

DAVIDSON PLANNING BOARD REVIEW 2017



College Town. Lake Town. *Your Town.*

Planning Board Semi-Annual Update
Board of Commissioners Work Session
Mickey Pettus, Planning Board Chair
October 24, 2017

DAVIDSON PLANNING BOARD

Agenda - Content

I. Your Planning Board

II. Public Engagement Guidelines

III. Rural Planning Area – Small Area Plan

IV. Consistency and Inconsistency with Planning Ordinances

V. On Tab for 2018



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Public Engagement Guidelines – Standard Processes

- **Explanation of the state statute governing Planning Board meetings and public input**
 - Only informal, non-binding guidelines may be adopted by the Planning Board.
 - Affirmed importance to capture the perspectives of all stakeholders - opinions.
 - Preference to discuss substantive issues before the planning Board in scheduled public meetings.
No Emails, Discussion Boards, or Social Media.
- **The process is “prescriptive” and sequenced for consistency**
 - Consistency Statement Template used to organize Planning Board thoughts.
- **Timing and roles of Planning Board in making recommendations**
 - Benefit of staff analysis process early.
 - Solicitation of public input effectively early in the proposal development process.
 - Only consider variables impacting plans, zoning, or code.



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Rural Planning Area – Small Area Plan

- **An exceptional effort for The Town of Davidson.**
 - Engagement of the public – like never before.
 - Preservation of open spaces in development.
 - Large tracts zoned Rural Reserve.
 - Transportation improvements considered.
 - Water and sewer improvements considered.
 - Open space target: 63% (publicly-accessible)
 - Awards: 2017 Sustain CLT Land Use, NC APA Implementation/Small Community
- **Small area plan establishes “zoning life” for the rural planning area.**
 - Consistent with zoning and planning already established for the Town.
 - Large reserve and open spaces of value.
 - Designated “by-ways” for access and alternate mobility.
 - Assurance of home affordability (Planning Board recommendation)



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Consistency and Inconsistency with Planning Ordinances

- **Narrow Passage Conditional Planning Area:**
 - Proposal for rezoning of (3) parcels (59.29 acres) comprising 39 detached dwelling units (including affordable housing)
 - Applicant conditions requested not conforming to ordinances.
 - Issues with Comprehensive Plan and Rural Area Plan
 - Implications and disadvantages of statutory timing.
 - Opposed applicant proposal, with conditions submitted to Town Board.
 - Town Board supported applicant's requested conditions.



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Consistency and Inconsistency with Planning Ordinances

- **Griffith Street Hyatt Place Hotel Conditional Request:**
 - Applicant conditions requested not conforming to ordinance.
 - Issues with Comprehensive Plan and Circles at 30 Plan
 - Staff Analysis supports applicant proposal
 - Opposed applicant proposal:
 - Four story hotel
 - In-adequate parking
 - Conflicts in traffic coming and going
 - Watershed consistency question
 - Town Board plans action at November 2017 meeting.



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- **Educate and Reducate Planning Processes:**
 - Consistency in engagement of the public
 - Role of Staff
 - Role of the Planning Board
 - Board of Adjustment
 - Role of the Board of Commissioners
 - Clarify differences in plans, zoning, and conditional applications
 - Debunk misrepresentations of “matters-of-fact” and understandings erroneously communicated in the planning processes
 - Insure planning matters engage applicants, staff, public, elected officials, and fellow Planning Board Members with civility and respectful consideration.

