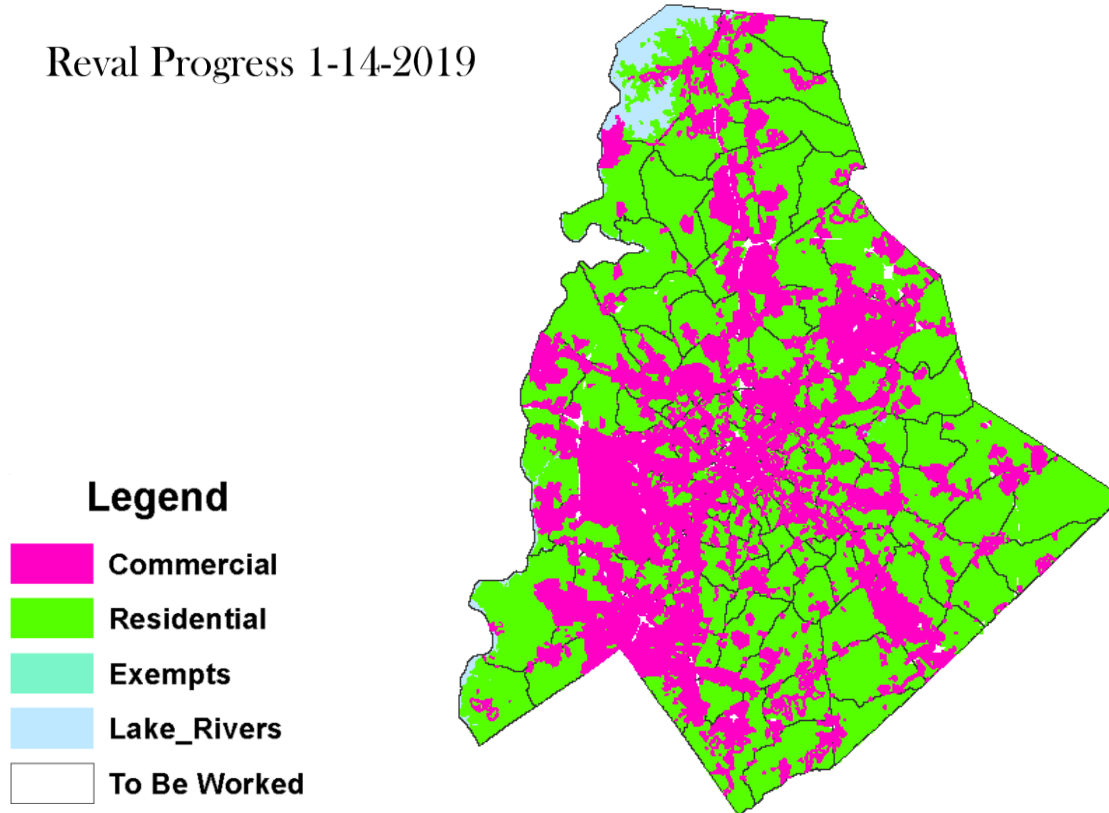
“We Value Mecklenburg County”

Residential Heat Map



Reval Progress

Reval Progress 1-14-2019



Field Canvassing Update

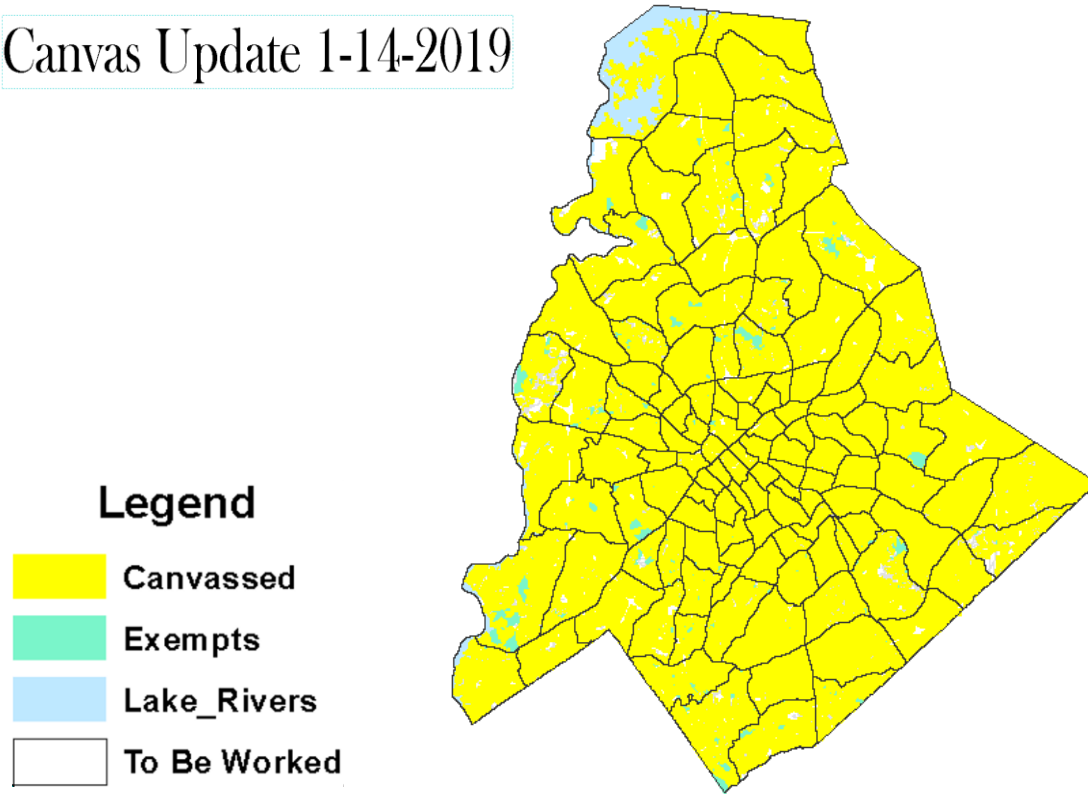


- 305,915 parcels canvassed to date
- Roughly 82% of Mecklenburg has been visited
- Major Neighborhoods completed
 - 340 neighborhoods were identified as Major out of 1,982 total
 - 103,238 parcels were Major



Field Canvassing Update

Canvas Update 1-14-2019

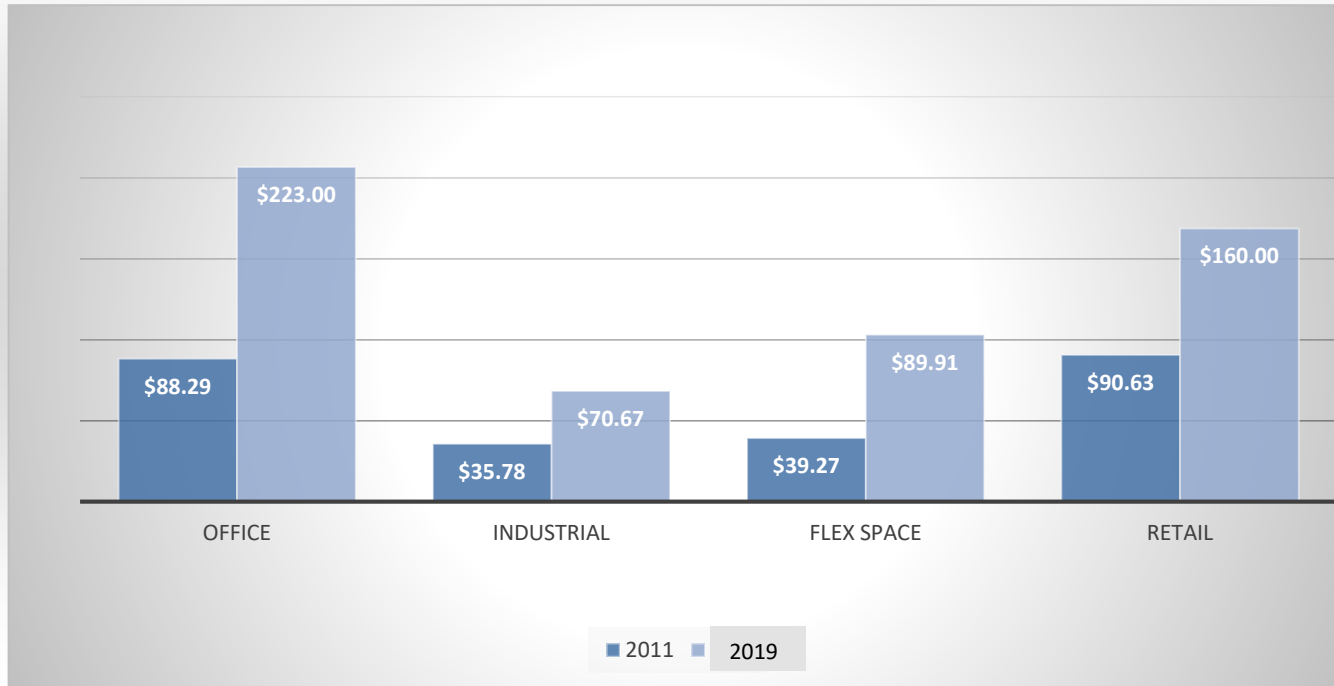


Progress to Date

- 2019 Reval- Residential to date
 - Median Sales \$347,979
 - Median Ratio .99
 - The median ratio is the middle ratio when the ratios are arrayed in order of magnitude
 - COD 4.402
 - 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
 - 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



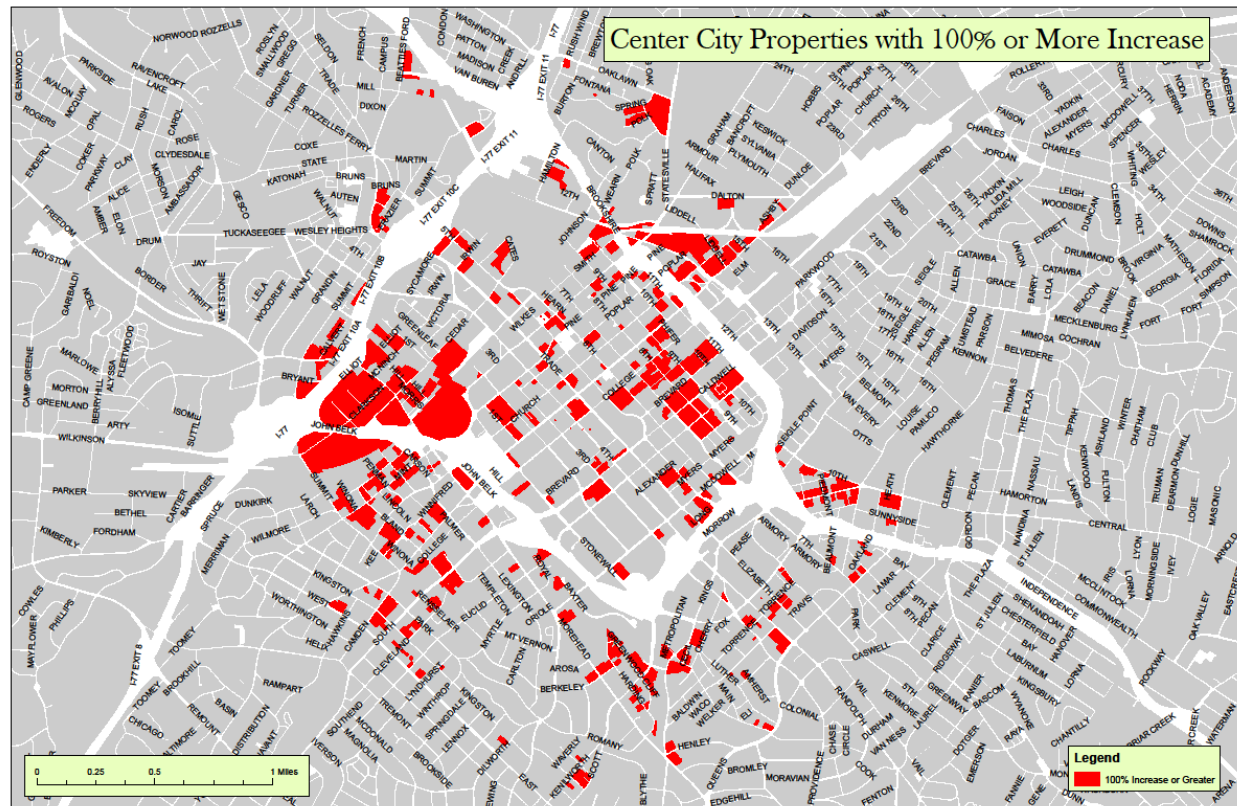
Commercial 2011-2019



2019 REVALUATION UPDATE

“We Value Mecklenburg
County”

Center City Properties
Increase 100% or More



Sales/Market Transactions

- 2011 Revaluation Qualified Sales
 - 15,656 in 2008
 - 9,898 in 2009
 - 8,140 in 2010
- 2019 Revaluation Qualified Sales
 - 24,092 in 2016
 - 25,073 in 2017
 - 23,183 in 2018



Informal Reviews

Municipality	Total Taxable Parcels	Informals	Closed
CHARLOTTE	275,042	12,052	2,018
CORNELIUS	13,935	761	58
DAVIDSON	5,642	265	67
HUNTERSVILLE	23,469	1,084	192
MATTHEWS	10,225	460	76
MINT HILL	10,678	433	71
PINEVILLE	3,313	173	34
STALLINGS	110	4	0
UNINC	27,290	1,046	228
	369,704	16,278	2,744



2019 REVALUATION UPDATE

"We Value Mecklenburg County"

*	1/17-7/19	Community Engagement
*	1/18-12/18	Citizens Review Committee
*	8/8/18	BOCC Initial Presentation of Schedule of Values (SOV)
*	9/5/18	Public Hearings for SOV
*	9/18/18	BOCC Adoption of SOV
*	10/22/18	SOV Appeal Period Ends
*	12/18	CAO Value Finalization
*	1/23/19	Notices of Value Mailing to Property Owners
*	1/24/19	Informal Appeals Period Begins
*	5/20/19	BER Appeal Period Ends
*	7/19	FY20 - Tax Bill Mailing to Property Owners



MeckReval.com



**Agenda Title: Park at Beaty Task Force Final Recommendation
Task Force Officers Denise Beall and Dave Cable**

Summary: Since the November 6, 2018 update to the Board of Commissioners, the Park at Beaty Task Force has received a boundary and topological survey of the property and a technical, environmental, and financial analysis to determine the costs and benefits of improving versus removing the dam. Throughout the process, the task force has sought extensive public input in a variety of ways, including citizen forums, online surveys, and booths at local special events. The Task Force will present recommendations to the Board.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▢	Presentation - Park at Beaty Task Force Recommendation	3/12/2019	Presentation



Recommendation

March 12, 2019

Park at Beatty Task Force – Thank you!

Ellyn Baeszler

Frank Farina

Denise Beall

Janet Makee

Dave Cable

Bill Maloney

Leah Chester-Davis

Karen Manfredi

Heidi Dietrich

Gabriel Schoen

Gary Fagan

Alice Sudduth

Professional Support – Thank you!

- **Gary Fankhauser – Viz Design**
- **P&R staff Leslie Willis, Carmen Clemsic & Charlene Minor led by Kathryn Spatz - P&R Staff**
- **Chris Matthews Mecklenburg County P&R**
- **Other Town Staff: Kim Fleming, Doug Wright, Piet Swart, Jamie Justice, Cristina Shaul, Chief Fitzgerald, Chief Dunn**



Libby Cable facilitated our ½ Day Retreat

Town Officials,
Thank you!

Mayor Knox

Board Liaisons:
Mayor Pro Tem Fuller
Commissioner Sitton

TASK FORCE CHARGE:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson that the once established Park at Beaty Street Conceptual Plan Task Force is charged with the following:

- **Sponsor** public forums to solicit community input and identify park and recreation needs along with ancillary public amenities in keeping with the natural, park-like setting and the hardwood tree canopy.
- **Investigate** park and recreation elements needed, including walking trails and other amenities.

- **Consider** ancillary uses as appropriate, respecting historic character of surrounding parcels.
- **Develop** planning level cost estimates for the various options to help setting priorities and developing financing plans.
- **Evaluate** each option on the basis of capital and operational costs, potential impacts on the natural environment, potential revenues.

- **Meet** with the Davidson Board of Commissioners for review and comment before making final recommendations.
- **Make recommendations** for the consideration of the Davidson Board of Commissioners.
- **Consider opportunities** beyond current boundaries of Beaty property portfolio that may enhance park, public spaces and natural resource experience for the community.

Completed Work Overview - Part I

- More than 1,000 points of contact for public input
- Plant inventory on property performed by
Mecklenburg County
- ½ Day Retreat including Mayor Pro Tem Fuller
and Commissioner Sitton
- Hydrology Study by Kimley-Horn
- Environmental Testing
- 2 Commissioner Updates

Completed Work Overview - Part II

- Park and Grant Research + Park visits
- 20 Task Force Meetings
- Initial inquiries into grant funding for invasive removal and storm water improvements
- Explored viability of commercial aspects for top corner with economic development officer, Kim Fleming

Agenda

1. Public Engagement + Input
2. Conserving the Park
3. Water Features
4. Conceptual Design
5. Preliminary Cost Estimates + Phasing
6. Park Research + Funding
7. Recommendations

Recommended Next Steps

1. **Evaluate** Additional Dam Options
2. **Endorse** permanent conservation of the land
3. **Adopt** Conceptual Plan/Design
4. **Rank** Park at Beaty as a high priority
5. **Charge** Task Force leadership to guide conserving,
designing and implementing the park
6. **Prioritize** the Beaty Street section of Charlotte to
Mooreville Trail (A.K.A. Potts/Sloan/Beaty Corridor)
7. **Request** Design Funding from Mecklenburg County

Public Engagement + Input

Public Input



- Informed through various media channels such as Town Message, social media, e-crier, CivicSend, local news media, and fliers & information cards placed around town
- 9 guided Beaty property hikes
- More than 850 responses to 2 online surveys and more than 1,000 points of *total* public input contact.

Public Input

- Kids Draw-a-Park World of Wonder, Davidson Farmers Market
- Back-to-School Event, Gethsemane Baptist Church
- Pinterest Inspiration Board



Public Input

- Public Input Inspiration Board, Town Hall
- Info cards distributed at Run for Green and other events
- 3 public forums: 9/17/18, 11/5/18, 2/19/19



Public Preferences

Conserve Land

Natural Amphitheater

Natural Gathering Spaces

Natural Trails

Natural Play Areas

Parking

Pavilion

Pollinator Garden

Playground

Pond

Restrooms

Small Park Building/Structure

Tree House

Tree Canopy

Conserving the Park

Why conserve the Park at Beaty?

The Task Force voted ***unanimously*** on Feb 6 to recommend permanent conservation of the Park in perpetuity.

- The public expressed a desire to conserve the land
- The property purchased with intent to make it a park
- Permanent conservation is the only way to ensure the land is kept open, undeveloped, and in the public realm, forever
- The Task Force was compelled to conserve the land by the history of the property, its vulnerability to development given its village location, and the historic & public significance of the land
- The Task Force was moved to learn that nearly all the park land in Mecklenburg County, excepting Fisher Farm, is unprotected. The recent sale of Marshall Park in Charlotte caught the attention of the TF.

A Visionary Decision

This visionary decision would protect this largest piece of land in the heart of Davidson for future generations.

According to UNCC, by the year 2030, 98% of open space in the region will disappear. There will be no more open space! It's also reported that this projection is a conservative number.

Public input strongly supports conserving this property.

There are vast environmental benefits to preserving the tree canopy for humans and wildlife.



Let's protect this natural resource and consider what many have called: "the Central Park of Davidson!"

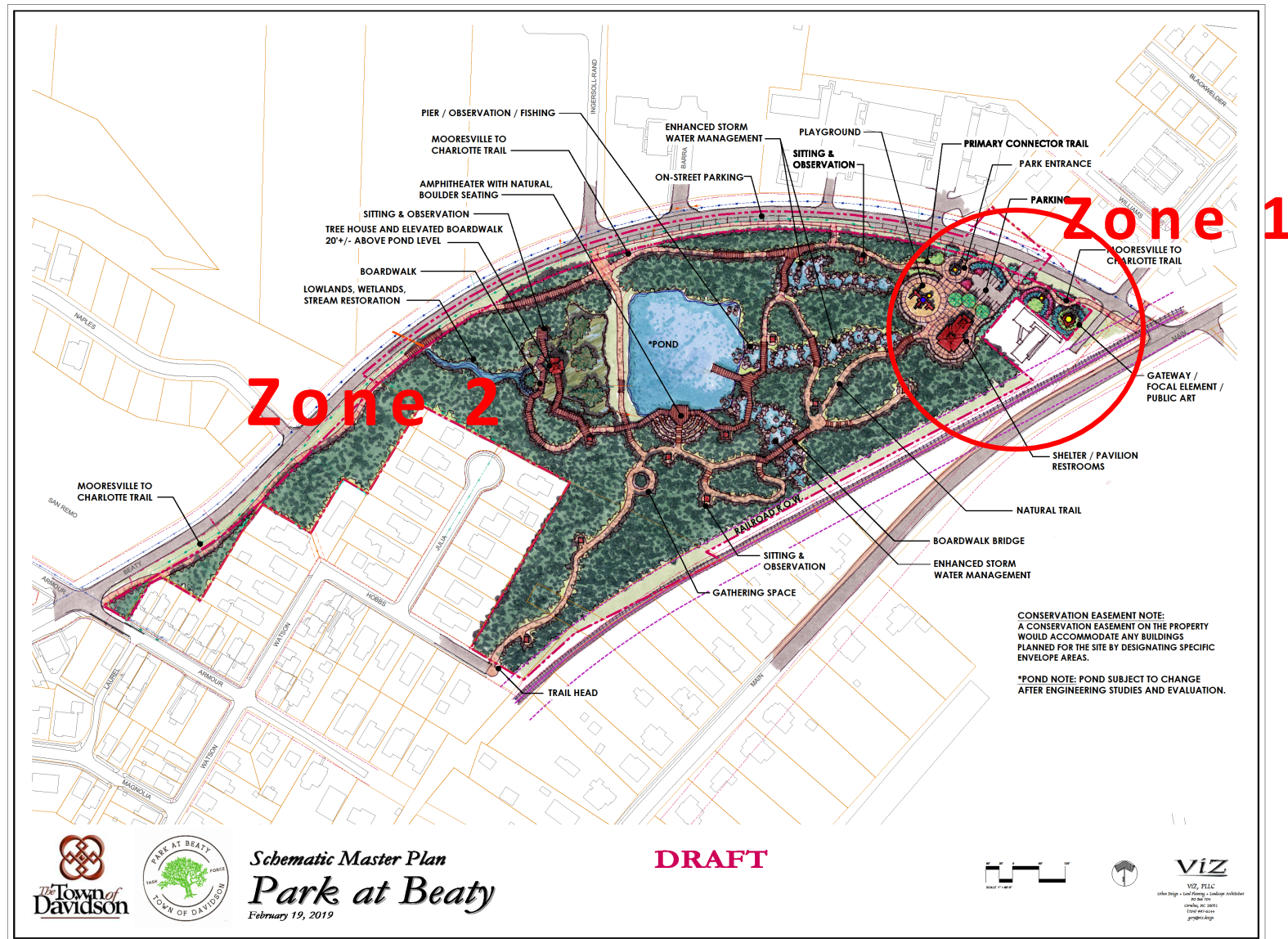
Land Conservation

- Conservation easements (CE) vs. deed restrictions vs. fee simple
- Easements are permanent, irrevocable, very difficult to amend; can only be undone by judicial action
- 55 million U.S. acres preserved by CE
- Terms of the CE will be specific to Beaty Park, its conservation values, and park use
- Stewardship endowment fund & monitoring
- Legal defense fund & enforcement

Steps to Conserving Beaty Park

- ✓ Task Force voted unanimously to recommend conservation of 20+ acres of Park land
- 1. Town Board conceptual approval & agency selection
- 2. Draft recommended terms of easement
- 3. Review & approval by Task Force
- 4. Town Board review, edit, approval
- 5. Conservation agency (DLC is local) committee & Board review
- 6. Baseline analysis, survey (of zones, if needed) & title search
- 7. Execute and record conservation easement
- 8. Stewardship and funding, annual monitoring

Conceptual Conservation Plan



Conservation Easement Recommendation

Task Force voted *unanimously* to recommend permanently protecting all 6 parcels (20+acres) that make up the Beaty Property with a conservation easement.

Conserving the Park

The Park at Beauty Task Force's #1
Priority is to protect the land in
perpetuity.

The public expressed consistent
desire to protect the land
in perpetuity.

The Task force
recommends
conservation agency
partner:



Water Features

Analysis of Water Features

Existing Conditions

- Pond, Dam, Storm Water Run-off, Public Preferences

Questions Addressed by the Study

Three Options & Cost-Benefit Analyses

- Pond, Wetland, Stream Restoration

Task Force Recommendation for Water Feature

Pond is Centerpiece of Park at Beaty



Existing Conditions of Pond Partially Drained & Breached Embankment



Recent Conditions

Pond is Probably Spring Fed



Severely Eroding Upstream Ditches



Beaty Street Pond Existing Conditions

- The dam is breached, is classified as ‘high hazard,’ and needs immediate repair. Repair costs initially estimated at \$60,000
- Doing nothing to the dam is not an option
- The pond provides some water quality and storm water control benefits but they are not optimized. Improvements are needed to enhance pollutant capture and retention, and limit erosion.

Beaty Street Pond & Dam - Key Questions Addressed by Kimley Horn

- A. What is required to create a durable dam structure? Will simply repairing the existing breach solve the problem?
- B. Is there sufficient water budget (in the watershed) to support an aesthetically pleasing pond and wildlife?
- C. What are the options for water features for the Park at Beaty, and the costs and benefits (\$, aesthetic, ecological) of each?
- D. What can be done to enhance the water quality of Lake Davidson?

Analysis of Water Features



Pond, Wetland, Stream Restoration all have
equivalent environmental consequences.

Beaty Street Pond & Dam - Key Questions

A. What is required to create a durable dam structure? Will simply repairing the existing breach solve the problem?

- Borings of the dam reveal poor soil conditions below the embankment. Total removal and replacement of the soil and embankment are needed to keep the dam.
- Repairing the existing breach will not solve the problem and is likely a waste of money.
- Doing nothing is not an option.

Beaty Street Pond & Dam - Key Questions

B. Is there sufficient water budget (in the watershed) to support an aesthetically pleasing pond and wildlife?

- Yes. Rainfall and flow from the 40+ acre watershed combined with the likely presence of a spring in the pond are deemed adequate to support a viable pond.
- Any shortfall would likely be addressed with a pond liner.

Beaty Street Pond & Dam - Key Questions

- C. What are the options for water features for the Park at Beaty, and the costs and benefits (\$, aesthetic, ecological) of each?
- What are the options for water features for the Park at Beaty, and the costs and benefits (\$, aesthetic, ecological) of each?

Option 1 – Replace the Dam and Rebuild the Pond



McDowell Creek Park and Colonel Francis Beaty Park, Mecklenburg County, NC (photo credit: Newsandobserver.com)

Option 2 – Convert Pond to a Storm Water Wetland



McDowell Creek Park and Colonel Francis Beatty Park, Mecklenburg County, NC (photo credit: Newsandobserver.com)

Option 3 – Remove Dam and Pond and Restore the Streams



Country Club Lake with Failed Dam , Fayetteville, NC



Country Club Lake – 5 years After Dam Removal

Cost – Benefit Analyses of Options

Financial – Preliminary and subject to change with further study

Alternative	Opinion of Design, Permitting and Construction Cost	Opinion of Annual Maintenance Cost
Pond Rebuild (~2 Acres)	\$1,200,00 - \$1,500,000 ¹	\$10,000 - \$15,000 per year
Stormwater Wetland (~2 Acres)	\$1,200,000 - \$1,600,000	\$12,000 - \$18,000 per year
Dam Removal/Restoration	\$550,000 - \$800,000	\$2,000 - \$5,000 per year
¹ Cost of pond rebuild includes improving/replacing the culvert under <u>Beaty</u> Street to help remove the pond for the NC lists of high hazard dams		

Ecological

The ecological impacts of the options are roughly the same. Enhancements to the existing site drainage are needed for improved water quality, independent of the Option implemented.

Aesthetic

Debatable and personal. Prior to the hydrology study the public input favored keeping and enhancing the pond. Question raised about the aesthetic qualities of stream restoration.

Beaty Street Pond & Dam – Key Questions

D. What can be done to enhance the water quality of Lake Davidson?



- Address eroding ditches above the pond.
- Forebays in streams, wetland shelf around pond, de-energize flows, pond aeration, downstream enhancements.

Task Force Discussion Points

The Task Force considered many factors in its rich discussion of the water feature options, including:

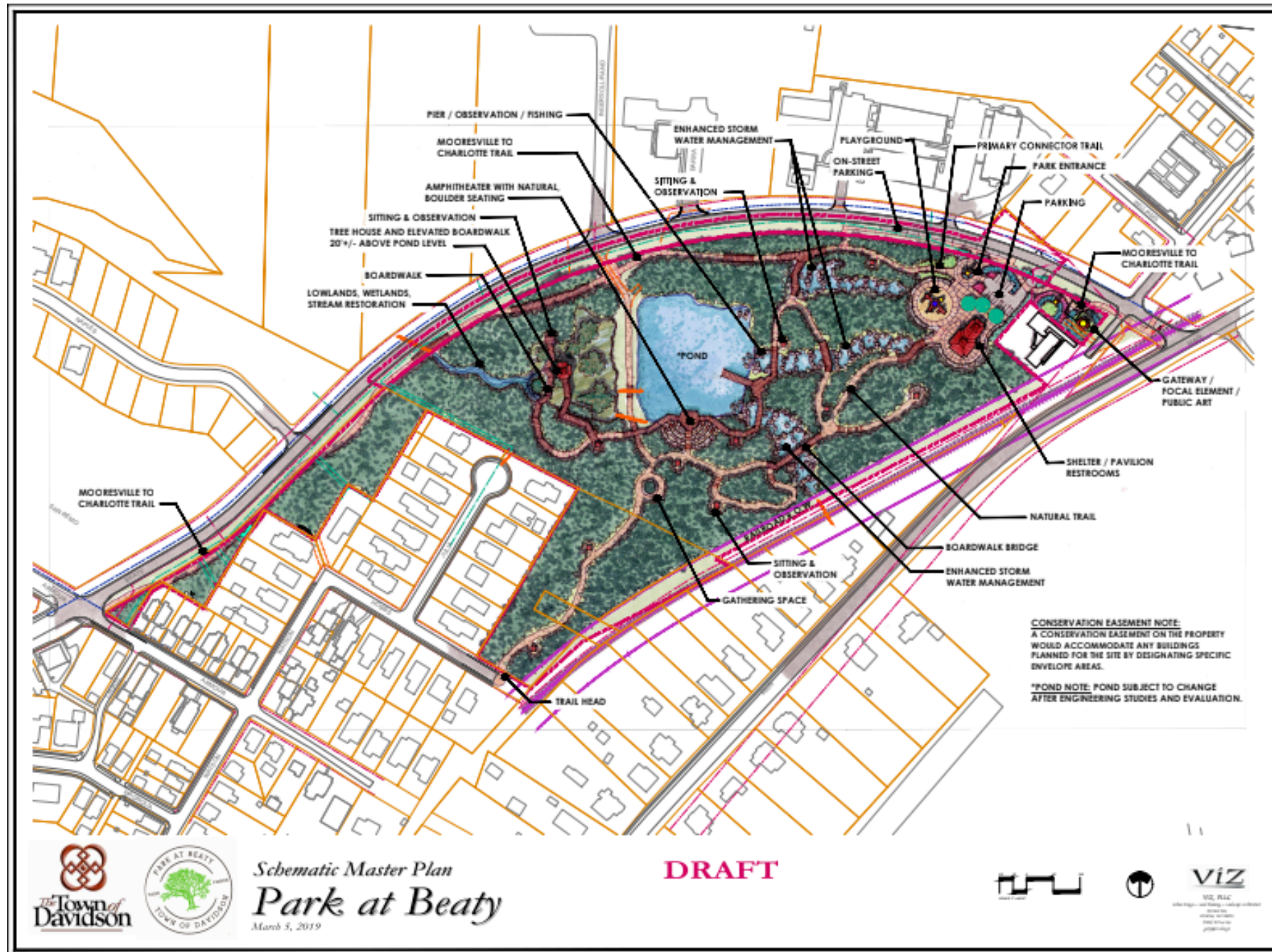
- Public's preference for a pond
- Relative costs of all options, and the high cost of the pond
- Stronger aesthetics of the pond as a Park centerpiece
- Environmental disruption of each option
- Recent research questioning the environmental benefits and long-term costs of stream restoration
- Risks of dry stream, no spring, and insufficient water for stream
- Potential to reclaim land and expand tree cover with stream
- Pond as a complement to some stream restoration (above pond) and wetland (below the pond)
- Close proximity of Lake Davidson and the pond at Roosevelt Wilson Park
- Potential funding sources for each option
- The Town Board is uniquely positioned to make fiscal decisions about the Park

Task Force Recommendation

Vote: The Task Force voted 10-1 to recommend Option 1 – restore the dam and enhance the pond.

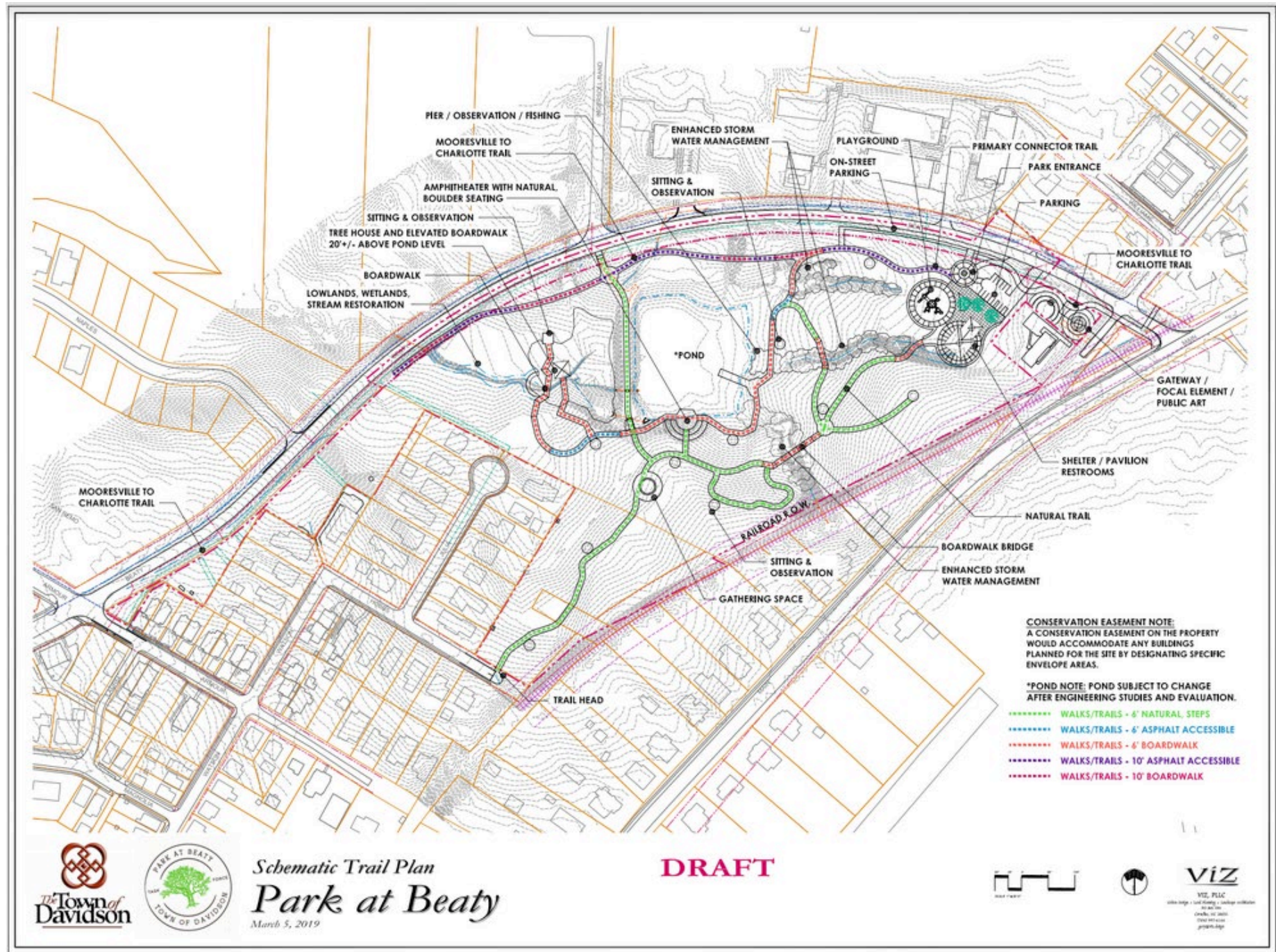
Message: The pond optimizes many factors and provides the best and most-favored amenity. The Task Force acknowledges that the costs of the pond are high, and that the fiscal decision about the Park ultimately rests with the Town Board. Phasing the project over a number of years may help manage elevated costs.

Conceptual Design



Preliminary Cost Estimates + Phasing

Phase I Concept



Park Research + Funding

Total Cost Snapshot

Phase	Improvements	Sub-Total*
Preparation	Conservation easement, stabilize dam, further evaluate dam options	\$200,000
Phase I	Parking, trails, restrooms, some upstream restoration.	\$1,344,000
Phase II	Playground, trails, boardwalks, partial upstream restoration, picnic area	\$1,586,000
Phase III	Amphitheater	\$164,000
Phase IV	Treehouse, boardwalk connector, gardens	<u>\$609,000</u>
Total (assuming interim dam repair):		\$3,903,000
Dam Replacement Option		<u>\$1,350,000</u>
Total:		\$5,253,000**

* Rough, preliminary estimates; reliable cost estimates will require further analysis and detailed design.

* * Does not include ongoing maintenance.

Dam Replacement Option

Feature	Budget	Potential Funding Grants
Replace/Repair Dam	\$1,350,000	U.S. Fish & Wildlife Migratory Birds

- Task force faces dilemma of enhancing the pond while providing an immediate park benefit to the community.
- Full replacement at this time may be cost prohibitive and could slow park progress.
- Task force is hopeful for a hybrid solution.
- Task force recognizes its limitations on understanding the fiscal landscape of Town of Davidson.

Phase I

Feature	Budget*	Potential Funding Grants
Parking Lot	\$90,000	
Remediate Invasive Plants	\$25,000	Mecklenburg County
Paths & ADA Trails	\$180,000	NC PARTF
Educational Signage	\$10,000	NC Trails Grant, Southwood
Upstream Restoration	\$100,000	NC Clean Water Mgmt. Trust Fund Duke Energy Water Resource Corporate Sustainability
Restrooms, pavilion, paving	\$500,000	NC PARTF
35% Permitting, design, mobilization, erosion control, landscaping	\$317,000	
10% Contingency	<u>\$122,000</u>	
Total:	\$1,344,000	

* Rough, preliminary estimates; reliable cost estimates will require further analysis and detailed design.

Phase II

Feature	Budget*	Potential Funding Grants
Playground	\$150,000	GameTime, Cunningham, Playcore
Trails & Boardwalks, partial upstream restoration	\$865,000	NC PARTF, NC Clean Water Management Trust Fund
Picnic Tables / Benches	\$43,000	Fundraising
Educational Signage	\$10,000	NC Trails Grant, Southwood
35% Permitting, design, mobilization, erosion control, landscaping	\$374,000	
10% Contingency	<u>\$144,000</u>	
Total:	\$1,586,000	

* Rough, preliminary estimates; reliable cost estimates will require further analysis and detailed design.

Phase III

Feature	Budget	Potential Funding Grants
Amphitheater	\$100,000	L o w e ' s C o m m u n i t y G r a n t
Educational Signage	\$10,000	N C T r a i l s G r a n t , S o u t h w o o d C o r p .
35% Permitting, design, mobilization, erosion control, landscaping	\$39,000	
10% Contingency	<u>\$15,000</u>	
Total:	\$164,000	

* Rough, preliminary estimates; reliable cost estimates will require further analysis and detailed design.

Phase IV

Feature	Budget	Potential Funding Grants
Treehouse	\$250,000	Connect NC Bond Grant, Cornell Land Trust Alliance
Gardens (Pollinator, Botanical)	\$150,000	Association for Butterflies, B.W. Wells Stewardship Fund
Educational Signage	\$10,000	NC Trails Grant
35% Permitting, design, mobilization, erosion control, landscaping	\$144,000	
10% Contingency	<u>\$55,000</u>	
Total:	\$609,000	

* Rough, preliminary estimates; reliable cost estimates will require further analysis and detailed design.

Park Research

Robbins Preserve & Jetton Parks - Cornelius, NC

Frick Park - Pittsburgh, PA

Spencer Woods- Spencer, NC

NC Arboretum- Asheville, NC

Latta, Freedom, & Romare Bearden Parks,

UNCC Botanical Garden - Charlotte, NC

Mac Anderson Park- Statesville, NC

Museum of Life and Science- Durham, NC

Park Research

Funding Ideas

General Fundraising

Specific Amenity Sponsorships:

- Patio
- Benches
- Trails

Corporate, Neighborhood, or Organization

Sponsorships



Park Research

Potential Grant Funding Examples

NC Clean Water Management Trust Fund

Duke Energy Water Resource Fund

NC Urban and Community Forestry Grant

NC Parks and Recreation Trust fund: PARTF

Recreational Trails Program

Mecklenburg County

Park Research

Robbins Park – P.A.R.T.F. Grant





Educational Forest and Nature Preserve

Rules and Regulations

- Park hours are from 7 AM till dusk. The parking gate is locked nightly. No trespassing after dark.
- Preserve and protect your park, leave natural areas the way you find them.
- No littering.
- No fishing.
- Dogs and other domestic animals must be on a leash at all times. Be sure to pick up after your animals.
- The use of tobacco is prohibited in this park.
- No alcoholic beverages of any kind are allowed.
- No amplified noise of any kind is permitted. This includes the parking lot.
- Motorized vehicles and golf carts are prohibited off roadways and beyond parking areas.
- Use of shelters are on a first come, first serve basis. Parties of 10 or more require a deposit, use fee, and an advanced reservation. Reservations can be made at Town Hall. For more information call (704) 633-2231.



Park Research

Spencer Woods

Fred and Alice Stanback Educational Forest and Nature Preserve received P.A.R.T.F. grants in 2012 and 2014.

Each grant was \$200K.

Spencer Woods is permanently conserved with a conservation easement.

Park Research - Mecklenburg County Considerations

- This Park is the North Entrance to County
- Grant Funding
- Land Acquisition Assistance
- Partnering with Town of Davidson for planning, development and/or maintenance

Park Non-Profit

Non-Profit models to supplement park fundraising and management.



Recommended Next Steps

1. **Evaluate** Additional Dam Options
2. **Endorse** permanent conservation of the land
3. **Adopt** Conceptual Plan/Design
4. **Rank** Park at Beaty as a high priority
5. **Charge** Task Force leadership to guide conserving,
designing and implementing the park
6. **Prioritize** the Beaty Street section of Charlotte to
Mooreville Trail (A.K.A. Potts/Sloan/Beaty Corridor)
7. **Request** Design Funding from Mecklenburg County

Additional Recommendations

1. Mobility

- Improve Beaty/115 Intersection
- Traffic Study
- Public Safety, including pedestrian and bike safety
- Sidewalk Access on Beaty (Armour to Main Street)
- Study/Explore Safety of on-street parking

2. Consider opportunities beyond current boundaries of the Beaty property that may enhance park, public spaces and natural resource for the community.

Questions & Answer

Supporting Materials

Town Minutes + Historical Documents

Historical Public Engagement

1980-85 Search for Town park property, Parks & Rec stresses “need to acquire now while still available and affordable.”

1985 Purchased property from Clontz family.

1997 Citizens Petition against residential development on the Beaty parcels

2015 Beaty parcels rezoned

2017 Commercial and hotel development proposed and spur public protests

Leading up to the Beaty land purchase, the Town of Davidson Board of Commissioners spent nearly 5 years defining requirements and reviewing prospective locations for the future Town Park. The documents below highlight the process was not a snap decision, but very intentional.

5/19/80 – After considerable discussion on the need and requirements for a Town Park, 3 possible park properties discussed. "purchase of park land should not be unduly delayed". Town decides to continue looking for better candidate locations.

Commissioner Withers then discussed three locations which may be suitable for a town park - the Potts property on Potts Street, the Shelton property on Jetton Street, and the Kelly property on South Street. Commissioner Withers advised that the Kelly property consisting of 19.7 acres might be purchased for \$7,000 per acre and perhaps the town would like to take a one year option on this tract. He pointed out that this property was adjacent to presently owned town property and as the cemetery expands, it would likely force McEver Field to be moved. He also advised that the Kelly property was the only one of the three tracts which is presently available and he thought purchase of park land should not be unduly delayed.

Considerable discussion followed with one of the major objections to the Kelly property being the limited access which would result in the unwanted additional traffic along Walnut and South Streets.

The board discussed several other possible locations and, by consensus, requested the Parks and Recreation Committee to continue to pursue other location alternatives, leaving the present three alternatives open. The board also elected to withhold action until the county reaches a decision on the location of their north end park.

9/8/81 – Parks & Rec stresses need for "acquiring land now" for "future years". 6 possible properties are reviewed, includes Clontz's

Peter Nicholls appeared before the Board and read a statement for Chairman of the Parks and Recreation Committee, Bruce Wright, who could not be present. The Parks and Recreation Committee recommended in the statement continued support for the Davidson Community Center and McEver Field and also acquiring land now, while it is available, for development for recreational purposes in future years. The committee identified possible properties in order of desirability as follows: (1) Potts Street, (2) Armour Street - lake end, (3) Griffith and Beaty Streets, (4) South Street (across from McEver Field), (5) Beaty and North Main Streets (Clontz property), and (6) South Thompson Street (Thompson Pond). By consensus, the Board requested the Parks and Recreation Commissioners to investigate these properties more closely and determine such things as acreage, tax values, appropriateness of the land for recreation, etc. and report their recommendations.

Davidson, N. C.
June 14, 1983

PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
THE TOWN OF DAVIDSON

A Public Hearing was held by the Board of Commissioners of the Town of Davidson in the Town Hall on June 14, 1983 at 7:30 p.m. Purpose of the hearing was to receive citizen input regarding the Town Budget for fiscal year 1983-84.

The following members of the Board were present: Mayor MacCormac, presiding, and Commissioners Kincaid, Knox, Mayhew, Ward and Withers. Town Attorney Kline was also present.

As no citizen appeared before the Board, the mayor declared the budget hearing closed.

The Regular Monthly Meeting followed immediately with the same members of the Board present. Minutes of the meetings of 5-10-83 and 5-31-83 were approved as distributed.

Ron
before th
requireme
icate of
the town
Permit fo
seconded
the disse

Pete
requested
develop l
Street ac
this land
long. Co
Commisio
ation, in
money to
motion ca

Peter Nicholls, Chairman of the Parks and Recreation Committee, requested a referendum to spend \$150,000 to \$200,000 to acquire and develop land for a park on the Clontz property located on Beaty Street across from Oakhill Apartments. Mr. Nicholls emphasized that this land may not always be available if purchase was put off too long. Commissioner Knox moved that this matter be referred to the Commissioners Park and Recreation Committee for study and recommendation, including exploration of a bond or mortgage route to raise money to acquire the land. Commissioner Mayhew seconded and the motion carried unanimously.

Comm
budget ordinance (attached) which includes a tax rate of 24¢.
Commissioner Knox seconded and the ordinance passed unanimously.

Glontz and Glontz
Attorneys and Counselors at Law
Suite One Justice Building
225 S. McDowell Street
Charlotte, N. C. 28204-2294

Ralph G. Glontz, Jr.
Ralph G. Glontz III

In Replying, Refer To
My File Number R-84-25C2

Office Telephone
Area Code 704
376-0045

Wm. Walt Pettit

October 2, 1984

Richard J. Kline, Esquire
Cannon, Kline & Blair, P.A.
221 South Tryon Street
Charlotte, N.C. 28202-3247

Re: Sale of Property to Town of Davidson, N.C.

Dear Rick:

I wish to thank you for your letter of October 1 by which you forwarded in duplicate the Offer to Purchase a portion of my mother's property in Davidson. The property in question is the approximately 17.42 acres "around the pond."

About three years ago, my mother agreed to sell this property to the Town of Davidson for \$6,000 per acre. The Town has been "dilly-dallying" ever since that time. Russell Knox finally brought things to a head so that the sale can proceed.

Despite the fact that the property obviously has appreciated in value over the past several years, my mother is willing to sell the property to the Town of Davidson at the same price per acre she was willing to accept earlier because of the special place Davidson has in our hearts.

The Addendum attached to the Offer is inaccurate and probably results from a breakdown in communications between Russell and you.

1. The purchase price will be \$6,000 per acre, with the total acreage (and price) to be determined by a current, accurate survey of the property to be obtained and furnished by the Buyer. I am sure Russell understands that the Town is responsible for obtaining the survey. As explained to him, I felt that they would want a new separate survey made and recorded as was done when we sold a portion of the property some years ago.

2. While everyone agrees that the total acreage should be 17.42 acres, based upon the last survey that was made, the Town of Davidson would not pay the total estimated amount of \$104,500 if the survey showed the total acreage to be less than estimated nor would my mother accept less than the \$6,000 per acre price if

the survey should show more acres to be included. What's sauce for the goose is sauce for the gander - or vice versa! We're probably "talking about pennies or peanuts," but right is right.

3. I also would correct paragraph 3.(a) by changing it to state that "the net acreage of the property shall be the gross acreage conveyed to Purchaser less any portion of the property lying within any public road or street right-of-way." I have simply inserted "public" to make it more specific.

4. In paragraph 3.(c), you indicate that the interest rate shall be set "annually" and shall be equal to the interest rate paid by First Union National Bank ("FUNB") on twelve (12) month CDs. That is somewhat imprecise since FUNB's 12-month-CD-rate varies from time to time throughout the period of a year. The intent of the parties is that my mother receive the 12-month-CD-rate on the unpaid principal balance just as she would if she were investing the total sale price in such a CD. The interest rate applicable at the time of payment of an annual installment obviously would be the rate for the CDs for the first day of the prior year.

Thus, I would suggest that the second sentence be changed to read as follows:

The interest rate shall be set annually, in advance, and shall be equal to the interest rate paid by First Union National Bank ("FUNB") on twelve (12) month certificates of deposit for amounts equal to the unpaid principal balance of the note. For example, if the first annual installment were due on January 5, 1986, the interest rate on the unpaid principal balance for this installment would be the interest rate paid by FUNB on such certificates of deposit on January 5, 1985.

5. Finally, as noted in Paragraph 12 on the reverse side, all closing expenses, except for the cost of preparation of a deed and the revenue stamps, are to be paid by the Town of Davidson. The Town is thereby responsible for the cost of the title search. Taking this into account plus the Town's obligation to provide the survey, paragraph 13 on the reverse side would seem to be inappropriate.

I assure you that I am not trying to nit-pick, but this transaction involves my very best and most important client, aged 68, which means that I have to make certain that her interests are fully protected.

In order to enable you to make these changes, I am returning both copies of the Offer to Purchase and Contract herewith.

With warm personal regards, I remain

Cordially yours,

CLONTZ AND CLONTZ



RALPH C. CLONTZ, JR.

RCC/lm

Encl: Offer to Purchase and Contract (Duplicate)

cc: Mrs. Venie W. Clontz (W/O Encl)
Ralph C. Clontz III, Esq. (W/cc/Encl)

P.S. My son and I (most reluctantly) are foregoing a reservation of hunting and fishing rights!

CANNON, KLINE & BLAIR, P. A.

ATTORNEYS AT LAW

221 SOUTH TRYON STREET

CHARLOTTE, NORTH CAROLINA 28202-3247

WILLIAM H. CANNON
RICHARD J. KLINE
W. BRADLEY BLAIR II
R. SCOTT McCUTCHEON
PAUL A. REICH
BENTFORD E. MARTIN
JOSEPH G. PIEMONT

TELEPHONE
(704) 376-9111

October 1, 1984

Mr. Ralph C. Clontz Jr.
Clontz and Clontz
Suite 1
225 S. McDowell Street
Charlotte, North Carolina 28204

Re: Town of Davidson, N.C.

Dear Ralph:

I am enclosing herewith in duplicate an Offer to Purchase the real property located on Beaty Street.

The Town Board has authorized the purchase of this property at a price of \$6,000.00 per acre with a maximum purchase price of \$104,500.00.

As you know the Town has been interested in this property as a potential park site for some time. The purchase money note will allow the Town to budget the purchase price so as to have the least impact upon the Town's taxpayers.

I appreciate your consideration of this offer. If there are any questions please contact either Russell or myself.

Very truly yours,

CANNON, KLINE & BLAIR, P.A.

COPY

Clontz and Clontz
Attorneys and Counsellors at Law
Suite One Justice Building
225 S. McDowell Street
Charlotte, N. C., 28204-2294

Ralph C. Clontz, Jr.
Ralph C. Clontz III

Wm. Walt Pettit

In Reply, Refer To
My File Number R-84-25C2

December 8, 1984

Office Telephone
Area Code 704
376-0045

Richard J. Kline, Esquire
Cannon, Kline & Blair, P.A.
221 South Tryon Street
Charlotte, N.C. 28202-3217

Re: Sale of My Mother's Property to Town of Davidson
Clarification of Acreage Being Sold

Dear Rick:

They say that "Confession is good for the soul but damned poor for the reputation," and my confession of not having originally properly focused on some portion of the wording of your proposed contract vividly calls this old adage to mind.

As I said in my last letter of November 16, my mother was and is willing to sell for the agreed price of \$6,000 per acre for the 14.519 acres surrounding the "pond" and for the 2.54 acres adjoining and settle on the basis that the property being sold to the Town of Davidson contains 16.969 acres with a total purchase price of \$101,814.

Trying to get that letter off to you without delay, I failed to discuss the matter of your initial suggestion that the "net" acreage be determined by surveys and by excluding portions within the "public right of way" for which I apologize.

After I had written you on October 2 and (stupidly) tentatively accepted your suggested terminology, I noted the impact on my mother and its apparent unfairness to her. Not being personally experienced in handling such land sales, I consulted other attorneys who were. They agreed with me that the Town of Davidson clearly should pay my mother for her property including that portion falling within the public right of way.

The consensus was that (1) My mother received practically nothing from the State when it obtained a right of way to build the road leading over to the "General Time facilities;" (2) The property owner has the use of the right of way so long as it doesn't interfere with the State's use thereof, and (3) The

I know, and the others consulted recognized, that you properly were trying to "drive the best bargain for your client" in your proposed exclusion from the tracts being sold of the right of way portions. However, I had made it clear to both Russell Knox and the former Mayor that the 14.519 acre area around the pond would be sold for \$6,000 per acre, and the only possibility of a "reduced acreage" was if a survey showed that a lesser amount of land was included. I had misplaced the survey at this time and only located it shortly before sending it to you last month.

As I pointed out to Russell Knox and later to you, my mother's offer to sell for \$6,000 per acre was made several years ago. The Town was unable to make any firm offer to purchase and dragged its collective feet while my mother patiently awaited the possibility of the property's being sold for use as a park. She didn't have or particularly wish to sell the property since she intended leaving that "pond tract" to me in her Will (and, then, from me to her grandchildren) for sentimental reasons.

If she or I had been truly businesslike, we would have insisted on her being paid at least \$6,750 per acre to account for the obvious appreciation in value through the years following her initial offer. Her being less than businesslike was occasioned by the high regard she (and I) have for the Town of Davidson. While appreciating our sentiment, I know that the "Town Fathers/Mothers" would not expect her to add stupidity to her good will and know full well their constant intentions to do the right thing.

I also made clear to both Mayors that the Town would have to purchase "the whole package" of my mother's property in the vicinity of the "pond." We would not allow the deduction of the area north of the center line of Beatty Street. That strip would be of little future value to my mother, whereas the Town could use it, e.g., to erect a marker identifying the Town Park, etc.

I sincerely apologize for having failed to address this matter earlier. In partial explanation, I was then "heavily involved" in an appeal to the Fourth Circuit from a decision of Judge McMillan and let this matter slide even though the sale price and acreage stated in my letter of November 16 took this into account.

With warm personal regards, I remain

Cordially yours,



RALPH C. CLONTZ, JR.

cc: Ralph C. Clontz III, Esq.

OFFER TO PURCHASE AND CONTRACT

The Town of Davidson, a municipal corporation, as Buyer, hereby agrees to purchase and Venie W. Clontz, as Seller,

hereby agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such personal property as is listed below (the real and personal property are collectively referred to as "the Property"), in accordance with the Standard Provisions on the REVERSE SIDE HEREOF, and upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Davidson, County of Mecklenburg, State of North Carolina, being known as and more particularly described as:

Street Address

Legal Description: Mecklenburg County tax parcel nos. 003-284-04 and 003-263-02;

being all of Seller's property lying east and south of Beaty Street, north of Hobbs Street and west and north of Southern Railroad.

2. PERSONAL PROPERTY: none

3. PURCHASE PRICE: The purchase price is \$ 96,732.00 and shall be paid as follows:

(a) \$ in earnest money paid by (cash, bank, certified, or personal check) with the delivery of this contract, to be held in escrow by as agent, until the sale is closed, at which time it will be credited to Buyer, or until this agreement is otherwise terminated and it is disbursed in accordance with the Standard Provisions on the REVERSE SIDE HEREOF.

(b) \$ by assumption of the unpaid principal balance and all obligations of Seller on the existing loan secured by a deed of trust on the Property;

(c) \$ 76,732.00 by a promissory note secured by a purchase money deed of trust on the Property with interest prior to default at the rate of see attached addendum % per annum, payable by payments of \$ commencing on Prepayment rights, if any, shall be prepayable at any time without penalty.

Assumption or transfer rights, if any, shall be: not assumable

(d) \$ 20,000.00 the balance of the purchase price in cash at closing.

4. CONDITIONS: (State N/A in each blank of paragraph 4 (a) and 4 (b) that is not a condition to this contract)

(a) The Buyer must be able to obtain a firm commitment effective through the date of closing for a N/A

agrees to advise Seller immediately upon his receipt of the lender's decision. In addition to any reasonable transfer fee (see STANDARD PROVISION No. 2), mortgage loan assumption and/or discount points not to exceed \$ shall be paid as follows:

(c) There must be no restrictions, easement, zoning or other governmental regulations that would prevent the reasonable use of the real property for park, play ground or other public recreational purposes.

5. ASSESSMENTS. Seller warrants that there are no encumbrances or special assessments, either pending or confirmed, for sidewalk, paving, water, sewer or other improvements on or adjoining the Property, except as follows: none

(Insert "None" or the identification of any such assessments, if any; the agreement for payment or proration of any assessments indicated is to be set forth in paragraph 6 below.)

6. OTHER PROVISIONS AND CONDITIONS:

(a) All of the Standard Provisions on the REVERSE SIDE HEREOF are understood and shall apply to this instrument, except the following numbered Standard Provisions shall be deleted: 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



**Agenda Title: Davidson Landing Parking Lot Conditional Planning Area Map Amendment
Planning Director Jason Burdette**

Summary: The applicant proposes to re-designate approximately 5.7 acres located in Davidson Landing from Special Use to Conditional Planning Area. These properties (Parcel IDs: 00118857, 00118856, & 00118855) are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct a parking lot on the above referenced parcels. This proposal differs from the plans and specifications submitted with the original Special Use Permit for this area.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	Agenda Memo - Davidson Landing Parking Lot, Conditional Planning Area Map Amendment 03.12.19	3/8/2019	Cover Memo
□	Presentation - Davidson Landing Parking Lot 03.12.19	3/8/2019	Presentation
□	Attachment - Davidson Landing Parking Lot 03.12.19	3/8/2019	Backup Material



STAFF ANALYSIS

To: Board of Commissioners
From: Jason Burdette, Planning Director
Date: March 12, 2019
Re: Davidson Landing Parking Lot, Conditional Planning Area Map Amendment

1. INTRODUCTION

APPLICANT INFO

- **Owner:** The Lake Norman Company
- **Contractor:** Matthew Bartels (Bartels Construction Solutions, LLC)
- **Designer:** Ashley Schaffner (Liquid Design)
- **Location:** The Lake Norman Company owned parcels accessed from Southwest Drive and Torrence Circle (Parcel IDs: 00118857, 00118856, & 00118855)
- **Planning Area(s):** Special Use
- **Area:** +/- 5.7 acres

REQUEST

The applicant proposes to re-designate approximately 5.7 acres located in Davidson Landing from Special Use to Conditional Planning Area. These properties are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct a parking lot on the above referenced parcels. This proposal differs from the plans and specifications submitted with the original Special Use Permit for this area.

2. PLANNING STAFF PRELIMINARY REVIEW

OVERVIEW

The applicant proposes a Conditional Planning Area Map Amendment for +/- 5.7 acres currently zoned Special Use. The Davidson Planning Ordinance (DPO) allows the Conditional Planning Area as an option for developers/property owners to ask for exceptions from the ordinance in a manner that is mutually agreeable to the developer and the Town of Davidson. The Lake Norman Company's proposal includes a 117 space surface parking lot with associated screening and pedestrian facilities. The proposed site plan shows pedestrian facilities along the property frontage on Southwest Drive, through the center of the parking lot, and along the northern and southern perimeter of the lot. The purpose of tonight's discussion is to determine if the Board of Commissioners would like to see this proposed conditional rezoning move through the formal Conditional Planning Area Map Amendment (rezoning) process.

PARKING AS A PRINCIPAL USE

Parking as a principal use is permitted in the Village Center, Village Commerce, and Village Edge Planning Areas with additional requirements. Per DPO Section 3.2.26, additional requirements for parking as a principal use in the Village Edge, Village Center, and Village Commerce Planning Areas states that parking as a principal use must be in a structure (deck/garage) and may not be a surface lot. With this proposal, the applicant requests an exemption from the above requirement to allow a surface parking lot as a principal use.

PARKING LOT DESIGN STANDARDS

DPO Section 8.4 outlines parking lot design standards. This section states that parking lots shall be placed behind buildings. As there are no building proposed at this time, the applicant is requesting an exemption from this requirement.

POTENTIAL CONDITIONS

Through the Conditional Planning Area Map Amendment process, the Board of Commissioners may attach additional conditions to an approval. The following conditions may be considered:

- Require that property lines are redrawn to exclude the COA amenity area (tennis courts) and to clean up property lines so that the project site is a single parcel. The applicant plans to meet this condition by donating the portion of land with the tennis court to the COA.
- Continue pedestrian facilities along the eastern boundary of the parking lot.
- Continue pedestrian facilities along the property bordering Torrence Circle.
- Require construction of pedestrian facilities within the public right-of-way on the south side of Griffith Street connecting to the I-77 bridge project, similar to the new sidewalk approved under the 100-400 North Harbor Place Conditional Planning Area Map Amendment. This sidewalk is shown on the proposed plan.
- Require a crosswalk on Griffith Street connecting the existing COA path to the North Harbor Place properties.

RELATED TOWN GOALS

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

Core Value: Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

3. FYI OR RECOMMENDED ACTION

The purpose of tonight's discussion is to better understand the viability of the Map Amendment (i.e. rezoning) request prior to initiating the official Conditional Map Amendment process. Board feedback is integral to this process.

4. PROCESS/NEXT STEPS

If this project receives positive feedback, then the project team will begin the Conditional Map Amendment process.

5. RESOURCES & ATTACHMENTS

Resources: Links to referenced policy documents.

- Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
- Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

Site Plans/Building Renderings:

- Proposed Parking Lot Layout (Liquid Design)

DAVIDSON LANDING PARKING LOT CONDITIONAL PLANNING AREA MAP AMENDMENT



College Town. Lake Town. *Your Town.*

Davidson Landing Parking Lot Conditional Map Amendment
Board of Commissioners, Work Session
Jason Burdette, Planning Director
March 12, 2019

SITE CONTEXT



DAVIDSON LANDING CPA

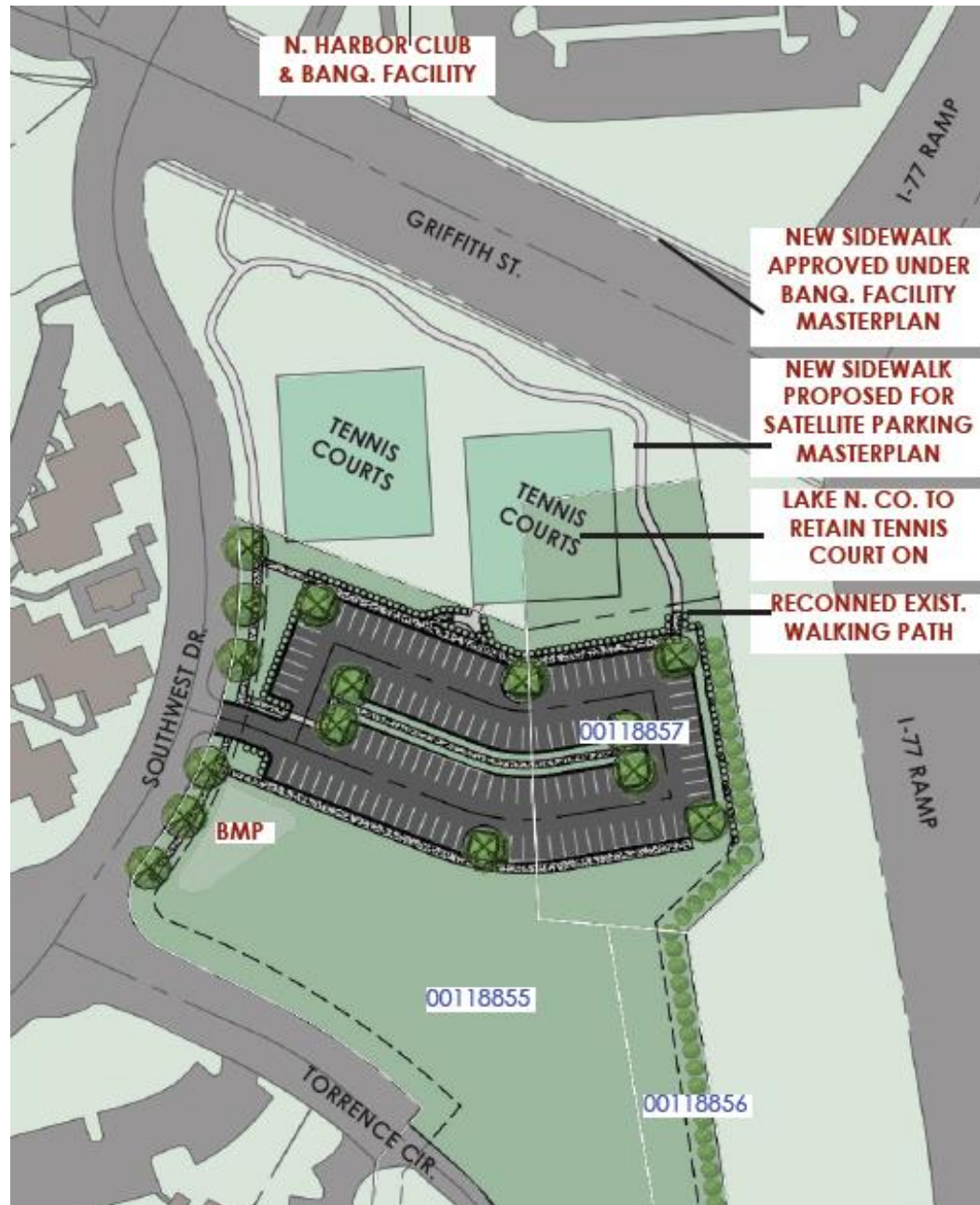
REQUEST / OVERVIEW

- **Owner:** The Lake Norman Company
 - Additional Partners: Bartels Construction Solutions, LLC & Liquid Design
- **Acreage/Parcels:** +/- 5.7 Acres (3 Parcels, SUP)
- **Details:**
 - 117-space surface parking lot as a principal use

PROPOSED PLAN



PROPOSED PLAN



DAVIDSON LANDING CPA

REQUESTED CONDITIONS

- **Parking as a Principal Use:**
 - Exemption to allow a surface parking lot as the principal use of the site
- **Parking Lot Design Standards:**
 - Exemption from parking lot placement behind buildings

DAVIDSON LANDING CPA

CONDITIONS TO CONSIDER

- Redraw property lines to exclude COA tennis court amenity area
- Continue pedestrian path along eastern edge of parking lot
- Continue sidewalk along property frontage on Torrence Cr
- Sidewalk in ROW on south side of Griffith St to I-77 bridge project
- Crosswalk on Griffith connecting COA parcel to N. Harbor Pl parcels
- Others?

QUESTIONS

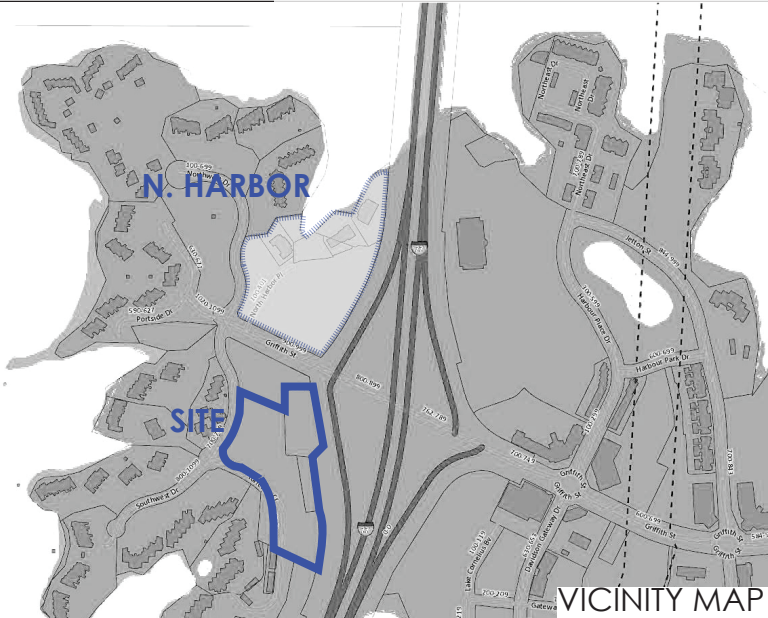


College Town. Lake Town. *Your Town.*

Davidson Landing Parking Lot Conditional Map Amendment
Board of Commissioners, Work Session
Jason Burdette, Planning Director
March 12, 2019



THE LAKE NORMAN COMPANY
SATELLITE PARKING MASTER PLAN
117 SPACES





**Agenda Title: Davidson Bay Phase 2 Master Plan Amendment Update
Planning Director Jason Burdette and Economic Development Manager Kim Fleming**

Summary: Hopper Communities' original proposal from January 2019 depicted 56 townhomes and +/-10,400sf of retail/office. This reduction of residential units and retail/commercial square footage falls outside the administrative approval thresholds based upon original approval numbers: 280 residential units; +/-51,200 sf mixed use. The Board of Commissioners and staff provided feedback. Staff was directed to work with the developer and bring something back to a future work session.

Hopper Communities' revised March submittal includes 56 townhomes, but it also increases the commercial square footage to +/-20,400 sf and includes two quadplex (8 units) buildings. There are also discussions underway between the developer, the affordable housing program manager, and Davidson Housing Coalition (DHC) about the quadplex potential contribution to affordable housing.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ Agenda Memo - Davidson Bay Phase 2 Master Plan Amendment Update 03.12.19	3/8/2019	Cover Memo
□ Presentation - Davidson Bay Phase 2 Master Plan Amendment Update 03.12.19	3/8/2019	Presentation
□ Attachment - Davidson Bay Phase 2 March Version	3/8/2019	Backup Material
□ Attachment - Davidson Bay Phase 2 January Version	3/8/2019	Backup Material
□ Attachment - 2010 Davidson Bay Master Plan	3/8/2019	Backup Material
□ Attachment - 2007 Davidson Bay Master Plan	3/8/2019	Backup Material



Davidson Bay Master Plan Amendment

To: Davidson Board of Commissioners
From: Planning Director Jason Burdette and Economic Development Manager Kim Fleming
Date: March 12, 2019
Re: Davidson Bay Master Plan Amendment

1. OVERVIEW

APPLICANT INFO

Owner: Beaty Street Development, LLC (Dominic Liburdi)
Developer: Hopper Communities (Bart Hopper, Trey McDaniel, Clay McCullough)
Consultant: Cole, Jenest & Stone (Brian Jenest)
Location: Corner of Armour Street & Beaty Street; +/-4.8 acres; (Parcel ID: 00328269)
Planning Area: Lakeshore (vested)

BACKGROUND

Davidson Bay Phases I and II were approved in 2000, and 2007, with 82 and 198 units (minimum), respectively. Collectively, the development was approved for **280 units (minimum)**. The initial approval also included +/-8,000 sf for mixed/use retail and +/-43,200 for mixed use/commercial (total: +/-**51,200 sf**).

Over the years, the master plan has been amended several times to adjust unit counts and retail/commercial requirements. Section 14 of the Davidson Planning Ordinance (DPO) permits an administrative approval of a master plan amendment if proposed unit counts or non-residential density were below identified thresholds (i.e. an increase/decrease of more than 15 percent of the non-residential square footage; an increase/decrease of more than 10 percent of the residential units). Note: the original approval numbers for residential units and non-residential square footage are the basis number for which any proposed amendments must reference. This prevents incremental adjustments from circumventing the threshold limitations.

Any proposed master plan amendment that exceeds the administrative thresholds permitted by the DPO shall be considered “substantial” and must be reviewed and approved/denied by the board or agency which originally approved the plan. In this instance, the original approving body is the Davidson Board of Commissioners.

REQUEST

Hopper Communities requests to reduce the proposed unit count in Building Envelopes B+C and commercial density in Building Envelope A.

Per the development notes, Building Envelope B was approved as Senior Housing with 48-60 units (2007) and 60-80 units (2010). Building Envelope C was approved 13 townhomes or live/work (2007) and 18-24 apartments/townhouses with parking on lower level (2010).

Per the development notes, Building Envelope A was approved (2007) as a commercial mixed-use node but not limited to retail and office. A building height of three stories was permitted totaling +/-51,000 sf in two or more buildings. Upper floor residential was permitted and six units were planned. In 2010, a reduction in density to +/-38,000sf was approved for Building Envelope A, though the six residential units remained unchanged.

Hopper Communities' original proposal from January 2019 depicted **56 townhomes** and **+/-10,400sf** or retail/office (See exhibit). This reduction of residential units and retail/commercial square footage falls outside the administrative approval thresholds based upon original approval numbers: **280** residential units; **+/-51,200 sf** mixed use. The Board of Commissioners and staff provided feedback. Generally, most were comfortable with the reduction in residential units, but had questions regarding the reduction in commercial—specifically regarding losing potential commercial development and its long-term viability. There were additional questions about on-site affordable housing. Staff was directed to work with the developer and bring something back to a future work session.

Hopper Communities' revised March submittal includes **56 townhomes**, but it also increases the commercial square footage to **+/-20,400 sf** and includes **two quadplex (8 units)** buildings. There are also discussions underway between the developer, the affordable housing program manager, and Davidson Housing Coalition (DHC) about the quadplex potential contribution to affordable housing.

If approved, total unit count for Davidson Bay Phases I and II would be reduced from 280 proposed units to 245 units. Envelope B+C's unit count would be reduced from 78-102 units, to 64; Envelope A's would be reduced from six to zero. Commercial square footage in Envelope A would be reduced from the originally approved +/-51,200sf (and amended in 2010 to +/-44,000 sf) to +/-20,400 sf.

2. RELATED TOWN GOALS

- 2018-2019 Strategic Plan—
Land Use Strategy: The Town of Davidson will manage residential growth and reduce the scale of future development.

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

- Core Value: Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

3. OPTIONS/PROS & CONS

Pros: The proposed master plan amendment would reduce the number of units at Davidson Bay. It could potentially reduce the amount of traffic (versus the entitled plan).

Cons: There is limited amount of land for commercial development. Mixed-use commercial/retail development at this site has been included in build-out forecasts.

4. FYI or RECOMMENDED ACTION

While this is an informational update, the applicant would like feedback and direction as to if the proposed master plan amendment would be viable.

5. NEXT STEPS

If the applicant receives positive feedback, they will begin the formal master plan amendment process. This will include a public input session, Planning Board review and comment, and decision by the Board of Commissioners.

DAVIDSON BAY PROPOSED MASTER PLAN AMENDMENT



College Town. Lake Town. *Your Town.*

Davidson Bay
Proposed Master Plan Amendment
March 12, 2019



Phase 2

Phase 1

ENVELOPE D2

Public Walking Trail

25 FT. SEWER
EASEMENT
(EXISTING)→

APPROXIMATE WATERLINE

SHADED AREA=100 FT. BUFFER

— ENVELOPE 'D'

Public Walking Trail

Existing Dimetrics Bldg

Field-Park

-ENVELORE
- (8) AFFORDABLE

WATER QUALITY-BAY
AND TIDAL
TOW ACRES

ENVELOPE 'G'
(7) AFFORDABLE

ENVELOPE F
(4) AFFORDABLE

Reserved Public
Pier parking

— ENVELOPE 'A'
(5) AFFORDABLE

USE-ENV

SCALE - 1" = 100' -

— ENVELOPE 'C'

Phase 1 Townhouses
(Under Construction)

Map Sheet,
is governed by
of the Town
a, subject to the

the Site Master
modified during
Parking layouts
of building

ite Plans may
t of the
of the roadways
velopment and
g the general
n.

Previously required
eliminary plat

, north of Armour
along Beatty

•SINGLE FAMILY: (ENVELOPE D,D2)

Every effort shall be made during the development and construction process

PART III- DESIGN GUIDELINES:

(1) PARKING

(A). PUBLIC ON-STREET/OFF-STREET

Typical on-street parking shall be inferred and on one side of the street.

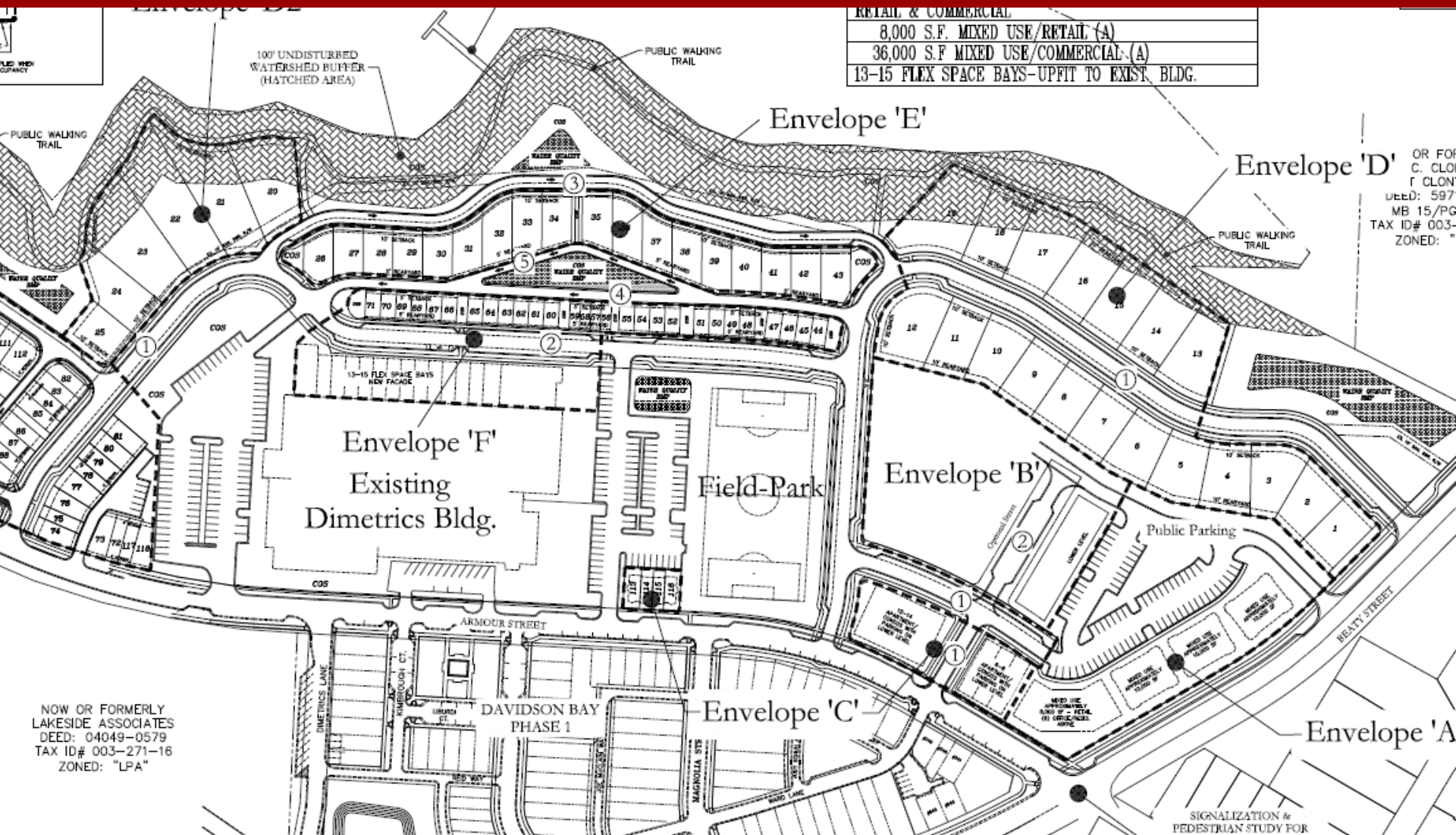
(B). Storm water management will be installed as each phase is developed.

(C). Developer will in addition to the retention area shown, utilize Rain Gardens and other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.

(D). Developer reserves the right to purchase additional land next to the existing

PART V

(1). HORIZ
HORIZONTAL Construction



RETAIL & COMMERCIAL
8,000 S.F. MIXED USE/RETAIL (A)
36,000 S.F. MIXED USE/COMMERCIAL (A)
13-15 FLEX SPACE BAYS-UPFIT TO EXIST. BLDG.

OR FOR
C. CLO
F. CLO
DEED: 597
MB 15/PG
TAX ID# 003-
ZONED: "

NOW OR FORMERLY
LAKESIDE ASSOCIATES
DEED: 04049-0579
TAX ID# 003-271-16
ZONED: "LPA"

PART III- DESIGN GUIDELINES:

(I). PARKING

(A). PUBLIC ON-STREET/OFF-STREET:

-Typical on-street parking shall be informal and on one side of the street except for Armour Street which will have formal parallel parking on both sides.
-Public off-street parking will be provided behind the mixed-use building on Beatty Street. An area of Beatty Street in front of Envelope 'A' will be widened in anticipation of future on-street parking to match what was done in along Beatty Street in Phase I.
(Refer to public parking for the public pier section B below.)

(B). PUBLIC PIER AND GAZEBO PARKING:

-The Developer will reserve public parking for the Pier and Commons area in two locations.
(1). Approximately 12 spaces along Dimetrics Lane located off Armour Street will be utilized during business hours by tenant of Lurid building.
(2). Approximately 10 spaces within Envelope 'C' designated as Public Pier Parking. The exact location will be mutually agreed upon by the Town of Davidson and the Developer before this Phase of construction begins.

PART IV- DEVELOPERS PUBLIC AREA COMMITMENTS:

(B). Storm water management will be installed as each phase is developed.
(C). Developer will utilize to the BMP areas shown, Rain Gardens or other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.
(D). Developer reserves the right to purchase additional land next to the existing retention area to move or expand it as required.

PART V- PHASING:

(1). TRAFFIC IMPROVEMENTS:

Developer to donate \$50,000.00 upon the Town's request for installation of the traffic signal at the intersection of Beatty and Griffith and traffic calming improvements at the intersection of Beatty and Armour.
(2). COMMONS AREA GAZEBO AND PIER:
Developer will donate land to the Town of Davidson located at the end of Armour Street in order to create a Commons Square.

(A). Upon the development of the adjacent 31st townhouses, the Developer will at his expense, complete the commons and build the public Gazebo along with the Walking Pier. The Developer will work with the Town to determine

PART V- PHASING:

(1). HORIZONTAL PHASING-ROADS AND UTILITIES

HORIZONTAL PHASE A
Construction of roads and infrastructure as shown in the site plan, east of the existing Dimetrics parking lot, south of Lake Davidson, west of Beatty Street and north of Armour Street. It will include construction of the Field-Park.
HORIZONTAL PHASE B
Construction of roads and infrastructure as shown for the remainder of the development, including the Public Pier, Gazebo and Walking Trail.
-Horizontal Phases may be combined or further defined.

(2). VERTICAL PHASING-UNITS

PHASE A
-The construction of the single family units in lots 1 thru 15.

SIGNALIZATION &
PEDESTRIAN STUDY FOR
BEATTY STREET AND ARMOUR
STREET INTERSECTION
REQUIRED

Revision Note:

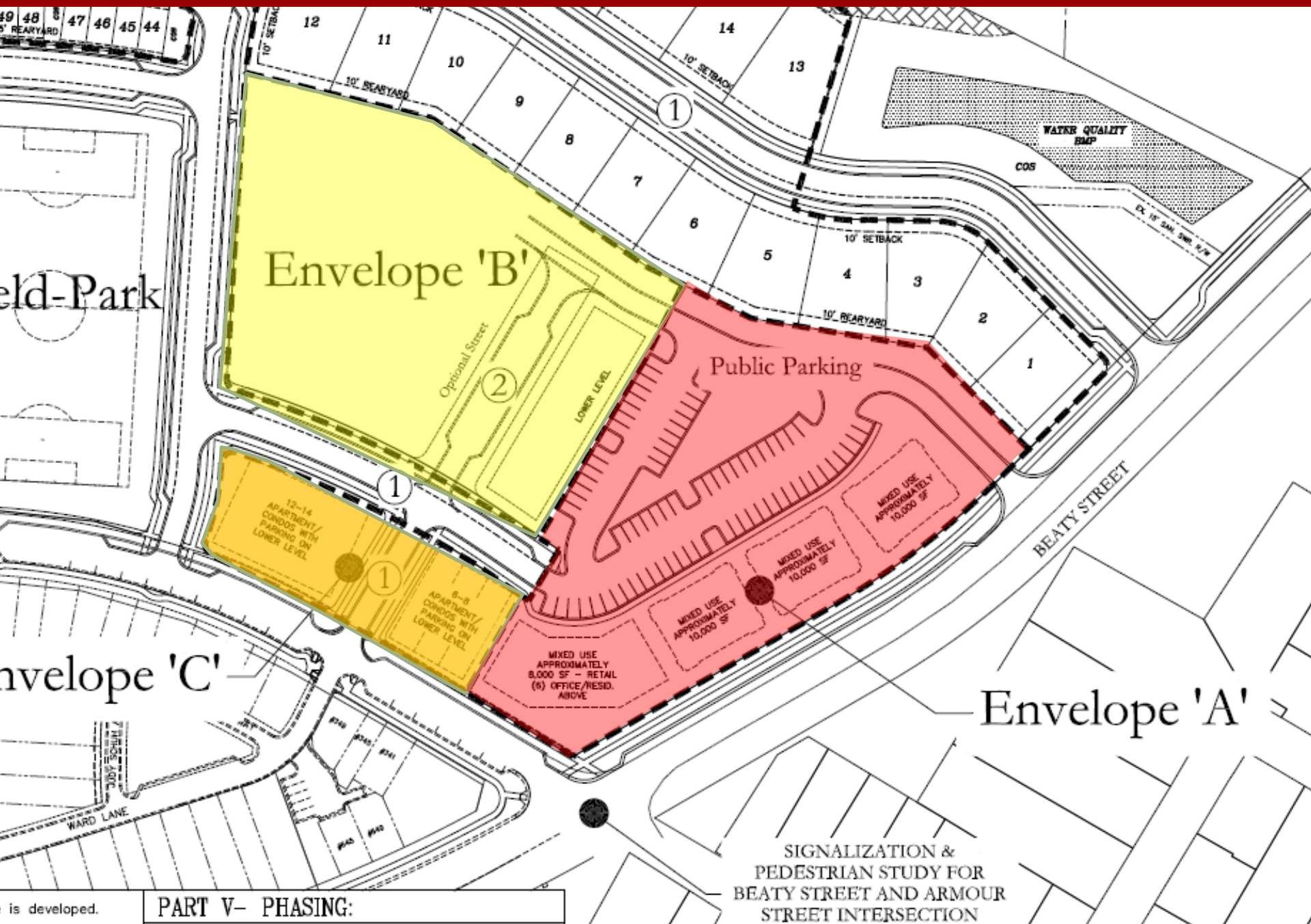
8-06-10 The Existing Affordable revised to reflect the 6 afford

Revision Note:

4-15-10 This plan is to revise 118. The Existing Affordable revised to reflect the afforda

GRAPHIC

Building Envelopes A + B + C

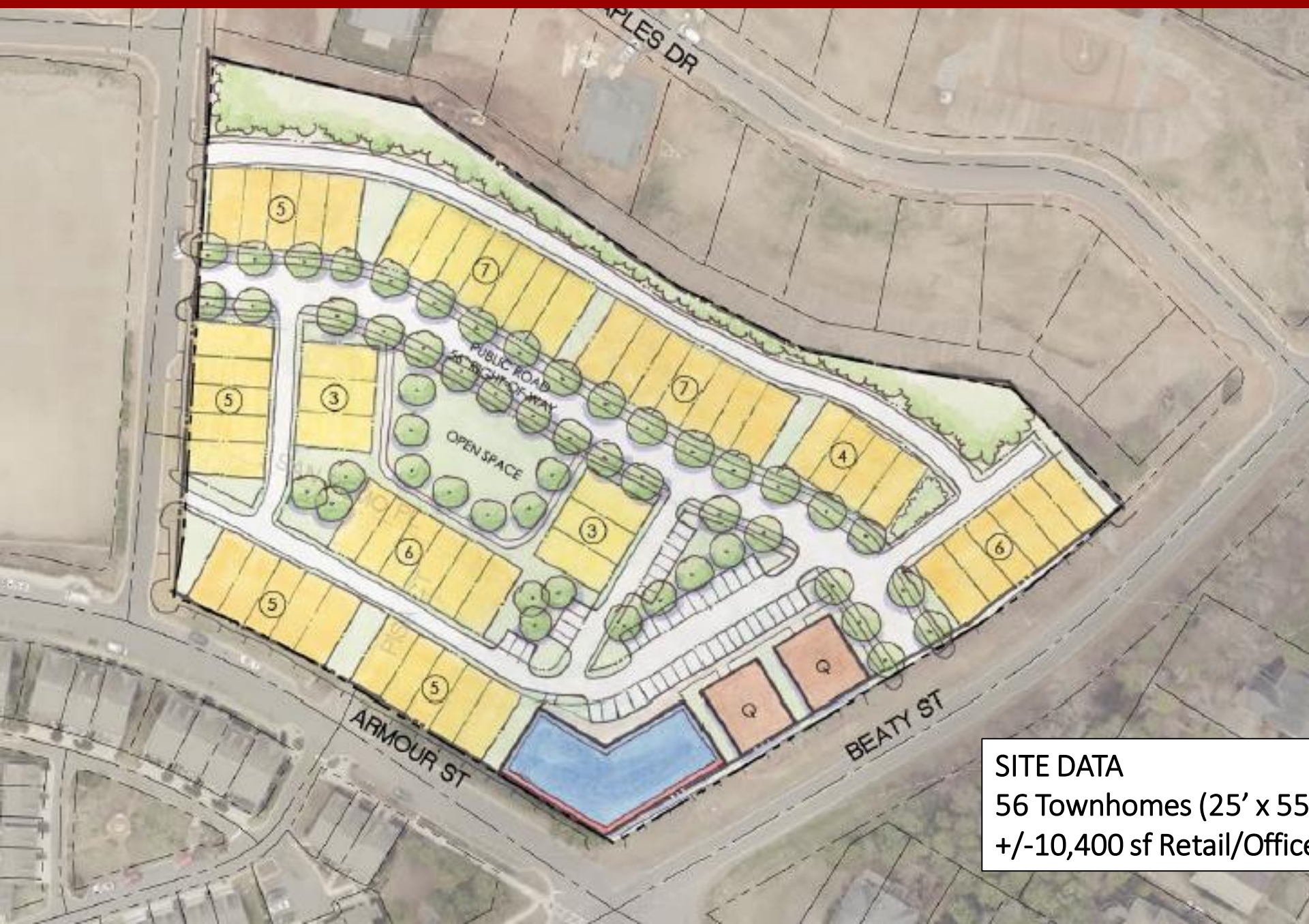


Proposed Hopper Development Master Plan Amendment for Building Envelopes A + B + C [JAN. 2019]



SITE DATA
56 Townhomes (25' x 55')
+/-10,400 sf Retail/Office

Proposed Hopper Development Master Plan Amendment for Building Envelopes A + B + C [MARCH 2024]



SITE DATA
56 Townhomes (25' x 55')
+/-10,400 sf Retail/Office

DAVIDSON BAY MASTER PLAN AMENDMENT

APPROVED UNITS and COMMERCIAL OVER TIME

Building Envelopes A+B+C

2007	2010	Revised Proposed
+/-51,200 sf	+/-38,000 sf	+/-20,400 sf
69-81 du	84-108 du	56 du + 8 quad units

Net Units Across Phases 1 and 2

2007	2010	Proposed
280	288	245

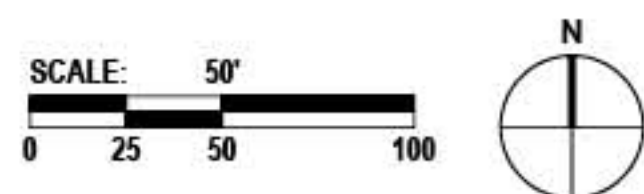
DISCUSSION



LEGEND

	20'-25' X 55' TOWNHOME
	4,800 ± SF QUADPLEX 4 UNITS - 2 FLOORS
	20,400± SF RETAIL AND OFFICE 3 FLOORS

TOTAL PROPOSED TOWNHOME:	56- 62
TOTAL PROPOSED QUADPLEX:	2
PARKING REQUIRED *MRK (3/1000):	68
PARKING PROPOSED:	79
COMMERCIAL SITE ACERAGE:	0.75±
TOTAL SITE ACERAGE:	4.8±



ARMOUR STREET TOWNHOMES

CONCEPTUAL SITE PLAN - 4630

DAVIDSON, NORTH CAROLINA

JANUARY 24, 2019

THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, LOTS, AND ALL OTHER AREAS INCLUDING OFF-SITE ROAD IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.



ARMOUR STREET TOWNHOMES

CONCEPTUAL SITE PLAN - 4630

DAVIDSON, NORTH CAROLINA

OCTOBER 12, 2018

THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, LOTS, AND ALL OTHER AREAS INCLUDING OFF-SITE ROAD IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

LEGEND

	25' X 55' TOWNHOME
	10,400± SF RETAIL AND OFFICE
TOTAL PROPOSED TOWNHOMES: 56	
TOTAL SITE ACERAGE: 4.8 ±	

43,200 S.F MIXED USE/COMMERCIAL
13 FLEX SPACE BAYS-UPFIT TO EXIST. BLDG.

[illegible]



**Agenda Title: Draft Resolutions for NCDOT Projects U-5907 & U-5873
Town Manager Jamie Justice**

Summary: At the February 26, 2019 board meeting, the mayor and commissioners directed staff to create draft resolutions for Board consideration that provide comments on two mobility projects: U-5907 is the Potts-Sloan-Beaty corridor project and U-5873 is the Highway 115/Davidson Street/Potts Street intersection improvement project in Cornelius. Town staff has prepared two separate resolutions, one for each project. The suggested changes and/or improvements have come from citizen input, commissioner comments, and staff comments.

The town board is asked to review these draft resolutions and make any changes. Staff would request that the board approve the final resolutions at the March 26, 2019 board meeting.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Agenda Memo - Draft Resolutions for NCDOT Project U-5907 & U-5873	3/8/2019	Cover Memo
▣	DRAFT - Resolution 2019-XX Potts-Sloan-Beaty	3/8/2019	Resolution Letter
▣	DRAFT - Resolution 2019-XX Highway 115/Davidson Street/Potts Street Roundabout	3/8/2019	Resolution Letter



Draft Resolutions for NCDOT Projects U–5907 and U–5873

To: Davidson Board of Commissioners
From: Jamie Justice, Town Manager
Date: March 12, 2019
Re: Draft Resolutions for NCDOT Projects U–5907 and U–5873

1. OVERVIEW

At the February 26, 2019 board meeting, the mayor and commissioners directed staff to create draft resolutions for Board consideration that provide comments on two mobility projects: U–5907 is the Potts Sloan Beaty corridor project and U–5873 is the Highway 115/Davidson Street/Potts Street intersection improvement project in Cornelius. Town staff has prepared two separate resolutions, one for each project. The suggested changes and/or improvements have come from citizen input, commissioner comments, and staff comments.

The town board is asked to review these draft resolutions and make any changes. Staff would request that the board approve the final resolutions at the March 26, 2019 board meeting.

2. RELATED TOWN GOALS

Strategic plan:

Mobility/Transportation Goal: Town will enable citizens to move freely throughout town via transit, car, bicycle, and on foot.

Core value(s):

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

Constituents served:

All citizens

3. OPTIONS/PROS & CONS

The town board has the option to approve these resolutions or to not approve these resolutions. By creating and approving these resolutions, the town board is able to submit suggested changes or improvements to the projects to NCDOT and Kimley-Horn for consideration. If the town board does not create and approve these resolutions then the town board's suggested changes or improvements to the projects will not be formally submitted to NCDOT and Kimley-Horn.

4. FYI or RECOMMENDED ACTION

Staff recommends providing comment and make any changes to these draft resolutions and approve the final resolutions at the March 26 board meeting.

5. NEXT STEPS

Once approved, the resolutions would be forwarded to NCDOT and the design engineering firm working on these projects, Kimley-Horn for consideration.



DRAFT - Resolution 2019-XX
REQUESTING NC DEPARTMENT OF TRANSPORTATION TO CONSIDER
IMPROVEMENTS/CHANGES TO THE POTTS-SLOAN-BEATY PROJECT (U-5907)
IN THE TOWN OF DAVIDSON

WHEREAS, one of the Town of Davidson's core values states that citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit; and

WHEREAS, one of the themes from the Town of Davidson's comprehensive plan states the town will provide sustainable and healthy choices for transportation, food, and energy use; and

WHEREAS, one of the Davidson Board of Commissioner's strategic plan priorities is mobility/transportation stating the town will enable citizens to move freely throughout town via transit, car, bicycle, and on foot; and

WHEREAS, the Potts-Sloan-Beaty connector project has been planned since 1981;

THEREFORE BE IT RESOLVED, the Town of Davidson Mayor and Board of Commissioners support the Potts-Sloan-Beaty project and offer the following specific improvements/changes for consideration of the U-5907 project:

1. Consider adding traffic calming treatments throughout the project. These treatments include, but are not limited to, speed humps, raised pedestrian crosswalks, raised intersection tables, concrete bump-outs, etc.
2. Consider adding enhanced pedestrian crossings at the roundabout such as hawk signals or flashing beacons (RRFB).
3. Minimize easement needs for the sidewalk along Potts Street and add a special provision to minimize impacts to trees.
4. Revisit the 5foot to 8 foot transition of the sidewalk to consider 5 foot and then transition to 8 foot along Sloan Street going north.
5. Show a multi-use path connection from the existing path in Roosevelt Wilson Park to the new pedestrian crossing at the Griffith street roundabout.
6. Incorporate regulatory restrictions on larger truck traffic with an accommodation for the existing business located in the area.

Adopted on the XXth day of _____, 2019

Attest:

Rusty Knox, Mayor

Elizabeth K. Shores, Town Clerk



DRAFT - Resolution 2019-XX
REQUESTING NC DEPARTMENT OF TRANSPORTATION TO CONSIDER
IMPROVEMENTS/CHANGES TO THE HIGHWAY 115/DAVIDSON/POTTS STREETS
ROUNDBOUT PROJECT IN THE TOWN OF CORNELIUS (U-5873)

WHEREAS, one of the Town of Davidson's core values states that citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit; and

WHEREAS, one of the themes from the Town of Davidson's comprehensive plan states the town will provide sustainable and healthy choices for transportation, food, and energy use; and

WHEREAS, one of the Davidson Board of Commissioner's strategic plan priorities is mobility/transportation stating the town will enable citizens to move freely throughout town via transit, car, bicycle, and on foot; and

WHEREAS, the intersection improvement project in Cornelius at the intersection of Highway 115, Davidson Street, and Potts Street is an important improvement project for Davidson; and

WHEREAS, the Town of Davidson Mayor and Board of Commissioners supports the intersection improvement project in Cornelius and offer the following specific improvements/changes for consideration for the U-5873 project:

1. Revisit the roundabout design to ensure the design size and geometry makes for the least impact (e.g. right of way width, tree loss, etc.) on the properties along highway 115 in Davidson north of the railroad trestle.
2. Reduce the width of the sidewalk to 5 feet along the front of the properties at 497, 511, and 523 South Main Street and reduce the right of way impacts accordingly.
3. Consider additional landscaping and other aesthetic improvements on and around the retaining wall facing the Green School property.

Adopted on the XXth day of _____, 2019

Attest:

Rusty Knox, Mayor

Elizabeth K. Shores, Town Clerk



Agenda Tree Ordinance Update

**Title: Planning Director Jason Burdette and Senior Planner Trey Akers
 Planning Board Ordinance Committee Member Dave Cable**

Summary: Staff and PBOC (Planning Board Ordinance Committee) members will provide an update on the progress on revisions to DPO Section 9: Trees. Discussion will include work completed, remaining work, and next steps.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
□	Agenda Memo - Tree Ordinance Text Amendments 03.12.19	3/11/2019	Cover Memo
□	Presentation - Tree Ordinance Text Amendments 03.12.19	3/11/2019	Presentation



MEMO: TREE ORDINANCE TEXT AMENDMENTS

Date: March 12, 2019
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: DPO Section 9 (Trees/Landscaping Ordinance) - Text Amendments

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 promote the creation of a healthy tree canopy and landscape by establishing rules to regulate the establishment, preservation, and maintenance of natural features at the lot and site/master plan level.
- **Background:** In December 2016 the Livability Board suggested revising the standards to institute best practices, make adjustments, and clarify administration procedures. Updating the tree ordinance is listed as a high priority on the planning department workplan.

ATTACHMENTS

- **Presentation:** Provides an overview of the progress thus far, including: Work completed, remaining work, and next steps.

2. RELATED TOWN GOALS

STRATEGIC PLAN ALIGNMENT

- **Land Use Strategy:** The proposed standards consider the revision of development processes to more effectively guide the approval of landscape plans and tree permits.
- **Historic Preservation Strategy:** The proposed standards allow contemplate how to increase incentives for the preservation of healthy, mature trees that contribute to the town's authenticity as a historic, small college town.
- **Operations:** The standards would clarify the administrative and approval processes for DPO 9.
- **Partnerships:** The town's advisory boards have been and will continue to be involved throughout the process. Additionally, guidance has been sought from arborists with Mecklenburg County. Lastly, the proposed amendments contemplate partnering with local organizations that could help incentivize tree canopy establishment and preservation.

CORE VALUES

- **Open Communication:** Advisory board members have and will continue to play an instrumental role in reviewing/revising standards and engaging citizens.
- **Traditional Character:** The proposed standards would indirectly reinforce the historic character of existing streets throughout town while ensuring new streets are built in the same manner.
- **Healthy Environment:** The standards help to protect and enhance the town's tree canopy.

COMPREHENSIVE PLAN

- **Enable Faithful Stewardship, Goal 2 - Preserve Natural Habitats, the Lakeshore, and the Tree Canopy:** This goal recommends a variety of approaches being contemplated by the proposed policies and amendments, including:
 - » Promote healthy pruning techniques;
 - » Set measurable goals to increase and sustain forest cover;
 - » Consider using only native, drought-tolerant species in town landscaping projects;
 - » Create incentives and/or funds to assist landowners in mitigating tree removal through care practices or replanting;
 - » Create a tree canopy replanting and management plan;
 - » Revise requirements to better preserve existing tree canopy.

CONSTITUENTS SERVED

- **All Residents:** Residents across town experience the beauty of trees on our streets and in our public spaces and are positively impacted by the improved air quality that trees provide.
- **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

RECAP. – HIGH-LEVEL TOPICS

At the November 13, 2018 board of commissioners meeting the following topics were discussed and policy direction sought/confirmed. Below is a status update on each:

- **Arborist Involvement:** Established in 9.2.2.B and referenced throughout Section 9.
- **Tree Fund:** To be further explored as part of 9.3 work.
- **Landscape Bonds/Warranty:** Established in 9.2.2.D-E.
- **Canopy Preservation & Establishment:** To be further explored as part of 9.3 work. Tree canopy study underway with Plan-it-Geo; estimated completion Spring 2019.
- **Permitting/Removal Criteria:** To be further explored as part of 9.3 work.
- **Remediation Provisions:** To be further explored as part of 9.3 work.

OVERVIEW OF COMPLETED WORK, FUTURE WORK

The current status of work on the proposed amendments is as follows:

- **Completed Sections:**
 - » **9.1 Purpose & Intention:** This section has been reordered to address overarching goals first, then impacts addressed through the ordinance, then issues of property and aesthetics.
 - » **9.2 Applicability & Administration:** This section has been revised to designate an Arborist as a key figure in the approval of plans and permits. And, various changes have been made to

clarify the documentation requirements for landscape plans as well as the criteria governing landscape bonds, inspections, and the replacement of damaged vegetation.

- » **9.4 Street Tree Plantings:** This section has been revised in a few minor but important ways – namely, instituting standards to ensure robust plantings along streets but with flexibility accorded to the Arborist in making sure the intent of the requirements are met. References to third-party standards are included as a best practice.
- » **9.5 Site Landscaping:** Minimal adjustments have been made to this section, which establishes clear standards for depicting landscape/vegetation on site plans and minimum planting standards for areas around buildings.
- **Remaining Sections:**
 - » **9.3 Tree Coverage & Preservation:** A spreadsheet of comparable ordinance standards for 14 peer communities has been compiled and will be utilized in reviewing/revising the related standards in this section. Additionally, a tree canopy study is currently underway and is anticipated to be completed in April/May. The results of the study will inform this section's standards. Lastly, work will be undertaken regarding the violations/penalties associated with tree removal and non-compliance.
 - » **9.6 Parking Area Landscaping:** This section covers planting and design requirements for existing as well as new parking lots. Minimal adjustments to this section are anticipated.
 - » **9.7 Screening:** This section covers special use circumstances. Minimal adjustments to this section are anticipated, with the main aim being to eliminate redundancies with Section 4.3.1.E of the ordinance.
 - » **9.8 Installation & Maintenance Standards:** This section covers miscellaneous topics ranging from soil compaction to fencing to encroachments. Minimal adjustments to this section are anticipated.

4. FYI/RECOMMENDED ACTION

- **Feedback:** The March 12, 2019 meeting is an opportunity for commissioners to understand the status of the work plan as well as to provide guidance concerning the high-level policy decisions being contemplated by the amendments.

5. NEXT STEPS

- **March 12, 2019:** Commissioners update and discussion/feedback provided.
- **March 2019:** Sections 9.6-9.8 completed by Planning Board Ordinance Committee.
- **April 2019:** Section 9.3 completed by Planning Board Ordinance Committee.
- **April/May 2019:** Tree canopy study completed and results utilized
- **Late Spring/Early Summer 2019:** Public hearing, Planning Board recommendation, commissioner consideration of approval.

TEXT AMENDMENTS UPDATE

DPO 9 TREE PRESERVATION, LANDSCAPING, & SCREENING



PURPOSE

Healthy, Mature Canopy

Improve/Calibrate Standards

Preserve, Protect, Enhance

Enduring Compliance

OVERVIEW

- **Work Plan Progress**
 - » Completed Sections/Topics
 - 9.1, 9.2, 9.4, 9.5, 9.9, 9.10
 - » Remaining Sections/Topics
 - 9.3 + Tree Canopy Study
 - 9.6, 9.7, 9.8
- **Next Steps**

COMPLETED SECTIONS

- **9.1 Purpose & Intention**
 - » Aspirations
 - » Reordered: Goals, Enviro. Impacts, Aesthetics
- **9.2 Applicability & Administration**
 - » Arborist Role Envisioned
 - » Clear, Consistent Documentation
 - » Bond, Inspections, Replacement Criteria

COMPLETED SECTIONS

- **9.4 Street Tree Plantings**
 - » Rigorous yet Flexible (Exs. 25-30' Avg., 8' Strip)
 - » Ref. Standards (Am. Std. for Nursery Stock)
- **9.5 Site Landscaping**
 - » Ensures Doc. Consistency
 - » Est. Min. Planting Area Standards for Bldgs
 - » Minimal Adjustments

COMPLETED SECTIONS

- **9.9 Alt. Methods of Compliance**
 - » Relocated from Start of DPO 9
 - » Titles Added for Clarity, Doc. Standards
- **9.10 Planting Specifications & Appendices**
 - » Docs. Revised/Updated by Livability Board
 - » Includes Ref. to Guidelines
 - » Adaptable – Can Respond to Blight, Etc.

REMAINING SECTIONS

- **9.3 Tree Coverage & Preservation**
 - » Review of Comparable Ordinances (14)
 - » Tree Canopy Study - Underway
 - » Violations
- **9.6 Parking Area Landscaping**
 - » Covers Existing + New Parking Lots
 - » Minimal Adjustments Anticipated

REMAINING SECTIONS

- **9.7 Screening**
 - » Covers Special Circumstances
 - » Minimal Adjustments Anticipated
 - Eliminate Redundancies with DPO 4.3.1.E
- **9.8 Installation & Maintenance Standards**
 - » Covers Misc. Topics
 - » Minimal Adjustments Anticipated

NEXT STEPS

Continued Research/Sustained PBOC Engagement

Tree Canopy Study Completion

Planning/Livability Board Review

Additional Modifications

Public Hearing

Planning Board Recommendation

BOC Consideration of Approval



Agenda Local Historic District Expansion

Title: Special Projects Manager Dawn Blobaum

Summary: Phase I of the local historic district expansion is complete. We are asking for an appropriation of \$23,750 for Hanbury Consulting to complete Phase II.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	Agenda Memo - Local Historic District	3/8/2019	Cover Memo
	Expansion 03.12.19		



Local Historic District Expansion

To: Davidson Board of Commissioners
From: Dawn Blobaum, Special Projects Manager
Date: March 12, 2019
Re: Local Historic District Expansion

1. OVERVIEW

We discussed the expansion of the local historic district at the October 23 board meeting and you approved Mary Ruffin Hanbury as our consultant. She completed a public input session and windshield survey last November as her first phase of the project, and has proposed the second phase of work. She will complete all the surveying and documentation required to expand the local historic district to approximately the size of the National Register Historic District. This involves surveying over 500 properties, coordinating with the State Historic Preservation Office, and delivering the documentation to us so the board can determine appropriate boundaries and proceed through the local historic district designation process. She will deliver the documentation in segments.

2. RELATED TOWN GOALS

Strategic Plan: Historic Preservation: Create/expand local historic district.

Core values: 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.

Constituents: All Davidson residents.

3. FYI or RECOMMENDED ACTION

Requested actions: The board approved \$10,000 in the FY19 budget for historic preservation work. Phase I of the local historic district expansion was \$2250. Phase II will be \$31,500. We're asking the board to appropriate \$23,750 for Hanbury Consulting to complete Phase II.

4. OPTIONS/PROS & CONS

NA

5. NEXT STEPS

Phase 2 documentation can be completed by mid-summer, 2019.

The State Historic Preservation Office (SHPO) has 30 days to review and comment. The local district designation/rezoning has to be reviewed by the Davidson Historic Preservation Commission (HPC) and the Planning Board, requires a public hearing, and then comes to the Board of Commissioners for approval of the ordinance.



**Agenda Title: Town of Davidson Strategic Retreat - March 14 & 15
Town Manager Jamie Justice**

Summary: The Town of Davidson Board of Commissioners and management team will be holding a strategic retreat on March 14th and 15th, 2019 in Chapel Hill, North Carolina. The purpose of the strategic retreat is to focus on several priority items from the town board's strategic plan. The areas of focus include public facilities, historic preservation/adaptive reuse, affordable housing/community land trust/community revitalization, and financial planning.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	Agenda Memo - Town of Davidson Strategic Retreat	3/8/2019	Cover Memo
□	Strategic Retreat 2019	3/8/2019	Backup Material
□	Strategic Retreat Agenda 2019	3/8/2019	Backup Material



Town of Davidson Strategic Retreat

To: Davidson Board of Commissioners
From: Jamie Justice, Town Manager
Date: March 12, 2019
Re: Town of Davidson Strategic Retreat

1. OVERVIEW

The Town of Davidson Board of Commissioners and management team will be holding a strategic retreat on March 14th and 15th, 2019 in Chapel Hill, North Carolina. The purpose of the strategic retreat is to focus on several priority items from the town board's strategic plan. The areas of focus include public facilities, historic preservation/adaptive reuse, affordable housing/community land trust/community revitalization, and financial planning.

2. RELATED TOWN GOALS

Strategic plan:

Affordable Housing, Historic Preservation, Land Use, and Operations Goals.

Core value(s):

All.

Constituents served:

All citizens.

3. OPTIONS/PROS & CONS

N/A.

4. FYI or RECOMMENDED ACTION

FYI.

5. NEXT STEPS

The retreat will be held March 14 and 15th, 2019.

TOWN OF DAVIDSON
2019 STRATEGIC RETREAT
MARCH 14 - MARCH 15



2019 RETREAT FOCUS & GOALS

Strategic Plan Initiatives:

- **Public Facilities**
- **Historic Preservation/Adaptive Reuse**
- **Affordable Housing/Community Land Trust/
Community Revitalization**
- **Financial Planning**

CARRBORO

WHAT TO SEE :

Town Hall/Public Facilities Tour

(adaptive reuse of former school building/historic preservation)

Lunch at Carr Mill Mall (adaptive reuse of Mill Project)

Historic Preservation



OXFORD

WHAT TO SEE:

City Hall/Public Facilities Tour

(adaptive reuse of former school building/historic preservation)



2019 STRATEGIC RETREAT AGENDA

Thursday, March 14

**Public Facilities Site Visits
to Carrboro & Oxford**

Friday, March 15

Affordable Housing/Land Trust/Community Revitalization Panel

Speakers: Loryn Clark from the Town of Chapel Hill,
Robert Dowling from Community Home Trust & Roger Waldon from Clarion Associates

Financial Planning Sessions

Topics include Revaluation, Solid Waste Fee, 2017 G.O. Bonds, etc.

Affordable Housing/Land Trust/Community Revitalization Panel



**Loryn Clark, Executive Director
Housing & Community
Town of Chapel Hill**

Loryn, a native of NJ, began her service to the Town in 1992 as an intern with the Planning Department while she was a student at UNC's Department of City and Regional Planning. Loryn quickly developed a strong interest in community development and affordable housing work and fortunately began working for the Town full time in 1994. Her work has focused on affordable housing policy and initiatives, community planning, and community development programs. Loryn has held several positions with the Town including Community Development Planner, Housing and Neighborhood Services Manager, Interim Assistant Planning Director and now the Executive Director for Housing and Community.



**Robert Dowling, Executive Director
Community Home Trust**

Robert and his wife Bethaney moved to Carrboro, NC in 1994. He began his affordable housing work at Hayti Development Corp. in 1995 and assumed his current position as executive director of Community Home Trust in late 1997. He managed the organization's transition to a community land trust (CLT) in 2000. The Home Trust began implementing the inclusionary housing policies of Chapel Hill and Carrboro in 2001. By the end of 2018, there were 260 homes in the Home Trust homeownership inventory. In late 2017, the Home Trust purchased a 58-unit tax credit property in Carrboro. With this acquisition, there are now 319 homes in the Home Trust's affordable housing inventory, all of which are permanently affordable.



**Roger Waldon, Senior Consultant
Clarion Associates**

Roger is a Senior Consultant based in the NC Office. His work emphasizes neighborhood conservation and growth management, including land use plans and special area plans, design guidelines, transportation planning, annexation, capital improvements, housing and community development initiatives, and evaluation of development applications. Prior to joining Clarion, he served as Planning Director for the Town of Chapel Hill for 21 years, directing the Town's comprehensive planning and growth management functions. He has also served as an elected official on the Chapel Hill-Carrboro Board of Education. Roger is a frequent speaker. His writing includes articles on planning processes and neighborhood conservation, and a book, *Planners and Politics*.

RIZZO CONFERENCE CENTER CHAPEL HILL

WEBSITE





2019 Strategic Retreat Agenda

March 14 – 15, 2019

Thursday, March 14, 2019

- 7:00am **Depart Davidson to Rizzo Center, Chapel Hill (2-2.5 hrs)**
150 Dubose Home Ln.
Chapel Hill, NC 27517
- 9:30am **Arrive at Rizzo Center (30 min)**
Please bring your luggage in to the lobby.
- 10:00am **Board Bus for Public Facilities Tour – Carrboro & Oxford (10-15 min)**
Commissioners and staff will visit the Town Hall in Carrboro, have lunch at the Carr Mill Mall, and visit the City of Oxford Town Hall.
- 10:15am **Tour of Carrboro Town Hall (60 min)**
Town of Carrboro staff will present an overview of town facilities and provide a tour.
- 11:30am **Lunch at Carr Mill Mall (60 min)**
- 12:30pm **Board bus for Oxford (45-60 min)**
During the bus ride, there will be an opportunity to write down thoughts and ideas from the tour in Carrboro.
- 1:30pm **Tour of Oxford City Hall (1.5 hr)**
Oxford staff will present an overview of City Hall and provide a tour.
- 3:00pm **Board bus to return to Chapel Hill (45 – 60 min)**
During the bus ride, there will be an opportunity to write down thoughts and ideas from the tour in Oxford.
- 4:00pm **Return to Rizzo Center (2.5 hrs)**
Check in room and free time.
Refreshments available.
- 6:30pm **Dinner onsite at the DuBose House, Rizzo Center (2.5 hrs)**
Board and staff will dine together.
-

Friday, March 15, 2019

- 6:30am **Breakfast onsite at Meadowmont Grill, McLean Hall Level 1
Rizzo Center (1.5 hrs)**
Breakfast served buffet style. Enjoy at your convenience from 6:30-8:00am.
- 8:00am **Meeting Room 300, McLean Hall Level 3
Rizzo Center (1.5 hrs)**
**Panel Discussion – Affordable Housing, Land Trust,
Community Revitalization, and Northside Community
Presentations/Q&A with Panel Speakers:**
Loryn Clark, Executive Director, Housing & Community, Town of Chapel Hill
Robert Dowling, Executive Director, Community Home Trust
Roger Waldon, Senior Consultant, Clarion Associates
- 9:30am **Break (10 min)**
- 9:40am **Board debrief on panel discussion (45 mins)**
Opportunity for the Board to discuss what was presented by the panel.
- 10:25am **Break (5 min)**
- 10:30am **Financials – Session 1* (90 min)**
- 12:00pm **Lunch onsite at Rizzo Center (45 min)**
Board and staff will dine together.
- 12:45pm **Financials – Session 2* (60 min)**
- 1:45pm **Break (15 min)**
- 2:00pm **Finalize Financials – Session 3* (30 min)**
- *Financial Session Topics will include County Revaluation, Solid Waste
Fee, 2017 G.O. Bonds, Public Facilities, Unassigned Fund Balance, Ad
Valorem Rate
- 2:30pm **Discussion/Retreat Debrief (60 min)**
The Board will recap the Public Facilities visits, panel discussion, financial
sessions, action items and any additional topics.
- 3:30pm **End of Retreat – Return to Davidson**
-



**Agenda Title: Consider Approval of Resolutions of Support for Proposed Local Bills
Town Manager Jamie Justice**

Summary: The Town of Davidson Board of Commissioners approved a state legislative agenda that identified the town's priorities including proposed local bills. State Senator Natasha Marcus plans to introduce three local bills as requested by the town board in the state legislative agenda. The three local bills deal with the preservation of heritage trees, the demolition of historic structures, and exempt subdivisions resulting in the loss of historic and affordable structures. Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills.

The town board is asked to review these draft resolutions and consider approval on March 12th so that Senator Marcus can share these resolutions of support with other legislators.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
▣ Agenda Memo - Resolutions of Support for Proposed Local Bills	3/8/2019	Cover Memo
▣ DRAFT - Resolution 2019-XX Prohibit Removal of Heritage Trees	3/8/2019	Resolution Letter
▣ DRAFT - Resolution 2019-XX Revoking Subdivision Legislation	3/8/2019	Resolution Letter
▣ DRAFT - Resolution 2019-XX Regulate the Demolition of Historic Structures	3/8/2019	Resolution Letter



Resolutions of Support for Proposed Local Bills

To: Davidson Board of Commissioners
From: Jamie Justice, Town Manager
Date: March 12, 2019
Re: Resolutions of Support for Proposed Local Bills

1. OVERVIEW

The town of Davidson board of commissioners approved a state legislative agenda that identified the town's priorities including proposed local bills. State Senator Natasha Marcus plans to introduce three local bills as requested by the town board in the state legislative agenda. The three local bills deal with the preservation of heritage trees, the demolition of historic structures, and exempt subdivisions resulting in the loss of historic and affordable structures. Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills.

The town board is asked to review these draft resolutions and consider approval on March 12th so that Senator Marcus can share these resolutions of support with other legislators.

2. RELATED TOWN GOALS

Strategic plan:

Land Use, Historic Preservation, Affordable Housing, and Partnerships Goals.

Core value(s):

All.

Constituents served:

All citizens.

3. OPTIONS/PROS & CONS

The town board has the option to approve these resolutions or to not approve these resolutions. By creating and approving these resolutions, the town board is able to communicate the community's support to the state legislature. If the town board does not create and approve these resolutions then the town board will not communicate the community's support to the state legislature.

4. FYI or RECOMMENDED ACTION

Staff recommends approval of the resolutions at the March 12 board meeting.

5. NEXT STEPS

Once approved, the resolutions would be forwarded to the town' state Senator and state House Representative.



DRAFT - Resolution 2019-XX
REQUESTING NORTH CAROLINA STATE LEGISLATION TO ENACT
A LOCAL BILL FOR THE TOWN OF DAVIDSON TO PROHIBIT THE REMOVAL
OF HERITAGE TREES FROM PROPERTY TO BE DEVELOPED FOR SINGLE-FAMILY
OR DUPLEX RESIDENTIAL USES

WHEREAS, one of the Town of Davidson's core values states, "Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology;" and

Whereas, a goal in the Town of Davidson's comprehensive plan is to, "Preserve natural habitats, the lakeshore, and the tree canopy;" and

Whereas, one of the land use priorities of the Davidson Board of Commissioners' strategic plan is to revise our tree regulations; and

Whereas, one of the goals of the Davidson Board of Commissioners' strategic plan is to preserve our historic resources, which includes heritage trees; and

Whereas, our belief in the value of our tree canopy is exemplified by our designation as a Tree City USA for eight years; and

Whereas, while the town is diligent about maintaining the tree canopy in existing neighborhoods, we have no enforcement mechanism to provide the same protection in residential neighborhoods currently under construction or planned; and

Whereas, local legislation that was ratified by the North Carolina General Assembly in 1997 prohibits the Town of Davidson from regulating any tree removal from property to be developed for single-family or duplex residential uses; and

Whereas, revising our local legislation to prohibit the removal of heritage trees from property to be developed better reflects the wishes of Davidson citizens and will have an insignificant effect on the ability to develop the property; and

Whereas, many municipalities in the state of North Carolina have the ability to regulate the cutting of trees in planned residential neighborhoods; and

Whereas, the Davidson Board of Commissioners approved a legislative agenda that includes requesting a revision to our local legislation to promote the protection of our large heritage trees; and

Whereas, Davidson citizens requested action to protect our tree canopy, especially heritage trees and have had opportunities to comment on the legislative agenda; and

Whereas, Senator Marcus plans to introduce a Senate Bill which allows the Town of Davidson to regulate the cutting of heritage trees in planned residential developments;

THEREFORE BE IT RESOLVED, the Town of Davidson Mayor and Board of Commissioners on behalf of the citizens of Davidson, do hereby support the proposed Senate Bill and ask that the North Carolina legislature approve the bill in the 2019 legislative session.

Adopted on the XXth day of _____, 2019

Attest:

Elizabeth K. Shores, Town Clerk

Rusty Knox, Mayor

DRAFT



DRAFT - Resolution 2019-XX
REQUESTING NORTH CAROLINA STATE LEGISLATION TO ENACT
A LOCAL BILL TO EXEMPT DESIGNATED HISTORIC DISTRICTS FROM CERTAIN
RESTRICTIONS ON ZONING IN THE TOWN OF DAVIDSON

Whereas, the Town of Davidson's core values state that the town will work to preserve our historic resources and will encourage people of all means to live in Davidson; and

Whereas, the Town of Davidson's comprehensive plan includes recommendations to prevent the demolition of historic structures and the loss of existing affordable homes; and

Whereas, preserving affordable housing and historic structures are two priorities in the Davidson Board of Commissioners' strategic plan; and

Whereas, the existing housing stock in Davidson's historic neighborhoods enhances the character of our small town, promotes neighborhood economic diversity, and is an irreplaceable resource for those of modest means; and

Whereas, there is currently no mechanism to protect historic or affordable homes in Davidson's National Register Historic District from demolition; and

Whereas, current state legislation allows the subdivision of land no greater than two acres into not more than three lots, which incentivizes the demolition of existing structures; and

Whereas, exempting Davidson's historic district from that legislation will acknowledge the importance of historic architecture and affordable housing in Davidson; and

Whereas, the Davidson Board of Commissioners adopted a legislative agenda that includes requests to prevent the demolition of our town's historic fabric and our disappearing affordable housing stock; and

Whereas, Davidson citizens have requested action to address this issue and have had opportunities to comment on the state legislative agenda; and

Whereas, Senator Marcus plans to introduce a Senate Bill which exempts Davidson's National Register Historic District from the subdivision regulation;

THEREFORE BE IT RESOLVED, the Town of Davidson Mayor and Board of Commissioners on behalf of the citizens of Davidson, do hereby support the proposed Senate Bill and ask that the North Carolina legislature approve the bill in the 2019 legislative session.

Adopted on the XXth day of _____, 2019

Attest:

Rusty Knox, Mayor

Elizabeth K. Shores, Town Clerk



DRAFT - Resolution 2019-XX
REQUESTING NORTH CAROLINA STATE LEGISLATION TO ENACT
A LOCAL BILL TO AUTHORIZE THE TOWN OF DAVIDSON TO REGULATE THE
DEMOLITION OF HISTORIC STRUCTURES

Whereas, the Town of Davidson's core values state that the we will preserve our historic resources; and

Whereas, the Town of Davidson's comprehensive plan states that we will enable faithful stewardship of natural and historic resources, including the preservation of our historic neighborhoods; and

Whereas, two of the priorities of the Davidson Board of Commissioners' strategic plan are historic preservation and revising our land use regulations to preserve our architectural heritage; and

Whereas, Davidson citizens believe that maintaining our unique qualities, embodied in our historic homes and neighborhoods, is fundamental to our sustainability and economic success as a viable and vibrant small town; and

Whereas, the demolition of homes in historic Davidson neighborhoods has eroded the fabric and distinctive qualities of the town that our citizens cherish; and

Whereas, state law allows demolition of homes in historic neighborhoods that have been designated as a National Register Historic District, regardless of the importance of those homes to the community; and

Whereas, a solution to the loss of our historical resources lies in adopting legislation that numerous municipalities currently use to protect their historic structures; and

Whereas, the Davidson Board of Commissioners approved a legislative agenda which includes a request for local enabling legislation to promote conservation of historical resources; and

Whereas, Davidson citizens have requested that the board of commissioners address this problem and have had opportunities to comment on the legislative agenda; and

Whereas, Senator Marcus plans to introduce a Senate Bill which will implement the same legislation currently applicable to other municipalities;

THEREFORE BE IT RESOLVED, be it resolved that the Davidson Mayor and Board of Commissioners, on behalf of the citizens of Davidson, do hereby support the proposed Senate Bill and ask that the North Carolina legislature approve the bill in their 2019 legislative session.

Adopted on the XXth day of _____, 2019

Attest:

Rusty Knox, Mayor

Elizabeth K. Shores, Town Clerk



Agenda **Miscellaneous/Open Discussion:**
Title: **Summary:** This is an opportunity for Commissioners to present or discuss any topics not previously listed on the agenda.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		