

MEETING MINUTES

Planning Board
Town of Davidson, NC
June 26, 2017

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

CALL TO ORDER: 6:01 pm

SILENT ROLL CALL AND DETERMINATION OF QUORUM

PRESENT BOARD MEMBERS: Ellen Donaldson; Mike Minett; Lindsey Williams; Shawn Copeland; Susan Cooke; Mickey Pettus (Chair); Matt Dellinger; Michael Higgs, Bob Miller.

ABSENT BOARD MEMBERS: Kelly Ross.

TOWN REPRESENTATIVES: Travis Johnson, Trey Akers.

CHANGES TO THE AGENDA:

- Mike Minett proposed discussion of the Beaty St. property, which was placed as the last item under New Business.

REVIEW/APPROVAL OF THE MINUTES OF: May 22nd, 2017

- Motion to Approve: Ellen Donaldson
Second: Susan Cooke
Vote: 9-0 (Minutes Approved; Not Present: Ross)

REPORT OF B.O.C. LIAISON: None

OLD BUSINESS: N/A

NEW BUSINESS

1. Davidson Planning Ordinance, Various Text Amendments:

- Trey Akers and Travis Johnson delivered a brief presentation describing the proposed amendments to Planning Board members.
- Members asked questions about how funds collected through the Transportation Impact Analysis payment-in-lieu process would be spent. Staff confirmed that resolution language was under development that would describe the permitted uses of these funds; the language would be reviewed and potentially approved by the Board of Commissioners at the July 11, 2017 meeting.
- Members also asked whether there could be consideration of waiving payment-in-lieu fees for non-profit organizations. Staff indicated that this idea could be discussed further as part of the mobility plan process beginning in the late summer of 2017; the current proposed changes pertain to specific items the Board of Commissioners identified for revision during the Rural Area Plan implementation process in March 2017.

- Mike Minett motioned to find the proposed text amendments inconsistent with the DPO. Staff requested clarification as to whether all amendments were believed to be inconsistent or certain amendments were inconsistent. Mike Minett clarified that the motion related to open space values and the designation of the Beaty St. property as Neighborhood Center 1 (NC1) Planning Area. Staff clarified that the Beaty St. property was already designated as NC1PA during the 2015 DPO rewrite and that it was not part of the current text amendments; Mike Minett removed this item from discussion. Shawn Copeland seconded the motion to allow discussion regarding the suggested inconsistencies in open space to proceed.
- Members asked how the proposed open space values for the Village Commerce, Village Edge, Central Business District, Neighborhood Services, and Village Infill Planning Areas were derived. Staff indicated that these areas were considered via case studies of parcels in these planning areas and in comparison to the standards in Charlotte and surrounding towns. Staff noted that each planning area was currently designated for 0% open space and that the proposed standards of 5% open space (10% Village Infill) would help to ensure that development projects in urban/mixed-use village nodes would feature desirable types of open space based on these planning areas' contexts – plazas, pedestrian passageways, squares or playgrounds, community gardens, etc.
- Members asked whether these standards would slow development down, whether projects typically provide more than the minimum open space required, and whether the open space in all planning areas being discussed should be doubled. In response, staff noted that: The purpose of the proposed open space values was to establish rigorous standards for development; that many projects do exceed the minimum requirements due to site features that necessitate saving more land area; and, that staff could not provide informed feedback about the proposal to double the open space values as the potential implications of this on specific sites had not been examined via case studies. Members acknowledged the uncertainty of the implications and emphasized a collective desire to increase the open space standards in town.
- Members voted to approve the text the amendments as written with a recommendation that the open space values in the Village Commerce, Village Edge, Central Business District, and Neighborhood Services Planning Areas be increased to 10% minimum. Members voted to affirm the drafted Consistency Statement, finding the proposed amendments in accordance with adopted plans and policies.

Motion to Approve Text Amendment, with Recommendation: Mike Minett

Second: Sean Copeland

Vote: 9-0 (Text Amendment Approved; Not Present: Ross)

Motion to Approve Consistency Statement: Mike Minett

Second: Sean Copeland

Vote: 9-0 (Consistency Statement Approved; Not Present: Ross)

2. Mobility Plan RFP Selection Committee:

- Travis Johnson provided an overview of the Town's upcoming Mobility Plan, a comprehensive transportation plan covering the Town's transportation and connectivity decisions for the next ten years. He explained how the funding for the plan was earned and solicited a volunteer to serve on the RFP application review committee and later on the plan's standing sub-committee that will be involved throughout the planning process. Interested members are to email Travis to request more information.

3. Beaty St. Property Discussion:

- At the beginning of the meeting Mike Minett suggested this topic be added to New Business; he began the discussion by asking questions about the current proposal's timeline, which staff answered (i.e. the proposal was set to come before the Board of Commissioners at the July 11, 2017 meeting).
- Ellen Donaldson, who served on the proposal's committee as a member of the Planning Board, explained the process to date and the questions that committee members were asked to consider as part of the process.
- Staff fielded various questions about the property and proposal but noted that it would be better for the project manager to present an update to the Planning Board so members' could have their questions answered in greater detail. Mickey Pettus suggested an update occur at the next Planning Board meeting; staff said they would see whether that was possible based on the anticipated July 31, 2017 agenda.

PERMIT & STAFF DEVELOPMENT REPORTS

1. Permit & Planning Staff Reports:

- Travis Johnson discussed the current status of permits, noting that applications were continuing to decline; members posed no questions.
- Trey Akers provided a brief update on various development proposals and projects underway. He noted that the Planning Board should anticipate a joint work session with the Board of Commissioners at the July 31, 2017 meeting because an application for the Davidson Commons East Hotel had been submitted. Additionally, he noted that the Board of Adjustment was likely to hear a case concerning density averaging on Davidson Commons East Lot 4D, immediately south of Woodies Automotive. Members asked questions about the process for these proposals; staff answered questions and indicated that more detailed information would be included in an email once these proposals were confirmed for the July 31 agenda.

SELECTION OF BOARD OF COMMISSIONERS LIAISON: July 11, 2017

- Ellen Donaldson was selected as the liaison for the Board of Commissioners meeting on July 11, 2017 meeting.

ADJOURNMENT: 8:24 PM

- Motion to Adjourn: Susan Cooke
Second: Michael Higgs

APPROVAL OF MEETING MINUTES

Signature/Date
Mickey Pettus
Planning Board Chair