



Angela Charles, Director  
Charlotte Water  
5100 Brookshire Blvd  
Charlotte, NC 28216

March 18, 2025

Dear Angela,

We are writing to reaffirm the Town's position on the extension of utility lines into Davidson's extraterritorial jurisdiction and a future growth and conservation area.

In 2016, the Davidson Board of Commissioners adopted the Rural Area Plan (RAP) after an 11-month public engagement and plan drafting process. This "Small Area Plan" established a guiding framework for growth and conservation. RAP Action Items 7.1 and 7.2 recommended extension of sewer utilities in the Rocky River and West Branch basins.

In support of the RAP Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted Resolution 2016-24 (attached). The resolution requested that Charlotte Water add the Rocky River and West Branch utility extensions to its Capital Improvement Plan.

In 2017, to align the Town's land use regulations with Rural Area Plan Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted a series of changes to the Davidson Planning Ordinance (DPO) predicated upon the extension of utility services. The changes ensure that new development conforms to the public aims expressed in the RAP.

In 2020, the Davidson Board of Commissioners adopted the Davidson Comprehensive Plan after an 18-month public engagement and plan drafting process. The plan includes a Growth Management Tiers Map and identifies all parcels in the West Branch and lower Rocky River basins as "Potential Future Growth Areas" that are "appropriate for annexing into the town limits and extending utility services."

Charlotte Water has asked the Town to reaffirm the Town's support for Charlotte Water's long-term planning. On behalf of the Board of Commissioners, we are hereby reaffirming the Town's support for Town of Davidson Resolution 2016-24 and Charlotte Water's long-term planning as outlined in its Capital Improvement Plan (CIP).

Sincerely,

Rusty Knox  
Mayor

James E. Justice  
Town Manager

C: Davidson Board of Commissioners  
Attachment: Resolution 2016-24 and Map



**RESOLUTION 2016-24**

**REQUEST FOR ADDING WATER AND SEWER INFRASTRUCTURE TO CHARLOTTE WATER'S CAPITAL IMPROVEMENT PLAN**

**WHEREAS**, Davidson Board of Commissioners approved the Town of Davidson's Rural Area Plan on September 13, 2016;

**WHEREAS**, Rural Area Plan recommends that the extension of sewer up the Rocky River basin makes logical and reasonable sense from the current terminus to East Rocky River Road (Rural Area Plan Pg. 85, Exhibit A - Rocky River Phase 1) and;

**WHEREAS**, Rural Area Plan notes that if sewer is provided North from East Rocky River Road to the county line at Iredell County, lot size can be varied and a greater diversity of home sizes and prices could be offered (Rural Area Plan Pg. 86, Exhibit A - Rocky River Phase 2) and;

**WHEREAS**, The extension of sewer into the West Branch of the Rocky River basin permits the natural extension of town one mile further east and permits new compact, walkable neighborhoods to form and be supported by viable mixed-use neighborhood centers (Rural Area Plan Pg. 87, Exhibit A - West Branch Rocky River) and;

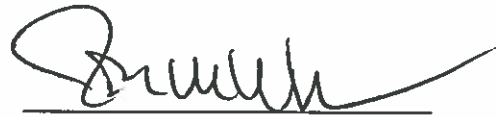
**WHEREAS**, The extension of sewer in the West Branch area clarifies landowners' land use expectations while affording the Town an opportunity to fulfill long-standing goals of organic growth, compact development, walkable neighborhoods, and open space conservation (Rural Area Plan Pg. 87, Exhibit A - West Branch Rocky River);

**WHEREAS**, Staff recommends that the Rocky River Phase 1 and West Branch Rocky River (Exhibit A) be classified as ten-year need project in the Capital Improvement Plan by Charlotte Water and;

**WHEREAS**, Staff further recommends that the Rocky River Phase 2 (Exhibit A) be classified as a ten-year need project in the Capital Improvement Plan by Charlotte Water due to priorities established in the Rural Area Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Davidson Board of Commissioners supports the Town of Davidson Rural Area Plan recommendations and formally requests that Charlotte Water add Rocky River Phase 1, Rocky River Phase 2 and West Branch Rocky River (noted on Exhibit A) to the Capital Improvement Plan as a reimbursable for future infrastructure to accommodate future planning and engineering needs.

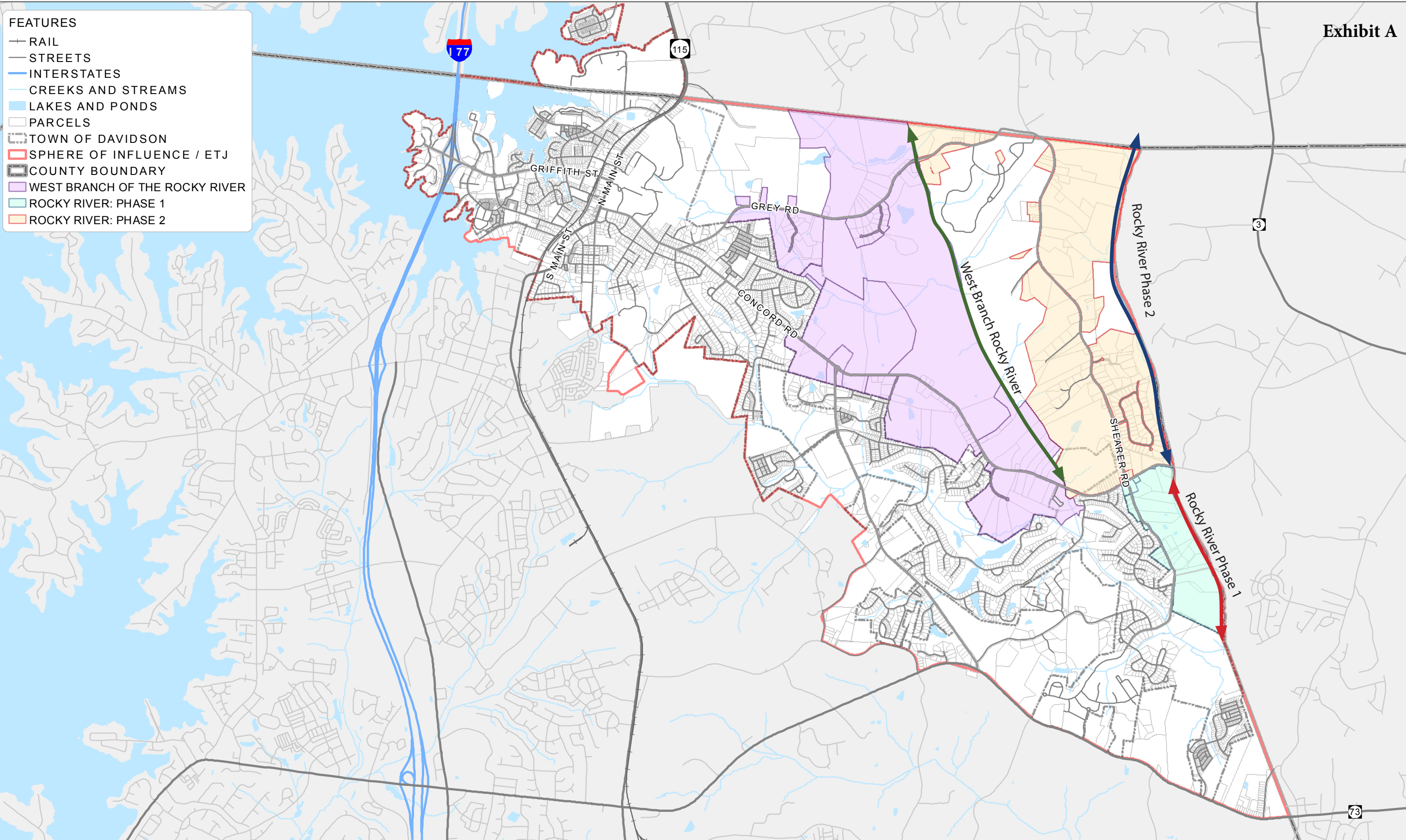
Adopted this 13<sup>th</sup> day of December, 2016.

  
John M. Woods, Mayor

ATTESTED:

  
Carmen Clemsic, Town Clerk

- FEATURES**
- RAIL
  - STREETS
  - INTERSTATES
  - CREEKS AND STREAMS
  - LAKES AND PONDS
  - PARCELS
  - TOWN OF DAVIDSON
  - SPHERE OF INFLUENCE / ETJ
  - COUNTY BOUNDARY
  - WEST BRANCH OF THE ROCKY RIVER
  - ROCKY RIVER: PHASE 1
  - ROCKY RIVER: PHASE 2



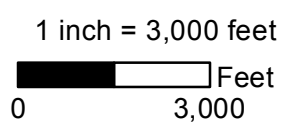
Date: 10/21/2016

DATA SOURCE: NC ONE MAP; MECKLENBURG COUNTY, NC;  
AND DATA CREATED BY THE TOWN OF DAVIDSON

# POPULATION ESTIMATE ZONES

## TOWN OF DAVIDSON

NORTH CAROLINA



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