



MEMO

Date: March 16, 2021 (Updated 3/18/21)
To: Public Input Session Participants
From: Andrew Ventresca, Project Manager
Re: Boulder Rock Lp – Public Comment List

Below is a list of comments received in advance of the Public Input Session. They are grouped by categories, with comments addressing a range of issues listed in the first section and comments that addressed one, specific topic listed afterwards. Additional sections may be added as needed.

COMMENTS RECEIVED PRIOR TO PUBLIC INPUT SESSION

Multiple Topic Comments

1. Comment:

Here are my concerns and questions:

1. We already have an issue at the 4-way stop at Davidson Place Dr and Boulder Rock Loop with people not stopping. Concerned that adding more residents and traffic will increase the probability of an accident or injury of the children playing in the neighborhood.
2. Another concern is that Boulder Rock Loop is narrow. On trash pick-up date, it gets even tighter with bins on the street. Not an issue right now, but more cars could make it a bigger issue.
3. What will the developer do regarding construction traffic coming through? Will Davidson Place Dr. and Boulder Rock Loop be regularly cleaned and repaired to avoid damage to our vehicles? If one of us has any damage (i.e. nail in a tire) will we have a way to be reimbursed for the damage?
4. The trees along the alleyway provide a great deal of shade for the 5 homes on Davidson Place Dr during hot summer afternoons. How many trees along the alleyway will remain to continue to provide us shade and provide a buffer between our homes and lots 6 and 13?
5. During construction, what will be done to keep our alleyway clean from construction debris, mud and storm run off?
6. Assuming the new neighborhood will tie into our storm water drain system. Is our current storm water drain system sufficient to handle the new homes or will it need to be updated? I ask because the last time the storm drains needed work, they had to take out my fence and dig up my backyard and it took over a week.

2. Comment:

I'm sending you this email with a few of the concerns I have regarding the Boulder Rock Loop development being planned here in Davidson. I live in a home directly in front of the soon-to-be neighborhood and overlooking our existing neighborhood. In this virtual world we live in, I work at home in an office on the second floor of my home overlooking our neighborhood on a daily basis. I see the comings and goings more so than most and so I feel particularly qualified to speak on this topic.

As it relates to the proposed entrance to the new neighborhood. I have a lot of fear about additional traffic. Traffic and congestion will be one thing but the number of wrecks and potential injuries (probably to the kids in our neighborhood) could be catastrophic. We have several children I watch every day running and racing their bikes around the loop. The four-way intersection at Boulder Rock Loop and Davidson Place Drive is a hot bed of near fatal accidents already. Kids don't stop when racing through and cars don't stop at the stop sign. It's scary. Having construction traffic temporarily and then having a new permanent entrance using this same intersection is a recipe for disaster. My fear is more for the kids in the neighborhood than for the car accidents. A child is going to be seriously hurt or worse.

I also don't believe Boulder Rock Loop is wide enough as is to allow for much more traffic than just us 6 homes. We struggle now coming and going at the same time and it's only us 6 homes using the road right now. Imagine a day when trash and recycle pick-up are scheduled. The barrels will be out there also. Adding more traffic flow simply wouldn't fit. Construction traffic and permanent entrance traffic.

Speaking of construction traffic. While construction is temporary, it is destructive. I'm not interested in seeing, hearing and dealing with massive dump trucks, concrete trucks, etc. rolling through and leaving behind debris and wreaking havoc on the street. Again, our street is too small to accommodate that. Our houses are too close together. This would literally be right on top of us. I can foresee lamp posts being knocked down, storm drains blocked, trash and recycle barrels being run over, etc... never mind the standard nails in tires and debris left behind. I don't understand why the construction vehicles can't enter through a new entrance on Concord Rd? It seems to be a no brainer. While it may cost a few more dollars to build, it eliminates the risks.

Another thought, perhaps our back alley could be made to exit straight out to Concord Rd? Right now, it's a one-lane alley. With the new road extending directly passed, what happens when someone tries to come in or out of the alley, there's traffic on the street and then yet another person wants to come in/out at the same time. It's too tight and will cause dangerous stop/starts.

And, in the back alley, I couldn't tell from the plans but I hope there's a plan to plant a line of trees between the back alley and the new development. This can help to provide separation between the neighborhoods but also will help to keep the natural look and feel we've come to love about this area. And this would require something more than just leaving an existing line of trees. To fill it in, I think additional foliage needs to be planned for.

The natural appeal to the neighborhood will also be diminished by homes having more than 2-stories. It is my understanding there are some homes being planned with 3-stories. Given 3-story homes don't exist anywhere in a 5 miles radius, I don't see how this can be allowed here. The small community feel

and natural beauty of Davidson is what appeals to so many. Giving it that city feel with high rise homes is not appealing.

3. Comment:

I am a new resident of Park Place in Davidson and am inquiring about the proposed build adjacent/ connecting to our current road. As a mother of two young boys we chose to buy our home on Boulder Rock Loop in September as we loved that it was a small neighborhood with quiet roads that felt safe for our very active boys. Davidson Park Drive can be a bit of a concern sometimes with fast cars cutting through. I am concerned with the addition of more homes that would use this same road. For the safety of my small boys I have the following concerns/ questions that I hope will be addressed at the meeting and considered in the planning:

- 1 Why isn't there another entrance access road planned?
- 2 Will a lower speed limit be considered on Davidson-Concord Rd with the increased new development traffic?

4. Comment:

Thank you for collecting resident questions and concerns regarding the upcoming 3/16 Boulder Rock Loop development meeting. Here are my family's questions:

1. The stop signs currently in place at Davidson Place and Boulder Rock Loop are typically ignored by drivers. Residents already have concerns about folks blowing through stops, especially with the amount of young children in this community. Adding another 15 families and potentially 30+ more cars daily to this equation will only compound the stop sign issue. My question is: why isn't a **new road** being planned to access the new development? Why are we adding to the traffic on Davidson Place that already serves Park Place and Woodlands communities?
2. When will Davidson Place become a road managed by the Town of Davidson?
3. With the addition of another Davidson-Concord frontage road community, will there be an evaluation to reduce the speed limit on Davidson-Concord Rd? It's currently posted at 45 mph at the stretch that flanks Park Place community, however, drivers regularly speed. It's used as a drag strip on the weekends. With the new development including a multi-use pathway and green space that is directly adjacent to Davidson-Concord Rd, how is that safety being aligned with a 45 mph speed limit on D-C Rd?
4. What is the "Davidson-Concord Roadway sidepath extension to NC 73 project" referenced on the development plans? I cannot find it on our town website in the planning area. What are the goals of that plan and how does it tie into the new community, or the frontage of our Park Place community and D-C Rd? Is a reduced speed limit in proposal with all the residential development along this corridor? Is this project flagged to begin? What is the completion date proposed?
5. What is the proposed construction start and end date for the new community?

5. Comment:

Here are the questions I have regarding the new development:

- 1) Due to the layout there is nowhere for vehicles to turn around including garbage trucks and delivery drivers.. this street is narrow and these vehicles already struggle to get turned around and create a

safety hazard by having to back down the street through the stop sign. Is it possible for a small cul de sac or loop to be created for better functionality and safety?

3) Will the alleyways be built to support weight of garbage trucks?

4) Will this neighborhood have a separate HOA and what will regulation be for amount of renters allowed/investors vs owner occupants?

5) Can a lighted crosswalk be made to be constructed by the developers or constructed by the town connecting the new development to River Run giving the communities more access to greenways?

5) Why are the homes being constructed with three stories? Does that include a basement or will the homes be towering over adjacent homes in our community?

6) What precautions are being put in place to protect the woodlands/wetlands that sit at the back of property from runoff and encroachment? My concern is for the wildlife and the possibility of increased flooding in the area. This neighborhood is a wildlife friendly community and with the destruction of trees and construction of an alleyway I have serious concerns about the impact it will cause.

7) Why is a separate entrance not being constructed?

6.Comment:

Our Park Place HOA community (the Boulder Rock Loop residents) met this week to collectively discuss our concerns and questions regarding the new development. While we're in support of the development project, there are many valid concerns as to the topographic design, street layout, and home heights. Our HOA is submitting a list of prioritized questions that represents our community as a whole. They're listed below.

1. **Construction Access:** Davidson Place Road is not a suitable construction access road for the size, weight and heavy duty type of machinery and vehicles that are necessary to build a new subdivision. There are 19 children under age 12 that live in our neighborhood, not including high schoolers. We have serious concerns about the safety of our kids that regularly cruise the neighborhood loop on bikes, scooters, tricycles and foot. Additionally, the homeowners with garages back up to the new subdivision only have one alley access point which will be continuously blocked by construction vehicles. As you know this is precedent for this request, as granted to Dembridge Road and now to the new community being built in east Davidson which has a newly built construction entrance off D-C Road.
2. **Dead End Street Design:** in our opinion, the dead end street stubbing into the new community is a design flaw which will cause consistent issues. As the Boulder Rock Loop stub currently exists, with just two homes on it, the trash trucks have to stop and do a 3 point turn to BACK UP and retrieve trash and recycling. The developer is proposing adding another whole row of homes and extending the stub/dead end street with zero solution for how vehicles will turn around! Emergency vehicles, homeowner vehicles, trash trucks, delivery vehicles... not to mention homeowner traffic. When you throw at least 2 of those in the mix, along with families living with young children, this is a recipe for daily frustration and serious safety issues. ***Lastly, per TOD Subdivision and Infrastructure Standards 6.5.1 Street Network:*** "Cul-De-Sacs: Generally, cul-de-sacs are prohibited. Cul-de-sacs may be permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Cul-de-sacs, if permitted, shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac). The closed end of a cul-de-sac shall not exceed 80 feet in diameter. A close (See Section 7) is preferred over a cul-de-sac." Please advise WHY a

dead end street design is being allowed when TOD ordinances prohibit this design due to the length of the proposed new stub street.

3. **Single Entrance Design:** we believe that the single, dead end street entrance is a design flaw and another connector road from D-C Road should be included in the plan.
4. **Three Stories Maximum:** does the 3 stories height mean basement level included? If not, there is no aesthetic precedent in our immediate area for building 3 stories. Not only will homes tower over existing neighborhoods of River Run, Park Place and Woodlands, but our town is a small town. Residents live here because they value their space and community. If we wanted to live in downtown high rise townhomes, we wouldn't have chosen Davidson. Please consider the aesthetic and feel of our small town.
5. **Davidson Concord Road Speed Limit:** as the Town of Davidson continues to allow developers to build upon D-C frontage, the speed limit should be lowered in consideration of the effort to make this a family friendly, pedestrian/bike community. It makes zero sense that the new development plan proposes a greenspace and multi-use path, that is literally mere feet away from cars zooming by at 45 MPH+. Speeding is a big issue along D-C Road from the fire station to the 73, yet nothing is being done about it. Change the speed limit to 35 MPH, just like you did on D-C Road in the Bradford Park community. Add a lighted sidewalk from the new development crossing D-C Road into River Run. If you're going to continue building out this side of Davidson, make it usable for our families and communities and make cars slow down. Anything else is reckless. You can't have it both ways.
6. **Tree Privacy/Shade/Wildlife:** there is strong concern from homeowners that are rear property adjacent to the new development that the tree line will be obliterated. Besides providing privacy between neighbors, mature trees provide shade to those existing homes.

Construction Entrance Comments

7. Comment:

I am writing to share with You the feelings of my neighborhood , Park Place and our sister neighborhood The Woodlands concerning the development proposed by Palillo Holdings at 18647 Davidson Concord Road. Attached is a resolution from 86 residents of Park Place and The Woodlands expressing our opposition against the use of Boulder Rock Loop as a construction entrance/exit for the proposed development. We feel that such usage of Boulder Rock Loop would be a serious safety issue for the 19 children under the age of 10 who live in Park Place. In addition, Boulder Rock Loop is Five Feet narrower than Park Place Drive and could not handle large equipment moving in and out . The residents who use the road daily would be severely impacted. Our request is that this be handled like the Dembridge Road situation several years ago where Davidson banned construction traffic on Dembridge in River Run . Thank You for your considerations. We all will be at the virtual meeting Tuesday night. Our hope is that this can occur. We also wish to thank Andrew Ventresca of The Town of Davidson Planning Department for his assistance in understanding the situation.

Single-Access Comments

8. Comment:

Is there any reason why the entrance/exit to this development cannot be located on Davidson Concord Road?

Has this option been explored and, if so, what were the reasons for it?

I don't believe the use of Boulder Rock Loop is in the best interest of those neighboring communities given the amount of through traffic we now have in order to avoid the lights at Sam Furr and Davidson Concord Road.

Davidson-Concord Road Speed Limit Comments

9. Comment:

We have been concerned about the 45 MPH speed of State road Davidson-Concord Road for some time. We are curious if the Town of Davidson is urging the State to lower the speed limit to 35? The proposal of 15 additional residences most likely accessing D-C Road and the Publix going in at 73 and D-C Road will add to an already dangerous road. The increase in traffic since Westbranch went is significant. Any traffic studies done recently? We would hate for a human tragedy be the point of awareness that 45 MPH is too high. We see "near misses" with numerous home delivery trucks stopped on D-C Road and cars, bicyclists navigating such. In front of our property are 3 State signs - yellow warning curve caution sign, yellow warning right turn, and 45 MPH sign. It no longer makes sense for D-C Road to have higher than 35 MPH speed limit.

I look forward to collaborating if/as helpful to accomplish the goal of lower speed limit. Please let me know how I can assist.

I researched topic last evening and reason for possible approval to lower to 35 MPH now are points that "rural, prior 2 acres per house" zoning was in place when 45 MPH enacted. Now, "Neighborhood Edge and 15 residences per 5 acres" is not rural. "Neighborhood" is consistent with State 35 MPH limit. The Forest new neighborhood on Barnhardt Road will also congest nearby D-C Road and Barnhardt intersection at Hopewell Baptist Church.

Tree Barrier Comments

10. Comment:

Hello, I am the owner of 18609 Boulder Rock Loop and I would like to discuss the possibility of leaving an existing tree barrier between my home and the property that you are building next to mine. I think I it would look aesthetically pleasing and would provide a optical transition between the two developments.

Please let me know your thoughts on this request and if I need to do anything else to ensure their requests is formally entered, reviewed and approved during the meeting in March 16th.

Tree Removal/Wetland Easement Comments

11. Comment:

The developer plans to take down a lot of trees to build a garage access alley road and a retention pond on top of a wetlands easement. We have major concerns with this as there's a creek running through our property that already has enough pollution from upstream and this will only add runoff to it. There are ducks, deer, and other native NC wildlife that will be impacted by this intrusion, not to mention the loss of natural views and privacy for the surrounding communities (including the one being built) so hoping that you can help.

COMMENTS RECEIVED AT PUBLIC INPUT SESSION

12. Comment:

We own 18609 Boulder Rock Loop. Will there be a tree buffer between lot 13 and 18609 Boulder Rock Loop?

13. Comment

What are the house sizes and "target" market for the proposed units?

14. Comment

The speed concern is for D-C Concord Rd specifically. Walking path next to 45 MPH does not sound safe. Please comment.

15. Comment

Can someone please address the concern that has been raised by several residents about the children at risk with this construction traffic coming and going? people do NOT stop at that intersection already and construction traffic would make it more dangerous. The safety issue some of us worry about is Evening Primrose Dr. What can the town do to address this right now? Boulder Rock Loop just adds to a present problem. Clarity: Cut-through traffic to 73 and Mayes rd along evening primrose (a narrow 25 mph road) is bad now. These drivers speed along the road during rush hour and school hours. more traffic fast traffic along evening primrose drive will only raise existing risk- which is currently unacceptable.

16. Comment

I don't see why the exit road should be Boulder Park. This is going to add more cars on Davidson Place and Evening Primrose Drive. Anytime there is an accident at Davidson-Concord we get River Run cars speeding down these roads. Also, I see more cars turning and going up Evening Primrose to go to Sam Furr road

17. Comment

Can you re-state the answer or next steps to have a temp construction entrance on D/C Road?

18. Comment

The speed concern is for TOD as they continue to allow development along D-C Rd. How are you reconciling the pedestrian/biking use but not lowering speed limit as in Bradford Park area?

19. Comment

Any trail project expected to go toward Davidson (opposite from toward 73)?

20. Comment

Anticipated construction start and finish dates?

21. Comment

Regarding dead end street design, TOD ordinance specifically states cul-de-sacs are prohibited. Is there a reason this is being approved?

22. Comment

Who owns the property adjacent to the property? Can we be assured that the entrance of that property will be from Davidson Concord and no longer use the currently proposed route through Boulder?

23. Comment

Non ally lots have driveways, where does the duplex park?

24. Comment

That's a lot of "what ifs" depending on land owners selling off land.

25. Comment

Do you have pictures of the homes to be built. If there are not going to be the quality of Davidson Park , then I would not like to see poor quality houses to lower the value of the ones in the area. I have watch the Development on Mayes rd going in and they have changed since Siminoni has pulled out. They are much cheaper looking houses than they originally showed us. They also didn't show they had to take down 200 trees in Woodlands to put thru the sewer lines I no longer trust Davidson to protect our areas since Lennar took down 150 large trees and Davidson didn't stop that.

26. Comment

So you're developing a street based on a "maybe" the land owner may at some time sell the land?

27. Comment

Why is there an alley if the homes are front and side load garages?

28. Comment

Why the Duplexes?

29. Comment

Andrew, we need to take Evening Primrose Drive traffic and speeding into a different discussion? Can you guide me and others on the call on how to make addressing this safety issue a Town priority.

30. Comment

Can there be a tree line kept between neighborhoods to give privacy to Park Place and the new neighborhood??

31. Comment

Are there any affordable units built into this plan? I am pro affordable housing.

32. Comment

There would be about 10 homes that would benefit from privacy

33. Comment

I don't think the answer about the duplex requirement is understood. Can you explain why they're required again... in terms we can understand? Thank you.

34. Comment

How much space is between the planned homes?

35. Comment

Why can't the Exit be out to Davidson-Concord Road instead of bothering the quiet children area of Davidson Place?

36. Comment

The existing and new homes will have 2 levels so shrubs won't give the privacy that existing vegetation provides. This really needs to be reconsidered?

37. Comment

How are you handling the Tree removal trucks and the construction trucks in such a small area in Davidson park?

38. Comment

The builder is planning to wipe out natural views that our houses have today of the tree line

39. Comment

Does Davidson Park have to put up a large fence to not see sideways homes in their back yard?

40. Comment

Are there duplexes in Davidson near this site?

41. Comment

It doesn't sound like there is concern whatsoever in regards to the safety issue of construction, logging and infrastructure vehicles using Davidson Place Rd. There are many children who play and bike on this loop, DAILY. Please correct me if I'm wrong, but does the developer feel this is not a big deal?

42. Comment

Seems that large evergreens can be committed to block the view to the alley way.

43. Comment

No we don't need the presentation again, but we do need a solution to keep the construction traffic off of Boulder Rock Loop.

44. Comment

Mr Palillo's answer is nice but a 55+ community is much different than a community with small children. Our children should be a priority.

45. Comment

What is the plan to remedy any construction traffic issues such as existing infrastructure wreckage and/or debris in the street, etc?

46. Comment

During construction, where will trucks and cars be parked?

47. Comment

It sounds like the houses are being developed very close together already which is why the developer can't save enough space for a decent tree line of privacy

48. Comment

What is the expected length of time from start to finish for the project? Not start date. But duration.

49. Comment

Construction parking on street will not allow for any access by garbage pickup or delivery trucks in the existing BRL stub - thoughts?

50. Comment

Will all construction vehicles have to go in and out Davidson Place?

51. Comment

It appears as though the reason the access road is not coming from DC Rd is 1) the developer will need to pay more and 2) it could disrupt the new, planned walk way and foliage.

52. Comment

Is it possible to move the back alley further away from the wetlands to reduce runoff? My understanding is that roads are supposed to be built so many feet (e.g. 90 ft) away from wetlands.

53. Comment

Why does this new subdivision have to connect to us?

54. Comment

As the wetlands are a protected zone.

55. Comment

What is the expected starting price point for SFH?

56. Comment

Clarification - starting at 400 for duplex? What is SFH starting at?

57. Comment

What other plans were considered when drafting these plans? was it considered to use DC Rd and avoid Davidson Place Drive?

58. Comment

What days/hours will construction occur?

59. Comment

Those are pretty cheap houses

60. Comment

Why is Mr Palillo adamant that they can't access off of Davidson-Concord? for construction?

61. Comment

Would construction be starting at 7:30 on Saturdays also?

62. Comment

Who at the Town of Davidson should we talk to then?

63. Comment

West Branch has access why can't you?

64. Comment

How will we learn what the NCDOT says?

65. Comment

We continue to be told it's Town of Davidson who says the developer can't access through DC Rd but then Andrew, you're saying, its NC DOT.

66. Comment

Have you seen the mud on Bailey and on Mayes road. How are you keeping mud off Davidson Place?

67. Comment

Streets should be washed at a minimum weekly

68. Comment

Is there anyone from the town that can speak to how close the retention pond and back alley is to the Wetlands? Is this within the range of boundaries for protected land in the town? If a spill over occurs in a pond or if there is runoff, it's in some of our backyards!

69. Comment

What are the plans to connect to the greenway?

70. Comment

Will this be paved?

71. Comment

What is the status of our petition for construction entrance from Davidson Concord Rd?

72. Comment

Will the natural path be paved as part of this?

COMMENTS RECEIVED POST PUBLIC INPUT SESSION

73. Comment

Please see my comment below related to the town. (We bought our property 21 years ago when the zoning was 1 house per 2 acres.) I am having difficulty understanding how a town builds a sophisticated master land use plan with lots of public input, beautiful sketches, achieves recognition awards — and, then approves numerous housing development plans, but does not commit to the biking/walking mobility connectivity plan impacting landowners squeezed between major developments. With Westbranch, The Forest, and others - it is a tipping point to commit to land plan for all and not only the developers. It is an adjustment to see so many trees removed, traffic increased. The path connectivity is something positive, a benefit for all that seems appropriate related to master land use plan at this time in history. How can the issue of funding, prioritization be addressed for Davidson-Concord Road walking path creation where housing development in the town is growing exponentially? Thanks for listening and I hope you can assist in prioritizing attention to this point of the rapid growth of housing and no plan for funding path in near future.

Since same builder at Hopewell/ Barnhardt Road (The Forest / Bailey's Glen) AND Boulder Rock Loop — why not have him partially or fully fund path on Barnhardt entrance to The Forest to Davidson-Concord, and along Davidson-Concord to connect with Boulder Loop path?

74. Comment

Andrew, I thought we would be able to speak last night on the Zoom call. It is still our intent to block construction traffic on Boulder Rock Loop. I would like to follow the path that led to Dembridge being able to block construction traffic. I will be in touch with Matthew Fort about bringing this before the Town Council. Please let me know what you hear from DOT.

But I do not buy his safety concerns on Davidson Concord Road. A construction entrance was opened on DC Road 10 days agoapproximately 50 yards north of Robert Walker. How did that happen? Could You and the Town Manager come over here to see exactly what we are talking about on Boulder Rock Loop. We would be glad to meet any time.

Why is there a safety issue with Davidson/Concord RoadUtilizing Boulder Rock Loop would take the construction traffic onto Davidson Place Drivethen onto Davidson/Concord Road making that a Triple Safety HazzardI sure hope Y'all can come over and see first hand.

75. Comment

I live in the Woodlands on Evening Primrose Drive and foresee major issues for us as well as the people living in Park Place. We are very disappointed with the town of Davidson allowing these developers to come in and disrupt and then destroy our way of living! The Mayes Hall development is going to be an eyesore with cheap housing. Sounds like we got hoodwinked on that one!! The town of Davidson should tell this new developer for Boulder Rock to move on.... find another area to build in where you can have your own access road! Shame on Davidson for making this huge mistake by trying to connect to our small subdivision and disrupting and

disrespecting the concerns of many people who moved here for the ambiance of the country
feel!