



College Town. Lake Town. *Your Town.*

February 12, 2019

**SECOND TUESDAY WORK SESSION  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, February 12, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, and David Sitton. Commissioner Autumn Rierson Michael was present via phone. Town Manager Jamie Justice, Communications Director Cristina Shaul, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Works Director Doug Wright, and Town Attorney Cindy Reid.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Communications Director Cristina Shaul announced the following:

A total of 1,600 randomly selected, geographically diverse Davidson residents received the Citizen Survey during the week of January 14, we encourage you to complete it by February 25.

The Town of Davidson's Park at Beaty Street Conceptual Plan Task Force invites all members of the community to its final public forum on February 19 from 5:30 to 7:30 p.m. at Davidson Town Hall. The format for the evening will be a presentation along with a question and answer period.

The South Street Steering Committee invites you to take their online survey on Open Town Hall. They also invite you to a public input session on Wednesday, February 27. From 6:00 to 6:45 p.m. the public will be able to walk through the Davidson IB School building, and then at 7:00 p.m., over in the Davidson Town Hall board room, there will be a presentation and Q&A session.

The Davidson Public Art Commission (DPAC) invites members of the community to a public input session entitled "Sundaes on Sunday" on Sunday, February 24 from 3:00-5:00 p.m. at Davidson Town Hall to learn about the next public art piece, a sensory sculpture garden, going in at Roosevelt Wilson Park. You'll get to meet the artists and enjoy a sundae thanks to Ben & Jerry's.

What's Next Davidson Comp Plan has received 649 responses to our most recent survey, including those who attended the workshop on January 17 and online responders. Mark your calendar for April 1-3 for a multi-day plan creation workshop.

Revaluation notices were mailed to nearly 400,000 Mecklenburg County property owners in January. All property owners are urged to visit MeckReval.com, and ensure their property information is correct and to initiate a review of their property if they feel this information is incorrect or disagree with their valuation. We have invited County Assessor Ken Joyner to attend the March 12, 2019 Board meeting to provide a summary of the results of the revaluation with a focus on Davidson. Information regarding the Iredell revaluation will also be presented at that meeting.

Cristina Shaul is leaving the Town of Davidson on Friday, February 15 to make a lifestyle change. The application process is underway for the next Communications Director.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **DISCUSSION**

(a) NCDOT & Project Engineer Ben Taylor of Kimley-Horn provided project reviews on the **Potts/Sloan/Beaty corridor project (U-5907)** and Cornelius's intersection improvements at **Hwy 115/Davidson St./Potts St. (U-5873)**. Project U-5907 proposes to extend Potts Street to Sloan Street, including adding a multi-use path/sidewalk on Potts Street from N.C. 115 to Griffith Street, and adding a roundabout at the Sloan Street/Griffith Street/Beaty Street intersection. Project U-5873 proposes to improve the N.C. 115 (Main Street)/Potts Street intersection, potentially including a roundabout at Davidson Street and Potts Street. Feedback from attendees at the February 12 project review session and the Davidson Board of Commissioners will be reviewed and considered for incorporation into the plans.

(b) Jason Lawrence, Senior Transportation Planner for the **Charlotte Area Transit System**, provided an update on the regional study in the north corridor to reevaluate transit options in the region and update the system-wide plan with actionable projects. In the north corridor, the study looked at four alternatives: 1) Red Line Commuter Rail; 2) I-77 BRT (Bus Rapid Transit); 3) US 21 Light Rail; and 4) US 21 BRT. The study recommends increased express bus service, while still striving for rail line service along the north corridor.

(c) Senior Planner Trey Akers presented the **Davidson Commons East 4D Map Amendment**. The applicant proposes to re-designate approximately 3.14 acres located on Davidson Gateway Dr. from Conditional Planning Area to Lakeshore Planning Area. The applicant envisions a development of approximately 38 single-family homes, including homes constructed on-site to meet the Davidson Planning Ordinance requirements for Section 5 Affordable Housing. The applicant met with the board of commissioners to understand the viability of the Map Amendment (i.e. rezoning) request prior to initiating the official Map Amendment process. The applicant does not anticipate asking for any exceptions to the Davidson Planning Ordinance as part of the Map Amendment process. The board requested more information on storm water impacts.

(d) Planning Director Jason Burdette presented the **River Run Phase VI Pre-Development Consultation Conditional**. The applicant is working with Epcon Communities to develop a 130-unit active adult (age-targeted) community and proposes to re-designate approximately 74.8 acres located east of Shearer Rd and south of E. Rocky River Rd. from a combination of Neighborhood Edge/Conditional Planning Areas

to entirely Conditional Planning Area. As part of the conditional request, the applicant has asked for a number of exceptions to the Davidson Planning Ordinance. Staff will continue to work with the applicant.

(e) Planning Director Jason Burdette presented the **Village of South Main Pre-Development Consultation Master Plan Amendment**. Davidson Village Investments, LLC requests to reduce the proposed unit count in block 1 by an additional two units, resulting in 29 total residential units. The proposed reduction of residential units falls outside the administrative approval thresholds based upon original approval numbers: 39 residential units. If approved, total unit count for Villages of South Main would be reduced from 31 proposed units (2012 amendment) to 29 units. The board will consider approval at a future meeting.

(f) Economic Development Manager Kim Fleming presented a revised plan for the **Downtown Community Gathering Space** (designed by consultant Stantec) based on feedback from the board of commissioners and downtown stakeholders (Davidson Farmers Market & downtown businesses). The next steps are to meet with the downtown stakeholders and Davidson Farmers Market board members and finalize the plan, budget estimate, and construction schedule.

(e) Town Manager Jamie Justice discussed with the board a date for a **Quarterly Meeting Q&A** at Davidson Town Hall in April. This “no agenda” meeting will enable members of the community to ask questions of the Davidson Board of Commissioners in an informal setting.

(g) The mayor and commissioners have been discussing the preservation of affordable housing in Davidson through the use of the payment in lieu funds collected the town. A house located on two lots at **153/155 Mock Road**, has recently become available. The purchase of this home preserves and maintains it as an affordable housing unit in town. Acquiring this property ensures that the home can remain affordable.

*Commissioner Fort made a motion to allocate \$185,000 in Affordable Housing payment in lieu funds for the acquisition of these properties and related costs. The motion passed unanimously (5-0).*

- **ADJOURN**

*Commissioner Campbell made a motion to adjourn. The motion passed unanimously (5-0).*

The meeting adjourned at 10:10 p.m.

**Attest:**

\_\_\_\_\_  
Elizabeth K. Shores  
Town Clerk

\_\_\_\_\_  
Rusty Knox  
Mayor