



**Town of Davidson
Livability Board Regular Meeting
Community Room 120
251 South Street
Tuesday, May 19, 2026 at 7:00 PM**

I. CALL TO ORDER

II. WELCOME & INTRODUCTIONS

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

- a. Meeting Minutes
Summary:

V. OLD BUSINESS

- a. Staff Updates
Summary:
- b. Subcommittee Updates
Summary:

VI. NEW BUSINESS

- a. 251 South Street Steering Committee Report
Summary:

VII. ADJOURN



251 South Street Steering Committee Recommendations



**Board of Commissioners
September 26, 2023**

Contents:

- SSSC Phase II History
- South Street Steering Committee Members
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- SSSC Phase II Process
 - Town Subject Matter Expert Presentations
 - Public Input Sessions
 - Online Survey
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SSSC Phase II - History

- 2018 - 251 South Street Steering Committee (SSSC) was formed to gather input and make recommendations on the main building.
 - Recommendation to Commissioners – February 17, 2019
- September 19, 2019 – SSSC Phase II on the site began with a few new members.
 - Work suspended in early 2020 due to pandemic.
 - Reconstituted in March 2023 with a revised charge narrowing the scope to only include the 2.03 acres behind the gymnasium to the property line.

South Street Steering Committee Members

- Ben Beall
- Dave Cable
- Matt Churchill
- Deborah Keenan
- Gil Lorenz
- Susan Manning
- Elizabeth Martin
- Shelley Rigger
- Marion Sekerak
- Al Sudduth

Charge to Steering Committee

- Solicit community input for the use of the remaining 1/3 of the property at the 251 South Street site;
- Investigate various public service elements for the site that meet community values and goals as well as align with the town board's current strategic plan;
- Consider ancillary uses as appropriate while respecting the historic landmark status of the property and the historic character of surrounding parcels;
- Make recommendations regarding the use of the remaining property to the Board of Commissioners no later than September 26, 2023.

251 South Street Site



SSSC Phase II Process

Process - Town Subject Matter Expert Presentations

- 7 meetings from March 15 - September 13
- Received presentations from:
 - Eugene Bradley - Affordable Housing Needs Assessment
 - Jason Burdette - Comprehensive Plan
 - Austin Nantz - Strategic Plan
 - Stewart Gray - Historic Landmark
 - Dave Cable - Current assets of natural area
 - Avery Akers, 7-year-old - Advocating for pollinator gardens

Process – Public Input Sessions

The committee convened four public input sessions, which were attended by 119 individuals:

	Date	Total Attendance	Neighborhood Attendees*
Session 1 – Town Hall	June 5	40	29
Session 2 – Hopewell Church	June 12	20	16
Session 3 – Ada Jenkins	June 22	26	5
Session 4 – Town Hall	June 25	33	27

*Residents living within ¼ mile of 251 South Street

Process – Online Survey

- Online with 259 responses
- Questions were asked on potential uses:
 - Active recreation
 - Affordable/workforce housing
 - Natural areas
 - Passive recreation
 - Future public facilities
 - Parking

Process – Analyzing Data

- Four sub-committees
 - Each assigned one of the four potential uses:
 - Active recreation
 - Affordable/workforce housing
 - Natural areas
 - Passive recreation
 - Analyzed the in-person and survey data for potential uses
 - Consistent results across both in-person and survey input
- Committee deliberated and achieved consensus

Recommendations

1. A mix of natural uses, passive recreation, and active recreation is recommended.
2. The wooded area of the site should remain wooded and undeveloped. Passive recreational uses consistent with preservation of a natural area, including mature trees and natural drainage, are recommended.
3. The non-wooded area is recommended for active and passive recreational uses, in a format that supports the recreational uses of the gymnasium. Recreational options that require paving are recommended in limited areas only.
4. Small structures suitable for passive recreation are recommended insofar as they are compatible with other recreational uses and the preservation of the natural area.

Rationale and Evidence - Survey

Question: Do you think the entire parcel should be used for ...?

	YES	NO
Natural Areas	35.52%	64.48%
Active Recreation	26.25%	73.75%
Passive Recreation	23.94%	76.06%
Affordable Housing	15.06%	84.94%

For each potential use, respondents in the survey were asked whether they supported using the entire site for that use. Significant majorities said that using the entire parcel for any of the potential uses was not desirable. Refer to survey questions 5, 10, 15 and 20.

Rationale and Evidence (cont.) - Survey

Ranking of Potential Uses (n=259)

Q2. Considering the foregoing priorities and the value of this Town-owned asset given its central location in Davidson, please rank between 1 and 6 the importance to you of the following general uses of the parcel (1 = most important; 6 = not important)

	1	2	1 + 2	3	4	5	6	5 + 6	High - Low
Active Recreation	32%	22%	54%	24%	12%	7%	3%	11%	43%
Additional Parking	3%	7%	9%	10%	17%	33%	31%	64%	-54%
Affordable/Workforce Housing	19%	5%	25%	7%	12%	14%	42%	56%	-31%
Natural Uses	31%	23%	53%	24%	15%	5%	2%	8%	46%
Passive Recreation	15%	40%	54%	27%	10%	8%	0%	9%	46%
Space for Future Public Facilities	1%	3%	4%	9%	34%	32%	21%	53%	-49%

Rationale and Evidence - Input Sessions

Stickers Count

	1 - Town Hall	2 - Hopewell Ch	3 - Ada Jenkins	4 - Town Hall	Total
Active Recreation	22	10	3	27	62
Affordable Housing	16	2	48	29	95
Natural Areas	127	69	56	88	340
Passive Recreation	21	19	16	23	79
Total	186	100	123	167	576

A Note on Affordable/Workforce Housing

- Survey Responses on affordable/workforce housing
 - ¼ ranked it first or second
 - Overall was ranked 4th
 - All uses (active/passive recreation, natural uses, and housing) could not be accommodated on this 2 acres.
- Qualitative comments
 - Affordable/workforce housing is an important need.
 - Limited 2.03-acre site was not the right location (wooded area and area adjacent to the gym).
- The charge for the committee was narrowly defined. If it is possible to show an opportunity for affordable housing on this or adjacent sites that does not degrade the recommended uses – natural area and recreational use – that use might receive a different response from the public.

Questions?
Comments?

