

# MEETING MINUTES

Planning Board  
Town of Davidson, NC  
February 26, 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: 6:03 pm

## II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Kelly Ross; Susan Cooke; Mickey Pettus (Chair); Mike Minett; Shawn Copeland; Matt Dellinger; Ellen Donaldson; Lindsey Williams; John Swope; Michael Flake; Bob Miller
- **Absent Board Members:** None
- **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 1/29/18

- Motion to Approve: Ellen Donaldson  
Second: John Swope  
Vote: 11-0 (Minutes Approved)

## V. OLD BUSINESS:

- a. **Mobility Plan Committee Update:** Travis Johnson asked committee coordinator Matt Dellinger to share his impressions of the Community Conversation. Dellinger highlighted some of the activities that took place, offered feedback about the presentation and mapping exercise, and asked for other members' reflections on the events. John Swope offered his thoughts on the walking tour that occurred prior to the community conversation. To conclude, Travis Johnson outlined the tentative schedule going forward, which will include more opportunities for public input through walking tours and other experiences; the charrette will be rescheduled for one of the coming months in order to allow more time for education about the plan.
- b. **Planning Board Ordinance Committee Update:** Staff members Trey Akers and Lindsay Laird, along with Planning Board members Ellen Donaldson and Shawn Copeland, led a discussion of the proposed changes to the watershed ordinance. To summarize:
  - The conversation focused on the substantive changes being considered, including: Changes to the definitions section; the application of existing requirements to additional building types such as single-family homes; revisions to the permitted exemptions; redevelopment in and around the downtown; and, case studies of the proposed changes' impact on different property types.
  - Members discussed various aspects of the amendments such as: How many lots would be affected by the proposed changes/exemption; how initial owners are defined in the case of

reserve built-upon-area requirements; how the redevelopment criteria would impact properties adjacent to downtown; what types of stormwater controls are able to be utilized in various contexts; and, how land designated to be preserved is considered within the built-upon-area averaging process.

- Staff agreed to research information regarding the number of properties believed to be exempt as a result of the proposed amendments. Mickey Pettus announced that the PBOC would meet following the Planning Board meeting that night to answer citizen questions and listen to feedback.

## **VI. NEW BUSINESS**

**a. Election of Planning Board Vice-Chair:** Mickey Pettus put forward Kelly Ross to remain as the Planning Board's Vice-Chair.

- Motion to Approve: Mickey Pettus  
Second: Susan Cooke  
Vote: 11-0 (Ross elected as Vice-Chair)

**b. Affordable Housing Update:** Cindy Reid provided an overview of the Town's affordable housing program, which was followed by a discussion with Planning Board members. To summarize:

- Members discussed various aspects of the program, including: The inventory and funds available for the program; how many people express an interest to participate in the program; what the original payment-in-lieu rate was and whether the current amount could be modified (and the potential legal effects of such a change); and, what the program's goals and metrics for success are.
- Along with citizens in attendance, members asked whether different approaches to the program could be explored, including: The use of tax credits (requires a minimum unit threshold to be met); how to help potential owners make the down payment (since many can keep up with the monthly mortgage payments); and how to help owners address repairs (both Habitat for Humanity and the Davidson Housing Coalition have programs).
- Members also discussed the extent to which town residents support the current program.
- Marcia Webster of Davidson Housing Coalition spoke, describing the types of decisions they face in purchasing lots (whether to rehabilitate housing or start anew). She offered to take members on a tour, which staff volunteered to coordinate.

**VII. OTHER ITEMS:** None

**VIII. SELECTION OF BOARD OF COMMISSIONERS LIAISON:** Shawn Copeland was selected to present the Planning Board's discussion of the proposed watershed ordinance changes to the Board of Commissioners at their meeting on Tue., 2/27/18.

**IX. ADJOURNMENT:** 8:20 pm

- Motion to Adjourn: Mike Minett  
Second: Kelly Ross

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***APPROVAL OF MEETING MINUTES***

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Signature/Date  
Mickey Pettus  
Planning Board Chair