



**Town of Davidson
Planning Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, January 28, 2026 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 November 24, 2025, Minutes

Summary: The Planning Board will review and consider approval of the November 24, 2025, Minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

a. Member Introductions

Summary: The Planning Board will introduce members, including newly appointed members.

b. Vice Chair Election

Summary: The Planning Board will elect a member to serve as Vice Chair.

c. Adopt Meeting Schedule

Summary: The Planning Board will adopt its meeting schedule for 2026.

d. Planning Board Orientation

Summary: Principal Planner Trey Akers will provide an overview of the board and its responsibilities.

VII. OTHER ITEMS

a. Annual Permit Report

Summary: Planning Technician Yvonne Janssen will provide an overview of permit activity in 2025.

VIII. PLANNING STAFF REPORT

IX. ADJOURNMENT

MEETING MINUTES

Planning Board

Town of Davidson, NC

November 29, 2025

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 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, Janice Lewis, Michael Fabrizius
- **Absent Board Members:** N/A
- **Town Representatives:** Trey Akers, Lindsay Laird, Andrew Golden

III. CHANGES TO THE AGENDA:

- a. **Add Membership Recognition to Agenda:** Shawn Copeland asked the staff liaison if there were any items to add to the agenda. Trey Akers indicated that a brief item on membership recognition was needed in the Other Items section.

Motion to change agenda to add membership recognition:

- Motion: Heather McClow
- Second: Sara Cummings
- Vote: 12-0 (Motion Passed, Absent: N/A)

IV. REVIEW/APPROVAL OF THE MINUTES

- a. **Review/Approval of the September 29, 2025, Minutes:**

Motion to recommend approval of the minutes:

- Motion: Waller Blackwell
- Second: David Lusk
- Vote: 12-0 (Motion Passed, Absent: N/A)

V. OLD BUSINESS:

- a. **Davidson Carwash Master Plan – FYI:** Senior Planner Lindsay Laird provided an overview of the project, including timeline, site context, and proposed site plan. Matt Gallagher of Blue Heel Development, a project team member, described the public engagement undertaken by the project team and various site and adjacent site conditions influencing the proposed design. Participants discussed the following:

- **Connections:** Vehicular and non-vehicular connections, including the multi-use path through the site, fire access, and the importance of pedestrian connectivity across S. Main St., recommending exploration/construction of a mid-block crossing.
- **Parking:** Various parking considerations and configurations.

- Residential Components: The types of units proposed and whether the units included affordable housing.
- Environmental Features: The design of the BMPs (i.e., rainwater management facilities), whether the site contained any contamination related to the former use as carwash, and the importance of sustainable features such as green roofs.

VI. NEW BUSINESS: N/A

VII. OTHER ITEMS:

- a. **Membership Recognition:** Principal Planner Trey Akers announced the reappointment of Janice Lewis, Mendy McNeel, and Sara Cummings to the board; Katie Zager’s appointment to the board; and Waller Blackwell’s appointment as the board chair by the Davidson Board of Commissioners. Lastly, he acknowledged outgoing chair Shawn Copeland’s long-tenured service.

VIII. PLANNING STAFF REPORT: Principal Planner Trey Akers reminded members of the upcoming recognition event.

IX. ADJOURNMENT: 6:52 p.m.

- Motion: Jason Ridenhour
- Second: Janice Lewis

APPROVAL OF MEETING MINUTES

Signature/Date
Waller Blackwell, Planning Board Chair



MEETING SCHEDULE

Planning Board - Town of Davidson, NC
2026

January 28th

February 23rd

March 30th

April 27th

May 18th

June 30th

July 27th

August 31st

September 28th

October 26th

November 30th

December – Typically No Meeting

****Note: Generally, all meetings are scheduled for the last Monday of each month at 6:00 p.m., Davidson Town Hall & Community Center, 251 South Street, Davidson, NC 28036. Meeting details are announced via the town's "Planning" listserve; register on the [e-Crier webpage](#). In 2026, one meeting falls on a Monday that presents a conflict: 05.25, Memorial Day. The May meeting has been scheduled for Monday, 05.18.2026.***

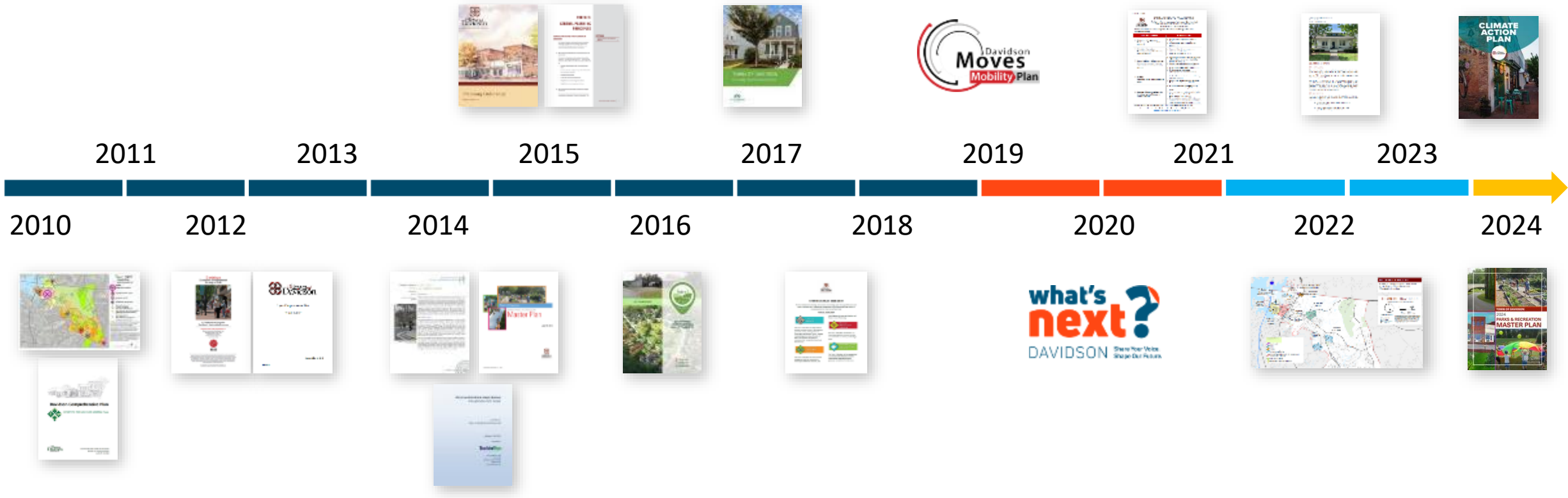


Planning Board Orientation

Trey Akers
Principal Planner
01.28.2026

www.townofdavidson.org

DAVIDSON'S COMMITMENT TO PLANNING



AUTHORITY & RESPONSIBILITY

Main Activities

- **Make Studies:** Within Jurisdiction/ETJ
- **Determine Objectives:** Prepare/Adopt Plans Supporting Objectives
- **Develop & Recommend:** Policies, Ordinances, Admin. Procedures
- **Advise Town Board:** On Plans, Uses, & Amend. of Plans/Procedures

DPO Section 13.2.1

- **Master Plan Recommendations:** Schematic Design Plans, Conditions (As Applicable)
- **Land Use Plan Recommendations:** Small Area Plans, Studies, Comp. Plan Review, etc.
- **Planning Ordinance Updates:** Review/Consider Petitions
- **Board of Adjustment:** Sub-set of the Planning Board; Quasi-Judicial; BUA-Averaging/Watershed

Additional Charges

- **Participation in Planning Processes:** Small Area Planning, Public Meetings (Input Sessions)
- **Education:** **Conversant Advocates** of Relevant Plan Details
- **Board of Commissioners Liaison:** Support/Provide Guidance on Strategic Decisions

PLANNING BOARD – MAIN ROLES

- **Development Projects & Planning Ordinance:**
 - Ask Questions, Understand Decision Factors
 - Review + Informed Commentary
 - Serve as Knowledgeable Ambassadors of Project/Process Facts
- **Mobility Plan + Vision Zero:**
 - Provide Annual Input on Implementation
- **Comprehensive Plan, Long-Range Plans:**
 - Conversant Advocates of Davidson Planning Principles
- **Board of Adjustment:**
 - Serve as Objective Members on Rotating Basis

PLANNERS' ROLES

Planetizen

*And yet, an understanding of a **desired future**, and a **grasp of the tools** that can make a desired future a reality, is precisely the job of planners. Planners must always keep one eye toward history, one on the present, and one eye toward the future.*

DOCUMENTS

1. Policies:

- **General Planning Principles:** Broad Aspirations
- **Comprehensive Plan:** Framework/Action-Oriented
- **Mobility Plan:** Framework/Action-Oriented
- **Historic Preservation Plan:** Framework/Action-Oriented
- **Small Area Plans:** Smaller-Scale/Geographically-Specific Frameworks
 - » NC 73 (2004, 2005, 2008); Station Area Plan (2012); Circles @ 30 (2013); Rural Area Plan (2016); Downtown Small Area Plan (2023)
- **Administrative Plans/Policies:** Topical, Planning Offers Support
 - » Affordable Housing Needs Assessment (2022); Sustainability Framework (2021)

2. Legal Codes:

- **Planning Ordinance:** Development Standards Achieving Aspirations
- **Municipal Code:** Statutory Provisions

COMMUNICATION

GUIDELINES

Meetings:

- Member Dialogue: Respect, Collegiality, Inquiry, Discourse
- Citizen Comments: Respect, Active Listening

Outside of Meetings:

- Board Email: Logistical Info., Limited/Clarifying Responses
 - Questions, Suggestions, Concerns: Direct to Staff/Chair
 - No Discussion of Board Business/Topics
- Meetings Outside of Official Meeting: Permissible (Quorum = 7 Persons)
- Public Engagement (In Person): Acceptable/Encouraged, Purpose = Listen
- Media:
 - Official Inquiries: Direct to Communications Director
 - Mobile/Digital Platforms (i.e. social media): Proceed with Caution – Report Facts, If Necessary

» Becomes Written Evidence in Quasi-Judicial/Legal Challenge Determination

UPCOMING WORK

DEVELOPMENT PROJECTS

Haley Master Plan: Site Construction Documents Under Review

Oak Hill Ph. 2 Master Plan: Site Construction Documents Under Review

Mayes Node Master Plan: Intersection of June Washam Rd., Davidson-Concord Rd., NC 73

Alexander Carwash: Downtown Infill, Mixed-use (PB Review + Comment Feb. or March)

DAVIDSON PLANNING ORDINANCE

Targeted Updates (Sections): Affordable Housing (5), TIA (6.10), Plan- & Statutorily-Driven Changes (Various)

PLANS + INITIATIVES

Comprehensive Plan/Implementation: Winter 2026 (Action Items, Key Metrics – Trendlines, Debut Envisio Platform)

Historic Preservation Plan: Finalize Sloan House Contract, Continue Storytelling Efforts

Placemaking Initiative: Continue to Seek/Review Proposals + Implement Projects

TOD Workforce Housing/DFI: Evaluation of Town-owned Sites/Feasibility

Mobility: Red Station Area Planning, Microtransit, Sales Tax Funding Prioritization, Griffith/Main St. Improvements



YOU HAVE A ROLE TO PLAY

QUESTIONS



RESOURCES



RESOURCES

TOWN OF DAVIDSON

Planning Ordinance: <http://www.townofdavidson.org/1006/Planning-Ordinance>

Comprehensive Plan: <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

Plans, Reports, & Studies: <https://www.townofdavidson.org/111/Plans-Reports-Studies>

Maps: <http://www.townofdavidson.org/1026/Maps-GIS>

ADDITIONAL

Google: www.google.com

Mecklenburg County/Mapping: [Polaris 3G](#)

Time Machine Map: [Meck. County GIS](#)

Planning: APA (Policy Reports); Congress for the New Urbanism; Planetizen; Project for Public Spaces; RCL Co. (Real Estate); Smart Growth America; Urban Land Institute; Visualizing Density (Lincoln Institute of Land Policy).



Davidson

Permit Report 2025

Introduction

Davidson Permit Report

At the direction of the Planning Board, Town staff collected information from the Town's permit log and Mecklenburg County to create the following summary. ArcGIS was utilized to map the data derived from these logs. Activity by month is monitored using the documents overview page in excel that auto calculates permit activity based on type. Staff have collected and regularly reported this data since 2014.

The following information is a raw snapshot of permit data. This report may include imperfect data containing typographic errors and double counts. However, this information will help to continue the conversation about permitting and development trends in town.

Permit Types

The following are the primary types of permits required for work by the Town of Davidson, which are tracked in this report:

- **Building:** Required for all new construction, renovations, and additions for residential and non-residential structures. Interior-only residential renovations do not require town permits.
- **Demolition:** Required for the removal of any residential or non-residential structure.
- **Sign:** Required for the installation or replacement of all signage as identified in the Planning Ordinance.
- **Temporary Use:** Required for temporary uses like tents and dumpsters as identified in the Planning Ordinance.



The Town of
Davidson

College Town. Lake Town. Your Town.

2025 Overview

Total Permits Approved: 358



Building

297



Demolition

22



Sign*

34



Temporary Use*

5

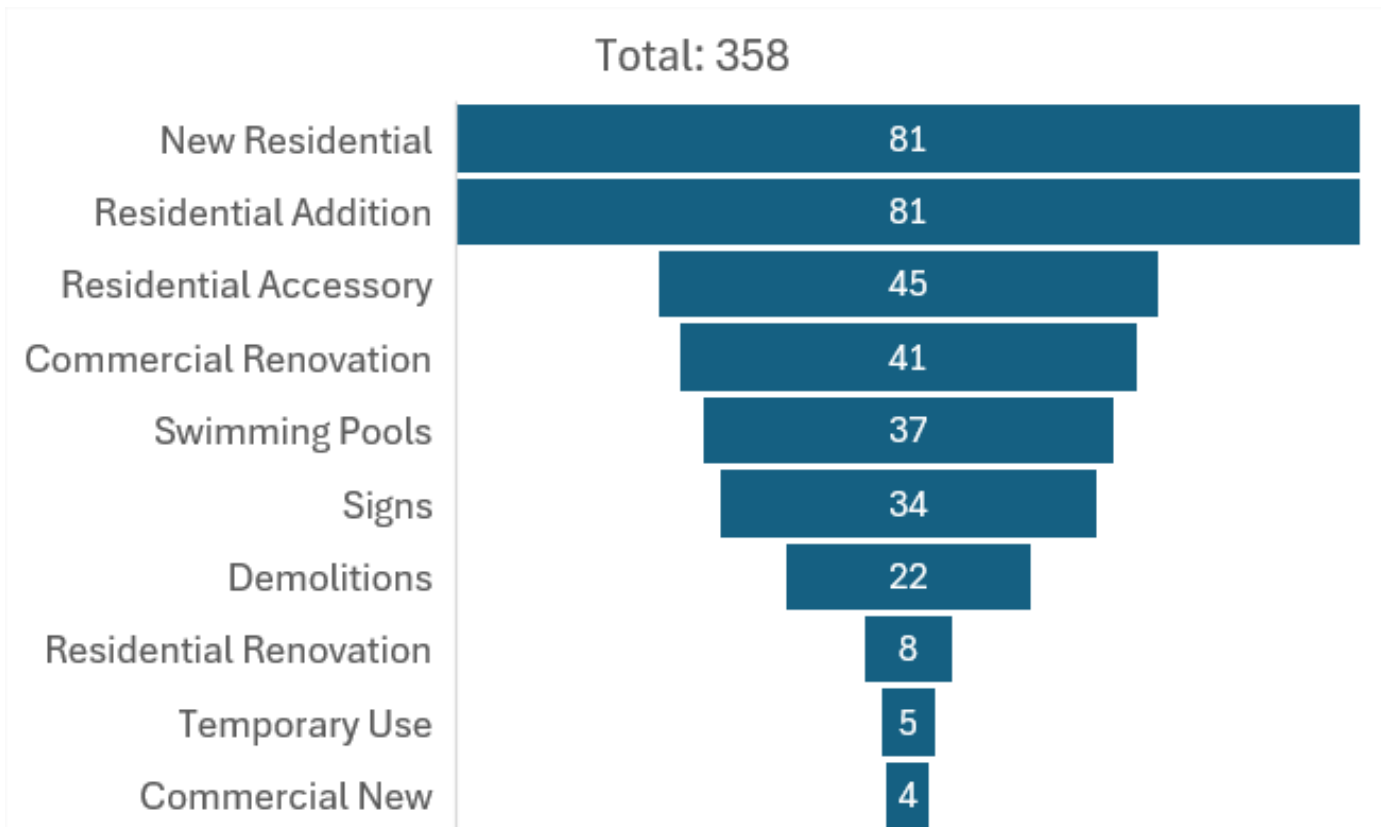


Average Review Time: 2.50 Days

2025 Permit Data

Permits by Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Res- New	23	2	8	13	9	1	1	8	5	4	5	2	81
Res-Accessory	8	2	6	5	4	5	0	5	3	4	1	2	45
Res-Addition	6	4	4	7	3	4	4	9	9	12	12	7	81
Res-Renovation	2	2	0	0	1	0	0	0	0	0	0	3	8
Pool	1	3	1	3	2	3	5	5	3	5	3	3	37
Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	1	1	2	2	2	2	3	5	1	1	1	1	22
Temp Use	0	1	0	0	0	0	0	0	1	1	1	1	5
Commercial-New	1	0	0	1	0	1	0	0	0	0	1	0	4
Commercial-Upfit	5	3	1	7	2	5	1	4	5	1	4	3	41
Signs	1	1	4	3	3	3	1	5	2	6	2	3	34
Total	48	19	26	41	26	24	15	41	29	34	30	25	358

Full dataset showing type and number of approvals per month.



Building Permit Breakdown

2025 Building Permits

Building Permit Breakdown

81 New Residential

4 New Civic & Commercial

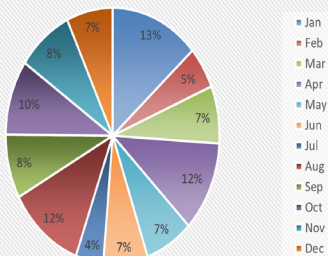
45 New Accessory Structures

41 Commercial Renovation and Upfit

89 Residential Renovations & Additions

37 Swimming Pools

Permits by Month



New Residences

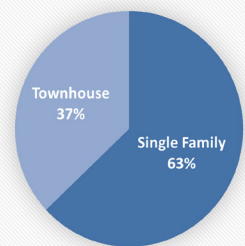
51 Single Family Detached

0 Duplex

30 Townhouse

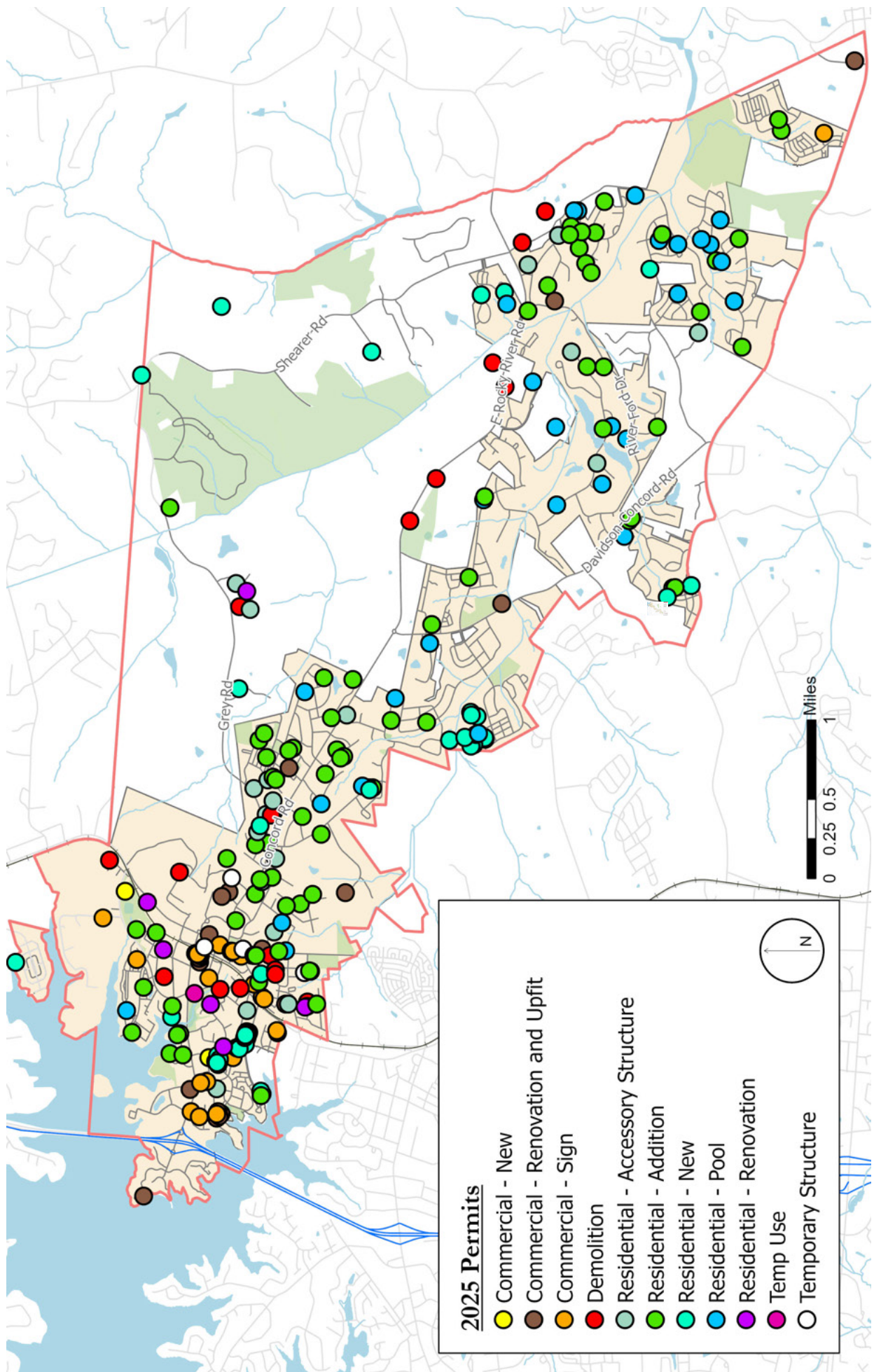
0 Other

Residential by Type: 2025







Monthly approvals as a proportion of total 2025 permits.

Share of new residential by building type.



Year by Year

This section examines how permit data from past years, compares with 2025 activity

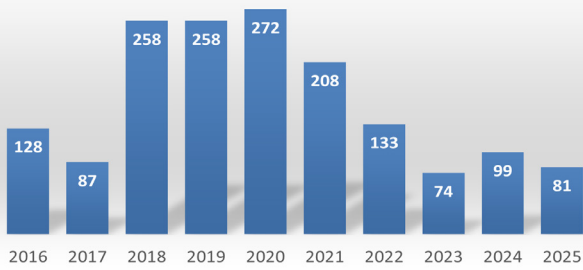
Permit Type	2020	2021	2022	2023	2024	2025*
 Building**	544	432	360	260	294	297
 Demolition	7	6	22	11	12	22
 Sign	19	32	21	26	27	34
 Temp Use	5	10	5	2	1	5
Grand Total:	575	480	408	299	334	358

*Building permits include new construction, renovations, additions, and accessory structures like sheds and pools.

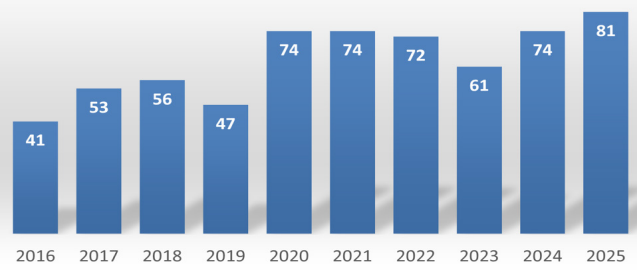
Year by Year

Permit Types	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Residential New	128	87	258	258	272	208	133	74	99	81
Residential Accessory	64	46	133	89	98	43	53	43	33	45
Residential Addition	41	53	56	47	74	74	72	61	74	81
Residential Renovation	4	8	1	3	5	9	5	7	6	8
Residential Pool	33	37	37	38	79	75	64	46	46	37
New Civic Structure	0	0	0	0	1	0	0	2	0	0
Civic Accessory Structure	1	0	2	1	0	0	4	0	1	0
Demolition	10	12	10	10	7	6	22	11	12	22
Temporary Use	0	2	2	2	1	2	6	3	1	5
Commercial-New	0	2	2	2	1	2	2	6	6	4
Commercial-Renovation and Upfit	27	22	17	21	14	21	26	19	29	41
Signs	29	37	30	25	19	32	21	27	27	34
TOTAL	339	313	553	497	578	480	408	299	334	358

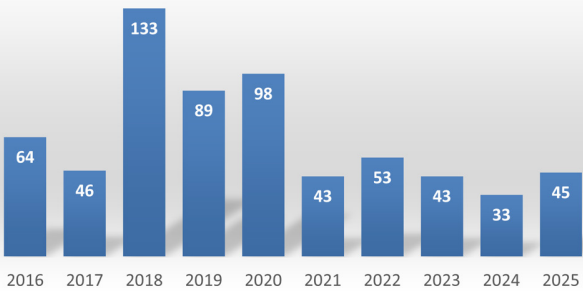
Residential - New



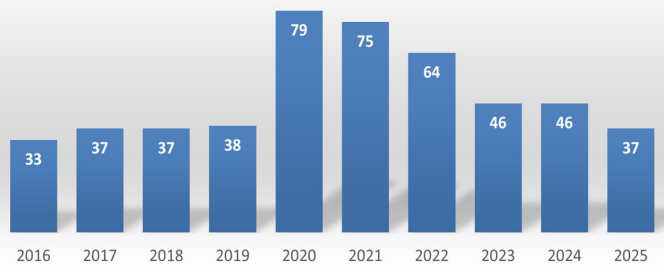
Residential Additions



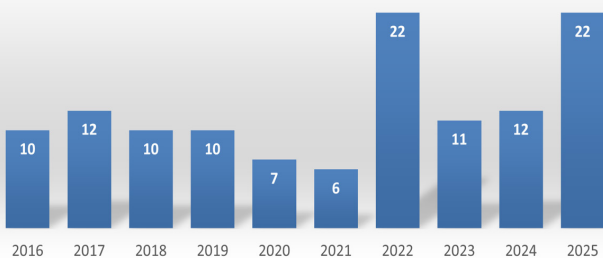
Residential Accessory Structures



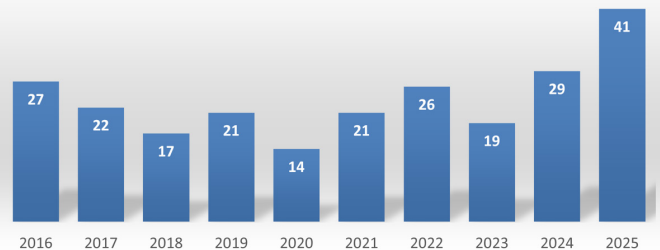
Swimming Pools



Demolitions



Commercial Renovation-Upfit



Historic Renovation

National Register Structures



Dr. McConnell Office
201 South St.
ca. 1926



Plattner Office Building
Approved August 2025

2025 Annual Permit Report



Yvonne Janssen
Planning Technician
Planning Board Meeting
January 28, 2026

TOWNOFDAVIDSON.ORG

Davidson Permit Report

- This report reflects permit activity in 2025.
- ArcGIS was used to map the data.
- Excel spreadsheets were used to compile activity-based data.
- The following information provides a snapshot of permit data.



Types of Permits

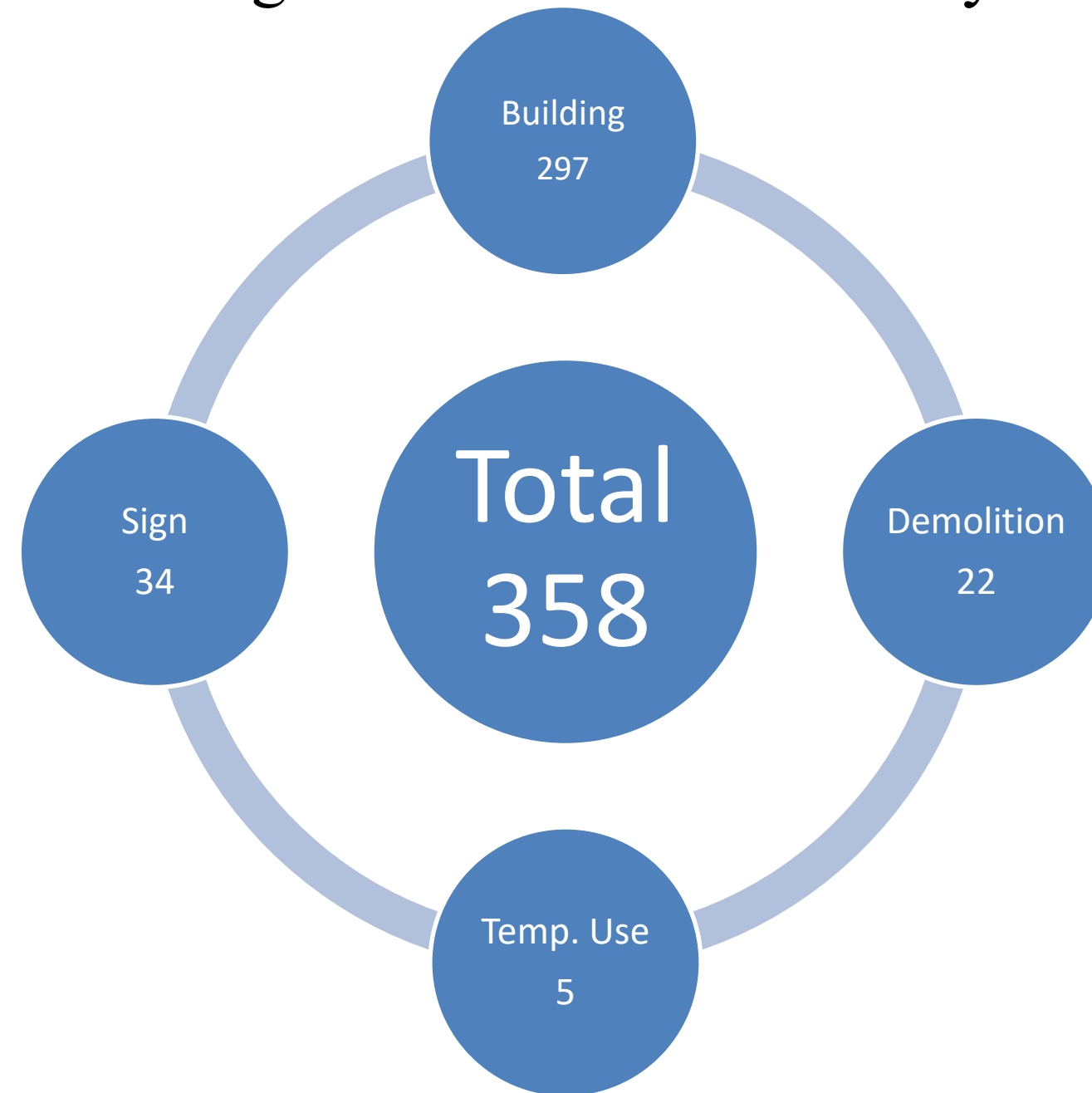
The following are the primary types of permits required by the Town of Davidson, which are tracked in this report.

- Building
- Demolition
- Sign
- Temporary Use



2025 Permit Overview

Average Review Time: 2.51 days

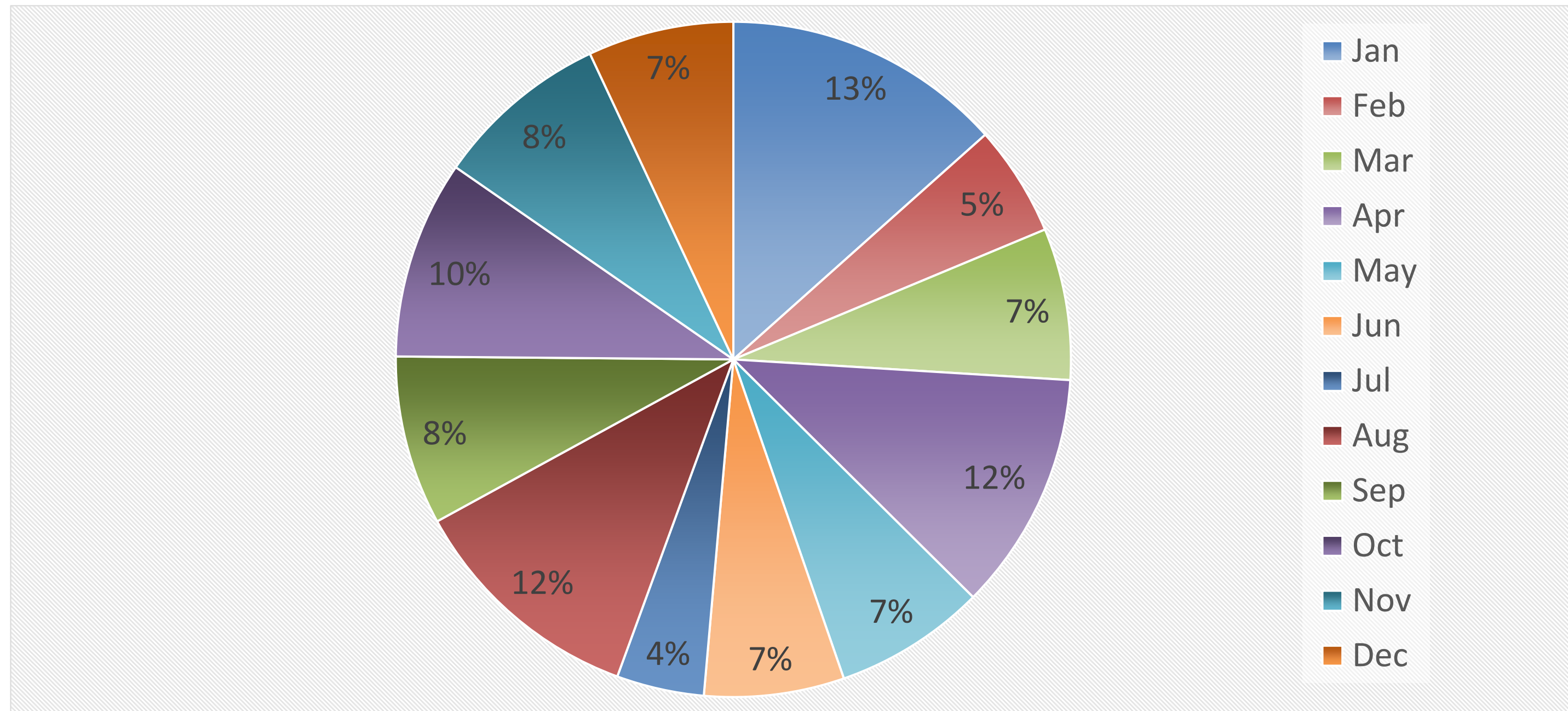


2025 Permit Snapshot

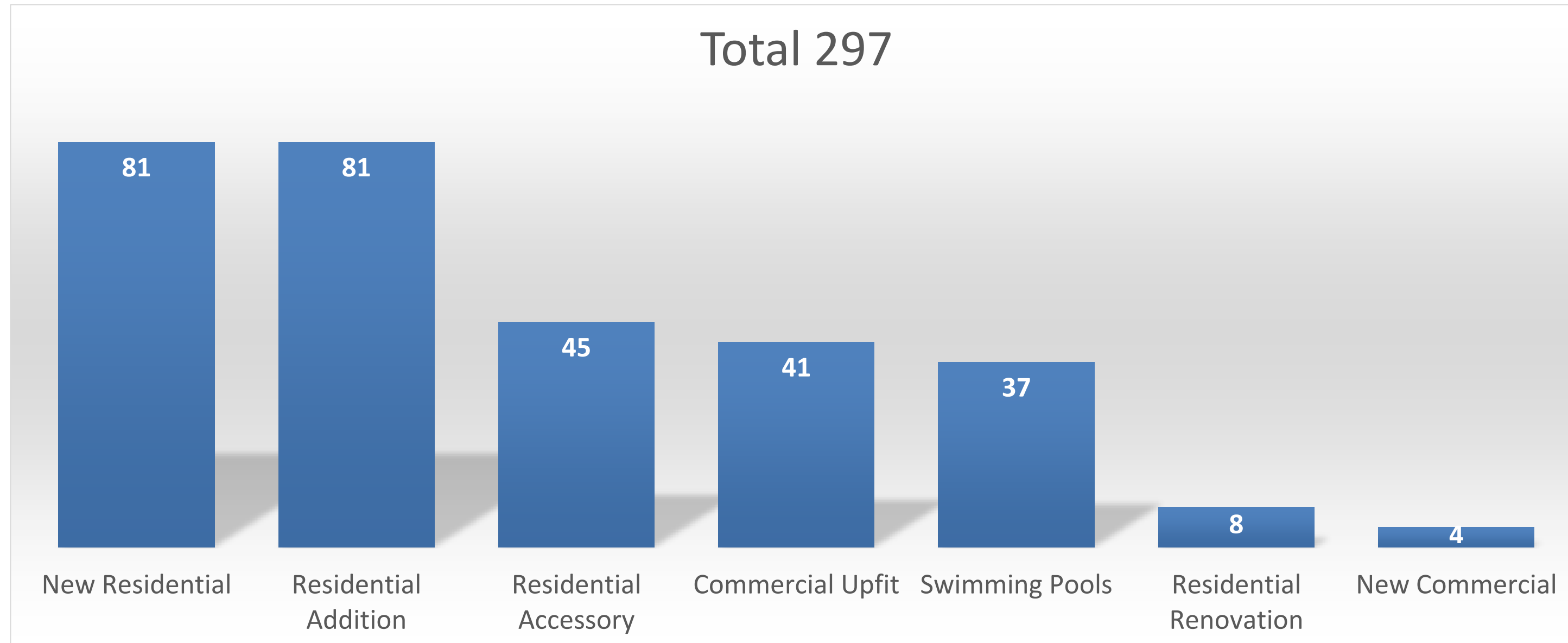
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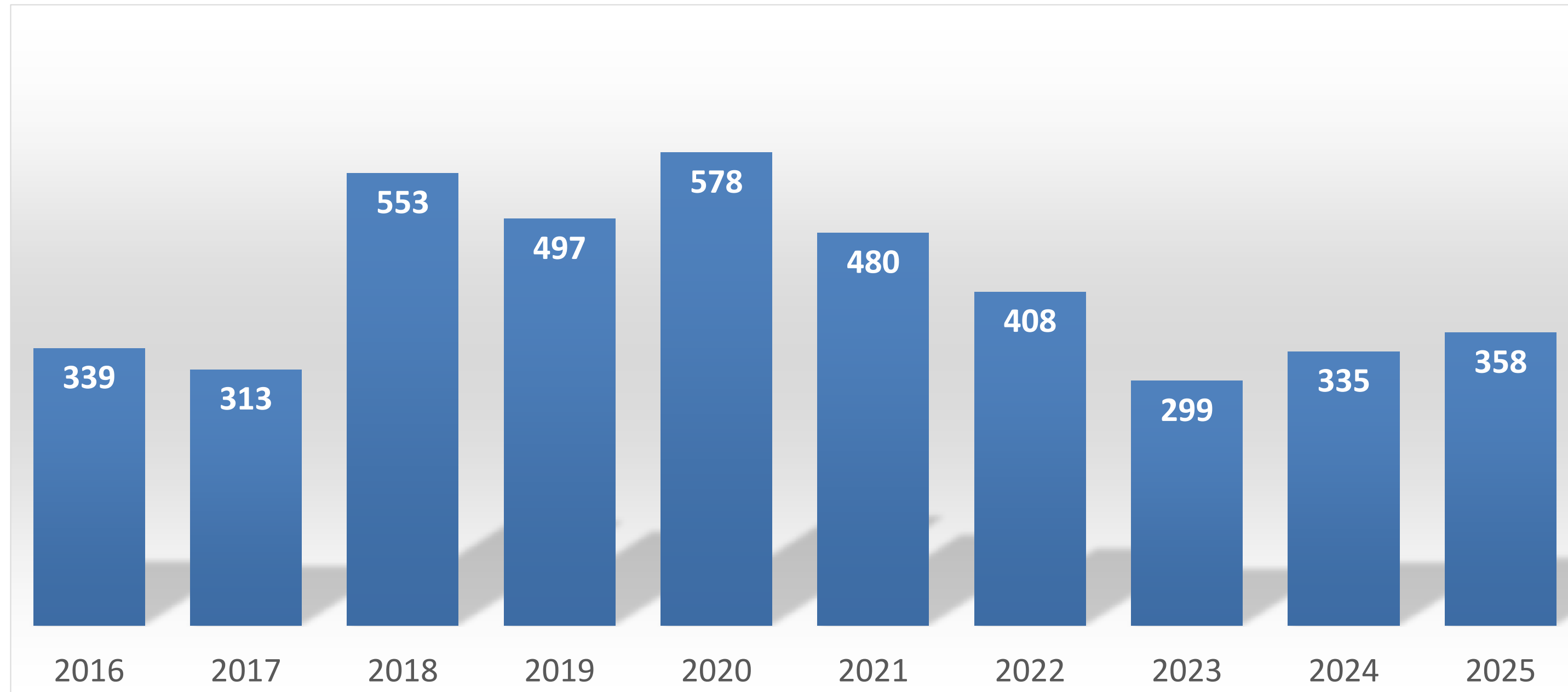
Permits by Month



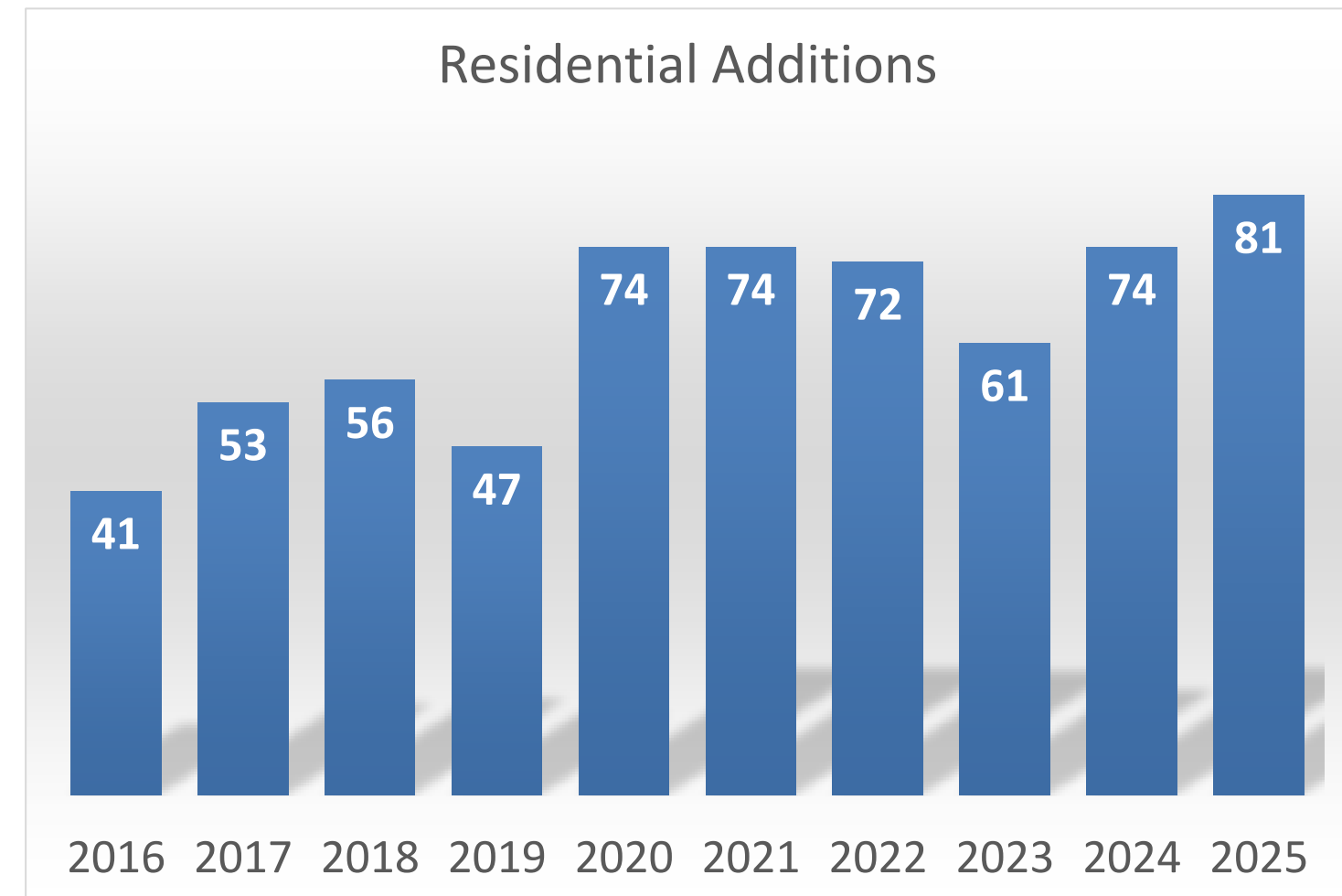
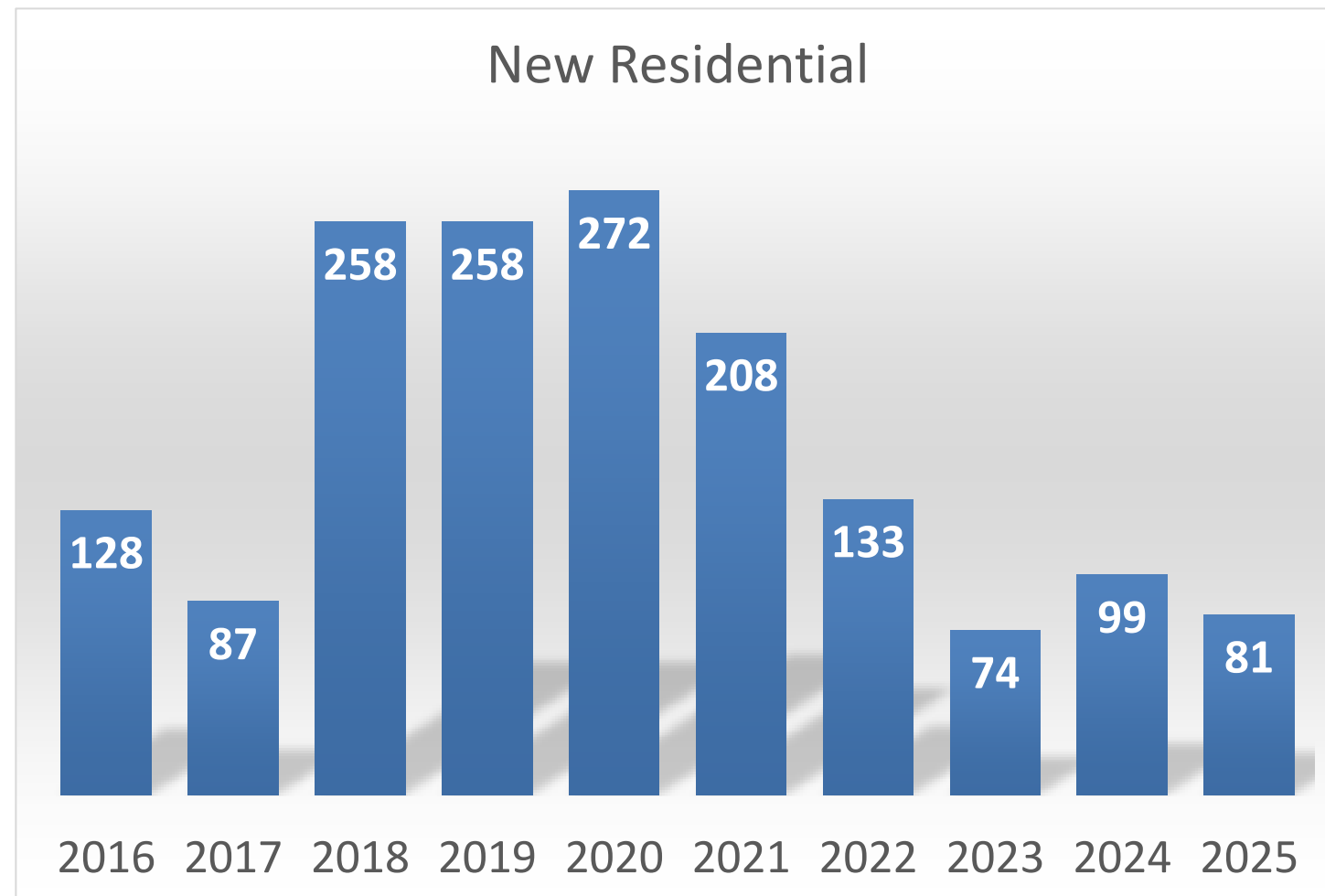
Building Permit Breakdown



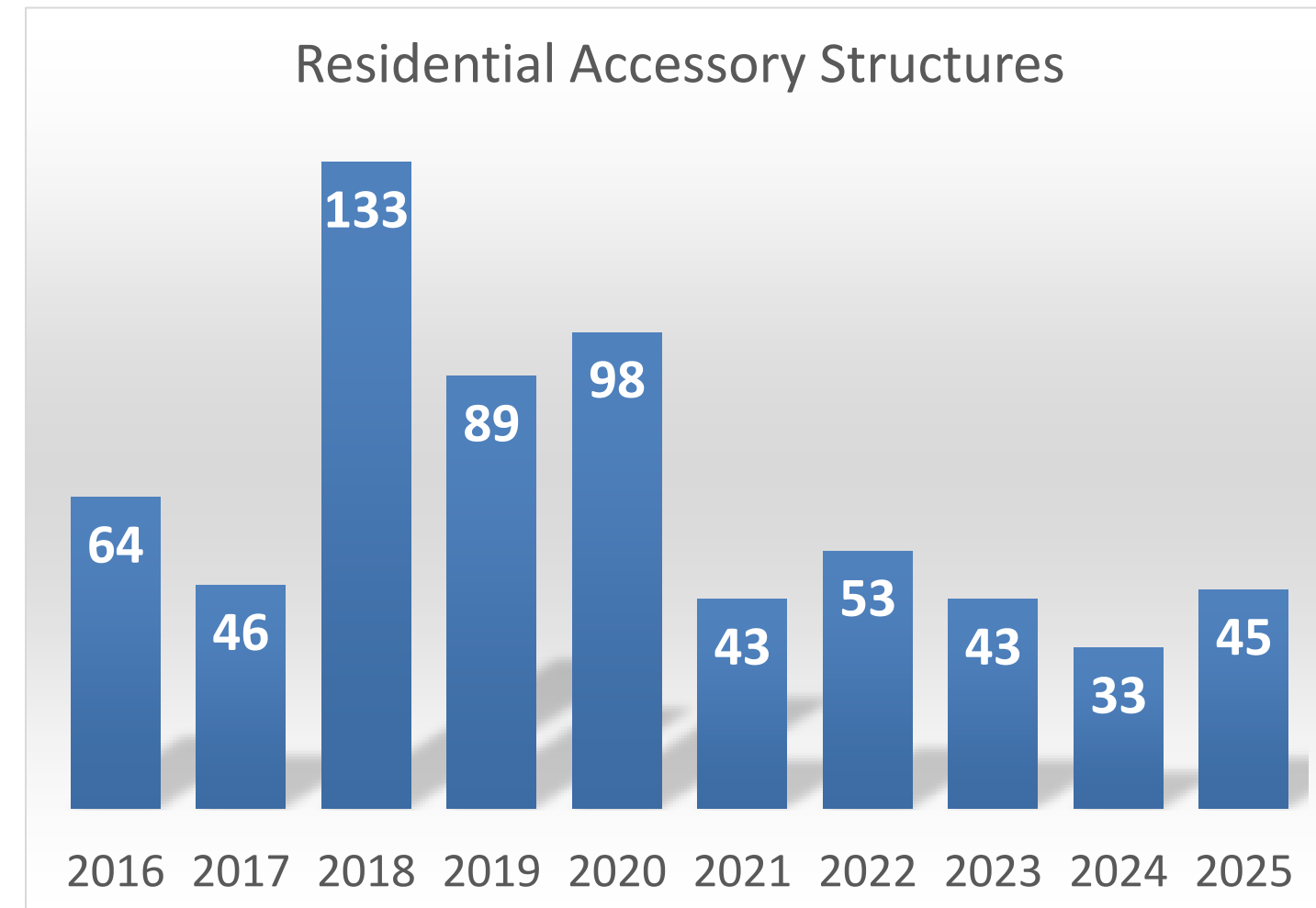
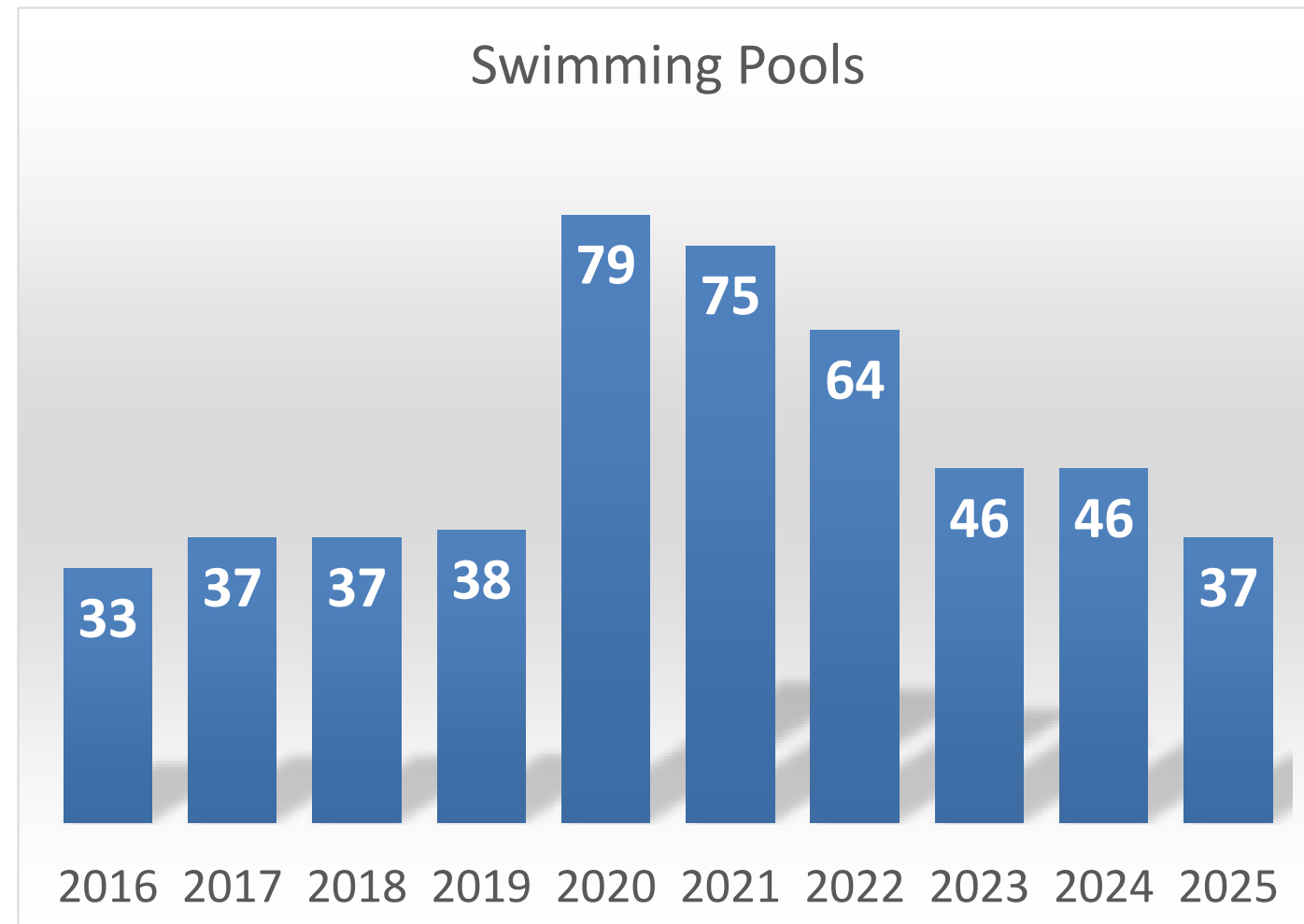
Total Permits 2016-2025



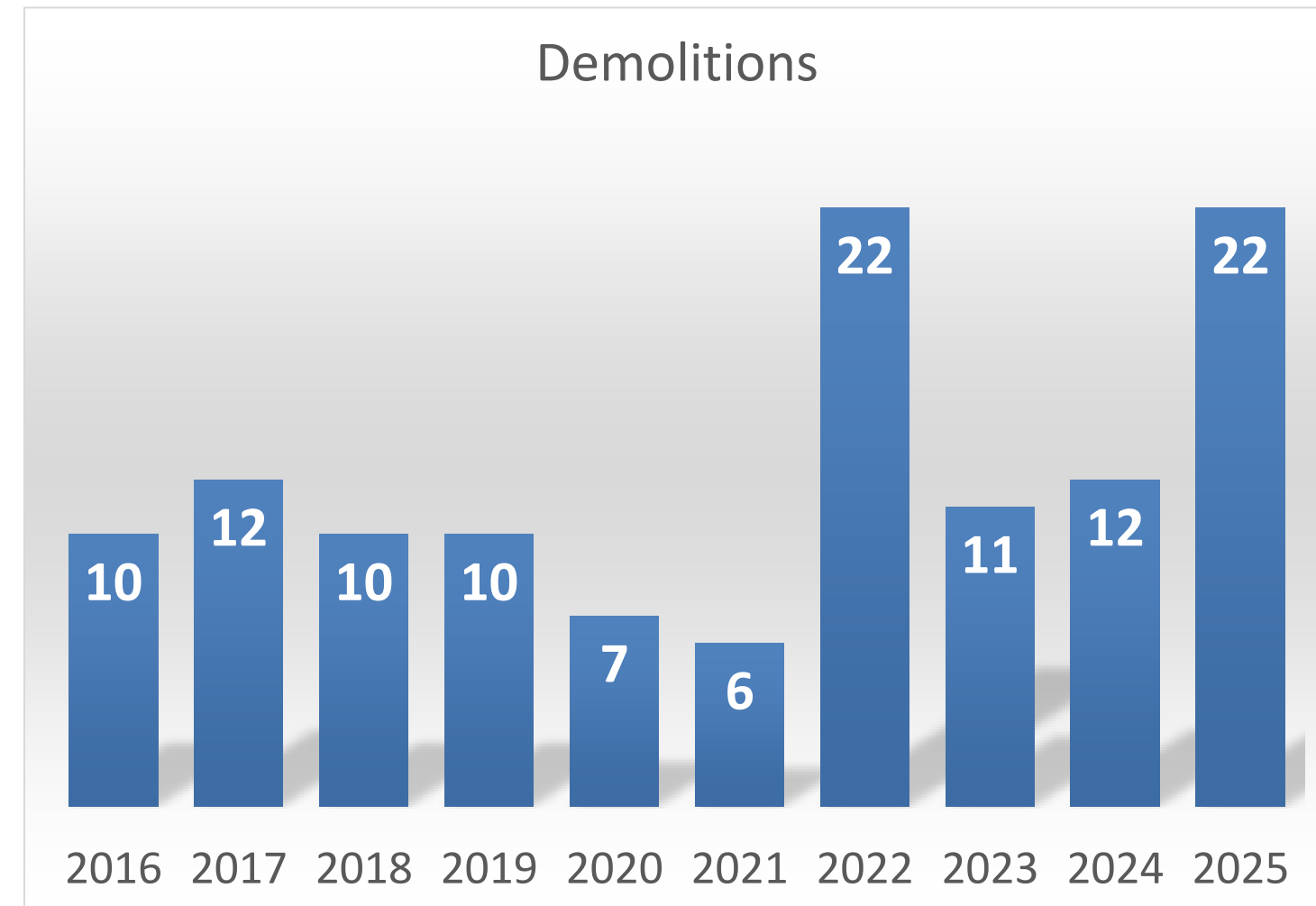
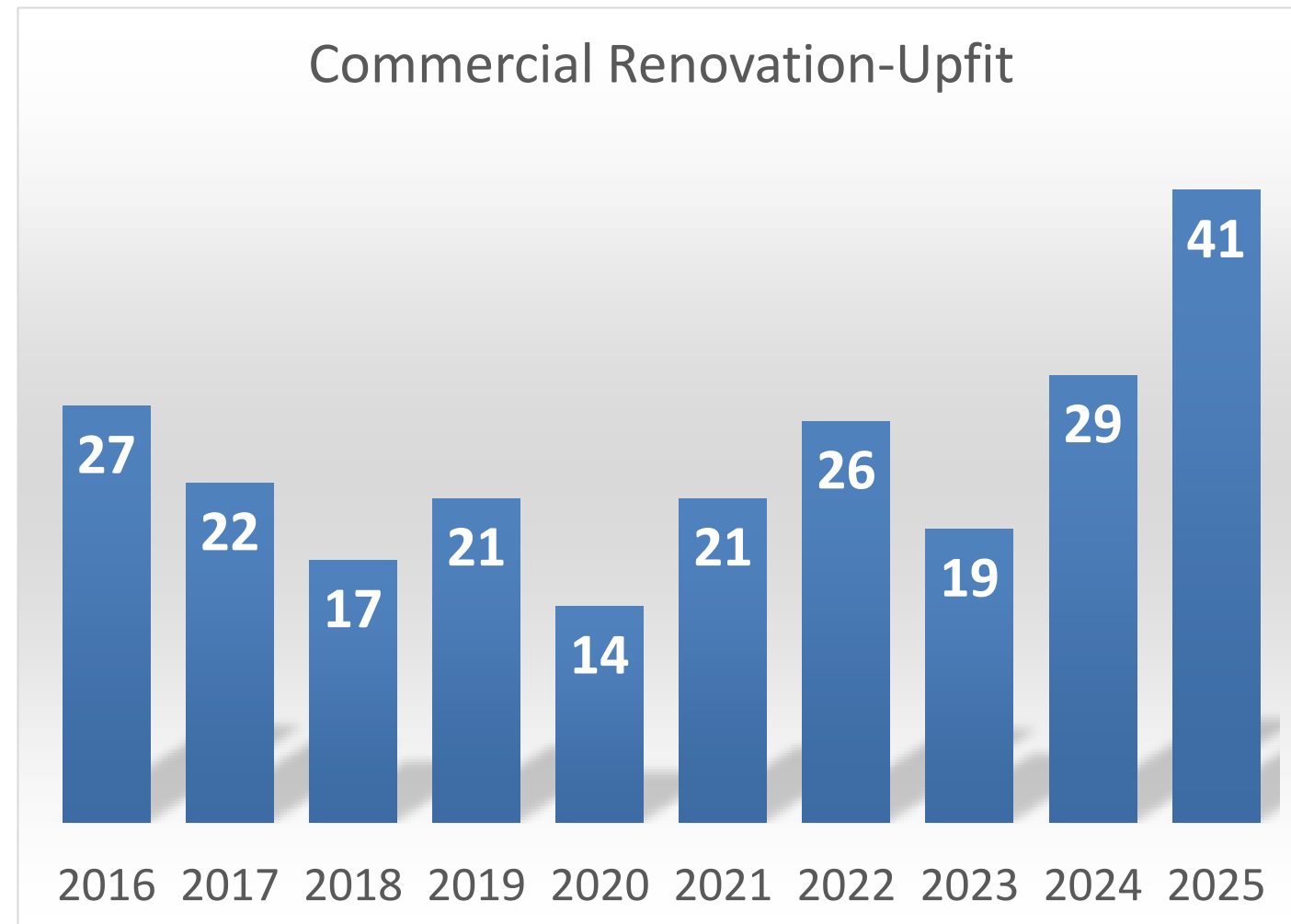
2016-2025 Comparison



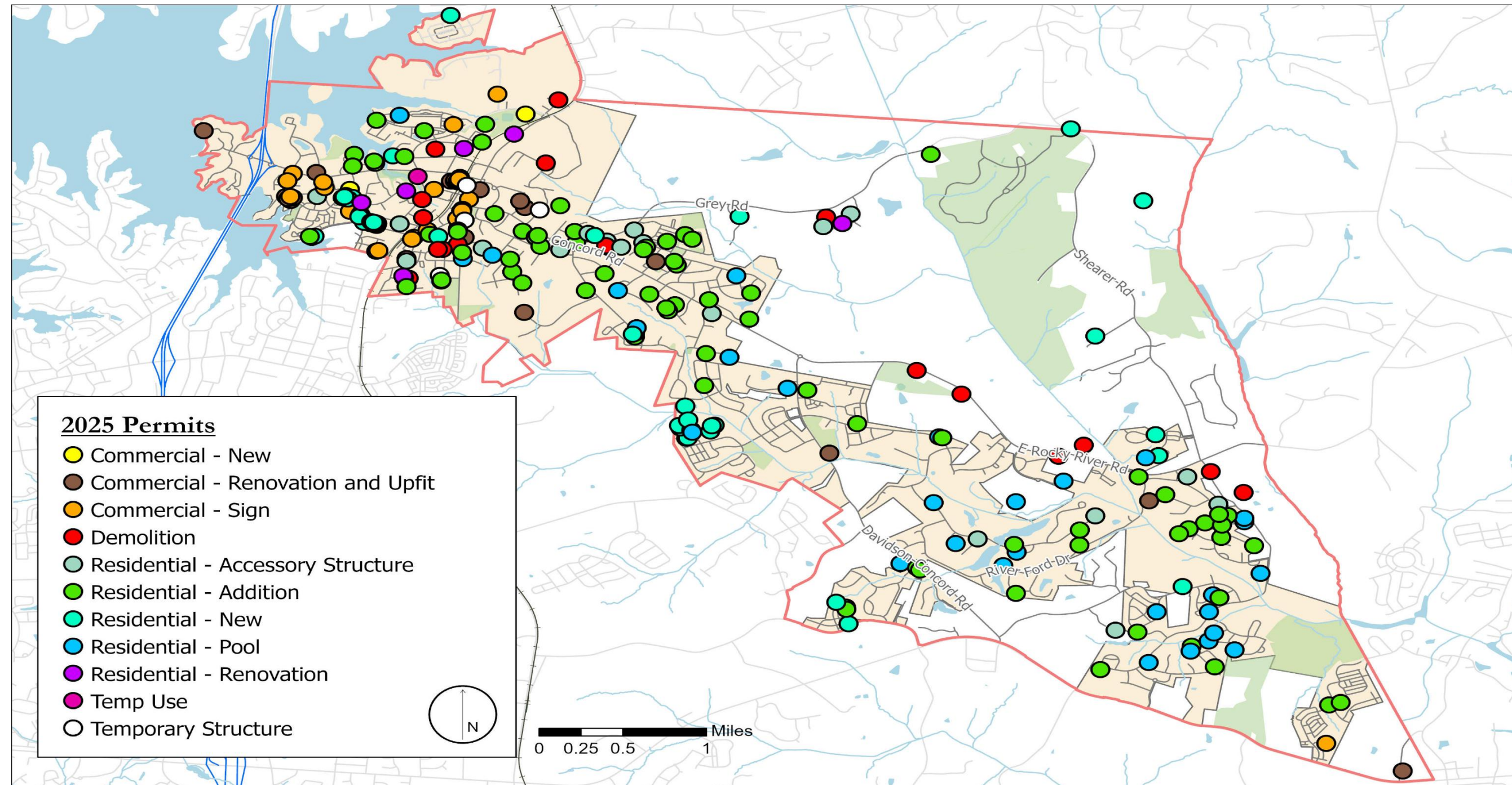
2016-2025 Comparison



2016-2025 Comparison



2025 Permit Location Overview



National Register Structures



Dr. McConnell Office
201 South St.
ca. 1926



Artist Rendering - Plattner Office Building
Approved August 2025



Affordable Housing

Affordable Housing Units Completed

- 2024: 3 AH Townhouses completed in Parkside
2 Quadplexes completed in Davidson Walk
- 2025: 7 AH Townhouses completed in Parkside
1 AH Duplex completed in Davidson Commons



Closing Thoughts

- Davidson continues to grow.
- Commercial enterprise appears strong.
- Davidson's effort to increase the availability of affordable housing is showing up in the data but not moving at a pace we would like to see.
- We look forward to next year and seeing what the data shows for 2026.



Questions?

