



**TOWN OF DAVIDSON  
PLANNING BOARD  
Board Room  
Davidson Town Hall  
April 30, 2018**

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**PLANNING BOARD MEETING - 7:00 PM**

(Held in the Town Hall Board Room)

- I. CALL TO ORDER**
- II. SILENT ROLL CALL AND DETERMINATION OF QUORUM**
- III. CHANGES TO THE AGENDA**
- IV. REVIEW/APPROVAL OF THE MINUTES**
  - (a) Minutes: March 26, 2018
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
  - (a) Mobility Plan Update
  - (b) Planning Board Ordinance Committee Update
- VII. NEW BUSINESS**
  - (a) Davidson Springs Master Plan FYI Update
- VIII. OTHER ITEMS**
- IX. B.O.C. LIAISON SELECTION**
- X. ADJOURNMENT**

## MEETING MINUTES

Planning Board  
Town of Davidson, NC  
April 30, 2018

A meeting of the Davidson Planning Board was held at 7:00 p.m. in the Davidson Town Hall Board Room.

### I. CALL TO ORDER: 7:02 pm

### II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Kelly Ross; Susan Cooke; Mickey Pettus (Chair); Mike Minett; Matt Dellinger; Michael Flake; Bob Miller; Lindsey Williams; Shawn Copeland.
- **Absent Board Members:** Ellen Donaldson; John Swope
- **Town Representatives:** Travis Johnson, Trey Akers, Lindsay Laird

### III. CHANGES TO THE AGENDA: None

### IV. REVIEW/APPROVAL OF THE MINUTES

#### a. Approval of Minutes from 3/26/18

- Motion to Approve: Susan Cooke
- Second: Michael Flake
- Vote: 9-0 (Minutes Approved; Donaldson/Swope Absent)

### V. OLD BUSINESS:

- a. **Mobility Plan Committee Update:** Travis Johnson provided an update on the Mobility Plan, announcing a series of upcoming talks and noting that the location for some of the events would be at Davidson United Methodist Church. He indicated that the charrette dates had been set for May 22-24 at Town Hall. Additionally, he described specific engagement opportunities to take place on Town Day and at Davidson College. Mickey Pettus noted that – when it was available this summer after the charrette – it was important to publicize the draft plan so that the public could review it online.
- b. **Planning Board Ordinance Committee Update:** Staff members Trey Akers and Lindsay Laird, along with Planning Board member Shawn Copeland, led a discussion of the proposed changes to the watershed ordinance as well as the committee's open house, which occurred immediately prior to the Planning Board meeting. To summarize:
  - Staff provided an overview of the issues that had been reviewed since the previous Planning Board meeting, noting that the number of issues continued to decrease. Specifically, Lindsay Laird described the language added to the ordinance that would prioritize certain projects in the Built-Up Area Averaging (BUAA) process. Trey Akers described the BUAA process, noting that only after approval of a development plan through the town's prescribed review process would a project be eligible to be considered for BUAA – and even then the Board of Adjustment could deny the proposal.

- Shawn Copeland provided a recap of the Planning Board Ordinance Committee's open house, which occurred earlier that evening. He noted that questions regarding the BUAA process consumed a lot of the discussion. Additionally, he identified attendees' desire to understand why the proposed amendments were allowing expansion to single-family residential structures if the purpose of the ordinance is to provide clean drinking water by limiting Built-Upon Area (BUA). He observed that the overall tone of the conversation was civil.
- Mickey Pettus pointed out that the variance process was available for those that need additional BUA beyond what the proposed amendments would allow. Trey Akers noted that this was true but emphasized that the variance process did not necessarily mean the request would be approved.
- The discussion closed with staff commending Ellen Donaldson and Shaw Copeland's work to draft the Frequently Asked Questions topics, along with their efforts to review/critique/revise the proposed amendments.

#### **VI. NEW BUSINESS:**

##### **a. Davidson Springs Master Plan FYI Presentation:**

- Senior Planner Chad Hall provided an overview of the proposed master plan, orienting board members to the site and describing the housing mix and street connections as well as tree planting requirements and park components. He described citizen comments heard at the recent Public Input Session, noting concerns over traffic and the "blockiness" of the proposed townhomes' architecture.
- Hall also reviewed the options being contemplated for homes along Walnut St. and whether these buildings would ultimately face Walnut St. or the pedestrian way to the west, internal to the site. Members asked whether the homes were allowed to face away from the street; Hall pointed out that since they would front a pedestrian way they could, but he said that staff favored the Walnut St. fronting option.
- Members also asked whether a Transportation Impact Analysis would be required (no, but payment-in-lieu for traffic calming measures is required); and, how the pedestrian easement currently abutting existing homes would be treated (it is being relocated to a more sensible area of the site).
- Chad Hall closed by describing where the proposal was in the review process; Mickey Pettus noted that the board would have the chance to review and comment on the proposal at the May 21<sup>st</sup> meeting.

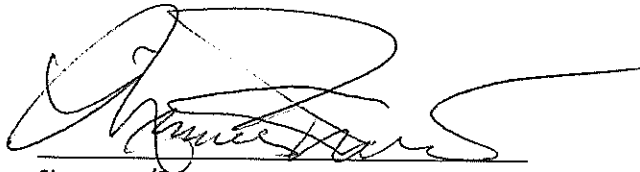
#### **VII. OTHER ITEMS: N/A**

#### **VIII. SELECTION OF BOARD OF COMMISSIONERS LIAISON: N/A**

#### **IX. ADJOURNMENT: 7:34 pm**

- Motion to Adjourn: Mike Minett  
Second: Shawn Copeland

#### ***APPROVAL OF MEETING MINUTES***

A handwritten signature in black ink, appearing to read 'Mickey Pettus', written over a horizontal line.

Signature/Date

Mickey Pettus

Planning Board Chair