



**TOWN OF DAVIDSON  
PLANNING BOARD  
Board Room  
Davidson Town Hall  
February 25, 2019**

**VIDEO**

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**PLANNING BOARD MEETING - 6:00 PM**

(Held in the Town Hall Board Room)

**I. CALL TO ORDER**

**II. SILENT ROLL CALL AND DETERMINATION OF QUORUM**

**III. NEW BUSINESS**

- (a) Mobility Plan: Joint Work Session with Livability Board
- (b) Villages at South Main: Master Plan Amendment
- (c) Summers Walk Phase 6 Master Plan

**IV. CHANGES TO THE AGENDA**

**V. REVIEW/APPROVAL OF THE MINUTES**

- (a) January 28, 2019 Minutes

**VI. OLD BUSINESS**

- (a) Davidson Planning Ordinance Section 9 Update
- (b) Comprehensive Plan Update

**VII. OTHER ITEMS**

**VIII. B.O.C. LIAISON SELECTION**

**IX. ADJOURNMENT**



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**Agenda Title:** Mobility Plan: Joint Work Session with Livability Board

**Summary:** Planning Board members will participate in a Joint Work Session with Livability Board members concerning the Mobility Plan. Members will learn about the draft plan and have an opportunity to provide initial feedback.

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**Agenda Title:** Villages at South Main: Master Plan Amendment

**Summary:** Planning Director Jason Burdette will provide an overview of the proposed amendment, which requests a reduction in two units from the previously approved master plan amendment. Board members will be asked to review and comment on the request.

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▢	Villages at South Main Master Plan Amendment - Memo	2/21/2019	Cover Memo
▢	Villages at South Main Master Plan Amendment - Presentation	2/21/2019	Presentation



Date: February 25, 2019  
To: Planning Board  
From: Planning Director Jason Burdette  
Re: Villages of South Main Master Plan Amendment

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## 1. OVERVIEW

### APPLICANT INFO

**Owner:** Davidson Village Investments, LLC

**Developer:** Fund 24-Davidson, LLC

**Location:** Corner of South Main Street and Griffith Village Lane; +/- 0.35 acres (Parcel IDs 00705148, 00705149, 00705150, 00705151, 00705152, 00705153, 00705154, & 00705155)

**Planning Area:** Village Infill

### BACKGROUND

The Villages of South Main master plan was approved in 2004 with **39 total residential units**. In 2012, the master plan was amended to adjust the residential unit count from 39 to 31 total residential units.

Section 14 of the Davidson Planning Ordinance (DPO) permits an administrative approval of a master plan amendment if proposed unit counts were below identified thresholds (i.e. 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

Davidson Village Investments, LLC requests to reduce the proposed unit count in block 1 by an additional two units, **resulting in 29 total residential units**. Block 1 was originally approved in

2004 for ten townhome units and was amended in 2012 to allow eight townhome units. As currently proposed, the unit count in block 1 would be further reduced to six townhome units.

The proposed reduction of residential units falls outside the administrative approval thresholds based upon original approval numbers: **39** residential units.

If approved, total unit count for Villages of South Main would be reduced from 31 proposed units (2012 amendment) to 29 units.

## 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.

## 3. OPTIONS/PROS & CONS

**Pros:** The proposed master plan amendment would reduce the number of units at Villages of South Main. Approval of this proposed amendment would expedite the completion of a project that has been dormant for many years.

## 4. FYI or RECOMMENDED ACTION

This proposed master plan amendment went before the Board of Commissioners for an FYI at their work session on February 12. It is before the Planning Board tonight for review and comment.

## 5. NEXT STEPS

This proposal must to go back before the Board of Commissioners for a decision.

# VILLAGES AT SOUTH MAIN PROPOSED MASTER PLAN AMENDMENT



College Town. Lake Town. *Your Town.*

Villages of South Main  
Proposed Master Plan Amendment  
Planning Board Review/Comment  
Page 6 of 32 February 25, 2019





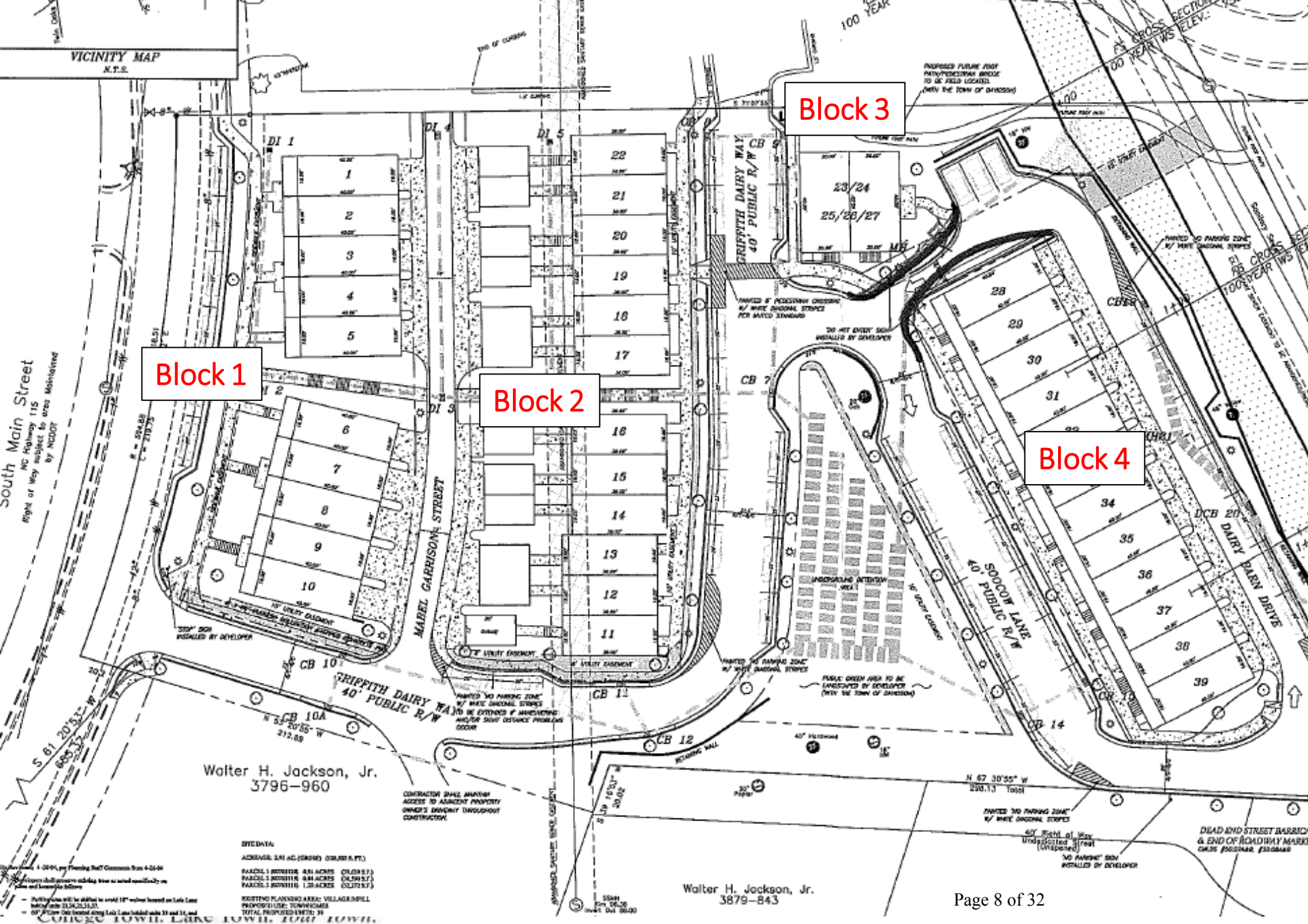
Block 1

Block 2

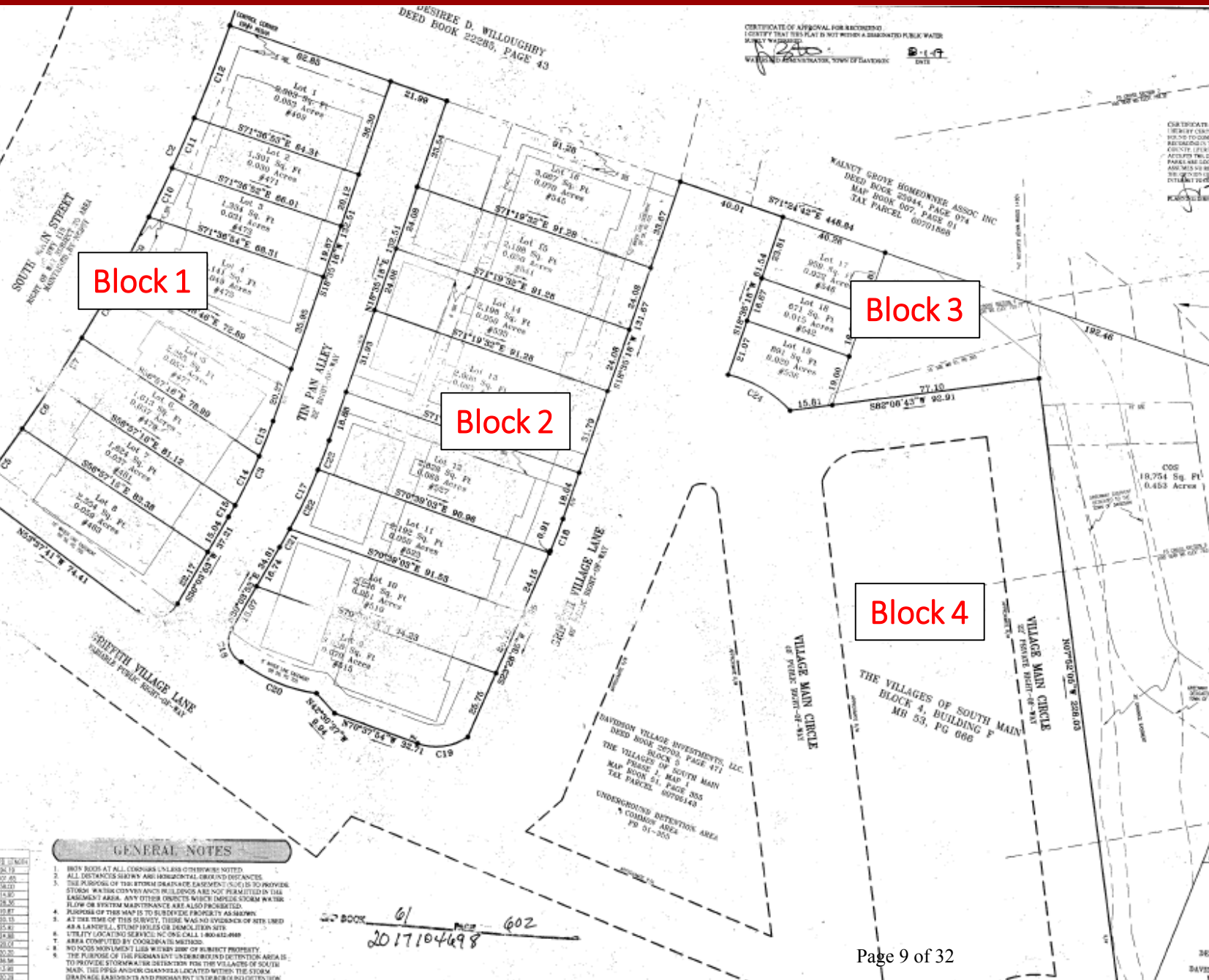
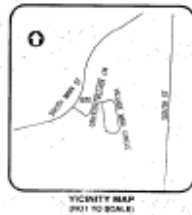
Block 3

Block 4









LINE	FROM	TO	BEARING	DISTANCE	AREA
1	674.85	84.28	N 71° 15' 11" E	26.33	
2	845.15	17.78	N 71° 15' 11" E	50.48	
3	355.82	38.38	S 71° 15' 11" E	38.03	
4	33.85	9.81	S 71° 15' 11" E	14.87	
5	674.85	28.36	N 71° 15' 11" E	28.36	
6	324.85	19.87	N 71° 15' 11" E	19.87	
7	674.85	28.36	N 71° 15' 11" E	28.36	
8	674.85	28.36	N 71° 15' 11" E	28.36	
9	674.85	28.36	N 71° 15' 11" E	28.36	
10	674.85	28.36	N 71° 15' 11" E	28.36	
11	674.85	28.36	N 71° 15' 11" E	28.36	
12	674.85	28.36	N 71° 15' 11" E	28.36	
13	674.85	28.36	N 71° 15' 11" E	28.36	
14	674.85	28.36	N 71° 15' 11" E	28.36	
15	674.85	28.36	N 71° 15' 11" E	28.36	
16	674.85	28.36	N 71° 15' 11" E	28.36	
17	674.85	28.36	N 71° 15' 11" E	28.36	
18	674.85	28.36	N 71° 15' 11" E	28.36	
19	674.85	28.36	N 71° 15' 11" E	28.36	
20	674.85	28.36	N 71° 15' 11" E	28.36	

## GENERAL NOTES

1. BORN BOOK AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
3. THE PURPOSE OF THIS STORM WASTEWATER EASEMENT IS TO PROVIDE STORM WASTEWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WASTEWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
4. PURPOSE OF THIS MAP IS TO SUBDIVIDE PROPERTY AS SHOWN.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF ANY LIES AS A LANDLORD, STUMP WILDER OR DESTRUCTION SITES.
6. UTILITY LOCATION SERVICE: NO ONE CALL 1-800-432-6868
7. AREA COMPUTED BY COORDINATE METHOD.
8. NO POSTS OR MONUMENTS LIES WITHIN 200' OF SUBJECT PROPERTY.
9. THE PURPOSE OF THE FUGAN LAY UNDERGROUND DETENTION AREA IS TO PROVIDE STORM WASTEWATER DETENTION FOR THE VILLAGES OF SOUTH MAIN. THE PILES AND/OR CHANNELS LOCATED WITHIN THE STORM DRAINAGE EASEMENTS AND PERMANENT EASEMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. UNRESTRICTED STORM WASTEWATER FLOW FROM THIS DEVELOPMENT AND THE MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE VILLAGES OF SOUTH MAIN.

DEED BOOK 61 PAGE 602  
2017104498

# Proposed Davidson Village Investments Master Plan Amendment for Block 1



VICINITY MAP  
NO SCALE

## Certificate of Approval for Recording - Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Davidson and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other areas and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or right-of-way to the Town of Davidson and the Charlotte-Mecklenburg Utility Department.

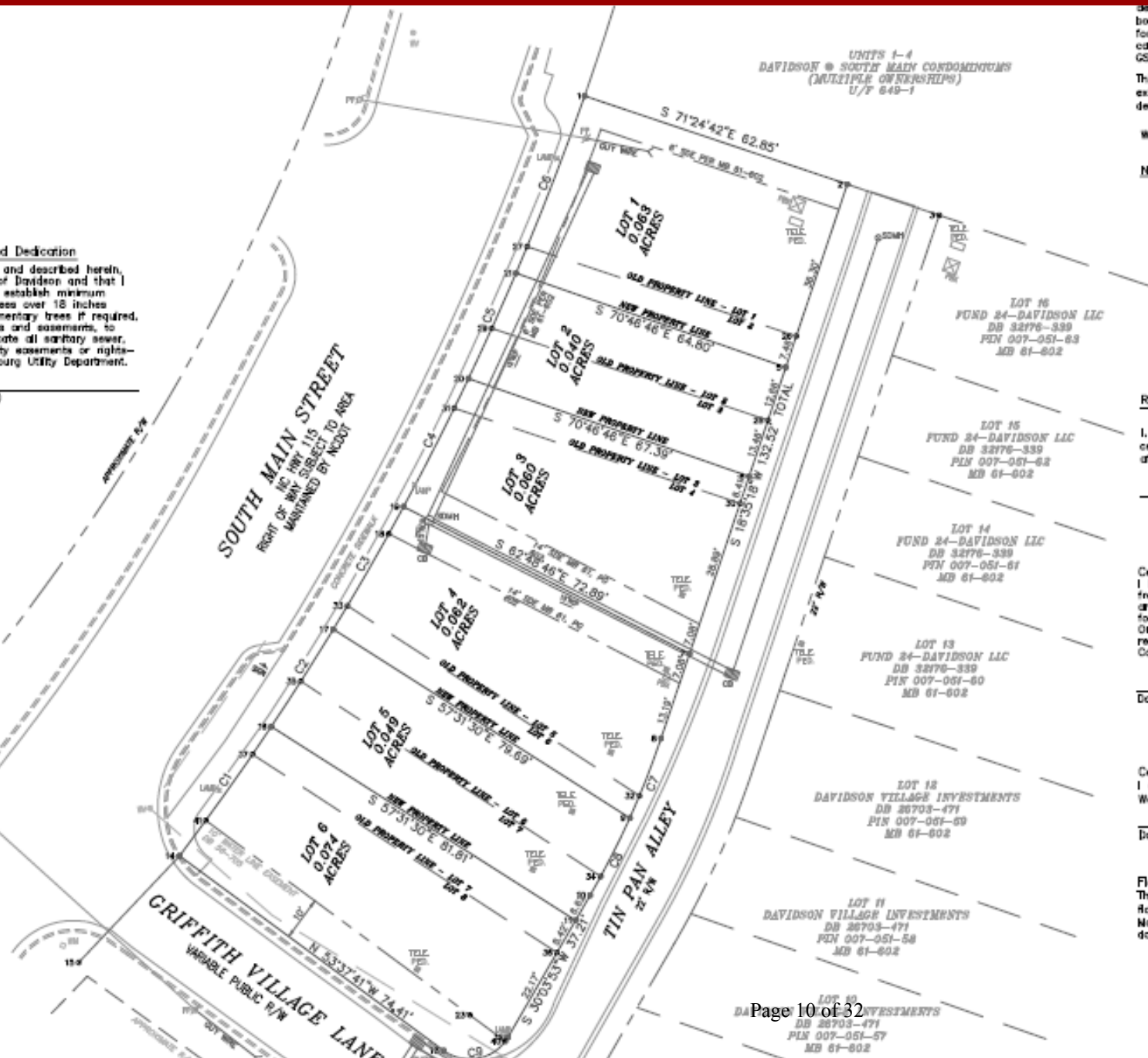
Date \_\_\_\_\_ Owner(s) \_\_\_\_\_

Curve	Radius	Length	Chord	Chord Bear.
C1	624.88'	35.95'	35.95'	N 35°22'17" E
C2	624.88'	30.17'	28.17'	N 32°31'23" E
C3	624.88'	38.64'	37.03'	N 29°50'18" E
C4	645.16'	32.56'	32.56'	N 36°30'58" E
C5	645.16'	26.22'	26.22'	N 34°15'22" E
C6	645.16'	43.09'	43.09'	N 31°10'42" E
C7	195.00'	19.40'	19.40'	S 21°28'23" W
C8	195.00'	18.85'	18.85'	S 27°10'41" W
C9	10.00'	16.81'	14.90'	S 78°13'06" W



REFERENCES:

LEGEND:



# VILLAGES OF SOUTH MAIN MASTER PLAN AMENDMENT

## APPROVED UNITS OVER TIME

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	2004	2012	Proposed
Block 1	10	8	6
Block 2	12	8	8
Block 3	5	3	3
Block 4	12	12	12

# DISCUSSION







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**Agenda Title:** Summers Walk Phase 6 Master Plan

**Summary:** Senior Planner Trey Akers will provide a brief update on an application received for Summers Walk Phase 6, the final phase of the existing Summers Walk development.

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**ATTACHMENTS:**

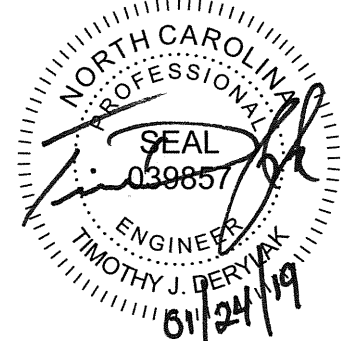
	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Summers Walk Phase 6 - Preliminary Sketch Plan	2/21/2019	Exhibit

**SUMMERS WALK  
PHASE 6  
BLUE HEEL COMMUNITIES**

**MASTER PLAN**

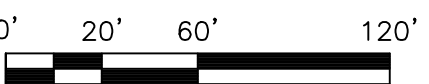
DAVIDSON, NORTH CAROLINA

SEAL



## KEY PLAN

SCALE: 1" = 60'

[illegible]

NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY RAM

APPROVED BY TJD

CHECKED BY TJD

DATE JANUARY 24, 2019

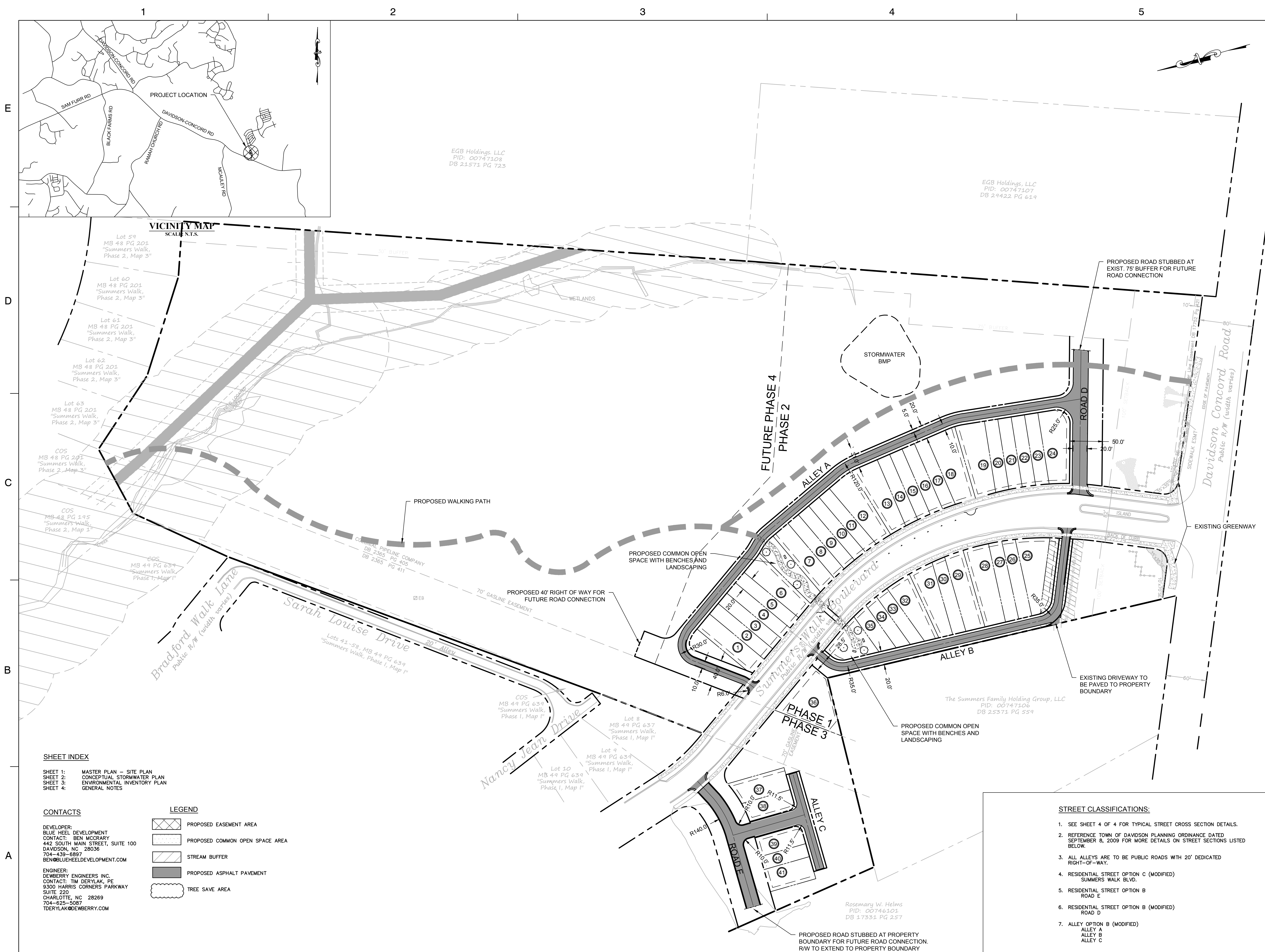
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TITLE \_\_\_\_\_

MASTER PLAN  
SITE PLAN

PROJECT NO. 50104981

1 OF 4





**SUMMERS WALK  
PHASE 6  
BLUE HEEL COMMUNITIES**

**MASTER PLAN**

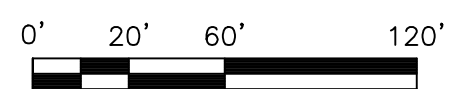
DAVIDSON, NORTH CAROLINA

SEAL



### KEY PLAN

SCALE: 1" = 60'

[illegible]

NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY RAM

APPROVED BY TJD

CHECKED BY TJD

DATE JANUARY 24, 2019

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TITLE \_\_\_\_\_

## CONCEPTUAL STORMWATER PLAN

PROJECT NO. 50104981

2 OF 4







SUMMERS WALK  
PHASE 6  
BLUE HEEL COMMUNITIES

MASTER PLAN

DAVIDSON, NORTH CAROLINA

SEAL



### KEY PLAN

SCALE: 1" = 60'

[illegible]

NO.	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN BY RAM

APPROVED BY TJD

CHECKED BY TJD

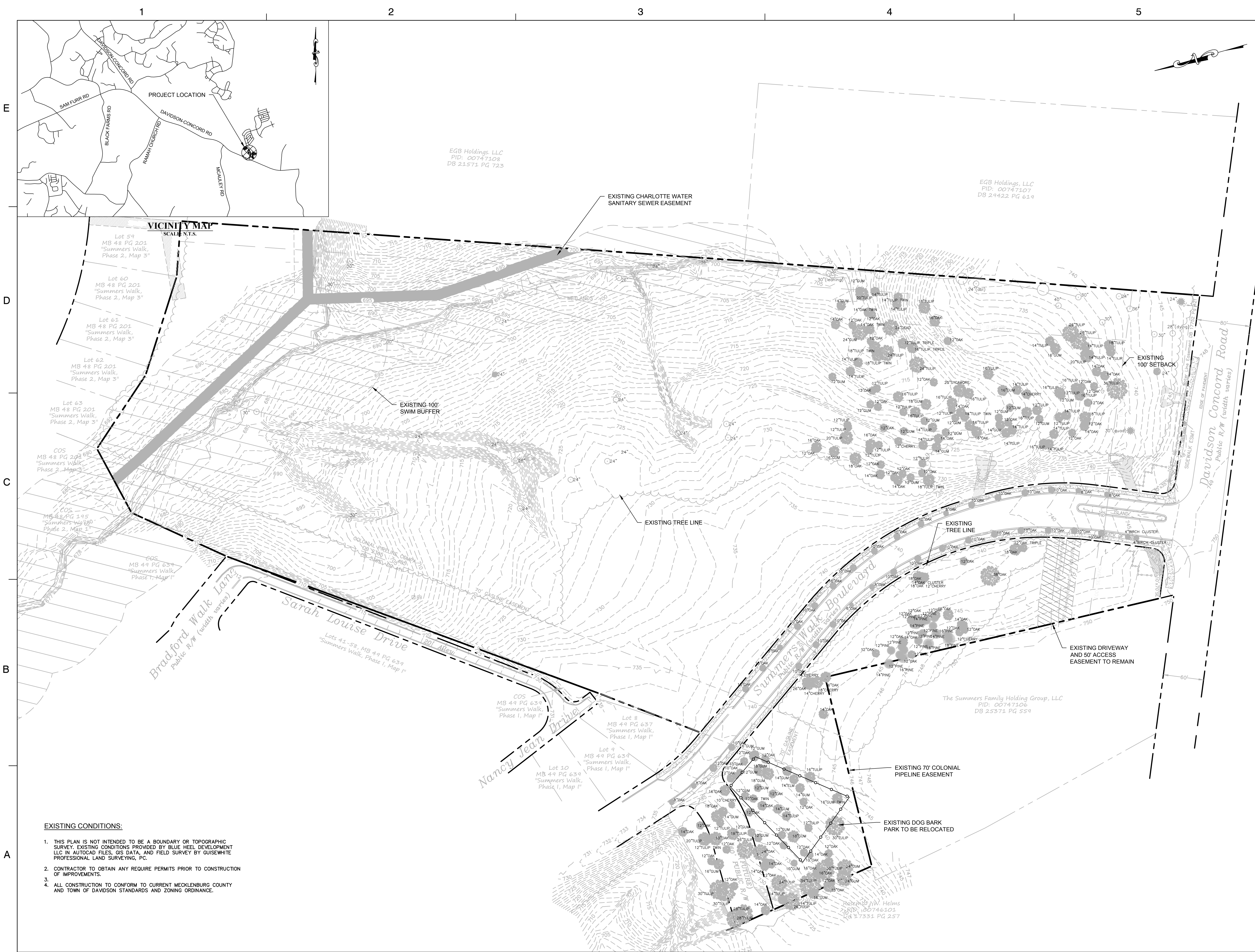
DATE JANUARY 24, 2019

TITEL

# ENVIRONMENTAL INVENTORY PLAN

PROJECT NO. 50104981

3 OF 4



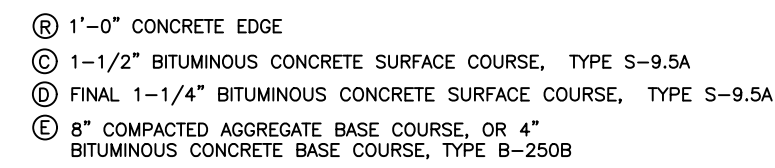


## DAVIDSON, NORTH CAROLINA

NO.	DATE	BY	DESCRIPTION
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DATE \_\_\_\_\_

PROJECT NO. 50104981



- (R) 2'-0" VERTICAL CURB & GUTTER
- (S) 4" THICK CONCRETE SIDEWALK (5' WIDE)
- (C) 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
- (D) FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
- (E) 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

- (R) 2'-0" VERTICAL CURB & GUTTER
- (S) 4" THICK CONCRETE SIDEWALK (5' WIDE)
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- (D) FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9 5A
- (E) 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

1. ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN TOWN OF DAVIDSON POST-CONSTRUCTION STORM WATER ORDINANCE.
2. THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
3. BMP'S WERE PRELIMINARILY SIZED TO CONTAIN THE DIFFERENCE IN VOLUME BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT 50 YEAR STORMS AND THE WATER QUALITY VOLUME. THE BMP WAS ALSO DESIGNED TO HOLD AN ADDITIONAL 10% OF THE PRE-DEVELOPMENT VOLUME, CHANNEL PROTECTION VOLUME, AND PERMANENT POOL VOLUME. THE APPROX. REQUIRED STORAGE VOLUME IS 53,000 CF (50 YR POST DEVELOPMENT VOLUME) - 39,400 CF (PRE-DEVELOPMENT VOLUME) = 13,600 CF.

$$= 42,300 \text{ CF}$$

## TOTAL: 19.83 AC

ROCKY RIVER  
TOWN OF DAVIDSON - YADKIN DISTRICT

WIDTH(FT)	QTY	COMMENT
20	22	TOWNHOMES, LOTS 2-5, 8-11, 14-17 20-23, 26, 27, 30, 33, 34, 40
24	4	TOWNHOMES, LOTS 1, 6, 7, 12, 13, 18, 19, 24, 25, 28, 29, 31, 32, 35
80	1	SINGLE FAMILY HOMES, LOT 36

PHASE I : LOT 25-36  
PHASE II: LOTS 1-24  
PHASE III: LOTS 37-41  
PHASE IV: FUTURE DEVELOPMENT

TIA COMPLETED PREVIOUSLY AS PART OF THE OVERALL SUMMERS WALK DEVELOPMENT.

OWNER SHALL MAKE PAYMENT IN LIEU OF AFFORDABLE HOUSING MITIGATION PER TOWN OF DAVIDSON ORDINANCE PRIOR TO ANY FINAL PLAT APPROVAL.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

STREET TREES AND LANDSCAPING OF SUMMERS WALK PHASE 6 SHALL BE IN ACCORDANCE WITH THE TOWN OF DAVIDSON'S PLANNING ORDINANCE. SEE STREET CROSS-SECTIONS FOR PLANTING STRIP LOCATION AND TOWN OF DAVIDSON PLANNING ORDINANCE FOR TREE SPACING/DENSITY.

THE DEVELOPER RESERVES THE RIGHT TO RELOCATE OR REMOVE THE DOG BARK PARK

1. ORIGINAL MASTER PLAN APPROVED BY DAVDSON TOWN BOARD ON APRIL 4, 2002.
2. 2008 – MECKLENBURG COUNTY PURCHASED PHASE 4 (APPROX. 90 ACRES) TO CREATE A NATURE PRESERVE.
3. 2011 – TOWN APPROVED RESOLUTION SETTLING THE AFFO LAWSUIT, WHICH INCLUDED BOTH A SETTLEMENT PAYMENT TOWARD THE AFFO OBLIGATION, AS WELL AS RECOGNIZING THE NATURE PRESERVE CREATED BY THE COUNTY AS SATISFACTION OF ALL FUTURE OPEN SPACE REQUIREMENTS ASSOCIATED WITH THE VESTED MASTER PLAN.
4. 2012 – MASTER PLAN AMENDMENT APPROVED TO REALLOCATE UNITS ASSOCIATED WITH PHASE 4 (NATURE PRESERVE) TO PHASE 6 PER THE AFFO SETTLEMENT AGREEMENT.
5. 2016 – SITE PLAN FOR 43 UNITS WAS APPROVED BY THE PLANNING BOARD FOR THE REMAINDER OF PHASE 6. THE SITE PLAN APPROVAL SUNSET IN JUNE OF 2018.
6. 2018 – 80% OF THE TOTAL NUMBER OF ALLOWED UNITS ARE PERMITTED TO BE THE ORIGINAL 2008 SITE PLAN. 200 TOWNHOMES ARE INCLUDED IN THE ORIGINAL VESTED PLAN TABULATION. ACCORDING TO THE 2012 PLAN, 131 ATTACHED HOMES ARE INCLUDED IN THE CURRENT TOWNHOMES LIST. THEREFORE 69 TOWNHOMES ARE PERMITTING IN PHASE 6 PER THE VESTED PLAN.
7. DUE TO THE TOPOGRAPHY OF THE SITE, DETACHED HOMES ARE NOT PRACTICABLE AND WOULD BE A HARSHSHIP TO THE DEVELOPER OF PHASE 6.

## REVISD OVERALL SUMMERS WALK LOT PROGRAM

PHASE #		1	2	3A	6	TOTAL	PCT.
DETACHED HOMES (20-60% PERMITTED)	75' LOTS	0	26	0	1	27	50.4% (DETACHED)
	60' LOTS	0	81	12	0	93	
	44' LOTS	0	10	0	0	10	
	43' LOTS	20	1	0	0	21	
	42' LOTS	0	23	0	0	23	
	TOTALS	20	141	12	1	174	
ATTACHED HOMES (30-60% PERMITTED)	40' LOTS	0	14	0	0	14	49.6% (ATTACHED)
	38' LOTS	0	2	0	0	2	
	36' LOTS	0	14	0	0	14	
	24' LOTS	0	8	0	0	8	
	24' LOTS (AFFORDABLE)	30	0	0	0	30	
	24' TOWNHOMES	0	0	0	18	18	
	21' TOWNHOMES	24	0	0	0	24	
	20' TOWNHOMES	0	0	0	22	22	
	16' TOWNHOMES	39	0	0	0	39	
	TOTALS	93	38	0	40	171	
DEVELOPMENT TOTALS		113	179	12	41	345	100%

DEVELOPMENT TOTALS	113	179	12	41	345	100%
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SCALE: N.T.S.

 TREE SAVE AREA

ENGINEER:  
DEWBERRY ENGINEERS INC.  
CONTACT: TIM DERYLAK, PE  
9300 HARRIS CORNERS PARKWAY  
SUITE 220  
CHARLOTTE, NC 28269  
704-625-5087  
TDERYLAK@DEWBERRY.COM



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**Agenda Title:** January 28, 2019 Minutes

**Summary:** Planning Board members will review/approve the minutes for the January 28, 2019 meeting.

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**ATTACHMENTS:**

Description	Upload Date	Type
❏ January 28, 2019 Minutes	2/26/2019	Exhibit

## MEETING MINUTES

Planning Board  
Town of Davidson, NC  
January 28, 2019

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

### I. CALL TO ORDER: 6:07 pm

### II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Susan Cooke; Kelly Ross; Mike Minett; Matt Dellinger (Chair); Ellen Donaldson; Shawn Copeland; John Swope; Michael Flake; Kate Barr; Nora Barger
- **Absent Board Members:** Mike Minett; Lindsey Williams; Bob Miller
- **Town Representatives:** Travis Johnson, Trey Akers

### III. CHANGES TO THE AGENDA: None

### IV. NEW BUSINESS:

- a. **Welcome New Members:** Chair Matt Dellinger introduced new members Kate Barr and Nora Barger. All members shared a brief bio about themselves.

### V. REVIEW/APPROVAL OF THE MINUTES

- a. **Approval of Minutes from November 26th, 2018:** Planning Board members voted to approve the November 2018 Minutes.
  - Motion to Approve: Shawn Copeland
  - Second: Kelly Ross
  - Vote: 9-0 (Minutes Approved. Absent: Minett, Miller, Williams)

### VI. OLD BUSINESS:

- a. **Comprehensive Plan Update:** Senior Planner Trey Akers touched on a few recent highlights, including: Results from the Phase 1 *Exploring our Planning Principles* survey; the *Conversations on What's Next* workshop held January 17; the recently unveiled Community Snapshot Report; and, upcoming events in Phase 2.
- b. **Mayes Hall Master Plan Update:** Chair Matt Dellinger began by explaining the master plan process and the opportunity for public comment later in the meeting. Planner Trey Akers provided an overview of the proposal, describing the site context as well as the evolution of site design over the course of three years involving more than three different project teams. He noted that the current proposal's overall block structure and housing mix met ordinance requirements and reflected input received from the Planning Board during the Rural Area Plan process. He explained that the latest plan significantly reduced the number of retaining walls; featured better alignment and use of mid-block crossings; and, required finalization of a few greenway/path alignments. The project team also presented, explaining the feedback received at the Public Input Sessions held in December and January as well as responses to this input. Planning Board members offered the following questions/comments as part of their review:

- Affordable Housing: How many units will be constructed on site?
- Trees: How many will be planted?
- BMP Approach/Design: Is it possible to provide a more decentralized approach to stormwater design rather than a single BMP?
- Adjacent Property Considerations: Were street connections to the Woodlands considered? Was the Brawley parcel in the bend of Mayes Rd. considered? How will the easement to the Goduti property work?
- Public Park: What is envisioned for the public park in the eastern project area?
- Retaining Wall/SWIM Buffer: Will any proposed retaining walls impact SWIM buffer areas?
- Multi-Use Path/Greenway Connection/Trails: How close to Mayes Road is the multi-use path? Can it be shifted back? Will the northwest path connection be ADA-accessible? Why aren't there any trails in the east/northeast area?

Planner Trey Akers reviewed the remaining steps for the proposal to receive master plan approval from the Town of Davidson and Mecklenburg County.

#### **VII. OTHER ITEMS:**

- The Planning Board discussed various items including:
  1. Membership/Meeting Info: Member and meeting schedule information is available online.
  2. Affordable Housing: One member noted the lack of affordable housing in the proposed Beaty St. Park plan. Members noted that the decision to make the site exclusively a park was made by the Board of Commissioners. Members suggested that the concerned member follow up with Beaty Street Park task force members, and discussed other town-owned land that may be suitable for affordable housing.
  3. Meeting Format: One member commented on the format of neighboring jurisdictions' Planning Board meetings and suggested the Town of Davidson may learn from a few practices they institute.

#### **VIII. B.O.C. LIAISON SELECTION: N/A**

#### **IX. ADJOURNMENT: 8:02 pm**

- Motion to Adjourn: Ellen Donaldson  
Second: John Swope

#### ***APPROVAL OF MEETING MINUTES***

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Signature/Date  
Matt Dellinger  
Planning Board Chair





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**Agenda Title:** Davidson Planning Ordinance Section 9 Update

**Summary:** Senior Planner Trey Akers will provide a brief update on the status of the proposed changes to DPO Section 9, which covers trees and landscaping. No changes will be reviewed as part of the update.

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**Agenda Title:** Comprehensive Plan Update

**Summary:** Senior Planner Trey Akers will provide a brief update on the comprehensive plan process, including recent workshop and report highlights as well as upcoming events.

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Comprehensive Plan Update - Memo	2/21/2019	Cover Memo
❏ Comprehensive Plan Update - Presentation	2/21/2019	Presentation



RE: Comprehensive Plan Update  
Date: February 25, 2019  
To: Planning Board  
From: Planning Director Jason Burdette, Senior Planner Trey Akers

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## 1. OVERVIEW

Tonight's presentation provides an update on the *What's Next?* comprehensive plan process.

A comprehensive plan is the leading policy document and tool to help communities create a vision and guiding principles for decision-making for their town. The comprehensive plan's purpose is to directly inform decisions that we make as a community.

### ***Where We've Been – Phases 1 + 2***

Last fall, we officially kicked off the planning process with two months of dedicated outreach across town. The project team, which includes staff as well as a consultant team led by Clarion Associates, attended or hosted 22 events to get community members' feedback on our current planning principles. Events ranged from attending farmers' markets and college athletic events to hosting various stakeholder meetings. All told, this campaign resulted in 1,300+ points of contact and 642 surveys.

During this time, we also established two key groups to help with the *What's Next?* process:

- The Plan Advisory Group (a sounding board to guide the development of the plan); and,
- The Publicity & Outreach Committee (a group to help encourage participation in the process).

These advisory groups provided invaluable support early in the process by offering a range of viewpoints, suggestions for activities, and volunteering their time and efforts to not only get the word out but participate in/facilitate events. These resident-based groups continue to play an important role in the *What's Next* process – and we are truly grateful for their efforts.

Most recently, we held a community-wide workshop on January 17 called *Conversations on What's Next*. Led by our consultant team, the event featured interactive live-survey polling and facilitated table discussions. The gathering also served as a launch point for our [Community Snapshot Report](#), which offers an updated look at a variety of topics including: Demographics, housing, land use, transportation, and public services. Afterwards, we launched an online survey that included the same questions as the *Conversations* event. Including the workshop

participants (146), we've had 649 participants providing feedback as part of this workshop and second survey. These numbers are remarkable and a testament to our community's commitment to this process.

### ***Where We're Going – Phases 2 + 3***

Looking ahead, we anticipate the first installment of our Public Engagement Report being released in March. This report will summarize the first round of public engagement that occurred during Phase 1, *Exploring Our Planning Principles*. March will also prove busy as the project team, Plan Advisory Group, and Publicity & Outreach Committee will begin preparing for the next workshop, to be held April 1-3.

The workshop, known as *Shaping What's Next*, will include a series of activities further exploring our town's future policy direction(s). Events will be based on the feedback received through stakeholder meetings, surveys and the *Conversation* workshop. The multi-day format will afford participants a variety of opportunities to drill down on topics that emerged as important to participants and critical to informing our comprehensive plan framework. This information will then be used by the project team to draft a plan during late spring/summer, with a variety of opportunities for public comment on the plan to follow in the late summer.

## **2. RELATED TOWN GOALS**

- 2018-2019 Strategic Plan Priority: "Land Use Strategy: Begin Comprehensive Plan Process"
- 2010 Comprehensive Plan: "The Comprehensive Plan should be updated at least once every ten years." (Pg. 14)

## **3. OPTIONS/PROS & CONS**

Not applicable.

## **4. FYI or RECOMMENDED ACTION**

This is an informational update. No board action is required.

## **5. NEXT STEPS**

We encourage all members of our community to participate in the following ways:

- Visit the project website for up-to-date information (including the Community Snapshot and the Public Engagement Reports) at [www.WhatsNextDavidson.com](http://www.WhatsNextDavidson.com);
- Sign up for our new *What's Next?* eCrier to receive news and information at [www.townofdavidson.org/eCrier](http://www.townofdavidson.org/eCrier) (type in your email and click the "What's Next?" list at the bottom); and
- Mark your calendar to attend the "*Shaping What's Next*" community workshop April 1-3 at DCPC and Town Hall. Specific times/events are TBD.





DAVIDSON Share Your Voice.  
Shape Our Future.

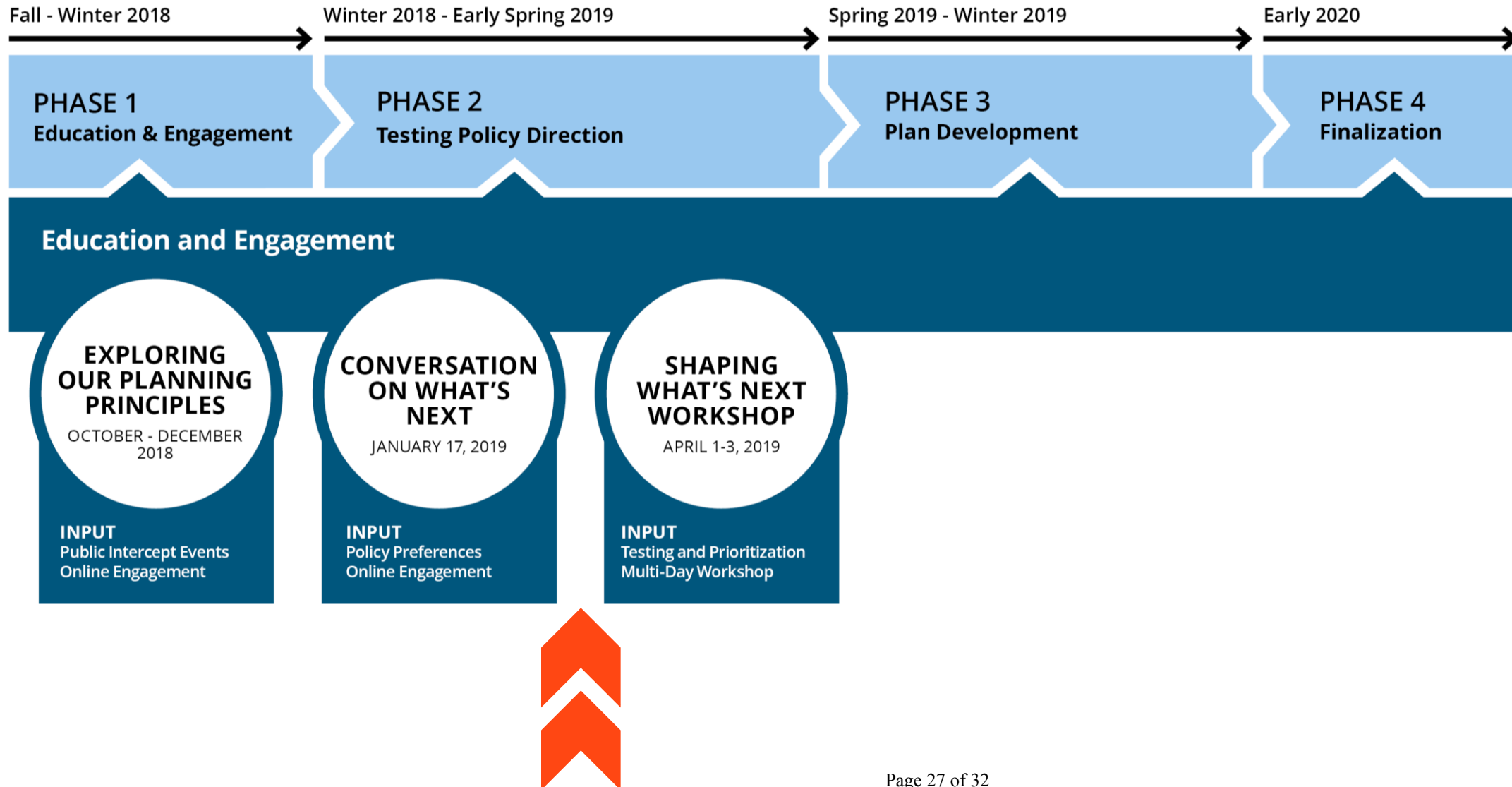
## Planning Board Comprehensive Plan Process Update

February 25, 2019

# Outline

1. Process Timeline
2. Where We've Been – Phases 1-2
  - » Outreach: *Exploring our Planning Principles*
  - » Workshop: *Conversation on What's Next*
  - » Report: Community Snapshot
3. Where We're Going – Phases 2-3
  - » Report: Public Engagement
  - » Workshop: *Shaping What's Next*

# Project Timeline



# Exploring our Planning Principles

## PUBLIC INTERCEPT ENGAGEMENT

summary by the numbers

Oct-Dec 2018



**1,301+**

Personal Interactions



**22**

Events

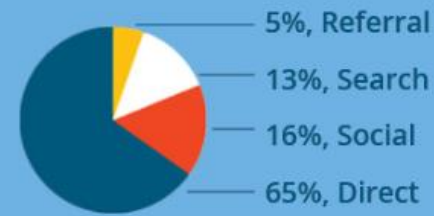


**642**

Surveys Completed

**1,490**

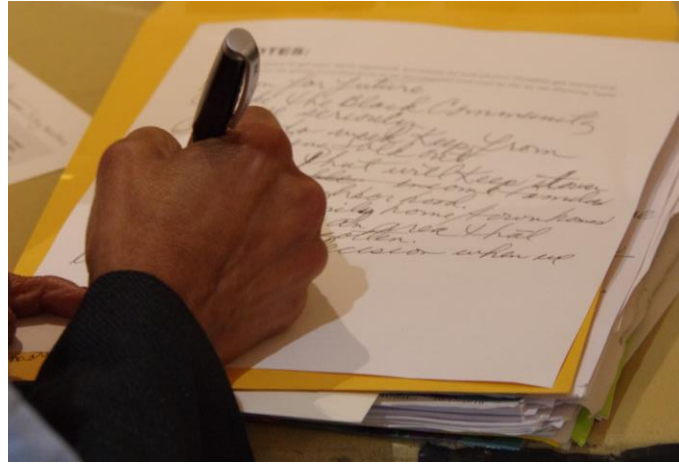
Unique  
Website Visitors



Traffic Sources



# *Conversations on What's Next*



***Exit Survey***

***98%*** *Felt Comfortable*

***100%*** *Felt Heard*





# Community Snapshot Report

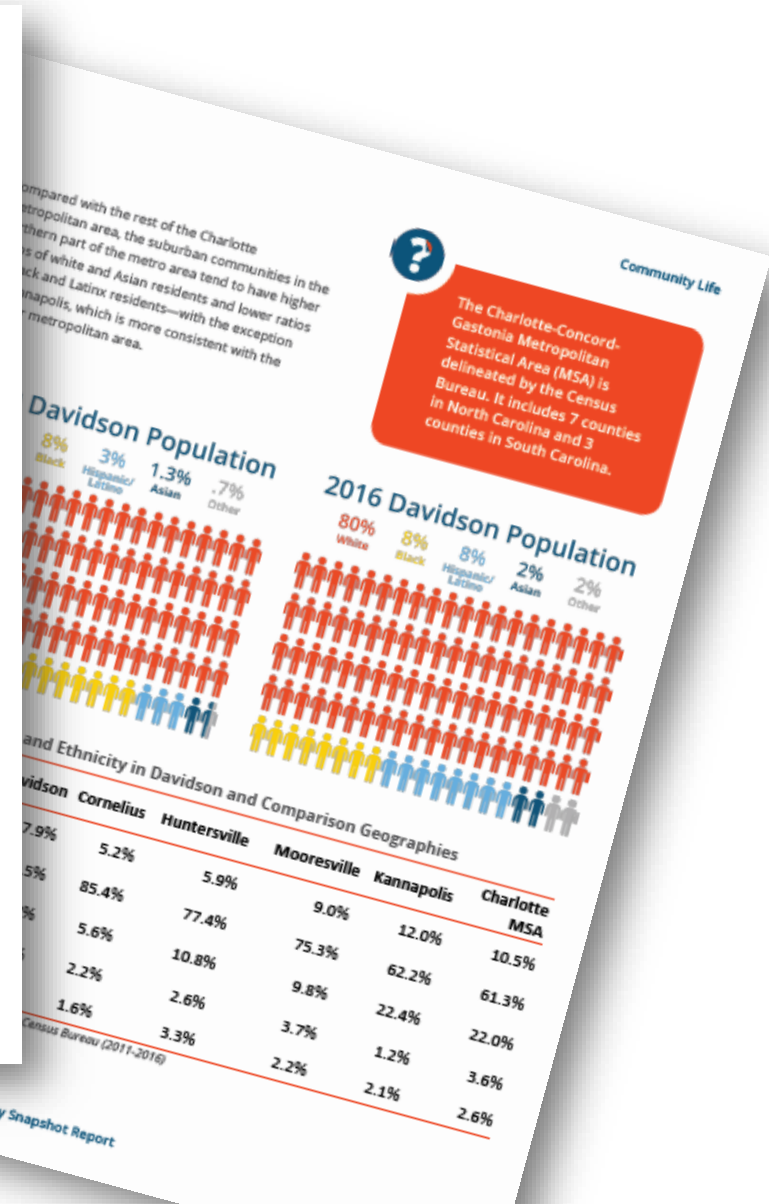


Curious  
Infrastructure  
Community  
Diversity  
Embracing  
Organized  
Collaborative  
Strategic  
Access

Excited  
Future  
Comprehensive  
Sustainable  
Compass  
Hopeful  
Challenging  
Inclusive  
Optimistic

off Meeting held on October 23, 2018, members provided a word  
upcoming planning process. Each of those words is provided on

Town of Davidson, NC | Community Snapshot Report



# Where We're Going

## 1. March 2019

- » Workshop Preparation | Activity Planning
- » Public Engagement Report | Summary of Phase 1 Activities/Results

## 2. April 2019

- » *Shaping What's Next* | Multi-Day Workshop
- » April 1-3 | DCPC Congregation House + Town Hall

## 3. Late Spring/Summer 2019

- » Plan Drafting | Additional Policy Refinement

## 4. Summer/Late Summer 2019

- » Plan Review | Public Comment



[www.WhatsNextDavidson.com](http://www.WhatsNextDavidson.com)