



March 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, March 12, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Autumn Riersen Michael, and David Sitton. Commissioner Jim Fuller was present via phone. Town Manager Jamie Justice, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Human Resources Director Megan White, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Works Director Doug Wright, Town Attorney Cindy Reid and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:03 p.m.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores read the following announcements:

Charlotte Water and Propst Construction are installing a new water pipe to serve customers in Davidson. As part of this project, Lorimer Road from Hillside Drive to Concord Road will be closed to through traffic for approximately five weeks.

Please join us for the Shaping What's Next multi-day workshop on April 1st, 2nd & 3rd. It kicks off on Monday, April 1st at the DCPC Congregation House from 6:00 to 8:00 p.m. with a short presentation and activity stations where we'll need your input. On Tuesday, April 2nd, we'll have theme-based discussion sessions throughout the day and early evening at the DCPC Congregation House. On April 3rd, we'll have more drop-in sessions during the day at the Congregation House, and then a final summary presentation and activity stations here in the Davidson Town Hall board room from 6:00 to 8:00 p.m. ALL of the details are available online at [whatsnextdavidson.com](http://whatsnextdavidson.com).

Congratulations to the staff and volunteers at Davidson Lands Conservancy for achieving national recognition, joining over 400 accredited land trusts across the country and 15th in the state of North Carolina. The Land Trust Accreditation Commission inspires excellence, promotes public trust and ensures permanence in the conservation of open lands by recognizing organizations that meet rigorous quality standards and strive for continuous improvement.

Mayor Rusty Knox read a proclamation in honor of Arbor Day to be celebrated in Davidson on Friday, March 22. A brief ceremony will be held at 11:00 a.m. at Roosevelt Wilson Park, 420 Griffith Street.

Mayor Knox read a proclamation honoring Clifford McNeer Archer, owner of Archer's Wrecker Service, one of the longest family owned and operated merchants on Main Street. Mr. Archer passed away on March 4, 2019.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **PRESENTATION**

(a) Finance Director Pieter Swart and Ken Joyner, Director, Mecklenburg County Assessor's Office presented preliminary results of the **2019 Revaluation** results for Iredell and Mecklenburg County. North Carolina law requires the revaluation of a real property at least every 8 years. Both Iredell and Mecklenburg County are revaluing all parcels in 2019 (effective for FY2020 tax bills). Revenue neutral tax rate will be calculated and presented during the budget process. Preliminary revaluation numbers will be adjusted for appeals.

- **DISCUSSION**

(a) **Park at Beaty Task Force** Officers Denise Beall and Dave Cable presented an overview of the completed work by the Task Force in Phase I and Phase II along with recommended next steps for the Board of Commissioners to consider. The recommended steps include evaluating additional dam options, endorsing permanent conservation of the land, adopting the conceptual plan/design, ranking the Park at Beaty as a high priority, charging the Task Force leadership to guide conserving, designing and implementation of the park, prioritize the Beaty Street section of the Charlotte to Mooresville Trail, and request design funding from Mecklenburg County. Commissioners agreed to all the recommendations with the exception of prioritizing the Beaty Street section and will seek public input on the proposed conceptual plan during the public comment period of the March 26 meeting.

(b) Planning Director Jason Burdette and Liquid Design Project Architect Ashley Schaffer provided an overview of a request from **Davidson Landing** to re-designate approximately 5.7 acres from Special Use to Conditional Planning Area. The parcels are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct two parking lots on the parcels. The Board advised for the applicant to work with staff to continue the Conditional Planning Area process.

(c) Planning Director Jason Burdette, Economic Development Manager Kim Fleming and developer Hopper Communities presented an updated proposal for **Davidson Bay Phase 2 Master Plan Amendments** for residential and commercial square footage. The applicant's revised proposal includes 56 townhomes, commercial square footage to +/-20,400 sf and includes two quadplex (8 units) buildings. There are also discussions underway between Hopper Communities, the town's affordable housing program manager, and Davidson Housing Coalition (DHC) about the quadplex potential contribution to affordable housing.

The applicant will begin the formal master plan amendment process which includes a public input session, Planning Board review and comment, and a decision by the Board of Commissioners at a future meeting.

(d) Commissioners discussed providing feedback to NCDOT regarding project **U-5907 (Potts-Sloan-Beaty)** and project **U-5873 (Highway 115/Davidson Street/Potts Street intersection in Cornelius)**.

Town Manager Jamie Justice presented two draft resolutions based on citizen input, commissioner comments, and staff comments. After further discussion, the Board requested to continue to work on revising the resolutions and will consider approval at the March 26 meeting.

(e) Planning Director Jason Burdette, Senior Planner Trey Akers and Planning Board Ordinance Committee Member Dave Cable provided an update on the progress on revisions to **Davidson Planning Ordinance Section 9: Trees**. The presentation included text amendments for completed sections and remaining sections. Next steps include a public hearing, Planning Board recommendation, approval by the Board of Commissioners at a future meeting.

(f) Special Projects Manager Dawn Blobaum shared **Phase I of the local historic district expansion** is complete. The Board approved \$23,750 for Hanbury Consulting to complete Phase II which includes surveying and documentation required to expand the local historic district to approximately the size of the National Register Historic District. This involves surveying over 500 properties, coordinating with the State Historic Preservation Office, and delivering the documentation. After Phase II is completed, the board will determine appropriate boundaries and proceed through the local historic district designation process.

***Commissioner Campbell made a motion to appropriate \$23,750 from Fund Balance for Hanbury Consulting to complete Phase II. The motion passed unanimously (4-0).***

(g) Town Manager Justice shared that the board of commissioners and management team will be holding a **strategic retreat on March 14th and 15th in Chapel Hill**. The purpose of the strategic retreat is to focus on several priority items from the town board's strategic plan. The areas of focus include public facilities, historic preservation/adaptive reuse, affordable housing/community land trust/community revitalization, and financial planning. The agenda includes visiting the Town of Carrboro Town Hall and Oxford City Hall which are old school buildings converted to municipal facilities.

(h) NC State Senator Natasha Marcus plans to introduce **three local bills** as requested by the town board in the state legislative agenda. Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills. **Resolution 2019-07 supports the preservation of heritage trees, Resolution 2019-08 is regarding the demolition of historic structures, and Resolution 2019-09 is regarding exempt subdivisions resulting in the loss of historic and affordable structures.** Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills.

***Commissioner Campbell made a motion to approve Resolution 2019-07, 2019-08 and 2019-09. The motion passed unanimously (4-0).***

- **ADJOURN**

***Commissioner Fort made a motion to adjourn. The motion passed unanimously (4-0).***

The meeting adjourned at 9:30 p.m.

**Attest:**

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Elizabeth K. Shores  
Town Clerk

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Rusty Knox  
Mayor

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