

GROWTH MGT. UPDATE

DEVELOPMENT PROCESS



College Town. Lake Town. *Your Town.*

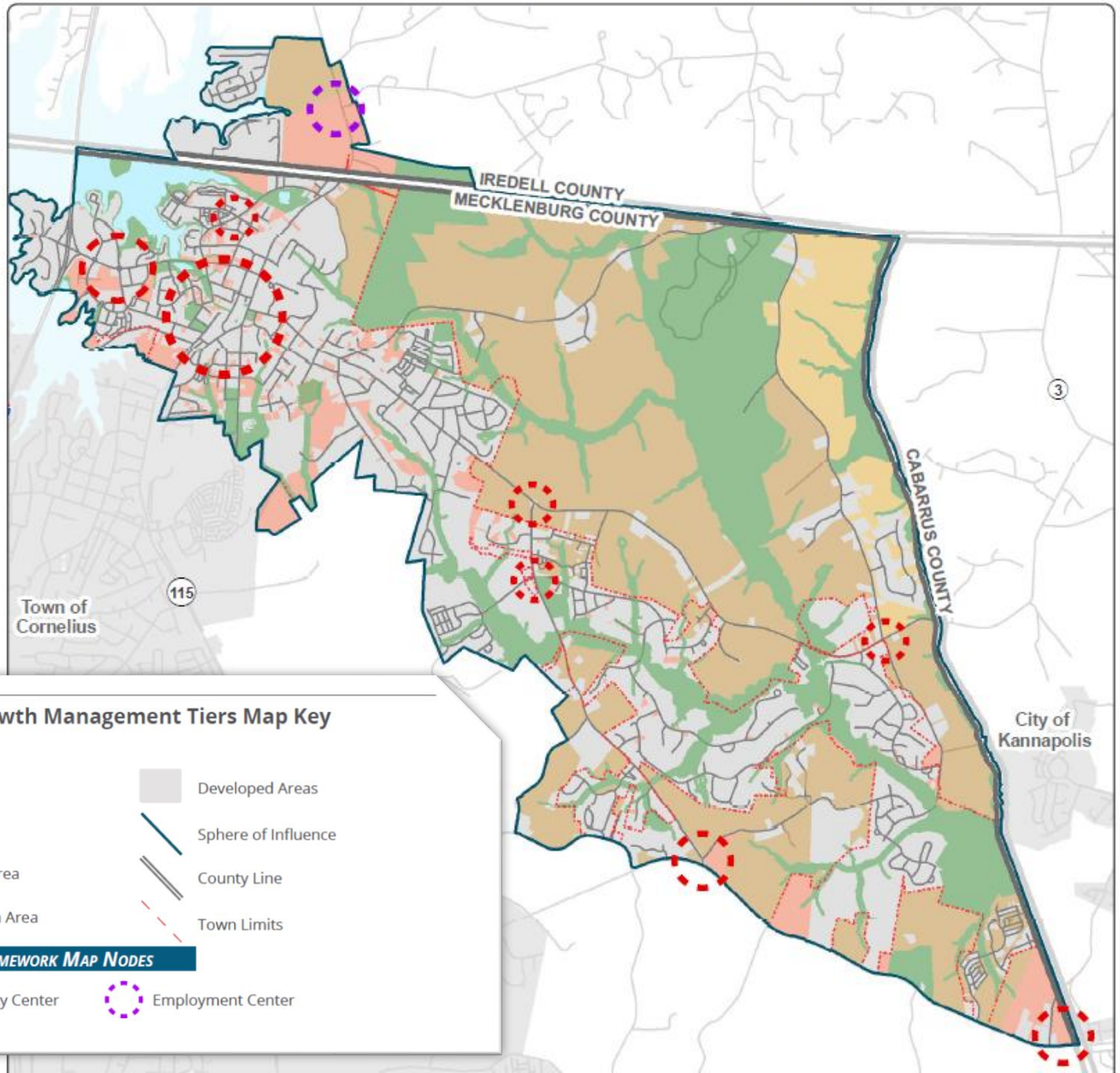
Growth Management Update
Board of Commissioners
Jason Burdette, Planning Director & Shawn Copeland, PB V. Chair
Sept. 14, 2021

BACKGROUND

- 1. First Strategic Plan (March 2018):** Revise Land Use Policies/Explore Tools
 - Implemented Tools: Water/Sewer Policy, Watershed Ord., Missing Middle Building Type, Tree Ordinance, Local Historic District Expansion, Certified Local Gov't, Landmarks
- 2. Comprehensive Plan (Jan. 2020):** Includes Growth Mgt. Goals/Policies
 - Goal 2.1 Intentional Growth Management: Use Utility/Annexation Criteria and Growth Management Framework; Explore Zoning Thresholds
- 3. Second Strategic Plan (March/Aug. 2020):** Includes Growth Mgt. Strategies
 - Formalize Utility/Annexation Criteria, Implement Zoning Thresholds
- 4. Commissioner Discussions/Public Input Sessions (Summer 2020):** Thresholds Drafted
 - Overall Feedback: Thresholds, Applicability, Public Input Process Concerns (i.e., Slow Down)
- 5. Planning Board Committee [PBC] Created (Fall 2020):** Explore Growth Mgt. Tools & TCZ Options
- 6. Planning Board Committee [PBC] Options (Dec. 2020):** Report Findings/Recs + BOC Feedback
 - Primary Strategy: Codify Growth Management Framework and Utility Service and Annexation Criteria
 - Supporting Strategies: Improve Development Process
- 7. Planning Board Committee Update (April 2021):** Feedback/Direction











Growth Management Tiers Map



The Growth Management Tiers Map Key

GROWTH MANAGEMENT TIERS

- | | |
|---|---|
|  Parks and Open Space |  Developed Areas |
|  Growth Reserve |  Sphere of Influence |
|  Primary Future Growth Area |  County Line |
|  Secondary Future Growth Area |  Town Limits |

CONSERVATION & GROWTH FRAMEWORK MAP NODES

- | | | |
|---|---|---|
|  Downtown |  Activity Center |  Employment Center |
|---|---|---|

UTILITY SERVICE AND ANNEXATION CRITERIA

In the State of North Carolina, a property can only be annexed into a municipality as a voluntary action by the property owner. It is the town's policy that if a property owner requests public water and wastewater services, it must voluntarily annex into Davidson. Town policy currently requires approval of the utility extension by the Davidson Board of Commissioners prior to approval by Charlotte Water. The Davidson Planning Ordinance requires that if a property lies within 1,000 feet of an existing or planned (i.e., funded) sewer line and elects to develop, then the proposed development must connect to that line and be served by public water and sewer. This is due to the long-term efficiencies and environmental advantages of public systems compared to individually-maintained septic systems.

To assist with annexation and utility extension decisions, the following criteria should be evaluated for individual requests. Specifically, requests that support the following should be considered for approval:

Criteria 1: Aligns with the Comprehensive Plan

Consistent with the Comprehensive Plan, specifically the Growth Management Tiers Map and Conservation and Growth Framework Map

Criteria 2: Contiguous with Town Boundary

Portion of the site lies contiguous with town boundary

Criteria 3: Creates Logical Town Boundaries

Expansion of logical town boundaries and service areas and elimination of unincorporated islands within the town's corporate limits

Criteria 4: Consistent with Interjurisdictional Agreements

Consistent with the Davidson-Kannapolis Annexation Agreement and other agreements (i.e. Mooresville Boundary Agreement)

Criteria 5: Supported by Public Services

Adequately supported by current or future town services, including public safety and other services

Criteria 6: Demonstrates Community Benefits

Community benefits clearly assessed against the fiscal benefits and costs

Criteria 7: Utility Service

Adequate utility services to the site can be provided by Charlotte Water, Duke Energy, etc.

Criteria 8: Supported by Public Schools Framework

Considers CMS expansion/services plans

Criteria 9: Consistency with Transportation Investments

Proposal location situated in an area prioritized for transportation projects

COMPARATIVE MASTER PLAN PROCESSES

CURRENT DEVELOPMENT PROCESS	PROPOSED DEVELOPMENT PROCESS
<p>1. Initial Meeting Meet with Planning Staff to Determine Process</p>	<p>1. Initial Meeting Meet with Planning Staff to determine process and provide feedback on “Pre-Concept” sketch.</p>
<p>2. Pre-Submittal Meeting Joint meeting with town and county to prepare application for submittal of Preliminary Sketch Plan for concurrent review.</p>	<p>2. Pre-Development Consultation (*if Conditional) Building upon existing optional pre-development consultation with the BOC for conditional projects, this step would now be required and include the Planning Board. The Planning Board would provide feedback first. That feedback is shared with the BOC in the current work session format.</p>
<p>3. Application Submitted/Verified Complete Applicant submits Preliminary Sketch Plan to EPM for joint review by county and town.</p>	<p>3. Community Meeting Applicant hosts meeting with specific noticing and programmatic requirements to introduce project to the community. Developer presents design evolution and documents public input.</p>
<p>4. Water/Sewer Determination Submitted “Connections” approved administratively. “Extensions” require BOC approval.</p>	<p>4. Pre-Submittal Meeting Joint meeting with town and county to prepare application for submittal of Preliminary Sketch Plan for concurrent review.</p>
<p>5. If Transportation Impact Analysis Required (See DPO Section 6.10), TIA Scoping Required Meeting with staff, applicant, and traffic engineer.</p>	<p>5. Application Submitted/Verified Complete Applicant submits required Preliminary Sketch Plan and accompanying materials. USAC checklist is included as part of submittal.</p>
<p>6. Public Input Session (PIS) Neighbors noticed, property signed. Applicant shares design evolution. Draft TIA findings shared. Applicant documents feedback received in PIS Report.</p>	<p>6. If Transportation Impact Analysis Required (See DPO Section 6.10), TIA Scoping Required Meeting with staff, applicant, and transportation engineer.</p>

COMPARATIVE MASTER PLAN PROCESSES

CURRENT DEVELOPMENT PROCESS	PROPOSED DEVELOPMENT PROCESS
<p>7. Technical Review Applicant updates sketch plan and submits Master Plan Schematic Design for joint review with town and county. Held concurrently with steps 5 and 6 above. Town departments submit comments (inter-departmental review).</p>	<p>7. Public Input Session (PIS) Neighbors sent meeting notices. Property signed. Applicant shares design evolution. Draft TIA findings shared. Applicant documents feedback in the Public Input Session Report (PIS Report “review” requirements updated for clarity).</p>
<p>8. Planning Board The PB is updated regularly once staff receives a formal application. DPO Section 14 requires PB to provide a formal review and comment.</p>	<p>8. USAC Decision After Preliminary Sketch Plan approval and prior to Master Plan Schematic Design submittal, a decision is made based upon the USAC checklist. After review of the checklist, Planning Board makes a formal recommendation to the BOC, who makes the determination. If approved, formal annexation process begins (if necessary).</p>
<p>9. TIA Determination Considering feedback from both the Public Input Session and Planning Board, as well as TIA data, the TIA is approved, denied, or approved with conditions.</p>	<p>9. Technical Review Applicant updates sketch plans and submits Master Plan Schematic Design along with PIS Report for joint review with town and county. Town departments submit comments (inter-departmental review).</p>
<p>10. Master Plan Schematic Design (Approval/Denial) After X review cycles, the town and county render a Master Plan decision.</p>	<p>10. Planning Board The PB is updated regularly once staff receives a formal application. DPO Section 14 requires PB to provide a formal review and comment.</p>
<p>11. Annexation If annexation is required (i.e. provision of public utilities), the applicant submits annexation petition.</p>	<p>11. TIA Determination Considering feedback from both PIS and PB, as well as TIA data, the TIA is approved, denied, or approved with conditions.</p>
<p>12. Preliminary Plat After master plan approval, applicant begins construction drawing phase with joint reviews by county and town. Preliminary Plat approved after multiple cycles.</p>	<p>12. Master Plan Schematic Design (Approval/Denial) After X review cycles, the town and county render Master Plan decision.</p>



COMPARATIVE MASTER PLAN PROCESSES

CURRENT DEVELOPMENT PROCESS	PROPOSED DEVELOPMENT PROCESS
<p>13. Construction Developer bonds improvements and constructs the project per the approved plans.</p>	<p>13. Annexation If annexation required (i.e. provision of public utilities), applicant submits annexation petition.</p>
<p>14. Final Plat Once complete, developer submits final plat for review. This subdivides and permits the sale of individual lots.</p>	<p>14. Preliminary Plat After master plan approval, applicant begins construction drawing phase with joint reviews by county and town. Preliminary Plat approved after multiple cycles.</p>
	<p>15. Construction Developer bonds improvements and constructs the project per the approved plans.</p>
	<p>16. Final Plat Once complete, developer submits final plat for review. This subdivides and permits the sale of individual lots.</p>

DISCUSSION



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