

EAST ROCKY RIVER MASTER PLAN

Davidson, NC

05/05/2021 Public Input Session Report

The following is a summary of the Public Input Session (PIS) for the proposed East Rocky River Master Plan located at 15016 East Rocky River Road. The PIS was held on Wednesday May 5th, 2021 from 5:00-6:00 p.m. virtually as hosted by the Town of Davidson.

The applicant (Solimax, LLC) and engineering consultant (Dewberry Engineers Inc.) attended the webinar as panelists with approximately 3 members of the community to present the project. Prior to the meeting, notification letters were mailed to the surrounding property owners and signs were posted on the property notifying them of the project and the opportunity to attend the PIS to hear about the project and ask questions of the project team.

To start the meeting off, Trey Akers, Town of Davidson Senior Planner, began by describing the PIS process and outlining options for the attendees to ask questions through either the Chat feature, texting or e-mail. The meeting was then turned over to the development team and Andy Wilfong (Solimax) to deliver an overview of the project. Andy began his presentation by thanking everyone for attending. He indicated that the project team has been working on this project for 2 years now, emphasizing that a lot of time and thought had gone into the planning between the project team and the Town. Mr. Wilfong went on to describe the plan to develop six (6) single-family lots with three lots flanking a proposed loop road coming off of Summit River Road. Mr. Wilfong indicated that only 30% of the parcel would be lots or roads, while the other 70% would be retained as common open space areas. Mr. Wilfong indicated that there is an existing house on the property and that the proposed lots were planned where the existing house is located to minimize tree clearing. Mr. Wilfong indicated that a lot of the existing trees in the front and back of the property will be preserved. Mr. Wilfong indicated that a trail would be extended through the development from East Rocky River Road to the adjoining parcel to the south to create pedestrian connections for the neighborhood.

At the conclusion of the presentation, Mr. Akers facilitated a question-and-answer session between the project team and the meeting attendees. A list of the questions and comments posed and submitted to the Town of Davidson have been provided below:

Comments & Responses

1. **Adjacent Resident Benefits:** Longtime residents on E. Rocky River Rd, particularly south of Kistler Farms, have had to endure significant negative effects including increases in traffic, pollution, noise, trash, and deforestation over the last 5-10 years as much of the area has been developed. They have received nothing positive from any of these surrounding developments. What are the plans to offer benefits to them since they've largely been left behind? Sewer and water? Sidewalks to safely walk along the road?

Response: This project proposes to preserve over 60% of the existing tree canopy and consolidates the proposed development to the greatest extent practical. This project will also include a greenway to be publicly accessible to pedestrians for safe travel along East Rocky River Road as well as public walking trails connecting the greenway to the trails proposed as part of the Davidson Farms Master Plan for trail and greenway connectivity and community benefit.

Additionally, as stated by Trey Akers (Town of Davidson Planning Department), specifically speaking to the extension of water and sewer, the Davidson Board of Commissioners approved this project in December of 2020. This approval is specific to this site and does not pertain to the extension of facilities to other parcels that would require board of commissioner's approval based on applications submitted for those sites. In terms of sidewalks to safely walk along the road, there are now a number of sites that are developed including Summit River Run (adjacent to this parcel being developed), Davidson Farms where construction is underway, and Narrow Passage constructed a greenway that connects down into River Run across East Rocky River Road. With this project there will be another greenway connection and Summit River Run and Narrow Passage have contributed money to the construction of a bridge and greenway bridge crossing the West Branch of the East Rocky River. That is something that as a result of these recent approvals the Town of Davidson Planning Department intends to take to Parks & Recreation as the number of projects have reached a critical mass where residents will be looking to access the pedestrian and biking facilities in the area and inquire what funding we can tapped into with Mecklenburg County and other agencies in order to get these facilities built.

- 2. Street Infrastructure:** Is curb and gutter required as part of the project? There is curb and gutter on Rocky Bluff Loop should this not be continued into at least the entrance to dress the area up?

Response: No, the proposed street per the Davidson Planning Ordinance is the Rural Road and that cross section includes drainage swales, and a sidewalk facility within the right-of-way and does not include curb and gutter as part of the intent to be more rural in character and focus rather than more urban features like curb and gutter that you see in master-planned communities. The required road section per the Davidson Planning Ordinance does not include curb and gutter as part of the intent to be more rural in character and focus rather than more urban like curb and gutter that you see in more master planned communities.

- 3. Infrastructure Bond for Adjacent Street:** Will the developer be required to post or supplement a bond on Summit River Road for repairs as they will be using that as they develop the site?

Response: No, per Town and County Ordinance, the developer for the East Rocky River Master Plan is responsible only for the road that is constructed on their site.

- 4. Pedestrian Connections:** Will the developer be required to connect the development to the existing trail built by the Narrow Passage project? Did Summit River Run contribute money to the construction of this trail?

Response: Per information provided by Town planning staff, Summit River Run and Narrow Passage have contributed money for a future crossing over the West Branch of the Rocky River to connect the greenways. The money contributed for this connection will be used for a future Town of Davidson project; anyone interested in this project should reach out to the Town of Davidson for additional information.

- 5. Landscaping:** The proposed landscape plan for East Rocky River Rd.(project) appears to be minimal, will there be landscaping at the entrance?

Response: The applicant and project team will continue to work with Town of Davidson planning staff throughout the master plan and construction document phases to ensure that the landscaping plan preserves and complements the rural character of the area.

6. **Home Owners' Association:** Will there be an HOA installed for this development and how will future costs and maintenance issues be addressed?

Response: That information is not currently available, however it is likely that this development will have an HOA to handle management and maintenance of the development.

7. **Water-Sewer Policy:** Could you please address why the Davidson Board of Commissioners approved Water and Sewer extension prior to the approval of this Master Plan? Where will your water originate from? River Run?

Response: The current Town of Davidson water and sewer policy is that a project is reviewed by commissioners soon after a master plan application is submitted if Charlotte-Water makes a determination that utilities require an extension to the site. The Board of Commissioners reviewed and approved this extension in accordance with Town policy in December 2020. Per coordination with Charlotte-Water water for this project will come from an existing 8" water main located along Summit River Road.

8. **Utility Extensions to Adjacent Properties:** We have been here 30+ years and haven't been able to get water.

Response: Town of Davidson planning staff are best able to discuss the Town's process for water and sewer extension & connection. Please follow up with Town of Davidson planning staff for additional information on this process.

9. **Survey:** Property line survey, has that been completed? Property line with 14924 doesn't agree with our original survey.

Response: Yes, a property survey was completed by GPA Professional Land Surveyors for this property in April of 2019. The 860.21-foot property line recorded in deed book 6772 page 466 on November 27th, 1991 for parcel ID# 00725111 (14924 E Rocky River Rd.) appears to correspond to the 860.21-foot property line shown on the property survey completed for the E. Rocky River Master Plan. The developer's surveyor will review this to confirm the accuracy of the property line.

10. **Pricing:** What is the anticipated price point or range of the homes?

Response: Currently that information is not readily available for review and projection until the developer begins preparing the construction documents for permitting.

11. **Construction Phasing:** Will you build all houses at once, or only as they sell??

Response: Currently that information is not readily available for review and projection until we begin the construction documents for permitting. The applicant is committed to ensuring that this development proceeds with care and consideration not only for the land and wildlife around this development but for the neighbors and neighborhood as well.

12. **Outreach:** Mr. Wilfong stated he talked to all nearby property owners; I think he missed 14915 East Rocky River Road.

Response: The applicant has been in contact with the adjoining property owners and is happy to reach out to any adjacent property owner. The applicant followed up with the owners residing at

14915 East Rocky River Road on May 5th, 2021 providing contact information for email and phone.