



**Town of Davidson  
Planning Board Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Monday, February 23, 2026 at 6:00 PM**

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- I. CALL TO ORDER**
- II. SILENT ROLL CALL AND DETERMINATION OF QUORUM**
- III. CHANGES TO THE AGENDA**
- IV. REVIEW/APPROVAL OF MINUTES**
  - a. Review/Approval of the January 28, 2026 Minutes  
Summary:**
- V. NEW BUSINESS**
  - a. 14327 E. Rocky River Road - Variance Request  
Summary:**
- VI. ADJOURNMENT**



**Town of Davidson Board of Adjustment  
Minutes  
January 28, 2026**

I. **Call to Order:** The meeting was called to order by Chairman Waller Blackwell at 7:18 p.m. on January 28, 2026.

II. **Roll Call, Determination of Quorum**

**Present Members:** Waller Blackwell (Chair), Jason Ridenhour, David Lusk, Janice Lewis, Sarah Cummings (ETJ), Mike Fabrizius, Heather McClow, & Rick Pacious (ETJ)

**Town Representatives:** Andrew Golden (Staff), Karen Wolter (Town Attorney)

III. **Changes to the Agenda:** None

IV. **Review/ Approval of Minutes**

A. **Review/Approval of the November 24, 2025 Minutes**

*Motion to recommend approval of the minutes:*

- Motion: Jason Ridenhour
- Second: Rick Pacious
- Vote: 8-0 (All in Favor, Motion Passed Unanimously)

V. **New Business**

A. **Board of Adjustment Orientation**

Andrew Golden gave a presentation covering quasi-judicial proceedings, types of Board of Adjustment hearings, and best practices. A general discussion and question portion followed.

VI. **Adjournment**

*Motion to adjourn the January 28, 2026 Board of Adjustment meeting:*

- Motion: Jason Ridenhour
- Second: Rick Pacious
- Vote: 8-0 (All in Favor, Motion Passed Unanimously)

There being no further business before the Board, the meeting was adjourned at 7:42 p.m.

Approved:

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Waller Blackwell

Chair of the Board of Adjustment

DRAFT



## MEMO

Date: 02/12/2026  
To: Board of Adjustment  
From: Andrew Golden, Transportation Planner  
Re: 14327 East Rocky River Road – Variance Request for Location of Accessory Structure

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### 1. INTRODUCTION

#### APPLICANT INFO

- **Applicant:** Christopher Raulli
- **Owners:** Christopher & Emilia Raulli
- **Location:** 14327 East Rocky River Road, Davidson, NC 28036, Parcel: 00336104
- **Area:** 4.756 Acres
- **Planning Area:** Rural

The subject site is currently occupied by a single-family home.

### 2. DESCRIPTION OF REQUEST

Christopher and Emilia Raulli own the single-family detached house at 14327 East Rocky River Road, Davidson, NC (property). The applicant intends to construct a new single-family detached house to the rear of the existing house on the property. They plan to reside in the existing home during construction of the new residence. Once the new residence is completed, they intend to convert the existing residence into a guest house. The Davidson Planning Ordinance (DPO) does not allow two primary structures on a single-family parcel. Therefore, to retain both structures, the guest house must meet the definition of an accessory dwelling and comply with the same requirements as accessory structures in the DPO. The location of the accessory dwelling does not comply with Section 4.5.8.C.2, which requires accessory structures to be located in the rear yard only.

The applicant seeks relief through variance from the accessory structure location requirement per DPO Section 4.5.8.C.2.

### 3. ANALYSIS

Below is a summary of the relevant standards, along with an explanation of how the proposal seeks to modify those standards:

**Section 4.5.8.C.2, “Accessory Structures – Location of Accessory Structures”** states:

- *“Accessory structures shall be located in the rear yard only.”*

The applicant filed a variance request per Section 14.21 of the DPO. This section grants the Board of Adjustment the right to hear and decide requests for variances from the DPO pursuant to these regulations and in accordance with NCGS 160D-705(d). To grant a variance for the applicant, the Board of Adjustment must determine, based on the evidence provided, that all four findings of fact are in the affirmative:

1. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

NCGS 160D-705(d) also indicates that “appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.”

Other relevant facts:

1. **Section 4.5.8.C.5** - *"Exceptions or minor variations to the accessory structure location regulations may be permitted with the approval of the Planning Director. Such provision will only be for extraordinary site conditions."*

The Planning Director was not able to grant a variation in location of the new primary structure in this situation.

2. Without a variance, a new home would not be permitted in the location desired without the current home being demolished.
3. The applicant plans to obtain a bona fide farm designation, in which case the property would not be subject to zoning regulations. However, they state this process will take at least three years.
4. As it currently stands, the guest house footprint is larger than the ordinance allows, which is no bigger than 1,200 square feet in the Rural Planning Area. Staff recommends that if the Board of Adjustment approves the variance request, that the CO be withheld until the footprint meets the standards of the DPO.

#### 4. CONCLUSION & PROCESS

The applicant wishes to be granted a variance allowing an accessory structure to be located in front of the primary residence at the property. Since accessory structures are allowed in the rear yard only, as required by DPO Section 4.5.8.C.2, the applicant must secure a variance from the Board of Adjustment to legally construct the new residence. If the BOA approves a variance, the applicant would still be required to secure building permits from both the Town and Mecklenburg County.

#### 5. EXHIBITS/RESOURCES

Exhibit A: Variance Application

Exhibit B: Staff Analysis  
Exhibit C: Architectural Site Plan  
Exhibit D: Topography Site Plan  
Exhibit E: Survey  
Exhibit F: Vicinity Maps



## Board of Adjustment

### Application for Variance from the Davidson Planning Ordinance

Appeals and Variances shall follow the rules and procedures set out in NCGS Section 160D-705. Additionally, see Section 14.21 of the Davidson Planning Ordinance (DPO).

I/We Christopher & Emilia Rauilli, hereby petition the Board of Adjustment for a variance from the requirements of the Town of Davidson Planning Ordinance, because pursuant to the Planning Director's interpretation, I am prohibited from using the parcel of land described in this application in a manner I have proposed.

### Project Information

Please attach additional documentation if necessary

Name of Project: Raulli New Construction

When completing this application, please keep in mind the following are not cause for a variance: 1) Other nonconformities or conforming uses of land or structures in the same or other planning areas; 2) A request for a particular use expressly, or by inference, prohibited in the planning area; 3) The fact the property may be used more profitably with a variance; or 4) The need for the variance is self-created.

Tax Parcel(s): 00336104

Acreage: 4.75

Existing Planning Area (and Overlay District, if applicable): See Exhibit C

Master Plan or Conditional Plan (if applicable): See Exhibit B

**VARIANCE:** I/We, request a variance from the following provisions of the Planning Ordinance:

DPO Section 4.5.8 - Accessory Structures

C. Location of Accessory Structure

2. Accessory Structures shall be located in the rear yard only

### Contact Information

Name of Project: Raulli New Construction

#### Applicant's Information

Name: Christopher Raulli

Email: Craulli88@gmail.com

Mailing Address: 14327 E Rocky River Rd.  
Davidson, NC 28036

Business Phone: \_\_\_\_\_ Mobile Phone: 315-430-5148

#### Property Owner's Information

*(If different from applicant)*

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

#### Attorney's Information

*(If parties have legal representation)*

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_



2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

*See Exhibit A*

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

*See Exhibit A*

4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

*See Exhibit A*

\*Meeting packets may be distributed to the applicant and board prior to the hearing.

TRANSCRIPT NOTICE

If a verbatim transcript of the Board of Adjustment hearing on this matter is requested, the production of said transcript shall be at the expense of the applicant.

APPEAL OF THE DECISION OF THE BOARD OF ADJUSTMENT

Any decision made by the Board of Adjustment may be appealed to Superior Court within thirty (30) days of the date of receipt of the Order of the Board by the applicant.

*I/We hereby dispose and say that the information contained herein and herewith is true and accurate to the best of my/our knowledge and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Planning Department.*

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Applicant

*10/15/25*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different from applicant)

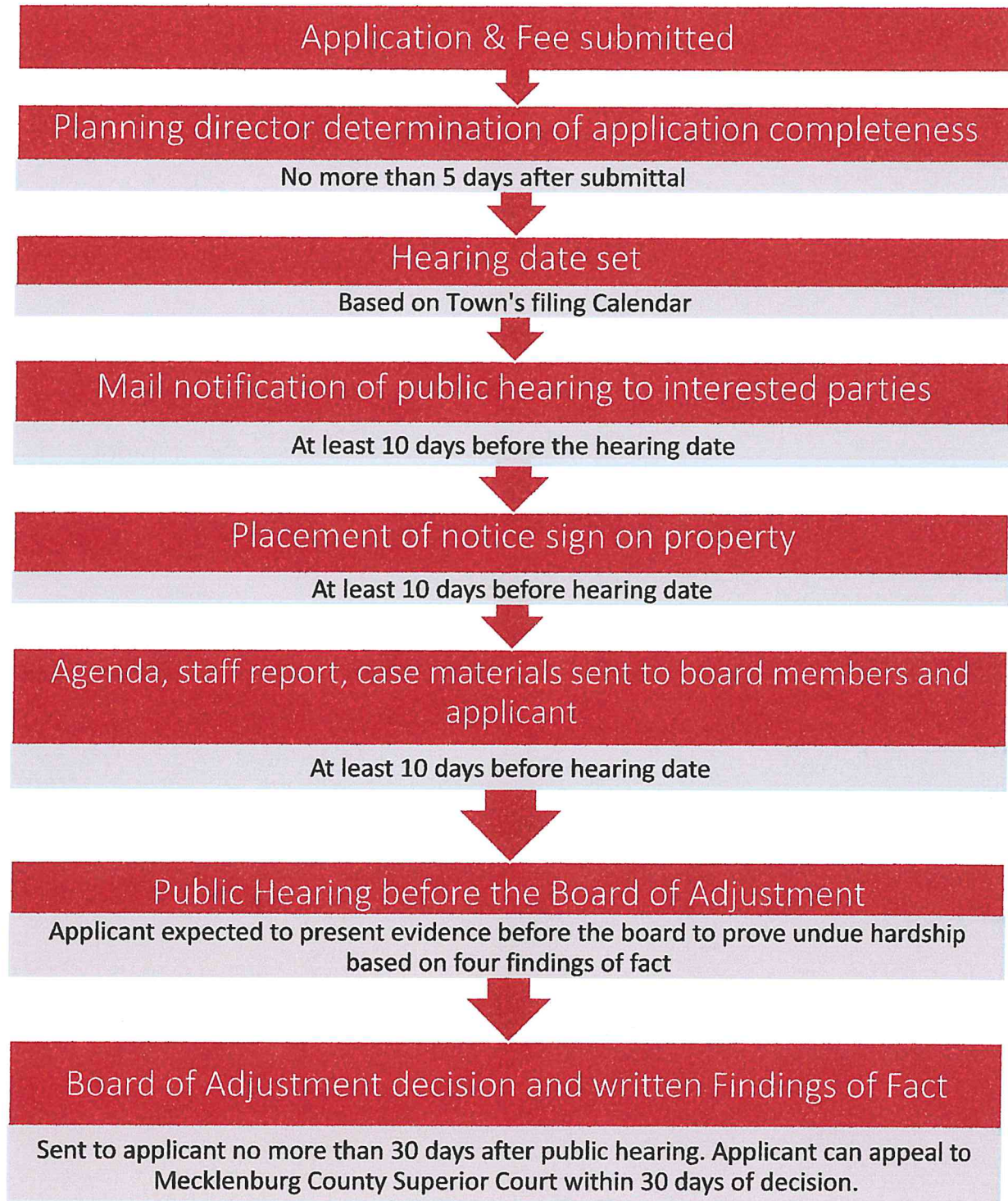
### Contiguous Property Owners

In the table below (or in an attached document), please list the names, mailing addresses and tax parcel identification of all contiguous property owners, including properties either abutting or directly across a street, alley, or other vehicular right-of-way.

Property Address	Tax Parcel ID	Owner/Entity Name	Mailing Address
14109 E Rocky River Rd Davidson, NC 28036	00336101	Kenneth Conrad	Same as property address
14517 E Rocky River Rd. Davidson, NC 28036	00336105	John Brock-Way	Same as property address
14325 E Rocky River Rd. Davidson, NC 28036	00336102	Christopher Raulin	Same as property address
14256 E Rocky River	00727113	Tom + Jason McGez	9813 Forsberg Ct Cornelius NC 28031
14108 E Rocky River	00725106	Charles + Dawn Baker	11

## Board of Adjustment Hearing Process - Flowchart

Name of Project: \_\_\_\_\_



## Hearing Process

Name of Project: Ragli New Construction

This process is drawn from GS 160D-705, the State Statute governing appeals and variances.

Date Completed	Action
10/15/25	Application and Fee submitted
	Planning director determination of application completeness (no more than 5 days after initial submittal).
	Hearing Date Set (based on filing calendar, see Board of Adjustment webpage).
	Mail notification of Public Hearing to Interested Parties (Between 25-10 days before the hearing date)
	Placement of notice sign on property (Between 25-10 days before the hearing date)
	Agenda, Staff Report, Case Materials sent to board members and applicants (At least 10 days before the hearing date)
	<b>Board of Adjustment Public Hearing:</b> Applicant is expected to present evidence to the board to prove undue hardship, based on the four findings of fact laid out in GS160D-705. Anyone presenting evidence at the public hearing shall be sworn in by the chair.
	Board of Adjustment Decision and Written Findings of Fact (Sent to applicant no more than 30 days after the public hearing).

**APPEAL OF THE DECISION OF THE BOARD OF ADJUSTMENT**

Any decision made by the Board of Adjustment may be appealed to Superior Court within thirty (30) days of the date of receipt of the Order of the Board by the applicant.

## Application Requirements

Name of Project: Raulli New Construction

Date Received	Item
✓	Application fee per Town of Davidson Fee Schedule (Due upon submittal of application).
✓	Contact Information (Included in Form).
✓	Application Request (Included in Form).
✓	Description of the Request (Included in Form).
	Findings of Fact (Provided by the Board of Adjustment to the applicant, following the public hearing).
✓	Scaled Site Plan on 11"x17" media, including notations of all variance requests (Due upon submittal of application).
	Names, mailing addresses and tax parcel identification of all adjacent property owners, including properties either abutting or directly across a street, alley, or other vehicular right-of-way.
	Notice to neighboring property owners (Unsealed, stamped, addressed letter containing notices to all property owners due upon submittal of application, with the town as the return address).
	Additional requirements as listed below:

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

## Notice Letter Template



(Month, Year)

From: Mr. Jason Burdette, Planning Director  
Town of Davidson  
251 South Street  
P.O. Box 579  
Davidson, NC 28036

Re: (Address)  
*Name of Project*

(Acreage) acres located at (Address), Davidson, NC; Tax Parcel Number (Tax Parcel Number),  
Project Location

The Board of Adjustment of the Town of Davidson will hold a public hearing pursuant to NC General Statute 160D-705 on **(Date)** immediately following the Planning Board meeting (scheduled start **(time)** p.m.) at Davidson Town Hall and Community Center, 251 South Street, Davidson, North Carolina, to hear public comments on a request for a variance.

The variance requests relief from **(Briefly list and describe ordinance sections)**. You are being notified as an adjacent property owner.

Information about the proposal can be found on the Board of Adjustment webpage on the Town of Davidson Planning Department's website.

Jason Burdette, AICP  
Planning Director  
Town of Davidson

Dear Members of the Board of Adjustment,

We are writing to formally request a variance from the Davidson Planning Ordinance provision that prohibits an accessory structure from being located in front of the primary residence on the property. We are currently living in the existing structure on the property, which we intend to repurpose as a guest house once our new primary residence is constructed behind it. We are also planning to live here throughout the building process. Strict adherence to the ordinance would prevent this configuration, resulting in unnecessary hardship as detailed below.

The property is situated a quarter mile down a wooded driveway, rendering both the current and proposed structures completely invisible from E Rocky River Rd and any neighboring properties. This seclusion ensures that the proposed arrangement has no visual or aesthetic impact on the surrounding community. Our architect, Nicole Perri, has prepared a comprehensive site study (attached as Exhibit C), which includes site plans, topographic details, and a site section illustrating the property's unique challenges. We will also provide photo and video evidence before the hearing to demonstrate flooding conditions, slopes, and other site-specific features.

In support of this variance request, we are addressing the four conditions required under North Carolina General Statutes and the Davidson Planning Ordinance below, providing evidence for each.

**Unnecessary Hardship Would Result from the Strict Application of the Ordinance**

Strict enforcement of the rule would impose unnecessary hardship by forcing us to either demolish our current home or relocate the new primary residence to an unsuitable location on the property. Demolition would result in significant financial loss and waste of a functional structure, while alternative sitings would lead to environmental degradation and safety concerns. For instance, placing the new home in front of the existing structure would position it in the lowest elevation area (near the existing pond, as shown on Pages 1-3 of Exhibit C), which floods during rain, making it impractical for residential construction without extensive and costly mitigation measures. Alternatively, shifting the home further forward into our cleared pasture land—intended for animals—would necessitate clearing acres of mature woodland behind the existing home to create a new pasture, leading to unnecessary tree removal, habitat disruption, and increased erosion risks. The property's steep grades (10%-20% slopes as noted on Pages 2 and 3 of Exhibit C) further exacerbate construction challenges, potentially requiring excessive earthmoving that could destabilize soils and increase stormwater runoff into neighboring properties. These hardships go beyond mere inconvenience, as they would prevent reasonable use of the property for our family's needs while preserving its rural character.

**The Hardship Results from Conditions Peculiar to the Property**

The hardships stem directly from the property's unique topography, location, and natural features, which are not common to the vast majority of Davidson parcels. The site's varied elevations, as depicted in the topographic map (Page 2 of Exhibit C) and site section (Page 3 of Exhibit C showing a drop from approximately 1077 ft to 696 ft with a -3.4% grade), create steep slopes that make building in the pasture area challenging and costly due to the need for specialized foundations and erosion control. The low-lying front area near the pond is peculiarly susceptible to flooding, a condition exacerbated by the property's position in a wooded, rural setting with natural drainage patterns. Additionally, existing infrastructure such as the well, septic area, 15' easement, gravel road, barn, and chicken coop (all labeled on Page 1 of Exhibit C) constrain placement options, as relocating the new home could interfere with these features or place it too close to the large detached garage in our adjacent parcel (14325 E Rocky River Rd.). These peculiarities—steep terrain, flood-prone lowlands, and integrated agricultural elements—

are inherent to this specific parcel and not self-imposed or shared broadly in the area. By contrast, flatter or less constrained lots in Davidson would not face these same limitations.

**The Hardship Did Not Result from Actions Taken by the Applicant or Property Owner**

These hardships are not self-created but arise from the property's pre-existing natural conditions and layout, which we inherited upon purchase. We bought the property with the intent to build a primary residence while retaining the existing structure as a guest house, unaware at the time that the ordinance would strictly prohibit this configuration due to the site's topography. The act of purchase itself does not constitute a self-created hardship, as per the ordinance. We have not altered the land in ways that exacerbate these issues; for example, the pond, slopes, and wooded areas remain in their natural state. Our proposed siting (shown on Pages 1 and 2 of Exhibit C) respects these features, avoiding unnecessary modifications. Unlike examples of self-created hardships in the Variance Request Guidance (e.g., oversized pool designs or noncompliant fences), our situation involves adapting to inherent site constraints rather than design choices that ignore ordinance requirements.

**The Requested Variance is Consistent with the Spirit, Purpose, and Intent of the Ordinance**

Granting this variance aligns with the ordinance's goals of promoting orderly development, protecting public safety, and preserving the Town's natural environment, including tree conservation and sustainable land use. The rule against accessory structures in front of primary residences typically aims to maintain aesthetic harmony and prevent visual clutter in visible areas; however, given our property's complete seclusion (quarter-mile wooded driveway with no road visibility), this concern is moot. The variance secures public safety by avoiding construction in flood-prone zones, which could lead to structural issues. It also allows us to repurpose an existing structure rather than demolish it, reducing waste and construction impacts. Importantly, this approach minimizes environmental harm: by keeping the new home behind the existing one, we preserve the cleared pasture for animals and avoid clearing additional acres of trees, which would otherwise contribute to habitat loss, increased carbon emissions, and potential soil erosion on steep slopes. Photo and video evidence will illustrate how this configuration maintains the property's rural integrity, supporting the Town's emphasis on environmental stewardship without compromising community standards.

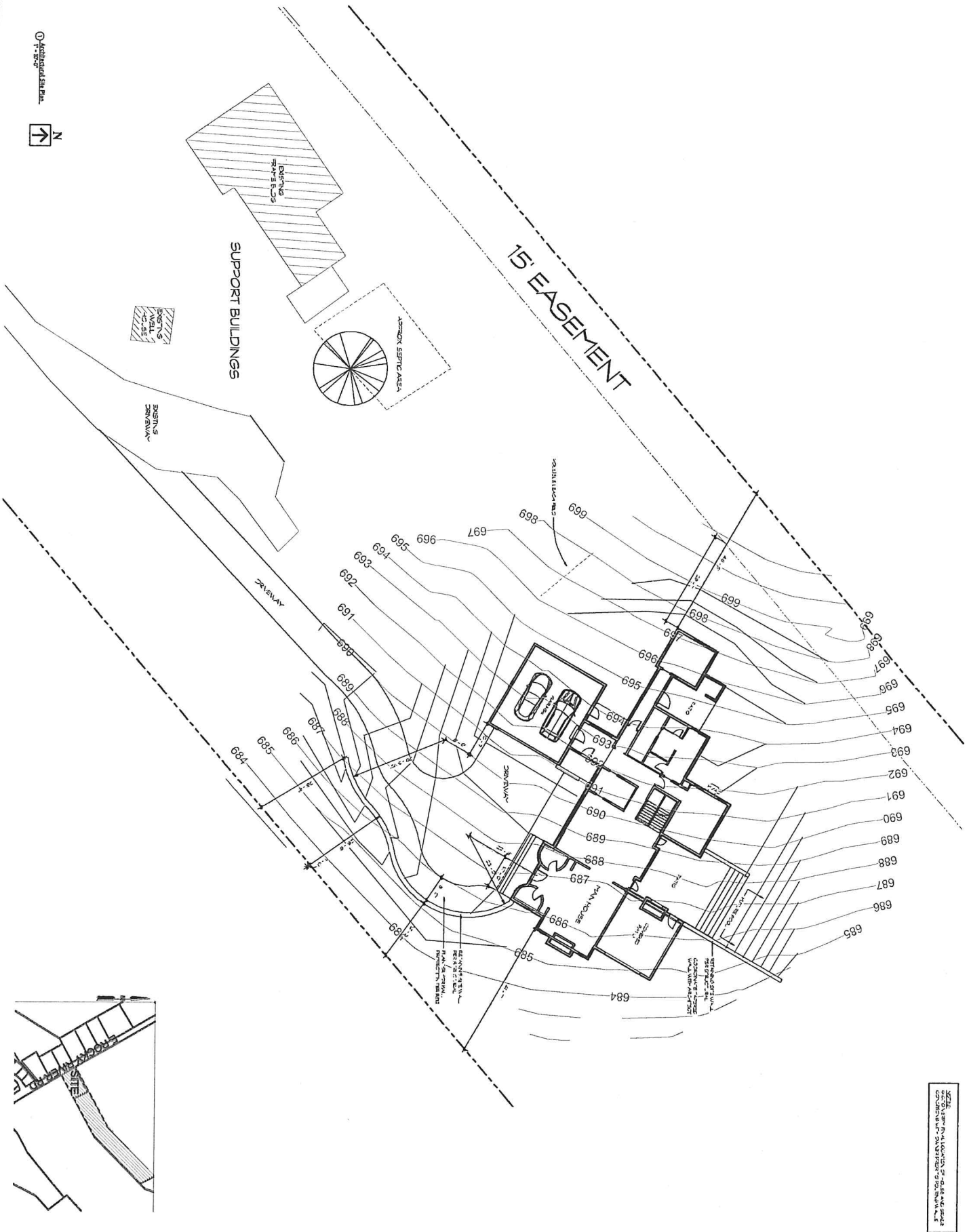
Thank you for considering our request. We believe the evidence truly shows that all four conditions are met, and approval would allow our family to responsibly develop the property while upholding Davidson's values. Please contact us at [craulli88@gmail.com](mailto:craulli88@gmail.com) to discuss or if additional information is required prior to the hearing. We truly appreciate your time and consideration.

Sincerely,

Chris, Mia, Renley and Laina Raulli  
14327 E Rocky River Rd  
Davidson, NC  
315-430-5140  
[craulli88@gmail.com](mailto:craulli88@gmail.com)



Architectural Site Plan  
 1" = 20' 0"



NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

<p>DATE: 25-09-22</p> <p>SCALE: AS SHOWN</p> <p>PAGE: A1.0</p>	<p>Rocky River Farm House</p> <p><b>THE RAULLI RESIDENCE</b></p> <p>14327 E Rocky River Rd          Davidson, North Carolina</p>		<p>ARC-11623</p> <p>NICOLE PERRI, AIA, CAPS</p> <p>210 DELBURG ST.</p> <p>DAVIDSON, NC 28036</p> <p>980.230.5537</p> <p>nicole@perri-arch.com</p>	<p><b>NICOLE PERRI</b></p> <p>ARCHITECTURE</p>
			<p>ARCHITECTURAL SITE PLAN</p> <p>DATE: 25-09-22</p> <p>SCALE: AS SHOWN</p> <p>PAGE: A1.0</p>	



NOT FOR CONSTRUCTION

**Rauli Family**

14327 E Rocky River Rd  
Davidson, North Carolina

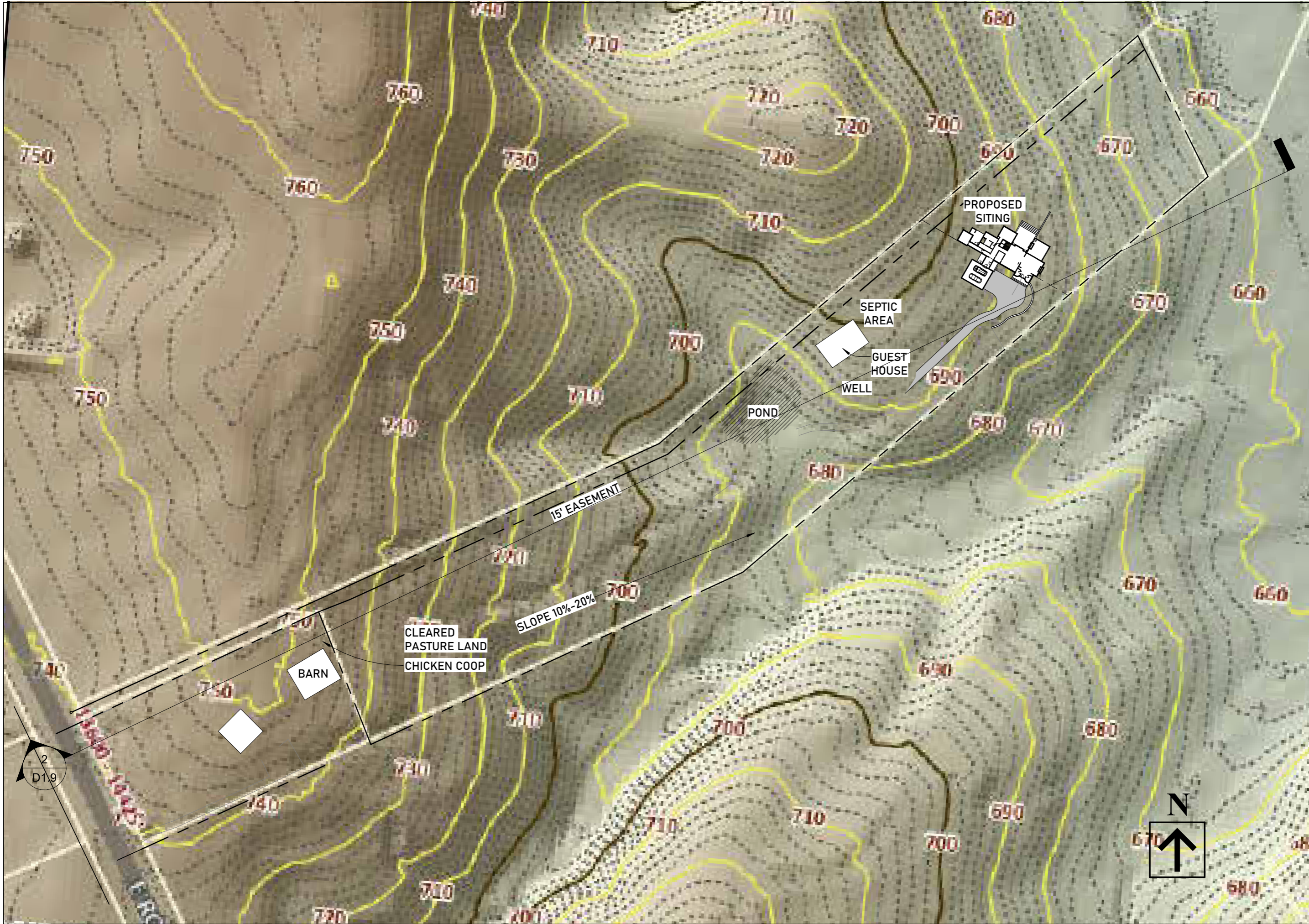


**SITE PLAN**

Date 25-0701  
Drawn by mhb  
Checked by NP

**D1.7**

Scale 1" = 100'-0"



**SITE PLAN - TOPOGRAPHY**

Date 25-0701  
 Drawn by MHB  
 Checked by NP  
**D1.8**  
 Scale 1" = 100'-0"

NOT FOR CONSTRUCTION

**Rauli Family**  
 14327 E Rocky River Rd  
 Davidson, North Carolina

**NICOLE PERRI**  
 ARCHITECTURE



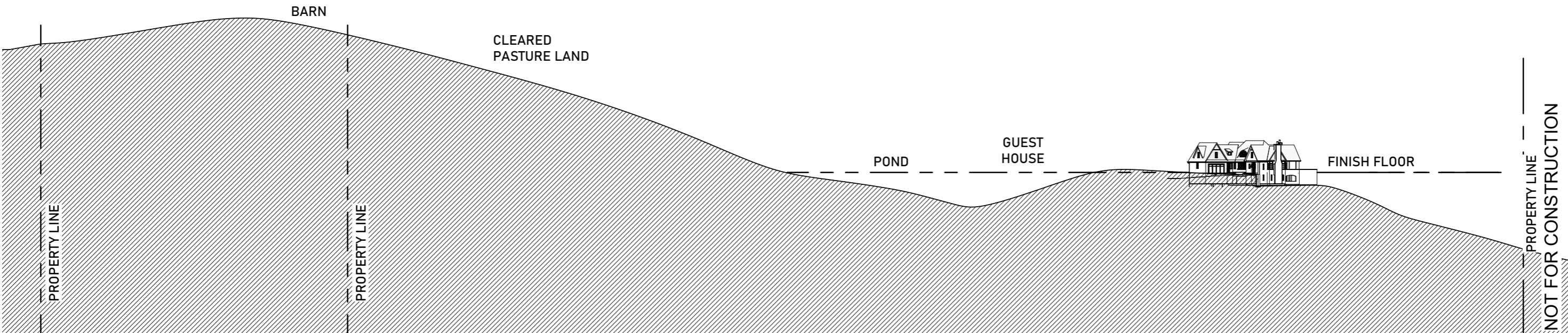
85

35°

SITE SECTION

Date 25-0701  
Drawn by mhb  
Checked by NP  
Scale 1" = 100'-0"

D1.9



**Raulli Family**  
 14327 E Rocky River Rd  
 Davidson, North Carolina

**NICOLE PERRI**  
 ARCHITECTURE

Page 24 of 29









