



July 9, 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, July 9, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, and Autumn Rierson-Michael. Commissioner David Sitton was absent. 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 5:04 p.m.

- **CLOSED SESSION**

*Commissioner Campbell made a motion to move to closed session per NCGS §143-318.11. (a) (5) – Land Acquisition (202 Mock Road, 144 Mock Circle, 145 Mock Road, and 211 Lakeside Avenue). The motion passed unanimously (4-0).*

*At 6:03pm, Commissioner Campbell made a motion to return to open session. The motion passed unanimously (4-0).*

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores read the following announcements:

The Davidson Police Department and Cornelius Police Department invite teen residents that have their NC Driver's license to a Teen Distracted Driving event on Saturday, July 27 from 12:00- 3:00 p.m. at Ingersoll Rand, 800 Beaty Street. It is against the law for drivers under 18 to use cell phones while operating a vehicle in NC, but at this event, teens will use both a cell phone and a club car while they drive through a cone obstacle course. This event is open to Davidson and Cornelius residents who are ages 16-19.

Mark your calendars for Tuesday, August 6 to celebrate National Night Out! The local National Night Out event was started in 2006 at the request and by the support of The Davidson African-American Coalition. The vision of this organization was for all residents to come together, break bread, and find common ground. Our community is stronger and better for their efforts 13 years ago. The Town of Davidson Police Department and North Meck CrimeStoppers will host the annual event from 5-7pm at

Roosevelt Wilson Park. Join us for food, activities and fun for all ages.

The Summer 2019 resurfacing project will begin in mid-July. The town has contracted with Barton Contracting, who also worked with us in 2018. Streets to be paved include South Street, Mock Road, Davidson-Gateway Drive, and Sloan Street. There will be no street closures for the project, but there may be delays when one lane is closed. Work will not occur during peak traffic hours.

Traffic Alert for Robert Walker Drive near the River Run Soccer Fields. Robert Walker Drive will be closed beginning Monday, July 15 to repair storm water pipe and road settling. Traffic will be detoured onto Wooden Tee Lane and through the Bradford Community via Poetry Lane to access Davidson-Concord Road. The road will reopen on Friday, July 19, however all work is weather dependent so please exercise caution and patience in making your way around the area.

- **QUARTERLY COMMISSIONER REPORTS**

Commissioners gave reports on the following organizations:

Commissioner Autumn Rierson Michael - Centralina Council of Governments

Commissioner Matthew Fort - Lake Norman Chamber of Commerce

Commissioner Jim Fuller - Visit Lake Norman

Commissioner Jane Campbell - Charlotte Regional Transportation Planning Organization,  
Lake Norman Transportation Commission & Meck Counts 2020

Mayor Rusty Knox - Metropolitan Transit Commission

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **DISCUSSION**

(a) Parks & Recreation Director Kathryn Spatz and Park at Beaty Task Force Member Dave Cable presented the recommended **name of the proposed Park at Beaty and a conservation easement**. The overwhelming choice, receiving 78.5% of the votes, on Open Town Hall was Beaty Park. Write-in ideas were permitted and several citizens expressed a desire for the park to be named Clontz Park, in honor of the family who sold the town land to the town. The Task Force Leadership Committee and the Livability Board recommend the park officially be named Beaty Park and be dedicated to the Clontz Family. The board of commissioners will consider approval of the name at the July 23 meeting. Park at Beaty Task Force member Dave Cable presented information on the proposed conservation easement in partnership with the Davidson Lands Conservancy. The proposed easement will permanently protect all 6 parcels (20+acres) that make up the Beaty property. The next step is to approve the conservation easement as presented at the July 23 meeting.

(b) Planning Director Jason Burdette, Senior Planner Trey Akers, and Planning Board Ordinance Committee members Dave Cable, Shawn Copeland, and Ellen Donaldson presented the draft text amendments to **Davidson Planning Ordinance Section 9 Tree Ordinance**. The discussion included work completed, violations, and fees. Next steps include a Public Hearing at 6:00 p.m. on July 23 at the board of commissioners meeting, and recommendations from the Planning Board and Livability Board.

(c) Planning Director Jason Burdette presented the different options, strategies, and pros and cons to better control the pace of development, specifically concurrency and **targeted conditional zoning**. After working with a consultant who specializes in growth management strategies and is familiar with North Carolina statutes, targeted conditional zoning is the preferred tactic to pursue. The board provided additional feedback and staff will continue to research targeted conditional zoning options.

(d) Finance Director Pieter Swart reviewed the next steps in process for **General Obligation (G.O.) Bonds for Public Facilities**.

***Commissioner Campbell made a motion to approve Resolution 2019-31 to set the date of the Public Hearing on Tuesday, July 23 at 6:00 p.m. at Davidson Town hall. The motion passed unanimously (4-0).***

(e) Town Manager Justice and the board of commissioners discussed several potential projects for roadways, greenways, and parks. The Charlotte Regional Transportation Planning Organization (CRTPO) provides grants to local governments for transportation-related projects. Their next grant cycle for discretionary grant funding begins in August and closes in October. The grants are typically an 80% grant with a 20% local match. Staff has reviewed the potential projects and determined the ones that are the most likely to be eligible for CRTPO grant funding:

- Highway 115 and Beaty Street intersection improvements
- Potts Sloan Beaty Phase 2 - Beaty Street multiuse path from Griffith Street to Highway 115
- Grey Road multiuse path from Wolfe Street to Abersham Park
- River Run to Summers Walk Greenway - engineering study phase

***Commissioner Fuller made a motion for staff to review the projects and move forward with the application process. The motion passed unanimously (4-0).***

(f) During **Miscellaneous/Open Discussion**, Commissioner Fuller commended Visit Lake Norman for their involvement with the Davidson College Reunion Weekend and Commissioner Fort requested additional citizen feedback for the proposed Downtown Gathering Space to help with decision making.

- **ADJOURN**

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

The meeting adjourned at 8:30 p.m.

**Attest:**

---

Elizabeth K. Shores  
Town Clerk

---

Rusty Knox  
Mayor