



College Town. Lake Town. *Your Town.*

July 14, 2015

**PRE-MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, July 14, 2015 in the Town Hall Meeting Room. Mayor Woods called the meeting to order at 4:07 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Jenest Fuller and Graham. Town Attorney Richard Kline, Town Manager Leamon Brice, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Parks and Recreation Director Katheryn Spatz and Town Clerk & Human Resources Coordinator Heather James were also present.

The following items were included under other discussion:

- **Closed Session**

Commissioner Cashion made the motion to go into closed session at 4:07 p.m. Commissioner Cashion made the motion to exit closed session and return to open session at 5:45 p.m.

The meeting adjourned at 5:45 p.m.

**REGULAR MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, July 14, 2015. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Leamon Brice, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Director Katheryn Spatz and Town Clerk & Human Resources Coordinator Heather James were also present.

Mayor Woods called the meeting to order at 6:08 p.m.

- **Announcements**

Public Information Officer Cristina Shaul made several announcements regarding the lakeshore clean-up project on July 18, National Night Out on August 4 and a Davidson Connections meeting on August 6. Mayor Woods recognized two boy scouts in the audience.

- **Changes to the Agenda**

Commissioner Cashion asked to remove item 6(d) “Approve Town Attorney Richard Kline’s Engagement Letter” from the agenda. The item was removed from the agenda.

- **Public Comments**

Mayor Woods opened public comment period at 6:17 p.m. No public comments were made. Public comment period was closed at 6:17 p.m.

- **Public Hearings**

The first public hearing was on the following topic:

Affordable Housing: Change to Section 5 Affordable Housing of the Davidson Planning Ordinance to permit a payment in lieu of providing required affordable housing units for all affordable housing types.

Mayor Woods opened the public hearing on Section 5 of the 2015 Affordable Housing Planning Ordinance at 6:26 p.m. Affordable Housing Director Cindy Reid gave a brief presentation on the text amendment change. Several citizens spoke in opposition of the text amendment. The public hearing was closed at 6:41 p.m.

The mayor and board of commissioners agreed not to take action on the Affordable Housing Ordinance until further information is obtained.

The second public hearing was on the following topic:

Floodplain Overlay District: Minor changes to Section 18 of the Planning Ordinance; the proposed changes concern revising dates based on updated Mecklenburg County & FEMA requirements.

Mayor Woods opened the public hearing on Section 18 of the 2015 Planning Ordinance. Planning Director Jason Burdette gave a brief presentation on the FEMA updates at 6:41 p.m. A Mecklenburg County representative answered one question raised by a citizen. The public hearing was closed at 6:43 p.m.

The third public hearing was on the following topic:

Conditional Rezoning: Proposal for rezoning of parcels comprising the Narrow Passage development project, a proposal to construct approximately 39 detached dwelling units (including four affordable housing units) on 59.29 acres. Parcel Tax Identification Numbers: 00309214, 00309201, 00725101.

Mayor Woods opened the public hearing on the conditional rezoning of Narrow Passage at 7:33 p.m. Planning Director Jason Burdette gave a brief presentation and history of the project. Approximately 35 residents spoke for and against the conditional rezoning. The public hearing was closed at 8:52 p.m.

The following items were on the consent agenda:

- **Approve Minutes from the June 9, 2015 Regular Meeting**
- **Approve Minutes from the June 9, 2015 Closed Session**
- **Approve Minutes from the June 30, 2015 Special Meeting (Closed Session)**
- **Approve Minutes from July 7, 2015 Regular Meeting**
- **Approve Minutes from July 9, 2015 Special Meeting (Closed Session)**
- **Approve Designating the Town Manager as the Authority to Award Contracts, Reject Bids, or Readvertise to Receive Bids on Behalf of the Town of Davidson Per NCGS § 143-129**
- **Approve Acceptance of Street Maintenance**

- **Approve the Inter-Local Agreement for Fire Protection**
- **Approve the Easement for Cornelius Greenway**
- **Approval of Budget Amendments**
- **Approve the Appointment of Davidson College Student Neesha Baynyat to the Livability Board**
- **Approve the Revised Meeting Schedule**

The following items were included under New Business:

- **Consider Resolution 2015-26: Affordable Housing: Change to Section 5 Affordable Housing of the Davidson Planning Ordinance to permit a payment in lieu of providing required affordable housing units for all affordable housing types**

This item was continued until the next regular meeting.

- **Consider Resolution 2015-29: Affordable Housing Consistency Statement**

This item was continued until the next regular meeting.

- **Consider Resolution 2015-28: Floodplain Overlay District Minor changes to Section 18 of the Planning Ordinance; the proposed changes concern revising dates based on updated Mecklenburg County & FEMA requirements**

Commissioner Cashion made the motion to approve Resolution 2015-28. The motion passed unanimously (5-0).

- **Consider Resolution 2015-28: Floodplain Ordinance Consistency Statement**

Commissioner Anderson made the motion to approve the floodplain consistency statement. The motion passed unanimously (5-0).

The following item was included under Old Business:

- **Consider Bradford Neighborhood Affordable Housing Plan**

Affordable Housing Director Cindy Reid explained the affordable housing plan for the Bradford neighborhood. After much discussion among the board it was decided that the plan would include a 10 year deed restriction on affordable housing units in the Bradford neighborhood.

Commissioner Anderson made the motion to approve the Bradford Affordable Housing Plan and to include lot 38 and lot 39 (townhomes currently underway). The motion carried (3-2). Commissioners Jenest and Fuller voted in the negative.

- **Adjourn**

Commissioner Fuller made the motion to adjourn the meeting at 9:31 p.m. The motion passed unanimously (5-0).

John M. Woods,

Mayor

Attest:

Heather B. James
Town Clerk