



**Town of Davidson
Planning Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Monday, December 2, 2024 at 5:00 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Review/Approval of the October 28, 2024, Minutes

Summary: The Planning Board will review and consider approval of the October 28, 2024, Minutes.

V. OLD BUSINESS

a. Haley Master Plan – FYI

Summary: Principal Planner Trey Akers will provide an update on the project. No action is required.

VI. NEW BUSINESS

a. Proposed Design Review Board Text Amendments – FYI

Summary: Senior Planner Lindsay Laird will review a summary of the proposed text amendments with the board. No action is required.

VII. OTHER ITEMS

a. Membership Recognition

Summary: The board will announce new appointments and recognize the service of outgoing members.

VIII. PLANNING STAFF REPORT

IX. ADJOURNMENT

MEETING MINUTES

Planning Board

Town of Davidson, NC

October 28, 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: 6:00 pm

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

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

III. CHANGES TO THE AGENDA: N/A

IV. REVIEW/APPROVAL OF THE MINUTES

a. Review/Approval of the September 30, 2024, Minutes:

Motion to recommend approval of the minutes:

- Motion: Susan Cooke
- Second: Janice Lewis
- Vote: 10-0 (Motion Passed, Absent: Barger, Ridenhour)

V. OLD BUSINESS:

- #### a. Ordinance 2024-07, Proposed Text Amendments to Section 4, An Ordinance to Address Fencing on Corner Lots – Review & Recommendation:
- Principal Planner Trey Akers presented background information on the town's fencing regulations and how the proposed amendment originated, before sharing the proposed text amendment language with members. Members asked various clarifying questions about the existing and proposed ordinance standards, most notably related to corner lots and how the dual frontage condition of these lots impacts fencing locations. Staff and members reviewed several diagrams illustrating existing regulations and comparing these to the proposed regulations.

A question arose as to whether the board needed to adopt a statement of consistency if making a recommendation against the proposed amendment. After a brief recess called by Chair Shawn Copeland to consult with the Town Attorney, Karen Wolter, via telephone, the board held votes on the proposed amendments and statement of consistency. Ultimately, the Planning Board recommended against approval of the proposed regulation and adopted a statement of consistency. Members encouraged a comprehensive review of the fencing standards when capacities and priorities permit.

Motion to recommend against approval of the proposed amendments:

- Motion: Janice Lewis

- Second: Sara Cummings
- Vote: 10-0 (Motion Passed, Absent: Barger, Ridenhour)

Motion to adopt the statement of consistency:

- Motion: Janice Lewis
- Second: Sara Cummings
- Vote: 9-1 (Motion Passed, Absent: Barger, Ridenhour)

VI. NEW BUSINESS: N/A

VII. OTHER ITEMS:

- b. Revisit Meeting Schedule:** The Planning Board voted to reschedule their November 25, 2024 meeting to Monday, December 2, 2024.

Motion to move the meeting date to Monday, December 2:

- Motion: Susan Cooke
- Second: Mendy McNeel
- Vote: 10-0 (Motion Passed, Absent: Barger, Ridenhour)

VIII. PLANNING STAFF REPORT: Principal Planner Trey Akers provided brief updates on various development projects and the upcoming advisory board appreciation event.

IX. ADJOURNMENT: 6:58 pm

- Motion: Susan Cooke
- Second: Janice Lewis

APPROVAL OF MEETING MINUTES

Signature/Date

Shawn Copeland, Planning Board Chair



Haley Property Master Plan – FYI Update

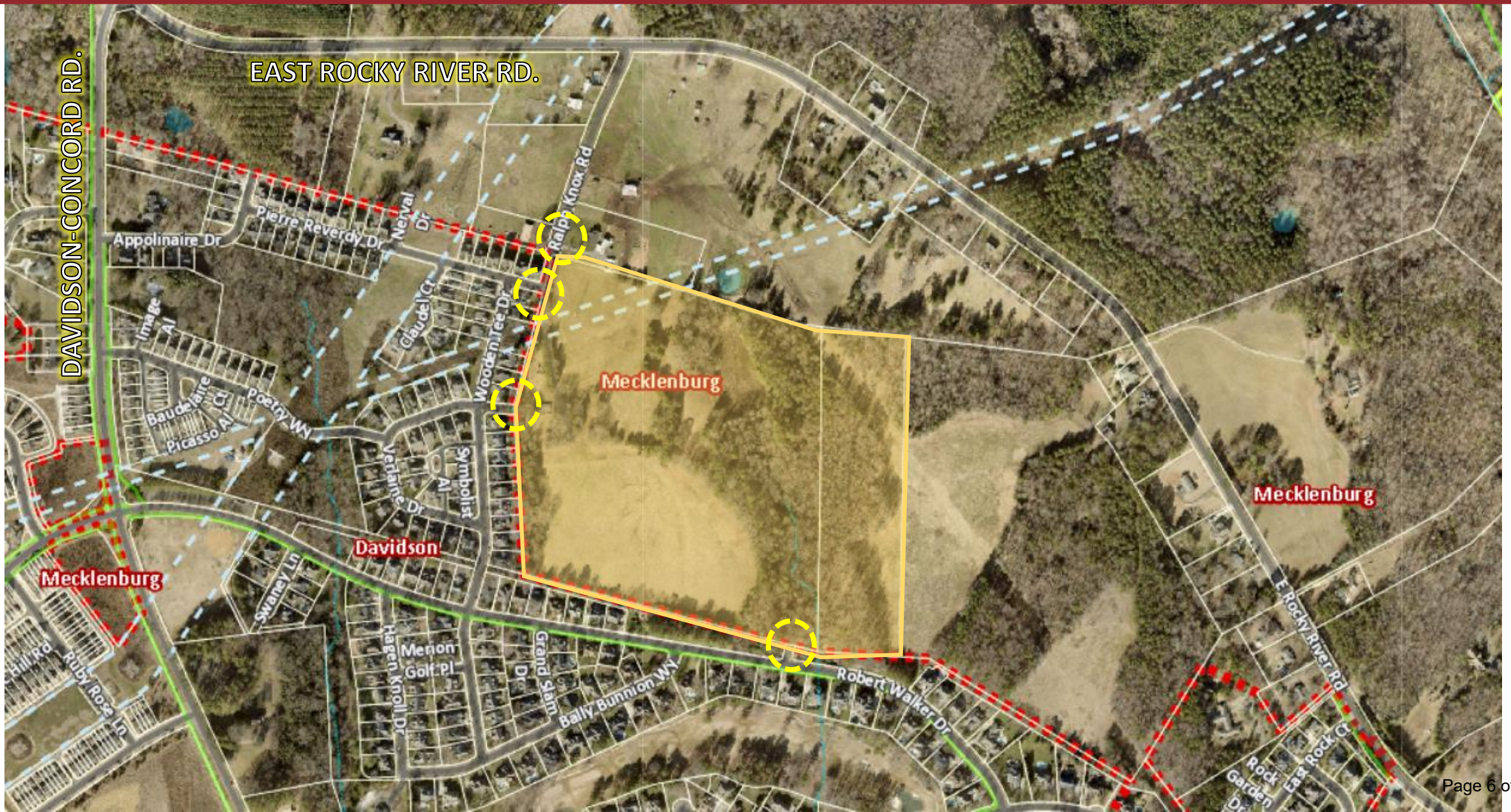
Trey Akers
Principal Planner
12.02.2024

www.townofdavidson.org

PROCESS / TIMELINE

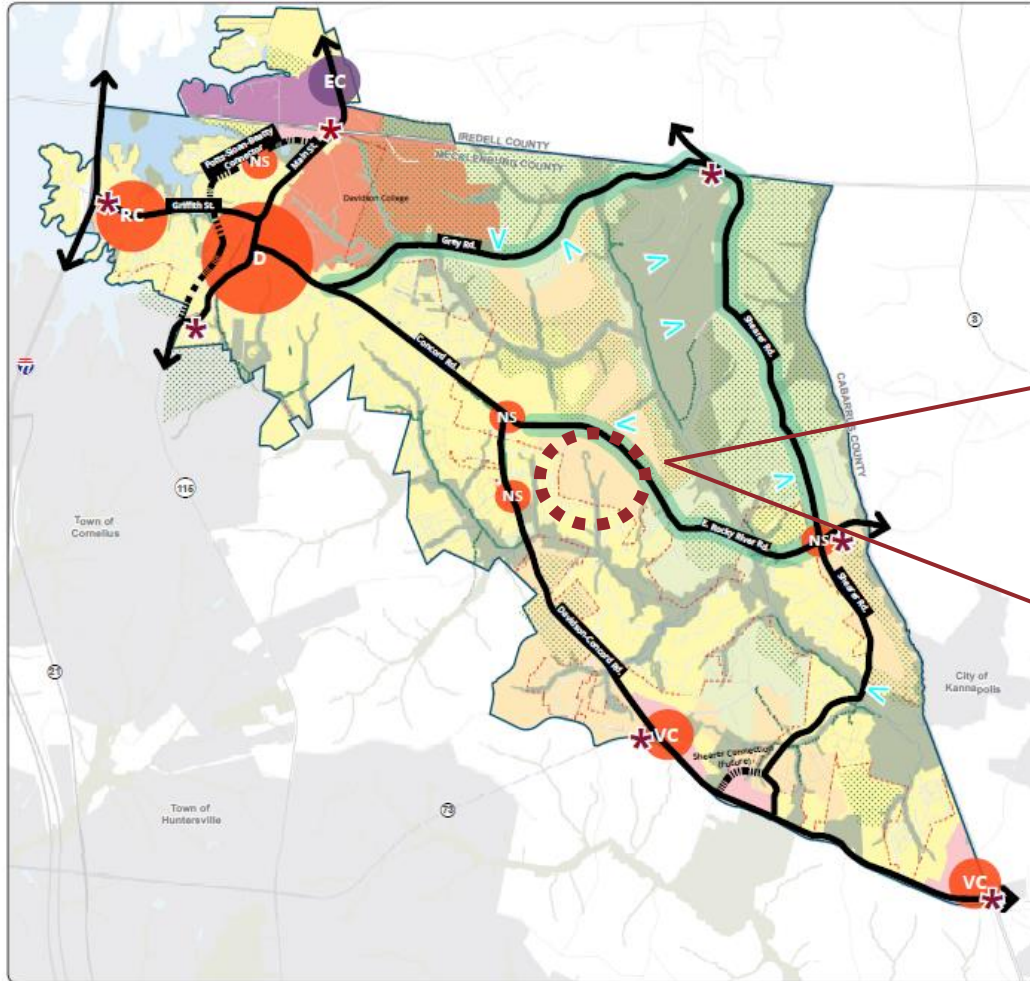
- **Process:** Davidson Planning Ordinance Section 14.7, Master Plan (Application Filed 07.09.2024)
- **Pre-Application:**
 - » Informal Reviews + Meetings, Process Overview (Sept. 2023 – February 2024)
 - » Draft Concept Plans + Environmental Inventory (Sept. 2023 – February 2024)
 - » Site Visit (02.28.2024)
 - » Community Meeting (03.19.2024)*
- **Post-Application:**
 - » Completeness Review of Application – Preliminary Sketch Plan (07.09.2024)
 - » Transportation Impact Analysis (Draft Completed September 2024)*
 - » **Public Input Session (10.23.2024)***
 - » Utility Services & Annexation Criteria Scoring (December 2024)
 - » Master Plan Schematic Design (January 2024)
 - » Planning Board Review + Comment (February 2024)

CONTEXT



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 – 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.

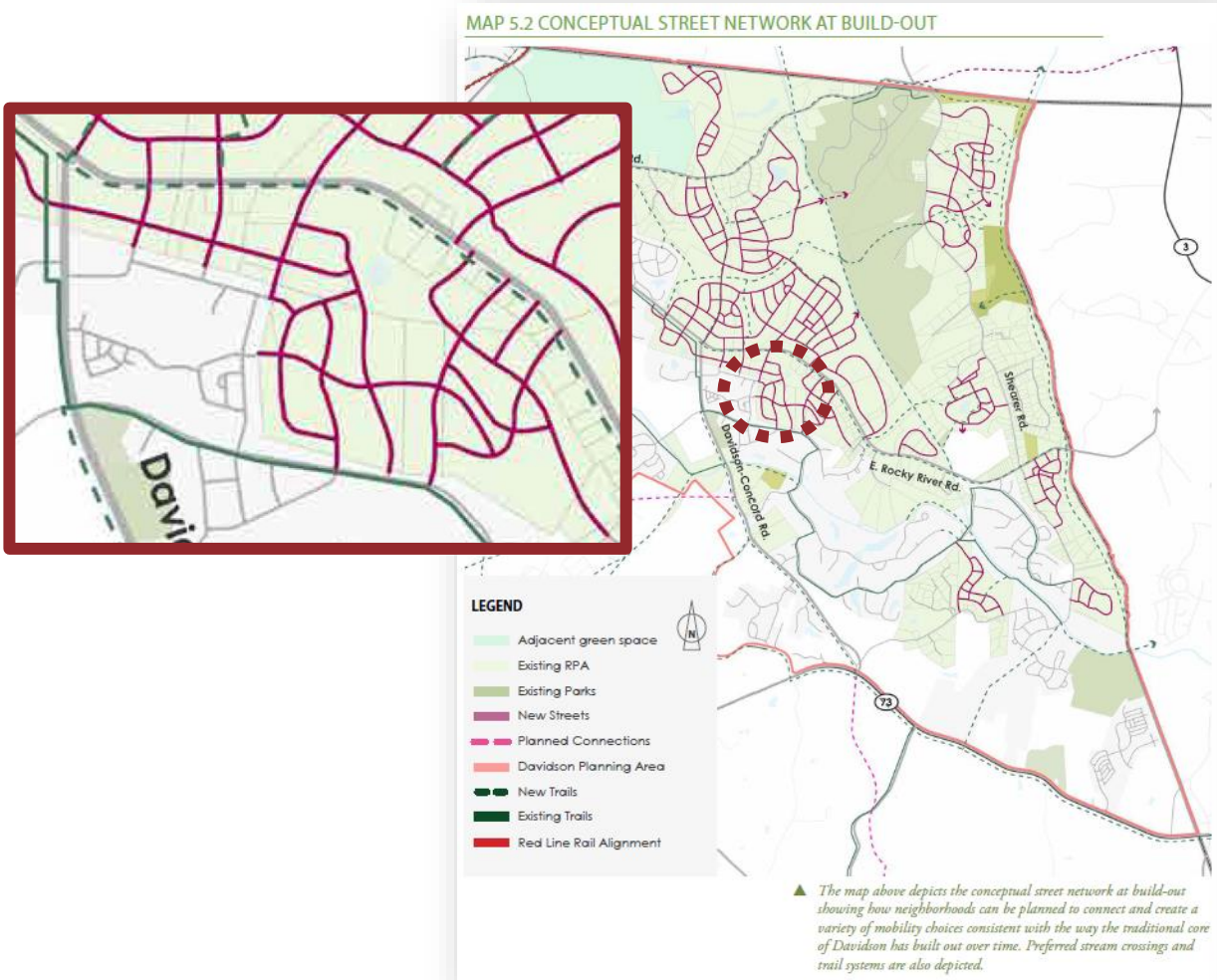
Policy 2.3.4: Adapt to Climate Variations and Transition to Becoming a Carbon Neutral Town

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

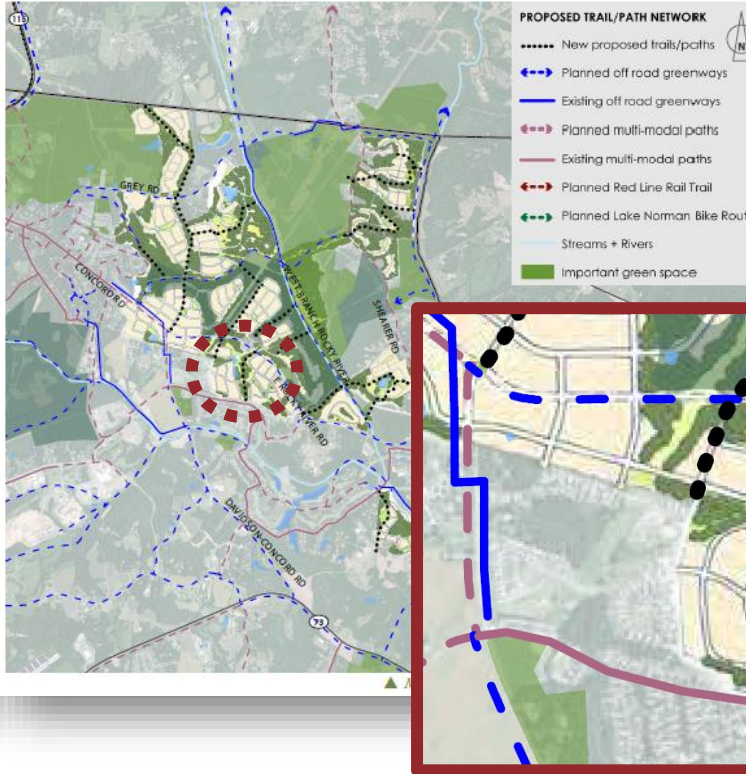
Incorporate low impact development and green design approaches in public projects including but not limited to: bioretention filters and swales, porous pavement, and various building features. Encourage designs that take advantage of multiple simultaneous benefits, such as the coupling of detention ponds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

PLANS – RURAL AREA PLAN



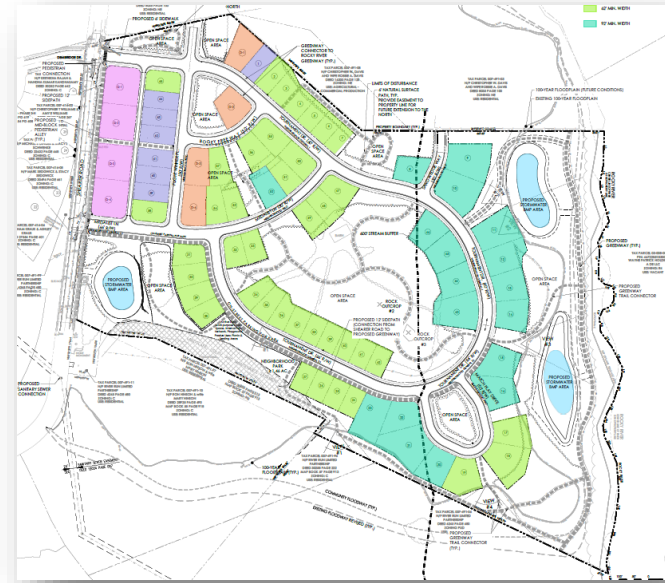
Action Item 5.4: Continue to implement the Davidson Walks and Rolls Alternative Transportation Plan for bicycle and pedestrian facilities.

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.



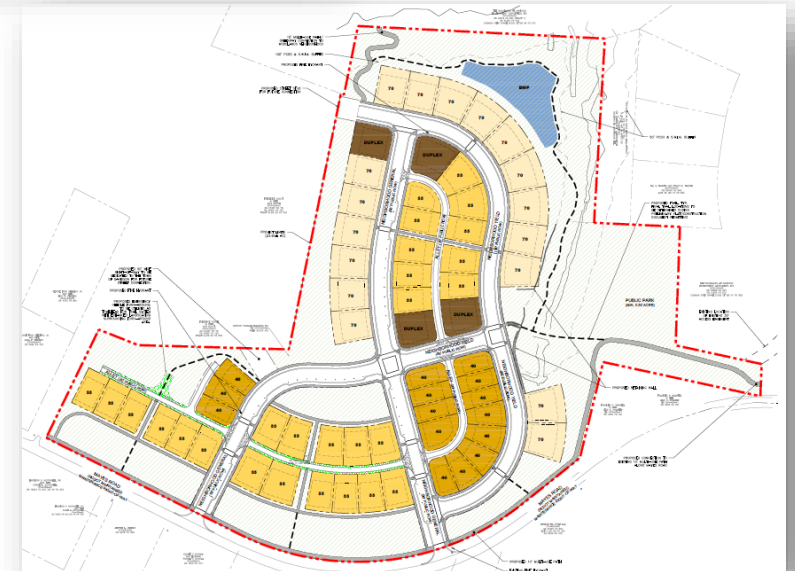
NEIGHBORHOOD EDGE PLANNING AREA

“...established to transition between Davidson’s urban areas and its rural periphery. Development in this planning area is low-density residential consisting primarily of single-family homes. Transportation systems, with an emphasis on greenways and bicycle or multi-use paths, should be evaluated to improve connectivity without jeopardizing sensitive natural features or viewsheds.”

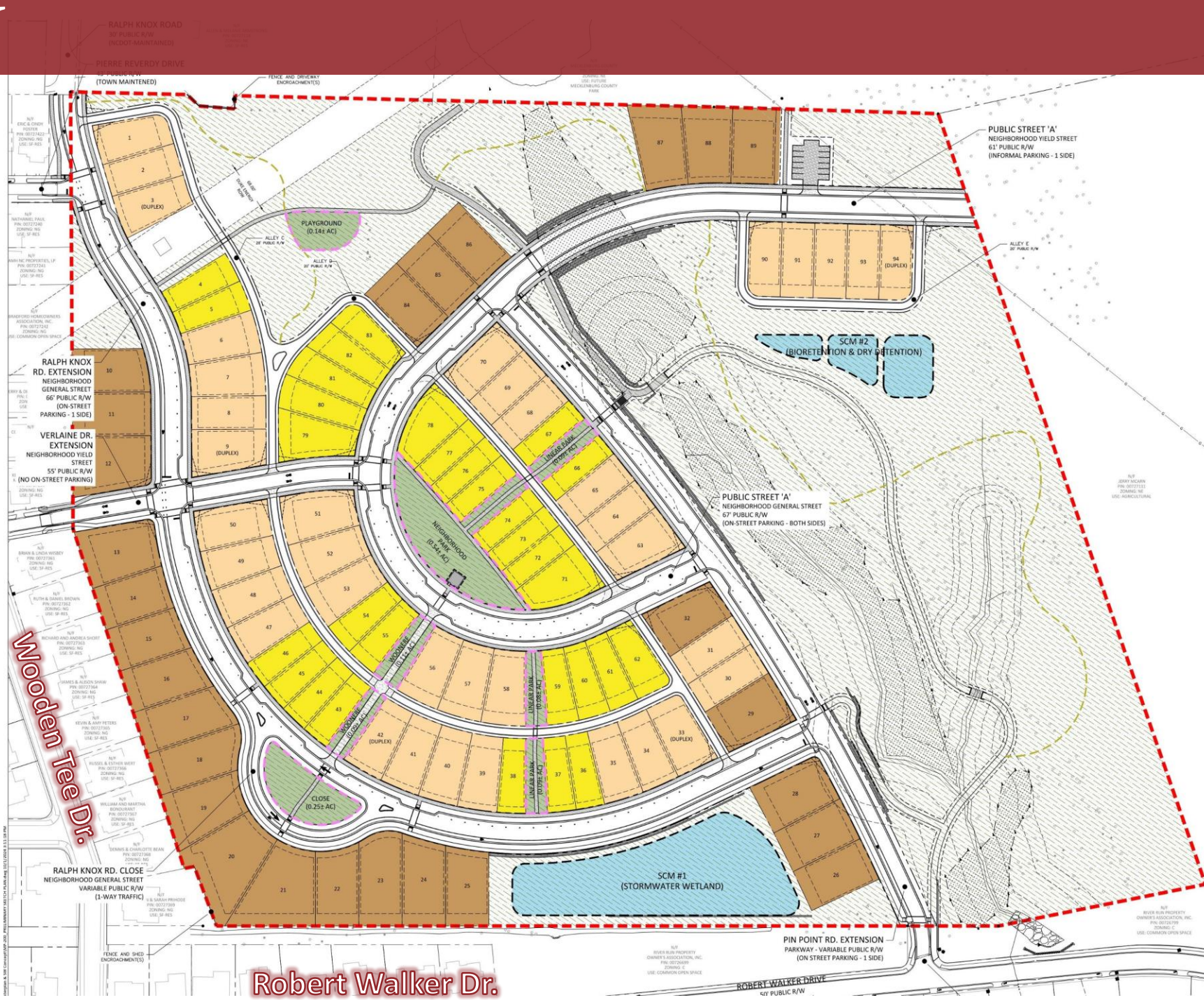


◀ River Run Ph. 6,
Approved 2023

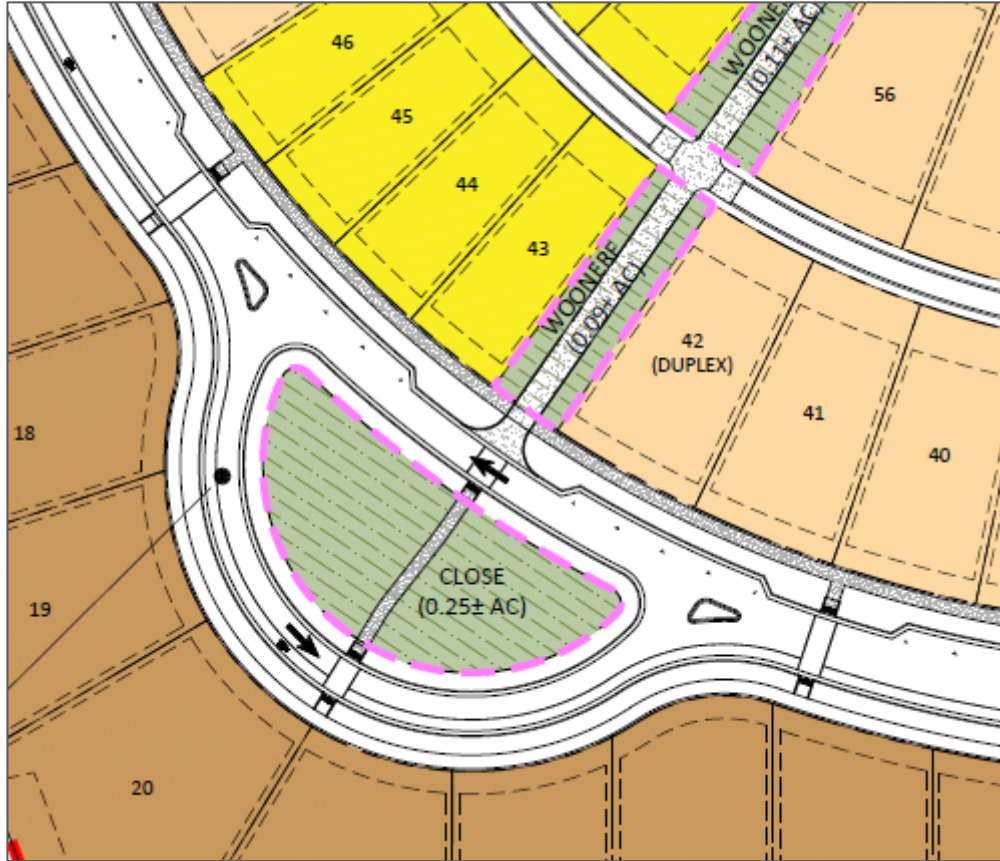
Mayes Hall, Built 2021 ▶



PLAN

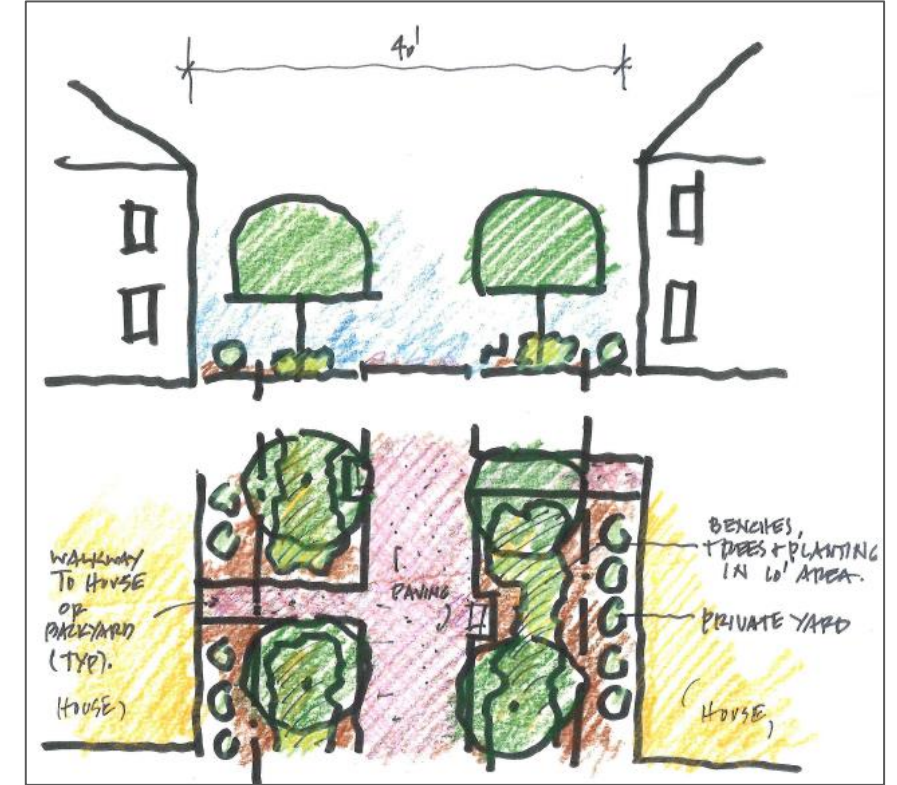


“CLOSE”



The *close* is an alternative to a cul-de-sac and includes park space within the typical asphalt area. Examples of closes exist along South Street in Antiquity, Cornelius.

WOONERF – “LIVING STREET”



A *woonerf* is a low-speed street that creates a shared space for both vehicles and pedestrians in the same space. They often serve as community gathering spaces.

OVERVIEW

- **Project Information:**

- » Developer: Pulte Group

- **Site Data & Features:**

- » Size: +/- 47.45 Acres

- » Zoning: Neighborhood Edge Planning Area

- » Housing: 99 Residential Units – 89 Single-family Detached Units, 10 Duplex Units

- Lot Variety + Building Type Requirements, Integration Throughout

- Affordable Housing: 12.5% Required (6 On-site Units)

- » Open Space, Parks: 45% OS Required (45.2% Provided); 5% Park Required (6.4% Provided)

- Linear Park/Woonerf/Close: Unifying Elements + Focal Point(s)

- » Tree Canopy/Preservation:

- Min. Canopy Required 50%, Projected 50%

- Min. Preservation Required 40%, Projected 46.2% (Specimen Trees: 50% Preserved)

- » Fiscal Impacts: + \$33.309.90 Net Gain Annually

TRANSPORTATION IMPACT ANALYSIS

- **Purpose:**

- » Evaluate Effects of Vehicular Traffic on Surrounding Infrastructure (DPO 6.10)
- » Considers Existing/Future Conditions for: Motor Vehicles, Bicyclists, Pedestrians

- **Components:**

- » Standard: Trip Generation Values, Uses (Housing Type), Growth Rate
- » Additional: Ralph Knox Rd. (Inclusion, Width, Park Access), Schools (PM Peak Studied, Expanded)

Responsive to Community Meeting Feedback Received

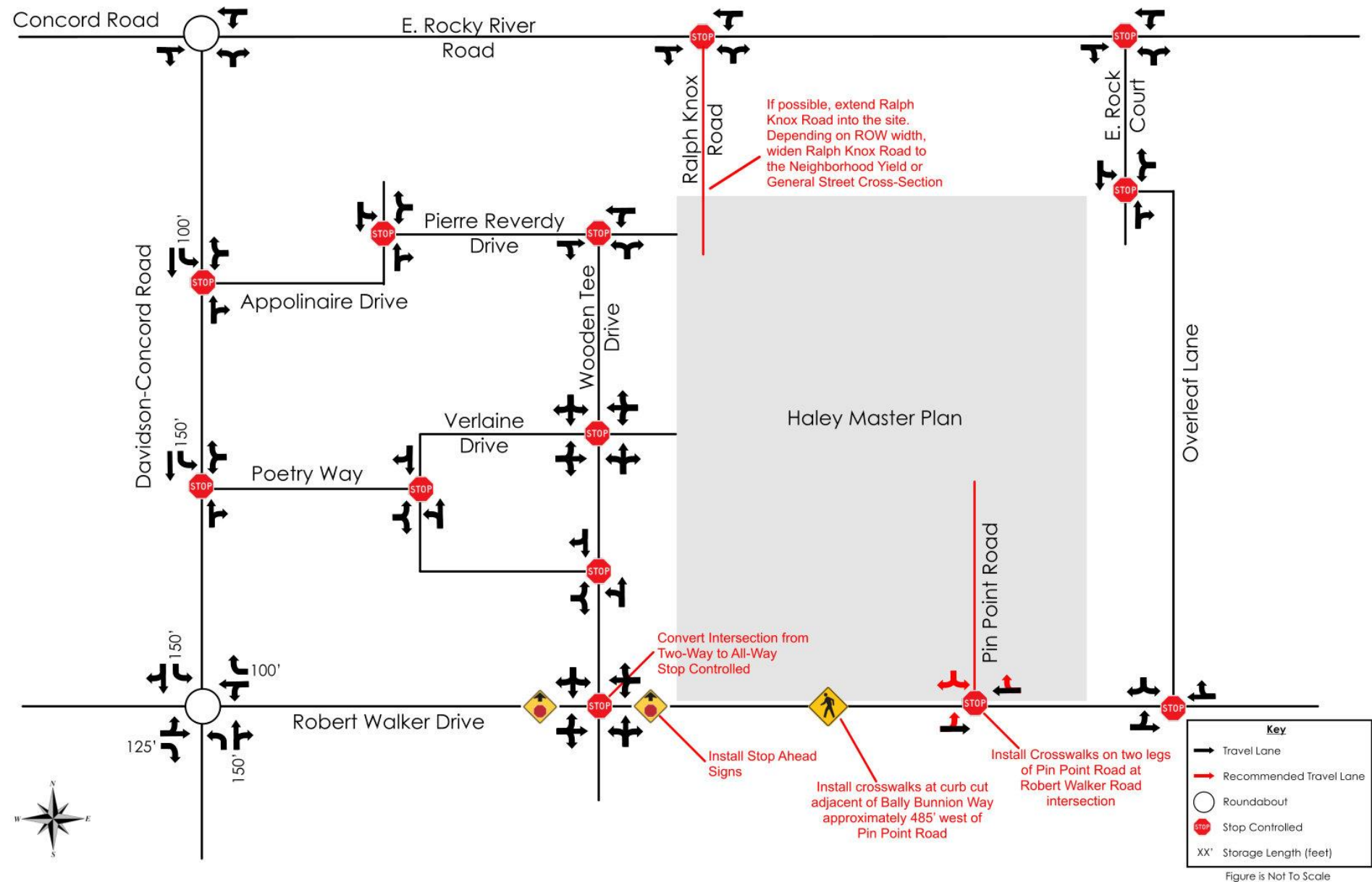
- **Findings:**

- » Four-way Stop + “Stop Ahead” Signs, Stop Lines, Crosswalks: Robert Walker Dr. at Wooden Tee Dr.
- » Stop Sign: Pin Point Rd. South at Intersection with Robert Walker Dr.
- » Ralph Knox Road:
 - Existing, Established Right-of-Way
 - Provide At-grade, Safe, Direct Access to Future Mecklenburg County Park & East Rocky River Rd.

- **Additional Considerations:**

- » Provide Public Safety Alternatives (Fire Dept. Concurrent Calls, Police/Medic Dept. Alt. Routes)
- » Construction Access (Bradford HOA Request)

TRANSPORTATION IMPACT ANALYSIS

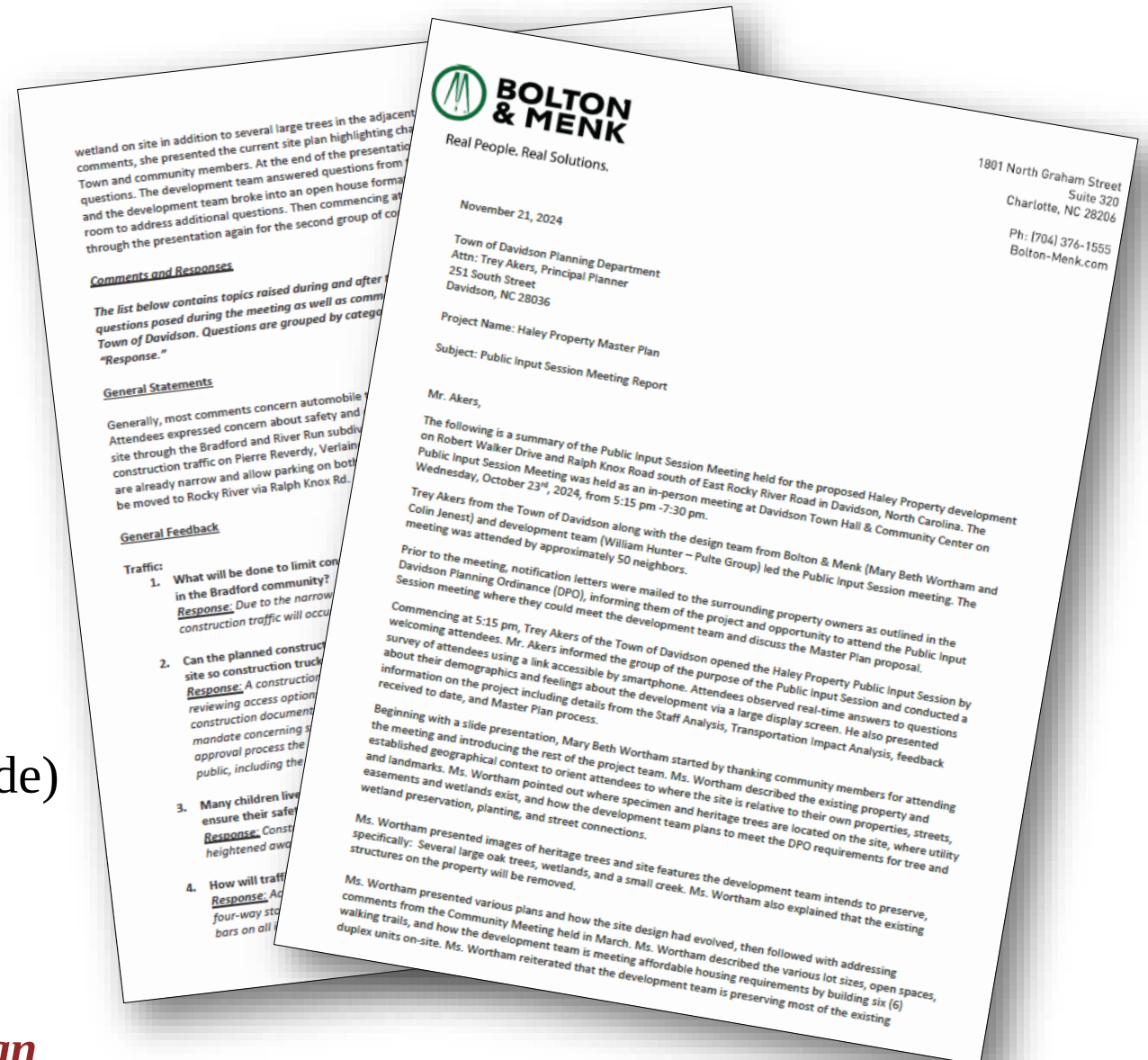


STAKEHOLDER FEEDBACK

- **Community Meeting:**
 - » Traffic/Transportation
 - » Parking
 - » Housing
 - » Landscape
- **Staff:**
 - » Technical Reviews: Connectivity + Mobility (Internal/External), Public Safety Access
 - » Prelim. Staff Analysis Available (Hard Copies, Digital www.townofdavidson.org/haleymasterplan)
- **Planning Board:**
 - » Affordable Housing
 - » Mobility: Street Connections, Bicycle Facilities, Multi-use Path
 - » Landscape: Open Space, Rainwater Management, Tree Preservation, Lighting

PUBLIC INPUT SESSION COMMENTS

- **Notification:**
 - » Letters Mailed, HOAs Contacted
- **Transportation:**
 - » Ralph Knox Road
 - Long-term: Full Access
 - Short-term: Construction Access
 - » Bicycle + Pedestrian Safety
 - Poulette Park Access
 - » Parking
- **Landscape:**
 - » Buffers: Western, Southern Boundaries
 - » Rural Character, Conservation (Eastern Side)



TOPICS TO EXPLORE

- **Mobility:**

- » Multi-faceted Bicycle Network (Pavement Markings, Signage – Destination/Duration Info.)
- » Ralph Knox Road: Construction, Public Safety Access
- » Robert Walker Drive: Additional Crosswalks (Pin-Point Drive, Poulette Park)

- **Buffers:**

- » Formalize Buffering/Replanting Requirements for Southern/Western Boundaries

- **Eastern Land Area:**

- » Evaluate for Suitability of Residential Development/Vehicular Connectivity vs. Conservation

- **Utility Service & Annexation Criteria:**

- » Demonstrate and/or Formally Commit to Satisfying Requirements

QUESTIONS

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





AGENDA MEMO

To: Planning Board
From: Lindsay Laird, Senior Planner
Date: December 2, 2024
Re: Proposed Design Review Board Text Amendments

OVERVIEW

Over the past few months, staff researched best practices for Design Review Board (DRB) and Historic Preservation Commission (HPC) procedures in communities across the state. Based on that research and guidance from Town Attorney Karen Wolter, we have determined that the DRB should no longer be quasi-judicial. This will require updates to the Davidson Planning Ordinance and bylaws. Making these changes to DRB processes will help to differentiate the two overlapping boards and prepare both for the training/reset planned for January 2025.

REQUESTED ACTION/MOTION

This item is for discussion only. No action is requested.

RELATED TOWN GOALS

Strategic Plan Alignment

Historic Preservation – Preserve the historic character of our Town, including its people, places, & stories. Honor the history of our residents through their lived experiences.

Operational Excellence - Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources and a professional and committed workforce.

Core Values

Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

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.

OPTIONS/PROS & CONS

Options: This is for discussion only. Feedback is welcome.

Pros: N/A

Cons: N/A

NEXT STEPS

Staff will work to finalize proposed text changes and DRB bylaw updates. Any proposed changes to the Davidson Planning Ordinance must follow the text amendment process outlined in Chapter 14. This will include a Planning Board recommendation and public hearing at future dates yet to be determined.



Proposed Design Review Board Text Amendments

Lindsay Laird
Senior Planner
December 2, 2024

www.townofdavidson.org

Quasi-Judicial Procedures

- Boards shall follow quasi-judicial procedures in determining appeals of administrative decisions, special use permits, certificates of appropriateness, variances, or any other quasi-judicial decision (NCGS 160D-406)
- Formal hearing similar to a court - process includes:
 - Sworn witnesses
 - Presentation of evidence
 - Deliberation
 - Voting
- Board discretion is limited – must be based on evidence in the record and the standards as required in the ordinance/historic district design standards
- Opinion should not come into play

Jointly Appointed DRB & HPC

DPO 13.3 *Design Review Board/Historic Preservation Commission*

A. Design Review Board (NCGS 160D-304 Appearance Commission):

- Reviews and approves the building schematic design of all individual buildings in approved plans (not in the local historic district)
- Advisory only – not quasi-judicial per state statute

B. Historic Preservation Commission (NCGS 160D-303):

- Review and act on proposals for Certificates of Appropriateness in local historic districts
- Explicitly quasi-judicial when reviewing COAs per state statute

DPO & Bylaw Revisions: Design Review Board

- Multiple DPO sections will be revised to remove references to quasi-judicial procedures for DRB, but not HPC
- DRB Bylaws will also require revisions
- Changes will make clear that DRB is advisory only (i.e., makes recommendations related to building design – similar to Planning Board recommendations for master plans, etc.)
- Final decision is administrative based on DPO design standards
- Revisions will help differentiate the two overlapping boards & prepare both for training/reset planned for early 2025

NEXT STEPS

Process: DPO 14.23: Amendments to the Planning Ordinance

- **October 8, 2024:** Board of Commissioners FYI
- **December 2, 2024:** Planning Board FYI
- **January 2025:** Board of Commissioners Public Hearing
- **Jan/Feb 2025:** Planning Board Recommendation
- **February 2025:** Board of Commissioners Decision

DISCUSSION

