



**TOWN OF DAVIDSON  
PLANNING BOARD  
Board Room  
Davidson Town Hall  
October 29, 2018**

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**PLANNING BOARD MEETING - 6:00 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) September 24, 2018 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
  - (a) Mobility Plan Update
  - (b) Comprehensive Plan Update
  - (c) Mayes Hall Master Plan Update
- VII. NEW BUSINESS**
- VIII. OTHER ITEMS**
- IX. PLANNING STAFF REPORT**
- X. PERMIT ACTIVITY REPORT**
  - (a) Quarterly Permit Activity Report
- XI. B.O.C. LIAISON SELECTION**
- XII. ADJOURNMENT**

## MEETING MINUTES

Planning Board  
Town of Davidson, NC  
October 29<sup>th</sup>, 2018

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Davidson Town Hall Board Room.

### I. CALL TO ORDER: 6:02 pm

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

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

### III. CHANGES TO THE AGENDA: None

### IV. REVIEW/APPROVAL OF THE MINUTES

#### a. Approval of Minutes from September 24th, 2018

- Motion to Approve: Ellen Donaldson
- Second: Shawn Copeland
- Vote: 10-0 (Minutes Approved)

### V. B.O.C. LIAISON REPORT:

- a. **Board of Adjustment/North Harbor Update:** Matt Dellinger recapped his 10/30/18 discussion with the Board of Commissioners in which he relayed the Planning Board's discussion notes and conclusions regarding the North Harbor Conditional Map Amendment request.

### VI. OLD BUSINESS:

- a. **Mobility Plan Update:** Planner Travis Johnson provided an update on the Mobility Plan, noting that the draft plan is expected to be completed soon.
- b. **Comprehensive Plan Update:** Planner Trey Akers provided an overview of the public engagement process, including the new website [www.WhatsNextDavidson.com](http://www.WhatsNextDavidson.com). He described outreach events in which staff had recently participated as well as upcoming events that staff would attend in order to get the word out about the Planning Principles survey.
- c. **Mayes Hall Master Plan Update:** Planner Trey Akers noted that a revised Preliminary Sketch Plan had been received but not yet reviewed by staff. He indicated that the revised plan had shifted development away from a stream buffer on the project's eastern side but that staff were not yet sure of the implications of this decision since buildings had been relocated to other site areas. He also noted that the Transportation Impact Analysis had been received and would be reviewed soon.

### VII. NEW BUSINESS: N/A

## VIII. OTHER ITEMS:

- John Swope raised the issue of water quality and noted that Lake Norman, Lake Cornelius, and Lake Davidson are treated as the same body of water but they function very differently. Members working to understand the water quality situation in Lake Cornelius and Lake Davidson as part of continuing work on the Davidson Planning Ordinance Section 17 Watershed regulations shared information regarding the current state of water quality in these lakes and where efforts to study the issue with Mecklenburg County, Davidson College, and other jurisdictions were headed. Members pondered at what point state authorities get involved in regulating impaired water sources, and the importance of improved interjurisdictional cooperation was noted.

## IX. PLANNING STAFF REPORT

- Planner Trey Akers provided a brief update on commissioner-directed efforts underway to revise Davidson Planning Ordinance Section 9, which deals with trees and landscaping. And Town Attorney Cindy Reid provided a brief update on work to improve the town's regulatory treatment of small cell wireless facilities in response to recent court cases requiring municipalities to amend their regulations.
- Member Ellen Donaldson asked about Planning Board members voting remotely; Matt Dellinger confirmed that board's rules of procedure already allow this action as long as a physical quorum is present.
- Planner Travis Johnson announced that an open house for the North-South Parkway transportation project would be provided the following evening (10/30/18) at Hopewell Baptist Church. The purpose of the meeting is to share information about the project and collect resident feedback. He noted that the project concept has been around for a long time but that the current discussion represents the first cross-jurisdictional effort to envision this corridor.

## X. PERMIT ACTIVITY REPORT

- a. **Quarterly Permit Report:** Planner Travis Johnson gave an overview of how permit data is collected and used to inform the quarterly report. He posed the following questions: What is the goal of collecting this information? Do all the fields required to be completed in a permit make sense and get us the information we need? If not, should we be tracking additional information such as the location of affordable housing units? Members/staff made the following comments:
  - John Swope stated that it would be nice to know how much affordable housing we have in town as well as how much is planned. Cindy Reid noted that this information is available, and Shawn Copeland added that the 2017 affordable housing report features Davidson-specific data.
  - Kelly Ross wondered whether the town has data on how big existing houses are and whether that is changing over time. Travis Johnson said it may be possible to research this, but he cautioned that a lot of historic data does not exist and is not complete, adding that a lot of caveats would accompany an attempt to study this topic. Members noted that the impending completion of River Run Phase 5 (which features large homes) and the beginning of West Branch and Davidson East would bring home sizes and prices down from the recent high average.

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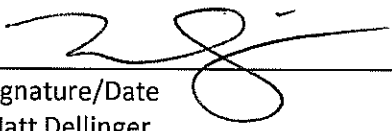
- Mike Minett asked whether it would be helpful to look at the height of commercial construction projects. Trey Akers asked if it makes sense to continue classifying work undertaken at the college as “commercial permits.” Ellen Donaldson suggested that we could call it “Educational” and thereby capture any work at all schools.
- Matt Dellinger asked if it would be helpful to know if total or partial demolitions are being performed throughout our jurisdiction, since the report indicated a lot of demolition permits in areas where homes weren’t being torn down/replaced.

**XI. B.O.C. LIASION SELECTION: N/A**

**XII. ADJOURNMENT: 7:10 pm**

- Motion to Adjourn: Shawn Copeland  
Second: Mike Minett

***APPROVAL OF MEETING MINUTES***

  
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Signature/Date  
Matt Dellinger  
Planning Board Chair