



**Town of Davidson
Planning Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Monday, September 30, 2024 at 6:00 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Review/Approval of the August 26, 2024, Minutes

Summary: The Planning Board will review and consider approval of the August 26, 2024, Minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

a. Discuss Resident-Proposed Text Amendment

Summary: A resident has proposed text amendments to Davidson Planning Ordinance (DPO) 4.3.1.D specific to fencing regulations in the front yard and on corner lots. Proposed text amendments will follow the process described in DPO 14.23, Amendments Generated by Petition. Planning Director Jason Burdette will provide an overview of the text amendments. This item is for discussion only.

VII. OTHER ITEMS

VIII. PLANNING STAFF REPORT

IX. ADJOURNMENT

MEETING MINUTES

Planning Board

Town of Davidson, NC

August 26, 2024

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Community Room of the Davidson Town Hall & Community Center at 251 South Street.

I. CALL TO ORDER: 6:01 pm

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Shawn Copeland (Chair); Waller Blackwell (Vice Chair); Rick Pacious; Susan Cooke; Sara Cumming; Janice Lewis; Michael Fabrizius; Jason Ridenhour; Tom Watson
- **Absent Board Members:** Heather McClow, Nora Barger, Mendy McNeel
- **Town Representatives:** Trey Akers

III. CHANGES TO THE AGENDA: N/A

Motion to adopt the agenda:

- Motion: Waller Blackwell
- Second: Michael Fabrizius
- Vote: 8-0 (Motion Passed, Absent: McClow, Barger, McNeel, Lewis Arrived 6:05)

IV. REVIEW/APPROVAL OF THE MINUTES

a. Review/Approval of the July 29, 2024, Minutes:

Motion to recommend approval of the minutes:

- Motion: Rick Pacious
- Second: Sara Cumming
- Vote: 8-0 (Motion Passed, Absent: McClow, Barger, McNeel, Lewis Arrived 6:05)

V. OLD BUSINESS: N/A

VI. NEW BUSINESS:

- a. **Haley Master Plan – FYI Presentation:** Principal Planner Trey Akers provided an overview of the Master Plan application. Staff from the development team were also present and answered questions. Members discussed the following topics:
 - Vehicular/street and other connections to adjacent properties;
 - Open space uses, BMP facilities, tree preservation, and greenway routing;
 - Bicycle network facilities and whether a single bicycle lane was appropriate on Ralph Knox Rd. Extension;
 - Affordable housing and the integration of units throughout the site;
 - Lot design, project lighting standards, and the use of an HOA;
 - The completion of infrastructure and assumption of maintenance by the town.

VII. OTHER ITEMS: N/A

VIII. PLANNING STAFF REPORT: Principal Planner Trey Akers provided brief updates on various development projects and the upcoming Planning Board application window.

IX. ADJOURNMENT: 7:25 pm

- Motion: Susan Cooke
- Second: Janice Lewis

APPROVAL OF MEETING MINUTES

Signature/Date

Shawn Copeland, Planning Board Chair



AGENDA MEMO

To: Davidson Board of Commissioners
From: Jason Burdette, Planning Director
Date: September 24, 2024
Re: Discuss Resident-Proposed Text Amendment

ITEM SUMMARY/OVERVIEW

A resident has proposed text amendments to Davidson Planning Ordinance (DPO) 4.3.1.D specific to fencing regulations in the front yard and on corner lots. Proposed text amendments will follow the process described in DPO 14.23, Amendments Generated by Petition.

ACTION/PROPOSED MOTION

This item is for discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents.

Core Values

Citizens are the heart of Davidson, so Town government will treat all people fairly, with courtesy and respect.

NEXT STEPS

The Planning Board will receive an FYI at their September meeting. A public hearing with the Board of Commissioners will be held in October.



Davidson Planning Ordinance (DPO) Chapter 4 Resident-Proposed Text Amendments

Jason Burdette
Planning Director
September 30, 2024

www.townofdavidson.org

CURRENT DPO: GENERAL SITE DESIGN

DPO 4.3.1.D *Fences, Hedges, and Garden Walls*

All Planning Areas:

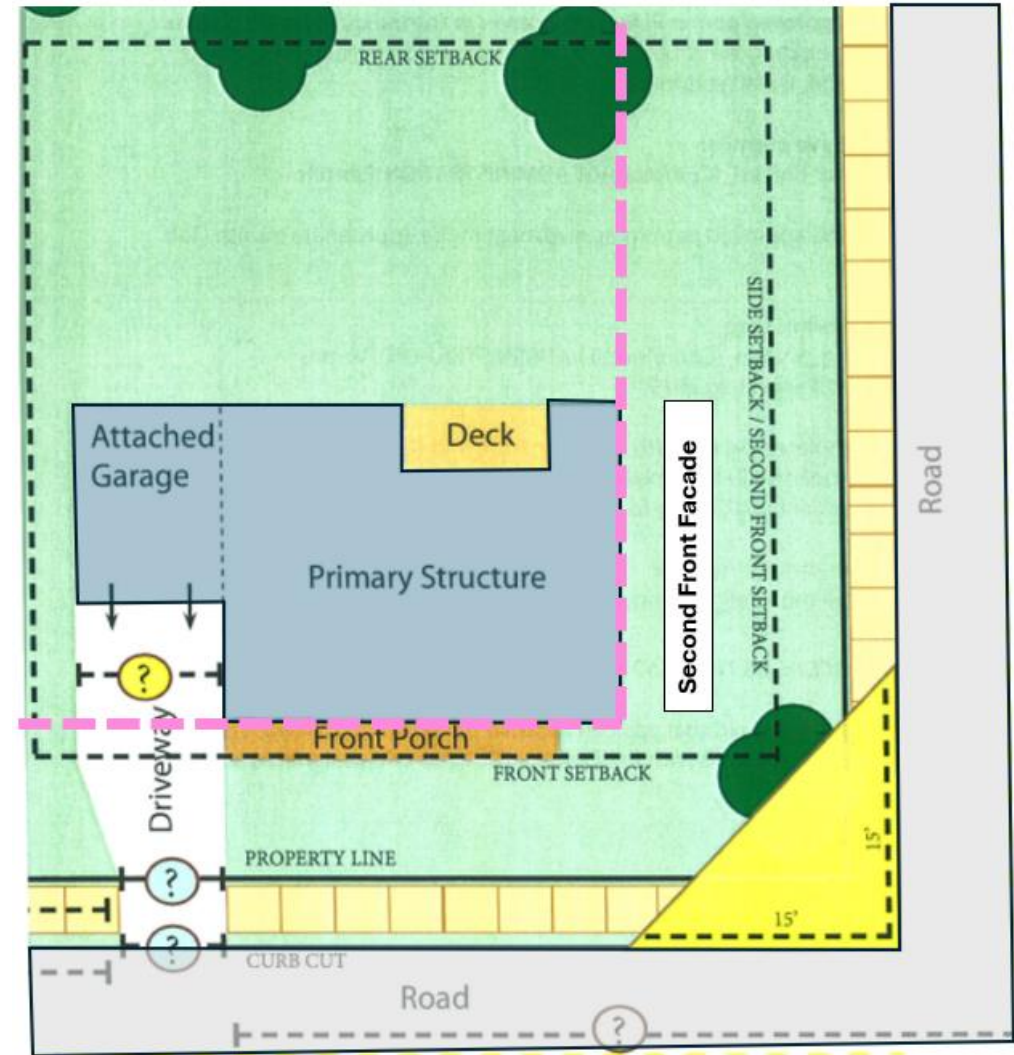
Fences, hedges, and/or garden walls located in front of the building line shall be no greater than **three feet in height** and fences shall be no more than two-thirds solid.

Fences, hedges, and/or garden walls located behind the front building line shall be no greater than six feet in height. Chain link fencing is allowed in rear yards only. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. **For buildings on corner lots, both facades fronting a street shall be considered a front building line for purposes of fencing, hedges, and garden walls.**

CURRENT DPO: GENERAL SITE DESIGN

DPO 4.3.1.D

...For buildings on corner lots, both facades fronting a street shall be considered a front building line for purposes of fencing, hedges, and garden walls.



EXAMPLES



EXAMPLES

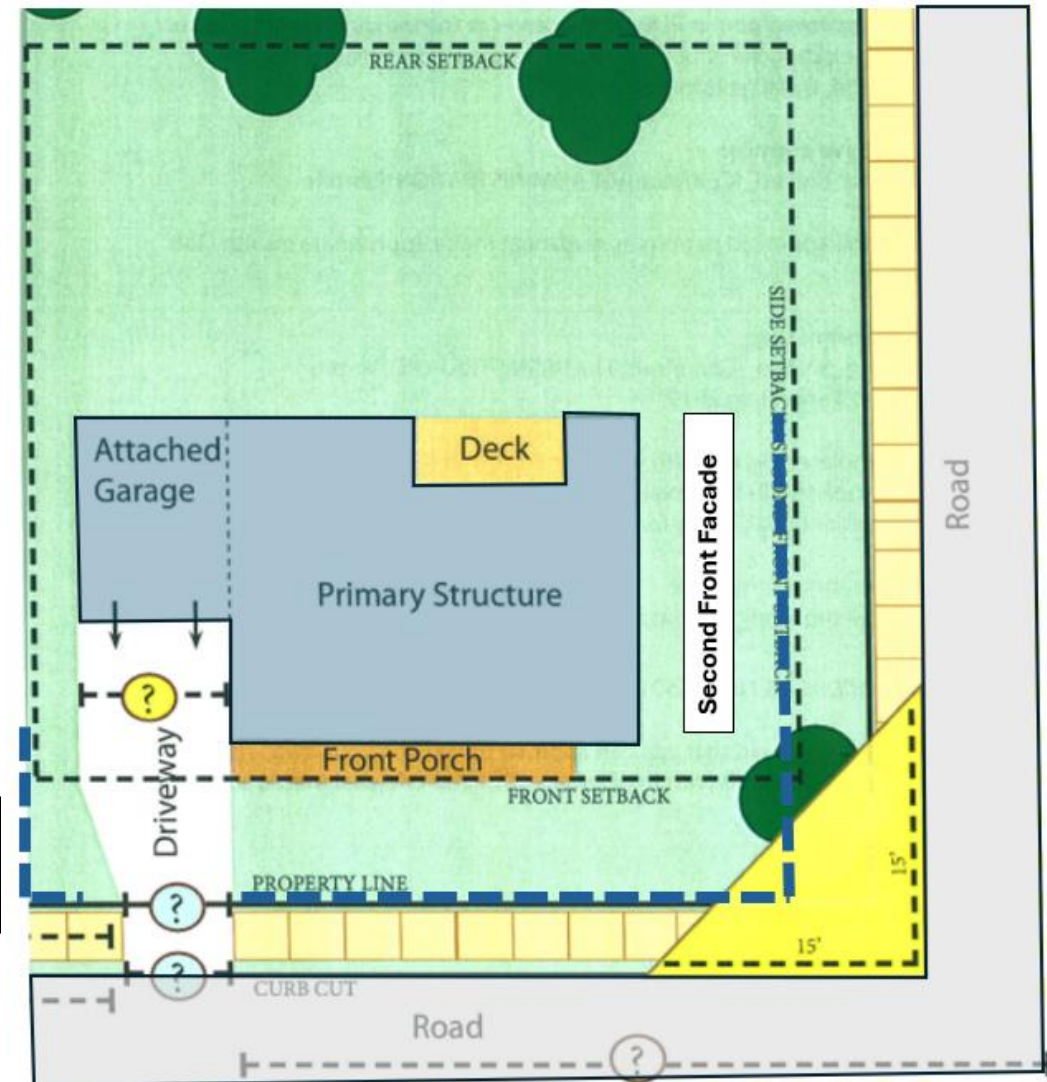


CURRENT DPO: GENERAL SITE DESIGN

DPO 4.3.1.D

...For buildings on corner lots, both facades fronting a street shall be considered a front building line for purposes of fencing, hedges, and garden walls.

Corner Lot:
Permitted Location of a 3' Fence
(Forward the Front Building Lines)



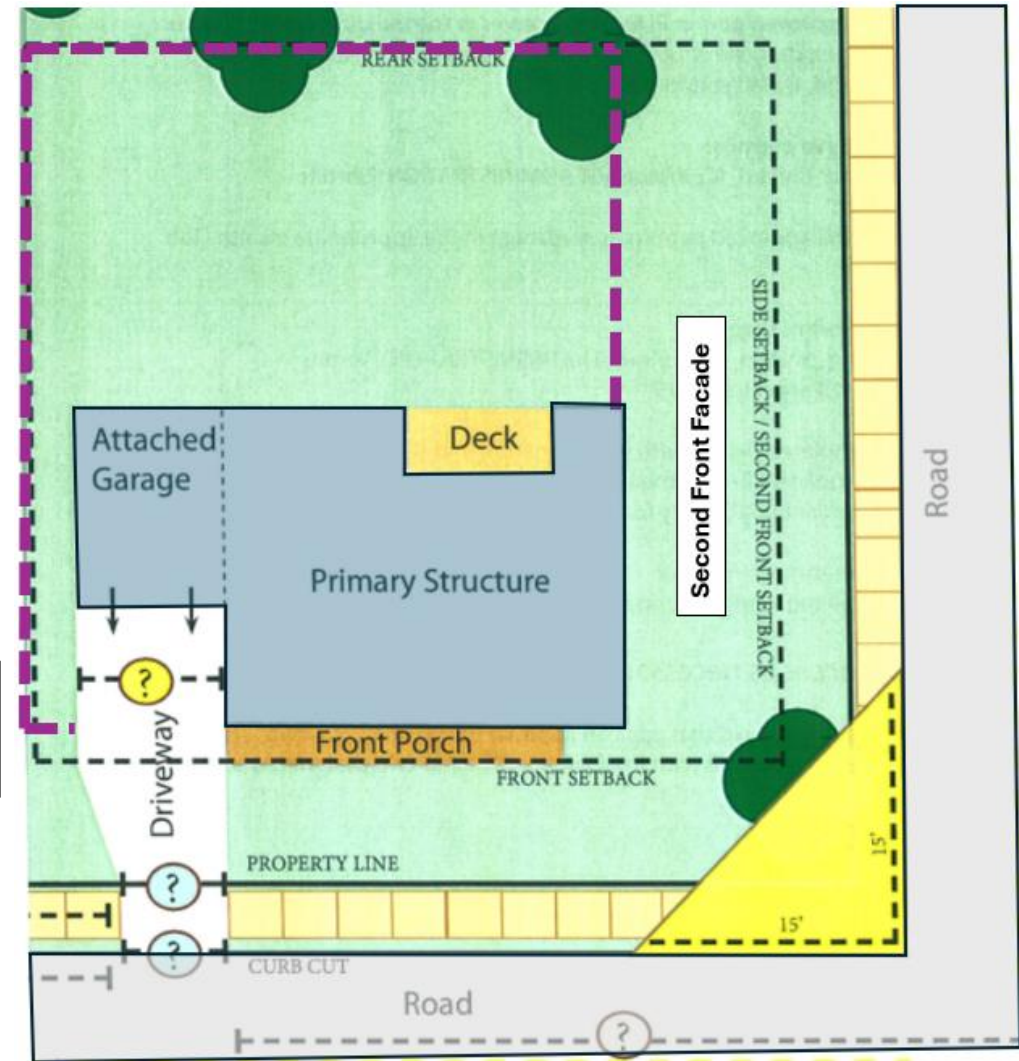
CURRENT DPO: GENERAL SITE DESIGN

DPO 4.3.1.D

...For buildings on corner lots, both facades fronting a street shall be considered a front building line for purposes of fencing, hedges, and garden walls.

Corner Lot:

Permitted Location of a 6' Fence
(Flush or Behind the Front Building Lines)



RESIDENT-PROPOSED CHANGES: SUMMARY

Timeline: 2023/2024

- Non-Compliant Fence Constructed
- Another Resident Inquired re: Compliance
- Town's Code Enforcement is Complaint-Driven
- Property Inspected
- Notice of Violation (NOV) Issued
- Staff Advised Property Owner of Alternative Compliance Methods
- Property Owner Proposed DPO Text Amendment

RESIDENT-PROPOSED CHANGES: SUMMARY

DPO 4.1.3.D: Fences, Hedges & Garden Walls

All Planning Areas:

Fences, hedges, and/or garden walls located in front of the building line shall be no greater than **three four feet in height** and fences shall be no more than two-thirds solid. Fences, hedges, and/or garden walls located behind the front building line shall be no greater than six feet in height. Chain link fencing is allowed in rear yards only. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. **For buildings on corner lots, both facades fronting a street shall be considered a front building line for purposes of fencing, hedges, and garden walls.**

Applicant-Proposed Changes

- Allow four-foot fences in the front yard.
- Remove last line from text
- Permit corner lot fences within three feet of property line on secondary frontage. Encourage landscaping.
- Fences on secondary frontage shall be placed no closer than half the depth of the primary structure.

Applicant Justification

- Allow corner lot owners same security/privacy adjoining properties granted
- Create private yard and play spaces

NEXT STEPS

Process: DPO 14.23: Amendments Generated by Petition

- **September 24:** Board of Commissioners FYI
- **September 30:** Planning Board FYI
- **October 8:** Board of Commissioners Public Hearing
- **October 28:** Planning Board Recommendation
- **November 12:** Board of Commissioners Decision

DISCUSSION

