

2009 SPPACE QUESTIONNAIRE

**Brian Jenest
Davidson Board of Commissioners**

1. **What are the top three issues your community needs to address? How would you propose to tackle these issues?**

1. Expand Tax base - Look for non residential development opportunities in appropriate locations (downtown, exit 30 and highway 73). 2. Endorse the Comprehensive Plan – finish and approve the Comprehensive Plan so we have a clear vision of Davidson’s direction over the next 20 years. 3. Encourage Regionalism. – Many issues go beyond our town line including schools, transportation and air quality that need to be addressed with our neighboring towns and Charlotte.

2. **Because of present economic realities, what changes do you propose to your town’s policies and regulations to adjust to the new economy?**

We need to develop new revenue sources to avoid future tax hikes by encouraging non residential development in appropriate locations that is compatible with our town’s goals and mission. We also need to continue to seek grants through state and federal programs.

3. **Do you believe your town should fund school capital costs, parks, roads, transit, police and fire protection needs for your town? Should purchasers of new homes be responsible for funding these services for the entire town? Do you believe that these types of proposals are a fair way to pay for required services to existing taxpayers?**

Excluding schools and transit which are the responsibility of the County, the other services referenced are all the responsibility of the Town of Davidson. New development needs to pay it’s share of burden it places on the town’s infrastructure and services. Fortunately, Davidson has an Adequate Public Facilities Ordinance to deal with this very issue.

4. **How would you encourage your town’s economic growth while including a variety of housing types and prices?**

As I mentioned previously we need to actively recruit non residential development through our Lake Norman Economic Development organization that fits with our town’s personality and goals. We have an affordable housing requirement in our Planning Ordinance that ensures a variety of housing choices are provided in our town.

5. **Recently adopted ordinances and policies have increased development costs and as a result will increase prices for office, industrial and retail space, as well as housing. What could be done to lower development costs in order to prevent families and businesses from relocating across county lines?**

Our Planning Ordinance was created to provide a variety of housing types that are compatible with the scale of our small town .Fortunately, property values in Davidson are some of the highest in the region so attracting development here has not been an issue

6. **Would you support a cost/benefit analysis for existing and proposed land use regulations in order to ensure that the purported benefits outweigh their negative impacts on economic development and housing affordability?**