

Davidson, NC 28036
October 12, 2004

PUBLIC HEARING AND REGULAR MEETING OF
THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson held a Public Hearing and regular meeting beginning at 7:00 p.m. on October 12, 2004 in the Town Hall Board Room.

Present were Mayor Randy Kincaid, Commissioners Cary Johnston, Garfield Carr, Bruce McMillen, Margo Williams, and John Woods, Town Manager Leamon Brice, Assistant Manager Dawn Blobaum, Town Attorney Rick Kline, Planning Director Kris Krider, Planners Meredith Judy and Lindsey Hobbs, and Downtown Director Kate MacIntyre.

Mayor Kincaid called the meeting to order. Town Manager Leamon Brice announced an information forum on the proposed Bailey Road Middle School will be held on November 4th at 7:00 at the Cornelius Town Hall.

Consideration of approving a proposed North Meck Arts and Science Plan was added to the Agenda Old Business.

Upon a motion by Commissioner McMillen, the Consent Agenda consisting of the following was unanimously approved.

- (a) Approve Minutes of September 14th and September 24th.
- (b) Receive an *Annexation Petition* for Summers Walk, adopt a *Resolution Directing the Clerk to Investigate the Petitions*, receive the *Certificate of Sufficiency*, and fix November 9, 2004, as the date of the Public Hearing for the matter.
- (c) Agree to vote on a Contract for Pedestrian Safety Improvements at the October 26th Work Session.
- (d) Approve attached Budget Amendments for the Police Department.
- (e) Approve spending \$5,000 from Fund Balance to fund an agreement between Cornelius, Huntersville, and Davidson for jointly developing industrial parks.

Mayor Kincaid opened a Public Hearing to hear citizen comment on a proposed amendment to the Planning Ordinance to include a Moratorium on the NC 37 Corridor between Davidson/Concord Road and Poplar Tent Road. Planning Director Kris Krider presented information and answered questions from concerned parties and Board members. Attendees expressing concerns included Attorney John Carmichael, representing the William Brewster Company, Brad Davis from Land Design, Commercial Realtor John Jones, Dave Grant, Martha Jenkins, and Frank Jacobus of the Williams Brewster Company. Mr. Jacobus requested a letter dated March 27, 2003, he received from former Planning Director Warren Burgess be filed as an attachment to the minutes. Mayor Kincaid then closed the Public Hearing.

David Martin, Chair, presented an Affordable Housing Task Force proposal. Marcia Webster, Davidson Housing Coalition Executive Director, and Terry Laney of Our Towns Habitat, also gave information on current activities and statistics.

A motion was made by Commissioner McMillen to approve the Affordable Housing Task Force proposal. The motion passed by unanimous vote.

Planner Meredith Judy reviewed a development proposal for the Rusak property at the end of Baily Road. Following a short discussion, Commissioner Woods moved to approve the proposal with the three notes added by Staff (*See attached*) and with the Park and Recreation Advisory Boards recommendation that 100% of the open space be publicly assessable. The motion carried unanimously.

Following a lengthy discussion, a motion was made by Commissioner McMillen to adopt the attached Moratorium Resolution with an ending date of October 15, 2005 and with a map attached showing the designated area. The motion passed by unanimous vote.

Commissioner Cary Johnston moved to approve a proposed North Mecklenburg Arts and Science Plan. Upon unanimous vote, the Plan was approved.

There was no additional business and the meeting adjourned at 10:14 p. m.

Town Clerk

STAFF RECOMMENDATION:

Staff recommends approval of the plan dated October 8 with the following three changes:

- In note #6, addition of the phrase “whichever comes first” after “or occupancy of the first home.” This wording has been agreed to by staff and development team, but was accidentally left off the notes.
- Add a traffic calming device to the pedestrian crossing at the northeast corner of the site. Staff recommends either a raised crosswalk or a refuge island.
- Add a note stating that the raised intersections and pedestrian crossings will be stamped with a pattern and painted so as to be easily recognized by drivers.