



**Town of Davidson  
Planning Board Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Monday, September 29, 2025 at 6:00 PM**

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- 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 June 30, 2025, Minutes**

**Summary:** The Planning Board will review and consider approval of the June 30, 2025, Minutes.
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
- VII. OTHER ITEMS**
- VIII. PLANNING STAFF REPORT**
- IX. ADJOURNMENT**

# MEETING MINUTES

## Planning Board

Town of Davidson, NC

June 30, 2025

A meeting of the Davidson Planning Board was held at 6:01 p.m. in the Community Room of the Davidson Town Hall & Community Center at 251 South Street.

### I. CALL TO ORDER: 6:00 p.m.

### II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Shawn Copeland (Chair); Waller Blackwell (Vice Chair); Sara Cummings; Tom Watson; Heather McClow; Rick Pacious; Jason Ridenhour; David Lusk; Mendy McNeel; Richard Bargoil, Michael Fabrizius
- **Absent Board Members:** Janice Lewis
- **Town Representatives:** Trey Akers

### III. CHANGES TO THE AGENDA: N/A

### IV. REVIEW/APPROVAL OF THE MINUTES

#### a. Review/Approval of the April 28, 2025, Minutes:

*Motion to recommend approval of the minutes:*

- Motion: Jason Ridenhour
- Second: Rick Pacious
- Vote: 10-0 (Motion Passed, Absent: Lewis; Not Present: Blackwell)

### V. OLD BUSINESS:

- a. **Oak Hill Ph. 2 Master Plan – Review & Comment:** Principal Planner Trey Akers recapped the history of the project and highlighted minor adjustments since the Planning Board reviewed the project in April 2025. Board members discussed the project with staff and the project team (Joe Schwenker, Community Housing Partners). Members discussed various site and development features, including the use of permeable paving, tree preservation, and the DPO-supported parking reduction from NC Housing Finance Agency (NCHFA) standards. The comparability of rents between Ph. 1 and Ph. 2 also arose, with Joe Schwenker explaining how the NCHFA determines rates. The board thanked the project team for their efforts and for working with the town.

### VI. NEW BUSINESS

### VII. OTHER ITEMS

- VIII. **PLANNING STAFF REPORT:** Principal Planner Trey Akers provided updates on various development projects and planning initiatives across the community.

**IX. ADJOURNMENT:** 7:01 p.m.

- Motion: Rick Pacious
- Second: David Lusk

***APPROVAL OF MEETING MINUTES***

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Signature/Date

Shawn Copeland, Planning Board Chair