



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, February 25, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

a. President's Volunteer Service Award to Lake Norman Teen Council Members and Lake Norman Teen Council Overview

Presenter: Gina Carmon, Recreation Operations Manager

Summary: Lake Norman Teen Council gives middle school and high school students attending Lake Norman area schools the opportunity to participate in community service, gain leadership skills, and opportunities to socialize with youth their age. The Lake Norman Teen Council is sponsored by the Parks and Recreation Departments of Davidson, Cornelius, and Huntersville.

Two teens will be awarded the Presidential Volunteer Service Award for earning enough volunteer hours through their community service efforts provided by the Lake Norman Teen Council and of their own efforts.

Action/Proposed Motion: This item is for discussion only.

V. PUBLIC COMMENT - The Board shall provide at least one period for public comment per month at a regular meeting.

Prior to the start of the public comment period, persons wishing to address the Board of Commissioners will register on a sign-up sheet stationed by the meeting room door.

VI. CONSENT

Consent items are typically non-controversial and routine items. Prior to the board's adoption of the meeting agenda, the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.

- a. **Consider Approval of Draft January Meeting Minutes**
Summary: Draft Meeting Minutes from January 8 Mid-Term Retreat, January 14 and January 28 regular meetings.
- b. **Consider Adoption of Ordinance 2025-03 Design Review Board Text Amendments and Consistency Statement**
Summary: Text Amendments are being undertaken based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC). Based on research to date, the DRB should no longer be quasi-judicial. Making these changes will differentiate the two jointly appointed boards and will allow the DRB more flexibility in discussing projects and making suggestions for building design improvements.
- c. **Consider Approval of Resolution 2025-05 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for Summit Farms**
Summary: The property owner is requesting a voluntary contiguous annexation of Summit Farms, Parcel #00723103, 00723115, 00723116, and 00723121. Resolution 2025-05 directs the Town Clerk to investigate the sufficiency of the above described petition.
- d. **Consider Approval of Resolution 2025-06 Streets Acceptance for Davidson East**
Summary: At the end of the neighborhood development process, the Town formally accepts the neighborhood streets into our maintenance system. At the onset, we have adopted standards for construction of all public infrastructure. Developers provide bonds to insure work is completed according to our standards and the development Master Plan. During construction, the Town and Mecklenburg County conduct a series of inspections, and collect testing data from third-party consultants. Once the development has passed the final inspection, the development bonds are released, and the Board of Commissioners adopt the streets into our town maintenance system. We are then responsible for all public infrastructure maintenance, and receive additional gas tax revenue restricted to maintenance of public streets.
- e. **Consider Approval of Resolution 2025-07 Declaring Surplus Property and Donation**
Summary: North Carolina General Statute §160A-280 authorizes the Town of Davidson to donate to another governmental unit within the United States, or an incorporated nonprofit organization. Resolution 2025-07 declares the surplus of a Town of Davidson police department motor vehicle and authorizes the donation to Mitchell Community College Basic Law Enforcement Training Program.
- f. **Consider Approval of Tax Levy Adjustments**
Summary: The Town received ad valorem tax levy adjustment refund check requests from Mecklenburg County Assessor's Office for \$1,816.91 including interest, on 2 parcels. The refunds were approved by the North Carolina Property Tax Commission. These refunds will be issued directly by the Town. Details

regarding these refund requests are available in the Finance Office.

VII. BUSINESS ITEMS

a. Annual Mobility and Vision Zero Sub-Committee Recommendations

Presenter: Andrew Golden, Transportation Planner

Summary: The Mobility Plan is a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. The Mobility Plan was adopted by the Board of Commissioners in August 2019.

As part of plan implementation, priority projects are reviewed and updated annually and recommendations for new projects are developed at that time. Members of the Livability Board and Planning Board form a Sub-Committee that reviews staff recommendations and provides input on the Mobility Plan and the Capital Improvements Plan.

The Vision Zero Action Plan is a local plan for the Town to achieve and maintain zero fatalities and serious injuries on the roadway. It tracks and evaluates implementation of priority actions that are designed to create a culture of safety that prioritizes the lives of all road users. The Vision Zero Action Plan was adopted by the Board of Commissioners in June 2023.

Last year, the Vision Zero Task Force merged with the Mobility Plan Sub-Committee to create the Mobility and Vision Zero Sub-Committee. This group met in January 2025, recommending an increased focus on sidewalk infill and connections to neighborhoods, enforcement of RRFB compliance, and regional coordination of traffic impacts. At least annually, and prior to development of the town's capital improvement plan (CIP), Town staff will review project prioritization and actions and provide staff recommendations for the following fiscal year.

Action/Proposed Motion: This item is for discussion only.

b. Comprehensive Plan - Implementation Update

Presenter: Trey Akers, Principal Planner

Summary: Adopted in January 2020 following an 18-month public engagement and plan drafting process, the Davidson Comprehensive Plan serves as the town's long-range vision and guiding framework for the next 30 years. The plan contains sets of goals and policies intended to achieve the community's vision and features 224 Action Items and Key Metrics to implement the plan. These measures are updated annually and reflected in the Implementation Guidebook, a companion document to the Comprehensive Plan that displays progress. This presentation reviews progress made in 2024. Referenced documents may be reviewed on the Town of Davidson website at: <http://www.townofdavidson.org/compplan2020>.

Action/Proposed Motion: This item is for discussion only.

c. Consider Approval of Resolution 2025-08 Reaffirming Support for Town of Davidson Resolution 2016-24 and Charlotte Water's Long-Term Planning as Outlined in its Capital Improvement Plan (CIP)

Presenter: Jamie Justice, Town Manager

Summary: In 2016, the Davidson Board of Commissioners adopted the Rural Area Plan (RAP) after an 11-month public engagement and plan drafting process. This “Small Area Plan” established a guiding framework for growth and conservation. RAP Action Items 7.1 and 7.2 recommended extension of sewer utilities in the Rocky River and West Branch basins.

In support of the RAP Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted Resolution 2016-24. The resolution requested that Charlotte Water add the Rocky River and West Branch utility extensions to its Capital Improvement Plan.

In 2017, to align the town’s land use regulations with Rural Area Plan Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted a series of changes to the Davidson Planning Ordinance (DPO) predicated upon the extension of utility services. The changes ensure that new development conforms to the public aims expressed in the RAP.

In 2020, the Davidson Board of Commissioners adopted the Davidson Comprehensive Plan after an 18-month public engagement and plan drafting process. The plan includes a Growth Management Tiers Map and identifies all parcels in the West Branch and lower Rocky River basins as “Potential Future Growth Areas” that are “appropriate for annexing into the town limits and extending utility services.”

Charlotte Water has asked the town to reaffirm the town’s support for Charlotte Water's long-term planning. The attached Resolution 2025-08 reaffirms the Town’s support for Town of Davidson Resolution 2016-24 and Charlotte Water’s long-term planning as outlined in its Capital Improvement Plan (CIP).

Staff recommends approval.

Action/Proposed Motion: Motion to Approve Resolution 2025-08 Reaffirming Support for Town of Davidson Resolution 2016-24 and Charlotte Water's Long-Term Planning as Outlined in its Capital Improvement Plan (CIP).

VIII. SUMMARIZE MEETING ACTION ITEMS

Town Manager will summarize items where the board has requested action items for the staff.

IX. ADJOURN



Presentation of The President's Volunteer Service Award to Lake Norman Teen Council Members & Lake Norman Teen Council Overview

Gina Carmon
Parks & Recreation Operations Manager
February 25, 2025

www.townofdavidson.org

Volunteer President Award

Anu Marathi

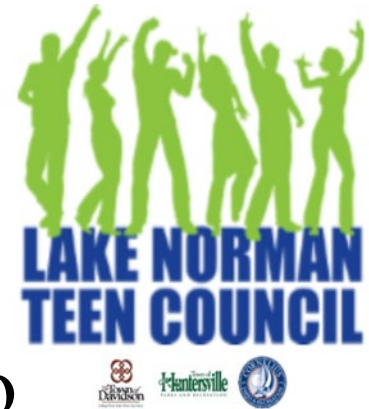
Bronze Level Award (50 hours)

Sreshta Karamsetty

Gold Level Award (100 hours)

Lake Norman Teen Council – Overview

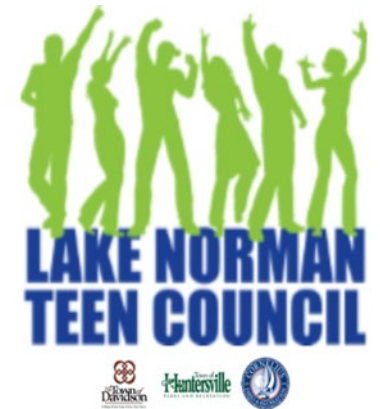
- The Council is open to local youth entering the 6th through 12th grades in the Lake Norman area attending public, private, or home schools.
- The Teen Council provides service projects, workshops, campus cruises, and the opportunity to attend State Youth Council Conferences.



Lake Norman Teen Council – Overview

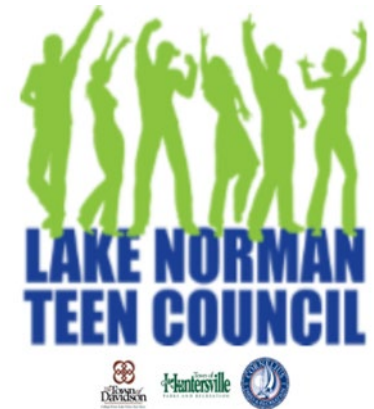
- LKN Teen Council meets every 2nd & 4th Tuesday 6:00pm-7:30pm during the school year September-May.

*****Meetings are held at Cornelius Town Hall
unless otherwise noted.*****



Lake Norman Teen Council – Overview

- LKN Teen Council Executive Board- Elected by Council in the previous school year includes positions of:
 - **President**
 - **Vice President**
 - **Recruiting/Marketing Director**
 - **Volunteer Service Project Coordinator**
 - **Recreation Coordinator**



Lake Norman Teen Council – Highlights

Fall 2024 Semester

Bags of Hope

Packed Weekend bags on Wednesday October 9
at Bags of Hope Facility

Packed 35 Thanksgiving bags at their November
12th Meeting

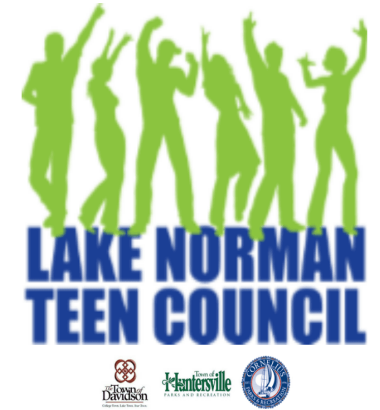
Volunteer Events:

Davidson Veteran's Day Event

Christmas in Davidson (Fundraiser)

North Mecklenburg Holiday Parade

Davidson-Cornelius Youth Basketball Games



Lake Norman Teen Council – Highlights

Spring 2025 Semester

Cool Kids Club

Hosting Game night with Cool Kids Club Youth

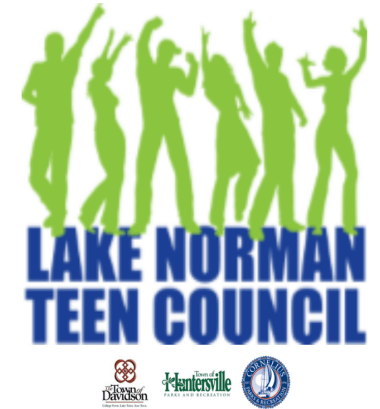
Attended State Youth Council Team Building Conference in Salisbury February 21-23

Volunteer Events:

Davidson MLK Jr. Event

Davidson-Cornelius Youth Basketball Games

Davidson Earth Day Celebration



QUESTIONS?





January 8, 2025

**2024-2025 STRATEGIC MID YEAR RETREAT
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its Strategic Mid Year Retreat on Wednesday, January 8, 2025 at the Jetton Waterfront Hall, Cornelius, NC. Present were Mayor Rusty Knox and Commissioners Tracy Mattison Brandon, Ryan Fay, Autumn Rierson Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Clerk Betsy Shores, Affordable Housing and Equity Director Alexander Cahill, Communications Director Jessica Eggimann, Economic Development Director Kim Fleming, Finance Director Pieter Swart, Parks and Recreation Director Leslie Willis, Planning Director Jason Burdette, Police Chief Kimber Davidson, Project Manager Doug Wright, and Public Works Director Jesse Bouk were also present.

- **Welcome and Introductions**

Mayor Knox opened the retreat at 9:00 a.m.

- **Equitable Engagement Framework**

Affordable Housing and Equity Director Alexander Cahill discussed with the Board the Equitable Engagement Framework. The discussion included how the framework ties into the Strategic Plan Goal around defining restorative justice. Staff recommended a focus on rebuilding and repairing relationships instead of defining restorative justice.

- **Financial Planning**

Finance Director Piet Swart presented an over of the Long Term Financial Plan with an emphasis on the current financial landscape, issuance of the 2017 G.O. Bond Orders, Fire Station #1 construction financing, and the FY26 Budget.

- **Red Line Commuter Rail – Station Area Planning**

Planning Director Jason Burdette and Economic Development Director Kim Fleming reviewed the three (3) proposed station locations for the Red Line Commuter Rail. The discussion included evaluating current station location options and developing strategies for additional public engagement.

- **Strategic Plan Look Ahead to 2025**

Assistant Town Manager Austin Nantz led a discussion on the 2024-2025 Strategic Plan Goals and a focus on action items for 2025.

- **Open Time for Board Discussion**

The Board of Commissioners discussed various topics including Affordable Housing land preservation and proposed developments in Town.

- **Adjourn**

Commissioner Rierson Michael made a motion to adjourn the retreat. The motion passed unanimously (5-0).

The retreat adjourned at 2:35 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



January 14, 2025

**SECOND TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 14, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Riersen Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Karen Wolter, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Communications Director Jessica Eggimann announced the following:

The Town of Davidson will host its annual Dr. Martin Luther King, Jr. Day celebration on Monday, January 20, 2025, in the Davidson Town Hall & Community Center Auditorium at 251 South Street. Music performed by the Cornelius Youth Orchestra Woodwind Ensemble will begin at 9:30 a.m. with the program starting promptly at 10:00 a.m. This celebratory program, developed by the Town of Davidson Dr. Martin Luther King Jr. Event Planning Committee was inspired by the King Center's national theme: "Mission Possible: Protecting Freedom, Justice, and Democracy in the Spirit of Nonviolence³⁶⁵."

The Town of Davidson municipal offices including the Town Hall & Community Center (251 South Street) and the Davidson Public Safety Building at 216 S. Main Street will be closed for official business on Monday, January 20 in observance of the Dr. Martin Luther King, Jr. holiday. All offices will re-open on Tuesday, January 21, 2025, for regular business hours from 8:00 a.m. to 5:00 p.m. According to Waste Pro trash, recycling, and yard debris collection will be on the normal schedule on January 20, Martin Luther King Jr. Day.

The Town of Davidson is pleased to announce the schedule for the upcoming CIVICS 101 program. Applications are being accepted online or may be downloaded, printed, and delivered or mailed to Reception at Davidson Town Hall & Community Center located at 251 South Street now through Tuesday, January 21, 2025, at 5:00 p.m. This ten-week educational session is open to those who live, work, or own a business located within Davidson's town-limits or within the extra-territorial jurisdiction (ETJ), who are 18 and older, and who have not taken CIVICS 101 previously. The Town of Davidson announces a series of Public Information Sessions about the proposed Red Line Commuter Rail Station location. Town Staff will present three identical presentations

providing an overview of the proposed Red Line Commuter Rail service and garnering input on potential Davidson station locations. A live stream webinar via Zoom will be available during the January 30 session. This session's presentation will be recorded and made available for public viewing on the Town's website.

Town of Davidson Public Information Sessions:

Thursday, January 30 from 6:00 p.m. – 8:00 p.m. in Room 208 of The Hurt Hub @ Davidson located at 210 Delburg Street.

*Live Stream webinar available via Zoom

Thursday, February 6 from 6:00 p.m. – 8:00 p.m. in the Community Room at Hopewell Baptist Church located at 18841 Davidson-Concord Road.

Wednesday, February 12 from 11:00 a.m. – 1:00 p.m. in the Cafeteria of the Ada Jenkins Center located at 212 Gamble Street.

Registration is needed for both in-person attendance and the live-stream webinar via Zoom on January 30.

Mayor Knox read a proclamation for **Martin Luther King Day**.

- **CHANGES/ADOPTION OF THE AGENDA**

There were no changes to the agenda.

Commissioner Rierson Michael made a motion to adopt the agenda. The motion passed unanimously (5-0).

- **PRESENTATION**

(a) The **Mecklenburg County Farmland Preservation Plan** was endorsed by the Board of County Commissioners in March 2023 and includes a recommendation for the establishment of a Voluntary Agricultural District ordinance. Erin Stanforth and Kathleen Reed from Mecklenburg County staff presented an overview of what a Voluntary Agricultural District (VAD) is, ordinance requirements, and process for VAD establishment. Currently, 90 Counties within North Carolina have a VAD, while Mecklenburg County and nine other counties do not. If the Ordinance passes, bona fide VAD-eligible farms who are within the Mecklenburg County extraterritorial jurisdiction (ETJ) would be automatically eligible for participation in the voluntary program. Farms within town or city corporate boundaries would require a memorandum of understanding (MOU) to be in place between the municipality and the county before farmers can apply for VAD membership.

(b) Finance Director Piet Swart and Auditor Ann Craven presented the results of the **audit of the FY2024 Financial Statements**. The FY2024 Annual Comprehensive Financial Report (ACFR) has been submitted to the Government Finance Officers Association (GFOA) for review and consideration for recognition. Additionally, staff will discuss financial topics including unassigned fund balance, the use of American Rescue Plan Act (ARPA) funds, and the Davidson Tax Assistance Program (DTAP).

- **BUSINESS ITEMS**

(a) Senior Planner Lindsay Laird presented an update on the **building conditions assessment and use study for the Sloan House**, located at 230 South Main Street, partially funded with a federal Historic Preservation Fund grant for Certified Local Governments from the National Park Service. The purpose of the study was to ascertain the current material health of the building, form recommendations for ongoing maintenance, and brainstorm possible adaptive reuse strategies sensitive to the building's historic character. Based on the Sloan House study, staff partnered with the Charlotte-Mecklenburg Historic Landmarks Commission to draft a Request for Proposals (RFP) for adaptive reuse and/or redevelopment of the Sloan House. The Town seeks a buyer for the property who has a vision for development that aligns with the proposed development programs outlined in the Sloan House study. The ultimate objective is for the completed project to be an aesthetically appealing historic asset for Davidson, an active and vibrant contributor to the local economy, and a visible connection between Davidson's historic downtown core and the South Main Street business district. This item was discussed at the December 10, 2024 town board meeting and the feedback received has been incorporated into the RFP document.

Commissioner Rierson Michael made a motion to approve the Sloan House Request for Proposals (RFP). The motion passed unanimously (5-0).

(b) Affordable Housing and Equity Director Alexander Cahill and Cherese Spand, of Legacy on the Westside, discussed with the board the proposed **Community Navigator Demonstration Program**. The program coordinates efforts of outreach, resource coordination, problem-solving, intervention, advocacy, community building, and increasing the visibility of Town, County, State, Federal, and Non-profit services within the broader community. The Board will consider approval of the Community Navigator Demonstration Program at the January 28 meeting.

(c) Planning Director Jason Burdette discussed with the board the recently ratified NC General Assembly **Senate Bill 382** as Session Law 2024-57. Presented as a Hurricane Helene disaster recovery bill, SB 382 included many unrelated changes, specifically a section that modifies G.S. 160D-601. This change removes local authority to initiate down-zoning amendments without the written consent of all property owners whose property is subject of the down-zoning. Zoning is considered one of the most basic tools communities have to maintain land use compatibility, manage growth and development, and achieve the public's vision as captured in the Comprehensive Plan. The newly adopted provisions related to down-zoning in SB 382 inadvertently lock the current zoning frameworks of most communities in place now and into the future, making it nearly impossible for local governments to modify and change ordinances as each community sees fit. Local governments were not given the opportunity to provide input prior to the bill's passage.

Commissioner Justus made a motion to approve Resolution 2025-01 Opposition to North Carolina Senate Bill 382 Re: Zoning Authority of Local Governments. The motion passed unanimously (5-0).

(d) Project Manager Doug Wright reviewed the process for **street acceptance into the Town of Davidson**. At the end of the neighborhood development process, the Town formally accepts the neighborhood streets into our maintenance system. At the onset, we have adopted standards for

construction of all public infrastructure. Developers provide bonds to insure work is completed according to our standards and the development Master Plan. During construction, the Town and Mecklenburg County conduct a series of inspections, and collect testing data from third-party consultants. Once the development has passed the final inspection, the development bonds are released, and the Board of Commissioners adopt the streets into our town maintenance system. We are then responsible for all public infrastructure maintenance, and receive additional gas tax revenue restricted to maintenance of public streets

Commissioner Fay made a motion to approve Resolution 2025-02 Accepting Street Maintenance for Kenmare. The motion passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **CLOSED SESSION**

Commissioner Rierson Michael made a motion to move to closed session pursuant to NCGS §143-318.11. (a) (3) – Consult with Attorney at 8:07 p.m. The motion passed unanimously (5-0).

Commissioner Rierson Michael made a motion to end the closed session at 8:32 p.m. The motion passed unanimously (5-0).

- **ADJOURN**

Commissioner Fay made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 8:34 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



January 28, 2025

**FOURTH TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 28, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Rierson Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Kevin Bringewatt, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

The Town of Davidson is hosting 3 identical public information sessions for the proposed Red Line Commuter Rail Station location options in Davidson:

Thursday, January 30 at 6:00 p.m. at The Hurt Hub with a live stream option available via Zoom

Thursday, February 6 at 6:00 p.m. at Hopewell Baptist Church

Wednesday, February 12 at 11:00 a.m. at the Ada Jenkins Center

The next Davidson Board of Commissioners Chat will be held on Tues. Feb. 18 from 7:00-8:00 p.m. at St. Alban's Church, 301 Caldwell Lane. Commissioner Chats are public meetings designed to be informal ways for residents to discuss current issues and projects in the Town.

Roosevelt Wilson Park picnic shelter, playground, and fitness stations are scheduled to be installed the week of February 3. This project is funded by the Accessibility for Parks (AFP) Grant Program through North Carolina State Parks, which is dedicated to improving public parks' accessibility and inclusivity. Roosevelt Wilson Park was selected to receive this grant to enhance its accessibility for all visitors, especially those with disabilities.

Applications for the Annual April is for Arts Art on the Green and the Gallery Crawl are now available on the Town's website. The dates for this year's event are April 25-27.

Mayor Knox recognized Project Manager Doug Wright for receiving the **2025 American Council of Engineering Companies Excellence "Grand Award"** in the Category of Transportation to the Town of Davidson and Kimley-Horn for the Griffith Street Roundabouts Pedestrian Hybrid Beacons (HAWK Signals).

Mayor Knox recognized Boy Troop 58 and Girl Troop 58 in attendance at the board meeting as they work to complete their Communications Merit Badge, which is required for the rank of Eagle Scout. The Troop dates back to 1935 and has served generations of Davidson and area youth, including Mayor Knox.

- **CHANGES/ADOPTION OF THE AGENDA**

No changes to the agenda.

Commissioner Stauffer made a motion to adopt the agenda. The motion passed unanimously (5-0).

- **PUBLIC COMMENT**

The public comment period opened at 6:11 p.m. and closed at 6:21 p.m. Three people spoke during the public comment period.

Steve Sonnenberg spoke about diversity, equity, and inclusion (DEI), Equity Framework, and Affordable Housing on Town owned land.

Robin Patten spoke towing at the CVS parking lot.

Harold Rice spoke about the Ada Jenkins Center and support from the Town of Davidson.

- **PUBLIC HEARING**

The Board of Commissioners held three public hearings during the meeting.

Commissioner Stauffer made a motion to open the public hearing at 6:21 p.m. The motion passed unanimously (5-0).

The first public hearing was on the **proposed Design Review Board Ordinance Text Amendments**. Senior Planner Lindsay Laird shared with the board best practices for Design Review Board (DRB) and Historic Preservation Commission (HPC) procedures in communities across the state. Based on that research and legal guidance, staff has determined that the DRB should no longer be quasi-judicial. This requires updates to the Davidson Planning Ordinance and bylaws. Making these changes to DRB processes helps to differentiate the two overlapping boards and prepare both for the training/reset planned for 2025. The public hearing was advertised in the Charlotte Observer on January 17, 2025. One person signed up to speak during the public hearing.

Commissioner Stauffer made a motion to close the public hearing at 6:29 p.m. The motion passed unanimously (5-0).

Commissioner Justus made a motion to open the second public hearing at 6:30 p.m. The motion passed unanimously (5-0).

The second public hearing was on the **Proposed Voluntary Contiguous Annexation of 19227**

Shearer Road, property of Davidson's Edge, LLC, (Parcel 00724112) containing 1.017 acres. The public hearing is required by general statute when the governing board is considering an annexation into the town limits. The public hearing was advertised in the Charlotte Observer on January 16, 2025. No one spoke during the public hearing.

Commissioner Justus made a motion to close the second public hearing at 6:33 p.m. The motion passed unanimously (5-0).

Commissioner Mattison Brandon made a motion to open the third public hearing at 6:34 p.m. The motion passed unanimously (5-0).

The third public hearing was on the **Proposed Voluntary Contiguous Annexation of a Portion of Catawba Avenue/State Road 2197**. The Town of Davidson Board of Commissioners would like to assume control of the Portion of Catawba Avenue/State Road 2197 – +2.126 Acres/+92,623 Square Feet, from the NCDOT Secondary Road System. The public hearing is required by general statute when the governing board is considering an annexation into the town limits. The public hearing was advertised in the Charlotte Observer on January 16, 2025. No one spoke during the public hearing.

Commissioner Rierson Michael made a motion to close the third public hearing at 6:38 p.m. The motion passed unanimously (5-0).

- **CONSENT AGENDA**

Approval of December Meeting Minutes

Approval of the Amended Affordable Housing and Equity Board Bylaws

Approval of Resolution 2025-03 Authorizing the Conveyance of 412 Catawba Avenue to an Income-Qualified Buyer

Approval of BA 2025-18 - Davidson Community Foundation Grant for Affordable Housing

Approval of a Cybersecurity Grant

Commissioner Fay made a motion to approve the consent agenda. The motion passed unanimously (5-0).

- **BUSINESS ITEMS**

(a) Affordable Housing & Equity Director Alexander Cahill reviewed the **Community Navigator Demonstration Program**. The item was discussed at the January 14 Board meeting. Since that meeting, the following changes have been made based on community and Town Board feedback:

- Additional reporting metrics and measures have been added to Exhibit 2 in the Service Contract with Legacy on the Westside.
- Additional reporting metrics were added to the last slide of the presentation.

Commissioner Justus made a motion to approve the Community Navigator Demonstration Program. The motion passed unanimously (5-0).

(b) **MEDIC (Mecklenburg EMS Agency)** developed a new **response configuration** in early 2023. Fire Chief Ryan Monteith presented an update to the board including internal data collected by

the Fire Department to determine if the Response Configuration is having a negative effect on Davidson Fire Department resources and updates provided by MEDIC leadership in October 2024.

Commissioner Fay made a motion to authorize the Town Manager to enter into negotiations on a contract with MEDIC on behalf of the Town of Davidson. The motion passed unanimously (5-0).

(c) The Board of Commissioners has been petitioned to extend the corporate limits of the Town of Davidson to include **19227 Shearer Road**, Parcel 00724112, located in Davidson, NC 28036 containing 1.017 acres.

Commissioner Rierson Michael made a motion to adopt Ordinance 2025-01 Extend the Corporate Limits of the Town of Davidson to include 19227 Shearer Road. The motion passed unanimously (5-0).

(d) The Town of Davidson Board of Commissioners would like to assume control of the Portion of Catawba Avenue/State Road 2197 – +2.126 Acres/+92,623 Square Feet, from the NCDOT Secondary Road System.

Commissioner Mattison Brandon made a motion to adopt Ordinance 2025-02 Extend the Corporate Limits of the Town of Davidson to include a portion of Catawba Avenue/State Road 2197. The motion passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

Commissioner Stauffer made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 7:44 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



**TOWN OF DAVIDSON BOARD OF COMMISSIONERS
ORDINANCE 2025-03**

Design Review Board Text Amendments

1. TEXT AMENDMENTS

TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC). Based on research to date, the DRB should no longer be quasi-judicial. Making these changes to DRB processes will help to differentiate the two jointly appointed boards and will allow the DRB more flexibility in discussing projects and making suggestions for building design improvements. Proposals are organized by page number.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
SECTION 2 – PLANNING AREAS				
2-5	2.1.4	BUILDING TYPES	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: DR = Permitted with approval of the Design Review Board New Text: DR = Design Review Board recommendation required	
2-85	2.3.5.B	LOCAL HISTORIC DISTRICT OVERLAY	Historic district design standards take precedence over DPO Section 4	Modify text to make clear that historic district design standards take precedence in the local historic district
TEXT CHANGES			Old Text: Standards: Buildings in the local historic district must meet the requirements in Section 4 and the Davidson Historic District Design Standards. If there are conflicts, the stricter regulation takes precedence. New Text: Standards: Buildings in the local historic district must meet the requirements in the Davidson Planning Ordinance and the Davidson Historic District Design Standards. If there are	

			conflicts, the Historic District Design Standards take precedence.	
SECTION 3 – USES WITH ADDITIONAL REQUIREMENTS				
3-4	3.2.9	COLUMBARIUM	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: b. The size of the columbarium site, including benches and walking paths around the columbarium, shall not exceed a total of 2,500 square feet. A columbarium site over 500 square feet shall require Design Review Board approval. New Text: b. The size of the columbarium site, including benches and walking paths around the columbarium, shall not exceed a total of 2,500 square feet. A columbarium site over 500 square feet shall require Design Review Board review and recommendation.	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-2	4.2	APPLICABILITY & ADMINISTRATION	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: The standards in this section shall: - Serve as criteria for the review of the application and decision to approve, deny, or approve with conditions. - Serve as criteria to evaluate the application and prepare an analysis of the application for the appropriate decision-making board. - Serve as the basis for the decision-making bodies’ deliberations. See section 14 for design review procedures. - "Shall" and "Must", when used, denote a design requirement. "Should" and "May" denote a design guideline. - Shall not be applied in any manner prohibited by NC G.S. 160D. New Text: The standards in this section shall: - Serve as criteria for the review of the application and decision to approve, deny, or approve with conditions. - Serve as criteria to evaluate the application and prepare an analysis of the application for the appropriate advisory board. - Serve as the basis for advisory board review and recommendation. See section 14 for design review procedures.	

			- "Shall" and "Must", when used, denote a design requirement. "Should" and "May" denote a design guideline. - Shall not be applied in any manner prohibited by NC G.S. 160D.	
4-11	4.5.1	INSTITUTIONAL BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing "approvals" of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and Design Review Board approval. New Text: Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and require Design Review Board recommendation.	
4-12	4.5.2	DETACHED AND ATTACHED HOUSES BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing "approvals" of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: Duplexes and all attached houses are subject to the Individual Building Process and Design Review Board approval. New Text: Attached houses are subject to the Individual Building Process and require Design Review Board recommendation.	
4-13	4.5.2.G.1	DETACHED AND ATTACHED HOUSES BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing "approvals" of projects.	Modify the text to reference DRB recommendation and not approval.

TEXT CHANGES			Old Text: The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board approval. New Text: The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board recommendation.	
4-13	4.5.3	TOWNHOUSE AND LIVE WORK BUILDING TYPES	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All townhouse and live/work buildings are subject to the Individual Building process and Design Review Board approval.* New Text: All live/work buildings are subject to the Individual Building process and require Design Review Board recommendation.*	
4-14	4.5.4	MIXED VILLAGE BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All Mixed Village buildings are subject to the Master Plan or Individual Building processes as well as and Design Review Board approval. New Text: All Mixed Village buildings are subject to the Master Plan or Individual Building processes and require Design Review Board recommendation.	
4-15	4.5.5	MULTI-FAMILY BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All multi-family buildings are subject to the Individual Building process and Design Review Board approval. New Text: All multi-family buildings are subject to the Individual Building process and require Design Review Board recommendation.	

4-15	4.5.6	STOREFRONT BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All storefront buildings are subject to the Individual Building process and Design Review Board approval. New Text: All storefront buildings are subject to the Individual Building process and require Design Review Board recommendation.	
4-16	4.5.7	WORKPLACE BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All workplace buildings are subject to the Individual Building process and Design Review Board approval. New Text: All workplace buildings are subject to the Individual Building process and require Design Review Board recommendation.	
SECTION 11 – SIGNS				
11-3	11.3.1.1	SINGLE TENANT BUILDINGS	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: E. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be approved by the Design Review Board. New Text: E. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be reviewed by the Design Review Board.	
11-3	11.3.1.2	MULTI-TENANT BUILDINGS	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: D. The following additional regulations apply: 1. One building directory sign per multi-tenant entrance is allowed. 2. One service entrance sign is allowed. 3. One parking directional sign per rear parking lot is allowed. 4. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet	

			and shall be approved by the Design Review Board. New Text: D. The following additional regulations apply: 1. One building directory sign per multi-tenant entrance is allowed. 2. One service entrance sign is allowed. 3. One parking directional sign per rear parking lot is allowed. 4. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be reviewed by the Design Review Board.	
11-6	11.4.1.2.2	WALL SIGN	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet. New Text: Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must review all signs greater than 24 square feet.	
11-9	11.4.1.5.2	CANOPY SIGN	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: Maximum sign area is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet. New Text: Maximum sign area is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must review all signs greater than 24 square feet.	
SECTION 13 – BOARDS AND COMMISSIONS				
13-3	13.3.1	AUTHORITY AND RESPONSIBILITY	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: A. Design Review Board	

			1. Review and approve the building schematic design of all individual buildings in approved plans. 2. Propose changes to the design standards in the Planning Ordinance. 3. Undertake programs of research, information, education, or analysis relating to any matter under its purview. 4. Provide such recommendations or approvals as required by the Planning Ordinance or as requested by the Board of Commissioners. New Text: A. Design Review Board 1. Review and approve the building schematic design of all individual buildings in approved plans. 2. Propose changes to the design standards in the Planning Ordinance. 3. Undertake programs of research, information, education, or analysis relating to any matter under its purview. 4. Provide such recommendations or approvals as required by the Planning Ordinance or as requested by the Board of Commissioners.	
SECTION 14 – ADMINISTRATION & PROCEDURES				
14-28	14.12	INDIVIDUAL BUILDING	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: 14.12.9 Design Review Board Approval: The applicant must submit an application to the Design Review Board in accordance with Section 14.13. The project must receive Design Review Board approval in order to proceed to review of the building construction documents. New Text: 14.12.9 Design Review Board Approval Review & Recommendation: The applicant must submit an application to the Design Review Board in accordance with Section 14.13. The Design Review Board shall review and provide a recommendation on the project prior to administrative approval of any construction documents or building permits.	
14-29	14.12	INDIVIDUAL BUILDING	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: Individual Building Review Process	

			Step 1: Pre-Concept/Site Meeting Step 2: Pre-Submittal Meeting Step 3: Application Step 4: Transportation Impact Analysis (if required) Step 5: Design Review Board Preliminary Review Step 6: Building Schematic Design Review Step 7: Technical Review Step 8: Design Review Board Approval Step 9: Utility Service and Annexation Criteria (USAC decision) Step 10: Site and Landscape Construction Documents Approval Step 11: Building Construction Documents Approval New Text: Individual Building Review Process Step 1: Pre-Concept/Site Meeting Step 2: Pre-Submittal Meeting Step 3: Application Step 4: Transportation Impact Analysis (if required) Step 5: Design Review Board Preliminary Review Step 6: Building Schematic Design Review Step 7: Technical Review Step 8: Design Review Board Review & Recommendation Step 9: Utility Service and Annexation Criteria (USAC decision) Step 10: Site and Landscape Construction Documents Approval Step 11: Building Construction Documents Approval	
14-30	14.13	DESIGN REVIEW	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: 14.13.4 Design Review Board Decision:	

	The applicant submits the following required materials prior to the Design Review Board meeting. A. The site schematic design, as per Section 14.16.9. B. The building schematic design, as per Section 14.16.5. C. The landscape schematic design, as per Section 14.16.7. D. The building perspective. This includes perspective views from the street, from the side, and in context with other buildings nearby. E. One electronic copy of the above submittal materials (jpg or pdf extensions only). F. Building Materials/Colors: for roofing, siding, doors and windows, etc. The Design Review Board is a quasi-judicial advisory board and shall follow the quasi-judicial procedures as described in Section 14.22 and G.S. 160D. At the Design Review Board meeting, the Board will consider the submittal materials, the staff analysis, and comments from the applicant and public. The Design Review Board shall approve, deny, or defer the decision on the proposed building design as submitted. New Text: 14.13.4 Design Review Board Review & Recommendation: The applicant submits the following required materials (as applicable) prior to the Design Review Board meeting. A. The site schematic design, as per Section 14.16.9. B. The building schematic design, as per Section 14.16.5. C. The landscape schematic design, as per Section 14.16.7. D. The building perspective. This includes perspective views from the street, from the side, and in context with other buildings nearby. E. One electronic copy of the above submittal materials (jpg or pdf extensions only). F. Building Materials/Colors: for roofing, siding, doors and windows, etc. The Design Review Board is a quasi-judicial advisory board and shall follow the quasi-judicial procedures as described in Section 14.22 and G.S.
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			160D. At the Design Review Board meeting, the Board will consider the submittal materials, the staff analysis, and comments from the applicant and public. The Design Review Board shall recommend approval, approval with conditions, denial, or defer their recommendation on the proposed building design as submitted. Final approval of individual building design is administrative.	
SECTION 22 – HISTORIC PRESERVATION ORDINANCE				
22-11	22.7.6	APPLICATIONS & REQUIRED PROCEDURES	HPC Rules & Procedures requires COA applications to be submitted at least three weeks prior to the next regularly scheduled meeting.	Modify the text to align with HPC Rules of Procedure.
TEXT CHANGES			Old Text: A. An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least ten (10) business days prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting. New Text: A. An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least three weeks prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting.	

2. PUBLIC PLANS AND POLICIES

The proposed text changes are consistent with existing policy and ordinance frameworks adopted by the town. Specifically, the changes reflect guidance provided across a range of adopted plans and policies as follows:

Strategic Plan

- **Goal B: Historic Preservation** – Preserve the historic character of our Town, including its people, places, & stories. Honor the history of our residents through their lived experience.
- **Goal G: 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.

General Planning Principles

- **Character & Community:** We must preserve Davidson’s character and sense of community.

- **Downtown:** We must preserve and enhance Davidson’s unique, historic downtown and neighborhoods.
- **Placemaking:** We must maintain the town’s unique sense of place through quality architecture and design.

Davidson Comprehensive Plan

▪ **Goal 2.5: Contextually Sensitive Infill and Redevelopment**

- Policy 2.5.5: Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate.

Historic Preservation Plan

- **Action 3.3.C:** Explore restructuring of the jointly appointed Historic Preservation Commission and Design Review Board.

All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

1. SIGNATURE

Adopted this 25th day of February 2025.

Rusty Knox
Mayor, Town of Davidson

Attest:

Elizabeth K. Shores
Town Clerk

Approved as to form:

Karen Wolter
Town Attorney



**TOWN OF DAVIDSON BOARD OF COMMISSIONERS
CONSISTENCY STATEMENT FOR
ORDINANCE 2025-03**

Design Review Board Text Amendments

I. SUMMARY OF ACTION / CONSISTENCY STATEMENT

Description of Action: The Board of Commissioners hereby adopts this statement of consistency pursuant to N.C.G.S § 160D-605(a).

- Motion: XXXX
- Second: XXXX
- Vote: X-X

II. PROPOSAL / REQUEST

Text Amendments are being undertaken based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC). Based on research to date, the DRB should no longer be quasi-judicial. Making these changes will differentiate the two jointly appointed boards and will allow the DRB more flexibility in discussing projects and making suggestions for building design improvements.

III. PLAN / POLICY ALIGNMENT

This Text Amendment proposes to revise multiple sections of the Davidson Planning Ordinance to remove quasi-judicial references for the DRB, but not the HPC.

SUMMARY OF PLAN / POLICY ALIGNMENT	
Areas of Consistency	Areas of Inconsistency
<u>Strategic Plan</u> ▪ Goal B: Historic Preservation – Preserve the historic character of our Town, including its people, places, & stories. Honor the history of our residents through their lived experience. ▪ Goal G: 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. <u>General Planning Principles</u>	▪ N/A, None of the proposed amendments appear to be inconsistent with adopted plans and policies.

▪ Character & Community: We must preserve Davidson’s character and sense of community. ▪ Downtown: We must preserve and enhance Davidson’s unique, historic downtown and neighborhoods. ▪ Placemaking: We must maintain the town’s unique sense of place through quality architecture and design. <u>Davidson Comprehensive Plan</u> ▪ Goal 2.5: Contextually Sensitive Infill and Redevelopment - <u>Policy 2.5.5:</u> Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate. <u>Historic Preservation Plan</u> ▪ Action 3.3.C: Explore restructuring of the jointly appointed Historic Preservation Commission and Design Review Board.	
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IV. SIGNATURE

Adopted this 25th day of February 2025.

Rusty Knox, Mayor
Town of Davidson



RESOLUTION 2025-05
DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER N.C.G.S. 160A-31
Annexation of Summit Farms

WHEREAS, a petition requesting annexation of an area described in said petition was received on January 28, 2025 by the Board of Commissioners; and

WHEREAS, N.C.G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Davidson deems it advisable to proceed in response to this request for annexation

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted on the ____ of ____ 2025.

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 1/28/25

PETITION FOR VOLUNTARY CONTIGUOUS ANNEXATION

TO THE HONORABLE MAYOR AND TOWN BOARD OF COMMISSIONERS OF THE
TOWN OF DAVIDSON, NORTH CAROLINA:

1. We, the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S 160A-31 and respectfully request that the area described in paragraph 2 below be annexed to the Town of Davidson.
2. The area to be annexed is contiguous to the Town of Davidson, and the boundaries of such territory are as follows:

(A legally acceptable description of the property must be inserted here, after it has been approved by the Town Attorney.)

WHEREFORE, your petitioner(s) respectfully requests that the aforementioned property be annexed by the Town of Davidson, North Carolina.

IN WITNESS WHEREOF, your petitioner(s) has caused this instrument to be executed on the 28 day of January, 2025.

PETITIONER(S)

(This petition must be signed by the owners of each parcel proposed for annexation: attach additional sheets if necessary)

<u>Name</u>	<u>Address</u>
<u>Summit Farms Holdings LLC</u>	<u>215 S. Main St.</u>
<u></u>	<u>Suite 206</u>
<u></u>	<u>Davidson, NC 28036</u>

(NOTE: If the property is owned by a corporation or entity other than a private individual, a responsible corporate officer must sign as petitioner with an attestation by a second corporate officer and the corporate seal affixed. In addition, the execution of the petition must be notarized.)

Accuracy of Legal Description Approved:

Town Attorney

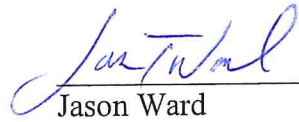
Attached hereto is a Corporate Resolution authorizing the submission of the Petition by all Members of Summit Farms Holdings LLC.

STATE OF NORTH CAROLINA

VERIFICATION

COUNTY OF MECKLENBURG

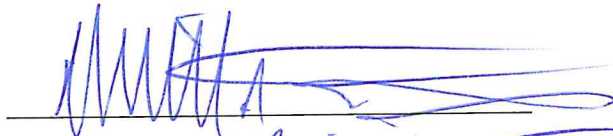
Jason Ward, being first duly sworn, deposes and says the following: that he is a Member of Summit Farms Holdings, LLC, a North Carolina limited liability company; that he has the authorization to sign the attached Annexation Petition on behalf of the Company; that he has read the attached Petition for Voluntary Contiguous Annexation and the accompanying attachments and the same are true of his own knowledge, or based on items found in the public records of Mecklenburg County, North Carolina, which he believes to be true.

 (SEAL)
Jason Ward

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Michael R Tourtelot, a Notary Public for Mecklenburg County, North Carolina, do hereby certify Jason Ward, as Member of Summit Farms Holdings, LLC, personally appeared before me this 28th day of January, 2025 and acknowledged the due execution of the foregoing instrument.


Notary Public: Michael R Tourtelot
My Commission Expires: March 18, 2026

(SEAL)

MICHAEL R TOURTELOT
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires 3/18/26

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

TRACT I:

Tax Parcel 007-231-21

To get to the point of BEGINNING, start in the centerline of the intersection of East Rocky River Road (S.R. 2420) and Shearer Road (S.R. 2418), and run from said starting point the following 7 courses and distances: 1) South 31-32-22 East 132.41 feet; 2) South 23-44-24 East 129.51 feet; 3) South 17-50-43 East 135.17 feet; 4) South 16-44-19 East 111.98 feet; 5) South 17-28-27 East 53.48 feet; 6) and leaving the center of Shearer Road and running with a line of Guy Calvin Bostian and wife, Carol Rice Bostian (Deed Book 5706, page 698, Mecklenburg Public Registry, all references being to the Mecklenburg Public Registry), South 79-37-36 East 35.00 feet to a point in the margin of Shearer Road; and 7) and continues thence with the southern line of Bostian, South 79-37-36 East 166.43 feet to a 5/8-inch iron set, said 5/8-inch iron being the point and place of BEGINNING; and runs thence from said 5/8-inch iron set with the line of Howard Lee Bostian, Jr. and wife, Rose Marie Bostian (Deed Book 5706, page 700), South 79-37-36 East 1,450.71 feet to a point; and continues with the line of Bostian, South 79-37-36 East 35.00 feet to a point (said point being the northern corner of Bostian); and runs thence North 30-17-50 West 194.30 feet to a point; and continues thence North 26-08-03 West 133.54 feet to a point; and continues thence North 17-01-58 West 105.66 feet to a point; and runs thence North 82-44-30 West 35.00 feet to a point; and runs thence North 82-44-30 West 730.82 feet to a point; and runs thence a new line of Bostian, South 67-01-24 West 558.24 feet to the point and place of BEGINNING, containing 8.313 acres, more or less, all as shown on that certain survey prepared by Robert J. Wilkins, RLS, dated April 8, 1999, to which reference is made, the same being the rear portion of Mecklenburg County Parcel 007-231-003.

BEING the same property conveyed to 19300 Shearer Road Realty LLC by deed recorded in Book 37663, Page 479, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

TRACT II:

Tax Parcel 007-231-15

To get to the point and place of BEGINNING, start at a point in the centerline of the intersection of Shearer Road (S.R. 2418) with East Rocky River Road (S.R. 2420) the following S courses and distances: 1) South 31-32-22 East 132.41 feet; 2) South 23-44-24 East 129.51 feet; 3) South 17-50-43 East 135.17 feet; 4) South 16-44-19 East 111.98 feet; and 5) South 17-28-27 East 53.48 feet to the point and place of BEGINNING; and runs from said beginning point with the southern line of Guy Calvin Bostian and wife, Carol Rice Bostian (deed Book 5706, page 698, Mecklenburg Public Registry, all references being to the Mecklenburg Public Registry), South 79-37-36 East 35.00 feet to a point in the margin of Shearer Road; and continues thence South 79-37-36 East 166.43 feet to a 5/8-inch iron set in the line; and continues thence with the line of Guy Bostian, South 79-37-36 East 1,450.71 feet to a point; and continues thence with the line of Guy Bostian, South 79-37-36 East 35.00 feet to a point (said point being the southeastern corner of Guy Bostian); and runs thence South 27-37-35 East 356.23 feet to a point; and runs thence South 54-24-38 West 24.53 feet to a point; and runs thence North 85-24-21 West 1,578.69 feet to a point in the margin of Shearer Road; and runs thence North 85-24-21 West 35.00 feet to a point in the center of Shearer Road; and runs thence with the center of Shearer Road, the following 5 calls: 1) North 24-58-54 West 84.88 feet; 2) North 25-28-47 West 98.51 feet; 3) North 22-25-52 West 82.87 feet; 4) North 19-09-51 West 67.11 feet; and 5) North 17-58-26 West 208.76 feet to the point and place of BEGINNING, containing 15.00 acres,

more or less, as shown on that certain survey prepared by Robert J. Wilkins, RLS, dated April 8, 1999, to which reference is made, and being all of that property designated as Mecklenburg County Parcel 007-231-15, and being all of that property as shown in Deed Book 5706, page 700, Mecklenburg County Public Registry.

BEING the same property conveyed to 19300 Shearer Road Realty LLC by deed recorded in Book 37663, Page 479, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

TRACT III:

Tax Parcel 007-231-16

BEGINNING at a point in the center of State Road No. 2418, a common corner with Pendergraft (See Deed Book 4571, page 129) and running thence with the center of said roadway as follows: (1) North 37 deg. 12 min. 59 sec. West 64.50 feet to a point; (2) North 22 deg. 45 min. 43. Sec. West 160.37 feet to a point; (3) North 27 deg. 23 min. 25 sec. West 53.98 feet to a point; (4) North 24 deg. 11 min. 21 sec. West 128.59 feet to a point, a new corner of Howard Bostian; thence with a new line of Howard Bostian South 85 deg. 24 min. 21 sec. East 1,613.69 feet to an iron pin in the line of Pendergraft; thence with two lines of Pendergraft as follows: (1) South 54 deg. 24 min. 38 sec. West 474.11 feet to a stone; (2) North 87 deg. 46 min. 04 sec. West 1,045.17 feet to the point and place of BEGINNING, containing ten (10) acres, more or less, and being the identical property conveyed to Gail B. Hoke (now Gail B. McKnight) by deed of Howard L. Bostian and wife, Helena G. Bostian, dated February 1988 and recorded February 29, 1988 in Book 5706, page 696, Mecklenburg County Register of Deeds.

In addition to that area removed from Parcel 007-501-01 by 4 ME, Inc., in that Boundary Line Adjustment Declaration recorded in Book 37663, Page 374, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

BEING the same property conveyed to 19300 Shearer Road Realty LLC by deed recorded in Book 37663, Page 479, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS FOLLOWS, WHICH DESCRIPTION IS WITHOUT ANY WARRANTIES AS TO COMPLETENESS OR ACCURACY BY GRANTOR:

Composite (Less PIN: 007-231-03 & Outparcel)

Being that certain parcel of land lying and being in the Town of Davidson, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of Shearer Road, said point being located S 60°27'34" W a distance of 30.27 feet from a 1/2" existing iron rod located along the northerly line of the Robert David Morgan property as described in Deed Book 7870, Page 653 of the Mecklenburg County Public Registry; thence with the centerline of Shearer Road the following two (2) courses and distances; (1) N 26°51'33" W a distance of 67.47 feet to a calculated point; (2) with a circular curve to the left with a radius of 541.15 feet, with an arc length of 15.45 feet, with a chord bearing of N 28°20'41" W, and a chord length of 15.45 feet, to a calculated point; thence turning and running with a new line the following five (5) courses and distances; (1) N 60°27'56" E a distance of 250.41 feet to a 1/2" new iron rod; (2) N 19°44'24" W a distance of 380.05 feet to a 1/2" existing iron rod; (3) N 32°45'56" E a distance of 37.77 feet to 1/2" existing iron rod; (4) N 67°18'25" W a distance of 40.61 feet to 1/2" existing iron rod; (5) N 02°12'04" W a distance of 71.96 feet to a 'A' existing iron rod located along the southerly line of the 4ME, Inc. property as described in Deed Book 33589, Page 472; thence with the southerly line of 4ME, N 86°50'21" W a distance of 656.64

feet (crossing a 1/2" existing iron rod at 622.69 feet) to a calculated point in the aforesaid centerline of Shearer Road; thence with the centerline of Shearer Road the following seven (7) courses and distances; (1) with a circular curve to the right with a radius of 314.62 feet, with an arc length of 80.94 feet, with a chord bearing of N 33°13'44" W, and a chord length of 80.72 feet, to a calculated point; (2) N 24°00'31" W a distance of 102.72 feet to a calculated point; (3) N 22°58'18" W a distance of 96.23 feet to a calculated point; (4) N 23°03'08" W a distance of 132.08 feet to a calculated point; (5) N 24°22'05" W a distance of 169.60 feet to a calculated point; (6) with a circular curve to the right with a radius of 1,278.97 feet, with an arc length of 156.26 feet with a chord bearing of N 20°13'17" W, and a chord length of 156.17 feet, to a calculated point; (7) N 16°33'51" W a distance of 212.91 feet to a calculated point located at the southwest corner of the 19300 Shearer Road Realty, LLC property as described in Deed Book 37066, Page 983; thence with the 1900 Shearer line the following two (2) courses and distances; (1) S 78°28'07" E a distance of 201.43 feet to 1/2" existing iron rod; (2) N 68°10'53" E a distance of 557.98 feet to 1/2" existing iron rod located along the southerly line of the Dale A. Sadler property as described in Deed Book 7917, Page 832; thence with the Sadler line and continuing with the Todd Reid Brown and Audrey Brown property as described in Deed Book 8894, Page 5, S 81°46'02" E a distance of 765.00 feet (crossing a 5/8" existing iron rod at 730.42 feet) to a calculated point located in the center of Rocky River; thence running with the center of Rocky River the following (10) courses and distances; (1) S 15°52'29" E a distance of 108.21 feet to a calculated point; (2) S 24°58'34" E a distance of 133.54 feet to a calculated point; (3) S 29°08'21" E a distance of 194.30 feet to a calculated point; (4) S 26°52'19" E a distance of 354.54 feet to a calculated point; (5) S 32°05'47" E a distance of 274.45 feet to a calculated point; (6) S 32°41'10" E a distance of 97.99 feet to a calculated point; (7) S 39°18'14" E a distance of 123.01 feet to a calculated point; (8) S 26°43'41" E a distance of 147.35 feet to a calculated point; (9) S 28°33'46" E a distance of 128.93 feet to a calculated point; (10) S 25°19'46" E a distance of 102.74 feet to a calculated point located along the northerly line of the Christopher Nadeau and Natasha Nadeau as described in Deed Book 30294, Page 944; thence with the Nadeau line S 60°32'15" W a distance of 767.16 feet to a 1" existing iron pipe located at the southeast corner of the aforesaid Robert David Morgan property; thence with the Morgan line the following two (2) courses and distances; (1) N 25°46'53" W a distance of 468.62 feet to a 1" existing iron pipe; (2) S 60°27'34" W a distance of 467.14 feet to the Point and Place of BEGINNING. Having an area of 2,211,051 square feet or 50.7587 acres according to a survey by Cloninger Bell Surveying & Mapping, PLLC dated June 29, 2022. Job No. 1706.

List of Parcels to be Annexed

All parcels are owned by Summit Farms Holdings, LLC with a mailing address of 215 S. Main St., Suite 206, Davidson, NC 28036.

1. 00723115
2. 00723116
3. 00723121
4. 00723103

List of Parcels Adjacent to Proposed Annexed Parcels

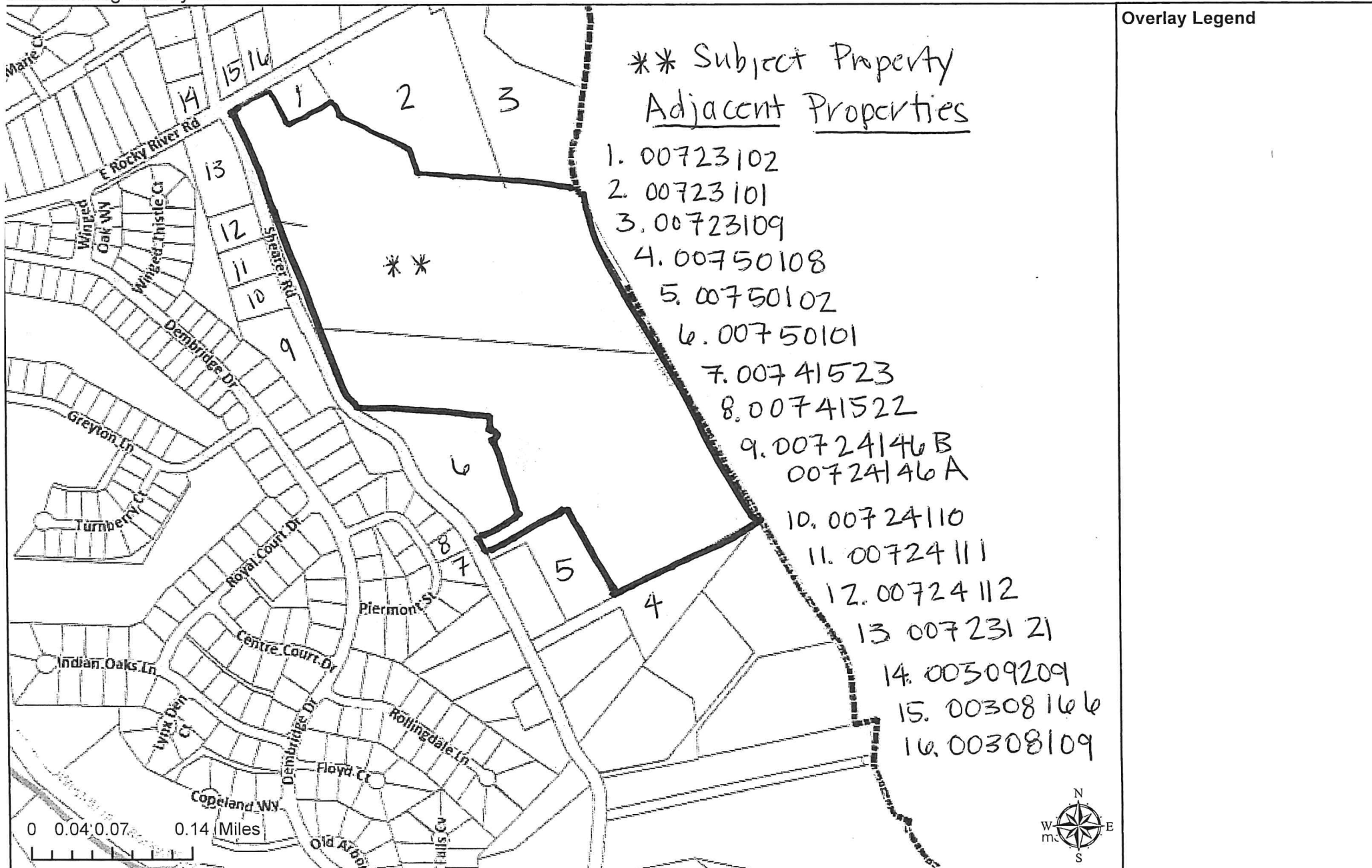
1. 00723102
2. 00723101
3. 00723109
4. 00750108
5. 00750102
6. 00750101
7. 00741523
8. 00741522
9. 00724146B, 00724146A
10. 00724110
11. 00724111
12. 00724112
13. 00723121
14. 00309209
15. 00308166
16. 00308109

Polaris Map – Mecklenburg County, North Carolina

Summit Farms POLARIS REVISED

Mecklenburg County GIS

Date Printed: 1/23/2025 5:38 PM



Overlay Legend

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



RESOLUTION 2025-06
ACCEPTING STREET MAINTENANCE FOR DAVIDSON EAST

WHEREAS, Mames Way, 0.18 miles; Queens Trail Drive, 0.33 miles; Shasta Daisy Circle, 0.11 miles; Jules Walk Lane, 0.16 miles; Setter Point Lane, 0.25 miles; Davidson East Drive, 0.21 miles; White Quartz Lane, 0.24 miles; Gladys Way, 0.07 miles; Shearer Road, 0.41 miles; Stonecutter Lane, 0.16 miles; Laverack Lane, 0.08 miles; Grundys Way, 0.43 miles; Davidson East Alley A, 0.08 miles; Davidson East Alley B, 0.29 miles; Davidson East Alley C, 0.12 miles; Davidson East Alley D, 0.08 miles; Baxter Run Alley, 0.14 miles and Davidson East Alley E, 0.21 miles ; have been constructed as public roadways in accordance with Town standards and the applicant has requested the Town undertake the responsibility to maintain such public roadway; and

WHEREAS, the final approval of said streets has been granted by the Mecklenburg County Engineer; and

WHEREAS, at least 51% of the lots fronting on the street or streets requested for maintenance have a habitable dwelling unit located thereon; and

WHEREAS, the Town of Davidson Board of Commissioners has approved the final Subdivision Plat for these streets.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners that the Town of Davidson accept the responsibility of maintaining the public roadways in Davidson East.

Adopted on the ____ of ____ 2025

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk



**RESOLUTION 2025-07
DECLARING SURPLUS PROPERTY AND DONATION**

WHEREAS, it has been determined by the Board of Commissioners that certain personal property described on Exhibit A attached hereto and owned by the Town of Davidson is obsolete, unused or surplus (the “Property”); and

WHEREAS, it has been determined that the Property can be utilized by the Mitchell Community College; and

WHEREAS, the Board of Commissioners is desirous of donating of the Property to Mitchell Community College; and

WHEREAS, North Carolina General Statute 160A-280 authorizes municipalities to donate personal property to a nonprofit organizations and governmental units; and

WHEREAS, pursuant to NCGS § 160A-280, the Town published notice of this resolution at least five days prior to the Board’s adoption.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson:

1. The Property is hereby declared surplus.
2. The Property shall be donated to the Mitchell Community College in accordance with a Donated Assets Indemnification Agreement in a form substantially similar to that attached hereto as Exhibit B.
3. The Town Manager is hereby authorized to take steps necessary to donate said items to the Mitchell Community College in accordance with this resolution.

Adopted on the ____ of ____ 2025

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk

Exhibit A

REFERENCE SURPLUS VEHICLE:

The vehicle determined to be surplus is described as follows:

2017 Ford Police Interceptor Sport Utility Vehicle, VIN 1FM5K8AR5HGB46985, silver in color, with approximately 108,000 miles. The vehicle is being donated and equipped as is.

DONATION, WAIVER OF LIABILITY, AND INDEMNIFICATION FOR RECEIPT OF DONATED ASSETS

Please fill out the following information

Organization Name (RECIPIENT):	Mitchell Community College
Tax-Exempt Number:	56-1048429
Organization Address:	500 W. Broad Street, Statesville, NC 28677
Organization Contact Name:	Jonathan Harris
Organization Contact Phone:	704-978-1307
Organization Contact Email Address:	Jharris4@mitchellcc.edu

RECIPIENT acknowledges receipt from the Town of Davidson (the "Town") of the items described in the attached document ("Donated Assets") as of the date noted below. The Town of Davidson is an incorporated municipality in the state of North Carolina and is providing the Donated Assets to not-for-profit/governmental unit RECIPIENT in such capacity and at no charge and pursuant to authority granted the Town under NCGS § 160A-280. RECIPIENT voluntarily accepts the Donated Assets "As-Is."

In consideration for accepting the Donated Assets, RECIPIENT agrees to the following waiver of liability and indemnity provisions:

1. Receipt of Assets. The RECIPIENT acknowledges receipt of the following assets donated by the Town to the RECIPIENT. (Attachment A – Donated Assets)

2. No Warranties. The Town, including its officers, employees, and agents, make no representations whatsoever, extend no warranties of any kind, either express or implied, including but not limited to the implied warranties of merchantability or fitness for a particular purpose, and assumes no responsibilities whatsoever with respect to design, development, manufacture, or use of the Donated Assets. Furthermore, in no event shall the Town be liable for direct, indirect, special, consequential, incidental or punitive loss, damage or expenses arising out of or in connection with this agreement, including but not limited to recipient's use of the assets or removal of the assets from the Town's premises.

3. Waiver of Liability. RECIPIENT does hereby waive, release and discharge any and all claims for damages for personal injury, death, property damage, any claim in tort, or any other claim, regardless of legal theory, that may hereafter accrue as a result of the use of the Donated Assets. The entire risk as to the performance of the Donated Assets is assumed by Mitchell Community College. In no event shall the Town or its officers, employees or agents, be responsible or liable for any direct, indirect, special, incidental, consequential damages, lost profits, or any other economic or physical loss or damage to any individual regardless of legal theory resulting from use of the Donated Assets. The above limitations on liability apply even though the Town may have been advised of the possibility of such damage.

4. **Indemnification.** RECIPIENT agrees to indemnify and hold harmless the Town from any and all claims, liability and damages, arising from the use of the Donated Assets except those arising from the sole negligence or willful misconduct of the Town.

THE UNDERSIGNED, WHO IS AUTHORIZED TO REPRESENT THE RECIPIENT HAS CAREFULLY READ THIS WAIVER OF LIABILITY AND INDEMNIFICATION AGREEMENT AND UNDERSTANDS ITS CONTENTS. RECIPIENT IS AWARE THAT THIS IS A COMPLETE RELEASE OF LIABILITY OF THE TOWN BY RECIPIENT.

Signature of Authorized Representative: _____ Date: _____



AGENDA MEMO

To: Davidson Board of Commissioners

From: Andrew Golden, Transportation Planner

Date: February 25, 2025

Re: Annual Mobility and Vision Zero Sub-Committee Recommendations

ITEM SUMMARY/OVERVIEW

The Mobility Plan is a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. The Mobility Plan was adopted by the Board of Commissioners in August 2019.

As part of plan implementation, priority projects are reviewed and updated annually and recommendations for new projects are developed at that time. Members of the Livability Board and Planning Board form a Sub-Committee that reviews staff recommendations and provides input on the Mobility Plan and the Capital Improvements Plan.

The Vision Zero Action Plan is a local plan for the Town to achieve and maintain zero fatalities and serious injuries on the roadway. It tracks and evaluates implementation of priority actions that are designed to create a culture of safety that prioritizes the lives of all road users. The Vision Zero Action Plan was adopted by the Board of Commissioners in June 2023.

Last year, the Vision Zero Task Force merged with the Mobility Plan Sub-Committee to create the Mobility and Vision Zero Sub-Committee. This group met in January 2025, recommending an increased focus on sidewalk infill and connections to neighborhoods, enforcement of RRFB compliance, and regional coordination of traffic impacts. At least annually, and prior to development of the town's capital improvement plan (CIP), Town staff will review project prioritization and actions and provide staff recommendations for the following fiscal year.

ACTION/PROPOSED MOTION

This item is for discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents.

Connecting People and Places - Expand, improve, and diversify the town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

Sustainability and Natural Assets - Preserve Davidson's natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges.

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

Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm.

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

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.

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.

Davidson exists in proximity to and is interdependent with other jurisdictions, so we strive for local, regional, state and federal cooperation.

NEXT STEPS

Input from the Mobility and Vision Zero Sub-Committee will be considered as part of the Capital Improvement Plan (CIP) and budget process.

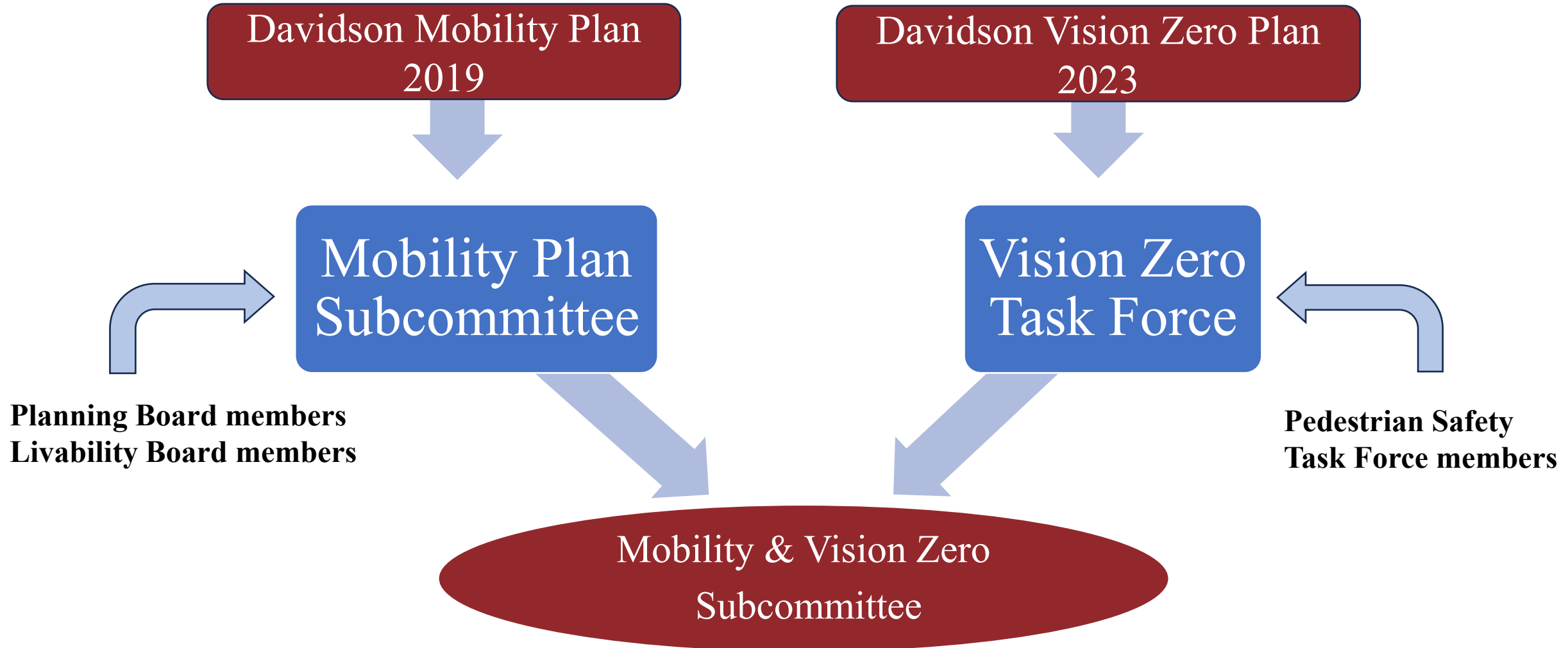


Mobility & Vision Zero Plan Subcommittee Recommendations

Andrew Golden
Transportation Planner
February 25, 2025

www.townofdavidson.org

Mobility & Vision Zero Subcommittee



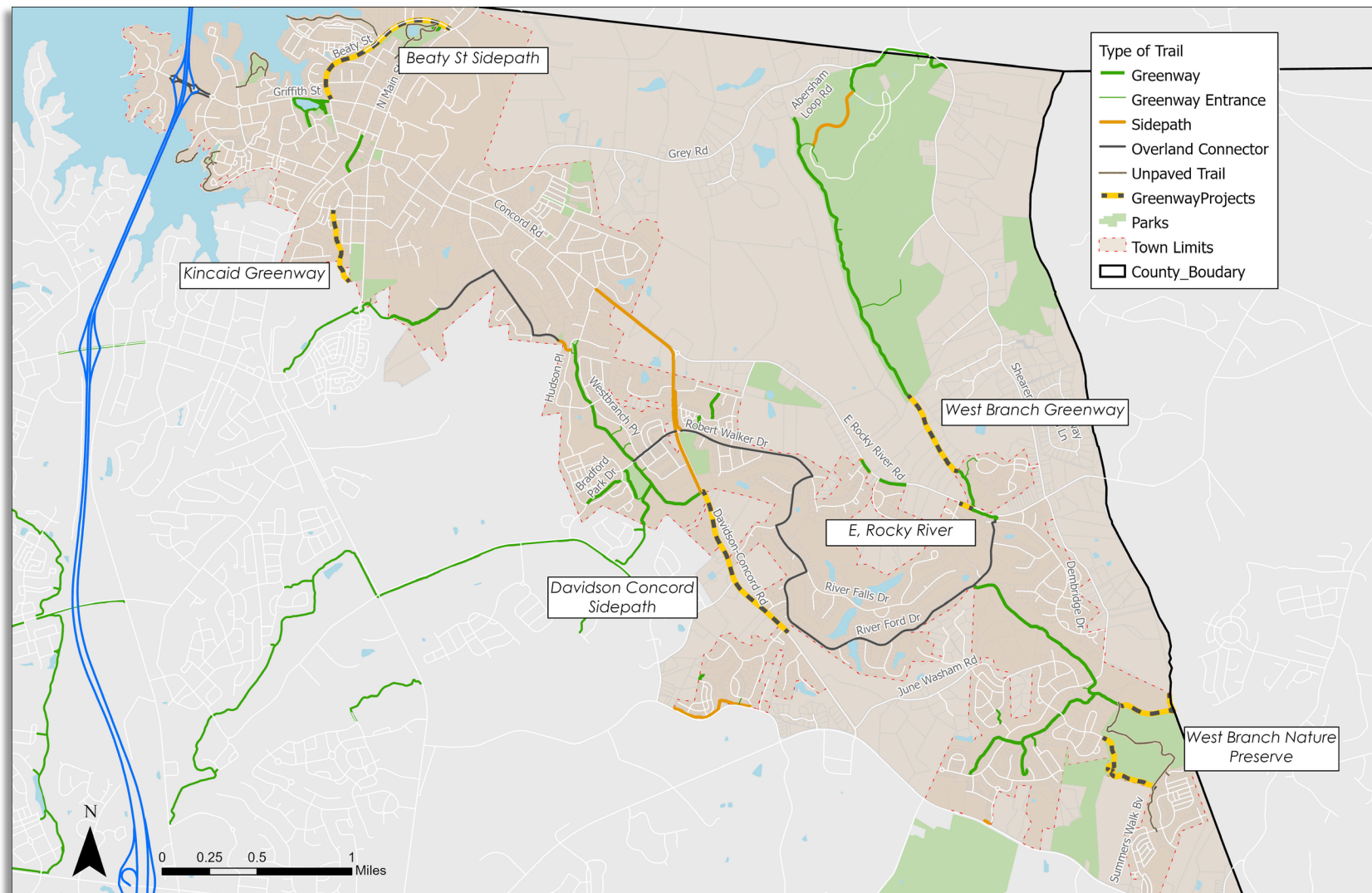
Project Updates: Multiuse Paths



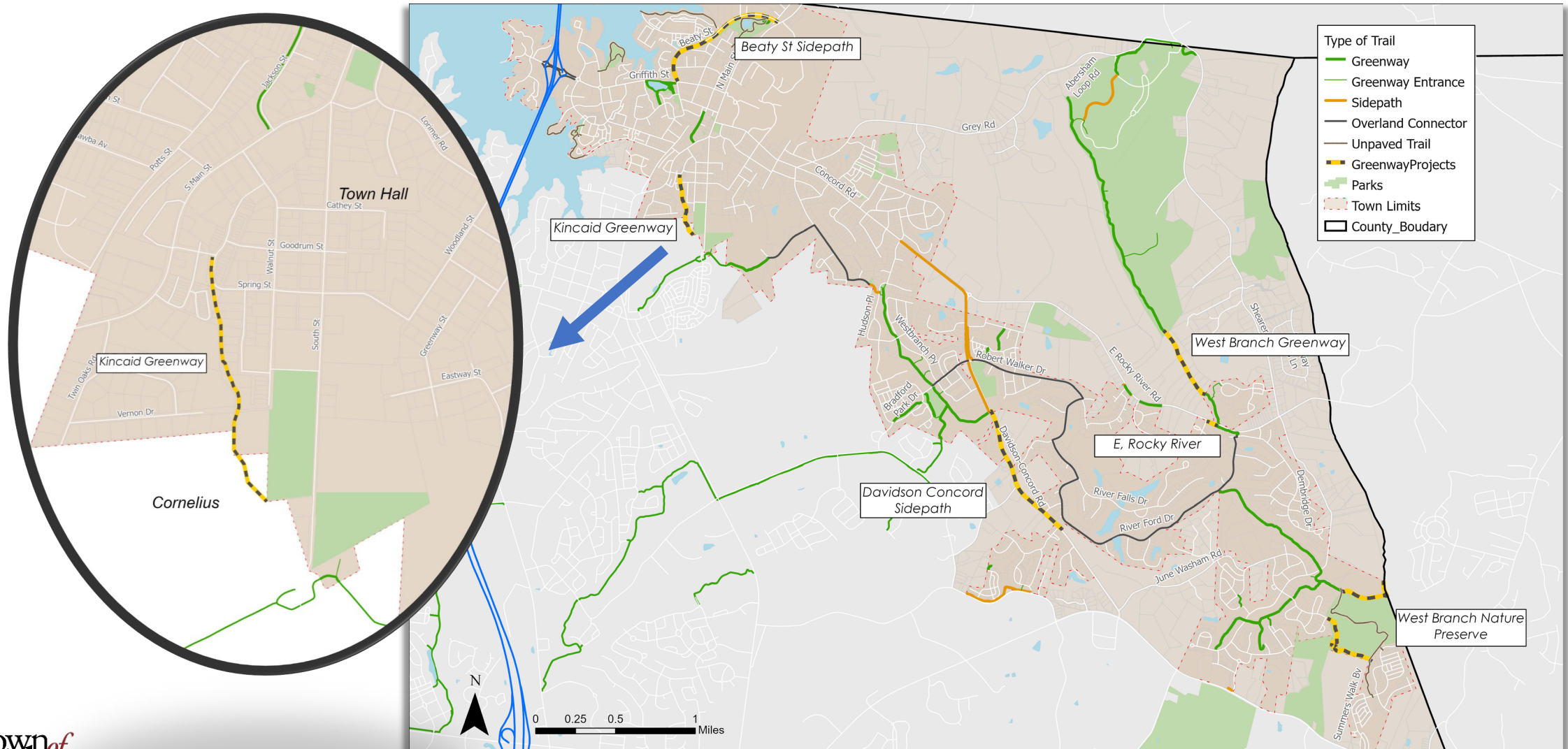
2024-2025 Strategic Plan

Connecting People and Places

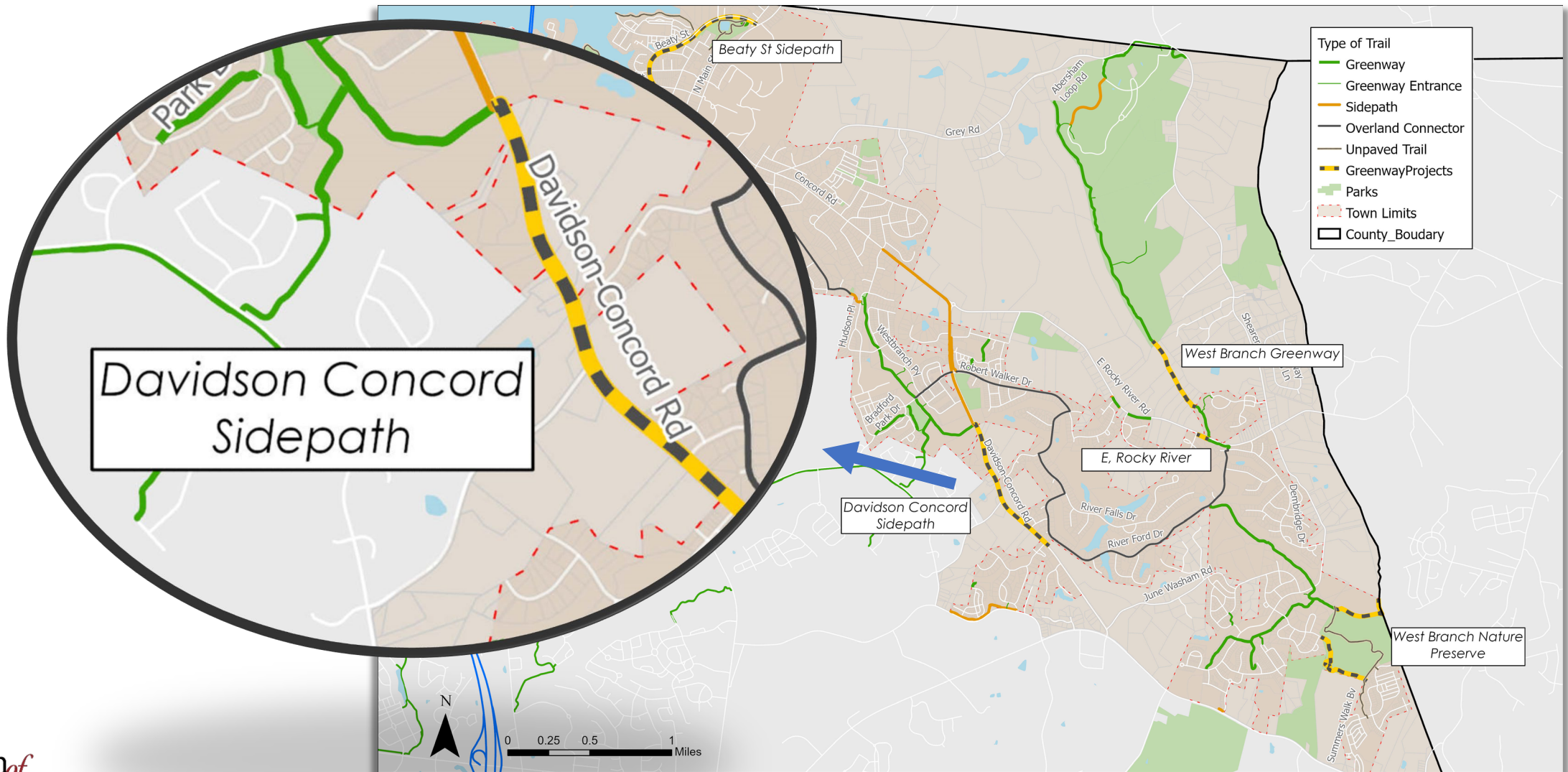
Expand, improve, and diversify the Town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.



Project Updates: Multiuse Paths



Project Updates: Multiuse Paths

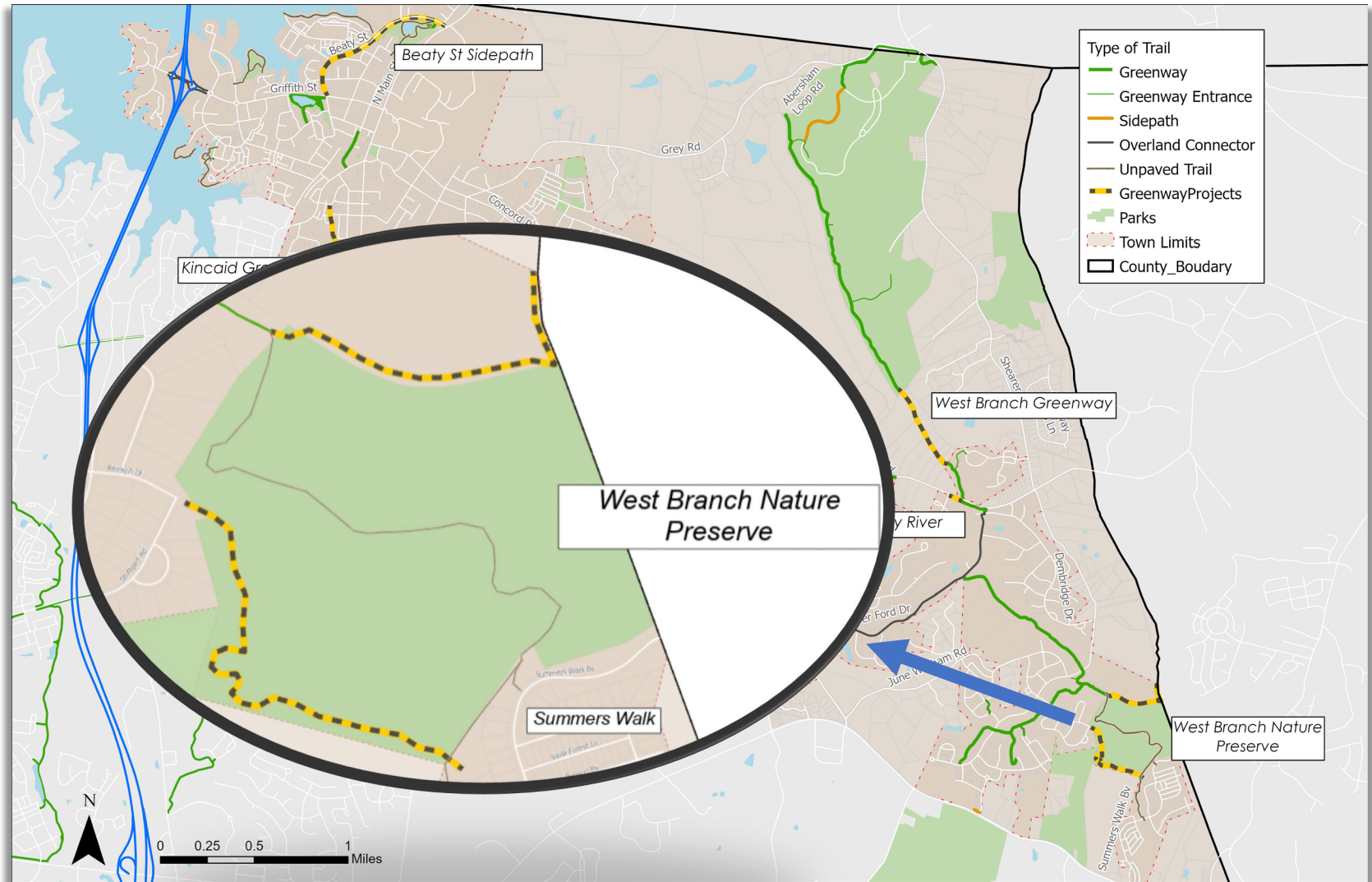


Project Updates: Multiuse Paths

2024-2025 Strategic Plan **Connecting People and Places:**

Priority Strategy 7

Focus on connecting Iredell, East, and extraterritorial jurisdiction (ETJ) neighborhoods to Town, consistent with the Rural Area Plan.



Project Updates: Sidewalks

2024-2025 Strategic Plan

Connecting People and Places:

Priority Strategy 5

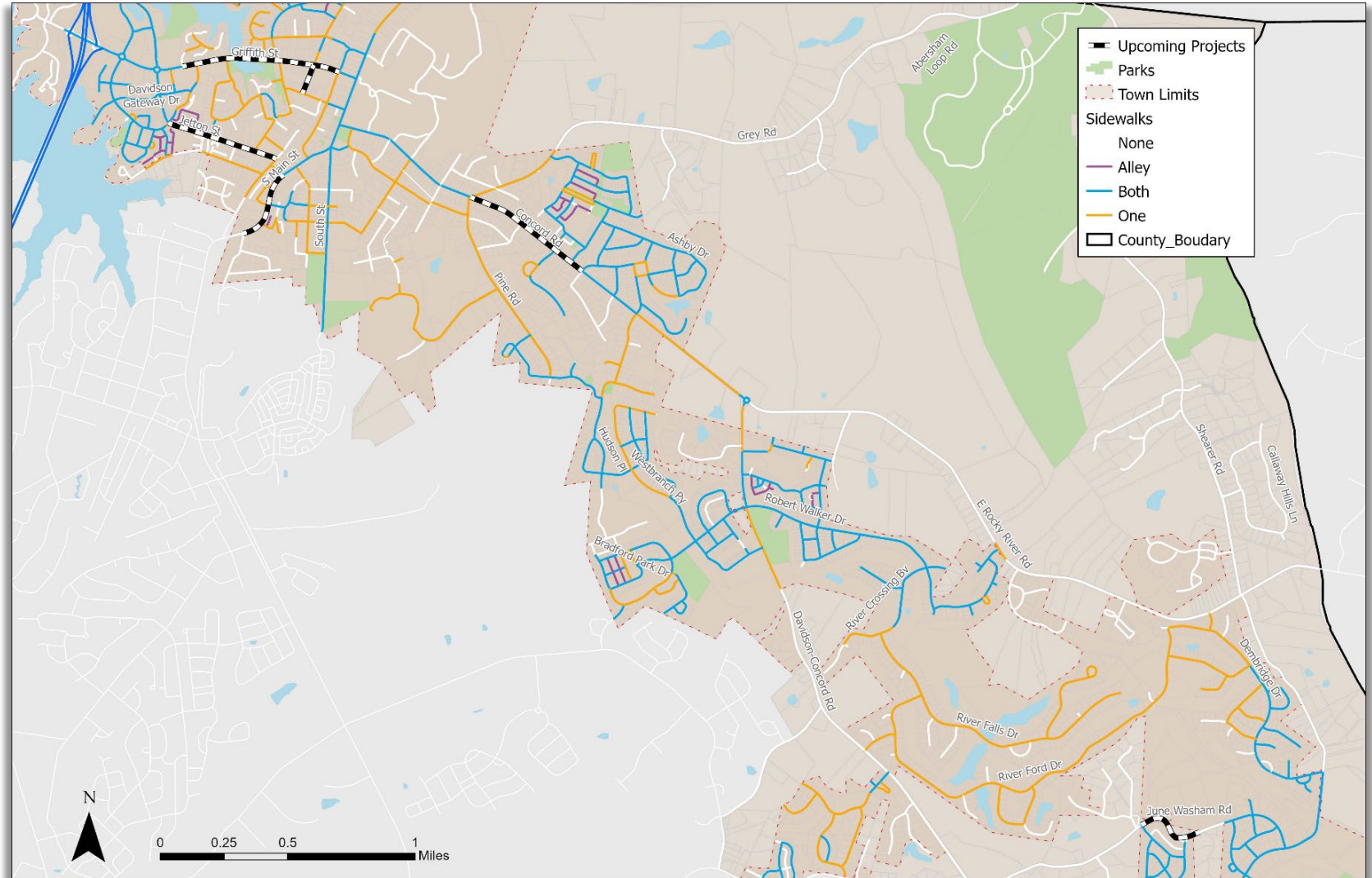
Address existing sidewalk gaps in a contextually sensitive manner.

MP Action Item 1.3

Increase minimum sidewalk width to 6 feet **IP**

VZ Action Item

Develop a sidewalk gap improvement plan **C**



Project Updates: Bicycle Mobility

MP Action Item 2.2

Conduct corridor studies to assess feasibility of enhanced bicycle facilities along key corridors **AA**

MP Action Item 2.5

Increase bicycle parking facilities **IP**

Redesignation as a **Bronze Level Bicycle Friendly Community**



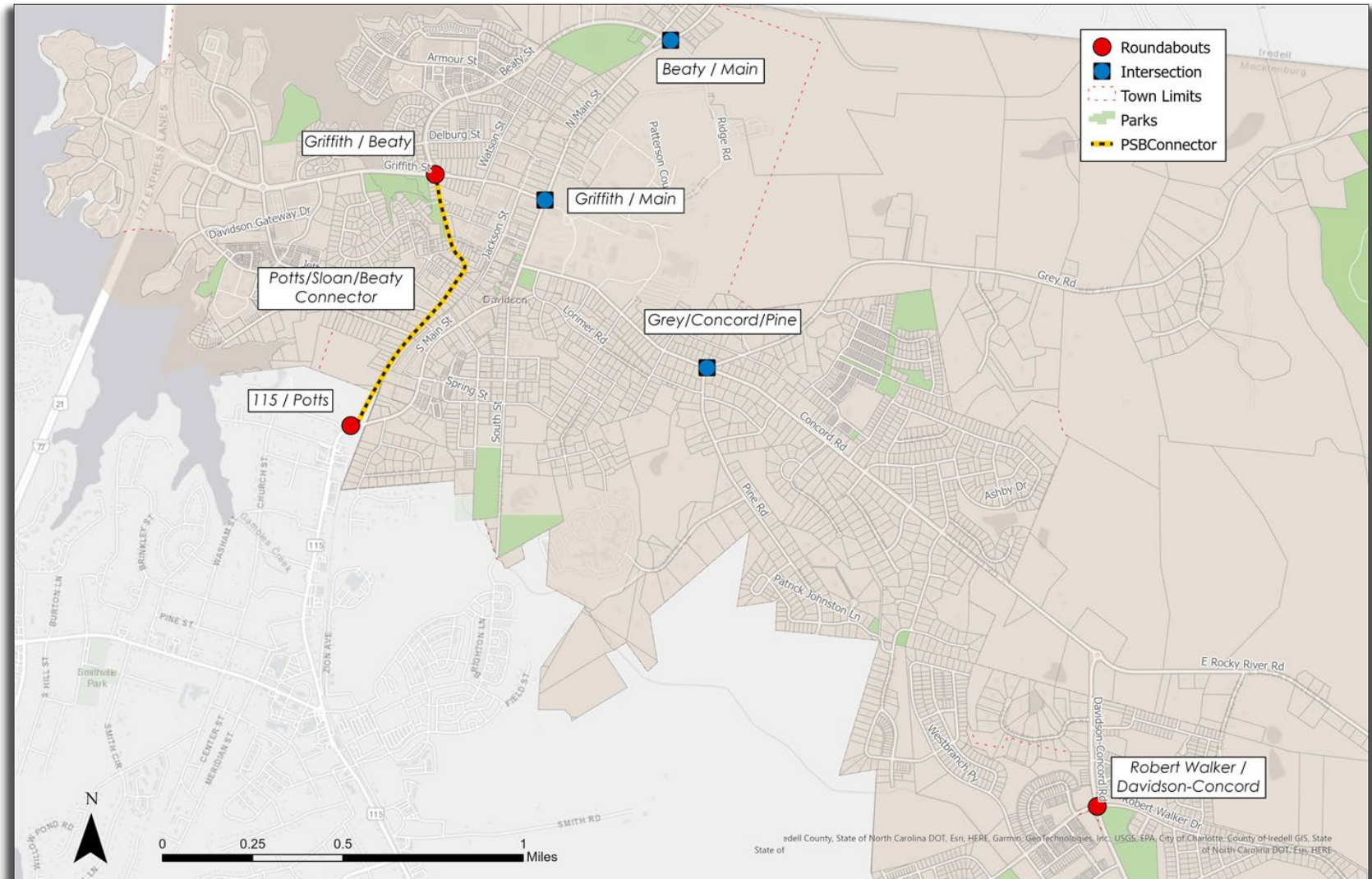
Project Updates: Intersection & Roadway Improvements

MP Action Item 3.3

Actively manage the list of projects in this plan and assign appropriate funding and staff time to implement them **IP**

MP Action Item 8.5

Complete top priority projects in the Mobility Plan **IP**



Project Updates: Regional Improvements

2024-2025 Strategic Plan

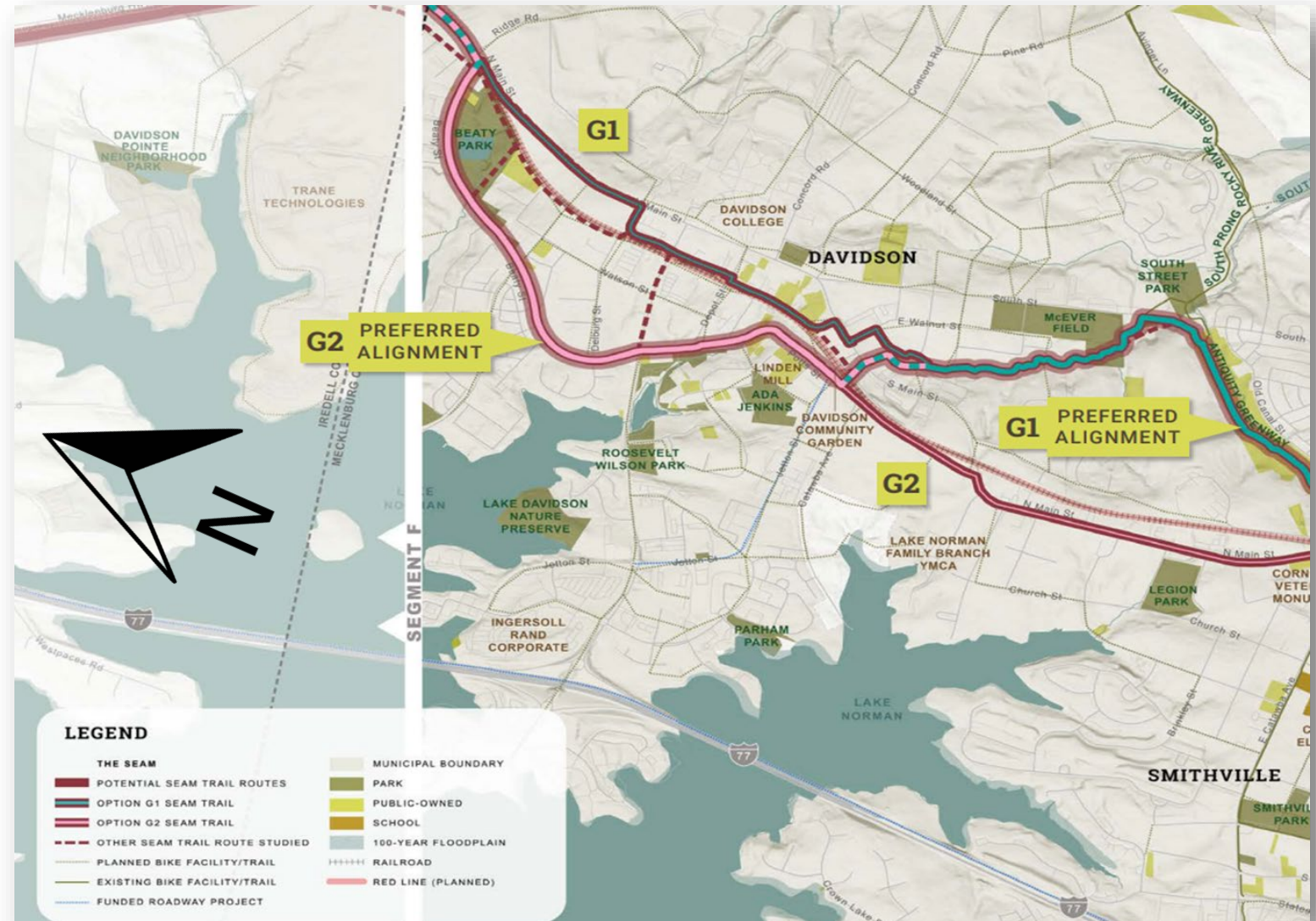
Connecting People and Places:

Priority Strategy 7

Focus on connecting Iredell, East, and extraterritorial jurisdiction (ETJ) neighborhoods to Town, consistent with the Rural Area Plan.

MP Action Item 8.10

Ensure planning efforts are being integrated regionally **IP**



Project Updates: Transit



Town Public Information Sessions

- Public Comments Captured
- Online Questionnaire
- Summary Report to BOC

Upcoming

- CATS Public Engagement Events
- Action on Preferred Davidson Station Location



Project Updates: Transit

2024-2025 Strategic Plan

Connecting People and Places:

Priority Strategy 3

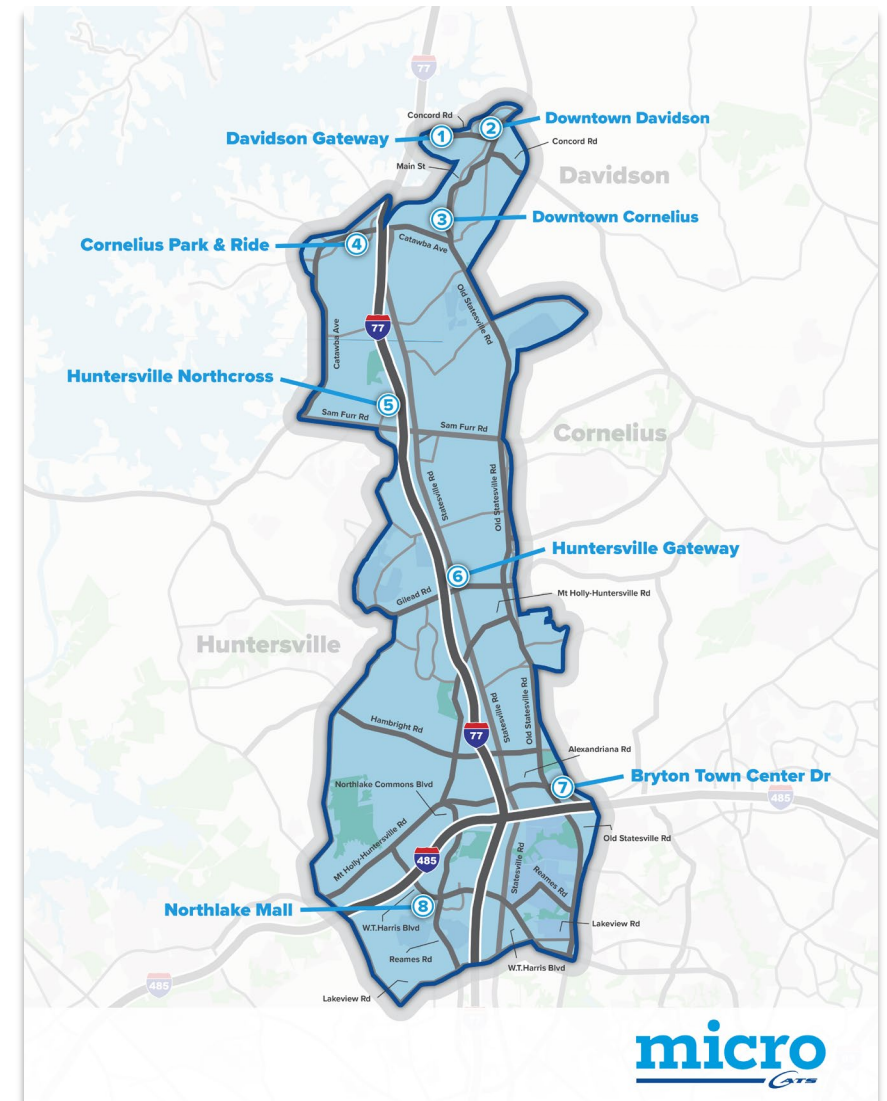
Work with CATS to improve local and regional transit services and accelerate construction of transit stop amenities.

MP Action Item 5.3

Work with CATS to improve bus stop amenities to make access and waiting for the bus more comfortable and attractive. **IP**

MP Action Item 6.6

Investigate a partnership with ride-share services for trips that have their origin or destination in downtown **IP**



Vison Zero

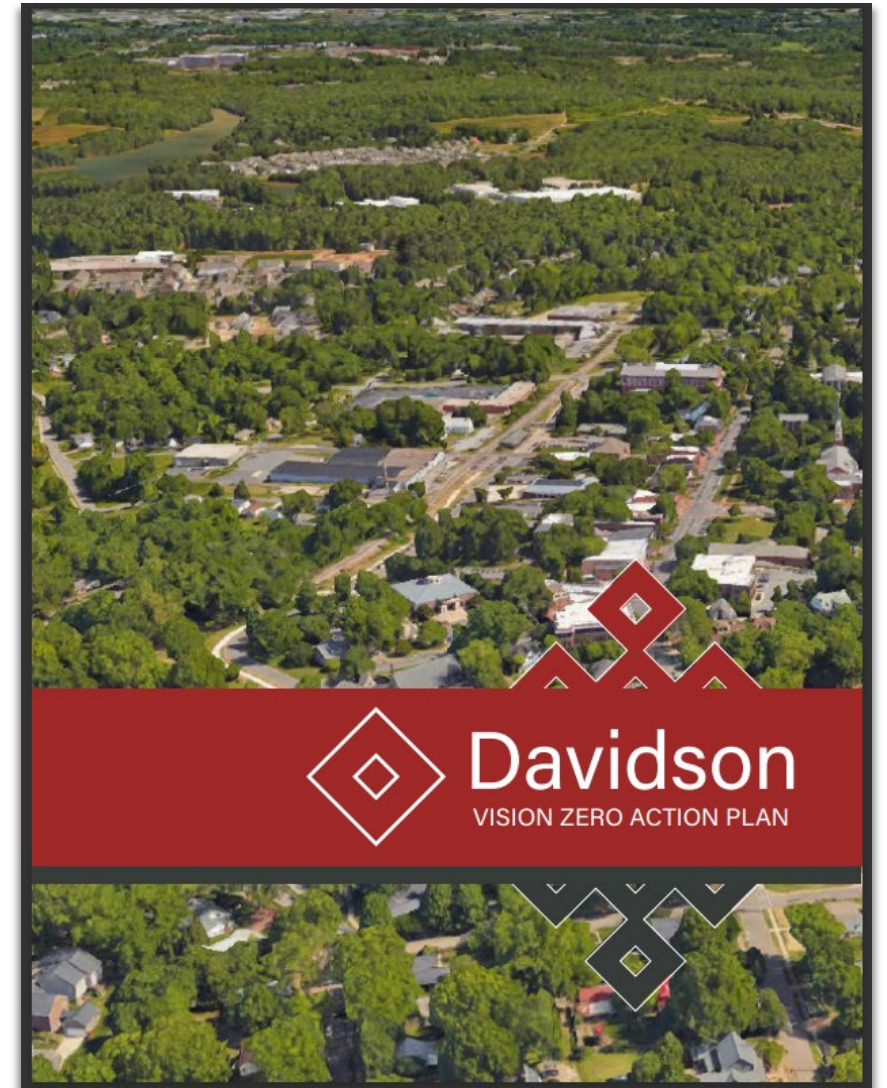


2024-2025 Strategic Plan

Connecting People and Places:

Priority Strategy 2

Continue to implement priorities from the Vision Zero Action Plan



Vison Zero Actions in 2024

Research best practices for traffic garden installation and identify a space for installation. **C**

- *Location acquired, bikes and helmets donated, partial funding received*

Develop pilot projects for installing traffic calming treatments that have not been deployed in the Town. **IP**

- *Painted Crosswalk Placemaking Grant*

Identify parking spaces within 50 feet of intersections. **C**



Other Actions in 2024 Contributing to Vision Zero

Stop Sign Installation

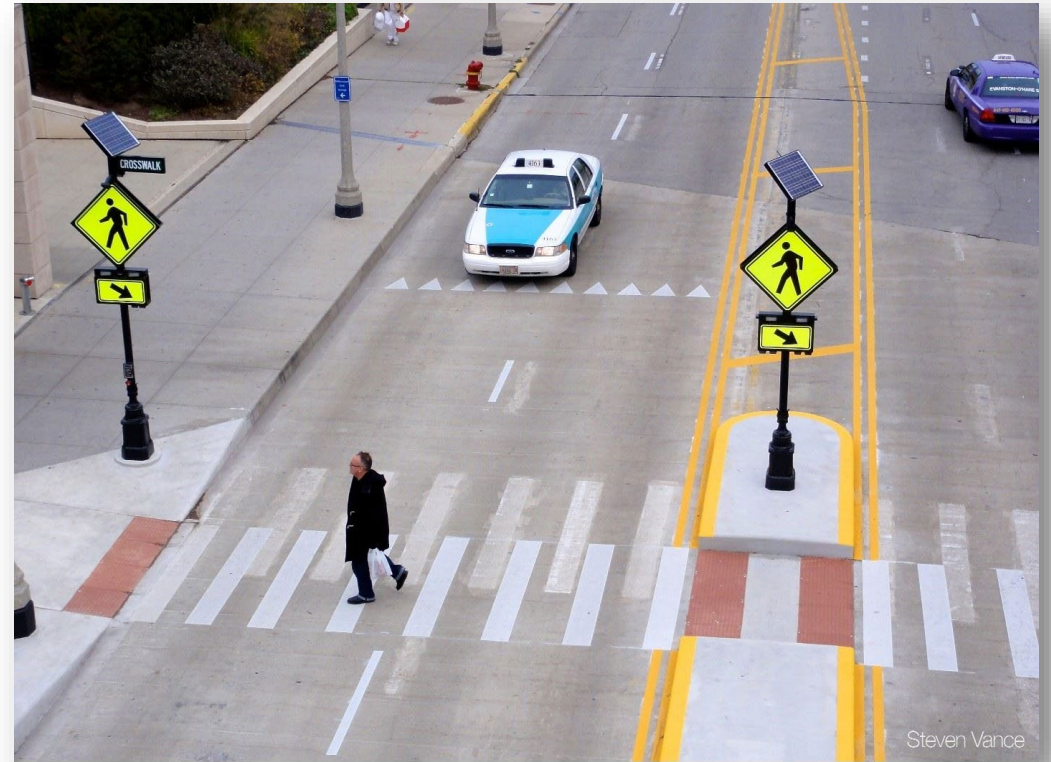
- Jetton St and Peninsula Dr
- Catawba St and Annie Lowery Wy
- Beaty St and Armour St

Rapid Rectangular Flashing Beacons

- Four planned for 2025
- 10 more over next 5 years
- [5 - Year Pedestrian Safety Plan | Davidson, NC - Official Website](#)

Traffic Calming Request Studies

Walk and Bike to School Days



Progress

Mobility Plan Actions	2024	% of Total
Awaiting Action	17	29%
In Progress	31	53%
Complete	10	17%

Total number of Action Items = 58

Vision Zero Actions	2024	% of Total
Awaiting Action	26	59%
In Progress	13	30%
Complete	5	11%

Total number of Action Items = 44

Recommendations

- Add Lorimer Road from Library to Concord Road into Sidewalk Gap priority list.
- Enforce parking regulations and RRFB compliance of drivers.
- Focus on connecting all neighborhoods before adding extra connections to ones that already have something (ex. prioritize Summers Walk & Davidson Pointe connections).
- Work with Cornelius to mitigate traffic impacts of new development near DK8 & Antiquity.
- Continue funding greenways, RRFBs, sidewalk infill, and safety measures

DISCUSSION





MOBILITY PLAN IMPLEMENTATION GUIDEBOOK

Town of Davidson

Updated to include 2024



CONTENTS

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INTRODUCTION

The Davidson Mobility Plan serves as the local comprehensive transportation plan for the Town of Davidson. It provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and throughout town. It continues Davidson's long history of multi-modal transportation planning that has allowed the town to develop as a place where people can drive, walk, access transit, and bicycle easily and comfortably – and where quality of life is one of the highest in the Charlotte metro area.

Monitoring is a key part of plan implementation because it allows plan users to evaluate how well the plan has been implemented and how effective it has been in achieving the community's goals. The Implementation Guidebook lays out the plan's goals and action steps – identifying associated town departments, general progress/status, and related resources to implement each strategy.

The Mobility Plan helps to inform the Board of Commissioners' Strategic Plan. A new Strategic Plan is updated and developed every two years. The Implementation Guide enables the community to track progress being made through the Mobility Plan as well as other initiatives underway – linking the work being done across a variety of town projects back to the community-based vision and strategies supporting that vision.

Decision-Making Framework



The Mobility Plan calls for an annual review and reprioritization of priority projects by a committee consisting of members from both the Planning and Livability Boards. The Implementation Guidebook serves as the basis for this annual exercise, which should be evaluated by elected officials, staff, advisory boards, and the community at-large. Over time, the Guidebook will validate the community's progress in achieving its vision.

The action steps outlined in this document are integral to achieving the goals and vision of the Mobility Plan.

HOW TO USE THIS DOCUMENT

The Implementation Guidebook is a tool for tracking the status of actions set out in the Davidson Mobility Plan. The intent is that this “Guidebook” will be updated annually and can be used as a reporting tool to share with the Town’s leaders, Mobility Plan Sub-Committee, and residents on the status of plan implementation, focusing on the plan’s action steps. This Guidebook can also be used as a reference for the Board of Commissioners as they prepare and update the Town’s bi-annual Strategic Plan and make funding decisions through the annual budgeting process and Capital Improvement Plan (CIP) process.

The Guidebook’s chapters align with the goals and action steps set out in the Davidson Mobility Plan. The Mobility Plan uses a plan framework that: 1. Establishes the vision and guiding principles of mobility in Davidson; 2. Sets out specific goals for each of the existing mobility frameworks based on those principles; 3. Defines detailed plan recommendation action items in support of each goal. Finally, the plan defines metrics to aid in determining how well implementation efforts achieve desired community outcomes.

This Guidebook is organized by the Mobility Plan’s Guiding Principles. Each chapter begins with a summary of the principles and a list of the action items. A tabular key (see example below) indicates each action’s status: Complete, In Progress, or Awaiting Action. Each action also lists the lead town departments, phase, and relevant details.

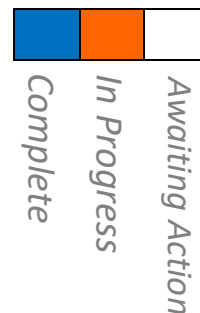
Phases:

Short-term (1-3 years)

Medium-term (3-5 years)

Long-term (5 years and beyond)

Ongoing



GOAL 1: PEDESTRIAN MOBILITY

Maintaining and enhancing Davidson as a pedestrian oriented community is the highest priority mobility goal for Davidson citizens. Davidson is currently designated as a Bronze Walk Friendly Community, however, the combination of sidewalk gaps, poor quality/accessibility issues, crossing difficulties, and unsafe driver behavior create an inconsistent and sometimes uncomfortable pedestrian environment. The envisioned pedestrian network is guided by the Town's Mission Statement, Mobility Plan Guiding Principles, previous planning efforts, and public input to achieve the following goals:

- Make ALL streets pedestrian-friendly and accessible to all
- Connect greenways to popular destinations
- Reduce pedestrian-involved crashes
- Continue to implement the Walks & Rolls Plan
- Implement five high priority pedestrian projects by 2021
- Fill gaps in the sidewalk network
- Enhance existing sidewalks with streetscaping and maintenance
- Improve ADA accessibility
- Provide safer and more frequent crossings
- Enhance safe crossings through various measures (RRFBs, HAWK signals, etc.) where appropriate
- Improve and expand greenway and trail network for transportation, recreation, and exercise

GOAL 1: ACTION ITEMS

- ACTION 1.1** Include pedestrian and greenway improvement projects in the local Capital Improvement Program (CIP)
- ACTION 1.2** Evaluate a cost-share program for sidewalk maintenance
- ACTION 1.3** Increase minimum sidewalk width to 6 feet minimum
- ACTION 1.4** Develop/implement a sidewalk infill prioritization methodology
- ACTION 1.5** Install more consistent crosswalk treatments throughout town
- ACTION 1.6** Develop preliminary plans (30% construction drawings) for priority sidewalk projects
- ACTION 1.7** Update the Planning Ordinance to reflect recommendations for advisory shoulder and sidepath design standards

1.1 Include pedestrian and greenway improvement projects in the local Capital Improvement Program (CIP).



CIP is a short-range plan (5 years for Davidson), which identifies capital projects and equipment purchases.

1.1.1 Increase consistent year-to-year funding levels.



Lead Department/Resources: Parks & Rec, Planning, Public Works

Phase: Annual / Ongoing

1.2 Evaluate a cost-share program for sidewalk maintenance.



This will help ensure sidewalk repair is implemented equitably.

Lead Department/Resources: Project Manager, Public Works

Phase: Short-term

1.3 Increase minimum sidewalk width to 6 feet minimum.



Each roadway type in the Planning Ordinance, other than rural road, has been updated to these standards.

1.3.1 On Major Roads:

Griffith St		
Concord Rd		
Main St/NC-115		

1.3.2 Update the Planning Ordinance roadway types "Parkway" and "Urban Avenue/Boulevard".



1.3.3 Arterial or collector type streets with at least 3,000 cars/day.

Potts St		
Jetton St		
Beaty St		

Lead Department/Resources: Planning, Public Works

Phase: Short-term

1.4 Develop/implement a sidewalk infill prioritization methodology.



This will address remaining gaps in a systematic and equitable fashion using a methodology informed by a public input process.

Lead Department/Resources: Planning, Project Manager, Public Works

Phase: Short-term

1.5 Install more consistent crosswalk treatments throughout town.



1.5.1 Install at priority crossings identified on p.85 of the Mobility Plan.

Priorities:

Griffith St & Spinnaker Cove Dr		
Jackson St & Depot St		
Jackson St & Griffith St		
Main St & Depot St		
Main St at library bulb-out		
Delburg St & Jackson St		
Delburg St & Watson St		
Beaty St & Lakeview Av		
Watson St & Depot St		
Jackson St & S Main St		
N Main St at Ridge Rd/Beaty St		
S Main St & Catawba Av		
S Main St at Railroad Underpass		

Lead Department/Resources: NCDOT, Project Manager, Public Works

Phase: Short-term / Ongoing

1.6 Develop preliminary plans (30% construction drawings) for priority sidewalk projects.



This action will help to increase readiness for grant funding, help determine accurate costs, and leverage local capital funds to be used as an effective match for larger grants.

Lead Department/Resources: Public Works

Phase: Ongoing

1.7 Update Planning Ordinance to reflect recommendations for advisory shoulder and sidepath design standards.



The design standards can be found on p. 81 & 83 of the Mobility Plan. The ordinance update was completed in October 2021.

Lead Department/Resources: Planning

Phase: Short-term

GOAL 2: BICYCLE MOBILITY

Creating safe cycling options comfortable for all users is a key mobility theme identified by Davidson residents. Davidson is currently designated as a Bronze Bicycle Friendly Community through the League of American Bicyclists. Challenges include creating comfortable biking connections to various destinations, improving existing bike lanes, and mitigating conflicts with motor vehicles. The envisioned bicycle network is guided by the Town's Mission Statement, Mobility Plan Guiding Principles, previous planning efforts, and public input to achieve the following goals:

- Provide safe routes comfortable for bicyclists of all ages and abilities
- Improve connectivity to commercial destinations and expand the role of cycling beyond recreation to a viable transportation mod for everyday trips
- Provide neighborhood bikeway connections for families
- Implement high-quality, low-stress bikeways
- Improve connectivity to parks, greenways, and shared use paths
- Install adequate bicycle parking as required in the Planning Ordinance
- Implement 5 miles of new bikeways by 2023

GOAL 2: ACTION ITEMS

- ACTION 2.1** Include bicycle projects in the local Capital Improvement Program (CIP)
- ACTION 2.2** Conduct corridor studies to assess feasibility of enhanced bicycle (and multi-modal) facilities along key corridors
- ACTION 2.3** Fund bicycle facility maintenance
- ACTION 2.4** Develop preliminary plans (30% construction drawings) for priority bicycle projects
- ACTION 2.5** Increase bicycle parking facilities

2.1 Include bicycle projects in the local Capital Improvement Program (CIP).



CIP is a short-range plan (5 years for Davidson), which identifies capital projects and equipment purchases.

2.1.1 Increase consistent year-to-year funding levels.



Lead Department/Resources: Parks & Rec, Planning, Public Works

Phase: Annual / Ongoing

2.2 Conduct corridor studies to assess feasibility of enhanced bicycle (and multi-modal) facilities along key corridors.



Key Corridors:

Griffith St	 
Concord Rd	 
Main St/NC-115	 

Lead Department/Resources: Planning, Public Works

Phase: Short-term / Medium-term

2.3 Fund bicycle facility maintenance.



This includes funding maintenance equipment and staff to sweep on-road bikeways, refresh striping, and other bikeway maintenance needed to adequately maintain a low-stress bikeway system.

Lead Department/Resources: Finance, Public Works

Phase: Ongoing

2.4 Develop preliminary plans (30% construction drawings) for priority bicycle projects.



This action will help to increase readiness for grant funding, help determine accurate costs, and leverage local capital funds to be used as an effective match for larger grants.

Lead Department/Resources: Public Works

Phase: Ongoing

2.5 Increase bicycle parking facilities.



2.5.1 Increase short-term parking by 50% by 2023 at destinations.



2.5.2 Increase long-term parking by 50% by 2023 at destinations.



Lead Department/Resources: Economic Development, Public Works

Phase: Medium-term

GOAL 3: STREETS AND MOTOR VEHICULAR MOBILITY

Driving is the most common travel mode in Davidson. As Davidson and the surrounding communities in the Charlotte metro area have continued to develop and grow, congestion and traffic safety are becoming even more important issues in the community. Proposed improvements aim to create a town where all users of the roadways are safe and where vehicular mobility is enhanced by providing convenient and efficient driving options. The proposed street network aims to fulfill this vision by addressing the following goals:

- Improve intersections to enhance capacity and promote safety
- Provide additional roadway connections to provide local alternatives to thoroughfares such as I-77 and Highway 115
- Promote traffic calming to reduce speeding in residential areas

GOAL 3: ACTION ITEMS

- ACTION 3.1** Use the concepts and policies presented in the Mobility Plan to implement proposed improvements
- ACTION 3.2** Use maintenance resources and staff to support programs, planning efforts, and infrastructure maintenance
- ACTION 3.3** Actively manage the list of projects in this plan and assign appropriate funding and staff time to implement them
- ACTION 3.4** Update the Planning Ordinance to include design standards for shared streets/festival streets/woonerfs
- ACTION 3.5** Continue to work with regional partners to develop final alignments for the North-South parkway

3.1 Use the concepts and policies presented in the Mobility Plan to implement proposed improvements.



Implement through regularly scheduled capital projects, such as streetscape projects, street resurfacing, or new public or private development projects.

Lead Department/Resources: Planning, Public Works

Phase: Ongoing

3.2 Use maintenance resources and staff to support programs, planning efforts, and infrastructure maintenance.



Regular maintenance of roadways, multi-use paths, sidewalks, and bikeways is essential to providing safe and accessible mobility choices.

Lead Department/Resources: Parks & Rec, Planning, Public Works

Phase: Ongoing

3.3 Actively manage the list of projects in this plan and assign appropriate funding and staff time to implement them.



The Town of Davidson aims to be flexible and opportunistic with funding and prioritization of projects to deliver projects as quickly as possible.

Lead Department/Resources: Parks & Rec, Planning, Project Manager, Public Works

Phase: Ongoing

3.4 Update the Planning Ordinance to include design standards for shared streets/festival streets/woonerfs.



These are street classifications that better accommodate all travel modes on low-speed, low-traffic-volume streets (e.g., Spring Street).

Lead Department/Resources: Planning

Phase: Short-term

3.5 Continue to work with regional partners to develop final alignments for the North-South Parkway.



This roadway network is anticipated to provide an alternative route to I-77 and NC-115 as well as for the Grey Road and Davidson-Concord Road extensions. A sub-area study was completed in October 2019. (p.104-105)

Lead Department/Resources: Planning

Phase: Medium-term / Long-term

GOAL 4: PARKING ACCESSIBILITY

As of 2017, the Town of Davidson contained 2,034 parking spaces in the downtown area with a demand of 1,699 spaces. This leaves the town with a 16% surplus in parking spots. However, there are areas within the downtown core that experience parking deficits during peak demand hours, while other parking areas are continually underutilized. In order to address these deficits, the proposed parking network aims to fulfill the following goals:

- Introduce parking fees for town-owned lots
- Implement wayfinding signage to direct citizens to underutilized parking areas outside of the immediate downtown retail area
- Improve pedestrian facilities and safe crossings for accessing parking areas

GOAL 4: ACTION ITEMS

- ACTION 4.1** Adopt and implement a performance-based parking program for downtown
- ACTION 4.2** Conduct a pilot application of pricing
- ACTION 4.3** Establish the administrative authority for staff to set parking prices based on observed demand through a change in the Planning Ordinance
- ACTION 4.4** Establish a regular monitoring and reporting schedule for parking utilization and enforcement in order to manage its performance-based parking program
- ACTION 4.5** Create a shared parking program
- ACTION 4.6** Expand parking & multi-modal wayfinding system to direct drivers to available parking spaces

4.1 Adopt and implement a performance-based parking program for downtown.



Performance-based management adjusts rates and regulations to make it as easy as possible to find a parking space.

Lead Department/Resources: Economic Development, Planning
Phase: Short-term

4.2 Conduct a pilot application of pricing.



Install pay station meters for on-street parking in the downtown retail district.

Lead Department/Resources: Economic Development, Public Works
Phase: Medium-term

4.3 Establish the administrative authority for staff to set parking prices based on observed demand through a change in the Davidson Planning Ordinance.



Lead Department/Resources: Economic Development
Phase: Short-term

4.4 Establish a regular monitoring and reporting schedule for parking utilization and enforcement in order to manage its performance-based parking program.



Lead Department/Resources: Economic Development, Police,
Public Works
Phase: Short-term / Ongoing

4.5 Create a shared parking program.



Maximize the use of existing public and private parking spaces in and around the downtown retail district.

Lead Department/Resources: Economic Development, Public Works
Phase: Short-term / Ongoing

4.6 Expand parking & multi-modal wayfinding system to direct drivers to available parking spaces.



Lead Department/Resources: Economic Development, Public Works
Phase: Medium-term

GOAL 5: TRANSIT MOBILITY

Transit options in Davidson consists of three bus routes- one express route to Charlotte, and two local routes between Davidson, Cornelius, and Huntersville. Primary opportunities for preparing for new regional transit lie in providing mobility connections to potential station areas that will be served by bus rapid transit (BRT), commuter or light rail, and last mile services. Furthermore, there is opportunity to improve local transit stops and create regional comprehensive mobility hubs by following the action items listed below.

GOAL 5: ACTION ITEMS

- ACTION 5.1** Work with CATS and major employers in and around Davidson to expand transit services
- ACTION 5.2** Work with CATS and neighboring municipalities to implement fixed guideway regional transit stations in Davidson and complementary mobility hub services
- ACTION 5.3** Work with CATS to improve bus stop amenities to make access and waiting for the bus more comfortable and attractive
- ACTION 5.4** Implement a local transit service that will provide connections within Davidson

5.1 Work with CATS and major employers in and around Davidson to expand transit services.



5.1.1 Expand to all-day and weekends for local and express bus service.



Lead Department/Resources: CATS, Planning

Phase: Short-term

5.2 Work with CATS and neighboring municipalities to implement fixed guideway regional transit stations(s) in Davidson and complementary mobility hub services.



5.2.1 Conduct a BRT design study in fiscal year 2020.



Lead Department/Resources: CATS, developers/landowners, Planning

Phase: Medium-term / Long-term / Ongoing

5.3 Work with CATS to improve bus stop amenities to make access and waiting for the bus more comfortable and attractive.



Upgrade bus stop shelters at:

Gateway Park-n-ride		
Sadler Sq (Watson St / Griffith St)		
Sloan St.		

Lead Department/Resources: Planning, Public Works

Phase: Medium-term

5.4 Implement a local transit service that will provide connections within Davidson.



Work with CATS and local employers and schools, pages 120-123.

Lead Department/Resources: CATS, Planning

Phase: Short-term / Medium-term

GOAL 6: NEW MOBILITY OPTIONS

As Davidson continues to be a leader in innovative solutions to enhance the community's quality of life, it will be important to stay abreast of new opportunities for enhancing mobility with new technology. Four principal categories in new mobility technologies have developed in the market over the last decade: autonomous, connected, electric, and shared. These new tools for mobility solutions should prioritize people over vehicles and will be carried out using the following action items.

GOAL 6: ACTION ITEMS

- ACTION 6.1** Require the installation of electric vehicle (EV) charging capacity and/or infrastructure for all new construction
- ACTION 6.2** Promote and encourage the installation of additional super-charging stations at key locations
- ACTION 6.3** Convert town vehicle fleets to electric when practical
- ACTION 6.4** Update the town's code of ordinances to align with North Carolina general statutes regarding low-speed vehicles
- ACTION 6.5** Promote, encourage, and manage the continued expansion of dockless bike, scooter, and similar mobility solutions throughout the community, with particular attention to parking regulation
- ACTION 6.6** Investigate a partnership with ride-share services for trips that have their origin or destination in the downtown
- ACTION 6.7** Work with CATS to investigate ride-share service subsidies for town residents

- ACTION 6.8** Conduct a feasibility study for the deployment of a driverless shuttle system
- ACTION 6.9** Work with CATS to develop mobility hub concepts for downtown and Exit 30
- ACTION 6.10** Pilot ride-share pickup/drop off and local delivery zones in the downtown
- ACTION 6.11** Investigate the potential for a geofenced area
- ACTION 6.12** Maintain a high level of awareness and education for autonomous technologies amongst the town staff
- ACTION 6.13** Ensure that all new street infrastructure projects have accommodations for fiber-optic
- ACTION 6.14** Install parking sensor technology
- ACTION 6.15** Evaluate the installation of DSRC equipment in a connected corridor

6.1 Require the installation of Electric Vehicle (EV) charging capacity and/or infrastructure for all new construction.



For all non residential development, one EV charging station is required in all parking lots greater than 50 spaces. In parking lots greater than 100 spaces, two EV charging stations would be required. In a parking deck, one EV charging station per 100 spaces would be required.

Lead Department/Resources: Planning, Sustainability

Phase: Short-term

6.2 Promote and encourage the installation of additional super-charging stations at key locations.



Key Locations:

Davidson Commons		
MSC		
Downtown		
College		

Lead Department/Resources: Sustainability, Public Works

Phase: Medium-term

6.3 Convert Town vehicle fleets to electric when practical.



As individual vehicles need replacing, replace with new electric.

Lead Department/Resources: Fire, Parks & Rec, Police, Public Works

Phase: Ongoing

6.4 Update the Town's Code of Ordinances to align with North Carolina General Statutes regarding low-speed vehicles.



6.4.1 Clarify language to differentiate between recreational and transportation low-speed vehicles and how they may be used on Town roads.

Lead Department/Resources: Legal/Admin; Planning

Phase: Short-term

- 6.5 Promote, encourage, and manage (through regulation) the continued expansion of dockless bike, scooter, and similar mobility solutions throughout the community, with particular attention to parking regulation.**



Lead Department/Resources: Economic Development, Planning,
Public Works

Phase: Short-term

- 6.6 Investigate a partnership with ride-share services for trips that have their origin or destination in the downtown.**



Facilitating ride-share services to/from downtown may be a strategy to help reduce the demand for parking downtown.

Lead Department/Resources: Planning

Phase: Short-term

- 6.7 Work with CATS to investigate ride-share service subsidies for town residents.**



This will help fill gaps in regular transit services.

Lead Department/Resources: CATS, Planning

Phase: Short-term

- 6.8 Conduct a feasibility study for the deployment of a driverless shuttle system.**



Key Corridor Studies:

Griffith St		
Concord Rd		
Main St		

Lead Department/Resources: CATS, Planning

Phase: Medium-term

6.9 Work with CATS to develop Mobility Hub concepts for downtown and exit 30.



6.9.1 Combine transit access and shared/new mobility service options.



Lead Department/Resources: CATS, Planning

Phase: Medium-term

6.10 Pilot ride-share pick up/drop off and local delivery zones in the downtown.



6.10.1 Consider dedicated on-street spaces near Summit and Kindred.



6.10.2 Require new curb access zones with new development.



Lead Department/Resources: Economic Development, Public Works

Phase: Short-term

6.11 Investigate the potential for a geofenced area.



Consider the Jackson St and Concord Rd corridors as the highest priorities for 3D mapping and surveying.

Lead Department/Resources: Planning

Phase: Medium-term

6.12 Maintain a high level of awareness and education for autonomous technologies amongst the Town staff.



Lead Department/Resources: Planning, Police, Public Works

Phase: Ongoing

6.13 Ensure that all new street infrastructure projects have accommodations for fiber-optic.



6.13.1 Place additional conduits for future expansion or install cabling.



Lead Department/Resources: Planning, Public Works

Phase: Ongoing

6.14 Install parking sensor technology.



6.14.1 Provide a mobile app or an Application Programming Interface (API) to facilitate third party usage (e.g., Google Maps) to broadcast parking availability.



Lead Department/Resources: Economic Development, Public Works

Phase: Medium-term / Long-term

6.15 Evaluate the installation of DSRC equipment in a connected corridor.



Connected Corridors:

Jackson St		
Concord Rd		
Main St		

Lead Department/Resources: Planning, Public Works

Phase: Medium-term / Long-term

GOAL 7: PROGRAMS AND POLICY RECOMMENDATIONS

Policies establish priorities for decision making about infrastructure design, mobility services and programs, and transportation investments. They provide guidance in decision-making that will lead to successful implementation and achievement of the goals for mobility in Davidson. Programming supports changes in travel behavior, choices, and demand. These changes can be accomplished by focusing on education, encouragements, enforcement, and evaluation programs. Successful programs help expand travel choices, reduce transportation costs for consumers, improve travel safety, improve access to jobs, businesses, and services, and help measure successful achievement of mobility outcomes. The goals of these programs and policies are outlined below.

- Prioritize travel safety in Davidson
- Expand travel choices to get to, and around, Davidson
- Improve the predictability and reliability of traveling to, and around, Davidson

GOAL 7: ACTION ITEMS

- ACTION 7.1** Revise Traffic Impact Analysis (TIA) requirements
- ACTION 7.2** Develop/implement education campaigns
- ACTION 7.3** Develop a Vision Zero Plan
- ACTION 7.4** Develop a Transportation Demand Management (TDM) Action Plan
- ACTION 7.5** Implement multi-modal wayfinding

7.1 Revise Traffic Impact Analysis (TIA) Requirements.



Substantial modifications should be based on the outcomes of the Comprehensive Plan in regard to Land Use goals.

7.1.1 Add an 'increment of delay' to the TIA decision making process.



7.1.2 Use new technologies to help validate or augment conventional traffic analysis.



7.1.3 Evaluate traffic using vehicle-miles traveled (VMT).



7.1.4 Use Multi-Modal Level of Service as a measure of effectiveness.



Lead Department/Resources: Planning

Phase: Short-term

7.2 Develop/Implement Education Campaigns.



Continue to implement the mobility education recommendations outlined in the Walks & Rolls plan.

7.2.1 Traffic Safety Village.



7.2.2 Positive Media Campaign.



7.2.3 Update walking and biking maps.



Lead Department/Resources: Parks & Rec, Planning, Police

Phase: Ongoing

7.3 Develop a Vision Zero Plan.



Implement data-driven prevention strategies to eliminate all roadway deaths and major injuries. A pedestrian task force recommendation was issued in October 2021. A Vision Zero Action Plan was adopted in 2023.

Lead Department/Resources: Planning, Police

Phase: Medium-term

7.4 Develop a Transportation Demand Management (TDM) Action Plan.



Existing example programs: Safe Routes to School, CATS carpooling

- 7.4.1** Coordinate with support agencies to promote and expand programs that encourage transit, walking, bicycling, carpooling, ridesharing, telecommuting, and other alternatives to single occupancy vehicle travel.



Lead Department/Resources: Planning

Phase: Medium-term / Ongoing

7.5 Implement Multi-modal Wayfinding.



- 7.5.1** Develop a multi-modal wayfinding plan for pedestrians and bicyclists.



- 7.5.2** Install multi-modal wayfinding at selected locations.



Lead Department/Resources: Economic Development, Parks & Rec,
Public Works

Phase: Short-term

GOAL 8: PLAN ADMINISTRATION AND EVALUATION

- ACTION 8.1** Present the Mobility Plan to Town Board of Commissioners
- ACTION 8.2** Adopt Mobility Plan
- ACTION 8.3** Designate staff to oversee implementation of Mobility Plan
- ACTION 8.4** Identify and secure specific funding for implementation
- ACTION 8.5** Complete top priority projects in the Mobility Plan
- ACTION 8.6** Continually support and evaluate implementation of this plan
- ACTION 8.7** Present this plan to other local and regional bodies and agencies
- ACTION 8.3** Designate staff to oversee implementation of Mobility Plan
- ACTION 8.8** Coordination with key project partners
- ACTION 8.9** Seek multiple funding sources for facilities and programs
- ACTION 8.10** Ensure planning efforts are being integrated regionally
- ACTION 8.11** Develop a long-term funding strategy

8.1 Present Mobility Plan to Town Board of Commissioners.



The presentation took place Summer 2019.

Lead Department/Resources: Planning

Phase: Short-term

8.2 Adopt Mobility Plan.



Through adoption, the plan becomes a legal planning document of the Town. The plan will be incorporated into the Comprehensive Plan and projects incorporated into regional planning lists. The plan was adopted by the Board of Commissioners August 2019.

Lead Department/Resources: Town Board of Commissioners

Phase: Short-term

8.3 Designate staff to oversee implementation of Mobility Plan.



Departments and staff have been designated to oversee the proper maintenance of the facilities developed. (p. 143-149)

Lead Department/Resources: Planning; Project Manager; Town Board of Commissioners; Town Manager

Phase: Ongoing

8.4 Identify and secure specific funding for implementation.



The Mobility Plan contains a list of priority projects with cost estimates and a prioritized list of overall projects for ongoing funding requests. Potential Funding sources are found on. (p. 158-160)

Lead Department/Resources: Planning; Project Manager

Phase: Ongoing

8.5 Complete top priority projects in the Mobility Plan.



The Town Board of Commissioners and departments revisit priority projects in each budget cycle as funding opportunities arise.

Lead Department/Resources: CATS, Developers, NCDOT Division 10,
Parks & Rec, Public Works
Phase: Ongoing

8.6 Continually support and evaluate implementation of this plan.



Appointed boards are updated on mobility topics at least bi-annually. One meeting of which is dedicated to evaluating the implementation of this plan. Annual meetings with staff are focused on re-prioritizing projects. This Implementation report will be updated yearly.

Lead Department/Resources: Planning Board, Livability Board
Phase: Ongoing

8.7 Present this plan to other local and regional bodies and agencies.



Possible groups to receive a presentation might include the regional transportation and greenway planners, schools and youth organizations, civic organizations, large neighborhood groups, and major local employers including Davidson College, IR, and MSC.

Lead Department/Resources: Planning
Phase: Ongoing

8.8 Coordination with key project partners.



Davidson Planning staff, the Town Board of Commissioners, members of appointed boards, and local and regional stakeholders meet on an annual basis to coordinate on mobility plan implementation.

Lead Department/Resources: Planning
Phase: Ongoing

8.9 Seek multiple funding sources for facilities and programs.



See project descriptions in the Mobility Plan which contain preliminary plans and costs. Potential funding sources. (p.158-179)

Lead Department/Resources: Parks & Rec, Planning
Phase: Ongoing

8.10 Ensure planning efforts are being integrated regionally.



Combining resources and efforts with surrounding municipalities, regional entities, and stakeholders is mutually beneficial, especially with trail development.

8.10.1 Communicate and coordinate with regional partners on regional trails and bicycle facilities and partner on joint-funding opportunities.



8.10.2 After adoption by the town, the Mobility Plan should be recognized in regional transportation plans.



Lead Department/Resources: Planning

Phase: Long-term / Ongoing

8.11 Develop a long-term funding strategy.



This allows continued development of the overall system.

8.11.1 Set aside capital funds for mobility projects and programs every year.



8.11.2 Include funding for an ongoing maintenance program in the town's operating budget.



Lead Department/Resources: Finance Director, Town Manager

Phase: Short-term

Vision Zero Implementation Guide				
Action Item	Lead Agency	Timeline	Status	Notes
Speed Management				
Speed Feedback Signs and Gateway Treatments	Town of Davidson / NCDOT	Mid Term (3-5 years)		
Study feasibility of installing gateway treatments at transition zones, such as N Main (near Beaty St), Grey Road (near Wolfe St), and S Main (near Griffith Village Ln).	Planning/Projects		AA	New roundabout at Potts/South Main and new intersection alignment at Beaty/North Main will give opportunites for Gateway Treatments. These are anticipated to be completed in 2025 and 2029 respectively. ERR/Shearer, Grey/Shearer, NC73/Davidson Concord, & NC73/County line were added to list of gateway areas via Comprehensive Plan. Summit Farms Development opportunity for treatment.
Develop gateway projects at identified locations	Planning/Projects/P&R		AA	
Research feasibility of audible message prompts for drivers using online navigation tools, such as Google Maps or Waze.	Communications		AA	
Collect speed data and monitor operating speeds at locations improved with speed feedback signs and gateway treatments.	Police		IP	
Traffic Calming Policy	Town of Davidson	Short Term (1-2 years)		
Create a policy for application of traffic calming measures, following a data-driven approach and equity-focused prioritization.	Planning/Projects		IP	We have a policy for citizen request in place. Any traffic calming measure is on the table. Need to update a policy to include consideration for police & fire. Rely on established guides (various) as well as Mobility Plan.
Develop guidance for the installation of various traffic calming devices and countermeasures, for all roadway contexts.	Planning/Projects		IP	
Develop pilot projects for installing treatments that have not been deployed in the Town.	Projects		AA	
Conduct before and after speed studies to document the effectiveness of speed management and the traffic calming measures implemented.	Projects		AA	
Improved Visibility				
Parking Restriction at Intersections	Town of Davidson	Short Term (1-2 years)		
Identify parking spaces within 50 feet of intersections	Planning		C	Parking spaces identified. Broken out into categories ranging from 1-50 ft. Map created.
Update local plans for relocating parking in downtown.	Planning/Economic Development		IP	
Consider long term options for reallocating on street parking along one side of N Main and Concord Rd with other transportation features	Planning		AA	
Develop design for reallocated spaces.	Planning/Projects		AA	
Review locations where parking is removed for yielding compliance, vehicle operating speeds, and pedestrian experience.	Police		AA	
Overhead Lighting	Town of Davidson	Mid Term (3-5 years)		
Conduct an inventory of overhead lighting fixtures, relative to intersections and crosswalks.	Planning/Public Works		AA	
Develop a lighting plan for HIN corridors in developed contexts.	Planning		AA	
Create an implementation plan for installing lighting improvements.	Projects/Public Works		AA	
Coordinate with utility companies and NCDOT to review plans and install lighting.	Public Works		AA	
Annually, implement lighting improvements at 20% or more of sites identified per inventory.	Public Works		AA	
Improved Sight Distance / Intersection Design	Town of Davidson / NCDOT	Mid Term (3-5 years)		

Conduct Road Safety Audits at intersections along the HIN to identify options to increase sight distances.	Projects/Police/NCDOT		AA	
Review NCDOT STIP project R-5706 (NC 73 Widening) for inclusion of pedestrian WALK phasing, LPI, and bicycle crossing features at intersections.	Planning		IP	Staff is currently discussing improvements with NCDOT
Review preliminary plans for intersections and expected crossings along Potts-Sloan-Beaty Corridor for pedestrian and bicycle safety.	Planning/Projects		IP	Funds set aside for raised crosswalk/intersection at Catawba/Potts and HAWK signal at Griffith St roundabout.
Update signs and pavement markings to include advance warning of high crash locations or intersections.	Projects/Public Works		AA	
Implement all way STOP at E Rocky River Rd @ Shearer Rd, and monitor traffic operations for re-application at other intersections in Rural context.	Planning/Projects		C	NCDOT installed an All-Way Stop in October 2023.
Conduct 1 or more road safety audits per year for select HIN corridors, and create project design plans for intersections identified by Mobility Plan.	Planning/Projects		AA	
Community Education				
Traffic Garden	Town of Davidson	Short Term (1-2 years)		
Research best practices for traffic garden installation, considering the option for including a closed course for novice drivers.	Planning/Projects/P&R		IP	Staff is researching designs, best practices, and getting insights from other communities. Michael Eastwood (Mecklenburg Safe Routes to School Coordinator) is working with the Town for location and design at DK8.
Identify a space, such as an underutilized parking lot, where the traffic garden can be installed.	Planning/Projects/P&R		C	DK8 space selected and confirmed. Installation scheduled for Summer '25
Work with community members, Davidson Police, Davidson Fire, and Mecklenburg County to create a concept plan for the traffic garden.	Planning/Projects/P&R/Police		IP	Concept design underway. Include roundabout, crossings, intersection, & bike lane
Pilot traffic garden and monitor total number and age of participants and trainees.	P&R/Police		AA	
Bicyclist-Pedestrian Education	Town of Davidson	Short Term (1-2 years)		
Develop social media and educational messages in advance of installing new safety devices, such as PHBs at Griffith St.	Communications/Projects		IP	
Coordinate across Town Departments and Davidson College to share safety educational messages for people walking and bicycling with residents, students, and visitors.	Communications/Police/P&R		IP	
Consult with NCDOT, K-12 schools, and the Mecklenburg County Health Department to identify other opportunities to expand, create, and share educational materials focusing on bicycle and pedestrian safety. Examples may include integration of STEM resources in school curriculum or materials distributed in local businesses.	Communications/ P&R		AA	
Deploy education program semi annually. Monitor responses to social media posts and other communication materials.	Communications		AA	
Regional Coordination	Town of Davidson	Ongoing		
Work with Cornelius, Huntersville, and Mooresville to share roadway safety plans and successful implementation along the HIN entering nearby towns.	Planning		IP	U-5873 Roundabout & Seam Trail in progress. Mooresville adopted a VZ plan in 2024.
Coordinate with Iredell County, Cabarrus County, CRTPO, and NCDOT to study improvements needed along the HIN.	Planning		AA	CRTPO Complete Streets Policy & funding coordination.
Consider developing a regional roadway safety strategy for the Northern Mecklenburg - Southern Iredell region.	Planning		AA	
Modal Separation				

Separated Bikeway	Town of Davidson / NCDOT	Mid Term (3-5 years)		
Study feasibility of adding separated bikeways along HIN roadways in Davidson. Removal of parking and/or forming wide shared use paths should be considered to implement separated bikeways in constrained areas. Coordinate with NCDOT, as needed, to pilot temporary installation of separated bikeways on NCDOT maintained roadways such as N Main and Concord Rd. Develop projects for long term implementation of separated bikeways along HIN. Design transitions and crossings for bicyclists and pedestrians where separated bikeways are introduced or changed to another bikeway type. Install Pedestrian Hybrid Beacons or full traffic signals at bicycle and pedestrian crossings on HIN where speeds are highest.	<i>Planning/Projects/NCDOT</i>		AA	<i>Wide shared use paths may be only option on most HIN roads. NCDOT owned. Plans for NC73, Beaty, & DC shared use paths.</i>
	<i>Planning/Projects/NCDOT</i>		AA	
	<i>Planning/NCDOT</i>		AA	
	<i>Projects</i>		AA	
	<i>Planning/Projects/NCDOT</i>		IP	<i>RRFBs and HAWK signals are being installed at priority areas. 5 Year Ped Safety Fund installation underway.</i>
Sidewalk Gaps	Town of Davidson	Ongoing		
Identify sidewalk gaps along the HIN, in all developed contexts. Flag sidewalk gaps that are located in areas that serve disadvantaged and vulnerable populations. Consider the preliminary equity analysis as a prioritization tool. Conduct meetings with community members to discuss needs for sidewalk and roadway safety improvements in priority areas. Identify alternatives for helping pedestrians of all ages and abilities to navigate HIN gaps in areas prioritized based on equity analysis. Develop sidewalk gap improvement plan. Construct sidewalk gap improvements per priority locations within 10 years.	<i>Projects</i>		C	<i>Project Manager created a sidewalk scoring criteria to determine priority sidewalk gap improvements in 2022. The CIP has planned improvements through 2028 as part of the 5-Year Sidewalk Plan.</i>
	<i>Planning</i>		AA	
	<i>Projects</i>		C	
	<i>Projects</i>		IP	
				<i>By 2033</i>

AA = Awaiting Action

IP = In Progress

C = Completed



Davidson, NC



2024 BFC Award: Bronze
Award History: Bronze since 2010.

Davidson's BFA Program Stats
of Local Bicycle Friendly Businesses: 0
of Local Bicycle Friendly Universities: 0
of Local League Cycling Instructors: 2
North Carolina's Bicycle Friendly State Ranking: #17

The 5 Es Category Scores	Davidson	Max Score this round
Engineering	24.50%	79.26%
Education	24.36%	83.25%
Encouragement	37.28%	90.86%
Evaluation & Planning	36.90%	75.73%
Equity & Accessibility	17.53%	75.47%

Scores are determined by points earned in each 'E' Category, weighted against comparable communities in the 2024 BFC round. See pages 2-3 for your full subcategory points in each Category.

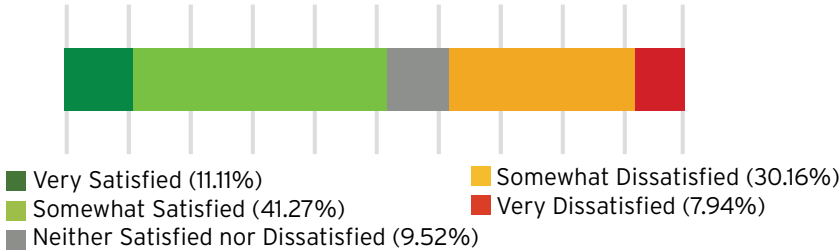
Key Outcomes
Overall Commuter Ridership: 1.8%
Male Commuter Ridership: 1.8%
Female Commuter Ridership: 1.9%
(Bicycle Mode Share among commuters, according to the Census Bureau's 2022 or 2023 American Community Survey 5-Year Estimate.)
Bicycle Mode Share: Unknown
(Reported by applicant)
Annual Average Bicyclist Crashes in last 5 years: 3.4
Annual Average Bicyclist Fatalities in last 5 years: 0
(Crashes and Fatalities both reported by applicant)

Community Profile
Population: 15,106
(Size classification for weighted scoring: Small)
Area: 6.72 square miles
Population Density: 2,247.90 people/square mile
Land Classification: Mostly Suburban
Poverty Rate: 5.9%*
Median Household Income: \$140,938*
Percent of the Population that Speaks a Language Other Than English at Home: 5.2%*
Percent with Disability: 7.2%*
Percent of Households with No Vehicle Available: 4.8%*
**Source: https://data.census.gov/profile/Davidson_town,_North_Carolina?q=160XX00US3716400*

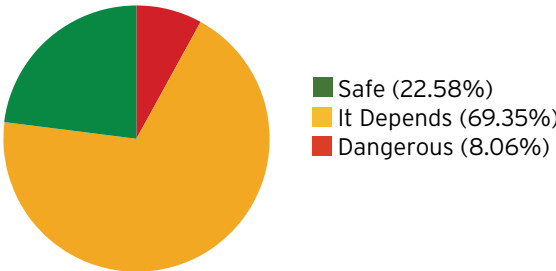
Davidson's Bike Links
Bike Network Map, if available:
PDF available upon request.
Bike Plan, if available:
https://www.townofdavidson.org/DocumentCenter/View/9689/DavidsonMobilityPlan_FinalReport_20191105

2024 BFC Public Survey Response Summary for Davidson, NC

How satisfied are you with how this community is designed for making bike riding safe? (n = 63)



Is it safe or dangerous to ride a bicycle in your neighborhood, or does it depend? (n = 62)



What are the top 1-3 changes you would most like to see the local government make in this community for bicyclists? (n = 63)

- 1. More bike lanes (52.38%)
- 2. Improve existing bike lanes to protected bike lanes (50.79%)
- 3. More bike paths (47.62%)

About this Report Card

The following scores are based on the online application submitted by Davidson in the 2024 Bicycle Friendly Community (BFC) submission round. These scores reflect a combination of automatically-generated points earned through the online application, as well as judge-assigned points and bonus points given by BFC reviewers.

The League updated its Bicycle Friendly Community application and awards criteria in 2022, after nearly a year of research, focus groups, interviews, listening sessions, and other outreach. The updated application includes a new section on Equity and Accessibility, and other changes throughout. As such, **this Bicycle Friendly Community Report card is a beta version** as we refine our new scoring system and develop a greater understanding of how to convey new information.

All 2024 BFC Report Cards (including this one) will be republished with updated scores if there are significant changes to the points system after the next round of BFC applications. To learn more about the BFC application and awards criteria, please visit <https://bikeleague.org/community>.

ENGINEERING	<i>Davidson earned a weighted score of 24.50% in the Engineering Category. Below is the full breakdown of points that Davidson earned in each subcategory within the Engineering section, compared to the total points available in that subcategory from the 2024 BFC application.</i>	
	Engineering Subcategories	Davidson's Subcategory Points in Engineering
	Policies and Design Standards for the Built Environment	7.7 / 41 pts
	End-of-Trip Facilities	9.8 / 44 pts
	Bicycle Network	21.3 / 128 pts
	Network Maintenance	1.5 / 32 pts
	Bicycle Access to Public Transportation	6.4 / 23 pts
	Bike Sharing	0.0 / 24 pts
	Other Bicycle-Related Amenities	0.2 / 6 pts
	Regional Coordination	5.0 / 23 pts
	Engineering Bonus Points	3.5 / 10 pts

EDUCATION	<i>Davidson earned a weighted score of 24.36% in the Education Category. Below is the full breakdown of points that Davidson earned in each subcategory of the Education section, compared to the total points available in that subcategory from the 2024 BFC application.</i>	
	Education Subcategories	Davidson's Subcategory Points in Education
	Youth Bicycle Education	6.2 / 68 pts
	Adult Bicycle Education	16.9 / 47 pts
	Motorist Education	3.5 / 28 pts
	Bicycle Safety Education Resources	1.1 / 16 pts
	Inclusive Education	3.0 / 26 pts
	Education Bonus Points	2.5 / 7 pts

ENCOURAGEMENT	<i>Davidson earned a weighted score of 37.28% in the Encouragement Category. Below is the full breakdown of points that Davidson earned in each subcategory of the Encouragement section, compared to the total points available in that subcategory from the 2024 BFC application.</i>	
	Encouragement Subcategories	Davidson's Subcategory Points in Encouragement
	Encouragement Policies, Programs and Partnerships	0.8 / 17 pts
	Route-Finding Support	4.0 / 10 pts
	Bicycle Culture and Promotion	30.4 / 91 pts
	Access To Bicycle Equipment and Repair Services	6.2 / 35 pts
	Reducing Work-Related/Fleet VMT	5.0 / 11 pts
	Encouragement Bonus Points	1.5 / 7 pts

EVALUATION & PLANNING	<i>Davidson earned a weighted score of 36.90% in the Evaluation & Planning Category. Below is the full breakdown of points that Davidson earned in each subcategory of the Evaluation & Planning section, compared to the total points available in that subcategory from the 2024 BFC application.</i>	
	Evaluation & Planning Subcategories	Davidson's Subcategory Points in Evaluation & Planning
	Staffing And Committees	6.3 / 35 pts
	Public Engagement for Bicycle Planning	8.0 / 35 pts
	Planning, Funding, And Implementation	5.9 / 46 pts
	Evaluating The Bicycle Network	7.5 / 25 pts
	Evaluating Ridership	(0.3) / 20 pts
	Evaluating & Improving Safety Outcomes	23.5 / 42 pts
	Evaluation & Planning Bonus Points	3.2 / 15 pts

EQUITY & ACCESSIBILITY	<i>Davidson earned a weighted score of 17.53% in the Equity & Accessibility Category. Below is the full breakdown of points that Davidson earned in each subcategory of the Equity & Accessibility section, compared to the total points available in that subcategory from the 2024 BFC application.</i>	
	Equity & Accessibility Subcategories	Davidson's Subcategory Points in Equity & Accessibility
	Equity & Accessibility Staffing, Committees, & Partnerships	7.5 / 24 pts
	Equity Data Collection & Goals	- / 27 pts
	Equity & Accessibility Policies & Plans	4.5 / 21 pts
	Equity & Accessibility in Engineering	0.3 / 44 pts
	Equity & Accessibility in Education	3.7 / 52 pts
	Equity & Accessibility in Encouragement	3.4 / 42 pts
	Equity & Accessibility in Evaluation & Planning	8.8 / 51 pts
	Equity & Accessibility Bonus Points	1.0 / 9 pts



Davidson, NC

2024 BFC Award: Bronze | Award History: Bronze since 2010.

FEEDBACK TO IMPROVE:

To maintain and improve on Davidson's Bronze-level Bicycle Friendly Community award, BFC Reviewers recommend...

- » Continue to improve and expand the low-stress bike network for all ages and abilities, and to follow a bicycle facility selection criteria that increases separation and protection of bicyclists based on levels of motor vehicle speed and volume.
- » Ensure that your Complete Streets policy is followed for all projects, and that compliance is tracked. Ensuring compliance with a Complete Streets policy is an important and often low-cost way to add to your bicycle network. Striping bicycle lanes as part of repaving operations can save 40% of the cost of adding a bicycle lane. If necessary, revisit your Complete Streets policy and process to ensure better compliance.
- » Increase the amount of high quality bicycle parking throughout the community, and work to upgrade the quality of existing bike parking. Update your community-wide Bicycle Parking Standards to specify that APBP-compliant bicycle parking is required whenever new bike racks are installed. (See apbp.org/bicycle-parking-solutions)
- » Consider launching a bike share system that is open to the public. Bike sharing is a convenient, cost effective, and healthy way of encouraging locals and visitors to make short trips by bike, make bicycling more accessible to all, and to bridge the 'last mile' between public transit and destinations.
- » Improve bicycle safety education for students of all ages by incorporating more on-bicycle education opportunities and by expanding the program to all K-12 schools. Providing bicycles in schools for on-bike education ensures that all students can learn to safely ride a bicycle regardless of the availability of a bicycle in their household. Work with the school district, local bicycle groups, and interested parents to expand and improve the Safe Routes to School program.
- » Increase the number of local League Cycling Instructors (LCIs) in your community, either by hosting an LCI seminar or sponsoring a Town staffer or local bike advocate to attend an existing seminar elsewhere, such as at the annual North Carolina WalkBike Summit. Having several active instructors in the area will enable you to expand cycling education for youth and adults, recruit more knowledgeable cycling ambassadors, deliver Bicycle Friendly Driver education to motorists, and have experts available to assist in encouragement programs. Visit bikeleague.org/ridesmart for more information.
- » Develop education and encouragement outreach methods and programs that specifically target families, women, seniors, low-income residents, and people with disabilities, in addition to general non-targeted outreach and media campaigns that discuss current and new bicycle facilities, safe driver and bicyclist behavior, and events related to walking and biking.
- » Establish a dedicated annual budget for implementation of your 2019 Mobility Plan, in addition to funding for ongoing bicycle programming and infrastructure development/maintenance.



Davidson, NC

2024 BFC Award: Bronze | Award History: Bronze since 2010.

FEEDBACK TO IMPROVE, CONTINUED:

- » Create a bicycle count program that utilizes several methods of data collection to create an understanding of current bicyclists and the effects of new facilities on bicycling in Davidson. Automated bicycle counters provide long-term data on bicycle use at fixed points in a community and mobile counters can provide periodic or before/after data related to a change in your community's road or bicycle network. Observational counts and surveys can supplement automated data in order to collect demographic information and examine social equity goals.
- » Encourage more local businesses, agencies, and organizations to promote cycling to their employees and customers and to seek recognition through the Bicycle Friendly Business program. Town Hall or other municipal buildings could apply to the BFB program as an employer to lead by example among other local employers.

MORE RESOURCES FOR IMPROVING YOUR COMMUNITY:

- » **Guide to this BFC Report Card:** <https://bit.ly/BFC-Report-Card-Guide-2024>
- » **League of American Bicyclists:** <https://www.bikeleague.org>
- » **Bicycle Friendly Community (BFC) Program:** <https://bikeleague.org/community>
- » **Resources for Building a Bicycle Friendly Community:** https://bikeleague.org/BFC_Resources
- » **About the BFC Application Process:** <https://bikeleague.org/content/about-bfc-application-process>
- » **The Five E's:** <https://bikeleague.org/5-es>
- » **The BFC Ideabook and Map:** <https://bikeleague.org/BFCIdeaBook>
- » **The League's Benchmarking Project on Biking & Walking Data and Reports:** <https://data.bikeleague.org>
- » **Bicycle Friendly State (BFS) Rankings and Report Cards:** <https://bikeleague.org/state>
- » **Bicycle Friendly Business (BFB) Program:** <https://bikeleague.org/business>
- » **Bicycle Friendly University (BFU) Program:** <https://bikeleague.org/university>
- » **Smart Cycling Education Program:** <https://bikeleague.org/ridesmart>
- » **National Bike Month Resources:** <https://bikeleague.org/bikemonth>
- » **More Reports and Resources from the League:** <http://bikeleague.org/reports>
- » **Federal Funding Resources from the League:** <https://bikeleague.org/federal-funding-resources/>
- » **Pedestrian and Bicycle Funding Opportunities from U.S. DOT Transit, Safety, and Highway Funds:** https://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.pdf
- » **U.S. DOT Navigator:** <https://www.transportation.gov/dot-navigator>



AGENDA MEMO

To: Davidson Board of Commissioners

From: Trey Akers, Principal Planner

Date: February 25, 2025

Re: Comprehensive Plan - Implementation Update

ITEM SUMMARY/OVERVIEW

Adopted in January 2020 following an 18-month public engagement and plan drafting process, the Davidson Comprehensive Plan serves as the town's long-range vision and guiding framework for the next 30 years. The plan contains sets of goals and policies intended to achieve the community's vision and features 224 Action Items and Key Metrics to implement the plan. These measures are updated annually and reflected in the Implementation Guidebook, a companion document to the Comprehensive Plan that displays progress. This presentation reviews progress made in 2024. Referenced documents may be reviewed on the Town of Davidson website at: <http://www.townofdavidson.org/compplan2020>.

ACTION/PROPOSED MOTION

This item is for discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

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. Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

NEXT STEPS

For the reporting year 2025:

- Target greater Action Item Completion Rate
- Classify "On-going" Action Items as Complete
- Continue Collecting Data/Refining Key Metrics

- Begin Using “Retired” Designation on Select Key Metrics
- Start Analyzing Year to Year Trends



AGENDA MEMO

To: Davidson Board of Commissioners

From: Trey Akers, Principal Planner

Date: February 25, 2025

Re: Davidson Comprehensive Plan Implementation Update

OVERVIEW

Adopted in January 2020 following a 12-month public engagement process, the Davidson Comprehensive Plan serves as the town's long-range vision and guiding framework for the next 30 years. The plan contains sets of goals and policies intended to achieve the community's vision and features 224 Action Items and Key Metrics to implement the plan. These measures are updated annually and reflected in the Implementation Guidebook, a companion document to the Comprehensive Plan that displays progress. The year 2023 marked the first time Key Metrics were reported; Action Items have been tracked since 2020. To date, the town has completed more than a quarter of all Action Items (25.7%), with another 50.5% in progress. At more than three-quarters of all Action Items addressed thus far, this tally represents an appropriate total given the typical life cycle of comprehensive plan (they're updated about every 10 years). "Assessing Progress" is a critical part of the Comprehensive Plan's implementation, represented by Item 5 in the "Decision-Making Framework" graphic included in the adopted plan. By establishing benchmarks and evaluating implementation efforts, the town informs future decisions using the best available data. Each of these documents may be reviewed on the Town of Davidson website at: <http://www.townofdavidson.org/compplan2020>.

REQUESTED ACTION/MOTION

Tonight's discussion is for informational purposes only. The materials provided in the accompanying attachments will help inform discussions as commissioners undertake budget planning this spring.

RELATED TOWN GOALS

Strategic Plan Alignment

- 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.
 - Priority Strategy 3: Create and maintain a user-friendly "metrics dashboard" that monitors and displays Comprehensive Plan key metrics.

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.

- Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

OPTIONS/PROS & CONS

Options: N/A

Pros: N/A

Cons: N/A

NEXT STEPS

2025

- Target greater Action Item Completion Rate
- Classify “On-going” Action Items as Complete
- Continue Collecting Data/Refining Key Metrics
- Begin Using “Retired” Designation on Select Key Metrics
- Start Analyzing Year to Year Trends

COMPREHENSIVE PLAN IMPLEMENTATION UPDATE

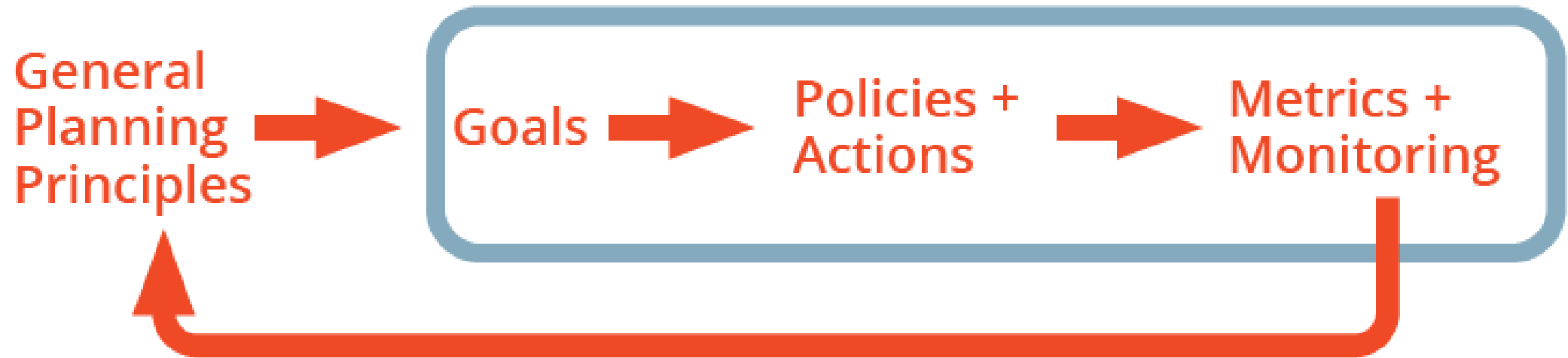
Trey Akers
Principal Planner
Board of Commissioners Meeting
February 25, 2025



COMPONENTS - PLAN

- **Comprehensive Plan | Vision + Policy**
 - » Snapshot of Key Planning Influences
 - » Create/Conserve, Connect, Foster, Serve
 - » Planning Goals, Policies, & Metrics
 - » Implementation Actions
- **Implementation Guide | Tracking**
 - » Action Items
 - » Key Metrics

PLAN FRAMEWORK COMPONENTS



These components of the Plan Framework are included in the Implementation Guidebook.



DECISION FRAMEWORK

COMPONENTS - GUIDE

- **Implementation Guidebook | Front of House**
 - » High-Level: What's the Status?
 - » List of Action Items & Key Metrics, Departments
 - » Posted to Website Annually, Specific-Year Snapshot
- **“Dashboard” | Back of House**
 - » Detailed Reporting: Updates/Notes, Values, Sources
 - » Multiple Sheets, Exhibits
 - » Primarily an Internal Resource



2

CHAPTER 2: CREATE AND CONSERVE PLACES WE LOVE

KEY



Davidson is a special place for all those who live, study, work, or visit here. We shop, dine, and gather for special events on Main Street and the Village Green; greet one another in the neighborhoods we love; relax or exercise in parks and on greenways; and savor the rural character, tree canopy, and habitats. These are the places we love — the places that make Davidson so special.

We must protect the places we love and make them even better. The town will not grow for the sake of growth, but instead grow and change intentionally and create new special places- both natural and built- for current generations and the many that will follow us. We must also strive to make our special places inclusive and accessible to all members of the Davidson community.

GOALS & POLICIES

GOAL 2.1

2.1: INTENTIONAL GROWTH MANAGEMENT

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

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

Policy 2.1.3: Guide Growth Using the Growth Management Tiers Map

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

GOAL 2.2

2.2: A NETWORK OF NATURAL AREAS AND OPEN SPACE

Policy 2.2.1: Protect Ecologically Valuable Areas and Corridors

Policy 2.2.2: Integrate Green Space Throughout the Built Environment

Policy 2.2.3: Protect Active Farmland

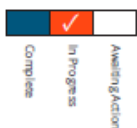
Policy 2.2.4: Promote Environmental Education

Policy 2.2.5: Protect Valued Rural Viewsheds

Policy 2.2.6: Expand Use of Low Impact Development Techniques

GOAL
3.2
IMPROVED REGIONAL MOBILITY

Davidson's citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.



Action 3.2.1 Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1



Action 3.2.2 Coordinate with CATS to improve bus stop amenities, including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan).

Lead Department/Resources: Planning, Public Works

Associated Policies: 3.2.1



Action 3.2.3 Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1, 3.2.3



Action 3.2.4 Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan).

Lead Department/Resources: Public Works, Planning

Associated Policies: 3.2.2



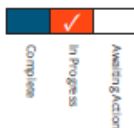
Action 3.2.5 Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about project.

Lead Department/Resources: Planning

Associated Policies: 3.2.5

GOAL
3.3
INCREASED TRAVEL OPTIONS

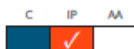
The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.



Action 3.3.1 Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan).

Lead Department/Resources: Public Works

Associated Policies: 3.3.1, 3.3.6



Action 3.3.2 Require all new streets to include sidewalks and street trees.

Lead Department/Resources: Planning, Public Works

Associated Policies: 3.3.1, 3.3.6



Action 3.3.3 Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities.

Lead Department/Resources: Planning, Public Works

Associated Policies: 3.3.2

GOAL
3.4
EFFICIENT AND WELL-MANAGED PARKING

The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.



Action 3.4.1 Evaluate parking standards in the planning ordinance to reduce or eliminate parking minimums where appropriate (Mobility Plan).

Lead Department/Resources: Planning

Associated Policies: 3.4.3, 3.4.6



Action 3.4.2 Adopt and implement a performance parking program.

Lead Department/Resources: Planning, Administration

Associated Policies: 3.4.1, 3.4.2

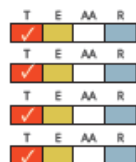


Action 3.4.3 Establish a shared parking program (Mobility Plan).

Lead Department/Resources: Administration

Associated Policies: 3.4.1

CH 4



3.4 TRANSIT RIDERSHIP

The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.



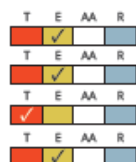
3.4.1 – Transit Ridership at stops in the Town of Davidson

3.4.2 – Number of high-frequency (every 15 minutes or less) transit stops within the Town of Davidson

3.4.3 – Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops)

3.5 BALANCED PARKING DEMAND AND SUPPLY

The purpose of this metric is to track changes after parking programs have been implemented.



3.5.1 – Percentage of Surface Area Dedicated to Parking in Downtown

3.5.2 – Annual Change in Surface Area Dedicated to Parking in Downtown

3.5.3 – Number of Parking Spaces Available in Downtown

3.5.4 – Average Parking Demand During Business Hours in Downtown, its Vicinity, and Circles @ 30

KEY METRICS

4.1 WHERE WORKERS LIVE AND WORK

The purpose of this metric is to monitor the degree to which Davidson's economy is linked with the regional economy.

4.1.1 – Number of Workers Employed and Living in Davidson

4.1.2 – Number of Workers Commuting into Davidson for Work

4.1.3 – Number of Workers Living in Davidson and Commuting Out

4.1.4 – Jobs by Distance

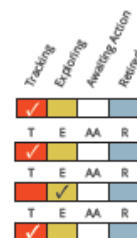
4.2 RESIDENT HOUSEHOLD INCOME DISTRIBUTION

The purpose of this metric is to understand the income levels of the town's residents and equity challenges the town may need to address.

4.2.1 – Household Income by Job Earnings

4.3 DIVERSITY OF JOBS IN DAVIDSON

The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.



4.3.1 – Total Number of Jobs in Davidson

4.3.2 – Total Number of Jobs in Davidson Organized by Industrial Sector

4.3.3 – Annual Change of Jobs in Davidson Organized by Industrial Sector

4.3.4 – Workforce Diversity

4.4 JOBS AND WORKFORCE IN DAVIDSON

The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.



4.4.1 – Number of Workers Employed and Living in Davidson Organized by Industrial Sector

4.4.2 – Number of Workers Commuting into Davidson for Work Organized by Industrial Sector

4.4.3 – Number of Workers Living in Davidson and Commuting Out Organized by Industrial Sector

4.5 BASELINE ECONOMIC INDICATORS

The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.



4.5.1.A – Residential/Commercial Tax Base Percentage

4.5.1.B – Residential/Commercial Tax Base Percentage, Excluding Multi-family

4.5.1.C.1 – Ad Valorem Tax Base - Current Year Rolling Average

4.5.1.C.2 – Ad Valorem Tax Base - Last Two Reevaluations

4.5.2 – Total Number of Companies in Davidson

4.5.3 – Annual Amount of Commercial Investment

4.5.4 – Available Commercial Properties

4.5.5 – Current Lease & Occupancy Rates for Commercial Properties

PURPOSE

- **MEASURE PROGRESS OVER TIME**
- **INFORM FUTURE DECISIONS**
- **DATA BECOMES MORE MEANINGFUL
+ IMPACTFUL YEAR AFTER YEAR**

**HOW
ARE WE
DOING**

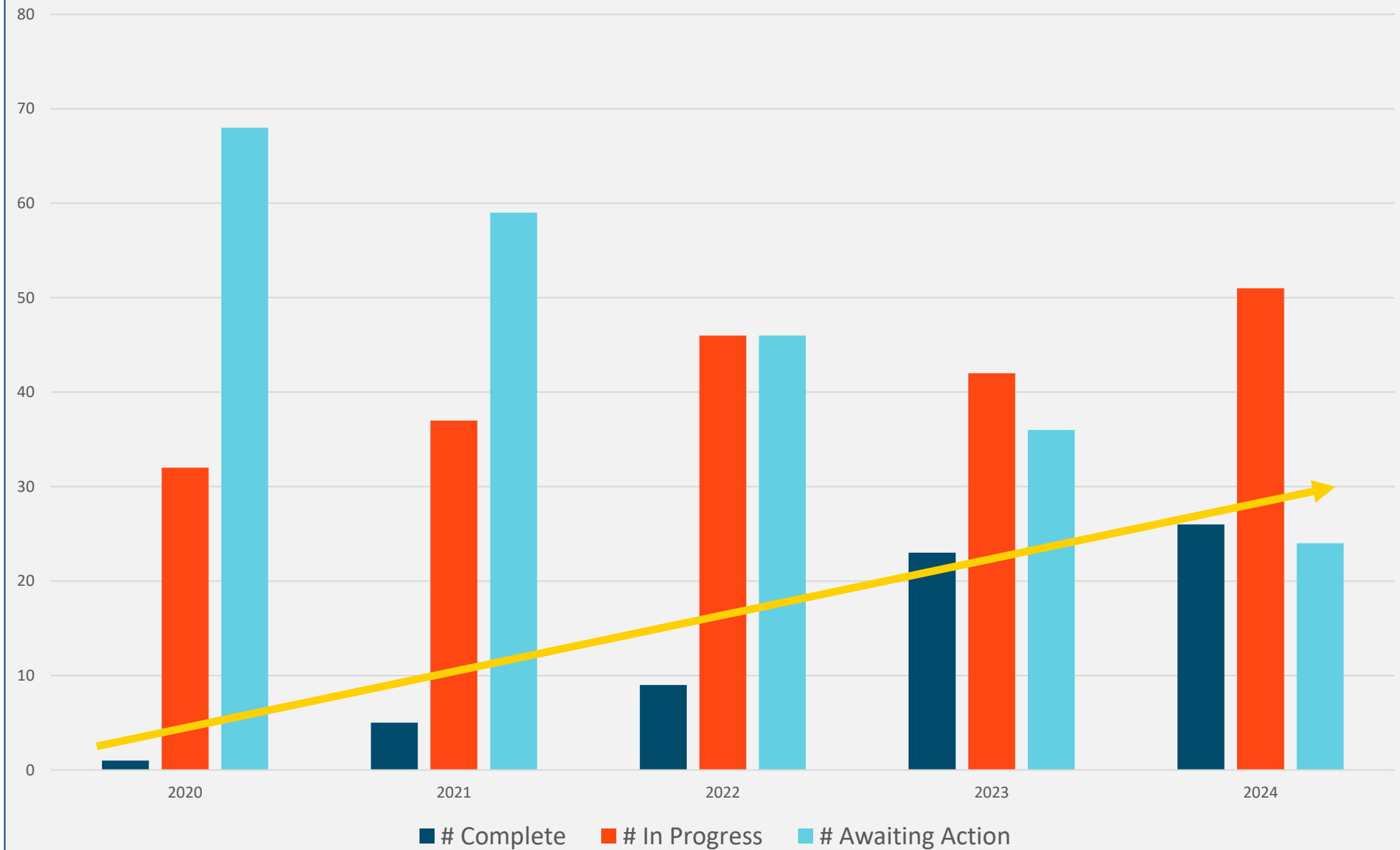


PROGRESS

ACTION ITEMS	2020	2021	2022	2023	2024	2024 % of Total	% Change
# Complete	1	5	9	23	26	25.7%	3.0%
# In Progress	32	37	46	42	51	50.5%	8.9%
# Awaiting Action	68	59	46	36	24	23.8%	-11.9%

Total Action Items = 101

Action Items: Progress Over Time



PROGRESS

Key Metrics						
	2023		2024		Year to Year	
Status	Total	% of Total	Total	% of Total	Change	% Change
# Tracking*	72	61.0%	91	74.0%	19	26.4%
# Exploring	43	36.4%	28	22.8%	-15	-34.9%
# Awaiting Action	3	2.5%	4	3.3%	1	33.3%
# New Metrics	-	-	5	4.1%	5	-
# Total Metrics	118		123	100.0%	-	-

**The 91 Total metrics in 2024 includes the 5 New Metrics.*

HIGHLIGHTS

- **New Metrics = 5**
- **Now Tracking = 13**
- **Now Exploring = 1**
- **New Exhibits = 24 (*21 Year-to-Year*)**

**WHAT
ARE WE
LEARNING** 

INSIGHTS

PUBLIC ENGAGEMENT + CONTACTS			
Department	Events	Hours	Contacts
Public Works	55	1,141	-
Police	74	-	7,074
Fire	47	100.5	7,358
Arborist	44	-	1,761
Total	220	-	16,193*

**Exceeds Town Population*

INSIGHTS

- **Police:**

- ▶ Data-Based, Targeted Enforcement Working
- ▶ Vehicular Traffic + 1.1%
- ▶ Crashes with Injury – 45%

- **Fire:**

- ▶ Total Volume of Calls – 8.5% (Medic Config.)
- ▶ Concurrent Calls + 8.3%
- ▶ Call Origin/Geo. Area Impacts Service Levels

INSIGHTS

- **Economic Development:**
 - ▶ Increase in High-Paying Jobs: Finance & Real Estate, Wholesale Trade (IR, Trane, MSC)
 - ▶ Occupancy Rates: Reflect Intense Demand
- **Communications:**
 - ▶ Instagram + 19.6%
 - ▶ Facebook + 6.8% (More Anticipated)
 - ▶ Media Mentions – 45.8% (Natural Ebb & Flow)

INSIGHTS

- **Finance & Budget:**
 - ▶ Increase in Ad Valorem Taxes: Town = Growing
 - ▶ Serves as Basis for Fiscal Policy Decisions
- **Parks & Recreation:**
 - ▶ Camp Offerings: Variety, Content Increased
 - ▶ DPR Connection: Tells Story, Markets Offerings

INSIGHTS

- **Arborist:**
 - ▶ Goal 30 Events/Year, 2024 = 44 Events
 - ▶ 538 Consultations
 - ▶ 251 Trees Planted
- **Planning:**
 - ▶ Transit Ridership: Continues to Increase
 - ▶ Population Data: Consistency Needed
 - ▶ Data Collection Occurs, Link Analysis to Actions

**WHERE
ARE WE
GOING**





DECISION FRAMEWORK

***Every piece of data
tells a story.***

NEXT STEPS

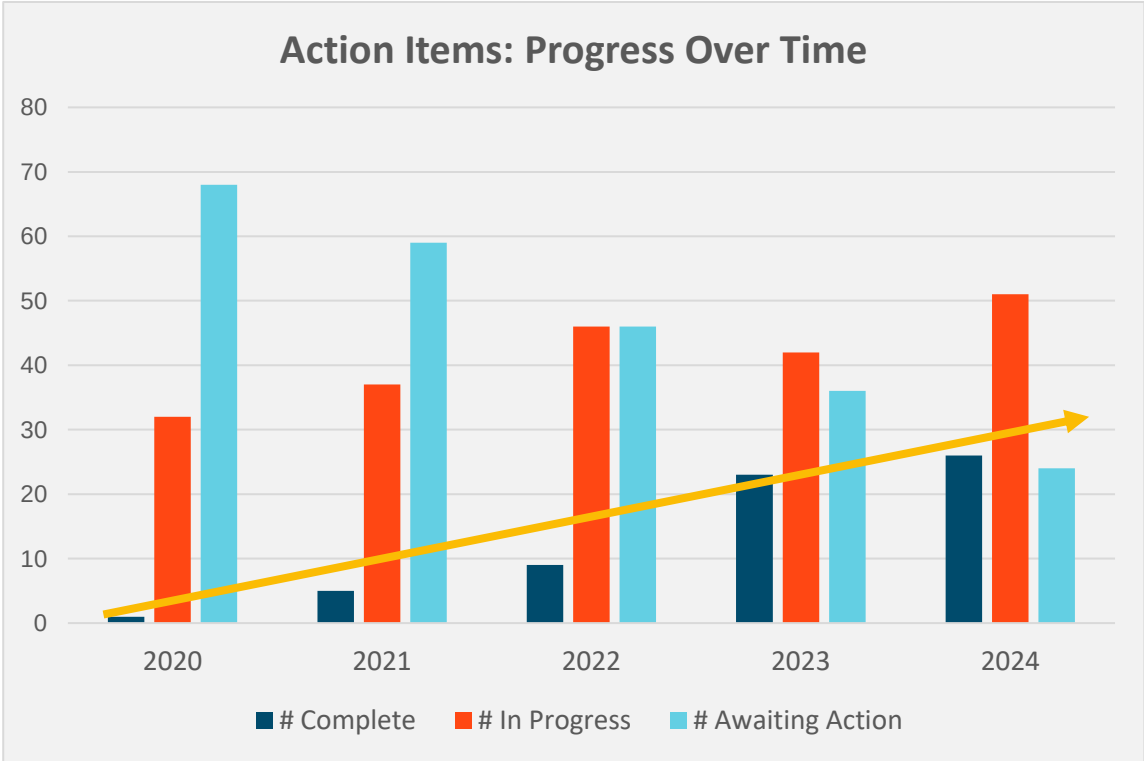
- **2025 – Aims**
 - ▶ Target greater Action Item Completion Rate
 - ▶ Classify “On-going” Action Items as Complete
 - ▶ Continue Collecting Data/Refining Key Metrics
 - ▶ Begin Using “Retired” Designation on Select Key Metrics
 - ▶ Start Analyzing Year to Year Trends

QUESTIONS



DAVIDSON COMP. PLAN IMPLEMENTATION: ACTION ITEM CHARTS (2024)

Action Items	2020	2021	2022	2023	2024	2023 % of Total	2024 % of Total	% Change
# Complete	1	5	9	23	26	22.8%	25.7%	3.0%
# In Progress	32	37	46	42	51	41.6%	50.5%	8.9%
# Awaiting Action	68	59	46	36	24	35.6%	23.8%	-11.9%



2024 OBSERVATIONS

- We now have more Action Items *Complete* than items *Awaiting Action*;
- Less than a quarter of Action Items remain to be addressed or are *Awaiting Action*, down from more than one third last year;
- Half of all Action Items are *In Progress*;
- We made the most progress in tackling new Action Items, indicated by the 11.9% decline in items designated *Awaiting Action*.
- We maintain a steady work rate between 40-50 Action Items *In Progress* each year (Avg. 41.6);
- Each year around 11 Action Items move from *Awaiting Action* to *In Progress* (this past year it was 15);
- Having seen consistent progress with on-going initiatives, we increased the number of Action Items marked *Complete/Implementation On-Going* or *In Progress*. Examples of these items include continuing to maintain our status as a certified local government for historic preservation and continuing to fund the Merchant Ad Grant, each of which we do annually.

DAVIDSON COMP. PLAN IMPLEMENTATION: KEY METRICS TRACKING (2024)

KEY METRICS						
	2023		2024		Year to Year	
Status	Total	% of Total	Total	% of Total	Change	% Change
# Tracking*	72	61.0%	91	74.0%	19	26.4%
# Exploring	43	36.4%	28	22.8%	-15	-34.9%
# Awaiting Action	3	2.5%	4	3.3%	1	33.3%
# New Metrics	-	-	5	4.1%	5	-
# Total Metrics	118		123	100.0%	-	-

*The 91 Total metrics in 2024 includes the 5 New Metrics.

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 2 - CREATE & CONSERVE PLACES WE LOVE							
2.1 INTENTIONAL GROWTH MANAGEMENT <i>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.</i>							
	2.1.1	Formalize Growth Management Tiers Map and Annexation Criteria in the Planning Ordinance	IP	IP	IP	C	C
	2.1.2	Explore appropriate fiscal impact models and analyses. Example communities include: » Wilson, NC » Wilmington, NC » Salem, NH » Dublin, OH	IP	IP	AA	C	C
	2.1.3	Consider thresholds for targeted application of conditional master planning process	IP	C	C	C	C
2.2 A NETWORK OF NATURAL AREAS AND OPEN SPACE <i>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.</i>							
	2.2.1	Identify priority conservation areas; expand and enhance the scenic byway overlay	AA	AA	AA	AA	AA
	2.2.2	Create a tree canopy management plan	AA	IP	IP	C	C
	2.2.3	Revisit enabling legislation for tree protection to align with Planning Ordinance aims/public engagement feedback	AA	AA	AA	AA	AA
	2.2.4	Partner with Mecklenburg County and other organizations to coordinate planning efforts and strategies (such as construction of BMPs) to protect critical watersheds	AA	AA	AA	AA	IP
	2.2.5	Continue implementation of the Rural Area Plan, including buffers of streams and viewsheds	AA	AA	IP	IP	IP
	2.2.6	Explore community interest in pursuing a Purchase of Development Rights program and other strategies for land conservation	AA	AA	IP	IP	IP
	2.2.7	Require open spaces in new development to be connected and publicly-accessible	IP	IP	IP	IP	IP
	2.2.8	Support organizations working to address local farming and food topics	IP	IP	IP	IP	IP

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
2.3	A SUSTAINABLE BUILT ENVIRONMENT <i>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.</i>						
	2.3.1	Create a pattern book for activity nodes to make them more human-scale, similar to downtown; as appropriate incorporate design standards into the planning ordinance; consider adding illustrative examples of development representing desired development in the Planning Ordinance	AA	AA	AA	AA	AA
	2.3.2	Update NC-73 Small Area Plan to ensure new development in activity nodes is consistent with Framework Map and planned NCDOT investments	AA	AA	IP	IP	IP
	2.3.3	Explore International Dark Sky criteria and energy efficient technologies for lighting standards in the Planning Ordinance	AA	AA	IP	IP	IP
	2.3.4	Explore STAR/LEED for Communities, WELL Building Standard, Sustainable Development Code, stormwater best practices, and green building standards and incentives; review the Planning Ordinance for sustainability conflicts and revise as needed	AA	AA	IP	IP	IP
	2.3.5	Develop a local climate action plan	AA	AA	AA	IP	C
	2.3.6	Revise the Planning Ordinance to further expand the use of mixed housing type requirements in new development	AA	AA	IP	IP	IP
	2.3.7	Conduct a photometric lighting study to determine if roadways are adequately lit and identify opportunities for improving visibility while reducing energy usage and costs	AA	AA	AA	AA	AA

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024	
2.4		A PRESERVED HISTORIC FABRIC <i>Davidson will celebrate its unique architectural and cultural history through preservation initiatives and designing new buildings, spaces, and landscapes that complement the existing historic fabric and leave an inspiring building legacy.</i>						
	2.4.1	Develop a historic preservation plan	IP	IP	IP	C	C	
	2.4.2	Consider developing a downtown plan which could include: » Area-specific community vision, goals, and policies » Assessment of existing conditions, including identification of opportunities » Actions and initiatives » Urban design guidelines and recommendations	IP	IP	IP	C	C	
	2.4.3	Connect nodes along South Main Street and adjacent downtown areas, through strategic infrastructure investments, and walkable infill development; create sidewalk/street features cross-section for connection axes	AA	AA	AA	AA	IP	Changed '23-'24
	2.4.4	Maintain certified local government status; educate appointed officials and public about program	IP	IP	IP	IP	C	Changed '23-'24
	2.4.5	As the local historic district expands, develop minor and major work plans to support efforts	AA	C	C	C	C	
2.5		CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT <i>Recognizing the need to prioritize growth where there is existing infrastructure rather than grow outward, Davidson’s infill development and redevelopment will support and enhance the character of valued built patterns.</i>						
	2.5.1	Revise the ordinance’s Floor Area Ratio table to remove the smaller lot/maximum allowance provision to address community concerns regarding inappropriate building tear-downs	AA	AA	AA	IP	IP	
	2.5.2	Establish, and update as appropriate, design and contextual compatibility standards for infill and redevelopment » Consider adopting community-supported building prototypes (i.e., Clovis Cottages) » Ensure commercial and multifamily buildings are subject to pedestrian-oriented design standards, as appropriate » Update building form and setback standards as needed	AA	AA	AA	AA	AA	
	2.5.3	Explore performing an NC 115 corridor study to envision and establish a coherent framework for context-sensitive infill, mobility strategies, and connections to adjacent areas and facilities, including the Potts-Sloan-Beaty connector	AA	AA	AA	AA	AA	
	2.5.4	Revise parking standards (See Connect People and Destinations)	AA	AA	AA	AA	AA	
	2.5.5	Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate	AA	IP	IP	C	C	
	2.5.6	Add a new neighborhood meeting early in the development review process to ensure the public is adequately informed and able to participate	IP	IP	IP	C	C	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 3 - CONNECT PEOPLE & PLACES							
3.1 SAFE STREETS FOR ALL <i>Davidson’s transportation network will be safe for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.</i>							
	3.1.1	Increase minimum sidewalk width requirements on major roads to 6 feet minimum where appropriate (Mobility Plan)	C	C	C	C	C
	3.1.2	Retrofit existing sidewalks to adhere to minimum width and buffer standards where appropriate	AA	AA	AA	IP	IP
	3.1.3	Clarify criteria for bikeway facilities that are context-specific but include minimum safety standards (preferably, connected and protected)	AA	AA	AA	AA	AA
	3.1.4	Install more consistent crosswalk treatments throughout town (Mobility Plan)	AA	AA	IP	IP	IP
	3.1.5	Evaluate the Planning Ordinance to identify barriers to walkable development and standards that reinforce automobile-oriented development. Adjust relevant provisions as necessary to support pedestrian-oriented development	AA	AA	AA	AA	AA
	3.1.6	Explore treatments to make sidewalk, bike, and greenway crossings safe in new development prior to final street paving.	AA	C	C	C	C
3.2 IMPROVED REGIONAL MOBILITY <i>Davidson’s citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.</i>							
	3.2.1	Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan)	IP	IP	IP	IP	IP
	3.2.2	Coordinate with CATS to improve bus stop amenities including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan)	IP	IP	IP	IP	IP
	3.2.3	Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan)	AA	AA	AA	IP	IP
	3.2.4	Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan)	IP	IP	IP	IP	IP
	3.2.5	Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about projects	AA	AA	AA	AA	IP

Changed '23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
3.3		INCREASED TRAVEL OPTIONS <i>The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.</i>					
	3.3.1	Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan)	IP	IP	IP	C	C
	3.3.2	Require all new streets to include sidewalks and street trees	IP	IP	IP	C	C
	3.3.3	Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities	AA	AA	AA	AA	AA
3.4		EFFICIENT AND WELL-MANAGED PARKING <i>The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.</i>					
	3.4.1	Evaluate parking standards in the Planning Ordinance to reduce or eliminate parking minimums, adjust parking maximums, ensure parking is appropriately located, and enact other updates and refinements	AA	AA	AA	AA	AA
	3.4.2	Adopt and implement a performance parking program (Mobility Plan)	AA	AA	AA	AA	IP
	3.4.3	Establish a shared parking program (Mobility Plan)	AA	AA	AA	AA	AA
	3.4.4	Increase bicycle parking at destinations (Mobility Plan)	AA	AA	AA	IP	IP

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 4 - FOSTER A VIBRANT ECONOMY							
4.1	ALIGNMENT OF HOUSING AND JOBS <i>Davidson will strive to achieve a geographic alignment of housing and jobs that helps enhance accessibility to jobs and offers opportunities to live and work within close proximity.</i>						
	4.1.1	Sponsor a job fair for local businesses to hire Davidson citizens	AA	AA	AA	AA	AA
	4.1.2	Network with HR managers at local companies to discover needed talent requirements	IP	IP	IP	IP	IP
	4.1.3	Work with JobsCharlotte to provide training programs for talent requirements	AA	AA	AA	IP	IP
	4.1.4	Develop program with Ada Jenkins to create a path to employment in Davidson	AA	AA	IP	IP	IP
	4.1.5	Expand Davidson Connections to add market segments, locations, and meeting times	IP	IP	IP	IP	IP
	4.1.6	Support linkages with The Hurt Hub and Flywheel Co-Working	IP	IP	IP	IP	IP
	4.1.7	Develop marketing collateral that home-based businesses can utilize	AA	AA	AA	AA	AA
	4.1.8	Meet regularly with key regional stakeholders (i.e. economic development and tourism organizations)	IP	IP	IP	IP	IP
	4.1.9	Prioritize development opportunities in Activity Nodes	AA	AA	IP	IP	IP
	4.1.10	Hold meetings in the field rather than at Town Hall	IP	IP	IP	IP	C
	4.1.11	Develop incentive program for employees that walk/bike to work or park in remote parking lots	AA	AA	AA	AA	AA
	4.1.12	Monitor the Residential/Commercial tax base percentage; use to guide strategic decisions/ initiatives	IP	IP	IP	IP	IP
	4.1.13	Use updated fiscal impact study to promote sustainable development, including analytical tools assessing housing and employment opportunities	IP	IP	C	C	C

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024	
4.2		A THRIVING AND BALANCED ECONOMY <i>Davidson will have a thriving and resilient twenty-first century economy, with a diversity of jobs available to workers with a variety of skillsets, occupational interests, and workplace environments.</i>						
	4.2.1	Consider funding a start-up grant program and/or pursuing funding through NC IDEA	AA	AA	AA	IP	IP	
	4.2.2	Host Lunch and Learns on current topics relevant to entrepreneurs	AA	AA	AA	IP	IP	
	4.2.3	Create a “Welcome to Davidson” printed and digital piece that highlights successes	AA	IP	IP	C	C	
	4.2.4	Educate businesses on use of historic tax credits and design standards	AA	AA	AA	AA	IP	Changed '23-'24
	4.2.5	Consider adding to and expanding the Davidson Main Street Business Grant, including to businesses beyond the downtown	AA	AA	C	C	C	
	4.2.6	Continue funding the Merchant Ad Grant	IP	IP	IP	C	C	
	4.2.7	Explore the development of a revolving loan program for small businesses	AA	AA	AA	IP	IP	
	4.2.8	Provide a grant database resource for businesses to tap into	AA	AA	AA	AA	AA	
	4.2.9	Create a green business database	AA	AA	IP	AA	AA	
	4.2.10	Develop a catalogue of resources for businesses to improve their sustainability	AA	AA	AA	AA	IP	Changed '23-'24
	4.2.11	Coordinate with Davidson College Sustainability Director on relevant initiatives	IP	IP	IP	IP	IP	
	4.2.12	Review action items and develop workplan (quarterly)	IP	IP	C	C	C	
	4.2.13	Update the Economic Development Strategic Plan every every five years	AA	AA	AA	AA	IP	Changed '23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
4.3		AN EQUITABLE AND INCLUSIVE ECONOMY <i>Davidson will have an inclusive and equitable economy with access to a wide variety of dignified jobs for all skill-levels throughout the town.</i>					
	4.3.1	Sponsor tourism events and programs that bring people into hospitality businesses	IP	IP	IP	IP	IP
	4.3.2	Explore the possibility of subsidized commercial kitchen space to attract talent	AA	AA	IP	IP	IP
	4.3.3	Create a Green Building scorecard and promotional material utilizing sustainable materials	AA	AA	AA	AA	AA
	4.3.4	Create policy that the Town of Davidson adheres to in regards to green building	AA	AA	AA	AA	IP
	4.3.5	Develop a program to support the local food economy	AA	AA	IP	IP	IP
4.4		EDUCATIONAL OPPORTUNITES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE <i>Davidson will continue to be a hub for education and workforce training, leveraging high-quality schools, Davidson College, and other education providers.</i>					
	4.4.1	Encourage local businesses to utilize Gig Hub for projects	IP	IP	IP	IP	IP
	4.4.2	Develop relationship with Central Piedmont Community College	IP	IP	IP	AA	AA
	4.4.3	Connect local HR representatives with catalogue of local programs offered	AA	AA	AA	AA	AA

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024	
CHAPTER 5 - SERVE THE COMMUNITY								
5.1	EFFICIENT AND HIGH QUALITY PUBLIC SERVICES <i>The town will provide efficient and high-quality public services and facilities that meet the community’s needs and promote the health, safety, and wellbeing of all community members.</i>							
	5.1.1	Create and maintain a user-friendly “metrics dashboard” that monitors and displays the comprehensive plan Key Metrics	AA	IP	IP	IP	IP	
	5.1.2	Consider developing a Sustainability Plan for town buildings and operations, either as part of or in addition to a community-wide climate action plan	AA	AA	AA	IP	IP	
	5.1.3	Measure and track level of service for facilities and services	AA	AA	AA	AA	IP	Changed '23-'24
	5.1.4	Continue to implement recommendations in the Parks and Recreation Master Plan	IP	IP	IP	IP	IP	
	5.1.5	Create a public facilities inventory and assets plan: Comprehensively catalogue all town-owned land assets, including history and purpose, and develop a framework for future uses; priorities include 251 South Street	AA	AA	AA	AA	IP	Changed '23-'24
	5.1.6	Explore establishing a "buffer" fund to invest in future green building or renewable energy opportunities	AA	AA	AA	AA	IP	Changed '23-'24
5.2	DIVERSE AND INCLUSIVE HOUSING OPTIONS <i>Davidson will have a variety of housing options (both by tenure and by type) affordable to all households, with special attention to low income families, as well as accessibility to transit, employment, services, parks, and daily needs.</i>							
	5.2.1	Develop an Affordable Housing Plan (see objectives to address on page 27)	AA	IP	IP	C	C	
	5.2.2	Explore tools to measure and understand housing affordability in Davidson, such as the Simpson Diversity Index and Inclusionary Housing Calculator	AA	AA	AA	C	C	
	5.2.3	Support the formation of community-based initiatives to expand tools protecting and expanding the affordable housing stock; coordinate with regional,	AA	IP	IP	IP	IP	
	5.2.4	Evaluate the Planning Ordinance and Planning Areas Map for ways to diversify the town’s housing types while maintaining town character; ensure there are no	AA	AA	AA	AA	AA	
	5.2.5	Continue to coordinate with organizations and agencies that provide assistance to renters and homebuyers	IP	IP	IP	IP	IP	
	5.2.6	Create a position and hire a staff member to manage the town’s affordable housing program	IP	C	C	C	C	
	5.2.7	Explore universal design and consider adopting these building standards along with other aging-in-place initiatives/features	AA	AA	AA	AA	AA	
	5.2.8	Consider integrating holistic neighborhood strategies into development. Examine models such as Renaissance West in Charlotte and other Purpose-Built Community	AA	AA	AA	AA	AA	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
5.3		LONG TERM FISCAL HEALTH <i>Davidson will ensure long-term fiscal balance through land use and growth decisions that are informed by long-term fiscal impacts of development.</i>					
	5.3.1	Update the Cost of Land Use Fiscal Impact Analysis (2014)	IP	IP	C	C	C
	5.3.2	Consider developing a fiscal sustainability policy document for evaluating proposed annexations, real estate developments, affordable housing scenarios, and capital projects	AA	AA	IP	C	C
	5.3.3	Produce annual long-range fiscal planning reports	IP	IP	IP	IP	IP
5.4		REGIONAL AND INSTITUTIONAL COORDINATION <i>Davidson will be an active participant in discussions and planning efforts that directly or indirectly impact Davidson Citizens as well as decisions that impact the future of the town and the region.</i>					
	5.4.1	Review processes for information-sharing between jurisdictional, regional, and institutional partners and identify needs and gaps	AA	IP	IP	IP	IP
	5.4.2	Review intergovernmental agreements to ensure consistency with the town’s Comprehensive Plan	AA	AA	AA	AA	IP
	5.4.3	Review advisory board and stakeholder groups, including campus-based groups, to identify college or town representation opportunities	AA	AA	AA	AA	AA

Changed
'23-'24



what's next?

DAVIDSON Share Your Voice.
Shape Our Future.

PLAN IMPLEMENTATION GUIDEBOOK

MAY 2020

CONTENTS

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INTRODUCTION

The Davidson Comprehensive Plan serves as the foundational vision and policy document guiding community initiatives, investments, and decision-making. Monitoring is a key part of plan implementation because it allows plan users to evaluate how well the plan has been implemented and how effective it has been in achieving the community's goals. The Implementation Guidebook lays out the plan's goals, policies, and action priorities – identifying associated town departments, general progress/status, and related resources to implement each strategy.

The Comprehensive Plan informs the Davidson Board of Commissioners' Strategic Plan. Whereas the Comprehensive Plan represents a community-wide effort to create a long-term vision updated every 8-10 years, the town's elected officials develop and adopt a new Strategic Plan every two years. The Implementation Guide enables the community to track progress being made through the Strategic Plan as well as other initiatives underway – linking the work being done across a variety of town projects back to the community-based vision and strategies supporting that vision.

The Comprehensive Plan calls for an annual review and assessment of its actions and progress made. The Implementation Guidebook serves as the basis for this annual exercise, which should be evaluated by elected officials, staff, advisory boards, and the community at-large. Over time, the Guidebook will validate the community's progress in achieving its vision.

DECISION-MAKING FRAMEWORK

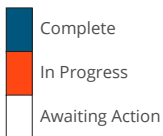
Planning continually evolves in an iterative manner. Community stakeholders developed the Davidson Comprehensive Plan to set long-range policy direction as Part 1 of this cycle. The Implementation Guidebook helps to track projects and programs as elected officials set priorities through the Strategic Plan (Part 2) and as stakeholders evaluate the extent to which goals have been achieved (Part 5).



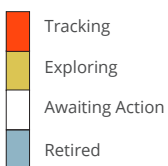
HOW TO USE THIS DOCUMENT

The Implementation Guidebook is a tool for tracking the status of actions set out in the Davidson Comprehensive Plan. The intent is that this “Guidebook” will be updated annually and can be used as a reporting tool to share with the Town’s leaders and residents on the status of plan implementation, focusing on the plan’s actions. This Guidebook can also be used as a reference for the Board of Commissioners as they prepare and update the Town’s bi-annual Strategic Plan and make funding decisions through the annual budgeting process and Capital Improvement Plan process.

The Guidebook’s chapters align with the plan framework chapters set out in the Davidson Comprehensive Plan. The Comprehensive Plan uses a plan framework that: 1. Establishes the General Planning Principles; 2. Sets out specific goals for each of the plan framework chapters; 3. Augments each goal with corresponding policies; and, 4. Identifies detailed actions in support of each chapter goal. Finally, the plan defines metrics to aid in determining how well implementation efforts achieve desired community outcomes. The Plan Framework diagram below illustrates the relationship between these components.



This Guidebook is organized by the Comprehensive Plan goals. Each chapter begins with a summary of the goals’ intents and a list of the goals and policies. Actions are then set out under the appropriate plan goals. A tabular key (see example at left) indicates each action’s status: Complete, In Progress, or Awaiting Action. Each action also lists the lead town department and any Associated Policies that the action helps support.



The Appendix lays out metrics that can be used to evaluate how well implementation efforts achieve each of the Plan’s goals or intent. Metrics are measurable indicators that can be tracked over time to evaluate the performance and efficacy of the Plan’s recommended actions. This section sets out the specific metrics to be tracked and the status of each: Tracking, Exploring, Awaiting Action, and Retired.

PLAN FRAMEWORK COMPONENTS

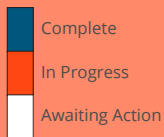


These components of the Plan Framework are included in the Implementation Guidebook.

2

CHAPTER 2: CREATE AND CONSERVE PLACES WE LOVE

KEY



Davidson is a special place for all those who live, study, work, or visit here. We shop, dine, and gather for special events on Main Street and the Village Green; greet one another in the neighborhoods we love; relax or exercise in parks and on greenways; and savor the rural character, tree canopy, and habitats. These are the places we love — the places that make Davidson so special.

We must protect the places we love and make them even better. The town will not grow for the sake of growth, but instead grow and change intentionally and create new special places- both natural and built- for current generations and the many that will follow us. We must also strive to make our special places inclusive and accessible to all members of the Davidson community.

GOALS & POLICIES

GOAL 2.1

2.1: INTENTIONAL GROWTH MANAGEMENT

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

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

Policy 2.1.3: Guide Growth Using the Growth Management Tiers Map

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

GOAL 2.2

2.2: A NETWORK OF NATURAL AREAS AND OPEN SPACE

Policy 2.2.1: Protect Ecologically Valuable Areas and Corridors

Policy 2.2.2: Integrate Green Space Throughout the Built Environment

Policy 2.2.3: Protect Active Farmland

Policy 2.2.4: Promote Environmental Education

Policy 2.2.5: Protect Valued Rural Viewsheds

Policy 2.2.6: Expand Use of Low Impact Development Techniques

GOAL
2.3

2.3: A SUSTAINABLE BUILT ENVIRONMENT

Policy 2.3.1: Use the Conservation and Growth Framework Map.

Policy 2.3.2: Promote Innovative Green Building Tools and Approaches

Policy 2.3.3: Ensure Best Design Practices in New Growth

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

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

GOAL
2.4

2.4: A PRESERVED HISTORIC FABRIC

Policy 2.4.1: Support Preservation of Historic Properties and Districts

Policy 2.4.2: Minimize Impacts on Existing Historic Resources

Policy 2.4.3: Guide New Development Using Historic Patterns

Policy 2.4.4: Encourage Reuse and Rehabilitation

Policy 2.4.5: Promote Connectivity Between Centers

GOAL
2.5

2.5: CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT

Policy 2.5.1: Infill Development Shall Enhance the Town

Policy 2.5.2: Balance Incremental Change with Existing Character

Policy 2.5.3: Coordinate Land Use and Transportation Planning

Policy 2.5.4: Make the Built Environment Human-Scale

Policy 2.5.5: Create and Enhance Gateways

Policy 2.5.6: Use Appropriate Transitions Between Different Scales and Intensities

GOAL 2.1

INTENTIONAL GROWTH MANAGEMENT

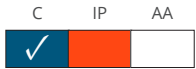
Davidson will grow thoughtfully and intentionally within its borders and at its edges. New growth will enhance the town's livability and occur using a tiered and incremental approach to meet the needs of a growing community.



Action 2.1.1 Formalize Growth Management Tiers Map and Annexation Criteria in the Planning Ordinance.

Lead Department/Resources: Planning

Associated Policies: P 2.1.2, 2.1.3

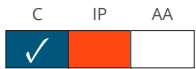


Action 2.1.2 Explore appropriate fiscal impact models and analyses. Example communities include:

- » Wilson, NC
- » Wilmington, NC
- » Salem, NH
- » Dublin, OH

Lead Department/Resources: Planning, Economic Development

Associated Policies: P 2.1.1



Action 2.1.3 Consider thresholds for targeted application of conditional master planning process.

Lead Department/Resources: Planning

Associated Policies: P 2.4.3

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.



Action 2.2.1 Identify priority conservation areas; expand and enhance the scenic byway overlay.

Lead Department/Resources: Planning

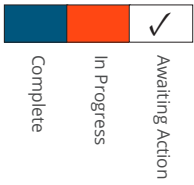
Associated Policies: P 2.1.2



Action 2.2.2 Create a tree canopy management plan.

Lead Department/Resources: Public Works

Associated Policies: P 2.2.2



Action 2.2.3 Revisit enabling legislation for tree protection to align with Planning Ordinance aims/public engagement feedback.

Lead Department/Resources: Administration

Associated Policies: P 2.2.2



Action 2.2.4 Partner with Mecklenburg County and other organizations to coordinate planning efforts and strategies (such as construction of BMPs) to protect critical watersheds and other sensitive areas.

Lead Department/Resources: Projects Manager, Planning

Associated Policies: P 2.1.2



Action 2.2.5 Continue implementation of the Rural Area Plan, including buffers of streams and viewsheds.

Lead Department/Resources: Planning

Associated Policies: P 2.2.1, 2.2.5



Action 2.2.6 Explore community interest in pursuing a Purchase of Development Rights program and other strategies for land conservation.

Lead Department/Resources: Planning, Parks & Recreation

Associated Policies: P 2.2.1, 2.2.3, 2.2.5



Action 2.2.7 Require open spaces in new development to be connected and publicly-accessible.

Lead Department/Resources: Planning

Associated Policies: P 2.2.2



Action 2.2.8 Support organizations working to address local farming and food topics.

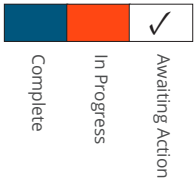
Lead Department/Resources: Economic Development, Parks & Recreation

Associated Policies: P 2.2.3

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.



Action 2.3.1 Create a pattern book for activity nodes to make them more human-scale, similar to downtown; as appropriate incorporate design standards into the planning ordinance; consider adding illustrative examples of development representing desired development in the Planning Ordinance.

Lead Department/Resources: Planning, Economic Development

Associated Policies: 2.3.3, 2.4.3, 2.5.1, 2.5.4



Action 2.3.2 Update NC-73 Small Area Plan to ensure new development in activity nodes is consistent with Framework Map and planned NCDOT investments.

Lead Department/Resources: Planning, Economic Development

Associated Policies: 2.1.1



Action 2.3.3 Explore International Dark Sky criteria and energy efficient technologies for lighting standards in the Planning Ordinance.

Lead Department/Resources: Parks & Recreation

Associated Policies: 2.3.2



Action 2.3.4 Explore STAR/LEED for Communities, WELL Building Standard, Sustainable Development Code, stormwater best practices, and green building standards and incentives; review the Planning Ordinance for sustainability conflicts and revise as needed.

Lead Department/Resources: Planning

Associated Policies: 2.3.2



Action 2.3.5 Develop a local climate action plan.

Lead Department/Resources: Administration, Parks & Recreation

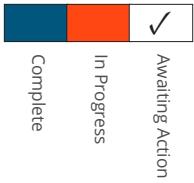
Associated Policies: 2.3.4



Action 2.3.6 Revise the Planning Ordinance to further expand the use of mixed housing type requirements in new development.

Lead Department/Resources: Planning, Administration

Associated Policies: 2.4.3, 5.2.1



Action 2.3.7 Conduct a photometric lighting study to determine if roadways are adequately lit and identify opportunities for improving visibility while reducing energy usage and costs.

Lead Department/Resources: Parks & Recreation

Associated Policies: 2.3.2

GOAL 2.4



A PRESERVED HISTORIC FABRIC

Davidson will celebrate its unique architectural and cultural history through preservation initiatives and designing new buildings, spaces, and landscapes that complement the existing historic fabric and leave an inspiring building legacy.

Action 2.4.1 Develop a historic preservation plan.

Lead Department/Resources: Planning

Associated Policies: 2.4.1



Action 2.4.2 Consider developing a downtown plan which could include:

- » Area-specific community vision, goals, and policies
- » Assessment of existing conditions, including identification of opportunities
- » Actions and initiatives
- » Urban design guidelines and recommendations

Lead Department/Resources: Economic Development

Associated Policies: 2.1.1, 2.5.1



Action 2.4.3 Connect nodes along South Main Street and adjacent downtown areas, through strategic infrastructure investments, and walkable infill development; create sidewalk/street features cross-section for connection axes.

Lead Department/Resources: Administration, Projects Manager, Planning

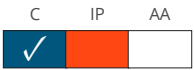
Associated Policies: 2.1.1, 2.4.5, 2.5.1



Action 2.4.4 Maintain certified local government status; educate appointed officials and public about program.

Lead Department/Resources: Administration, Planning

Associated Policies: 2.4.1, 2.4.2



Action 2.4.5 As the local historic district expands, develop minor and major work plans to support efforts.

Lead Department/Resources: Planning

Associated Policies: 2.4.1, 2.5.1

GOAL 2.5

CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT

Recognizing the need to prioritize growth where there is existing infrastructure rather than grow outward, Davidson's infill development and redevelopment will support and enhance the character of valued built patterns.



Action 2.5.1 Revise the ordinance's Floor Area Ratio table to remove the smaller lot/maximum allowance provision to address community concerns regarding inappropriate building tear-downs.

Lead Department/Resources: Planning

Associated Policies: 2.3.3, 2.5.3



Action 2.5.2 Establish, and update as appropriate, design and contextual compatibility standards for infill and redevelopment.

- » Consider adopting community-supported building prototypes (i.e., Clovis Cottages)
- » Ensure commercial and multifamily buildings are subject to pedestrian-oriented design standards, as appropriate
- » Update building form and setback standards as needed

Lead Department/Resources: Planning

Associated Policies: 2.5.1, 2.5.4, 2.5.6



Action 2.5.3 Explore performing an NC 115 corridor study to envision and establish a coherent framework for context-sensitive infill, mobility strategies, and connections to adjacent areas and facilities, including the Potts-Sloan-Beaty connector.

Lead Department/Resources: Administration, Planning

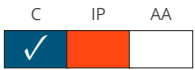
Associated Policies: 2.5.3



Action 2.5.4 Revise parking standards (See Connect People and Destinations).

Lead Department/Resources: Planning

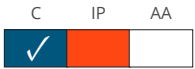
Associated Policies: 2.5.1, 2.5.2, 2.5.6



Action 2.5.5 Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate.

Lead Department/Resources: Planning

Associated Policies: 2.1.1



Action 2.5.6 Add a new neighborhood meeting early in the development review process to ensure the public is adequately informed and able to participate.

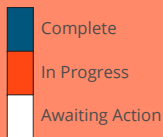
Lead Department/Resources: Planning

Associated Policies: 2.5.2

3

CHAPTER 3: CONNECT PEOPLE AND PLACES

KEY



Davidson's unique character is defined not only by the places we cherish but also by the ways we get between them. Being able to choose to walk, bike, use transit, or drive to access places we need and want to go contributes to the town's historic feel and the high quality of life that our community enjoys. Expanding travel choices improves the environment and the health of citizens in Davidson and throughout the region.

In order to maintain the character of the community amidst a new era of local and regional development pressures, Davidson must expand its multi-modal transportation network that provides citizens with safe, convenient, and efficient travel choices.

GOALS & POLICIES

GOAL 3.1

3.1: SAFE STREETS FOR ALL

Policy 3.1.1: Promote Complete Streets Best Practices

Policy 3.1.2: Improve Sidewalk Network

Policy 3.1.3: Support Safe Bikeway Facilities

Policy 3.1.4: Promote Traffic Calming Measures

Policy 3.1.5: Promote Quality Pedestrian Crossings

Policy 3.1.6: Ensure Safe Access to Transit

Policy 3.1.7: Pursue Innovative Safety Lighting Strategies

GOAL 3.2

3.2: IMPROVED REGIONAL MOBILITY

Policy 3.2.1: Improve Regional Transit Service

Policy 3.2.2: Promote a Connected Regional Road Network

Policy 3.2.3: Prepare for Additional Regional Transit

Policy 3.2.4: Support Regional Shared-Use Path Connections

Policy 3.2.5: Promote Transportation and Land Use Coordination

GOAL
3.3

3.3: INCREASED TRAVEL OPTIONS

Policy 3.3.1: Promote a Continuous Pedestrian Network

Policy 3.3.2: Expand Connected Bikeway Infrastructure

Policy 3.3.3: Improve Transit Service

Policy 3.3.4: Improve Street Connectivity

Policy 3.3.5: Adapt to New Mobility Technology

Policy 3.3.6: Enhance Pedestrian Comfort

GOAL
3.4

3.4: EFFICIENT AND WELL-MANAGED PARKING

Policy 3.4.1: Maximize Use of Existing Parking Supply

Policy 3.4.2: Promote Best Practices in Parking Pricing and Technology

Policy 3.4.3: Encourage Appropriate Amount of Parking

Policy 3.4.4: Decrease Parking Demand

Policy 3.4.5: Encourage Bicycle Parking

Policy 3.4.6: Place Parking Behind Buildings, Mid-Block, and on the Street

GOAL 3.1

SAFE STREETS FOR ALL

Davidson's transportation network will be safe for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.



Action 3.1.1 Increase minimum sidewalk width requirements on major roads to 6 feet minimum where appropriate (Mobility Plan).

Lead Department/Resources: Planning

Associated Policies: 3.1.1, 3.1.2



Action 3.1.2 Retrofit existing sidewalks to meet minimum width/buffer standards where appropriate.

Lead Department/Resources: Projects Manager

Associated Policies: 3.1.2



Action 3.1.3 Clarify criteria for bikeway facilities that are context-specific but include minimum safety standards (preferably, connected and protected).

Lead Department/Resources: Planning, Parks & Recreation

Associated Policies: 3.1.3



Action 3.1.4 Install more consistent crosswalk treatments throughout town (Mobility Plan).

Lead Department/Resources: Projects Manager

Associated Policies: 3.1.4, 3.1.5



Action 3.1.5 Evaluate and, where necessary revise, the Planning Ordinance to identify and remove barriers to walkable development.

Lead Department/Resources: Planning

Associated Policies: 3.1.1, 3.1.4



Action 3.1.6 Explore treatments to make sidewalk, bike, and greenway crossings safe in new development prior to final street paving.

Lead Department/Resources: Planning, Parks & Recreation, Projects Manager

Associated Policies: 3.1.1, 3.1.2, 3.1.3, 3.1.4

GOAL 3.2

IMPROVED REGIONAL MOBILITY

Davidson's citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.



Action 3.2.1 Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1



Action 3.2.2 Coordinate with CATS to improve bus stop amenities, including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan).

Lead Department/Resources: Planning, Projects Manager

Associated Policies: 3.2.1



Action 3.2.3 Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1, 3.2.3



Action 3.2.4 Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan).

Lead Department/Resources: Projects Manager, Planning

Associated Policies: 3.2.2



Action 3.2.5 Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about project.

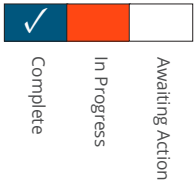
Lead Department/Resources: Planning

Associated Policies: 3.2.5

GOAL 3.3

INCREASED TRAVEL OPTIONS

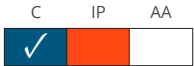
The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.



Action 3.3.1 Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan).

Lead Department/Resources: Projects Manager

Associated Policies: 3.3.1, 3.3.6



Action 3.3.2 Require all new streets to include sidewalks and street trees.

Lead Department/Resources: Planning, Projects Manager

Associated Policies: 3.3.1, 3.3.6



Action 3.3.3 Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities.

Lead Department/Resources: Planning, Projects Manager

Associated Policies: 3.3.2

GOAL 3.4

EFFICIENT AND WELL-MANAGED PARKING

The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.



Action 3.4.1 Evaluate parking standards in the planning ordinance to reduce or eliminate parking minimums where appropriate (Mobility Plan).

Lead Department/Resources: Planning

Associated Policies: 3.4.3, 3.4.6



Action 3.4.2 Adopt and implement a performance parking program.

Lead Department/Resources: Planning, Administration

Associated Policies: 3.4.1, 3.4.2



Action 3.4.3 Establish a shared parking program (Mobility Plan).

Lead Department/Resources: Administration

Associated Policies: 3.4.1



Action 3.4.4 Increase bicycle parking at destinations (Mobility Plan).

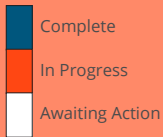
Lead Department/Resources: Parks & Recreation

Associated Policies: 3.4.5

4

CHAPTER 4: FOSTER A VIBRANT ECONOMY

KEY



Davidson's economic roots lie in the founding and growth of Davidson College. The College has emerged as one of the nation's premier liberal arts colleges, with students, staff, and faculty that collectively connect the town to the world of education, innovation, and critical thinking.

Today, Davidson's economy is inextricably linked with the labor and jobs available throughout the Charlotte region, and the features that support the town's high quality of life including the historic character, culture of education, and access to parks, trails, and nature.

As the town looks to the future, it is more important than ever to support an ecosystem that delivers innovation and high wage jobs, but also improves economic opportunities for those most in need and continues to enhance connections between residences and places of work.

GOALS & POLICIES

GOAL 4.1

4.1: ALIGNMENT OF HOUSING AND JOBS

Policy 4.1.1: Promote Local Hiring Practices

Policy 4.1.2: Support Small Businesses and Entrepreneurial (SBE)

Policy 4.1.3: Coordinate with Regional Partners

Policy 4.1.4: Support Walkable Employment Centers

Policy 4.1.5: Balance the Supply of Land for Housing and Employment

GOAL 4.2

4.2: A THRIVING AND BALANCED ECONOMY

Policy 4.2.1: Foster an Ecosystem of Entrepreneurship

Policy 4.2.2: Build Upon and Leverage Existing Assets

Policy 4.2.3: Support Independent Business Development

Policy 4.2.4: Support the Green Economy

Policy 4.2.5: Use the Economic Development Strategic Plan

GOAL
4.3

4.3: AN EQUITABLE AND INCLUSIVE ECONOMY

Policy 4.3.1: Recruit and Retain Businesses That Provide Living Wages

Policy 4.3.2: Support Worker Ownership

Policy 4.3.3: Encourage Green, Healthy Employment Spaces

Policy 4.3.4: Reduce Income and Opportunity Gaps

Policy 4.3.5: Support the Local Food Economy

GOAL
4.4

**4.4: EDUCATIONAL OPPORTUNITIES THAT FOSTER
GROWTH AND TRAIN THE WORKFORCE**

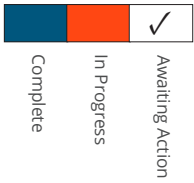
Policy 4.4.1: Collaborate with Davidson College

Policy 4.4.2: Promote Workforce Training and Outreach

GOAL 4.1

ALIGNMENT OF HOUSING AND JOBS

Davidson will strive to achieve a geographic alignment of housing and jobs that helps enhance accessibility to jobs and offers opportunities to live and work within close proximity.



Action 4.1.1 Sponsor a job fair for local businesses to hire Davidson citizens.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.1, 4.2.3



Action 4.1.2 Network with HR managers at local companies to discover needed talent requirements.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.2



Action 4.1.3 Work with JobsCharlotte to provide training programs for talent requirements.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.3



Action 4.1.4 Develop program with Ada Jenkins to create a path to employment in Davidson.

Lead Department/Resources: Economic Development, Housing & Equity

Associated Policies: 4.3.4



Action 4.1.5 Expand Davidson Connections to add market segments, locations, and meeting times.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.1.6 Support linkages with The Hurt Hub and Flywheel Co-Working.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.2



Action 4.1.7 Develop marketing collateral that home-based businesses can utilize.

Lead Department/Resources: Economic Development

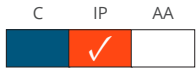
Associated Policies: 4.1.2



Action 4.1.8 Meet regularly with key regional stakeholders (i.e. economic development and tourism organizations).

Lead Department/Resources: Economic Development

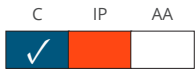
Associated Policies: 4.1.3



Action 4.1.9 Prioritize development opportunities in Activity Nodes.

Lead Department/Resources: Economic Development

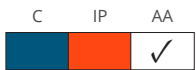
Associated Policies: 4.1.4



Action 4.1.10 Hold meetings in the field rather than at Town Hall.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.1



Action 4.1.11 Develop incentive program for employees that walk/bike to work or park in remote parking lots.

Lead Department/Resources: Economic Development, Parks & Recreation, Sustainability Manager



Action 4.1.12 Monitor the Residential/Commercial tax base percentage; use to guide strategic decisions/initiatives.

Lead Department/Resources: Finance & Budget, Administration

Associated Policies: 4.3.3, 4.1.5



Action 4.1.13 Use updated fiscal impact study to promote sustainable development, including analytical tools assessing housing and employment.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.5, 4.3.3, 4.3.4

GOAL 4.2

A THRIVING AND BALANCED ECONOMY

Davidson will have a thriving and resilient twenty-first century economy, with a diversity of jobs available to workers with a variety of skillsets, occupational interests, and workplace environments.



Action 4.2.1 Consider funding a start-up grant program and/or pursuing funding through NC IDEA.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.1



Action 4.2.2 Host Lunch and Learns on current topics relevant to entrepreneurs.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.1



Action 4.2.3 Create a “Welcome to Davidson” printed and digital piece that highlights successes.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.2



Action 4.2.4 Educate businesses on use of historic tax credits and design standards.

Lead Department/Resources: Economic Development, Design Review Board/ Historic Preservation Commission

Associated Policies: 4.3.3



Action 4.2.5 Consider adding to and expanding the Davidson Main Street Business Grant, including to businesses beyond the downtown.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.2.6 Continue funding the Merchant Ad Grant.

Lead Department/Resources: Economic Development

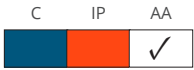
Associated Policies: 4.2.3



Action 4.2.7 Explore the development of a revolving loan program for small businesses.

Lead Department/Resources: Economic Development, Finance & Budget

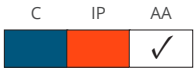
Associated Policies: 4.2.3



Action 4.2.8 Provide a grant database resource for businesses to tap into.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.2.9 Create a green business database.

Lead Department/Resources: Economic Development, Sustainability Manager

Associated Policies: 4.2.4, 4.3.3



Action 4.2.10 Develop a catalogue of resources for businesses to improve their sustainability.

Lead Department/Resources: Parks & Recreation

Associated Policies: 4.2.4, 4.3.3



Action 4.2.11 Coordinate with Davidson College Sustainability Director on relevant initiatives.

Lead Department/Resources: Parks & Recreation

Associated Policies: 4.2.4, 4.3.3



Action 4.2.12 Review action items and develop workplan (quarterly).

Lead Department/Resources: Economic Development

Associated Policies: 4.2.5



Action 4.2.13 Update the Economic Development Strategic Plan every five years.

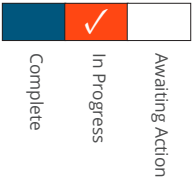
Lead Department/Resources: Economic Development

Associated Policies: 4.2.5

GOAL 4.3

AN EQUITABLE AND INCLUSIVE ECONOMY

Davidson will have an inclusive and equitable economy with access to a wide variety of dignified jobs for all skill-levels throughout the town.



Action 4.3.1 Sponsor tourism events and programs that bring people into hospitality businesses.

Lead Department/Resources: Economic Development

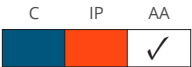
Associated Policies: 4.2.3



Action 4.3.2 Explore the possibility of subsidized commercial kitchen space to attract talent.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3, 4.3.5



Action 4.3.3 Create a Green Building scorecard and promotional material utilizing sustainable materials.

Lead Department/Resources: Sustainability Manager

Associated Policies: 4.3.3



Action 4.3.4 Create policy that the Town of Davidson adheres to in regards to green building.

Lead Department/Resources: Parks & Recreation, Planning

Associated Policies: 4.3.3



Action 4.3.5 Develop a program to support the local food economy.

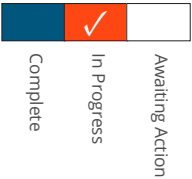
Lead Department/Resources: Economic Development

Associated Policies: 4.3.5

GOAL 4.4

EDUCATIONAL OPPORTUNITIES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE

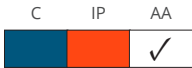
Davidson will continue to be a hub for education and workforce training, leveraging high-quality schools, Davidson College, and other education providers.



Action 4.4.1 Encourage local businesses to utilize Gig Hub for projects.

Lead Department/Resources: Economic Development

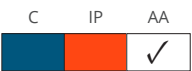
Associated Policies: 4.2.3



Action 4.4.2 Develop relationship with Central Piedmont Community College.

Lead Department/Resources: Economic Development

Associated Policies: 4.4.2



Action 4.4.3 Connect local HR representatives with catalogue of local programs offered.

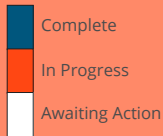
Lead Department/Resources: Economic Development

Associated Policies: 4.2.2

5

CHAPTER 5: SERVE THE COMMUNITY

KEY



The citizens of Davidson are the heart of this community. The Town of Davidson seeks to support all of its citizens by providing a variety of excellent facilities, services, and programs that promote the health, safety, and welfare of Davidson community members.

As we strive to manage increasing growth and development, Davidson will continue to provide quality services, be a responsible steward of town resources, and engage in coordinated planning efforts with partner jurisdictions and institutions. Growth brings both challenges and opportunities to ensure that the town maintains high-quality services and a fiscal balance for this and future generations.

GOALS & POLICIES

GOAL 5.1

5.1: EFFICIENT AND HIGH QUALITY PUBLIC SERVICES

Policy 5.1.1: Maintain and Improve Services and Infrastructure

Policy 5.1.2: Ensure an Equitable Distribution of Quality Services

Policy 5.1.3: Plan and Implement Improvements for Public Facilities,

Policy 5.1.4: Adapt Town Operations to Climate Challenges

Policy 5.1.5: Develop Tools to Support Fiscal Sustainability

GOAL 5.2

5.2: DIVERSE AND INCLUSIVE HOUSING OPTIONS

Policy 5.2.1: Foster a Diversity of Housing Options

Policy 5.2.2: Promote Permanent Affordable Housing Infrastructure

Policy 5.2.4: Encourage Intergenerational Housing

Policy 5.2.5: Engage With the Community

Policy 5.2.6: Support Private Development of Affordable Housing

Policy 5.2.7: Formalize the Affordable Housing Committee's Role

GOAL
5.3

5.3: LONG-TERM FISCAL HEALTH

Policy 5.3.1: Promote Use of Existing Resources

Policy 5.3.2: Proactively Manage Growth and Development

Policy 5.3.3: Promote Smart Growth

Policy 5.3.4: Consider Community Priorities and Long-Term Impacts

Policy 5.3.5: Continue Long-Range Fiscal Planning

GOAL
5.4

5.4: REGIONAL AND INSTITUTIONAL COORDINATION

Policy 5.4.1: Coordinate with Neighbors on Regional Decisions

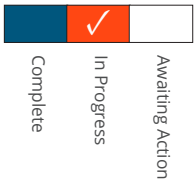
Policy 5.4.2: Coordinate on Service Extensions and Annexations

Policy 5.4.3: Collaborate with Institutional and Community Partners

GOAL 5.1

EFFICIENT AND HIGH QUALITY PUBLIC SERVICES

The town will provide efficient and high-quality public services and facilities that meet the community's needs and promote the health, safety, and wellbeing of all community members.



Action 5.1.1 Create and maintain a user-friendly “metrics dashboard” that monitors and displays the comprehensive plan Key Metrics.

Lead Department/Resources: Administration, Planning

Associated Policies: 5.1.2



Action 5.1.2 Consider developing a Sustainability Plan for town buildings and operations, either as part of or in addition to a community-wide climate action plan.

Lead Department/Resources: Administration, Parks & Recreation, Sustainability Manager

Associated Policies: 5.1.1, 5.1.4



Action 5.1.3 Measure and track level of service for facilities and services.

Lead Department/Resources: Administration

Associated Policies: 5.1.2



Action 5.1.4 Continue to implement recommendations in the Parks and Recreation Master Plan.

Lead Department/Resources: Parks & Recreation

Associated Policies: 5.1.1, 5.1.2, 5.1.3, 5.1.4



Action 5.1.5 Create a public facilities inventory and assets plan: Comprehensively catalogue all town-owned land assets, including history and purpose, and develop a framework for future uses; priorities include 251 South Street and identifying sites for low-income housing.

Lead Department/Resources: Administration

Associated Policies: 5.1.4, 5.2.1, 5.2.2



Action 5.1.6 Explore establishing a “buffer” fund to invest in future green building or renewable energy opportunities.

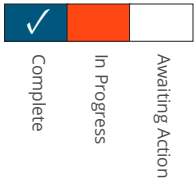
Lead Department/Resources: Sustainability Manager

Associated Policies: 5.1.4, 5.1.5

GOAL 5.2

DIVERSE AND INCLUSIVE HOUSING OPTIONS

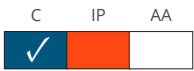
Davidson will have a variety of housing options (both by tenure and by type) affordable to all households, with special attention to low income families, as well as accessibility to transit, employment, services, parks, and daily needs.



Action 5.2.1 Develop an Affordable Housing Plan.

Lead Department/Resources: Housing & Equity

Associated Policies: 5.2.2, 5.2.6



Action 5.2.2 Explore tools to measure and understand housing affordability in Davidson, such as the Simpson Diversity Index and Inclusionary Housing Calculator.

Lead Department/Resources: Administration

Associated Policies: 5.2.1, 5.2.2



Action 5.2.3 Support the formation of community-based initiatives to expand tools protecting and expanding the affordable housing stock; coordinate with regional, interjurisdictional, and community partners to realize shared aims.

Lead Department/Resources: Administration, Housing & Equity

Associated Policies: 5.2.2, 5.2.3



Action 5.2.4 Evaluate the Planning Ordinance and Planning Areas Map for ways to diversify the town's housing types while maintaining town character; ensure there are no barriers to construction of affordable housing.

Lead Department/Resources: Planning

Associated Policies: 5.2.1, 5.2.6



Action 5.2.5 Continue to coordinate with organizations and agencies that provide assistance to renters and homebuyers.

Lead Department/Resources: Housing & Equity

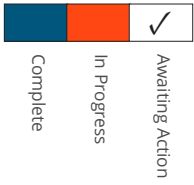
Associated Policies: 5.2.3



Action 5.2.6 Create a position and hire a staff member to manage the town's affordable housing program.

Lead Department/Resources: Administration

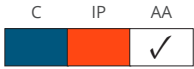
Associated Policies: 5.2.2, 5.2.3, 5.2.6



Action 5.2.7 Explore universal design and consider adopting these building standards along with other aging in-place initiatives/features.

Lead Department/Resources: Administration, Parks & Recreation

Associated Policies: 5.2.4



Action 5.2.8 Consider integrating holistic neighborhood strategies into development. Examine models such as Renaissance West in Charlotte and other Purpose-Built Community initiatives.

Lead Department/Resources: Planning

Associated Policies: 5.2.2, 5.2.3, 5.2.6

GOAL 5.3



LONG TERM FISCAL HEALTH

Davidson will ensure long-term fiscal balance through land use and growth decisions that are informed by long-term fiscal impacts of development.

Action 5.3.1 Update the Cost of Land Use Fiscal Impact Analysis (2014).

Lead Department/Resources: Economic Development

Associated Policies: 5.3.3



Action 5.3.2 Consider developing a fiscal sustainability policy document for evaluating proposed annexations, real estate developments, affordable housing scenarios, and capital projects.

Lead Department/Resources: Economic Development

Associated Policies: 4.3.3, 5.3.2, 5.3.3, 5.3.5



Action 5.3.3 Produce annual long-range fiscal planning reports.

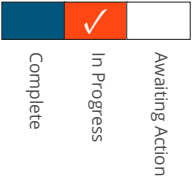
Lead Department/Resources: Finance & Budget

Associated Policies: 5.3.5

GOAL
5.4

REGIONAL AND INSTITUTIONAL COORDINATION

Davidson will be an active participant in discussions and planning efforts that directly or indirectly impact Davidson citizens as well as decisions that impact the future of the town and the region.



Action 5.4.1 Review processes for information-sharing between jurisdictional, regional, and institutional partners and identify needs and gaps.

Lead Department/Resources: Administration

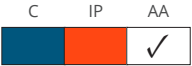
Associated Policies: 5.4.1, 5.4.3



Action 5.4.2 Review intergovernmental agreements to ensure consistency with the town’s Comprehensive Plan.

Lead Department/Resources: Administration

Associated Policies: 5.4.1, 5.4.2



Action 5.4.3 Review advisory board and stakeholder groups, including campus-based groups, to identify college or town representation opportunities.

Lead Department/Resources: Administration

Associated Policies: 5.4.3

APPENDIX: KEY METRICS

KEY

	Tracking
	Exploring
	Awaiting Action
	Retired

This appendix contains information on the Comprehensive Plan's Key Metrics. At the end of each chapter the plan lists Key Metrics to consider tracking as part of the implementation process. This data can then be used to measure progress over time and inform future decisions (see the Decision-Making Framework diagram at the start of this Guidebook).

The appendix groups metrics under the same headings used in the Comprehensive Plan. Each heading includes a statement explaining the metrics' purposes. Metrics then follow and are broken out into each distinct data unit. Corresponding statuses for each data unit are listed in the right-hand column. Statuses include:

- **TRACKING:** The town currently tracks this metric.
- **EXPLORING:** The town is actively evaluating/testing how best to track this metric.
- **AWAITING ACTION:** The town is not currently tracking this metric and it has not been reviewed.
- **RETIRED:** The town is not currently tracking this metric but it has been reviewed. Reasons a metric may be retired include: The town reviewed this metric and determined that it was infeasible due to capacity/capability; data for this metric is not readily available, easily reproducible, or relevant for the Town of Davidson at this time; or, data for this metric was tracked but the tracking period ended.

KEY METRICS OVERVIEW

KEY METRICS

CHAPTER 2: CREATE & CONSERVE PLACES WE LOVE

PROXIMITY TO INFRASTRUCTURE AND SERVICES

PRESERVATION OF NATURAL AREAS AND OPEN SPACE

LOCAL GREENHOUSE GAS EMISSIONS

UNIQUE TOWN CHARACTER

CONVERSION OF UNDEVELOPED LAND

HISTORIC RESOURCES

CHAPTER 3: CONNECT PEOPLE & PLACES

SAFETY FOR ROAD USERS

TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS,
SEPARATED BIKE PATHS

MODE SHARE

TRANSIT RIDERSHIP

BALANCED PARKING DEMAND AND SUPPLY

CHAPTER 4: FOSTER A VIBRANT ECONOMY

WHERE WORKERS LIVE AND WORK

RESIDENT HOUSEHOLD INCOME DISTRIBUTION

DIVERSITY OF JOBS IN DAVIDSON

JOBS AND WORKFORCE IN DAVIDSON

BASELINE ECONOMIC INDICATORS

CHAPTER 5: SERVE THE COMMUNITY

LEVEL OF SERVICE

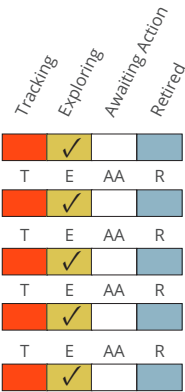
AFFORDABLE HOUSING STOCK

FISCAL IMPACT ANALYSIS

KEY METRICS

2.1 PROXIMITY TO INFRASTRUCTURE AND SERVICES

The purpose of this metric is to understand how accessible key services are to residences, and how walkable the town is – helping build towards an overall sustainability framework. The percentage of households within a half mile and quarter mile will be tracked.



2.1.1 – Proximity to Employment Centers

2.1.2 – Proximity to Schools

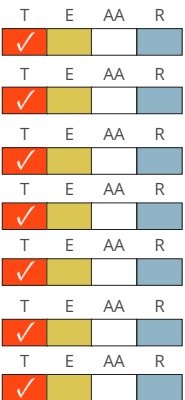
2.1.3 – Proximity to Grocery Stores

2.1.4 – Proximity to Parks or Greenways

2.1.5 – Proximity to Amenities (healthcare services and commercial centers)

2.2 PRESERVATION OF NATURAL AREAS AND OPEN SPACE

The purpose of this metric is to understand the degree to which open and green spaces are being maintained or expanded as the population grows.



2.2.1 – Acreage of open space

2.2.2 – Acreage of natural areas

2.2.3 – Acreage of wetlands

2.2.4 – Acreage of parks

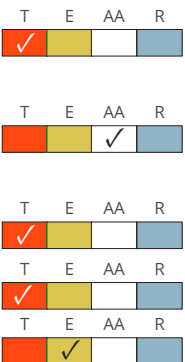
2.2.5 – Acreage of agricultural land

2.2.6 – Land cover of the tree canopy cover

2.2.7 – Miles of inter-connected greenways

2.3 LOCAL GREENHOUSE GAS EMISSIONS

The purpose of this metric is to evaluate local sources of greenhouse gas emissions to reduce overall emissions.



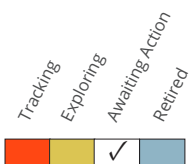
2.3.1 – Greenhouse Gas Emissions by Sector for both town government and community emissions.

2.3.2 – Energy Use Intensity by Sector for both town government and community emissions.

2.3.3 – Square footage (or # of projects) of LEED-certified buildings

2.3.4 – Number of Low-Impact Development or Green Building Projects

2.3.5 – Estimated Emissions Reductions/Carbon Sequestered through LID or Green Building Projects



2.4 UNIQUE TOWN CHARACTER

The purpose of this metric is to understand how new development contributes to Davidson's character and public amenities.

2.4.1 – Consistency of New Development

2.5 CONVERSION OF UNDEVELOPED LAND

The purpose of this metric is to understand how much new development is occurring on undeveloped land compared to infill and redevelopment.



2.5.1 – Acreage of new undeveloped land converted to developed land and square footage of new development



2.5.2 – Acreage of new infill and redevelopment and square footage of new infill/redevelopment

2.6 HISTORIC RESOURCES

The purpose of this metric is to monitor the quality of and changes to historic resources.



2.6.1 – Number of Historic Structures within each Local Historic District and the National Register District



2.6.2 – Number of eligible Historic Structures within each Local Historic District and the National Register District



2.6.3 – Number of demolished structures within each Local Historic District and the National Register District

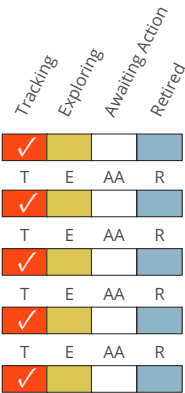


2.6.4 – Number of rehabilitated structures within each Local Historic District and the National Register District

KEY METRICS

3.1 SAFETY FOR ROAD USERS

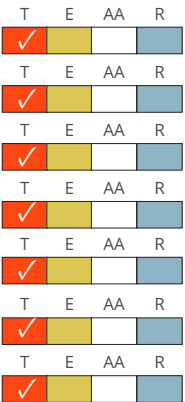
The purpose of this metric is to understand the impact safety interventions have had on road user safety.



- 3.1.1.A – Vehicle Movements - Total # of Vehicles Traveling through Davidson
- 3.1.1.B – Vehicle Movements - Percent Change in Total # Vehicle Trips per Year
- 3.1.2.A – Crashes - Types of Conflicts
- 3.1.2.B – Crashes - Location & Frequency
- 3.1.2.C – Crashes - Injury & Fatality Data

3.2 TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS, BIKE FACILITIES

The purpose of this metric is to compare travel mode priorities and evaluate and monitor whether policies have increased the town’s pedestrian and bicycle network.



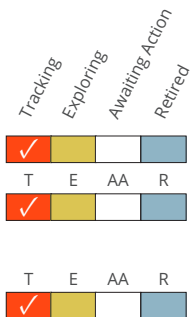
- 3.2.1 – Total Mileage of Automobile Lanes
- 3.2.2 – Annual Change of Automobile Lanes
- 3.2.3.A – Total Mileage of Sidewalks
- 3.2.3.B – Total Linear Feet of Sidewalks Replaced
- 3.2.4 – Annual Change of Sidewalks
- 3.2.5 – Total Mileage of Bike Lanes and Facilities
- 3.2.6 – Annual Change of Bike Lanes and Facilities

3.3 MODE SHARE

The purpose of this metric is to evaluate how bicycle improvements are impacting bicycle ridership.

- 3.3.1 – Annual Bike Counts at Key Town Destinations





3.4 TRANSIT RIDERSHIP

The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.

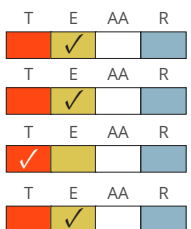
3.4.1 – Transit Ridership at stops in the Town of Davidson

3.4.2 – Number of high-frequency (every 15 minutes or less) transit stops within the Town of Davidson

3.4.3 – Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops)

3.5 BALANCED PARKING DEMAND AND SUPPLY

The purpose of this metric is to track changes after parking programs have been implemented.



3.5.1 – Percentage of Surface Area Dedicated to Parking in Downtown

3.5.2 – Annual Change in Surface Area Dedicated to Parking in Downtown

3.5.3 – Number of Parking Spaces Available in Downtown

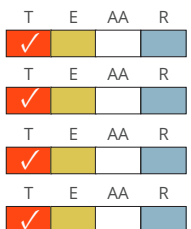
3.5.4 – Average Parking Demand During Business Hours in Downtown, its Vicinity, and Circles @ 30

CH 4

KEY METRICS

4.1 WHERE WORKERS LIVE AND WORK

The purpose of this metric is to monitor the degree to which Davidson's economy is linked with the regional economy.



4.1.1 – Number of Workers Employed and Living in Davidson

4.1.2 – Number of Workers Commuting into Davidson for Work

4.1.3 – Number of Workers Living in Davidson and Commuting Out

4.1.4 – Jobs by Distance

4.2 RESIDENT HOUSEHOLD INCOME DISTRIBUTION

The purpose of this metric is to understand the income levels of the town's residents and equity challenges the town may need to address.



4.2.1 – Household Income by Job Earnings

4.3 DIVERSITY OF JOBS IN DAVIDSON

The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.

Tracking	Exploring	Awaiting Action	Retired
✓			
T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			

4.3.1 – Total Number of Jobs in Davidson

4.3.2 – Total Number of Jobs in Davidson Organized by Industrial Sector

4.3.3 – Annual Change of Jobs in Davidson Organized by Industrial Sector

4.3.4 – Workforce Diversity

4.4 JOBS AND WORKFORCE IN DAVIDSON

The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.

T	E	AA	R
	✓		
T	E	AA	R
	✓		
T	E	AA	R
	✓		

4.4.1 – Number of Workers Employed and Living in Davidson Organized by Industrial Sector

4.4.2 – Number of Workers Commuting into Davidson for Work Organized by Industrial Sector

4.4.3 – Number of Workers Living in Davidson and Commuting Out Organized by Industrial Sector

4.5 BASELINE ECONOMIC INDICATORS

The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.

T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			

4.5.1.A – Residential/Commercial Tax Base Percentage

4.5.1.B – Residential/Commercial Tax Base Percentage, Excluding Multi-family

4.5.1.C.1 – Ad Valorem Tax Base - Current Year Rolling Average

4.5.1.C.2 – Ad Valorem Tax Base - Last Two Reevaluations

4.5.2 – Total Number of Companies in Davidson

4.5.3 – Annual Amount of Commercial Investment

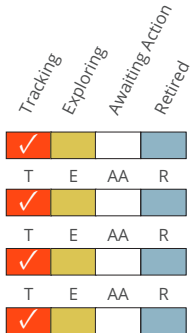
4.5.4 – Available Commercial Properties

4.5.5 – Current Lease & Occupancy Rates for Commercial Properties

KEY METRICS

5.1 LEVEL OF SERVICE

The purpose of this metric is to evaluate levels of services to determine if services are meeting the needs of a growing population, recognizing the level of service that the town deems “adequate” may change from time to time.



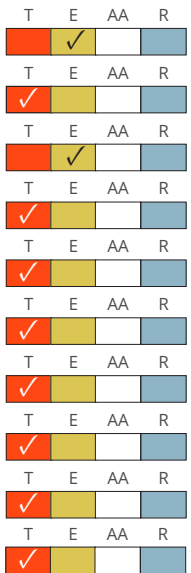
Parks & Recreation

5.1.1.A.1 – Ratio of Park Acreage to Users

5.1.1.A.2 – Service, Indoor SF Available for P&R Programming

5.1.1.B.1 – Participation, Summer Camp Enrollment

5.1.1.B.2 – Participation, Proportion of Davidson Residents as Summer Camp Participants



Communications

5.1.2.A.1 – CIVICS 101, Participation to Interest Ratio

5.1.2.A.2 – CIVICS 101, Participation by Session

5.1.2.A.3 – CIVICS 101, Placement on Advisory Board

5.1.2.B.1 – Media Stats, Number of Webpage Users

5.1.2.B.2 – Media Stats, Number of Facebook Followers

5.1.2.B.3 – Media Stats, Number of Twitter (X) Followers

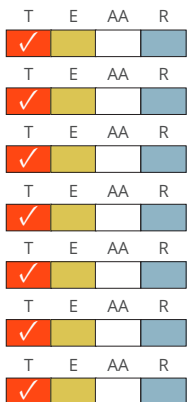
5.1.2.B.4 – Media Stats, Number of Instagram Followers

5.1.2.B.5 – Media Stats, Number of Constant Contact Followers

5.1.2.B.6 – Media Stats, Number of Media + Press Mentions

5.1.2.B.7 – Media Stats, Number of YouTube Subscribers

Fire



5.1.3.1.A – Service, Annual Call Volume Total

5.1.3.1.B – Service, Annual Call Volume by Percentage

5.1.3.1.C – Service, Annual Call Volume of Concurrent Calls

5.1.3.1.D – Service, Response Time Goal for Urban Locations

5.1.3.1.E – Service, Response Time Goal for Suburban/Rural/ETJ Locations

5.1.3.1.F – Service, Overall Response Time Achieved Urban

5.1.3.1.G – Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations

Tracking	Exploring	Awaiting Action	Retired
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			

5.1.3.1.H – Service, Turnout Time Station 1 AM/PM

5.1.3.1.I – Service, Turnout Time Station 2 AM/PM

5.1.3.2.A – Staffing, Special Events per Year

5.1.3.2.B – Staffing, Ratio of Employees to Residents

Police

T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			

5.1.4.A.1.A – Service, Overall Calls for Service - Citizen-Initiated Calls

5.1.4.A.1.B – Service, Overall Calls for Service - Officer-Initiated Calls

5.1.4.A.2.A – Service, Average Response Time

5.1.4.A.2.B – Service, Priority Response Time

5.1.4.A.3 – Service, Average Time on Scene

5.1.4.B.1 – Staffing, Ratio of Employees to Residents

5.1.4.B.2 – Staffing, Overtime Hours

5.1.4.B.3 – Staffing, Availability for Service

5.1.4.B.4 – Staffing, Shift Efficiencies Total

5.1.4.B.5 – Staffing, Shift Efficiencies Percentage

5.1.4.B.6 – Staffing, Community Engagement/Special Events per Year

5.1.4.B.7 – Staffing, Co-Responder Total Community Member Contacts per Year

Public Works

T	E	AA	R
	✓		
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			

5.1.5.A.1 – Hours per Year, Maintenance

5.1.5.A.2 – Hours per Year, Special Events

5.1.5.B.1 – Arborist, Tree Permits

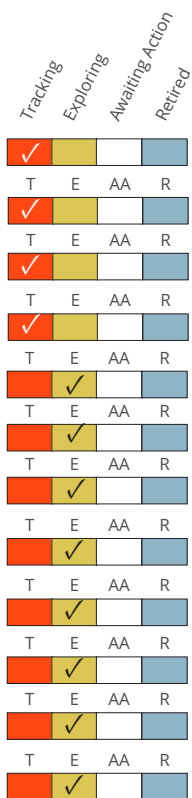
5.1.5.B.2 – Arborist, Trees Saved

5.1.5.B.3 – Arborist, Trees Planted

5.1.5.B.4 – Arborist, Trees Given Away

5.1.5.B.5 – Arborist, Engagement

5.1.5.B.5 – Arborist, Programming



5.2 AFFORDABLE HOUSING STOCK

The purpose of this metric is to track the total quantity of affordable homes, quality of housing stock, and how accessible those homes are to key services.

5.2.1.A – Quantity of Affordable Housing Stock - Total

5.2.1.B – Income Level Served (% of AMI)

5.2.1.C – Affordability Status (Temporary or Permanent)

5.2.1.D – Tenure type (Owner-occupied or Rental)

5.2.1.E – Tenant Demographics

5.2.2 – Quality of Affordable Housing Stock

5.2.3.A – Proximity to Employment Centers

5.2.3.B – Proximity to High-Frequency Transit

5.2.3.C – Proximity to Schools

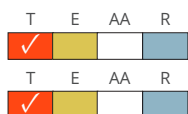
5.2.3.D – Proximity to Parks or Greenways

5.2.3.E – Proximity to Grocery Stores

5.2.3.F – Proximity to Amenities (healthcare services and commercial centers)

5.3 FISCAL IMPACT ANALYSIS

The purpose of this metric is to track the frequency of updates to the town's fiscal impact tools.



5.3.1 – Fiscal Impact of Various Land Uses

5.3.2 – Frequency of Updates to Adopted Plans & Policies



DAVIDSON Share Your Voice.
Shape Our Future.

PLAN IMPLEMENTATION GUIDEBOOK

MAY 2020

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 2 - CREATE & CONSERVE PLACES WE LOVE						
2.1	INTENTIONAL GROWTH MANAGEMENT <i>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.</i>					
	2.1.1	Formalize Growth Management Tiers Map and Annexation Criteria in the Planning Ordinance	C	Completed 03.14.2023	PLANNING	P 2.1.2, 2.1.3
	2.1.2	Explore appropriate fiscal impact models and analyses. Example communities include: » Wilson, NC » Wilmington, NC » Salem, NH » Dublin, OH	C	Completed 12.08.2023	PLANNING ECONOMIC DEV.	P 2.1.1
	2.1.3	Consider thresholds for targeted application of conditional master planning process	C	Completed 09.08.2021	PLANNING	P 2.4.3
2.2	A NETWORK OF NATURAL AREAS AND OPEN SPACE <i>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.</i>					
	2.2.1	Identify priority conservation areas; expand and enhance the scenic byway overlay	AA		PLANNING	P 2.2.1
	2.2.2	Create a tree canopy management plan ("Urban Community Forestry Plan")	C	Completed 12.19.2023 Implementation On-going	PUBLIC WORKS ARBORIST	P 2.2.2
	2.2.3	Revisit enabling legislation for tree protection to align with Planning Ordinance aims/public engagement feedback	AA		ADMINISTRATION	P 2.2.2
	2.2.4	Partner with Mecklenburg County and other organizations to coordinate planning efforts and strategies (such as construction of BMPs) to protect critical watersheds and other sensitive areas	IP	▪ Partnering to design water quality structures at Roosevelt Wilson Park pond, to protect Lake Davidson. The county is providing before and after monitoring of pollutants. Dewberry Engineers is designing the structure. ▪ Stream Restorations: Abersham, Fisher Farm (West Branch Rocky River)	PROJECTS MANAGER PARKS & REC.	P 2.1.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	2.2.5	Continue implementation of the Rural Area Plan, including buffers of streams and viewsheds	IP	▪ Rural Crossroads: Summit Farms Conditional Planning Area (Approved 2023, CDs 2024, RR Water/Sewer Line Extension) ▪ DLC negotiating for WBRRR Greenway connection Narrow Passage to Fisher Farm - Buffers, streams, views require further work. - USAC Components/Viewsheds + Buffers	PLANNING	P 2.2.1, 2.2.5
	2.2.6	Explore community interest in pursuing a Purchase of Development Rights program and other strategies for land conservation	IP	▪ P&R: - The county is building support to adopt a Voluntary Ag. District Ordinance.	PARKS & REC. PLANNING	P 2.2.1, 2.2.3, 2.2.5
	2.2.7	Require open spaces in new development to be connected and publicly-accessible	IP	▪ This is current practice and supported in DPO ▪ Staff recommends further clarification in DPO of what publicly-accessible means (including examples such as signage + hours).	PLANNING	P 2.2.4
	2.2.8	Support organizations working to address local farming and food topics	IP	▪ Exploring parcels of land and identifying an agriculture cooridor. Exploring the idea for a Food Forrest in town (Lakeside parcel). Reviewing grant opportunities for funding.	PARKS & REC. ECONOMIC DEV.	P 2.2.3

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
2.3	A SUSTAINABLE BUILT ENVIRONMENT <i>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.</i>					
	2.3.1	Create a pattern book for activity nodes to make them more human-scale, similar to downtown; as appropriate incorporate design standards into the planning ordinance; consider adding illustrative examples of development representing desired development in the Planning Ordinance	AA		PLANNING ECONOMIC DEV.	P 2.3.3, 2.4.3, 2.5.1, 2.5.4
	2.3.2	Update NC-73 Small Area Plan to ensure new development in activity nodes is consistent with Framework Map and planned NCDOT investments	IP	▪ PL: - Admin/PL/ED decided '23 full blown plan not needed. ED/PL working with prop. owners, pot. developers. - Mayes Node, Dav. East Ph. 2 Working with Interested Parties	PLANNING ECONOMIC DEV.	P 2.1.1
	2.3.3	Explore International Dark Sky criteria and energy efficient technologies for lighting standards in the Planning Ordinance	IP	▪ Dark Sky criteria were considered as part of the streetlight replacement project. ▪ Staff met with a few lighting consultants to review options for solar, dimming, and recreational lighting at town parks and properties.	PARKS & REC.	P 2.3.2
	2.3.4	Explore STAR/LEED for Communities, WELL Building Standard, Sustainable Development Code, stormwater best practices, and green building standards and incentives; review the Planning Ordinance for sustainability conflicts and revise as needed	IP	▪ PL: - LEED Cities & Communities Silver Certification Completed 04.09.2023 - Incentivized green building practices via USAC as part of A 2.1.1 GM Frameworkp & Annexation. ▪ PR: - Worked with H&E to incorporate Energy Star appliances and encourage Enterprise Green Communities features in new buildings and renovations of town-owned affordable housing.	PLANNING PARKS & REC.	P 2.3.2

C: Complete
IP: In Progress
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	2.3.5	Develop a local climate action plan	C	Completed 04.09.2023 Implementation On-going	ADMINISTRATION PARKS & REC.	P 2.3.4
	2.3.6	Revise the Planning Ordinance to further expand the use of mixed housing type requirements in new development	IP	PL: - Incentivized integrated housing via USAC as part of A 2.1.1 GM Frameworkp & Annexation.	PLANNING ADMINISTRATION	P 2.4.3, 5.2.1
	2.3.7	Conduct a photometric lighting study to determine if roadways are adequately lit and identify opportunities for improving visibility while reducing energy usage and costs	AA	Lighting study: A private company was contacted by DPR, but they would likely need Duke Energy's permission (since Duke owns the poles).	PARKS & REC.	P 2.3.2
2.4	A PRESERVED HISTORIC FABRIC <i>Davidson will celebrate its unique architectural and cultural history through preservation initiatives and designing new buildings, spaces, and landscapes that complement the existing historic fabric and leave an inspiring building legacy.</i>					
	2.4.1	Develop a historic preservation plan	C	Completed 01.24.2023	PLANNING	P 2.4.1
	2.4.2	Consider developing a downtown plan which could include: » Area-specific community vision, goals, and policies » Assessment of existing conditions, including identification of opportunities » Actions and initiatives » Urban design guidelines and recommendations	C	Completed 02.27.2023	ECONOMIC DEV.	2.1.1, 2.5.1
	2.4.3	Connect nodes along South Main Street and adjacent downtown areas, through strategic infrastructure investments, and walkable infill development; create sidewalk/street features cross-section for connection axes	IP	PL: - Sloan House Use Study Complete, RFP In Progress; Alexander Carwash Master Plan Application Submittal Anticipated	ADMINISTRATION PROJECTS MANAGER PLANNING	P 2.1.1, 2.4.5, 2.5.1
	2.4.4	Maintain certified local government status; educate appointed officials and public about program	C	Completed Annually Implementation On-going	PLANNING ADMINISTRATION	P 2.4.1, 2.4.2
	2.4.5	As the local historic district expands, develop minor and major work plans to support efforts	C	Completed 11.17.21	PLANNING	P 2.4.1, 2.5.1

C: Complete
IP: In Progress
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
2.5	CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT <i>Recognizing the need to prioritize growth where there is existing infrastructure rather than grow outward, Davidson’s infill development and redevelopment will support and enhance the character of valued built patterns.</i>					
	2.5.1	Revise the ordinance’s Floor Area Ratio table to remove the smaller lot/maximum allowance provision to address community concerns regarding inappropriate building tear-downs	IP	▪ Reviewed as part of A 2.1.1 GM Framework & Annexation Criteria and FAR flagged for revision in Historic Preservation Plan, Action 6.2.D. Further work is required.	PLANNING	P 2.3.3, 2.5.3
	2.5.2	Establish, and update as appropriate, design and contextual compatibility standards for infill and redevelopment » Consider adopting community-supported building prototypes (i.e., Clovis Cottages) » Ensure commercial and multifamily buildings are subject to pedestrian-oriented design standards, as appropriate » Update building form and setback standards as needed	AA	▪ Flagged for revision in Historic Preservation Plan, Action 6.2.D. Further work is required.	PLANNING	P 2.5.1, 2.5.4, 2.5.6
	2.5.3	Explore performing an NC 115 corridor study to envision and establish a coherent framework for context-sensitive infill, mobility strategies, and connections to adjacent areas and facilities, including the Potts-Sloan-Beaty connector	AA		ADMINISTRATION PLANNING	P 2.5.3
	2.5.4	Revise parking standards (See Connect People and Destinations)	AA		PLANNING	P 2.5.1, 2.5.2, 2.5.6
	2.5.5	Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate	C	Completed 03.14.2023	PLANNING	P 2.1.1
	2.5.6	Add a new neighborhood meeting early in the development review process to ensure the public is adequately informed and able to participate	C	Completed 03.14.2023	PLANNING	P 2.5.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 3 - CONNECT PEOPLE & PLACES						
3.1 SAFE STREETS FOR ALL <i>Davidson’s transportation network will be safe for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.</i>						
	3.1.1	Increase minimum sidewalk width requirements on major roads to 6 feet minimum where appropriate (Mobility Plan)	C	Completed 11.01.2021	PLANNING	P 3.1.1, 3.1.2
	3.1.2	Retrofit existing sidewalks to adhere to minimum width and buffer standards where appropriate	IP	▪ Projects Underway: Concord Rd., South Main St.	PROJECTS MANAGER	P 3.1.2
	3.1.3	Clarify criteria for bikeway facilities that are context-specific but include minimum safety standards (preferably, connected and protected)	AA	▪ CRTPO Devising Bikeway Facility Standards for Project Scoring	PLANNING PARKS & REC.	P 3.1.3
	3.1.4	Install more consistent crosswalk treatments throughout town (Mobility Plan)	IP	▪ Developed 5-year plan for all (14) unimproved unsignalized crosswalks; 16 crosswalks already improved	PROJECTS MANAGER	P 3.1.4, 3.1.5
	3.1.5	Evaluate the Planning Ordinance to identify barriers to walkable development and standards that reinforce automobile-oriented development. Adjust relevant provisions as necessary to support pedestrian-oriented development	AA		PLANNING	P 3.1.1, 3.1.4
	3.1.6	Explore treatments to make sidewalk, bike, and greenway crossings safe in new development prior to final street paving.	C	Completed 11.01.2021	PLANNING PARKS & REC. PROJECTS MANAGER	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
3.2	IMPROVED REGIONAL MOBILITY <i>Davidson’s citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.</i>					
	3.2.1	Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan)	IP	▪ PL: - Currently working with Metro Rapid North for enhanced BRT service and microtransit options.	PLANNING ADMINISTRATION	P 3.2.1
	3.2.2	Coordinate with CATS to improve bus stop amenities including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan)	IP	▪ CATS is working with the town and college on 5 bus stop locations. All 5 are in CATS' real estate process.	PLANNING PROJECTS MANAGER	P 3.2.1
	3.2.3	Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan)	IP	▪ PL: - Currently working with Metro Rapid North for enhanced BRT service. - Exploring Park & Ride options. - Supporting Red Line Study & station evaluation.	PLANNING ADMINISTRATION	P 3.2.1, 3.2.3
	3.2.4	Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan)	IP	▪ PL: - This is in the Mobility Plan and is now included in the Iredell County Transportation Plan	PLANNING PROJECTS MANAGER	P 3.2.2
	3.2.5	Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about projects	IP	▪ Reviewing threshold standards, issuing RFP for consultants	PLANNING	P 3.2.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
3.3	INCREASED TRAVEL OPTIONS <i>The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.</i>					
	3.3.1	Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan)	C	Completed 04.01.2022	PROJECTS MANAGER	P 3.3.1, 3.3.6
	3.3.2	Require all new streets to include sidewalks and street trees	C	Completed Implementation On-Going	PLANNING PROJECTS MANAGER	P 3.3.1, 3.3.6
	3.3.3	Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities	AA	▪ PM: - Current Approach: Utilize "Bikes May Use Full Lane" Signage on Appropriate Roads	PLANNING PROJECTS MANAGER	P 3.3.2
3.4	EFFICIENT AND WELL-MANAGED PARKING <i>The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.</i>					
	3.4.1	Evaluate parking standards in the Planning Ordinance to reduce or eliminate parking minimums, adjust parking maximums, ensure parking is appropriately located, and enact other updates and refinements	AA		PLANNING	P 3.4.3, 3.4.6
	3.4.2	Adopt and implement a performance parking program (Mobility Plan)	IP	▪ ParkDav platform will provide baseline data beginning Winter 2024	PLANNING ADMINISTRATION	P 3.4.1, 3.4.2
	3.4.3	Establish a shared parking program (Mobility Plan)	AA	▪ ParkDav platform will provide baseline data beginning Winter 2024	ADMINISTRATION	P 3.4.1
	3.4.4	Increase bicycle parking at destinations (Mobility Plan)	IP	▪ New bicycle parking amenities installed at Ada Jenkins (AJ) in late 2024, and King Canary received AJ amenities for public shared use.	PARKS & REC.	P 3.4.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 4 - FOSTER A VIBRANT ECONOMY						
4.1	ALIGNMENT OF HOUSING AND JOBS <i>Davidson will strive to achieve a geographic alignment of housing and jobs that helps enhance accessibility to jobs and offers opportunities to live and work within close proximity.</i>					
	4.1.1	Sponsor a job fair for local businesses to hire Davidson citizens	AA		ECONOMIC DEV.	P 4.1.1, 4.2.3
	4.1.2	Network with HR managers at local companies to discover needed talent requirements	IP	▪ Amplify Davidson created Sept. 2023	ECONOMIC DEV.	P 4.2.2
	4.1.3	Work with Meck. County Economic Development to provide training programs for talent requirements	IP	▪ Programming being developed for Spring 2025 in North Mecklenburg	ECONOMIC DEV.	P 4.1.3
	4.1.4	Develop program with Ada Jenkins to create a path to employment in Davidson	IP	▪ ED: - Working with Ada Jenkins on Community Kitchen Concept	ECONOMIC DEV. HOUSING & EQUITY	P 4.3.4
	4.1.5	Expand Davidson Connections to add market segments, locations, and meeting times	IP	▪ Davidson Connections is thriving with over 50 attendees at each meeting and waiting list for businesses to host	ECONOMIC DEV.	P 4.2.3
	4.1.6	Support linkages with The Hurt Hub	IP	▪ Amplify Davidson is in its 2nd year to establish job training, business consulting, and gig hub project work.	ECONOMIC DEV.	P 4.2.2
	4.1.7	Develop marketing collateral that home-based businesses can utilize	AA		ECONOMIC DEV.	P 4.1.2
	4.1.8	Meet regularly with key regional stakeholders (i.e. economic development and tourism organizations)	IP	▪ Economic Development Director regularly meets with Meck County ED. LKNEDC is in the process of reorganizing.	ECONOMIC DEV.	P 4.1.3
	4.1.9	Prioritize development opportunities in Activity Nodes	IP	▪ New commercial buildings being constructed on South Main (Storyhill); Alexander Carwash site and Clark Row being explored.	ECONOMIC DEV.	P 4.1.4

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	4.1.10	Hold meetings in the field rather than at Town Hall	C	Completed Implementation On-going	ECONOMIC DEV.	P 4.2.1
	4.1.11	Develop incentive program for employees that walk/bike to work or park in remote parking lots	AA		ECONOMIC DEV. PARKS & REC. (SUST. MGR.)	P 3.4.5, 4.1.4
	4.1.12	Monitor the Residential/Commercial tax base percentage; use to guide strategic decisions/ initiatives	IP	▪ Updated in conjunction with 2023 property revaluation, working on process for 2027 reval.	FINANCE & BUDGET ADMINISTRATION	P 4.3.3, 4.1.5
	4.1.13	Use updated fiscal impact study to promote sustainable development, including analytical tools assessing housing and employment opportunities	C	Completed 10.14.2020 Implementation On-going	ECONOMIC DEV.	P 4.1.5, 4.3.3, 4.3.4
4.2	A THRIVING AND BALANCED ECONOMY <i>Davidson will have a thriving and resilient twenty-first century economy, with a diversity of jobs available to workers with a variety of skillsets, occupational interests, and workplace environments.</i>					
	4.2.1	Consider funding a start-up grant program and/or pursuing funding through NC IDEA	IP	▪ Partnering with the Hurt Hub on this	ECONOMIC DEV.	P 4.2.1
	4.2.2	Host Lunch and Learns on current topics relevant to entrepreneurs	IP	▪ Partnering with the Hurt Hub on this (sponsoring "Meet and Entrepreneur" series).	ECONOMIC DEV.	P 4.2.1
	4.2.3	Create a “Welcome to Davidson” printed and digital piece that highlights successes	C	Completed 09.2019	ECONOMIC DEV.	P 4.2.2
	4.2.4	Educate businesses on use of historic tax credits and design standards	IP	▪ PL: - Exploring CLG grant to host educational workshop for property owners in the National Register Historic District.	ECONOMIC DEV. PLANNING	P 4.3.3

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	4.2.5	Consider adding to and expanding the Davidson Main Street Business Grant, including to businesses beyond the downtown	C	Completed 12.2022	ECONOMIC DEV.	P 4.3.3
	4.2.6	Continue funding the Merchant Ad Grant	C	Completed Implementation On-going	ECONOMIC DEV.	P 4.2.3
	4.2.7	Explore the development of a revolving loan program for small businesses	IP	▪ ED: - Currently under exploration through partnership with Meck. County Econ. Dev.	ECONOMIC DEV. FINANCE & BUDGET	P 4.2.3
	4.2.8	Provide a grant database resource for businesses to tap into	AA		ECONOMIC DEV.	P 4.2.3
	4.2.9	Create a green business database	AA		ECONOMIC DEV. PARKS & REC. (SUST. MGR.)	P 4.2.4, 4.3.3
	4.2.10	Develop a catalogue of resources for businesses to improve their sustainability	IP	▪ Developed a Business Resources webpage for entities interested in becoming more sustainable (Home/Town Government/Sustainability/ Business Resources)	PARKS & REC. (SUSTAIN. MGR.)	P 4.2.4, 4.3.3
	4.2.11	Coordinate with Davidson College Sustainability Director on relevant initiatives	IP	▪ Since 2020, received intern via DC Sustainability Scholars program to help with GHG inventories and fleet emissions study. ▪ For 2025, aiming to set up quarterly meetings to formalize this coordination.	PARKS & REC. (SUSTAIN. MGR.)	P 4.2.4, 4.3.3
	4.2.12	Review action items and develop workplan (quarterly)	C	Completed Quarterly	ECONOMIC DEV.	P 4.2.5
	4.2.13	Update the Economic Development Strategic Plan every every five years	IP	▪ RFP in 2025	ECONOMIC DEV.	P 4.2.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
4.3	AN EQUITABLE AND INCLUSIVE ECONOMY <i>Davidson will have an inclusive and equitable economy with access to a wide variety of dignified jobs for all skill-levels throughout the town.</i>					
	4.3.1	Sponsor tourism events and programs that bring people into hospitality businesses	IP	▪ Continue to increase events and expand programming to all areas.	ECONOMIC DEV.	P 4.2.3
	4.3.2	Explore the possibility of subsidized commercial kitchen space to attract talent	IP	▪ Funding Ada Jenkins Community Kitchen (\$100,000, TOD ARPA).	ECONOMIC DEV.	P 4.2.3, 4.3.5
	4.3.3	Create a Green Building scorecard and promotional material utilizing sustainable materials	AA		PARKS & REC. (SUSTAIN. MGR.)	P 4.3.3
	4.3.4	Create policy that the Town of Davidson adheres to in regards to green building	IP	▪ P&R: Municipal Implementation Underway via CAP Action Item M 5.1.1 Green Building Policy	PARKS & REC. PLANNING	P 4.3.3
	4.3.5	Develop a program to support the local food economy	IP	▪ Funding Ada Jenkins Community Kitchen (\$100,000, TOD ARPA).	ECONOMIC DEV.	P 4.3.5
4.4	EDUCATIONAL OPPORTUNITES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE <i>Davidson will continue to be a hub for education and workforce training, leveraging high-quality schools, Davidson College, and other education providers.</i>					
	4.4.1	Encourage local businesses to utilize Gig Hub for projects	IP	▪ \$25,000 in base budget to fund Amplify Davidson	ECONOMIC DEV.	P 4.2.3
	4.4.2	Develop relationship with Central Piedmont Community College	AA		ECONOMIC DEV.	P 4.4.2
	4.4.3	Connect local HR representatives with catalogue of local programs offered	AA		ECONOMIC DEV.	P 4.2.2

C: Complete
IP: In Progress
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 5 - SERVE THE COMMUNITY						
5.1	EFFICIENT AND HIGH QUALITY PUBLIC SERVICES <i>The town will provide efficient and high-quality public services and facilities that meet the community’s needs and promote the health, safety, and wellbeing of all community members.</i>					
	5.1.1	Create and maintain a user-friendly “metrics dashboard” that monitors and displays the comprehensive plan Key Metrics	IP	▪ PL: - 2021 Action Item Spreadsheet Created - 2022 Key Metric Tab Added - 2023 Key Metric Tracking Begun/Dashboard Shared Publicly - 2024 Staff Entered Info. Directly in Dashboard	COMMUNICATIONS PLANNING	P 5.1.2
	5.1.2	Consider developing a Sustainability Plan for town buildings and operations, either as part of or in addition to a community-wide climate action plan	IP	▪ P&R: Municipal Implementation Underway via CAP Municipal Operations Focus Area	ADMINISTRATION PARKS & REC. (SUST. MGR.)	P 5.1.1, 5.1.4
	5.1.3	Measure and track level of service for facilities and services	IP	▪ Beginning to track Town Hall & Community Center usage. ▪ Key Metris for Police, Fire, Public Works, Arborist, Communications, Parks & Recreation include this information, and Planning tracks/reports permit info. on annual basis. ▪ Davidson Community Survey administered every two years, providing resident assessment of town services.	ADMINISTRATION	P 5.1.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	5.1.4	Continue to implement recommendations in the Parks and Recreation Master Plan	IP	- Master Plan was updated and adopted, September 2024. - Kincaid Trail extension is in process of being built.	PARKS & REC.	P 5.1.1, 5.1.2, 5.1.3, 5.1.4
	5.1.5	Create a public facilities inventory and assets plan: Comprehensively catalogue all town-owned land assets, including history and purpose, and develop a framework for future uses; priorities include 251 South Street	IP	- Staff crated a spreadsheet of town-owned land, including info. for each parcel. - DFI providing land and use analyses of various town-owned properties for affordable housing. - Additional facilities planning underway for Police HQ, Fire Station 1, and Public Works.	ADMINISTRATION	P 5.1.4, 5.2.1, 5.2.2
	5.1.6	Explore establishing a "buffer" fund to invest in future green building or renewable energy opportunities	IP	P&R: Implementation Underway via CAP Action Item M 5.1.4 Funding Allocations	PARKS & REC. (SUSTAIN. MGR.)	P 5.1.4, 5.1.5
5.2	DIVERSE AND INCLUSIVE HOUSING OPTIONS <i>Davidson will have a variety of housing options (both by tenure and by type) affordable to all households, with special attention to low income families, as well as accessibility to transit, employment, services, parks, and daily needs.</i>					
	5.2.1	Develop an Affordable Housing Plan	C	Completed 04.25.2023	HOUSING & EQUITY	P 5.2.2, 5.2.6
	5.2.2	Explore tools to measure and understand housing affordability in Davidson, such as the Simpson Diversity Index and Inclusionary Housing Calculator	C	Completed 09.13.2022 Housing Needs Assessment Completed 03.14.2023 Simpson Diversity Index (USAC Policy & Framework)	ADMINISTRATION HOUSING & EQUITY	P 5.2.1, 5.2.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	5.2.3	Support the formation of community-based initiatives to expand tools protecting and expanding the affordable housing stock; coordinate with regional, interjurisdictional, and community partners to realize shared aims	IP	▪ H&E: - Essential Home Improvement Program (09.2023) - Rental Subsidy Program (10.2023) - Urgent Home Repair Program (09.2024)	ADMINISTRATION HOUSING & EQUITY	P 5.2.2, 5.2.3
	5.2.4	Evaluate the Planning Ordinance and Planning Areas Map for ways to diversify the town’s housing types while maintaining town character; ensure there are no barriers to construction of affordable housing	AA		PLANNING	P 5.2.1, 5.2.6
	5.2.5	Continue to coordinate with organizations and agencies that provide assistance to renters and homebuyers	IP	▪ Rental Subsidy Program (10.2023) ▪ The Town partnered with Dreamkey Partners and HOME Consortium to administer Down Payment Assistance for homebuyers making 80% or less of AMI.	HOUSING & EQUITY	P 5.2.3
	5.2.6	Create a position and hire a staff member to manage the town’s affordable housing program	C	Completed 10.26.2020	ADMINISTRATION	P 5.2.2, 5.2.3, 5.2.6
	5.2.7	Explore universal design and consider adopting these building standards along with other aging-in-place initiatives/features	AA	▪ P&R: - Received the Accessibility for Parks grant and will complete Roosevelt Wilson Park renovation by the spring 2025.	ADMINISTRATION PARKS & REC.	P 5.2.4

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	5.2.8	Consider integrating holistic neighborhood strategies into development. Examine models such as Renaissance West in Charlotte and other Purpose-Built Community initiatives.	AA	▪ Ada Jenkins exploring this concept.	PLANNING	5.2.2, 5.2.3, 5.2.6
5.3	LONG TERM FISCAL HEALTH <i>Davidson will ensure long-term fiscal balance through land use and growth decisions that are informed by long-term fiscal impacts of development.</i>					
	5.3.1	Update the Cost of Land Use Fiscal Impact Analysis (2014)	C	Completed 10.16.2020	ECONOMIC DEV.	P 5.3.3
	5.3.2	Consider developing a fiscal sustainability policy document for evaluating proposed annexations, real estate developments, affordable housing scenarios, and capital projects	C	Completed 10.14.2020 Implementation On-going	ECONOMIC DEV.	P 4.3.3, 5.3.2, 5.3.3, 5.3.5
	5.3.3	Produce annual long-range fiscal planning reports	IP	▪ F&B: - Town Staff has developed a long range planning model with our financial advisors which is updated in conjunction with the annual budget cycle and as needed to assist the Board in making critical financial decisions for the Town such as major capital projects or the issuance of General Obligation bond debt. This model incorporates actual and projected financial data as well as the five year Capital Improvement Plan as approved by the Board. - Model helps evaluate financial decisions with a lens for GO bond rating.	FINANCE & BUDGET	P 5.3.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
5.4	REGIONAL AND INSTITUTIONAL COORDINATION <i>Davidson will be an active participant in discussions and planning efforts that directly or indirectly impact Davidson Citizens as well as decisions that impact the future of the town and the region.</i>					
	5.4.1	Review processes for information-sharing between jurisdictional, regional, and institutional partners and identify needs and gaps	IP	▪ COM: - Cont. to renew NC3C Membership and attend local/reg. conf. - Implementing new broadcast notification system (Atlas 1). - Adopted suite of dept. policies and solidified SOP. ▪ ADMIN: - Finance dir. discuss reg./broader issues (quarterly). - Four towns dinner (quarterly). - Town Managers (monthly) - Opioid Settlement Working Group evolved to info. sharing (quarterly) - Various dept. engage in cooperative efforts and info. sharing. Exs. include transp. planning, legislative advocacy efforts.	COMMUNICATIONS ADMINISTRATION	P 5.4.1, 5.4.3
	5.4.2	Review intergovernmental agreements to ensure consistency with the town's Comprehensive Plan	IP	▪ Reviewing Visit Lake Norman Agreement, along with any new agreements reviewed for consistency with adopted plans.	ADMINISTRATION	P 5.4.1, 5.4.2
	5.4.3	Review advisory board and stakeholder groups, including campus-based groups, to identify college or town representation opportunities	AA	▪ Practiced in stakeholder group recruitment and vetting processes.	ADMINISTRATION	P 5.4.3

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 2 - CREATE & CONSERVE PLACES WE LOVE							
2.1		PROXIMITY TO INFRASTRUCTURE AND SERVICES <i>The purpose of this metric is to understand how accessible key services are to residences, and how walkable the town is – helping build towards an overall sustainability framework. The percentage of population within a half mile and quarter mile will be tracked.</i>					
	2.1.1	Proximity to Employment Centers <i>This metric describes the percentage of the population within 0.25 and 0.5 miles of an Employment Center.</i>	XX%	E	PLAN	G 2.1 P 2.1.2, 2.1.3	
	2.1.2	Proximity to Schools <i>This metric describes the percentage of the school-age population within 0.5 miles of a public elementary-middle school.</i>	XX%	E	PLAN	G 2.1 P 2.1.1	
	2.1.3	Proximity to Grocery Stores <i>This metric describes the percentage of the population within 0.5 miles of grocery store.</i>	XX%	E	PLAN	G 2.1 P 2.1.1	
	2.1.4	Proximity to Parks or Greenways <i>This metric describes the percentage of the population within 0.5 miles of an park greater than X.X acres and/or multi-use path.</i>	XX%	E	DP&R	G 2.1 P 2.2.2, 3.3.1, 3.3.2	
	2.1.5	Proximity to Amenities (Healthcare Services and Commercial Centers) <i>This metric describes the percentage of the population within 0.5 miles of a general/family practice medical office or commercial center of at least 20,000 SF.</i>	XX%	E	ECON	G 2.1 P 2.4.3	
2.2		PRESERVATION OF NATURAL AREAS AND OPEN SPACE <i>The purpose of this metric is to understand the degree to which open and green spaces are being maintained or expanded as the population grows.</i>					
	2.2.1	Acreage of Open Space <i>This metric describes the percentage of open space.</i>	1,135.02 Acres 12.66%	T	DP&R	G 2.2 P 2.1.2	Planning Department
Now Tracking	2.2.2	Acreage of Natural Areas <i>This metric describes the percentage of undeveloped land.</i>	800.34 Acres 2.47%	T	DP&R	G 2.2 P 2.2.2	Planning Department
Now Tracking	2.2.3	Acreage of Wetlands <i>This metric describes the percentage of land having the vegetative, soil, and hydrologic characteristics to be regulated by Section 401 and 404 of the Federal Clean Water Act (see DPO 19.3 Erosion Control, Definitions, Item tt).</i>	535.06 Acres 5.97%	T	DP&R	G 2.2 P 2.2.2	US Fish and Wildlife Service: National Wetlands Inventory
	2.2.4	Acreage of Parks <i>This metric describes the total land area dedicated to publicly-accessible park space, whether publicly or privately maintained, as a percentage of overall land area.</i>	768.22 Acres 8.57%	T	DP&R	G 2.2	Planning Department
Now Tracking	2.2.5	Acreage of Agricultural Land <i>This metric describes the amount of land classified as a "Farm" per DPO 16.3 (i.e., min. 3 acres).</i>	1,929.12 Acres 21.51%	T	DP&R	G 2.2	Mecklenburg County Present Use Value program + Polaris

T: Tracking
E: Exploring
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	2.2.6	Tree Canopy Cover <i>This metric describes the percentage of land covered by tree canopy.</i>	60% See Exhibit ARB-1	T	ARB	G 2.2 P 2.2.2	Public Works 2023 Tree Canopy Study Update Davidson Lands Conservancy
	2.2.7	Miles of Multi-Use Path & Trails Systems <i>This metric describes the mileage of all publicly accessible mulit-use path and trail facilities.</i>	20.33 Miles See Exhibit PR-1	T	DP&R	G 2.2 P 2.2.4	Planning Department
2.3 LOCAL GREENHOUSE GAS EMISSIONS <i>The purpose of this metric is to evaluate local sources of greenhouse gas emissions to reduce overall emissions.</i>							
	2.3.1	Greenhouse Gas Emissions by Sector, Municipal & Community-Wide <i>This metric describes the GHG emissions by sector for municipal and community-wide emissions (full inventory conducted every five years).</i>	See Exhibit PR - 2	T	DP&R SUST.	G 2.3 P 2.3.3, 2.4.3, 2.5.1, 2.5.4	Town of Davidson 2019 GHG Inventory
	2.3.2	Energy Use Intensity by Sector for both town government and community emissions. <i>This metric describes the EIU by industrial sector for municipal and community-wide emissions (anticipated for inclusion in 2029 GHG inventory update).</i>	##	AA	DP&R SUST.	G 2.3 P 2.1.1	
	2.3.3	Number of LEED Certified Buildings <i>This metric describes the total number of LEED-certified buildings completed by private and public sector entities.</i>	33 See Exhibit PR - 3	T	DP&R SUST.	G 2.3 P 2.3.2	NCSEA Clean Energy Report 2021
Now Tracking	2.3.4	Number of Low-Impact Development or Green Building Projects <i>This metric describes the agreggate number of LID, solar permits, and certified building projects completed.</i>	70 Solar Permits See Exhibit PR - 4	T	DP&R SUST.	G 2.3 P 2.3.2	Planning Department (Solar)
	2.3.5	Estimated Emissions Reductions/Carbon Sequestered through LID or Green Building Projects <i>This metric describes the amount of emissions (TBD) reduced through specific site or building measures.</i>	##	E	DP&R SUST.	G 2.3 P 2.3.4	
2.4 UNIQUE TOWN CHARACTER <i>The purpose of this metric is to understand how new development contributes to Davidson’s character and public amenities.</i>							
	2.4.1	Consistency of New Development <i>This metric text is under development.</i>	##	AA	PLAN	G 2.4 P 2.4.1	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
2.5		CONVERSION OF UNDEVELOPED LAND <i>The purpose of this metric is to understand how much new development is occurring on undeveloped land compared to infill and redevelopment.</i>					
	2.5.1	Acreage of Developed Land <i>This metric text is under development.</i>	##	AA	PLAN	G 2.5	
	2.5.2	Acreage & Square Footage of New Infill/Redevelopment <i>This metric text is under development.</i>	##	AA	PLAN	G 2.5 P 2.5.1, 2.5.4	
2.6		HISTORIC RESOURCES <i>The purpose of this metric is to monitor the quality of and changes to historic resources.</i>					
New Exhibit	2.6.1	Number of Historic Landmarks <i>This metric describes the number of landmarked structures or preservation easements and enables the town to track whether the number of structures are increasing or decreasing year to year.</i>	30 Designated Landmarks See Exhibit PL - 1	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Mecklenburg County Landmarks Commission
	2.6.2	Number of Contributing Historic Structures within each Local Historic District and the National Register District <i>This metric describes the number of eligible structures and enables the town to assess progress on listing potential structures.</i>	See Exhibit PL - 2	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Planning Department
New Exhibit	2.6.3	Number of Demolished Structures within the Local Historic District and the National Register District <i>This metric describes the number of structures demolished and enables the town to track whether losses are increasing or decreasing year to year.</i>	3 See Exhibit PL - 3	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Planning Department Demolition Tracking Spreadsheet
	2.6.4	Number of Rehabilitated Structures within each Local Historic District and the National Register District <i>This metric describes the number of structures rehabilitated and enables the town to assess progress on the rate of rehabilitation. Rehabilitations are those projects utilizing historic tax credits and do not include general renovations.</i>	17 (2004 - 2009)	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Davidson Historic Preservation Plan
			0 Rehabilitations				
CHAPTER 3 - CONNECT PEOPLE & PLACES							
3.1		SAFETY FOR ROAD USERS <i>The purpose of this metric is to understand the impact safety interventions have had on road user safety.</i>					
	3.1.1.A	Vehicle Movements - Total # of Vehicles Traveling through Davidson <i>This metric tracks the total number of vehicles traveling through Davidson on main roadways.</i>	See Exhibit PD-1	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	NCDOT AADT Mapping Application
Now Tracking	3.1.1.B	Vehicle Movements - Percentage Change in Total # Vehicle Trips per Year <i>This metric displays the percentage difference in the total number of vehicles traveling through Davidson year to year.</i>	1.1% Increase	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	NCDOT AADT Mapping Application

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	3.1.2.A	Crashes - Types of Conflicts <i>This metric classifies reported wrecks by type, including vehicle to vehicle and vehicle to cyclist or pedestrian.</i>	See Exhibit PD-2	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	Davidson Police Department
	3.1.2.B	Crashes - Location & Frequency <i>This metric enables the town to identify problem spots or trends in need of attention.</i>	See Exhibit PD-3	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	Davidson Police Department
	3.1.2.C	Crashes - Injury & Fatality Data <i>The metric describes the severity of wrecks.</i>	See Exhibit PD-2	T	POLICE PMGR	G 3.1 P 3.1.3	Davidson Police Department
3.2	TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS, BIKE FACILITIES <i>The purpose of this metric is to compare travel mode priorities and evaluate and monitor whether policies have increased the town's pedestrian and bicycle network.</i>						
	3.2.1	Total Mileage of Automobile Lanes <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., sidewalks, greenways, etc.).</i>	57.59 miles Town 20.78 miles State 11.85 miles Private	T	PMGR PLAN CLERK	G 3.1 P 3.1.1	Powell Bill Data
	3.2.2	Annual Change of Automobile Lanes <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., sidewalks, greenways, etc.).</i>	0 Miles	T	PMGR PLAN	G 3.1 P 3.1.1	Powell Bill Data
	3.2.3.A	Total Mileage of Sidewalks <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets greenways, etc.).</i>	92.11 Miles	T	PMGR PLAN	G 3.1 P 3.1.2	Planning Department
	3.2.3.B	Total Linear Feet of Sidewalks Replaced <i>This metric enables the town to track the amount of sidewalk replaced/hazards removed on an annual basis.</i>	1,539 LF See Exhibit PW - 1	T	PW	G 3.1 P 3.1.2	Public Works
	3.2.4	Annual Change of Sidewalks <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets greenways, etc.).</i>	0.3 Miles	T	PMGR PLAN	G 3.1 P 3.1.2	Planning Department
	3.2.5	Total Mileage of Bike Lanes and Facilities <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets, sidewalks, etc.).</i>	8.73 Miles Bike Lanes 1.9 Miles Sharrows	T	PMGR PLAN	G 3.1 P 3.1.3	Planning Department
	3.2.6	Annual Change of Bike Lanes and Facilities <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets, sidewalks, etc.).</i>	0.75 Miles	T	PMGR PLAN	G 3.1 P 3.1.3	Planning Department

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
3.3	MODE SHARE <i>The purpose of this metric is to evaluate how bicycle improvements are impacting bicycle ridership.</i>						
	3.3.1	Annual Bike Counts at Key Town Destinations <i>This metric enables the town to track usage from year to year, identifying spots or trends in need of attention.</i>	##	E	PMGR	G 3.3 P 3.3.2, P 3.4.5	
3.4	TRANSIT RIDERSHIP <i>The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.</i>						
	3.4.1	Transit Ridership at stops in the Town of Davidson <i>This metric describes the number of riders throughout the day at each stop.</i>	71	T	PLAN	G 3.2, G 3.3 P 3.3.3, P 3.3.6	CATS (CLT Area Transit System)
	3.4.2	Number of high-frequency transit stops within the Town of Davidson <i>This metric describes the number of stops providing enhanced service within the town (i.e. CATS 77 Express Bus Service at 15 min. intervals during peak weekday commuting periods).</i>	18	T	PLAN	G 3.2, G 3.3 P 3.3.3, P 3.3.6	CATS
	3.4.3	Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops) <i>This metric describes the number of households near enhanced service, enabling the town to understand the proportion of its population with ready access to multiple modes of transportation.</i>	972.1 (0.25 Miles) 1,314.5 (0.5 Miles)	T	PLAN	G 3.2 P 3.4.5	CATS
3.5	BALANCED PARKING DEMAND AND SUPPLY <i>The purpose of this metric is to track changes after parking programs have been implemented.</i>						
	3.5.1	Percentage of Surface Area Dedicated to Parking in Downtown <i>This metric describes how much land area is dedicated to parking in downtown and its immediate vicinity. *For Key Metrics 3.5.1-4, "vicinity" refers to Village Center, Commerce, or Edge Planning Areas or adjacent to Main St. from Jackson Street to Potts Street.</i>	##	E	PLAN	G 3.4 P 3.4.1	
	3.5.2	Annual Change in Surface Area Dedicated to Parking in Downtown <i>This metric describes the extent of change in parking areas year to year in downtown and its immediate vicinity.*</i>	##	E	PLAN	G 3.4 P 3.4.1	
	3.5.3	Number of Parking Spaces Available in Downtown <i>This metric describes the aggregate number of parking available to users in downtown and its immediate vicinity.*</i>	1,721 Spaces	T	PLAN	G 3.4 P 3.4.1	Planning Department Economic Development (ParkNav)
	3.5.4	Average Parking Demand During Business Hours in Downtown, its Vicinity, and the Circles at 30 <i>This metric describes the usage of available parking, enabling the town to understand patterns and needs.*</i>	Downtown: XX% Circles @ 30: XX%	E	PLAN	G 3.4 P 3.4.1	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 4 - FOSTER A VIBRANT ECONOMY							
4.1 WHERE WORKERS LIVE AND WORK <i>The purpose of this metric is to monitor the degree to which Davidson’s economy is linked with the regional economy.</i>							
	4.1.1	Number of Workers Employed and Living in Davidson (2022) <i>This metric describes the aggregate number of workers living and working in Davidson.</i>	964 See Exhibit ED-1	T	ECON	G 4.1 P 4.1.2, 4.2.3	US Census Bureau
	4.1.2	Number of Workers Commuting into Davidson for Work (2022) <i>This metric describes the aggregate number of workers traveling to Davidson for employment.</i>	7,959 See Exhibit ED-1	T	ECON	G 4.1 P 4.2.2	LEHD Origin-Destination Employment Stats
	4.1.3	Number of Workers Living in Davidson and Commuting Out (2022) <i>This metric describes the proportion of residents leaving Davidson for employment.</i>	7,665 See Exhibit ED-1	T	ECON	G 4.1 P 4.1.3	US Census Bureau
	4.1.4	Jobs by Distance <i>This metric describes the distance between workers and their places of employment.</i>	See Exhibit ED-1	T	ECON	G 4.1 P 4.1.4	
4.2 RESIDENT HOUSEHOLD INCOME DISTRIBUTION <i>The purpose of this metric is to understand the income levels of the town’s residents and equity challenges the town may need to address.</i>							
	4.2.1	Household Income by Job Earnings <i>This metric describes the distribution of wealth across the community.</i>	See Exhibit ED-2	T	ECON H&EQ	G 4.3 P 4.3.4	US Census Bureau
4.3 DIVERSITY OF JOBS IN DAVIDSON <i>The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.</i>							
	4.3.1	Total Number of Jobs in Davidson (2022) <i>This metric describes the total number of jobs in town.</i>	8,923	T	ECON	G 4.3 P 4.2.3	Business Applications
	4.3.2	Total Number of Jobs in Davidson organized by Industrial Sector (2022) <i>This metric describes the relative prominence of certain employment sectors in town.</i>	See Exhibit ED-3	T	ECON	G 4.3 P 4.2.3	Business Applications
	4.3.3	Annual Change of Jobs in Davidson organized by Industrial Sector <i>This metric describes the rate at which employment is increasing or decreasing per sector.</i>	XX%	E	ECON	G 4.3 P 4.2.3	
	4.3.4	Workforce Diversity <i>This metric set describes the age, race, ethnicity, educational attainment, and sex of workers.</i>	See Exhibit ED-4	T	ECON	G 4.3 P 4.2.4	US Census Bureau

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
4.4	JOBS AND WORKFORCE IN DAVIDSON <i>The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.</i>						
	4.4.1	Number of Workers Employed and Living in Davidson Organized by Industrial Sector <i>This metric describes the aggregate number of workers living and working in Davidson, organized by sector.</i>	##	E	ECON	G 4.4 P 4.2.3	
	4.4.2	Number of Workers Commuting into Davidson for Work Organized by Industrial Sector <i>This metric describes the aggregate number of workers traveling to Davidson for employment, organized by sector.</i>	##	E	ECON	G 4.4 P 4.4.2	
	4.4.3	Number of Workers Living in Davidson & Commuting Out Organized by Industrial Sector <i>This metric describes the proportion of residents leaving Davidson for employment, organized by sector.</i>	##	E	ECON	G 4.4 P 4.2.2	
4.5	BASELINE ECONOMIC INDICATORS <i>The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.</i>						
	4.5.1.A	Residential/Commercial Tax Base Percentage <i>This metric describes the relative proportions of each set of uses to the local tax base.</i>	89% Residential 11% Commercial	T	DF&B ECON	G 4.1 P 4.1.1, 4.1.5	County Assessor's Office
	4.5.1.B	Residential/Commercial Tax Base Percentage - Excluding Multi-family <i>This metric describes the relative proportions of each set of uses to the local tax base, excluding multi-family development (which is often considered a commercial asset).</i>	XX%	E	DF&B ECON		
	4.5.2.C.1	Growth Rate of Ad Valorum Tax Base - Current Year Rolling Average <i>This metric describes the average percentage change in ad valorum tax base over a rolling four-year period.</i>	11.8% See Exhibit FB-1	T	DF&B	G 5.1, 5.3 P 5.1.5, 5.3.5	Finance Department NC Dept. of Revenue
	4.5.2.C.2	Growth Rate of Ad Valorum Tax Base - Last Two Revaluations (2020/2024) <i>This metric compares the rolling four-year change in ad valorum tax base in the revaluation years.</i>	9.9% (2020) 13.3% (2024) See Exhibit FB-1	T	DF&B	G 5.1, 5.3 P 5.1.5, 5.3.6	Finance Department NC Dept. of Revenue
Now Tracking	4.5.2	Total Number of Companies in Davidson <i>This metric describes the aggregate number of companies in Davidson.</i>	324	T	ECON	G 4.1 P 4.1.1, 4.1.3	Census Data (Employer Firms Reported)
	4.5.3	Annual Amount of Commercial Investment <i>This metric describes the extent to which commercial investment is increasing or decreasing in town.</i>	##	E	ECON	G 4.1 P 4.1.3, 4.2.3	
	4.5.4	Available Commercial Properties <i>This metric describes the amount of commercial uses available in Davidson.</i>	##	E	ECON	G 4.1 P 4.1.2, 4.1.4, 4.1.5	
	4.5.5	Current Lease & Occupancy Rates for Commercial Properties <i>This metric describes the average and median lease and occupancy rate for commrecial uses.</i>	94.5% Office 97.2% Retail See Exhibit ED-5	T	ECON	G 4.1 P 4.2.3	Econonmic Development Dept.

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 5 - SERVE THE COMMUNITY							
5.1	LEVEL OF SERVICE <i>The purpose of this metric is to evaluate levels of services to determine if services are meeting the needs of a growing population, recognizing the level of service that the town deems “adequate” may change from time to time.</i>						
	5.1.1.A.1	P&R - Service, Ratio of Park Acreage to Users <i>This metric describes the amount of park area per resident.</i>	768.22 Acres to 15,771 Population	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.A.2	P&R - Service, Indoor SF Available for P&R Programming <i>This metric describes the amount of space available for use.</i>	11,421 SF	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.B.1	P&R - Participation, Summer Camp Enrollment <i>This metric describes the amount of participants in summer activities.</i>	1674 See Exhibit PR-5	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.B.2	P&R - Participation, Proportion of Davidson Residents as Summer Camp Participants <i>This metric describes the proportion of Davidson residents as a share of all participants in summer activities.</i>	62% See Exhibit PR-5	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.2.A.1	Communications - CIVICS 101, Participation to Interest Ratio <i>This metric describes the number of residents waitlisted for the annual course.</i>	##	E	COMMS	G 5.1 P 5.1.1, 5.1.2	
	5.1.2.A.2	Communications - CIVICS 101, Participation by Session <i>This metric describes the number of residents who attended the morning session verses the evening session. For session by session and cumulative totals, see Exhibit - Comms 1.</i>	Total: 43 See Exhibit Comms-1	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.A.3	Communications - CIVICS 101, Placement on Advisory Board <i>This metric describes the number of participants graduating from CIVICS 101 and placed on an advisory board within two years.</i>	##	E	COMMS	G 5.1 P 5.1.1, 5.1.2	
Now Tracking	5.1.2.B.1	Communications - Media Stats, Number of Webpage Users <i>This metric describes the number of new and returning users of the town’s website by page clicks.</i>	211,000 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.2	Communications - Media Stats, Number of Facebook Followers & Likes <i>This metric describes the number of followers and likes on the Town of Davidson official Facebook page.</i>	12,814 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.3	Communications - Media Stats, Number of Twitter (X) Followers <i>This metric describes the number of followers the Town has on Twitter (X).</i>	6,267 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.4	Communications - Media Stats, Number of Instagram Followers <i>This metric describes the number of followers the Town has on Instagram.</i>	7,300 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.5	Communications - Media Stats, Number of Constant Contact Subscribers <i>This metric describes the number of subscribers to the News Release distribution list.</i>	2,031 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.6	Communications - Media Stats, Number of Media + Press Mentions <i>This metric describes the number of official mentions in official publications (i.e., the Town of Davidson is mentioned as a municipality and the subject of the article).</i>	217 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
New Metric	5.1.2.B.7	Communications - Media Stats, Number of YouTube Subscribers <i>This metric describes the number of subscribers to the Town of Davidson YouTube channel.</i>	250 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.

T: Tracking
E: Exploring
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.3.1.A	Fire - Service, Annual Call Volume Total <i>This metric describes the total number of service calls received.</i>	1,573	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. Record Management System (RMS)
	5.1.3.1.B	Fire - Service, Annual Call Volume by Percentage <i>This metric describes the percentage of calls received by type.</i>	See Exhibit FD-1	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.C	Fire - Service, Annual Call Volume of Concurrent Calls <i>This metric describes the number of concurrent calls received.</i>	288 (18.3%) See Exhibit FD-1	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.D	Fire - Service, Response Time Goal for Urban Locations <i>This metric describes the target response time for calls west of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 6 min. 20 sec.)</i>	6:20 Min., Sec.	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.E	Fire - Service, Response Time Goal for Suburban/Rural/ETJ Locations <i>This metric describes the target response time for calls east of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 7 min. 20 sec.)</i>	7:20 Min., Sec.	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.F	Fire - Service, Overall Response Time Achieved Urban <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	92%	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.G	Fire - Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	17%	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.H	Fire - Service, Turnout Time Station 1 AM/PM <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	AM 58.3% PM 41.6% See Exhibit FD-2	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.I	Fire - Service, Turnout Time Station 2 AM/PM <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	AM 8.3% PM 8.3% See Exhibit FD-2	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
Now Tracking	5.1.3.2.A.1	Fire - Staffing, Special Events per Year <i>This metric describes the number of hours fire personnel contributed to community programming and events, along with the number of persons contacted.</i>	47 Events 100.5 Hours 7,358 Contacts	T	FIRE	G 5.1 P 5.1.1	Fire Dept.
	5.1.3.2.B	Fire - Staffing, Ratio of Employees to Residents <i>This metric describes the proportion of fire personnel per resident.</i>	1.4 per 1,000	T	FIRE DF&B	G 5.1 P 5.1.1	Fire Dept. RMS

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.4.A.1.A	Police - Service, Overall Calls for Service - Citizen-Initiated Calls <i>This metric describes the overall service demand per year based on citizen calls.</i>	2,378	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD (Computer-Aided Dispatch)
	5.1.4.A.1.B	Police - Service, Overall Calls for Service - Officer-Initiated Calls <i>This metric describes the overall service demand per year based on officer calls.</i>	38,280	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
	5.1.4.A.2.A	Police - Service, Average Response Time <i>This metric describes the department's average response time between dispatch call to site.</i>	10.9 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
New Metric	5.1.4.A.2.B	Police - Service, Priority Response Time <i>This metric describes the department's average response time in route to site.</i>	4.5 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.4	CMPD CAD
	5.1.4.A.3	Police - Service, Average Time on Scene <i>This metric describes the average amount of time that passes from when the first unit arrives on the scene until the time the last unit is cleared to leave the scene.</i>	47.9 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.4	CMPD CAD
	5.1.4.B.1	Police - Staffing, Ratio of Employees to Residents <i>This metric describes the proportion of police personnel per resident, measured by total population to sworn officers.</i>	1.87 per 1,000 (*16,074 to 30)	T	POLICE DF&B	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department *Mecklenburg County GIS
	5.1.4.B.2	Police - Staffing, Overtime Hours <i>This metric describes the amount of officer overtime hours accrued per year.</i>	1,290.60	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Finance Dept.
	5.1.4.B.4	Police - Staffing, Availability for Service <i>This metric describes the percentage of time officers were available to respond to service calls.</i>	55%	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
	5.1.3.B.5	Police - Staffing, Shift Efficiencies Total <i>This metric describes the number of days the department was not fully staffed per year (i.e., four officers available in a 24-hour time span).</i>	211 Days	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department
	5.1.4.B.5	Police - Staffing, Shift Efficiencies Percentage <i>This metric describes the percentage of days the department was not fully staffed per year (i.e., four officers available per 12-hour shift).</i>	58%	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department
	5.1.4.B.6	Police - Staffing, Community Engagement/Special Events per Year <i>These metrics describe the number of hours police personnel contributed to community programming and events (October - December 2023).</i>	74 Events 7,074 Contacts	T	POLICE	G 5.1 P 5.1.1, 5.1.2	Davidson Police Department
New Metric	5.1.4.B.7	Police - Staffing, Co-Responder Total Community Member Contacts per Year <i>These metrics describe the total number of contacts per calendar year. This includes officer and other agency referrals, resident requests, and follow up contacts.</i>	316 Contacts	T	POLICE	G 5.1 P 5.1.1, 5.1.3	Davidson Police Department

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.5.A.1	Public Works - Hours Per Year, Maintenance <i>This metric describes the hours per year spent on routine maintenance by task.</i>	Hours	E	PW	G 5.1 P 5.1.1	
Now Tracking	5.1.5.A.2	Public Works - Hours Per Year, Special Events <i>This metric describes the hours per year spent on town events.</i>	1,141 Hours 142.6 Days	T	PW	G 5.1 P 5.1.1	
	5.1.5.B.1	Public Works, Arborist - Tree Permits <i>This metric describes the number of tree permits received annually.</i>	118 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.2	Public Works, Arborist - Trees Saved <i>This metric describes the number of specimen trees saved annually through the permit or plan approval process.</i>	5 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
New Metric	5.1.5.B.3	Public Works, Arborist - Trees Planted <i>This metric describes the number of trees planted by the Town of Davidson and community partners.</i>	251 See Exhibit ARB - 3	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
New Metric	5.1.5.B.4	Public Works, Arborist - Trees Given Away <i>This metric describes the number of trees given away by the Town of Davidson and community partners.</i>	860 See Exhibit ARB - 3	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.5	Public Works, Arborist - Engagement <i>This metric describes the number of individual persons with whom the arborist met or corresponded to provide guidance directly on an annual basis.</i>	Engagment: 538 Program: 1,223 Total: 1,761 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.4	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.6	Public Works, Arborist - Programming <i>This metric describes the number of special events in which the arborist participated annually.</i>	44 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.4	Public Works Dept. (Arborist)

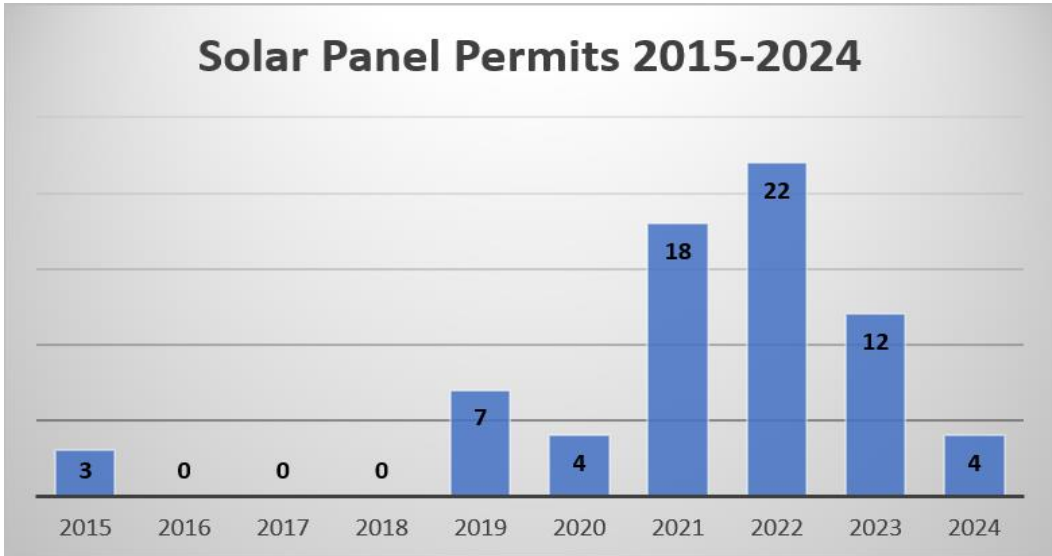
DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
5.2	AFFORDABLE HOUSING STOCK <i>The purpose of this metric is to track the total quantity of affordable homes, quality of housing stock, and how accessible those homes are to key services.</i>						
	5.2.1.A	Quantity of Affordable Housing Stock - Total <i>This metric describes the total amount of affordable housing units.</i>	119	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
	5.2.1.B	Quantity of Affordable Housing Stock - Income Level Served (% of AMI) <i>This metric describes the amount of affordable housing units by income.</i>	See Exhibit HE-1	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
Now Tracking	5.2.1.C	Quantity of Affordable Housing Stock - Affordability Status <i>This metric describes the proportion of affordable units based on occupancy. Permanent refers to units deed restricted for 30 years or more, non-permanent for 29 years or less.</i>	Non-Permanent 17 Permanent 97	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
	5.2.1.D	Quantity of Affordable Housing Stock - Tenure type (Owner-occupied or Rental) <i>This metric describes the number of affordable units occupied by owners and renters.</i>	Owner-occupied 98 Rental 21	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
Now Exploring	5.2.1.E	Quantity of Affordable Housing Stock - Tenant Demographics <i>This metric describes the demographic composition of affordable unit tenants.</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.6	
	5.2.2	Quality of Affordable Housing Stock <i>This metric describes the proportion of affordable units in need of immediate or emergency repairs, short-term repairs (1-3 years), and long-term repairs or renovations (3-5 years).</i>	XX%	E	H&EQ	G 5.2 P 5.2.1, P 5.2.2	
	5.2.3.A	Accessibility of Affordable Housing Stock - Proximity to Employment Centers <i>This metric describes the proportion of affordable units accessible to employment centers via a safe, continuous pedestrian route (< 1 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.B	Accessibility of Affordable Housing Stock - Proximity to High-Frequency Transit <i>This metric describes the proportion of affordable units accessible to high-frequency transit via a safe, continuous pedestrian route (< 0.5 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.2.3.C	Accessibility of Affordable Housing Stock - Proximity to Schools <i>This metric describes the proportion of affordable units accessible to pre- and K-8 education facilities via a safe, continuous pedestrian route (< 1 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.D	Accessibility of Affordable Housing Stock - Proximity to Parks or Greenways <i>This metric describes the proportion of affordable units accessible to park and greenway facilities via a safe, continuous pedestrian route (< 0.5 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.E	Accessibility of Affordable Housing Stock - Proximity to Grocery Stores <i>This metric describes the proportion of affordable units accessible to a grocery store via a safe, continuous pedestrian route (< 0.25 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.F	Accessibility of Affordable Housing Stock - Proximity to Amenities (Healthcare/Commercial Centers) <i>This metric describes the proportion of affordable units accessible to primary care healthcare and commercial services via a safe, continuous pedestrian route (< 0.25 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
5.3	FISCAL IMPACT ANALYSIS <i>The purpose of this metric is to track the frequency of updates to the town's fiscal impact tools.</i>						
	5.3.1	Fiscal Impact of Various Land Uses <i>This metric describes the fiscal impact of each land use prototype and the proportion it contributes to Davidson as a whole.</i>	See Exhibit ED-6	T	DF&B ECON	G 5.3 P 5.3.3	2020 Fiscal Impact Analysis
	5.3.2	Frequency of Updates to Adopted Plans & Policies <i>This metric describes how frequently updates occur and the reasons for each update.</i>	See Exhibit - FB 2	T	DF&B ECON	G 5.3 P 4.4.3, P 5.3.2, P 5.3.3, P 5.3.5	Finance Dept.

EXHIBITS - PARKS & RECREATION																																
Exhibit #	Metric #	Metric Titles																														
PR-1	2.2.7	Miles of Multi-Use Path & Trails Systems (Last Updated 2023, Current for 2024) <i>This metric describes the mileage of all publicly accessible mulit-use path and trail facilities.</i>																														
		Miles of Multi-use Paths <table><thead><tr><th>Path Type</th><th>Miles</th><th>Percentage</th></tr></thead><tbody><tr><td>Greenways/Entrances</td><td>9.42</td><td>46%</td></tr><tr><td>Overland Connector</td><td>4.96</td><td>24%</td></tr><tr><td>Unpaved Trails</td><td>3.39</td><td>17%</td></tr><tr><td>Sidepaths</td><td>2.56</td><td>13%</td></tr></tbody></table>	Path Type	Miles	Percentage	Greenways/Entrances	9.42	46%	Overland Connector	4.96	24%	Unpaved Trails	3.39	17%	Sidepaths	2.56	13%															
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PR-2	2.3.1	Greenhouse Gas Emissions by Sector, Municipal & Community-Wide (Last Updated 2023, Current for 2024) <i>This metric describes the GHG emissions by sector for municipal and community-wide emissions (full inventory conducted every five years, next review anticipated 2029).</i>																														
		2019 Town of Davidson Greenhouse Gas Inventory Metric Tons of CO2 by sector for the Selected Inventory Year <table><tr><td colspan="2">Community</td></tr><tr><td>Sector</td><td>Emissions</td></tr><tr><td>Transportation & Mobile Sources</td><td>39691</td></tr><tr><td>Solid Waste</td><td>3508</td></tr><tr><td>Water & Wastewater</td><td>777</td></tr><tr><td>Commercial Energy</td><td>16226</td></tr><tr><td>Residential Energy</td><td>37607</td></tr><tr><td>Process & Fugitive Emissions</td><td>1773</td></tr><tr><td colspan="2">Government Operations</td></tr><tr><td>Sector</td><td>Emissions</td></tr><tr><td>Buildings & Facilities</td><td>208</td></tr><tr><td>Street Lights & Traffic Signals</td><td>250</td></tr><tr><td>Vehicle Fleet</td><td>236</td></tr><tr><td>Employee Commute</td><td>297</td></tr><tr><td>Solid Waste Facilities</td><td>40</td></tr><tr><td>Process & Fugitive Emissions</td><td>2</td></tr></table>	Community		Sector	Emissions	Transportation & Mobile Sources	39691	Solid Waste	3508	Water & Wastewater	777	Commercial Energy	16226	Residential Energy	37607	Process & Fugitive Emissions	1773	Government Operations		Sector	Emissions	Buildings & Facilities	208	Street Lights & Traffic Signals	250	Vehicle Fleet	236	Employee Commute	297	Solid Waste Facilities	40
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PR-3	2.3.3	Number of LEED Certified Buildings This metric describes the total number of LEED Certified buildings completed by private and public sector entities. Note: The Town of Davidson government currently has no Energy Star or LEED Certified buildings; the building total comes from private sector and institutional buildings (Davidson College). The table on the left provides a comparative analysis of other NC communities as of 2021. Energy Efficient Buildings Both ENERGY STAR and LEED maintain datasets of the buildings that currently meet their certification standards.^{8,9} Of the cities in North Carolina that have populations between 10,000 and 20,000 people, Davidson has the most certified energy efficient buildings.¹⁰ <table><tr><th>City</th><th>ENERGY STAR</th><th>LEED</th><th>Total</th></tr><tr><td>Davidson</td><td>2</td><td>33</td><td>35</td></tr><tr><td>Elon</td><td>0</td><td>33</td><td>33</td></tr><tr><td>Boone</td><td>4</td><td>14</td><td>18</td></tr><tr><td>Havelock</td><td>10</td><td>7</td><td>17</td></tr><tr><td>Morganton</td><td>13</td><td>0</td><td>13</td></tr><tr><td>Hendersonville</td><td>9</td><td>1</td><td>10</td></tr><tr><td>Laurinburg</td><td>9</td><td>0</td><td>9</td></tr><tr><td>Pineville</td><td>8</td><td>1</td><td>9</td></tr><tr><td>Southern Pines</td><td>4</td><td>5</td><td>9</td></tr><tr><td>Eden</td><td>6</td><td>2</td><td>8</td></tr></table> Table 5. Certified energy efficient buildings in cities in NC with populations between 10k-20k Source: NCSEA Clean Energy Report 2021 Davidson, NC Energy Efficient Buildings <table><tr><th>Reporting Year</th><th>ENERGY STAR</th><th>LEED</th><th>Total</th></tr><tr><td>2023</td><td>2</td><td>33</td><td>35</td></tr><tr><td>2024</td><td>2</td><td>33</td><td>35</td></tr></table>	City	ENERGY STAR	LEED	Total	Davidson	2	33	35	Elon	0	33	33	Boone	4	14	18	Havelock	10	7	17	Morganton	13	0	13	Hendersonville	9	1	10	Laurinburg	9	0	9	Pineville	8	1	9	Southern Pines	4	5	9	Eden	6	2	8	Reporting Year	ENERGY STAR	LEED	Total	2023	2	33	35	2024	2	33	35
City	ENERGY STAR	LEED	Total																																																							
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2024	2	33	35																																																							
PR-4	2.3.4	Number of Low-Impact Development or Green Building Projects This metric describes the aggregate number of LID, solar permits, and certified building projects completed. Solar Panel Permits 2015-2024 <table><tr><th>Year</th><th>Permits</th></tr><tr><td>2015</td><td>3</td></tr><tr><td>2016</td><td>0</td></tr><tr><td>2017</td><td>0</td></tr><tr><td>2018</td><td>0</td></tr><tr><td>2019</td><td>7</td></tr><tr><td>2020</td><td>4</td></tr><tr><td>2021</td><td>18</td></tr><tr><td>2022</td><td>22</td></tr><tr><td>2023</td><td>12</td></tr><tr><td>2024</td><td>4</td></tr></table>	Year	Permits	2015	3	2016	0	2017	0	2018	0	2019	7	2020	4	2021	18	2022	22	2023	12	2024	4																																		
Year	Permits																																																									
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PR-5	5.1.1.B.1 5.1.1.B.2	P&R - Participation, Summer Camp Enrollment This metric describes the amount of participants in summer activities. P&R - Participation, Proportion of Davidson Residents as Summer Camp Participants This metric describes the proportion of Davidson residents as a share of all participants in summer activities. Parks & Recreation Summer Camp Enrollment Summaries <table><tr><th></th><th colspan="2">2023</th><th colspan="2">2024</th><th colspan="2">Year to Year</th></tr><tr><th></th><th>Count</th><th>Share</th><th>Count</th><th>Share</th><th>Difference</th><th>% Change</th></tr><tr><td>Total Enrollment</td><td>1,592</td><td>-</td><td>1,674</td><td>-</td><td>82</td><td>5.2%</td></tr><tr><td>Proportion Davidson Residents</td><td>955</td><td>60%</td><td>1,034</td><td>62%</td><td>79</td><td>8.3%</td></tr></table>		2023		2024		Year to Year			Count	Share	Count	Share	Difference	% Change	Total Enrollment	1,592	-	1,674	-	82	5.2%	Proportion Davidson Residents	955	60%	1,034	62%	79	8.3%																												
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EXHIBITS - ARBORIST & PUBLIC WORKS																																																																		
Exhibit #	Metric #	Metric Titles																																																																
ARB - 1	2.2.6	Tree Canopy Cover (Last Updated 2023, Current for 2024) <i>This metric describes the percentage of land covered by tree canopy (full inventory conducted every five years, next review anticipated 2028).</i> UTC RESULTS 60% 2022 Tree Canopy Cover 53% *2018 Tree Canopy Cover 57% *2009 Tree Canopy Cover *Data from previous TCA assessment in 2019.																																																																
	5.1.5.B.1 5.1.5.B.2	Public Works, Arborist - Tree Permits <i>This metric describes the number of tree permits received annually.</i> Public Works, Arborist - Trees Saved <i>This metric describes the number of specimen trees saved annually through the permit or plan approval process.</i> Arborist Metrics - 2024 <table><tr><th>Category</th><th>Jan</th><th>Feb</th><th>Mar</th><th>Apr</th><th>May</th><th>Jun</th><th>Jul</th><th>Aug</th><th>Sep</th><th>Oct</th><th>Nov</th><th>Dec</th></tr><tr><td>Trees Saved 5.1.3.B.2</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Program 5.1.3.B.4</td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>7</td><td>8</td><td>8</td><td>8</td><td>8</td><td>8</td><td>8</td></tr><tr><td>Engagement/Permit 5.1.3.B.3 / 5.1.3.B.1</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td></tr><tr><td>Engagement 5.1.3.B.3</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td></tr></table>	Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Trees Saved 5.1.3.B.2	1	1	1	1	1	1	1	1	1	1	1	1	Program 5.1.3.B.4	1	2	3	4	5	7	8	8	8	8	8	8	Engagement/Permit 5.1.3.B.3 / 5.1.3.B.1	10	10	10	10	10	10	10	10	10	10	10	10	Engagement 5.1.3.B.3	11	11	11	11	11	11	11	11	11	11	11
Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec																																																						
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ARB-3	5.1.5.B.3	Public Works, Arborist - Trees Planted <i>This metric describes the number of trees planted by the Town of Davidson and community partners.</i>																											
	5.1.5.B.4	Public Works, Arborist - Trees Given Away <i>This metric describes the number of trees given away by the Town of Davidson and community partners.</i> Tree Give Aways 2024 <table><tr><th>Event</th><th>ToD</th><th>Bartlett</th><th>DLC</th></tr><tr><td>Arbor Day</td><td>5</td><td>200</td><td>0</td></tr><tr><td>Earth Day</td><td>37.5</td><td>0</td><td>0</td></tr><tr><td>NatureFest</td><td>37.5</td><td>0</td><td>0</td></tr><tr><td>Girl Scouts/Cub Scouts</td><td>70</td><td>0</td><td>0</td></tr><tr><td>Run For Green</td><td>0</td><td>225</td><td>225</td></tr><tr><td>Christmas in Davidson</td><td>60</td><td>0</td><td>0</td></tr></table>	Event	ToD	Bartlett	DLC	Arbor Day	5	200	0	Earth Day	37.5	0	0	NatureFest	37.5	0	0	Girl Scouts/Cub Scouts	70	0	0	Run For Green	0	225	225	Christmas in Davidson	60	0
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Run For Green	0	225	225																										
Christmas in Davidson	60	0	0																										
PW - 1	3.2.3.B	Total Linear Feet of Sidewalks Replaced <i>This metric enables the town to track the amount of sidewalk replaced/hazards removed on an annual basis.</i> <table><tr><th colspan="3">Sidewalks Replaced per Year</th></tr><tr><th>Year</th><th>Linear Feet</th><th>% Change</th></tr><tr><td>2023</td><td>4,175</td><td>-</td></tr><tr><td>2024</td><td>1,539</td><td>-63%</td></tr><tr><td>Total</td><td>5,714</td><td>-</td></tr></table>	Sidewalks Replaced per Year			Year	Linear Feet	% Change	2023	4,175	-	2024	1,539	-63%	Total	5,714	-												
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - PLANNING																																																																																			
Exhibit #	Metric #	Metric Titles																																																																																	
PL - 1	2.6.1	Number of Historic Landmarks <i>This metric describes the number of landmarked structures or preservation easements and enables the town to track whether the number of structures are increasing or decreasing year to year.</i>																																																																																	
		<table><tr><th colspan="4">LANDMARKS</th></tr><tr><th>Year</th><th># Landmarked in Year</th><th>Total Landmarks</th><th>% Change</th></tr><tr><td>1975</td><td>1</td><td>-</td><td>-</td></tr><tr><td>1977</td><td>4</td><td>5</td><td>300%</td></tr><tr><td>1980</td><td>1</td><td>6</td><td>-75%</td></tr><tr><td>2002</td><td>1</td><td>7</td><td>0%</td></tr><tr><td>2004</td><td>2</td><td>9</td><td>100%</td></tr><tr><td>2006</td><td>1</td><td>10</td><td>-50%</td></tr><tr><td>2007</td><td>5</td><td>15</td><td>400%</td></tr><tr><td>2008</td><td>1</td><td>16</td><td>-80%</td></tr><tr><td>2009</td><td>0</td><td>16</td><td>-100%</td></tr><tr><td>2010</td><td>2</td><td>18</td><td>200%</td></tr><tr><td>2012</td><td>1</td><td>19</td><td>-50%</td></tr><tr><td>2013</td><td>3</td><td>22</td><td>200%</td></tr><tr><td>2015</td><td>1</td><td>23</td><td>-67%</td></tr><tr><td>2016</td><td>1</td><td>24</td><td>0%</td></tr><tr><td>2019</td><td>1</td><td>25</td><td>0%</td></tr><tr><td>2020</td><td>2</td><td>27</td><td>100%</td></tr><tr><td>2024</td><td>3</td><td>30</td><td>50%</td></tr><tr><td>Total/Average</td><td>30</td><td>30</td><td>58%</td></tr></table>		LANDMARKS				Year	# Landmarked in Year	Total Landmarks	% Change	1975	1	-	-	1977	4	5	300%	1980	1	6	-75%	2002	1	7	0%	2004	2	9	100%	2006	1	10	-50%	2007	5	15	400%	2008	1	16	-80%	2009	0	16	-100%	2010	2	18	200%	2012	1	19	-50%	2013	3	22	200%	2015	1	23	-67%	2016	1	24	0%	2019	1	25	0%	2020	2	27	100%	2024	3	30	50%	Total/Average	30	30	58%
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Total/Average	30	30	58%																																																																																
PL - 2	2.6.2	Number of Contributing Historic Structures within each Local Historic District and the National Register District (Last Updated 2023, Current for 2024) <i>This metric describes the number of eligible structures and enables the town to assess progress on listing potential structures.</i>																																																																																	
		<table><tr><th colspan="3">Contributing Historic Structures</th></tr><tr><th>District</th><th>Count</th><th>Share</th></tr><tr><td>National Register*</td><td>398</td><td>-</td></tr><tr><td>Downtown Local</td><td>34</td><td>8.5%</td></tr><tr><td>North Main Local</td><td>44</td><td>11.1%</td></tr><tr><td>Local Total</td><td>78</td><td>19.6%</td></tr><tr><td colspan="3">*At time of listing (2009)</td></tr></table>		Contributing Historic Structures			District	Count	Share	National Register*	398	-	Downtown Local	34	8.5%	North Main Local	44	11.1%	Local Total	78	19.6%	*At time of listing (2009)																																																													
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		PL - 3	2.6.3	Number of Demolished Structures within the Local Historic District and the National Register District <i>This metric describes the number of structures demolished and enables the town to track whether losses are increasing or decreasing year to year.</i>																																																																															
<table><tr><th colspan="3">Demolitions per Year</th></tr><tr><th>Year</th><th># Demolitions</th><th>% Change</th></tr><tr><td>2018</td><td>2</td><td>-</td></tr><tr><td>2019</td><td>5</td><td>150%</td></tr><tr><td>2020</td><td>0</td><td>-500%</td></tr><tr><td>2021</td><td>2</td><td>200%</td></tr><tr><td>2022</td><td>2</td><td>0%</td></tr><tr><td>2023</td><td>1</td><td>-50%</td></tr><tr><td>2024</td><td>3</td><td>300%</td></tr><tr><td>Total/Median</td><td>15/2</td><td>75%</td></tr></table>				Demolitions per Year			Year	# Demolitions	% Change	2018	2	-	2019	5	150%	2020	0	-500%	2021	2	200%	2022	2	0%	2023	1	-50%	2024	3	300%	Total/Median	15/2	75%																																																		
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

PL-4	3.2.4	Total Mileage of Sidewalks This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets greenways, etc.). Annual Change of Sidewalks This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets greenways, etc.). <table><tr><th colspan="4">Total Miles of Sidewalks</th></tr><tr><th>Year</th><th>Total Miles</th><th>Miles Added</th><th>% Change</th></tr><tr><td>2023</td><td>91.65</td><td>0.25</td><td>-</td></tr><tr><td>2024</td><td>92</td><td>0.3*</td><td>0.50%</td></tr></table> <i>*Notable Project: Beaty St. Connection from Naples Dr. to Oakhill Apts.</i>	Total Miles of Sidewalks				Year	Total Miles	Miles Added	% Change	2023	91.65	0.25	-	2024	92	0.3*	0.50%																																																																																																																						
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ED-1	4.1.1	Number of Workers Employed and Living in Davidson (2022) This metric describes the aggregate number of workers living and working in Davidson.																																																																																																																																						
	4.1.2	Number of Workers Commuting into Davidson for Work (2022) This metric describes the aggregate number of workers traveling to Davidson for employment.																																																																																																																																						
	4.1.3	Number of Workers Living in Davidson and Commuting Out (2022) This metric describes the proportion of residents leaving Davidson for employment.																																																																																																																																						
	4.1.4	Jobs by Distance This metric describes the distance between workers and their places of employment.																																																																																																																																						
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25 to 50 miles	1,002	10.30%	922	12.10%	-80	-8.0%	1.80%																																																																																																																																	
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ED-2	4.2.1	Household Income by Job Earnings This metric describes the distribution of wealth across the community. <table><tr><th colspan="8">Household Income by Job Earnings</th></tr><tr><th rowspan="2">Income</th><th colspan="2">2021</th><th colspan="2">2022</th><th colspan="3">Year to Year</th></tr><tr><th>Count</th><th>Share</th><th>Count</th><th>Share</th><th>Count</th><th>% Change</th><th>Share Change</th></tr><tr><td>\$1,250 per month or less</td><td>1,910</td><td>23.10%</td><td>2,039</td><td>22.90%</td><td>129</td><td>-0.2%</td><td>-0.2%</td></tr><tr><td>\$1,251 to \$3,333 per month</td><td>1,713</td><td>20.70%</td><td>1,659</td><td>18.60%</td><td>-54</td><td>-2.1%</td><td>-2.1%</td></tr><tr><td>More than \$3,333 per month</td><td>4,661</td><td>56.30%</td><td>5,225</td><td>58.60%</td><td>564</td><td>2.3%</td><td>2.3%</td></tr></table>	Household Income by Job Earnings								Income	2021		2022		Year to Year			Count	Share	Count	Share	Count	% Change	Share Change	\$1,250 per month or less	1,910	23.10%	2,039	22.90%	129	-0.2%	-0.2%	\$1,251 to \$3,333 per month	1,713	20.70%	1,659	18.60%	-54	-2.1%	-2.1%	More than \$3,333 per month	4,661	56.30%	5,225	58.60%	564	2.3%	2.3%																																																																																							
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

ED-3

4.3.2

Total Number of Jobs in Davidson organized by Industrial Sector (2021)

This metric describes the relative prominence of certain employment sectors in town.

Jobs by Industry Sector							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Agriculture, Forestry, Fishing and Hunting	19	0.20%	16	0.20%	-3	-15.8%	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%	0	0.00%	0	N/A	0.0%
Utilities	0	0.00%	1	0.00%	1	100.0%	0.0%
Construction	319	3.90%	352	3.90%	33	10.3%	0.0%
Manufacturing	1,126	13.60%	787	8.80%	-339	-30.1%	-4.8%
Wholesale Trade	986	11.90%	1351	15.10%	365	37.0%	3.2%
Retail Trade	790	9.50%	786	8.80%	-4	-0.5%	-0.7%
Transportation and Warehousing	18	0.20%	11	0.10%	-7	-38.9%	-0.1%
Information	169	2.00%	161	1.80%	-8	-4.7%	-0.2%
Finance and Insurance	204	2.50%	236	2.60%	32	15.7%	0.1%
Real Estate and Rental and Leasing	127	1.50%	141	1.60%	14	11.0%	0.1%
Professional, Scientific, and Technical Services	638	7.70%	753	8.40%	115	18.0%	0.7%
Management of Companies and Enterprises	11	0.10%	6	0.10%	-5	-45.5%	0.0%
Administration & Support, Waste Management and Remediation	241	2.90%	297	3.30%	56	23.2%	0.4%
Educational Services	1,898	22.90%	2,026	22.70%	128	6.7%	-0.2%
Health Care and Social Assistance	878	10.60%	943	10.60%	65	7.4%	0.0%
Arts, Entertainment, and Recreation	110	1.30%	175	2.00%	65	59.1%	0.7%
Accommodation and Food Services	519	6.30%	643	7.20%	124	23.9%	0.9%
Other Services (excluding Public Administration)	94	1.10%	92	1.00%	-2	-2.1%	-0.1%
Public Administration	137	1.70%	146	1.60%	9	6.6%	-0.1%

ED-4

4.3.4

Workforce Diversity

This metric set describes the age, race, ethnicity, educational attainment, and sex of workers.

Worker Race							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
White Alone	6,667	80.50%	7,121	79.80%	454	6.8%	-0.7%
Black or African American Alone	1,133	13.70%	1,252	14.00%	119	10.5%	0.3%
American Indian or Alaska Native Alone	28	0.30%	29	0.30%	1	3.6%	0.0%
Asian Alone	324	3.90%	363	4.10%	39	12.0%	0.2%
Native Hawaiian or Other Pacific Islander Alone	3	0.00%	2	0.00%	-1	-33.3%	0.0%
Two or More Race Groups	129	1.60%	156	1.70%	27	20.9%	0.1%

Worker Ethnicity							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Not Hispanic or Latino	7,771	93.80%	8,391	94.00%	620	8.0%	0.2%
Hispanic or Latino	513	6.20%	532	6.00%	19	3.7%	-0.2%

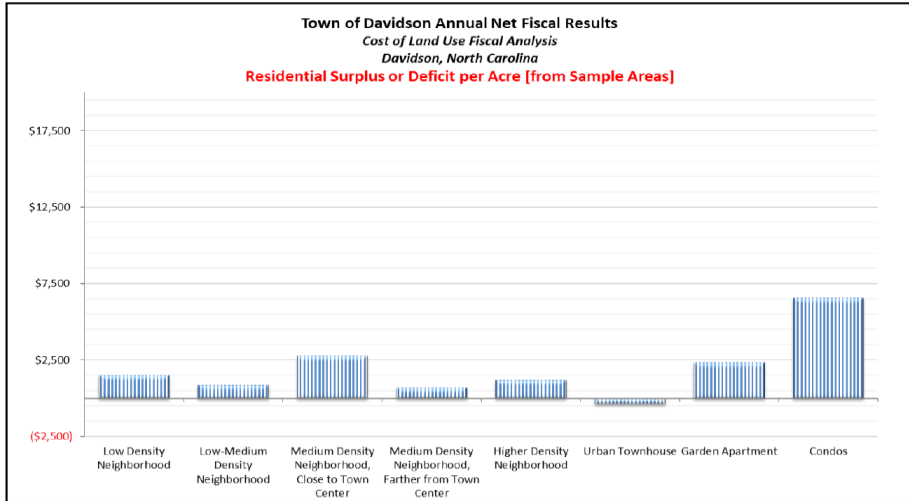
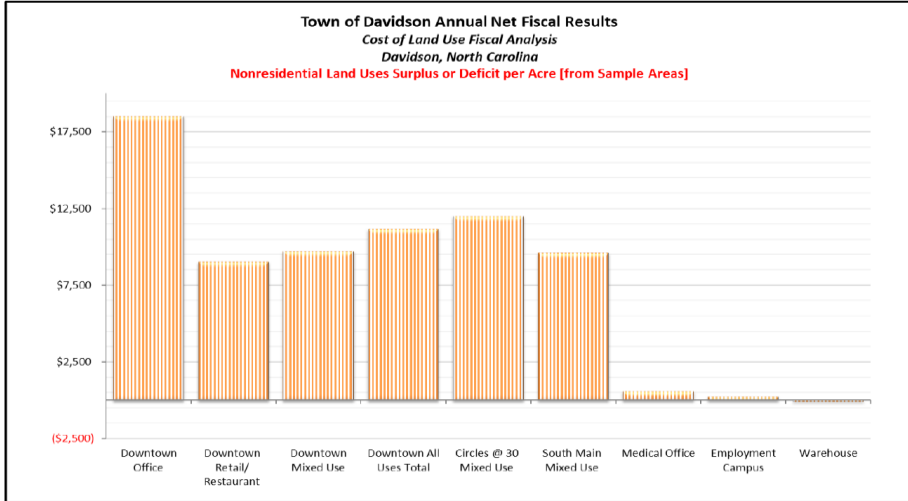
Worker Educational Attainment							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Less than high school	679	8.20%	726	8.10%	47	6.9%	-0.1%
High school or equivalent, no college	1,453	17.50%	1,586	17.80%	133	9.2%	0.3%
Some college or associate degree	1,865	22.50%	1,997	22.40%	132	7.1%	-0.1%
Bachelor's degree or advanced degree	2,300	27.80%	2,422	27.10%	122	5.3%	-0.7%
Educational attainment not available*	-	-	2,192	24.60%	-	-	-

* workers aged 29 or younger

Worker Sex							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Male	4,080	49.3%	4,310	48.3%	230	5.6%	-1.0%
Female	4,204	50.7%	4,613	51.7%	409	9.7%	1.0%

Worker Age							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Age 29 or younger	1,987	24.0%	2,192	24.6%	205	10.3%	0.6%
Age 30 to 54	4,405	53.2%	4,581	51.3%	176	4.0%	-1.9%
Age 55 or older	1,892	22.8%	2,150	24.1%	258	13.6%	1.3%

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

ED-5	4.5.5	Current Lease & Occupancy Rates for Commercial Properties This metric describes the average and median lease and occupancy rate for commrecial uses. <table><tr><th colspan="4">Commercial Property Lease & Occupancy Rates</th></tr><tr><th></th><th>2023</th><th>2024</th><th>Year to Year</th></tr><tr><th></th><th>Rate</th><th>Rate</th><th>% Change</th></tr><tr><td>Office</td><td>92.5%</td><td>94.5%</td><td>2.0%</td></tr><tr><td>Retail</td><td>95.0%</td><td>97.2%</td><td>2.2%</td></tr></table>	Commercial Property Lease & Occupancy Rates					2023	2024	Year to Year		Rate	Rate	% Change	Office	92.5%	94.5%	2.0%	Retail	95.0%	97.2%	2.2%																
Commercial Property Lease & Occupancy Rates																																						
	2023	2024	Year to Year																																			
	Rate	Rate	% Change																																			
Office	92.5%	94.5%	2.0%																																			
Retail	95.0%	97.2%	2.2%																																			
ED-6	5.3.1	Fiscal Impact of Various Land Uses (Last Updated 2022, Current for 2024) This metric describes the fiscal impact of each land use prototype and the proportion it contributes to Davidson as a whole. The study is updated based on sigificant events impact municipal service costs. Figure 8. Residential Land Uses: Fiscal Impact Analysis Results Per Acre  Figure 12. Nonresidential Land Uses: Fiscal Impact Analysis Results Per Acre 																																				
EXHIBITS - HOUSING & EQUITY																																						
Exhibit #	Metric #	Metric Titles																																				
HE-1	5.2.1.B	Quantity of Affordable Housing Stock - Income Level Served (% of AMI) This metric describes the amount of affordable housing units by income. <table><tr><th colspan="9">Affordable Housing - Income Level Served</th></tr><tr><th>AMI Unit Bands</th><th>50%</th><th>60%</th><th>80%</th><th>95%</th><th>100%</th><th>120%</th><th>150%</th><th>Total*</th></tr><tr><td>Number of Units</td><td>3</td><td>7</td><td>72</td><td>5</td><td>6</td><td>24</td><td>2</td><td>119</td></tr><tr><td>Percentage</td><td>3%</td><td>6%</td><td>61%</td><td>4%</td><td>5%</td><td>20%</td><td>2%</td><td>100%</td></tr></table> *This includes 95 units in service via deed restrition and/or certificate of occupancy minimum, and an additional 24 units secured via approved housing plans.	Affordable Housing - Income Level Served									AMI Unit Bands	50%	60%	80%	95%	100%	120%	150%	Total*	Number of Units	3	7	72	5	6	24	2	119	Percentage	3%	6%	61%	4%	5%	20%	2%	100%
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EXHIBITS - FINANCE & BUDGET																																																																																																								
FB-1	4.5.2.C.1	Growth Rate of Ad Valorum Tax Base - Current Year Rolling Average <i>This metric describes the average percentage change in ad valorum tax base over a rolling four-year period.</i>																																																																																																						
	4.5.2.C.2	Growth Rate of Ad Valorum Tax Base - Last Two Revaluations (2020/2024) <i>This metric compares the rolling four-year change in ad valorum tax base in the revaluation years.</i>																																																																																																						
		<table><tr><th colspan="7">Assessed Value & Estimated Actual Value of Taxable Property*</th></tr><tr><th>Fiscal Year Ending June 30</th><th>Real Property</th><th>Personal Property**</th><th>Public Service Companies</th><th>Total Taxable Assessed Value</th><th>One-year Increase</th><th>4-year Rolling Increase</th></tr><tr><td>2014</td><td>1,571,942,353</td><td>152,389,344</td><td>18,629,633</td><td>1,742,961,330</td><td></td><td></td></tr><tr><td>2015</td><td>1,619,779,199</td><td>159,033,601</td><td>18,117,147</td><td>1,796,929,947</td><td>3.1%</td><td></td></tr><tr><td>2016</td><td>1,643,126,895</td><td>169,623,449</td><td>17,892,217</td><td>1,830,642,561</td><td>1.9%</td><td></td></tr><tr><td>2017</td><td>1,699,674,255</td><td>185,335,859</td><td>16,887,496</td><td>1,901,897,610</td><td>3.9%</td><td></td></tr><tr><td>2018</td><td>1,780,466,491</td><td>198,070,032</td><td>17,282,832</td><td>1,995,819,355</td><td>4.9%</td><td></td></tr><tr><td>2019</td><td>1,820,077,205</td><td>207,721,434</td><td>15,216,881</td><td>2,043,015,520</td><td>2.4%</td><td></td></tr><tr><td>2020</td><td>2,439,831,510</td><td>214,532,691</td><td>18,867,858</td><td>2,673,232,059</td><td>30.8%</td><td>9.9%</td></tr><tr><td>2021</td><td>2,634,409,223</td><td>224,436,556</td><td>21,786,210</td><td>2,880,631,989</td><td>7.8%</td><td>10.9%</td></tr><tr><td>2022</td><td>2,641,940,193</td><td>247,803,504</td><td>30,370,602</td><td>2,920,114,299</td><td>1.4%</td><td>10.0%</td></tr><tr><td>2023</td><td>2,722,687,937</td><td>274,692,306</td><td>21,979,439</td><td>3,019,359,682</td><td>3.4%</td><td>10.3%</td></tr><tr><td>2024</td><td>4,071,293,133</td><td>310,298,942</td><td>24,003,271</td><td>4,405,595,346</td><td>45.9%</td><td>13.3%</td></tr><tr><td>2025</td><td>4,137,443,301</td><td>332,889,842</td><td>26,063,425</td><td>4,496,396,568</td><td>2.1%</td><td>11.8%</td></tr></table> * Includes registered motor vehicles ** Source: NC Dept. of Revenue-County Taxable Real Property, Personal Property, and Public Service Company Valuations (LG55) and TR-2 Submissions. Notes: - The methodology utilizes an accrual basis of accounting. - Revaluation of all real property occurs every four years in Mecklenburg and Iredell Counties. 2020 and 2024 were revaluation years. - The purpose of the 4-year rolling increase is to show growth which equally distributes the effects of revaluation years on the average growth in the the Ad Valorem base. Over time, a significant change in the 4-year rolling increase will indicate the need for the Town to adjust fiscal policy accordingly.					Assessed Value & Estimated Actual Value of Taxable Property*							Fiscal Year Ending June 30	Real Property	Personal Property**	Public Service Companies	Total Taxable Assessed Value	One-year Increase	4-year Rolling Increase	2014	1,571,942,353	152,389,344	18,629,633	1,742,961,330			2015	1,619,779,199	159,033,601	18,117,147	1,796,929,947	3.1%		2016	1,643,126,895	169,623,449	17,892,217	1,830,642,561	1.9%		2017	1,699,674,255	185,335,859	16,887,496	1,901,897,610	3.9%		2018	1,780,466,491	198,070,032	17,282,832	1,995,819,355	4.9%		2019	1,820,077,205	207,721,434	15,216,881	2,043,015,520	2.4%		2020	2,439,831,510	214,532,691	18,867,858	2,673,232,059	30.8%	9.9%	2021	2,634,409,223	224,436,556	21,786,210	2,880,631,989	7.8%	10.9%	2022	2,641,940,193	247,803,504	30,370,602	2,920,114,299	1.4%	10.0%	2023	2,722,687,937	274,692,306	21,979,439	3,019,359,682	3.4%	10.3%	2024	4,071,293,133	310,298,942	24,003,271	4,405,595,346	45.9%	13.3%	2025	4,137,443,301	332,889,842	26,063,425	4,496,396,568	2.1%	11.8%
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FB-2	5.3.2	Frequency of Updates to Adopted Plans & Policies <i>This metric describes how frequently updates occur and the reasons for each update.</i>																																																																																																						
		<table><tr><th colspan="4">Adopted Plans Tracking</th></tr><tr><th>Plan (Frequency or Adopted Year)</th><th>Years to Update/Review</th><th>Next Update</th><th>Statutorily Required</th></tr><tr><td>Affordable Housing Needs Assessment (2022)</td><td>5</td><td>2027</td><td></td></tr><tr><td>Budget (Annually)</td><td>1</td><td>2025</td><td>X</td></tr><tr><td>5-Year Capital Improvement Plan (Annually)</td><td>1</td><td>2025</td><td>X</td></tr><tr><td>Climate Action Plan (2024)</td><td>10</td><td>2034</td><td></td></tr><tr><td>Cost of Land Use Fiscal Impact Analysis (2020)</td><td>As Needed</td><td>TBD</td><td></td></tr><tr><td>Comprehensive Plan (2020)</td><td>10</td><td>2030</td><td>X</td></tr><tr><td>Downtown Small Area Plan (2023)*</td><td>As Needed</td><td>TBD</td><td></td></tr><tr><td>Economic Development Strategic Plan (2020)</td><td>5</td><td>2025</td><td></td></tr><tr><td>Historic Preservation Plan (2023)</td><td>10</td><td>2033</td><td></td></tr><tr><td>Mobility Plan (2018)</td><td>As Needed</td><td>TBD</td><td></td></tr><tr><td>Parks & Recreation Master Plan (2024)</td><td>10</td><td>2034</td><td></td></tr><tr><td>Strategic Plan (Bi-Annually, 2024)</td><td>2</td><td>2026</td><td></td></tr><tr><td>Vision Zero Action Plan (2021)*</td><td>10</td><td>2031</td><td></td></tr></table> *Certain plans reflect singular initiatives and may not require an update. Although a few plans are required by state law, most plans are required or useful for securing grants, funding, approval by governmental entities, etc.					Adopted Plans Tracking				Plan (Frequency or Adopted Year)	Years to Update/Review	Next Update	Statutorily Required	Affordable Housing Needs Assessment (2022)	5	2027		Budget (Annually)	1	2025	X	5-Year Capital Improvement Plan (Annually)	1	2025	X	Climate Action Plan (2024)	10	2034		Cost of Land Use Fiscal Impact Analysis (2020)	As Needed	TBD		Comprehensive Plan (2020)	10	2030	X	Downtown Small Area Plan (2023)*	As Needed	TBD		Economic Development Strategic Plan (2020)	5	2025		Historic Preservation Plan (2023)	10	2033		Mobility Plan (2018)	As Needed	TBD		Parks & Recreation Master Plan (2024)	10	2034		Strategic Plan (Bi-Annually, 2024)	2	2026		Vision Zero Action Plan (2021)*	10	2031																																							
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EXHIBITS - COMMUNICATIONS					
Exhibit #	Metric #	Metric Titles			
COMMS - 1	5.1.2.A.2	Communications - CIVICS 101, Participation by Session			
		This metric describes the number of residents who attended the morning session verses the evening session.			
		Civics 101 Numbers of Participants by Session			
		Class Year	AM Session	PM Session	Total
		2008	20	21	41
		2009	17	19	36
		2010	16	27	43
		2011	17	19	36
		2012	19	13	32
		2013	20	22	42
		2014	22	20	42
		2015	26	24	50
		2016	34	29	63
		2017	23	37	60
		2018	23	23	46
		2019	25	18	43
		2020 - 2021	17	15	32
		2022	20	20	40
2023	25	25	50		
2024	18	25	43		
Average	21.4	22.3	43.7		
Total	342	357	699		
COMMS - 2	5.1.2.B.1	Communications - Media Stats, Number of Webpage Users			
		This metric describes the number of new and returning users of the town’s website by page clicks.			
	5.1.2.B.2	Communications - Media Stats, Number of Facebook Followers & Likes			
		This metric describes the number of followers and likes on the Town of Davidson official Facebook page.			
	5.1.2.B.3	Communications - Media Stats, Number of Twitter (X) Followers			
		This metric describes the number of followers the Town has on Twitter (X).			
	5.1.2.B.4	Communications - Media Stats, Number of Instagram Followers			
		This metric describes the number of followers the Town has on Instagram.			
5.1.2.B.5	Communications - Media Stats, Number of Constant Contact Subscribers				
	This metric describes the number of subscribers to the News Release distribution list.				
5.1.2.B.6	Communications - Media Stats, Number of Media + Press Mentions				
	This metric describes the number of official mentions in official publications (i.e., the Town of Davidson is mentioned as a municipaplity and the subject of the article).				
5.1.2.B.7	Communications - Media Stats, Number of YouTube Subscribers				
	This metric describes the number of subscribers to the Town of Davidson YouTube channel.				
		COMMUNICATIONS - YEAR TO YEAR CHANGE			
	Metric	Title	2023	2024	% Change
	5.1.2.B.1	Webpage Users	-	211,000	-
	5.1.2.B.2	Facebook	12,002	12,814	6.3%
	5.1.2.B.3	Twitter (X)	6,300	6,267	-0.5%
	5.1.2.B.4	Instagram	6,103	7,300	16.4%
	5.1.2.B.5	Constact Contact Subscribers	1,939	2,031	4.5%
	5.1.2.B.6	Media/Press Mentions	400	217	-84.3%
	5.1.2.B.7	YouTube Subscribers	-	250	-

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - FIRE

Exhibit #	Metric #	Metric Titles																																																																																																																																																																	
FD-1	5.1.2.1.B	Fire - Service, Annual Call Volume by Percentage This metric describes the percentage of calls received by type. Total (1573) 1 - Fire 2 - Overpressure Rupture, Explosion, Overheat(no fire) 3 - Rescue & Emergency Medical Service Incident 4 - Hazardous Condition (No Fire) 5 - Service Call 6 - Good Intent Call 7 - False Alarm & False Call 8 - Severe Weather & Natural Disaster 9 - Special Incident Type None / In Progress <table><tr><th colspan="8">Fire Dept. Call Volume Summary</th></tr><tr><th></th><th colspan="2">2023</th><th colspan="2">2024</th><th colspan="3">Year to Year</th></tr><tr><th></th><th>Calls</th><th>% of Calls</th><th>Calls</th><th>% of Calls</th><th>Difference</th><th>% Change</th><th>Share Change</th></tr><tr><td>Total Calls per Year</td><td>1,719</td><td>-</td><td>1,573</td><td>-</td><td>-146</td><td>-8.5%</td><td>-</td></tr><tr><td>Concurrent Calls*</td><td>266</td><td>15.5%</td><td>288</td><td>18.3%</td><td>22</td><td>8.3%</td><td>2.8%</td></tr></table> *Refers to additional new calls received while response units are deployed.	Fire Dept. Call Volume Summary									2023		2024		Year to Year				Calls	% of Calls	Calls	% of Calls	Difference	% Change	Share Change	Total Calls per Year	1,719	-	1,573	-	-146	-8.5%	-	Concurrent Calls*	266	15.5%	288	18.3%	22	8.3%	2.8%																																																																																																																									
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FD - 2	5.1.2.1.D 5.1.2.1.E 5.1.2.1.F 5.1.2.1.G 5.1.2.1.H 5.1.2.1.I	Fire - Service, Response Time Goal for Urban Locations This metric describes the target response time for calls west of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 6 min. 20 sec.) Fire - Service, Response Time Goal for Suburban/Rural/ETJ Locations This metric describes the target response time for calls east of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 7 min. 20 sec.) Fire - Service, Overall Response Time Achieved Urban This metric describes the percentage of time personnel achieved the 90th percentile target or greater. Fire - Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations This metric describes the percentage of time personnel achieved the 90th percentile target or greater. 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January	0:00:59	0:01:28	0:01:09	0:01:50	0:05:37	0:08:56	February	0:01:00	0:01:43	0:01:00	0:01:12	0:06:15	0:07:58	March	0:01:00	0:01:28	0:01:05	0:01:50	0:05:48	0:08:47	April	0:01:00	0:01:31	0:01:03	0:01:32	0:05:13	0:08:42	May	0:01:00	0:01:15	0:01:33	0:01:56	0:05:29	0:07:59	June	0:01:13	0:02:03	0:01:24	0:02:15	0:05:22	0:08:49	July	0:01:09	0:01:33	0:01:22	0:01:59	0:05:39	0:06:41	August	0:01:00	0:01:32	0:01:08	0:01:47	0:05:32	0:07:12	September	0:01:01	0:01:49	0:01:11	0:01:42	0:06:12	0:07:56	October	0:00:59	0:01:57	0:01:14	0:02:01	0:05:40	0:07:49	November	0:01:13	0:01:28	0:01:21	0:02:05	0:05:24	0:07:45	December	0:01:25	0:01:29	0:01:38	0:01:41	0:06:23	0:07:28	Fire Dept. Overall Response & Turnout Time Achieved Summaries*								2023		2024		Year to Year			Overall		Overall		Change		Urban	89.0%		92.0%		3.0%	-	Suburban/Rural/ETJ	33.0%		17.0%		-16.0%	-		AM	PM	AM	PM	AM	PM	Station 1	57.0%	57.0%	58.3%	41.6%	1.3%	-15.4%	Station 2	0.0%	0.0%	8.3%	8.3%	8.3%	8.3%
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - POLICE										
Exhibit #	Metric #	Metric Titles								
PD-1	3.1.1.A	Vehicle Movements - Total # of Vehicles Traveling through Davidson <i>This metric tracks the total number of vehicles traveling through Davidson on main roadways.</i>								
		Average Annual Daily Traffic Volumes				Average Annual Daily Traffic Volumes - Year to Year				
		Intersection		Area	Vehicles Per Day	Year		2023	2024	% Change
		Beaty St. @ Griffith St.		West	5,800	2022	Vehicles Per Day	158,300	160,000	1.1%
		Griffith St. @ I-77		West	20,000	2022				
		NC 115 @ Meck./Iredell County Line		North	10,000	2023				
		Shearer Rd. @ Grey Rd.		North	2,600	2023				
		Concord Rd. @ Main St.		Downtown	13,000	2022				
		Griffith St. @ Watson St.		Downtown	9,900	2022				
		Main St. @ Griffith St. - North		Downtown	8,300	2022				
		Main St. @ Griffith St. - South		Downtown	11,500	2022				
		Grey Rd. @ Dogwood Ln.		Downtown	10,500	2022				
		Davidson-Concord Rd. @ East Rocky River Rd.		Central	8,200	2022				
		East Rocky River Rd. @ Davidson-Concord Rd.		Central	4,100	2022				
		East Rocky River Rd. @ Shearer Rd.		East	3,700	2022				
		Shearer Rd. @ East Rocky River Rd.		East	2,600	2022				
		Davidson-Concord Rd. @ NC 73		South	11,500	2022				
		NC 73 @ Davidson-Concord Rd.		South	19,000	2022				
		NC 73 @ Stanley McElrath Rd.		South	17,500	2022				
		PD-2	3.1.2.A	Crashes - Types of Conflicts <i>This metric classifies reported wrecks by type, including vehicle to vehicle and vehicle to cyclist or pedestrian.</i>						
Crashes - Types of Conflicts										
Month	vs. Parked Vehicle			vs. Moving Vehicle	vs. Bicycle	vs. Pedestrian	vs. Other (Deer, Tree, etc.)	Total	Total with Injuries	Total with Fatalities
Dec. 2023	3			2	0	0	4	10	2	0
Jan. 2024	5			7			6	18	0	0
Feb. 2024	5			12			3	20	2	0
Mar. 2024	5			9			3	17	2	0
Apr. 2024	6			10			9	25	3	0
May 2024	9			6			8	23	3	0
June 2024	7			7			3	17	1	0
July 2024	2			5			5	12	2	0
Aug. 2024	6			6			5	17	3	0
Sept. 2024	4			6			5	15	2	0
Oct. 2024	2			12			7	21	1	0
Nov. 2024	8			8			6	22	1	0
TOTALS	62			90	0	0	64	217	22	0
Crashes - Types of Conflicts (Year to Year)										
Year	Total			Total with Injuries	Total with Fatalities	Year to Year				
2023	238			32	0	-				
2024	217			22	0	-				
TOTALS	455	-	-	N/A						
		54	-	-45.5%						
		-	-	-9.7%						

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

PD-3

3.1.2.B

Crashes - Location and Frequency

This metric enables the town to identify problem spots or trends in need of attention.

Crashes - Location + Frequency			
Location	Area	Total Crashes	Total with Injuries
Griffith St. @ Beaty St.	West	0	0
Griffith St. @ Davidson Gateway Dr.	West	10	0
Griffith St. Roundabout @ I-77	West	2	0
Griffith St. @ Jetton St.	West	6	2
Griffith St. @ Jackson St.	Downtown	1	0
Main St. @ Beaty St.	Downtown	1	0
Main St. @ Concord Rd.	Downtown	3	0
Main St. @ Glasgow St.	Downtown	2	0
Main St. @ Griffith St.	Downtown	2	0
Main St. @ Jackson St.	Downtown	2	0
Main St. @ Depot St.	Downtown	5	0
East Rocky River Rd. @ Shearer Rd.	East	5	3
NC 73 @ Davidson East	South	3	0
Davidson-Concord Rd @ June Washam	South	4	0
TOTALS		46	5

Crashes - Location + Frequency (Year to Year)					
Location	Area	2023	2024	% Change	% Change Area Average
Griffith St. @ Beaty St.	West	3	0	-300%	-103%
Griffith St. @ Davidson Gateway Dr.	West	6	10	40%	
Griffith St. Roundabout @ I-77	West	5	2	-150%	
Griffith St. @ Jetton St.	West	6	6	0%	
Griffith St. @ Jackson St.	Downtown	4	1	-300%	-161%
Main St. @ Beaty St.	Downtown	4	1	-300%	
Main St. @ Concord Rd.	Downtown	5	3	-67%	
Main St. @ Glasgow St.	Downtown	3	2	-50%	
Main St. @ Griffith St.	Downtown	4	2	-100%	
Main St. @ Jackson St.	Downtown	5	2	-150%	
Main St. @ Depot St.	Downtown	-	5	N/A	
East Rocky River Rd. @ Shearer Rd.	East	5	5	0%	0%
NC 73 @ Davidson East	South	3	3	0%	0%
Davidson-Concord Rd @ June Washam	South	-	4	N/A	
TOTALS		53	46	-115%	-66%



AGENDA MEMO

To: Davidson Board of Commissioners

From: Jamie Justice, Town Manager

Date: February 25, 2025

Re: Consider Approval of Resolution 2025-08 Reaffirming Support for Town of Davidson Resolution 2016-24 and Charlotte Water's Long-Term Planning as Outlined in its Capital Improvement Plan (CIP)

ITEM SUMMARY/OVERVIEW

In 2016, the Davidson Board of Commissioners adopted the Rural Area Plan (RAP) after an 11-month public engagement and plan drafting process. This “Small Area Plan” established a guiding framework for growth and conservation. RAP Action Items 7.1 and 7.2 recommended extension of sewer utilities in the Rocky River and West Branch basins.

In support of the RAP Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted Resolution 2016-24. The resolution requested that Charlotte Water add the Rocky River and West Branch utility extensions to its Capital Improvement Plan.

In 2017, to align the town’s land use regulations with Rural Area Plan Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted a series of changes to the Davidson Planning Ordinance (DPO) predicated upon the extension of utility services. The changes ensure that new development conforms to the public aims expressed in the RAP.

In 2020, the Davidson Board of Commissioners adopted the Davidson Comprehensive Plan after an 18-month public engagement and plan drafting process. The plan includes a Growth Management Tiers Map and identifies all parcels in the West Branch and lower Rocky River basins as “Potential Future Growth Areas” that are “appropriate for annexing into the town limits and extending utility services.”

Charlotte Water has asked the town to reaffirm the town’s support for Charlotte Water's long-term planning. The attached Resolution 2025-08 reaffirms the Town’s support for Town of Davidson Resolution 2016-24 and Charlotte Water’s long-term planning as outlined in its Capital Improvement Plan (CIP).

Staff recommends approval.

ACTION/PROPOSED MOTION

Motion to Approve Resolution 2025-08 Reaffirming Support for Town of Davidson Resolution

2016-24 and Charlotte Water's Long-Term Planning as Outlined in its Capital Improvement Plan (CIP).

RELATED TOWN GOALS

Strategic Plan Alignment

Healthy, Livable, & Vibrant Community (Strategy 2 and 3): Encourage a well-planned built environment through exceptional design standards and practices. Collaborate with community partners to leverage assets and support goals.

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.

NEXT STEPS

If approved, staff will submit the Resolution to Charlotte Water.



RESOLUTION 2025-08

REAFFIRMING SUPPORT FOR TOWN OF DAVIDSON RESOLUTION 2016-24 AND CHARLOTTE WATER'S LONG TERM PLANNING AS OUTLINED IN ITS CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, on September 13, 2016, the Davidson Board of Commissioners adopted the Rural Area Plan (RAP) after an 11-month public engagement and drafting process; and

WHEREAS, the RAP “Small Area Plan” establishes a guiding framework for growth and conservation in approximately 3,780 acres of the Town of Davidson’s town limits and extraterritorial jurisdiction; and

WHEREAS, RAP Action Items 7.1 and 7.2 (pp. 86-87) recommend the extension of sewer utilities in the Rocky River and the West Branch basins impacting 296 parcels (1180.5 acres) and 189 parcels (1,641 acres), respectively; and

WHEREAS, RAP Action Items 7.1 and 7.2 cite the public purpose of the extensions such that it “clarifies landowners’ land use expectations while affording the Town an opportunity to fulfill long-standing goals of organic growth, compact development, walkable neighborhoods, and open space conservation;” and

WHEREAS, on December 13, 2016, in support of Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted Resolution 2016-24 requesting that Charlotte Water add the Rocky River and West Branch utility extensions to its Capital Improvement Plan (CIP); and

WHEREAS, on March 28, 2017, to align the town’s land use regulations with RAP Action Items 7.1 and 7.2 and ensure that new development conforms to the public aims expressed in the RAP, the Davidson Board of Commissioners approved a series of changes to the Davidson Planning Ordinance after required public hearing predicated upon the future extension of utility services; and

WHEREAS, on January 14, 2020, the Davidson Board of Commissioners adopts the Davidson Comprehensive Plan after an 18-month public engagement and plan drafting process; and

WHEREAS, the Davidson Comprehensive Plan includes a Growth Management Tiers Map and identifies all parcels in the lower Rocky River and West Branch basins as *Potential Future Growth Areas* that are “appropriate for annexing into the town limits and extending utility services,” and

WHEREAS, the Davidson Comprehensive Plan Policy 2.1.3 provides guidance for using the *Growth Management Tiers Map* such that it'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 shall be used when considering development approvals, utility service extensions, annexations, incentives, and capital investments," and

WHEREAS, on June 4, 2021, the River Run Limited Partnership files a master plan application ("River Run, Phase 6") seeking approval of an 89-unit residential development in the lower Rocky River basin consistent with the public aims expressed in the RAP and the Comprehensive Plan, and, following completion of the required public process and technical reviews, the master plan is approved administratively by the Town and Mecklenburg County on October 12, 2023, and

WHEREAS, on February 14, 2023, Summit Farms LLC files a conditional master plan application ("Summit Farms") seeking approval of a 109-unit residential and 62,000 square foot commercial development in the lower Rocky River basin consistent with the public aims expressed in the RAP and the Comprehensive Plan, specifically including a mixed-use commercial node with services, dedicated affordable housing; a variety of lot sizes, a working agricultural farm, open space preservation, and multi-modal connectivity; and

WHEREAS, on August 22, 2023, the Davidson Board of Commissioners approved the conditional master plan after the required public process including a public hearing, and town staff and Mecklenburg County approved the plan on October 12, 2023, after the required technical review.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners that the Town of Davidson reaffirms support for Resolution 2016-24 and Charlotte Water's long-term planning as outlined in its Capital Improvement Plan (CIP) and predicated on recommendations from community plans.

Adopted on the ____ of ____ 2025

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk



RESOLUTION 2016-24

REQUEST FOR ADDING WATER AND SEWER INFRASTRUCTURE TO CHARLOTTE WATER'S CAPITAL IMPROVEMENT PLAN

WHEREAS, Davidson Board of Commissioners approved the Town of Davidson's Rural Area Plan on September 13, 2016;

WHEREAS, Rural Area Plan recommends that the extension of sewer up the Rocky River basin makes logical and reasonable sense from the current terminus to East Rocky River Road (Rural Area Plan Pg. 85, Exhibit A - Rocky River Phase 1) and;

WHEREAS, Rural Area Plan notes that if sewer is provided North from East Rocky River Road to the county line at Iredell County, lot size can be varied and a greater diversity of home sizes and prices could be offered (Rural Area Plan Pg. 86, Exhibit A - Rocky River Phase 2) and;

WHEREAS, The extension of sewer into the West Branch of the Rocky River basin permits the natural extension of town one mile further east and permits new compact, walkable neighborhoods to form and be supported by viable mixed-use neighborhood centers (Rural Area Plan Pg. 87, Exhibit A - West Branch Rocky River) and;

WHEREAS, The extension of sewer in the West Branch area clarifies landowners' land use expectations while affording the Town an opportunity to fulfill long-standing goals of organic growth, compact development, walkable neighborhoods, and open space conservation (Rural Area Plan Pg. 87, Exhibit A - West Branch Rocky River);

WHEREAS, Staff recommends that the Rocky River Phase 1 and West Branch Rocky River (Exhibit A) be classified as ten-year need project in the Capital Improvement Plan by Charlotte Water and;

WHEREAS, Staff further recommends that the Rocky River Phase 2 (Exhibit A) be classified as a ten-year need project in the Capital Improvement Plan by Charlotte Water due to priorities established in the Rural Area Plan;

NOW, THEREFORE, BE IT RESOLVED that the Town of Davidson Board of Commissioners supports the Town of Davidson Rural Area Plan recommendations and formally requests that Charlotte Water add Rocky River Phase 1, Rocky River Phase 2 and West Branch Rocky River (noted on Exhibit A) to the Capital Improvement Plan as a reimbursable for future infrastructure to accommodate future planning and engineering needs.

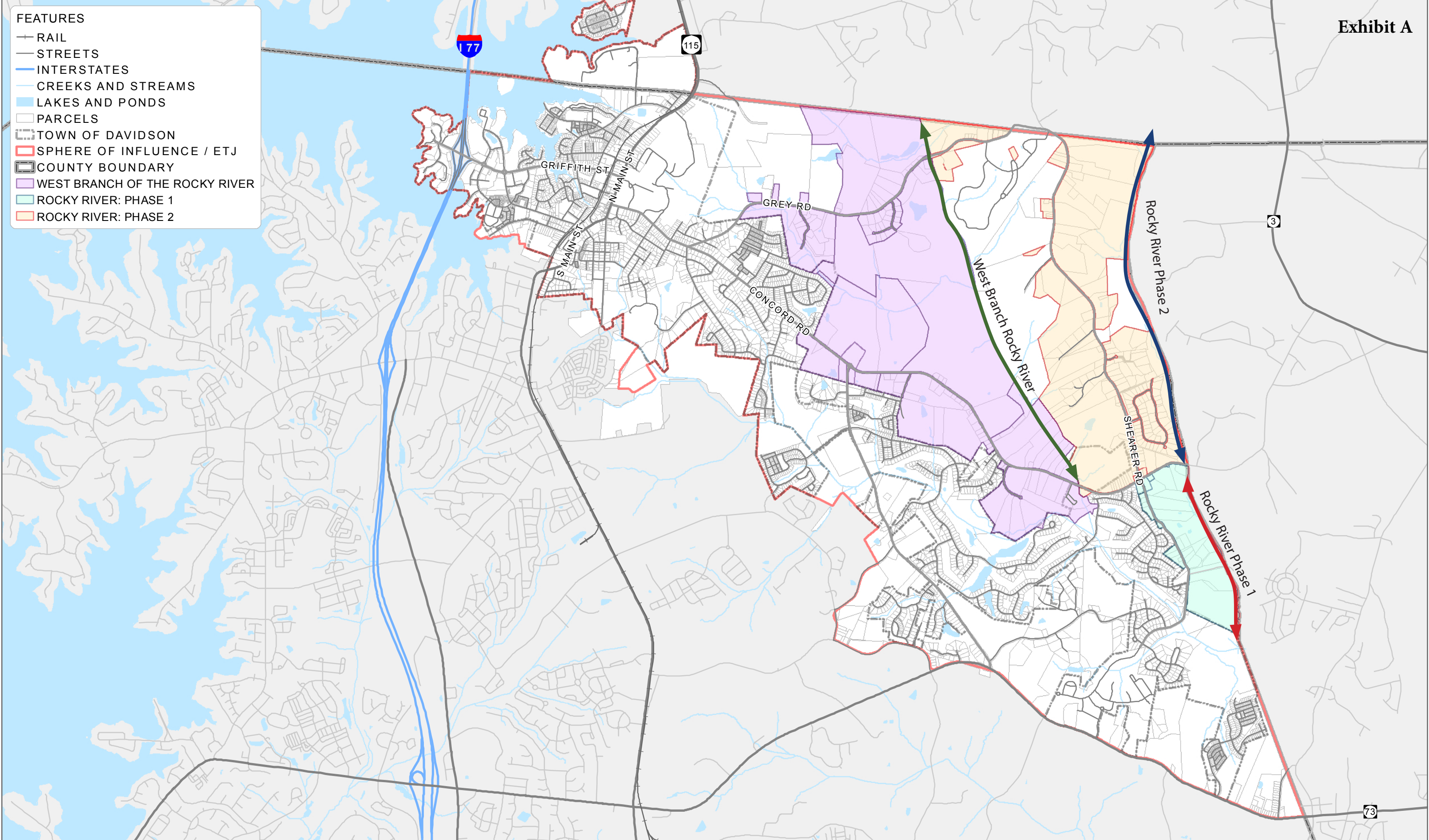
Adopted this 13th day of December, 2016.


John M. Woods, Mayor

ATTESTED:


Carmen Clemsic, Town Clerk

- FEATURES
- RAIL
 - STREETS
 - INTERSTATES
 - CREEKS AND STREAMS
 - LAKES AND PONDS
 - PARCELS
 - TOWN OF DAVIDSON
 - SPHERE OF INFLUENCE / ETJ
 - COUNTY BOUNDARY
 - WEST BRANCH OF THE ROCKY RIVER
 - ROCKY RIVER: PHASE 1
 - ROCKY RIVER: PHASE 2



Date: 10/21/2016
DATA SOURCE: NC ONE MAP; MECKLENBURG COUNTY, NC;
AND DATA CREATED BY THE TOWN OF DAVIDSON

POPULATION ESTIMATE ZONES

TOWN OF DAVIDSON

NORTH CAROLINA

1 inch = 3,000 feet
0 3,000 Feet



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