



**Town of Davidson
Planning Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Monday, August 26, 2024 at 6:00 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

III. CHANGES/ADOPTION OF THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Review/Approval of the July 29, 2024, Minutes

Summary: The Planning Board will review and consider approval of the July 29, 2024, Minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

a. Haley Master Plan - FYI Presentation

Summary: Principal Planner Trey Akers will provide an overview of the proposed Master Plan and the Planning Board will provide informal feedback concerning the project. Members of the development team will be present to answer questions.

VII. OTHER ITEMS

VIII. PLANNING STAFF REPORT

IX. ADJOURNMENT

MEETING MINUTES

Planning Board

Town of Davidson, NC

July 29, 2024

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Community Room of the Davidson Town Hall & Community Center at 251 South Street.

I. CALL TO ORDER: 6:05 pm

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Shawn Copeland (Chair); Waller Blackwell (Vice Chair); Rick Pacious; Susan Cooke; Sara Cumming; Heather McClow; Janice Lewis; Mendy McNeel; Michael Fabrizius; Nora Barger
- **Absent Board Members:** Jason Ridenhour, Tom Watson
- **Town Representatives:** Trey Akers, Andrew Sileo

III. CHANGES TO THE AGENDA: N/A

IV. REVIEW/APPROVAL OF THE MINUTES

a. Review/Approval of the May 20, 2024, Minutes:

Motion to recommend approval of the minutes:

- Motion: Susan Cooke
- Second: Rick Pacious
- Vote: 10-0 (Motion Passed, Absent: Ridenhour, Watson)

V. OLD BUSINESS:

a. Davidson Planning Ordinance Section 9 Text Amendments – Review &

Recommendation: Principal Planner Trey Akers provided an overview of proposed amendments to Davidson Planning Ordinance Section 9 Tree Canopy, Landscaping, & Screening. He explained that the changes are intended to foster greater collaboration, provide clear replacement standards for individual lots, and achieve greater canopy diversity for all project types. They are based on the Town Arborist's experience administering the ordinance since its revisions 2019.

Members discussed the listed caliper ranges for trees, with Town Arborist Andrew Sileo confirming the range of 1"-3" diameter breast height is sufficient and does not preclude a larger tree from being planted, if warranted. Members likewise noted that the range is drawn from established professional standards and nursery/forestry practices. Members made a motion to recommend approval of the proposed amendments by the Board of Commissioners as well as to adopt a Statement of Consistency by the Planning Board.

Motion to recommend to the Board of Commissioners approval of the text amendments:

- Motion: Janice Lewis
- Second: Waller Blackwell
- Vote: 10-0 (Motion Passed, Absent: Ridenhour, Watson)

Motion to adopt to the consistency statement as drafted:

- Motion: Sara Cumming
- Second: Michael Fabrizius
- Vote: 10-0 (Motion Passed, Absent: Ridenhour, Watson)

VI. NEW BUSINESS: N/A

VII. OTHER ITEMS: N/A

VIII. PLANNING STAFF REPORT: Principal Planner Trey Akers provided brief updates on various development projects and the upcoming Planning Board application window.

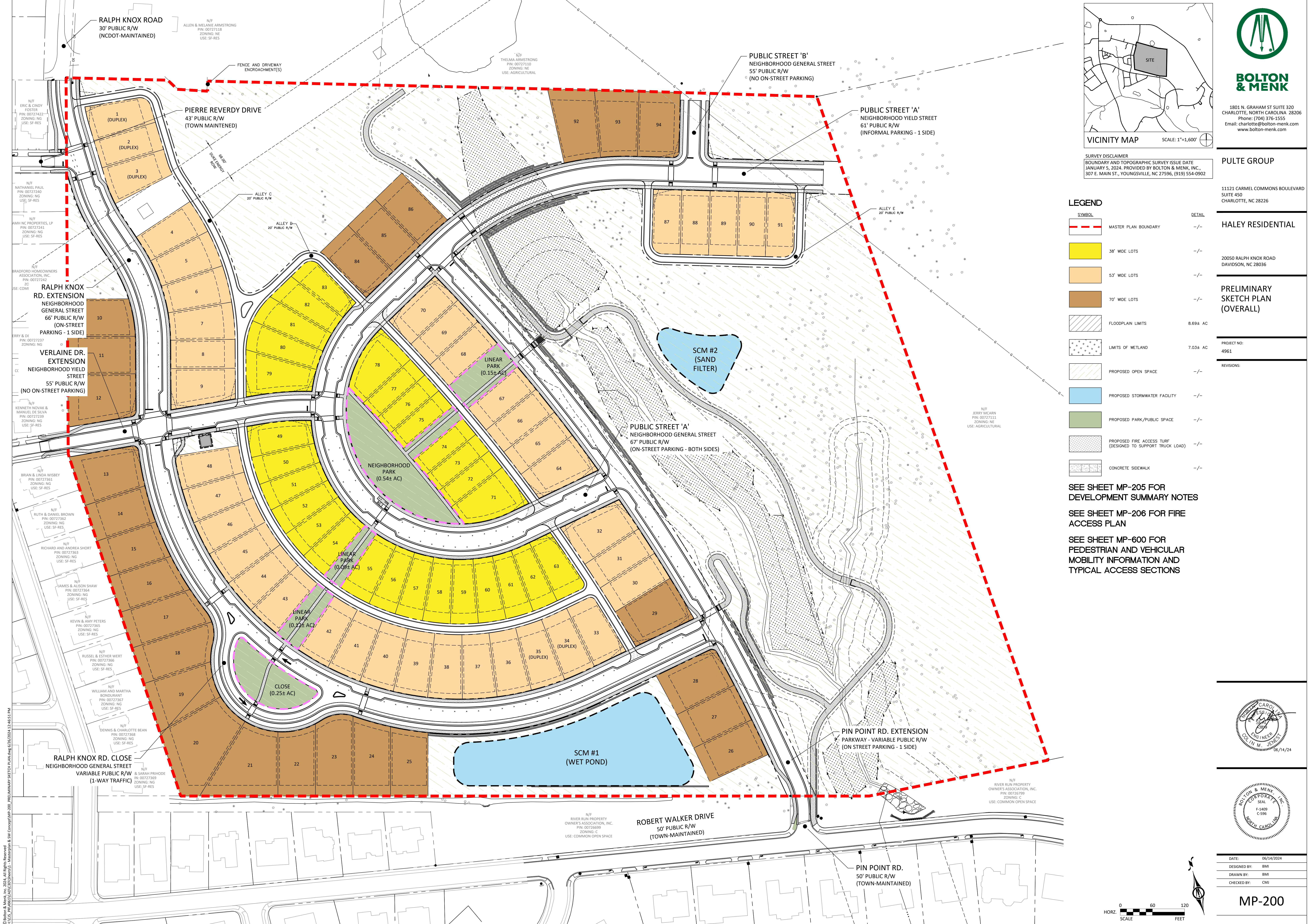
IX. ADJOURNMENT: 6:29 pm

- Motion: Mendy McNeel
- Second: Nora Barger

APPROVAL OF MEETING MINUTES

Signature/Date

Shawn Copeland, Planning Board Chair



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H:\CPS Projects\1100\1100-03\DWG\11 - Waterplan & SW Concept\MP-205 - PRELIMINARY DWG-11 PLAN.dwg 2/26/2024 11:10:05 AM

USAC SCORING				
HALEY SINGLE-FAMILY MASTER PLAN	Points Possible	Points Earned	% Points Earned	Applies?
A. POLICY ALIGNMENT & LOCATION CHARACTERISTICS	50	20	40%	Y/N
1. ALIGNMENT WITH COMPREHENSIVE PLAN	40	10		
A. Growth Management Tiers Map	20	5		Y
B. Conservation and Growth Framework	20	5		Y
2. CONSISTENT WITH INTERJURISDICTIONAL AGREEMENTS	0	0		
A. Davidson-Kannapolis	0	0		N
B. Mooresville	0	0		N
3. CREATES LOGICAL TOWN BOUNDARIES	10	10		
A. Contiguous with Current Boundary	R	R		Y
B. Minimum 50% Boundary Overlap	5	5		Y
C. Eliminates Unincorporated Parcels	5	5		Y
B. SERVICE DEMANDS	20	15	75%	
4. SUPPORTED BY PUBLIC SERVICES				
A. Police	R	R		Y
B. Fire	R	R		Y
C. Public Works	R	R		Y
5. UTILITY SERVICE	10	10		
A. Charlotte Water Capability	R	R		R
B. Within 1,000' of Existing or Planned Line	5	5		Y
C. Improves Adjacent Parcel Service	5	5		Y
6. SUPPORTED BY PUBLIC SCHOOLS FRAMEWORK				
A. CMS Capacity	R	R		Y
7. CONSISTENCY WITH MOBILITY/TIA	10	5		
A. Priority Project/Network Support	5	5		Y
B. Priority Location	5	0		Y
C. TIA Improvements Agreement	R	R		Y
C. NATURAL FEATURES & ASSETS	15	5	33%	
8. TREATMENT OF NATURAL FEATURES/HISTORIC RESOURCES	15	5		
A. Steep Slopes	5	0		Y
B. Soils	5	0		Y
C. Viewsheds	5	5		Y
D. Historic Resources	0	0		N
D. ADDITIONAL CONSIDERATIONS	125	100	80%	
9. COMMUNITY MEETING	10	5		
A. Meeting	5	5		Y
B. Engagement	5	0		Y
10. DEMONSTRATES COMMUNITY BENEFITS	5	5		
A. Fiscal Impact	5	5		Y
B. Plan Support	R	R		N
11. EXCEEDS NATURAL ASSETS REQUIREMENTS	25	20		
A. Tree Preservation	10	5		Y
B. Upland Development	0	0		N
C. Rainwater Management - Parking Areas				
i. Parking Areas	0	0		N
ii. Non-Parking Areas	10	10		Y
D. Lighting	5	5		Y
12. HOUSING	40	35		
A. Types				
i. Maximum Mix Achieved	5	0		Y
ii. At Least Two Building Types	0	0		N
iii. Simpson Diversity Index	10	10		Y
iv. Affordable Units	20	20		Y
B. Universal Design	5	5		Y
13. SUSTAINABILITY COMPONENTS	45	35		
A. Building Reuse/Adaptation				
i. Preservation	0	0		N
ii. Renovation	0	0		N
B. Energy Efficiency				
i. Performance	5	5		Y
ii. Orientation	5	5		Y
iii. Glazing	5	5		Y
iv. Shading	5	5		Y
v. Renewable Energy	10	0		Y
C. Roof Design	5	5		Y
D. Landscaping	5	5		Y
E. Lighting	5	5		Y
F. Parking Innovation				
i. EV Charging - Quantity	0	0		N
ii. EV Charging - eBike Capability	0	0		N
PROJECT SUMMARY	Points Possible	Points Earned	% Points Earned	
POINTS	210	140	67%	
PROCESS RESULT	ADMINISTRATIVE APPROVAL			

DEVELOPMENT SUMMARY:

PROJECT NAME: HALEY PROPERTY
OWNER/APPLICANT: PULTE GROUP
JURISDICTION: TOWN OF DAVIDSON
EX. SITE AREA: 47.456± AC
PR. DEVELOPMENT AREA: 47.429± AC (LESS PID 00727118 ENCROACHMENT)
PARCEL ID: 00727115 (37.452± AC)
00727117 (10.004± AC)
EX. PLANNING AREA: NEIGHBORHOOD EDGE (NE)
EXISTING USE(S): AGRICULTURAL
PROPOSED USE(S): DETACHED RESIDENTIAL
USE/TYPE AREA(S): 47.429± AC – RESIDENTIAL
TREE PRESERVATION AREA: SEE SHEET MP-700
OPEN SPACE:
MIN. REQUIRED (TOTAL): 21,343± AC / 929,701± SF (45% SITE AREA)
PROVIDED (TOTAL): 21,352± AC / 930,093± SF (45% SITE AREA)
MIN. PARK/PUBLIC SPACE: 1,067± AC / 46,485± SF (5% OF TOTAL OS REQ.)
PROVIDED PARK/PUBLIC SPACE: 1,150± AC / 76,343± SF (5.3% OF TOTAL OS REQ.)

DEVELOPMENT DENSITY:
DETACHED HOUSE: 89 LOTS (89 UNITS)
DETACHED DUPLEX: 5 DUPLEX LOTS (10 UNITS)
TOTAL RESIDENTIAL UNITS: 99 UNITS
BUILDING TYPE:
LOTS 1-94: DETACHED HOUSE
BUILDING HEIGHT:
LOTS 1-94: 1 STORIES (MIN.) / 3 STORIES (MAX.)
*BUILDING HEIGHT MEASURED ON FRONTING SIDE OF STRUCTURE.

DETACHED RESIDENTIAL LOT SIZES:
LOT WIDTH: QTY:
38-FT. x 120-FT. 28 (30%)
53-FT. x 120-FT. 40 (43%)
70-FT. x 120-FT. 26 (27%)
TOTAL 94

ALLEY SERVED LOT BREAKDOWN:
TOTAL LOTS: 94
LOTS UNDER 60-FT: 68 (72%)
(ALLEY-LOADED)
LOTS OVER 60-FT: 26 (28%)
(FRONT-LOADED)

RESIDENTIAL BREAKDOWN:
TOTAL UNITS: 99
DETACHED UNITS: 89 (90%)
ATTACHED UNITS: 10 (10%)

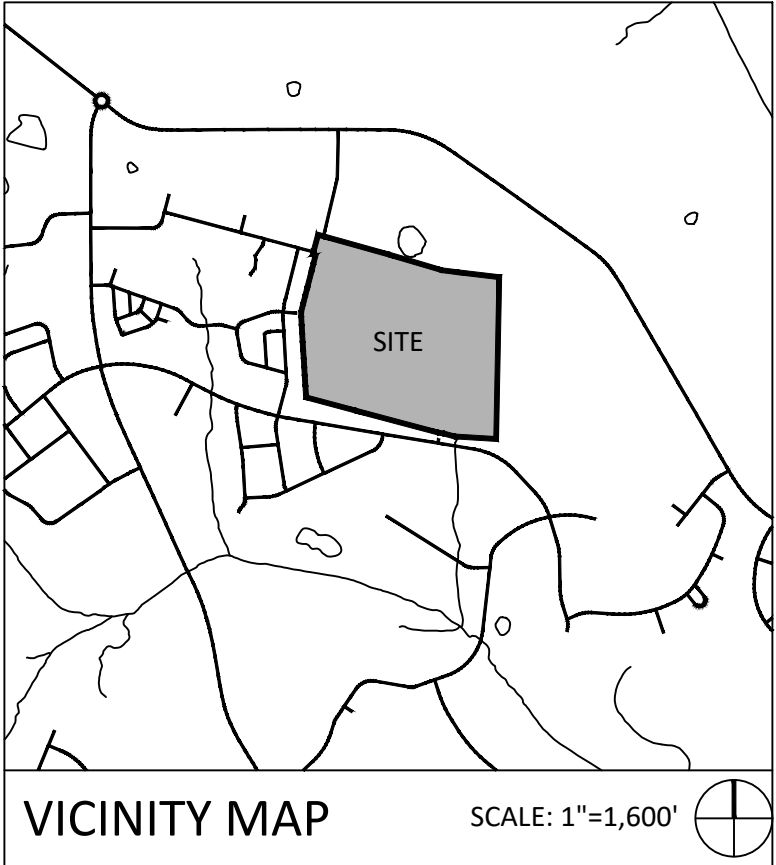
SETBACKS AND YARDS:
FRONT SETBACK: 10' MIN.
SIDE-YARD(S): 3' MIN.
REAR-YARD: 20' MIN.

AFFORDABLE HOUSING
TOTAL UNITS: 99
REQUIRED AFFORDABLE UNITS: 12 (MIN 12.5%)
MIN. NO. UNITS TO BE CONSTRUCTED ON-SITE: 4* (25%)
*WAIVER OPTION:
PER DPO 5.2.C.2 WAIVER OPTION, THE PROJECT MAY RECEIVE A 1:1 CREDIT FOR EVERY UNIT CONSTRUCTED ON-SITE PRICED AT 80%-100% AMI.

ON-STREET PARKING
MARKED SPACES: 129
UNMARKED SPACES: 26
TOTAL: 155

PROPOSED CONSTRUCTION TIMELINE:
CONSTRUCTION START: 2025
ESTIMATED COMPLETION: 2028

RESTRICTIONS:
THERE ARE NO RESTRICTIONS INTENDED FOR THE PROPOSED DEVELOPMENT AT THIS TIME.



SURVEY DISCLAIMER
BOUNDARY AND TOPOGRAPHIC SURVEY ISSUE DATE
JANUARY 5, 2024. PROVIDED BY BOLTON & MENK, INC.,
307 E. MAIN ST., YOUNGSVILLE, NC 27596, (919) 554-0902



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& MENK**

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PULTE GROUP

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CHARLOTTE, NC 28226

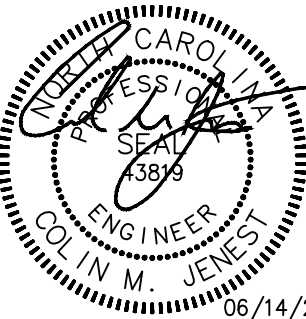
HALEY RESIDENTIAL

20050 RALPH KNOX ROAD
DAVIDSON, NC 28036

DEVELOPMENT
SUMMARY

PROJECT NO:
4961

REVISIONS:



DATE: 06/14/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY: CMJ

MP-205



Haley Property Master Plan – FYI Update

Trey Akers
Principal Planner
08.26.2024

www.townofdavidson.org

CONTEXT



PLANS – COMPREHENSIVE PLAN

GOAL 2.1

INTENTIONAL GROWTH MANAGEMENT

Davidson will grow thoughtfully and intentionally within its borders and at its edges. New growth will enhance the town's livability and occur using a tiered and incremental approach to meet the needs of a growing community.

Policy 2.1.1: Manage Growth to Balance Protection of Community Character and Natural Areas While Directing Desired Growth to Identified Centers

The town will manage growth in a manner that balances the protection of community character and natural lands with the need to accommodate future anticipated growth. Change in the community will be managed to protect critical natural lands, provide a variety of housing options for a diversity of households, support economic development, support a healthy fiscal bottom line, ensure adequate public safety services, and utilize growth patterns that will support regional and local transit services. Lands within the town's current corporate limits are priorities for infill and redevelopment. New development areas contiguous with the town and in identified centers should be secondary priorities for development and ahead of areas outside centers.

Policy 2.1.2: Guide Utility Service Extensions and Annexations Using the Utility Service and Annexation Criteria

The town will evaluate the appropriateness of annexation of lands into the town and extension of public utilities to new areas using the Utility Service and Annexation Criteria (see page 38). These criteria serve as the primary guide for making annexation and utility extension decisions. The criteria provide a framework for ensuring decisions are made consistently and in accordance with the Comprehensive Plan. They are complemented by the Growth Management Tiers Map.

Policy 2.1.3: Guide Growth Using the Growth Management Tiers Map

The Growth Management Tiers Map serves as a guide for development and investment decisions. It is designed to support conservation of high priority lands and support growth in appropriate locations. The Growth Management Tiers Map's purpose is to ensure Davidson accommodates growth consistent with the General Planning Principles, intentionally directs growth to desired areas, manages the pace of development, and ensures fiscal balance. This map is intended to be used when considering development approvals, utility service extension annexations, incentives, and capital investments. This map should be used in coordination with the Utility Service and Annexation Criteria. The Growth Management Tiers Map will be updated from time to time to reflect changing planning conditions.

Policy 2.1.4: Explore the Use of Targeted Conditional Zoning Thresholds to Regulate the Approval of Development Projects.

The town should evaluate the potential benefits and drawbacks of using criteria to automatically trigger the conditional zoning process. The criteria may include a proposed development's location, size, building type(s), or transportation impact, among others.

GOAL 2.2

A NETWORK OF NATURAL AREAS AND OPEN SPACE

Recognizing the importance of the natural environment, Davidson will create and protect an integrated network of green corridors, parks, and open spaces, along with meaningful rural and agricultural uses.

Policy 2.2.1: Protect Ecologically Valuable Areas and Corridors

Through regulations and development decisions, protect, restore, and connect ecologically valuable areas such as critical watersheds, stream buffers, wetlands, wildlife habitat, and hardwood forests. Additionally, prioritize conservation of similar lands adjacent to these areas.

Policy 2.2.2: Integrate Green Space Throughout the Built Environment

Being cognizant of the importance of green space to human health, continue to thread green space throughout the built environment by growing, enhancing, and protecting the urban tree canopy, and providing natural green public spaces, neighborhood gardens, and greenways. To the extent possible, encourage native landscaping.

Policy 2.2.3: Protect Active Farmland

Protect and support active farmland, recognizing the economic, environmental, and social importance of farmland protection and local foods production.

Policy 2.2.4: Promote Environmental Education

Promote environmental stewardship through educational outreach programs that enhance knowledge and understanding of environmental systems. Outreach may take the form of classes, signage, or public art, among other methods.

Policy 2.2.5: Protect Valued Rural Viewsheds

Recognizing Davidson's rural history, as well as the present-day importance of rural viewsheds, protect those viewsheds deemed most important by the Davidson community.

Policy 2.2.6: Expand Use of Low Impact Development Techniques

Use low impact development systems and practices that use or mimic natural processes to protect water quality and associated aquatic habitat and reduce the impact of built areas. Examples may include, but are not limited to, rain gardens and bioswales that result in the infiltration, evapotranspiration or use of stormwater.

GOAL 2.3

A SUSTAINABLE BUILT ENVIRONMENT

Davidson's integrated natural and built environments will embody the tenets of social, environmental, and fiscal sustainability. The town will be a leader of green building design and climate responsibility.

Policy 2.3.1: Use the Conservation and Growth Framework Map

Use the Conservation and Growth Framework Map to guide conservation, growth, and development decisions.

Policy 2.3.2: Promote Innovative Green Building Tools and Approaches

Promote and/or incentivize innovative building tools and approaches, such as LEED, LEED-ND, STAR Communities, WELL Building Standard, the Sustainable Development Code, green building standards and incentives in the Planning Ordinance, and others. New approaches may include green roofs, renewable energy generation, alternative lighting strategies, use of local and/or recycled materials, consideration of embodied energy, optimization of solar access, and other innovative practices.

Policy 2.3.3: Ensure Best Design Practices in New Growth

All new growth should use principles of complete neighborhood design, which is key to supporting sustainability because it achieves simultaneous goals of reducing emissions from vehicle trips, improving human health by supporting active modes of transportation, and guides growth away from open green spaces. New growth should include short blocks and connected rights-of-way, prominent civic spaces, protected natural areas, front-facing buildings, a diversity of housing types, neighborhood-serving and context-sensitive non-residential uses, rear parking and alleys, front porches, and safe multimodal travel options.

Policy 2.3.4: Adapt to Climate Variations and Transition to Becoming a Carbon Neutral Town

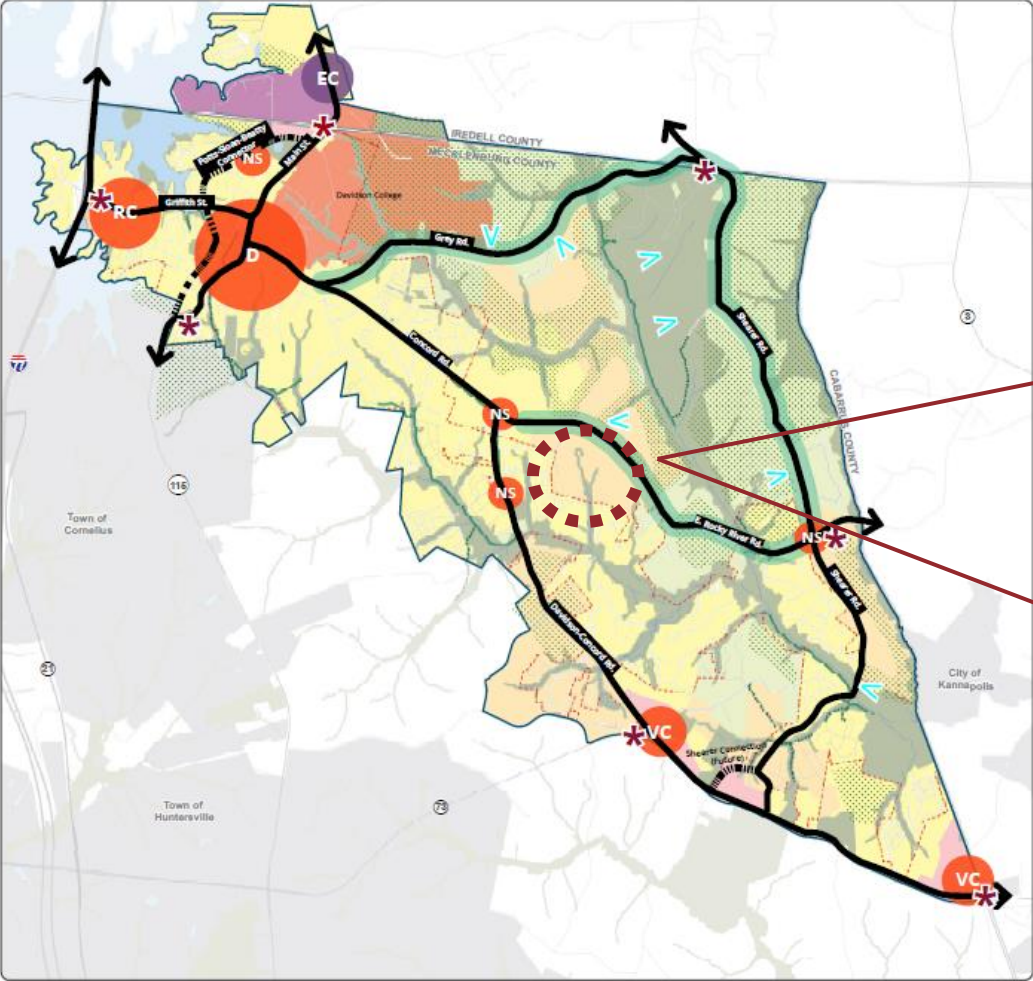
Support the transition to becoming a carbon neutral town, recognizing the urgent need to respond to the threat of a changing climate by reducing greenhouse gas emissions. Consider membership in the Carbon Neutral Cities Alliance or other coalition or initiative with similar missions. Explore partnerships with local nonprofits and businesses addressing sustainability, including educational programs and incentives for sustainable initiatives.

Policy 2.3.5: Incorporate Low Impact Development and Green Building Practices In Public Projects

Incorporate low impact development and green design approaches in public projects including but not limited to: bioretention filters and swales, porous pavement, and various building features. Encourage designs that take advantage of multiple simultaneous benefits, such as the coupling of detention ponds with public parks or the use of landscaping and green roofs to control rain water and provide habitat.

PLANS – COMPREHENSIVE PLAN

The Conservation and Growth Framework Map



Residential Neighborhood Edge and Open Space

Residential Neighborhood Edge and Open Space areas are expected to accommodate new neighborhoods, while protecting large open space areas and corridors ranging from hardwood forests to rural landscapes. These neighborhoods should use traditional neighborhood design to enhance the natural and built environment of the town.

Key Features

- » New complete neighborhoods with ample open space conservation and integrated green space
- » Protection of priority conservation areas
- » Interconnectivity with existing town neighborhoods and extension of existing built fabric

Opportunities

- » Open space preservation and green space
- » Enhance cross-town street and trail connectivity
- » Low impact development and green building design

Planning Areas

- » Neighborhood Edge

Preferred Character



Greenway (Planned or recently completed)

- » Multi-use paths accommodate users of all abilities
- » Intended for both recreation and utilitarian transportation
- » Connect to larger green spaces

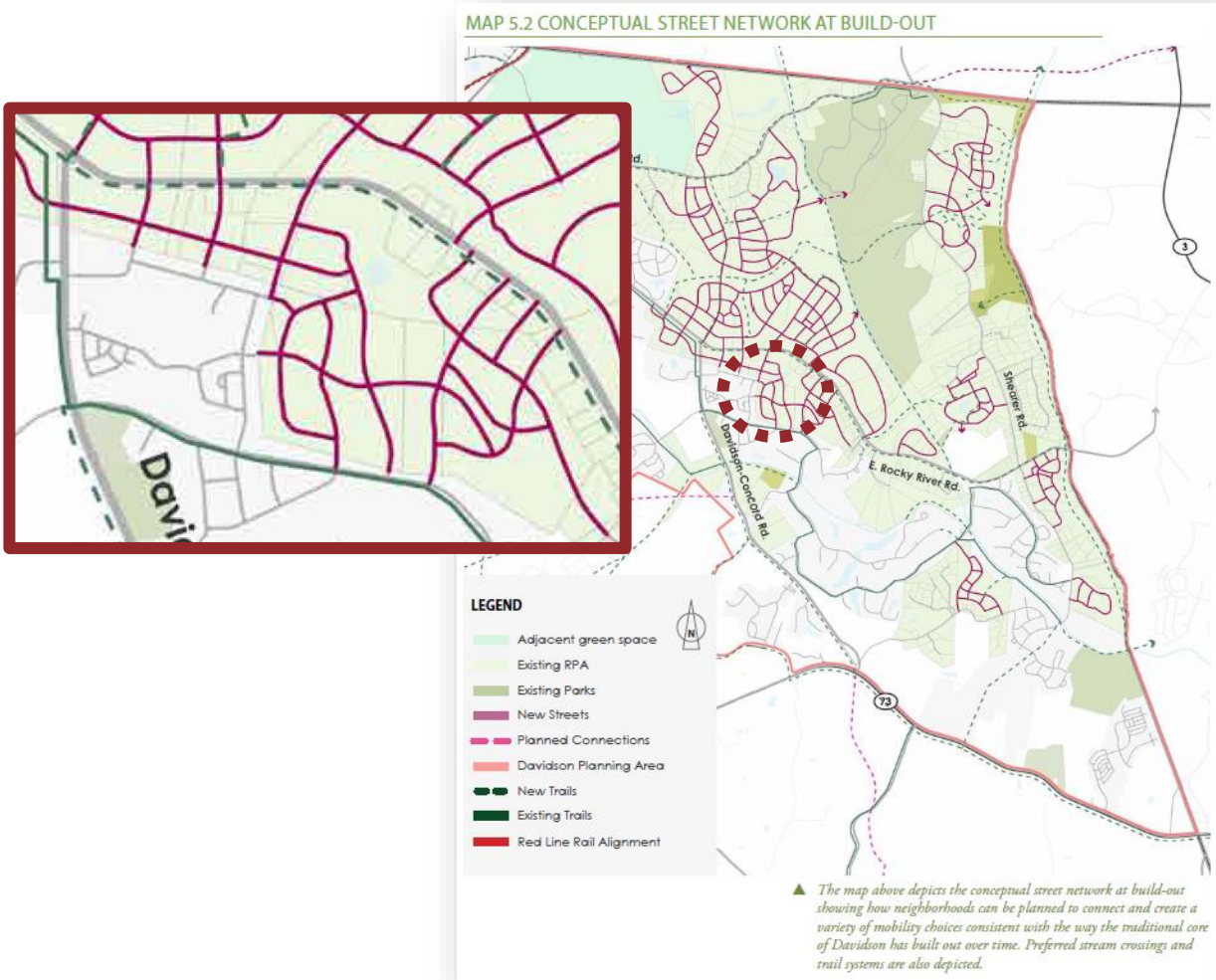


Streams

- » Ecologically important corridors for habitat conservation
- » Stream protection also serves to foster a resilient built environment and avoid hazards from slopes and flooding

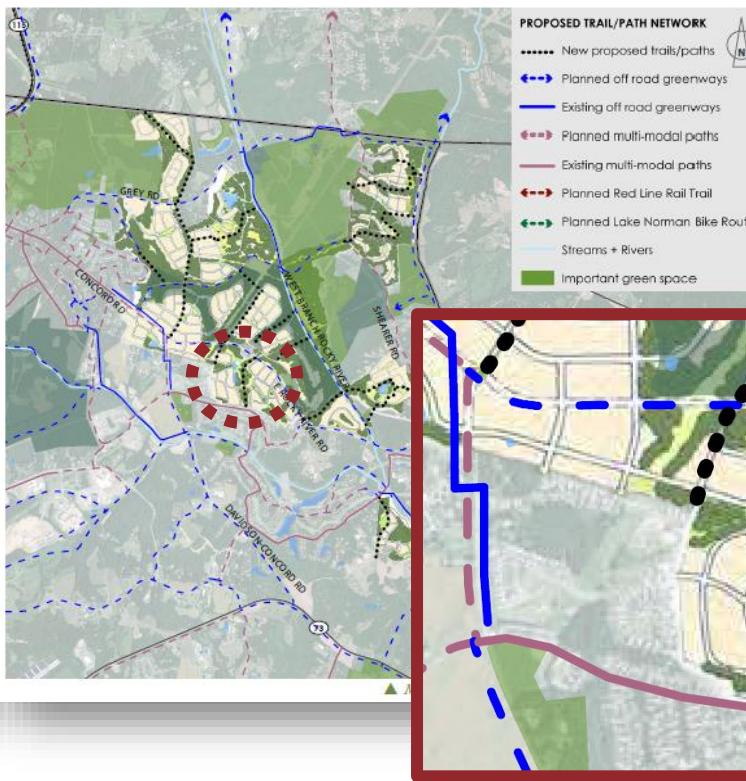


PLANS – RURAL AREA PLAN



Action Item 5.4: Continue to implement the Davidson Walks and Rolls Alternative Transportation Plan for bicycle and pedestrian facilities.

At present, there is trail connectivity in certain areas of the southern portion of the RPA and through a portion of Fisher Farm/Abersham park. The Davidson Walks & Rolls Alternative Transportation Plan recommended several new trails and paths in and around the RPA which are further echoed in this plan. Additional recommendations have been made to provide a neighborhood-level trail system reflective of the planned development patterns. Of all the recommendations, the West Branch Greenway, the East Rocky River Road multi-use path, the Grey Road multi-use path and the greenway connecting McConnell/St. Alban's to Fisher Farm are considered to be the most important and, where not built by private development, should be prioritized for town capital funding. The plan recommends a greenway contribution mechanism required for all properties redeveloping within the Grey/Shearer Scenic Overlay District. To encourage greenway easement acquisition, the plan recommends developing incentives that offer credits for projects that secure additional greenway easement area above and beyond what's required in their proposal.



OVERVIEW

- **Project Information:**

- » Developer, Site Designer: PulteGroup, Bolton & Menk, Inc.
- » Project Type: Master Plan (Administrative Approval, USAC Applies)
- » Uses: Residential, Open Space
 - 99 Residential Units Proposed (4-6 Affordable Housing Units Proposed, 12 Required)

- **Site Data:**

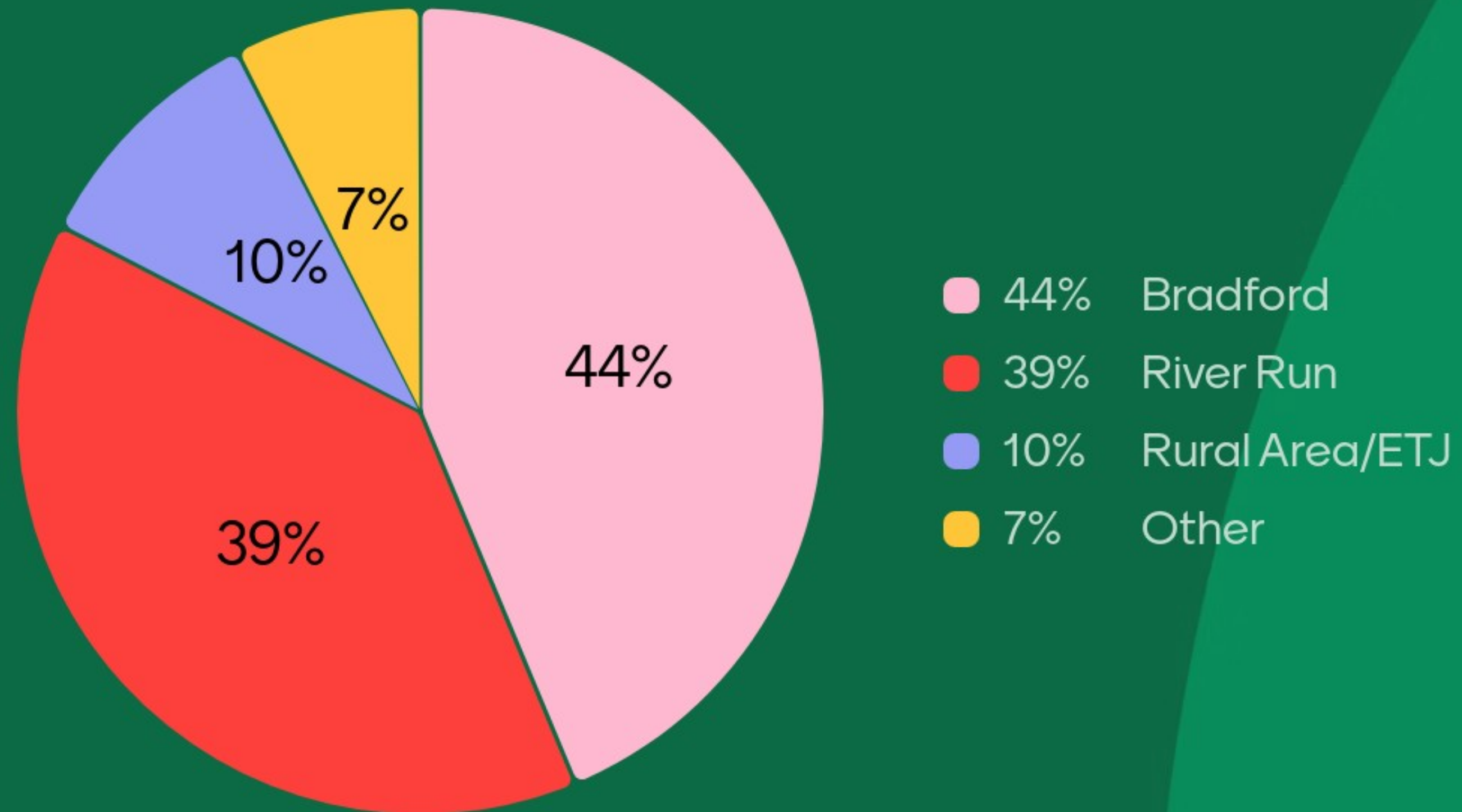
- » Size/Zoning: +/-47 Acres, Neighborhood Edge Planning Area
- » Lot Type Requirements:
 - Min. 3 Different, 15' Frontage Width Variation
 - Each Type Min. 20% of Total
 - Min. 35% All Lots Alley-served
- » Building Type Requirements: Maximum 90% Single-Family Detached
- » Open Space: Minimum 45% Required (21.34 Ac.), 45% Projected (21.35 Ac.)
- » Tree Preservation: Min. 40% of Existing Canopy, Projected 50% Specimen Tree Preservation

PROCESS

- **Process:** Davidson Planning Ordinance Section 14.7, Master Plan
- **Pre-Application:**
 - » Informal Reviews + Meetings, Process Overview (Sept. 2023 – February 2024)
 - » Draft Concept Plans + Environmental Inventory (Sept. 2023 – February 2024)
 - » Site Visit (02.28.2024)
 - » Community Meeting (03.19.2024) ***Report Available on Project Website***
- **Application:**
 - » Completeness Review of Application – Preliminary Sketch Plan (07.09.2024)
 - » Transportation Impact Analysis ***Draft Underway***
 - » Public Input Session
 - » Utility Services & Annexation Criteria Scoring (Administrative or Legislative Pathway)
 - » Master Plan Schematic Design
 - » Planning Board Review + Comment

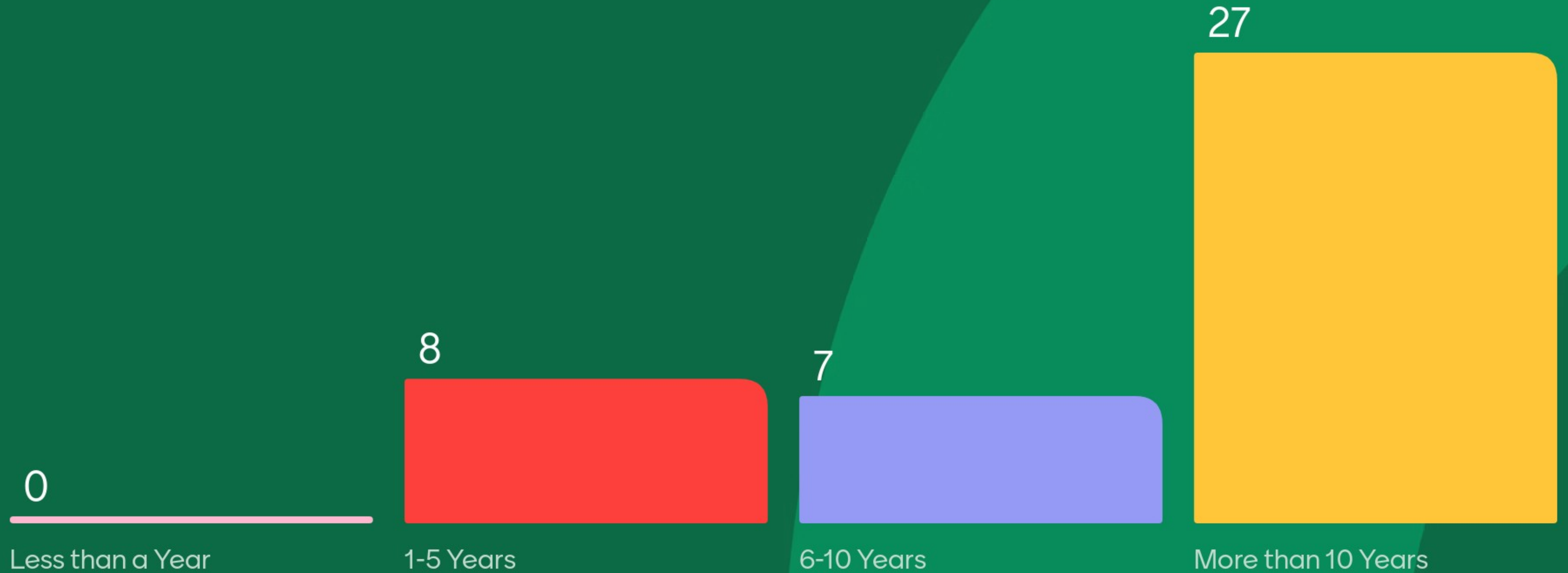


Where to do you live?





How long have you lived in Davidson?



PLEASE RATE EACH RESPONSE

How do you feel about the project?

I'm opposed at all costs

3.0

I'm interested but wary

3.3

I welcome new development that fits

3.0

I welcome any development

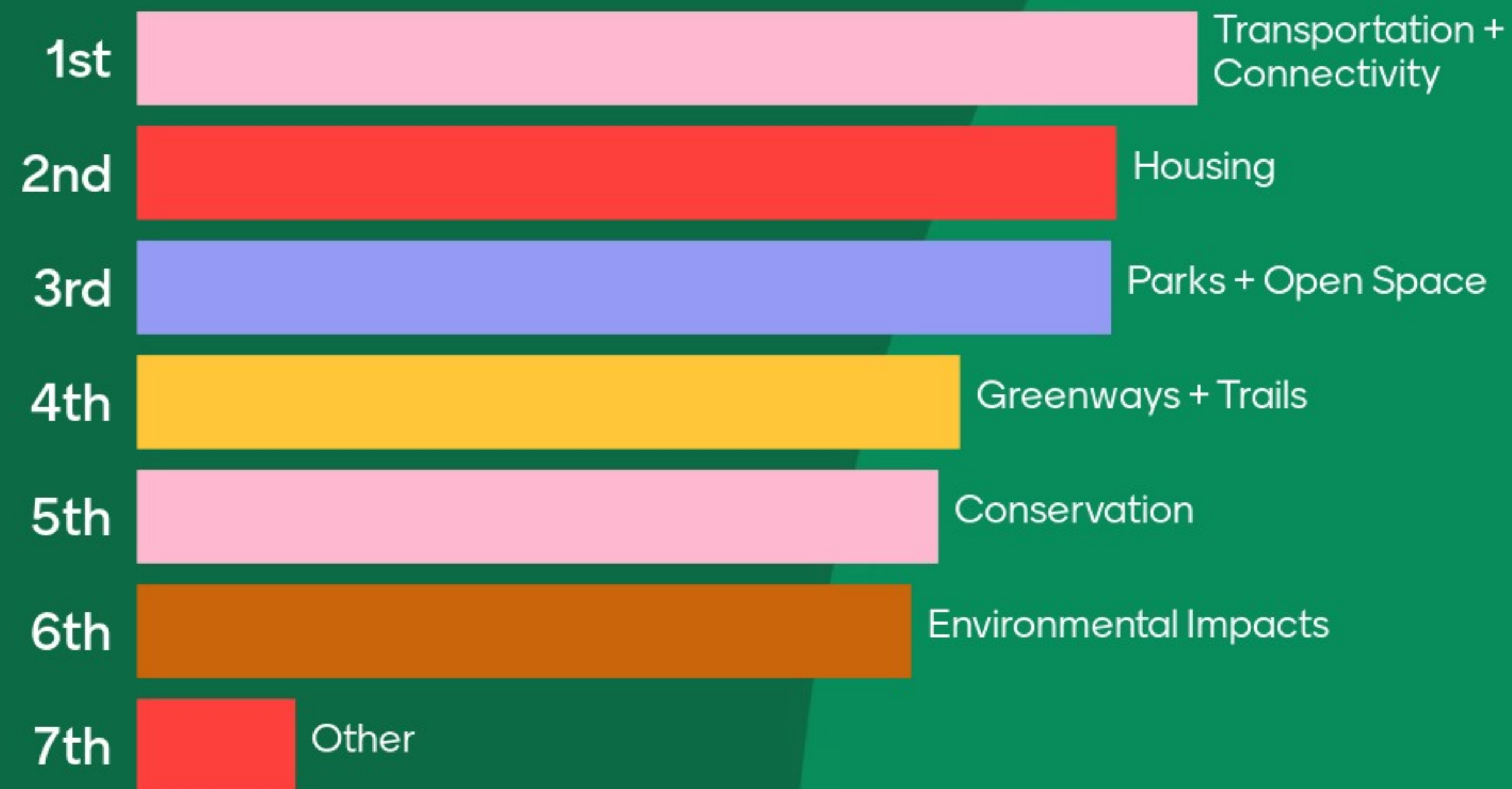
1.6

Strongly disagree

Strongly agree

RANK EACH ITEM

What topic are you most interested in learning about?



COMMUNITY MEETING REPORT

- **Transportation:**
 - » Vehicular Impacts
 - » Bicycle + Pedestrian Safety
 - » Parking
- **Housing:**
 - » Sizes + Price Points
 - » Affordable Housing
- **Landscape:**
 - » Existing Gas + Power Easements
 - » Wetland
 - » Screening
 - » Native Plantings

<https://www.townofdavidson.org/haleymasterplan>



TRANSPORTATION IMPACT ANALYSIS

- **April:**

- » Background Information Prepared: Trip Generation Values, Uses, Housing
- » Transportation Review Meeting:
 - NCDOT, Development Team, Davidson Staff, TIA Consultant (Stantec)
 - Responsiveness to Community Meeting Topics
 - Scenarios:
 - Ralph Knox Rd. (Inclusion, Width, Park Access)
 - Schools: PM Peak Studied, Expanded (Robert Walk Dr. Intersection)

- **May:**

- » Finalized Memorandum of Understanding, Fees Paid
- » Trip Counts Conducted (Prior to College Graduation)

- **June/July:**

- » TIA Analysis Drafted, Review by Staff

- **August:**

- » TIA Draft Finalized, Review by Staff/Development Team

PRELIMINARY SKETCH PLAN REVIEW

- **Streets/Blocks/Connections:**

- » Close (SW Corner): Requires Two-Way Revision on Ralph Knox Rd. Extension
- » Blocks: Requires Confirmation of Max. Block Length 600'
- » Mobility Connections:
 - Pedestrian: Requires Confirmation of Max. Separation Distance 300'
 - Bicycle: Bike Lane Extension on Pin-Point Rd. Extension
- » Public Street 3, 3-A/Eastern Connection: Requires Evaluation (General vs. Yield Street Type)

- **Utility Service & Annexation Criteria:**

- » Projected Score: Requires Revisions, Supporting Exhibits

- **Economic Development:**

- » Projected Annual Revenue: + \$33,288.84

- **Trees:**

- » Arborist Review: Projected Specimen Tree Preservation Requires Revision/Clarification
- » Proposed Canopy: Requires Confirmation

QUESTIONS

<https://www.townofdavidson.org/haleymasterplan>

