



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, July 9, 2024 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. CHANGES / ADOPTION OF THE AGENDA

IV. PUBLIC COMMENT - The Board shall provide at least one period for public comment per month at a regular meeting.

Prior to the start of the public comment period, persons wishing to address the Board of Commissioners will register on a sign-up sheet stationed by the meeting room door.

V. PUBLIC HEARING

a. An Ordinance to Amend Davidson Planning Ordinance Section 9 Tree Canopy, Landscaping, & Screening

Presenter: Jason Burdette, Planning Director

Summary: In 2019 the Board of Commissioners adopted changes to Section 9 of the Davidson Planning Ordinance (DPO). The changes reflected the results of the community Street Tree Inventory (2018) and the Tree Canopy Assessment (2019). The changes included a number of significant revisions, including establishing a Town Arborist position to assist in ordinance administration and direct town initiatives. As part of their recommendation to the Board of Commissioners in August 2019, the Planning Board advised that the Arborist conduct a review of the ordinance changes after implementation.

Based on the Town Arborist's review as well as experience in administering the ordinance since 2019, the proposed amendments listed in the accompanying Schedule of Changes are intended to foster greater collaboration amongst landowners, developers, and the town with the specific aims of providing clear replacement standards for individual lots and achieving greater canopy diversity for all project types. These changes are in accordance with Davidson's General Planning Principles, which read:

- **We must wisely manage the finite land and natural resources in the**

town's planning area. The natural environment enhances our quality of life, both physically and socially. We will preserve this irreplaceable asset for future generations through:

- Tree canopy that is preserved, enhanced, and established as new development and redevelopment occurs.

Action/Proposed Motion: The purpose of this discussion is to hold a public hearing on the proposed text amendments and solicit feedback from the public and commissioners.

VI. CONSENT

Consent items are typically non-controversial and routine items. Prior to the board's adoption of the meeting agenda, the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.

a. Consider Approval of June Draft Meeting Minutes

Summary: Draft Meeting Minutes from the June 11 and June 25 meetings.

b. Consider Approval of Davidson Tax Assistance Program (DTAP) Interlocal Agreement, Resolution 2024-14, and Budget Amendment 2025-03

Summary: The Board approved the Davidson Tax Assistance Program (DTAP) in conjunction with the FY2024 Budget. The intent of this program is to support the Town's goals of anti-displacement, affordable living, and preservation of affordable housing. Mecklenburg County has agreed to administer the Davidson Tax Assistance Program (DTAP) in conjunction with their HOMES program, under the Department of Community Resources, per the attached Interlocal Agreement. This item was discussed at the June 25 meeting.

c. Consider Approval of FY2025 Fire Protection Services Agreement with Mecklenburg County

Summary: Mecklenburg Board of County Commissioners has established fire protection service districts that cover the entire unincorporated area of Mecklenburg County and has levied a property tax for every fire protection service district for the purpose of funding fire protection services in the unincorporated area of Mecklenburg County. The Town of Davidson agrees to contract with the County to provide fire protection services in the area that is within the portion of unincorporated Mecklenburg County which is in the sphere of influence of the Town. Fire protection services district tax funds levied and collected by the County and paid to the Town by the County shall be used solely for fire department operations, fire protection and emergency services in the District and other areas of response as dispatched and to meet the standards established by this Agreement.

d. Consider Approval of Budget Amendment 2025-02

Summary: The Town of Davidson, in conjunction with the Davidson Community

Foundation (DCF), is purchasing eight townhouse units from Taylor Morrison of Carolinas, Inc. These eight units were required by the Davidson Planning Ordinance (DPO) to be designated and deed restricted as affordable units. In order to maintain long-term affordability, the Town, with financial support from DCF, is purchasing the units and selling to an income-restricted buyer. Budget Amendment 2025-02 will fund the purchase of 423 Jetton Street for resale under the Affordable Housing program.

VII. BUSINESS ITEMS

a. Consider Approval of Resolution 2024-13 Parkside Commons Purchase and Sale

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: The Town of Davidson, in conjunction with the Davidson Community Foundation (DCF), is purchasing eight townhouse units from Taylor Morrison of Carolinas, Inc. These eight units were required by the Davidson Planning Ordinance (DPO) to be designated and deed restricted as affordable units. In order to maintain long-term affordability, the Town, with financial support from DCF, is purchasing the units and selling to an income-restricted buyer. The Town Board approved the affordable housing plan for Parkside Commons at the May 24, 2024, meeting.

It is requested that the Town Board to authorize the purchase of the unit from Taylor Morrison and the sale of the unit to an income-restricted buyer.

Action/Proposed Motion: Motion to approve Resolution 2024-13 authorizing the Town Manager to enter into a Purchase Agreement with Taylor Morrison of Carolinas, LLC for one unit at Parkside Commons and authorize the Town Manager to approve the conveyance of 423 Jetton Street to an income-qualified buyer under the Town's affordable housing program.

VIII. SUMMARIZE MEETING ACTION ITEMS

Town Manager will summarize items where the board has requested action items for the staff.

IX. ADJOURN