



**RESOLUTION 2023-09**  
**A RESOLUTION OF THE TOWN OF DAVIDSON**  
**ESTABLISHING THE**  
**UTILITY SERVICE & ANNEXATION CRITERIA POLICY**

**WHEREAS**, the Town of Davidson and the City of Charlotte entered into an Agreement, in which the Town and City agreed that, as consideration for transfer of the Town’s water and sewer system to the City that the Town would retain the right to approve or deny water and sewer extensions to property located within the Town, or its extra-territorial jurisdiction, and

**WHEREAS**, N.C.G.S. § 160A-31 grants the exercise of annexation powers to the Town of Davidson for areas contiguous to its boundaries and the corresponding statutes under N.C.G.S. § 160A-58 et seq. address non-contiguous annexation,

**WHEREAS**, property located within Town, or its extra territorial jurisdiction, shall not be served with water or sewer service by the extension of any line without written approval of the Town and must voluntarily consent to annexation by the Town and,

**WHEREAS**, the Town Board of Commissioners has authority to limit extension of water and sewer services or annexation so long as the Board does not act for personal gain or in an arbitrary or discriminating manner, and,

**WHEREAS**, the 2020 Davidson Comprehensive Plan states that 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 (Goal 2.1 Intentional Growth Management), including but not limited to Policy 2.1.2 Guide Utility Service Extensions and Annexations Using the Utility Service and Annexation Criteria (“USAC”) and,

**WHEREAS**, the Town Board of Commissioners desires to manage how and when urban growth occurs by instituting local growth measures, which include adoption of a policy framework to assist in determining water and sewer extensions and voluntary annexations.

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

**1. Statement of Intent.**

As stated in the Davidson Planning Ordinance (“DPO”), Davidson is a livable and walkable community because it chooses to rigorously manage growth and to require excellent design. The Town of Davidson intends to permit the extension of water and sewer services and voluntary annexations so as to provide for managed growth aligned with the Town’s adopted plans and policies including, but not limited to, the: Davidson Comprehensive Plan, Mobility Plan, Historic Preservation Plan, Housing Needs Assessment, Parks & Recreation Master Plan, and other current adopted plans and current adopted policies enacted by or to which the Town of Davidson is subject, as may be amended, updated, or adopted from time to time.



## 2. Policy Statement.

The Town shall consider extension of water and sewer service requests and annexation requests for developments or parcels that adhere to the requirements of the DPO and meet the intent and goals of the Town's current adopted plans and current adopted policies as identified in this USAC Policy, as may be amended, updated, or adopted from time to time.

## 3. Rationale.

This policy provides: Notice to applicants regarding the Town's processes and required criteria; a tool to staff to implement the goals of the DPO and USAC; and a consistent and thorough review of each development application or annexation request.

## 4. Applicability to Service Extension Requests.

a. The USAC Framework shall apply to requests for the extension of water and sewer services for: Individual Building, Conditional Planning Area or Master Plan projects inside or outside of Town limits; and Minor Subdivisions inside of Town limits.

*\*Note: Section 5 of this Policy shall govern requests for project types listed in Section 4.a.*

b. The USAC Framework shall not apply to requests for the extension of water and sewer services for: Exempt or Expedited Subdivisions, or individual single-family lots, inside or outside of Town limits; Minor Subdivisions outside of Town limits.

*\*Note: Section 6 of this Policy shall govern requests for project types listed in Section 4.b.*

c. This Policy shall not apply to requests for the extension of water and sewer for development projects with previously established vested rights inside or outside of Town limits.

## 5. Process for Service Extension Requests Utilizing the USAC Framework.

a. Administrative Pathway: All projects begin on an administrative decision pathway for service extension requests. Projects requesting the extension of water and sewer lines shall complete the USAC Framework (see Exhibit A) as part of the project's initial development application to the Town of Davidson. After the project has completed the required procedural steps in the DPO, Town staff shall evaluate and score the completed USAC Framework. Based on the resulting score, projects shall proceed as follows:

- Projects scoring 65 percent or more: Remain on the administrative decision pathway.

- Projects scoring less than 65 percent:

- Option 1 Plan Revision: The project revises its plan to achieve a score of 65 percent or more (verified by Town staff) and remains on the administrative decision pathway. Projects shall have one opportunity after revision to receive a final USAC Framework score.

- Option 2 Legislative Decision: The project begins following the legislative decision pathway.

b. Legislative Pathway: Within 60 days of receiving the scored USAC Framework, projects shall submit complete project documents per the DPO and a written application for water and sewer extension for legislative review. The project's application shall be presented to the Board of Commissioners at a regularly-scheduled meeting; receive a review and recommendation from the Planning Board; and, subsequently, receive a final decision from the Board of Commissioners at a regularly-scheduled meeting. The Board of Commissioners shall deliver a final decision on the project's application for approval of extension of water and sewer services within 180 days of the project's submittal of



complete documents and written application for legislative review, unless the project requests and receives an extension of time.

In making its decision the Board of Commissioners' review shall encompass a range of factors documented in current Town-adopted plans or current Town-adopted policies including but not limited to: The project's location; service demands; mobility features; natural and environmental assets; fiscal and community benefits; housing; and sustainability metrics. Per USAC Framework Item 10B *Plan Support*, projects shall be required to identify specific ways in which the project substantially implements a current Town-adopted plan or current Town-adopted policy not included in the framework by citing specific action items and distinct policies reflected in the project. In its evaluation the Board of Commissioners shall not rescure the USAC Framework but may consider the results of the framework's final scoring by staff prior to legislative submittal in its decision.

**6. Process for Service Extension Requests for Exempt, Expedited, or Minor Subdivisions (as applicable), and individual single-family lots.**

- a. Inside Town Limits: The project shall present its application to staff for administrative review and approval consistent with DPO requirements, current Town adopted plans, and current Town adopted policies.
- b. Outside Town Limits: The project shall present its application to staff for administrative review and approval consistent with DPO requirements, current Town adopted plans, and current Town adopted policies. In addition, consideration will be given to service extension criteria from the current adopted Davidson Comprehensive Plan. Specifically:
  - **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.*

**7. Policy Applicability and Process for Voluntary Annexation Requests.**

- a. Applicability: This Policy shall apply to voluntary requests for annexation for all parcels contiguous to Town boundaries, within its extraterritorial jurisdiction, or subject to boundary agreements.
- b. Process: All voluntary annexation requests shall follow the application procedures listed in N.C.G.S. § 160A-31 and Town policies and procedures. Requests shall be processed as follows:



- i. Projects or Parcels that Received a USAC Framework Score of 65% or Higher: The owner shall present a complete annexation application to the Town Clerk for administrative review and legislative approval by the Board of Commissioners consistent with applicable statutes and policies.
- ii. Projects or Parcels Not Subject to the USAC Framework Requirements: The project shall present a written request for legislative decision and a complete annexation application to the Town Clerk for administrative review and a legislative decision by the Board of Commissioners consistent with applicable statutes and policies as well as applicable DPO requirements, current Town adopted plans, and current Town adopted policies. In addition, consideration will be given to annexation criteria from the current adopted Davidson Comprehensive Plan. Specifically:
  - **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.*

Note: Compliance with these criteria does not guarantee approval of annexation requests. Additionally, in exceptional circumstances, the Davidson Board of Commissioners may waive or vary a criterion in this section when considering a particular request if the Board determines that either of the following conditions exists:

- A petitioner shows it would experience a substantial non-financial hardship if the annexation was not approved.
- Under the facts of the petition, the Town's interests are better served by waiving or varying one or more of these criteria.

## 8. Modification.

The USAC Framework may be modified according to the following:

- a. Administrative Modifications: Revisions of the USAC Framework that may be made by Town staff and which shall not require legislative review and approval include:
  - i. Point adjustment within a criterion or reallocation of points between criteria
  - ii. Changes that do not impact a criterion's intent (i.e., what is tracked), such as revisions to explanatory statements or supporting information
  - iii. Changes to references, definitions, referenced standards, or resources
  - iv. Changes to the format, layout, and organization of the Framework
  - v. Changes to the required application materials



- b. Legislative Modifications: Revisions of the USAC Framework that are not permitted for administrative revision and require legislative review and approval include:
- i. Addition or deletion of a criterion
  - ii. Changes that impact a criterion's intent (i.e., what is tracked)
  - iii. Adjustment of the passing threshold percentage

For both Sections 8a and 8b: No modifications or revisions may be made applicable to any project that has submitted a complete application in accordance with DPO requirements prior to such modification or revisions.

**9. Policy for Town-Initiated Annexations.**

This Policy shall not apply to annexations initiated by the Town, which shall be governed by N.C.G.S § 160A-31(g) and other applicable statutes, rules or regulations as may be amended, updated, or adopted from time to time.

**10. Effective Date.**

This Policy shall be effective as of the date of this Resolution.

**11. Severability.**

If any term or provision of the Policy in this Resolution or if any statute, rule or regulation incorporated herein by reference is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of this Resolution.

Adopted on the 14<sup>th</sup> day of March 2023.

Attest:

Elizabeth K. Shores, Town Clerk

Rusty Knox, Mayor

# EXHIBIT A – UTILITY SERVICE AND ANNEXATION CRITERIA FRAMEWORK

## 03.14.2023

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### INTRODUCTION

*As stated in the Davidson Comprehensive Plan, 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 (Goal 2.1 Intentional Growth Management). The Town of Davidson intends to permit the extension of water and sewer services to provide for managed growth aligned with the town’s adopted plans and policies.*

*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.*

### PURPOSE

*The purpose of this tool is to assist landowners, project teams, and decision-makers in evaluating development proposals for consistency with adopted plans, policies, capacities and investments. The intent is to provide predictability during the review process; support the implementation of adopted policy aims; and incentivize the incorporation of project features that exceed minimum standards and foster innovation.*

### EVALUATION

*Evaluation is based on the project’s application date, though consideration may be given to project features supporting community aims and adopted policies after that date. Points are not automatic but may be based on the extent of alignment, implementation, and innovation demonstrated in the proposal. For example, planting street trees is required in the Davidson Planning Ordinance and should not be construed as a project benefit of exceptional merit in meeting the town’s expressed aims. Projects are scored based on the points available to them. For example, if the site does not contain a historic structure preservation points are not applied.*

*All projects begin on an administrative approval pathway. Projects requesting the extension of water and sewer lines shall complete the USAC Framework as part of the project’s initial development application to the Town of Davidson. After the project has completed the required procedural steps in the DPO, town staff shall evaluate and score the completed USAC Framework. Based on the resulting score, projects shall proceed accordingly:*

- *Projects scoring 65 percent or more: Remain on the administrative approval pathway.*
- *Projects scoring less than 65 percent:*
  - *Option 1 Plan Revision: The project revises its plan to achieve a score of 65 percent or more and returns to the administrative approval pathway.*
  - *Option 2: The project revises its plan, or elects not to, and achieves a score less than 65 percent and begins following the legislative decision pathway.*

## KEY

**(R):** Indicates a required criterion.

**(X pts.):** Indicates point total for a criterion.

## PROJECT SUMMARY

- Points Available: XX pts.
  - Project Score: XX pts., XX % (65% Score Required for Administrative Approval)
  - Section Summaries:
    - A. Policy Alignment & Location Characteristics
    - B. Service Demands
    - C. Natural Features & Assets
    - D. Additional Considerations
- 

## CRITERIA

*To assist with annexation and utility extension decisions, the following criteria will be evaluated for individual requests, as applicable.*

### A. POLICY ALIGNMENT & LOCATION CHARACTERISTICS

**1. Alignment with Comprehensive Plan |** These criteria assess the site's location and proposed development program for consistency with adopted polices, established agreements, and orderly growth.

A. *Is the proposal consistent with the Growth Management Tiers Map<sup>1</sup> (Pg. 36-37)?*

*Specifically:*

- *Is the proposal located in a Primary Growth Area? (20 pts.)*
- *Is the proposal located in a Secondary Growth Area? (5 pts.)*
- *Is the proposal located in a Growth Reserve Area? (0 pts.)*

B. *Is the proposal consistent with the Conservation and Growth Framework (Pg. 46-47)?*

*Specifically:*

- *Is the proposal located in an Activity Node<sup>1</sup> (Pg. 46)? (20 pts.)*
- *Is the proposal located in a District classified as a/an:*
  - i. *Employment Campus (10 pts.)*
  - ii. *Neighborhood Center (10 pts.)*
  - iii. *Residential Neighborhood (5 pts.)*
  - iv. *Residential Neighborhood Edge and Open Space (5 pts.)*
  - v. *Rural Village Neighborhoods and Open Space (5 pts.)*
  - vi. *Priority Conservation Area (0 pts.)*

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<sup>1</sup> Primary Growth Areas and Activity Nodes correspond to the following Planning Areas:

- Village Center, Commerce, or Edge
- Central Business District
- Lakeshore
- Neighborhood Center 1, 2, or Neighborhood Services

- 2. Consistent with Interjurisdictional Agreements** | These criteria assess consistency with adopted agreements in transitional areas impacting adjacent communities, as applicable.
- A. *Is the proposal consistent with the Davidson-Kannapolis Annexation Agreement? (5 pts.)*
  - B. *Is the proposal consistent with the Mooresville Boundary Agreement? (5 pts.)*
- 3. Creates Logical Town Boundaries** | These criteria assess the expansion of town limits to accommodate the site.
- A. *Do portions of the site lie contiguous with the current town boundary? (R)*
  - B. *Do the contiguous portions comprise more than 50% of the site boundary? (5 pts.)*
  - C. *Does annexation of this site to be developed eliminate unincorporated parcels (i.e., islands) within the town's planning jurisdiction? (5 pts.)*

## B. SERVICE DEMANDS

- 4. Supported by Public Services** | These criteria assess municipal operations' ability to serve not only the site but the proposed development program.
- A. *Could the development be adequately served by the Davidson Police Department? (R)*
  - B. *Could the development be adequately served by the Davidson Fire Department? (R)*
  - C. *Could the development be adequately served by Davidson Public Works? (R)*
- 5. Utility Service** | These criteria assess the provision of water and sewer utilities to the site.
- A. *Can Charlotte Water provide adequate utility service to the development? (R)*
  - B. *Is the project within 1,000 feet of an existing or planned water or sewer line funded within a Charlotte Water Capital Improvement Plan? (5 pts.)*
  - C. *Does the project improve utility service to adjacent parcels (i.e., connection to within 25' of the property boundary within a designated public right-of-way)? (5 pts.)*
- 6. Supported by Public Schools Framework** | This criterion assesses the proposal's impact on area schools.
- A. *Does CMS have existing or future (within five years) capacity to serve the proposed development? (R)*
- 7. Consistency with Mobility Investments & Transportation Impact Analysis (TIA) Requirements** | These criteria assess the proposal's consistency with adopted plans and impact on transportation infrastructure.
- A. *Does the development proposal directly support a Priority Project or the Recommended Bicycle/Pedestrian Network identified in the [Davidson Mobility Plan](#)? (5 pts.)*



- B. *Is the development proposal in an area (0.25-mile walk distance)<sup>2</sup> prioritized for mobility improvements in the short term as listed by the anticipated construction date in the town's [Capital Improvement Plan](#) (2 years) or NCDOT's [State Transportation Improvement Program](#) (1 year)? (5 pts.)*
- C. *Has the applicant agreed to construct or pay for improvements specified by the TIA? (R)*

## C. NATURAL FEATURES & ASSETS

- 8. Treatment of Natural Features, Including Historic Resources** | These criteria assess the proposal's integration of ordinance-specified aims in the development program.
- A. *Steep Slopes: Does the project avoid slopes steeper than 20% (DPO 14.3.1.B)? (5 pts.)*
  - B. *Soils: Does the project propose development on less than 50% of land identified as [prime agricultural soils](#) (DPO 14.16.1.B)? (5 pts.)*
  - C. *Viewsheds: Does the project avoid development of existing viewsheds within a Scenic Byway, floodplain, rock outcropping, or other significant natural feature as identified by an accredited professional (DPO 14.16.1.B)? (5 pts.)*
  - D. *Historic Resources: Does the project preserve historic resources identified on an adopted plan and/or by a government entity (i.e., Meck. County Historic Landmarks Commission, State Historic Preservation Office, DPO 14.16.1.B)? (5 pts.)*

## D. ADDITIONAL CONSIDERATIONS

- 9. Community Meeting** | This criterion assesses the public engagement efforts.
- A. *Meeting: For non-Conditional Planning Area proposals, did the applicant conduct/fulfill the requirements of a Community Meeting prior to prior submittal (DPO 14.5.3)? (5 pts.)*
  - B. *Engagement: Did a [Stakeholder Analysis](#) reflecting distinct stakeholder groups and considering the [town's demographics](#) (age, gender, race, income distribution, housing tenure type) inform the Community Meeting? Does the Community Meeting Report illustrate feedback received from each group? (5 pts.)*
- 10. Demonstrates Community Benefits** | These criteria assess both quantitative and qualitative measures of benefits the proposal may afford the community.\*
- A. *Fiscal Impact: Using the most recent Fiscal Impact Cost-to-Serve Analysis, does the proposed development create a net positive fiscal benefit compared to its costs? (5 pts.)*
  - B. *Plan Support: Does the proposed development include a specific community benefit identified in an adopted plan that exceeds requirements (i.e., Comp. Plan Policy 5.2.1)? (R – Legislative Decision Only)*

\*10B is for use only with projects pursuing a legislative water and/or sewer decision.

<sup>2</sup> Walk Distance: The distance that a pedestrian must travel between origins and destinations without obstruction, in a safe and comfortable environment on a continuous network of sidewalks, all weather-surface footpaths, crosswalks, or equivalent pedestrian facilities. The walking distance must be drawn from a location on the project site that is accessible to all users.

**11. Exceeds Requirements for Natural Assets** | These criteria assess the extent of the proposal's integration of ordinance-specified aims in the development program exceed minimum requirements.

- A. Tree Preservation: What amount of healthy specimen trees does the project preserve (DPO 9.3.2)? **(75% 10 pts., 50% 5 pts.)**
- B. Upland Development: Does the project avoid development (i.e., buildings and infrastructure) on more than 50% of land outside of the floodplain that's within 600' of the Rocky River, West Branch, or supporting tributaries (DPO 7.5.1.A.2.C)? **(5 pts.)**
- C. Rainwater Management:
  - i. Does the project convey all rainwater generated by surface parking areas to low-impact development<sup>3</sup> treatment facilities (DPO 8.4.8.B)? **(10 pts.)**
  - ii. Does the project utilize low-impact development strategies to treat a portion of the site's rainwater runoff beyond parking areas (DPO 20.3.3-4.B.2)? **(50% 5 pts., 75% or More 10 pts.)**
- D. Lighting: Does the project's exterior lighting exceed the footcandle and trespass requirements for the project's relevant lighting zone (DPO 10.4.2-3)? **(5 pts.)**

**12. Housing** | These criteria assess the integration of different housing options within a proposal (CP P 5.2.1).

- A. Types:
  - i. If located in a Planning Area where a mix of residential building types is mandatory, does the proposal achieve the maximum non-detached house building type allowed? **(5 pts.)**
  - ii. For all other Planning Areas, does the proposal include at least two residential building types, with no one building type comprising less than 10% of the total? **(5 pts.)**
  - iii. Does the project achieve a Simpson Diversity Index score of 0.5 or greater **(0.5 5 pts., 0.7 10 pts.)**
  - iv. Does the project meet the minimum affordable housing requirement through on-site units? **(5% 5 pts., 12.5% 10 pts., 15% 15 pts., 25% 20 pts.)**
- B. Universal Design: Does the proposal include more than 25% of units designed to support aging-in-place? **(5 pts.)**

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<sup>3</sup> Low-impact Development shall mean the following facilities designed to the referenced standards: Bioretention, Green Roof, Permeable Pavement, Rainwater Harvesting, or Storm Water Wetland ([Charlotte-Meck. BMP Design Standards Manual](#), 4.10.5; [NC DEQ Stormwater Design Manual](#) C-2, C-3, C-5, C-7, C-8). Note: Bioretention facilities shall be designed to achieve a minimum 75 percent *plant* coverage at five years after planting (NC DEQ SDM C-2 Bioretention Min. Design Criteria 10).

**13. Sustainability Components** | These criteria assess the inclusion of sustainable site and project features in the proposed development program (CP P 2.2.2, 2.3.2).

**A. Building Reuse/Adaptation:**

- i. Preservation: Does the project maintain the existing building structure, envelope, and interior nonstructural elements of a historic building or contributing building in the local or national register historic district? **(10 pts.)**
- ii. Renovation: Does the project maintain, by surface area, at least 50% of an existing building structure, enclosure, and interior structure elements of an abandoned or blighted building? **(5 pts.)**

**B. Energy Efficiency:**

- i. Performance: Does the project utilize the [NC Energy Rating Index \(ERI\)](#)? **(5 pts.)**
- ii. Orientation: Does the project include [block structure](#) (for Master Plans) or [floor area axes](#) (for Individual Buildings) that facilitate solar orientation? **(5 pts.)**
- iii. Glazing: Is the project's glazing area (i.e., windows) on the north- and south-facing façades 50% greater than the sum of the glazing areas on the east- and west-facing walls? **(5 pts.)**
- iv. Shading: Is 75% of the project's south-facing glazing area shaded by June 21? **(5 pts.)**
- v. Renewable Energy: Does the project include on-site renewable energy equivalent to 50% of the project estimated energy demands? **(10 pts.)**

**C. Roof Design:** Does the project roof (or, roofs) meet a minimum [Solar Reflectance Index](#) value of 82 (low-sloped roofs) or 39 (steep sloped roofs)? **(5 pts.)**

**D. Landscape:** Does the site utilize only vegetative species native to the Piedmont EPA Ecoregion, including a minimum of six species across each category – tree, shrub, ground cover? Or does the project include a pollinator garden(s) consisting of native flowering plants constituting at least 30 square feet (per unit or lot)? **(5 pts.)**

**E. Lighting:** Does the proposal meet or exceed exterior lighting standards for light pollution reduction as set by [LEED BD+C: New Construction v4.1](#) or the [International Dark Sky Association's Model Lighting Ordinance](#)? **(5 pts.)**

**F. Parking Innovation:**

- i. Does the project include at least two EV charging stations for parking lots less than 50 spaces (DPO Table 8-1)? Does the project include at least four EV charging stations for parking lots greater than 50 spaces? **(5 pts.)**
- ii. Are the EV charging stations capable of charging motor vehicles and bicycles simultaneously? **(5 pts.)**

## E. RESOURCES

*Note: The following include full URLs associated with the referenced links.*

- **Davidson Planning Ordinance**  
Source: Planning Ordinance  
URL: <http://www.townofdavidson.org/1006/Planning-Ordinance>
  
- **1. Alignment with Comprehensive Plan**  
Source: Davidson Comprehensive Plan  
URL: <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>
  
- **2. Consistent with Interjurisdictional Agreements**  
Source: Adopted Policy Documents, Town of Davidson  
URL: N/A (Copy on File, Available for Review)
  
- **7. Consistency with Mobility Investments & Transportation Impact Analysis (TIA) Requirements**
  - Source: Davidson Mobility Plan  
URL: <http://www.townofdavidson.org/1242/Davidson-Mobility-Plan>
  - Source: Town of Davidson Capital Improvement Plan  
URL: <http://www.townofdavidson.org/1473/Capital-Improvement-Plan-CIP>
  - Source: NCDOT's State Transportation Improvement Program  
URL: <https://connect.ncdot.gov/projects/planning/pages/state-transportation-improvement-program.aspx>
  - Source: Walking Distance, LEED-ND Rating System  
URL: <https://www.usgbc.org/guide/nd>
  
- **8. Treatment of Natural Features, Including Historic Resources**
  - Source: Web Soil Survey (United States Department of Agriculture, Natural Resources Conservation Service)  
URL: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
  
- **9. Community Meeting**
  - Source: American Planning Association PAS Memo: Crafting Charrettes that Transform Communities (Stakeholder Analysis); The Charrette Handbook (Section 1.1.3)  
URL: <https://www.planning.org/publications/document/9161357/>
  - Source: US Census Quickfacts  
URL: <https://www.census.gov/quickfacts/davidsontownnorthcarolina>
  
- **10. Demonstrates Community Benefits**
  - Source: Town of Davidson Cost of Land Use Fiscal Impact Analysis  
URL: <http://www.townofdavidson.org/DocumentCenter/View/10646/Davidson-Cost-of-Land-Use-Report-October-2020?bidId=>

- **11. Exceeds Requires/Natural Assets:**
  - Source: Charlotte-Meck. BMP Design Standards Manual  
URL: <https://charlottenc.gov/StormWater/Regulations/Pages/BMPDesignStandardsManual.aspx>
  - NC DEQ Stormwater Design Manual  
URL: <https://deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program/stormwater-design>
  
- **12. Housing**
  - Source: Simpson Diversity Index, LEED-ND Rating System  
URL: <https://www.usgbc.org/credits/neighborhood-development-plan-neighborhood-development/v4-draft/npdc4?return=/credits/Neighborhood%20Development%20plan/v4>
  - Source: Universal Design, LEED-ND Rating System  
URL: <https://www.usgbc.org/credits/neighborhood-development-plan-neighborhood-development/v4-draft/npdc11>
  
- **13. Sustainability Components**
  - Source: NC Energy Rating Index  
URL: [http://buildingnc.org/wp-content/uploads/NCBPA\\_2018-NCECC\\_Energy-Rating-Index-Flyer\\_012020.pdf](http://buildingnc.org/wp-content/uploads/NCBPA_2018-NCECC_Energy-Rating-Index-Flyer_012020.pdf)
  - Source: Solar Orientation, LEED-ND Rating System  
URL: <https://www.usgbc.org/credits/neighborhood-development-plan-neighborhood-development/v4-draft/gibc-4>
  - Source: Glazing + Shading, Enterprise Green Communities Criteria  
URL: [https://www.greencommunitiesonline.org/sites/default/files/egc\\_2020\\_criteria\\_manual.pdf#page=60](https://www.greencommunitiesonline.org/sites/default/files/egc_2020_criteria_manual.pdf#page=60)
  - Source: Roof Design, LEED BD+C New Construction Rating System v4.1, Heat Island Reduction  
URL: <https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-data-cent-5?return=/credits/New%20Construction/v4.1>
  - Source: Landscape, LEED BD+C New Construction Rating System v4.1, Protect or Restore Habitat  
URL: <https://www.usgbc.org/credits/new-construction-core-and-shell-retail-new-construction-data-centers-new-construction-4?return=/credits/New%20Construction/v4.1>
  - Source: Lighting, LEED BD+C New Construction Rating System v4.1, Light Pollution Reduction  
URL: <https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-healthc-163?return=/credits/New%20Construction/v4.1>

- Source: Lighting, International Dark Sky Association's Model Lighting Ordinance  
URL: <https://www.darksky.org/our-work/lighting/public-policy/mlo/>