



Davidson, NC 28036  
March 8, 2011

**TOWN OF DAVIDSON REGULAR MEETING  
OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held their regular meeting at 6:00 p.m. on March 8, 2011.

Present were Mayor John Woods, Commissioners Tim Dreffer, Brian Jenest, Laurie Venzon, Connie Wessner, and Margo Williams. Also in attendance were Town Manager Leamon Brice, Town Attorney Rick Kline, Assistant Manager Dawn Blobaum, Finance Director Eric Hardy, Police Chief Jeanne Miller, Fire Chief Jeff Almond, Economic Development Manager Kris Krider, Planning Manager Lauren Blackburn, Public Information Officer Megan Pillow Davis, and Town Clerk Lillian Smith.

Mayor Woods called the meeting to order at 6:00 p.m. and began by reviewing the evening's agenda.

Two announcements were made: John Stroup announced that Realtors Care Day will be held on Friday, April 8 at home sites in both Iredell and Mecklenburg County. Economic Development Manager Kris Krider announced that there would be a presentation of the parking study draft at the March 22 work session and again at 12:00 p.m. on Wednesday, March 23 in the Town Hall Board Room.

There was no Citizen Comment. There were three changes to the agenda: Items V (b), VII (d), (g) were omitted from the agenda.

Mayor Woods accepted the Town of Davidson's first Tree City USA designation from Eric Muecke of the NC Division of Forest Resources, and Lauren Blackburn announced that in an effort to raise awareness about our urban forestry and to promote the value of trees, the students of the Community School of Davidson in conjunction with the Tree Board Members would be putting together an awareness effort during Arbor Day.

Two public hearings continued from the February meeting on the Davidson Planning Ordinance text amendments to Sections 4, 7, & 9 and the amendments to the NC 73 Planning Area on the Davidson Planning Ordinance Map. Mayor Woods opened the Public Hearing and Susan Irvin, representing property owner Community One Bank, introduced Norman Walters of Walters Commercial and Walter Fields who presented site analysis and constraints of proposed text. Resident Stewart Gray commented about possible buffer changes in relationship to the Park and Greenway connections through any proposed development. Town Attorney Rick Kline requested Mr. Walters conduct a comparison of development costs for the existing residential site plan.

Mayor Woods closed both public hearings and then opened the third public hearing on the agenda to discuss amending Section 9.1.2.3 of the Davidson Planning Ordinance which would provide more structured guidelines to fences. Planning Manager Blackburn confirmed that staff has studied the issue and recommends a four foot height for fences and three foot height for walls. With no further comment, Mayor Woods closed the third public hearing.

Upon a motion made by Commissioner Wessner, the following eight items on the consent agenda were approved unanimously:

- (a) Approve meeting minutes from February 8, 18, 22
- (b) Amend Rules of Procedure to add MI-Connection Nominating Committee *Exhibit VII (b)*
- (c) Approve Third Amendment to the Cable Interlocal Agreement *Exhibit VII (c)*
- (e) Adopt a resolution approving the Carolina Thread Trail map revision *Exhibit VII (e1, e2)*
- (f) Adopt a resolution in support of the Carolina Thread Trail Implementation/Land Acquisition Grant application *Exhibit VII (f)*
- (h) Adopt a revised ICMA 457 Retirement Plan Coordinator *Exhibit VII (h)*
- (i) Approve amended Personnel Policy for Probationary Leave *Exhibit VII (i)*
- (j) Adopt revised Fee Schedule to include a Business License fee *Exhibit VII (j)*

The first item under New Business was nominating two commissioners to serve on the MI-Connection Nominating Committee. According to the new provision of the Third Amendment to the Cable Interlocal Agreement as approved on the consent agenda, the Board of Commissioners are required to elect a nominating committee for MI-Connection Board. The amendment to the agreement expands the MI-Connection board from five to seven members and calls for a five member nominating committee comprised of two commissioners from Davidson and three commissioners from Mooresville. Commissioner Wessner made a motion to nominate Commissioner Dreffer and Commissioner Williams made a motion to nominate Commissioner Venzon to serve as the Davidson’s two appointees to the nominating committee. With no further discussion, the motion passed unanimously.

It was decided to move the vote on the second item of New Business, amending Section 9.1.2.3 of the Davidson Planning Ordinance which would provide more structured guidelines to fences as discussed during the public hearing to the April regular meeting.

At the conclusion of the New Business items on the agenda, the Board of Commissioners relocated to the discussion table in order to discuss Item ***IX (a)*** concerning the Davidson planning principles as they relate to commercial properties and what makes Davidson “Davidson.” Town Manager Brice led the discussion by providing history of how we got to where we are with Davidson’s planning principles beginning with the 1979 Zoning Ordinance, which never addressed drive-thrus. The 2001 ordinance discussion proved that what we do is not easy and is not fast. The discussion concluded with a review statistics which showed two story mixed use yields the highest property tax revenues and that drive-thrus take up land that could be yielding property tax revenues. The difference between private and public sector is that private can create a short term fix, but in the public sector, it doesn’t make any sense to do anything against our values.

The meeting adjourned at 8:45 p.m. and there was nothing further discussed.

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Lillian D. Smith,  
Town Clerk