



**Town of Davidson
Sustainability Board Regular Meeting
Community Room 120
251 South Street
Monday, July 20, 2026 at 6:30 PM**

I. CALL TO ORDER

II. WELCOME & INTRODUCTIONS

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes

Summary: Review meeting minutes from previous meeting for approval.

V. OLD BUSINESS

a. Staff Updates

Summary: Town staff liaison shares Town updates.

b. Subcommittee Reports

Summary: Sustainability board subcommittees report to Sustainability Board.

VI. NEW BUSINESS

a. Nuisance Ordinance Recommended Text Updates

Summary: The Trees, Natural Assets, and Resource Conservation subcommittee has drafted recommended text updates for the nuisance ordinance.

b. Presentation by Sami Shimpi, Davidson College Sustainability Scholar

Summary: Sami Shimpi will present about her summer working with the Town through the Davidson College Sustainability Scholars Program.

VII. ADJOURN

MEETING MINUTES
Sustainability Board
Town of Davidson, NC
June 15, 2026

A meeting of the Davidson Sustainability Board was held at 6:30 p.m. in the Community Room of the Davidson Town Hall & Community Center at 251 South Street.

I. CALL TO ORDER: Time: 6:30 p.m.

II. WELCOME & INTRODUCTIONS

- Present Board Members: Kasia Worsham, Ken Matheny, Manjula Dhupati, Teresa Isakson, Gordon Clark, Beth Wytiaz, Lyn Batty, Bruce Batman
- Absent Board Members: Izzy Paris, Sandy LaCorte, Cathy Denham, Veronica Westendorff
- Tardy Board Members: NA
- Town Representatives: Kayla Kovach, Andrew Sileo, Sami Shimpi (summer intern)

III. CHANGES TO THE AGENDA:

- Motions to change the agenda: Yes, Beth Wytiaz
- Agenda item update: Add discussion of nuisance ordinance draft updates
- Motion to adopt the agenda: Beth Wytiaz
- Second: Gordon Clark
- Vote: unanimous, motion passes

IV. REVIEW/APPROVAL OF MINUTES

- a. Review/approval of the May 18, 2026 meeting minutes:
 - i. Motion to recommend approval of the minutes:
 - 1. Motion: Teresa Isakson
 - 2. Second: Ken Matheny
 - 3. Vote: unanimous

V. OLD BUSINESS

- a. Town Staff Reports:

- i. Please join us on Saturday, June 20, 2026 at 10:00 a.m. for a ribbon-cutting ceremony for the re-opening of the Town of Davidson Historic Gymnasium at 251 South Street. The Historic Gymnasium will serve as the Town of Davidson's first indoor recreation center. The renovation project is an excellent example of adaptive reuse and historic preservation.
- ii. Join the Davidson Plastic Free Challenge this July! This Town led effort is inspired by the global movement to encourage ending plastic pollution. All you have to do for this challenge is decide what plastic free pledge you want to make (it can be one small change or many) and then do your best. Participants will be entered into a drawing for an eco-friendly prize. You can sign up now on the Town website.

b. Subcommittee Reports:

- i. Trees, Natural Assets, and Resource Conservation Subcommittee
 - 1. Discussed the Beaty St. project, nuisance ordinance updates, and memo response
- ii. Energy and Climate Resilience Subcommittee
 - 1. Discussed rebranding the Plastic Free Challenge in 2027, memo response, and grant project updates

VI. NEW BUSINESS:

a. Presentation by Solarize Charlotte-Mecklenburg Program Participants

- i. Participants in the Solarize Charlotte-Mecklenburg Program shared their experiences with the program and residential rooftop solar installations.

b. Discuss Nuisance Ordinance Recommended Text Updates

- i. All Sustainability board members are asked to review the recommended text changes before the next meeting.

c. Beaty Street Multi-Use Path Discussion

- i. Sustainability board members shared concerns surrounding the proposed path and Sustainability Manager will take concerns to the project manager for consideration.

VII. ADJOURNMENT: (time)

- a. Motion: Gordon Clark

- b. Second: Teresa Isakson
- c. Vote: unanimous

The Sustainability Board recommends updating the Nuisance ordinance to better allow for natural landscaping and review by the Town Arborist when necessary.

Current Ordinance Language:

Davidson Municipal Code Sec. 30

Sec. 30-31. - Findings and policy.

(a) The board of commissioners find as a fact that there are many parcels of land and vacant lots throughout the town which are overgrown with weeds and other noxious growth; have become a collection place for trash, garbage, debris, junk or other undesirable material; or have specific unattractive conditions located on them. The board of commissioners further finds as a fact that such conditions adversely affect one or more of the following:

- (1) The safety of the citizens of the town;
- (2) The general health and welfare of the citizens of the town;
- (3) The health and safety of children who are attracted to such conditions;
- (4) The quality of urban attractiveness and aesthetic appearance of the town;
- (5) The protection of property values throughout the town;
- (6) The preservation of the livability and attractiveness of neighborhoods;
- (7) The opportunities for full economic development of the town;
- (8) The comfort, happiness and emotional stability of occupants of property in the vicinity of unattractive conditions and nuisances; or
- (9) The full use, ownership and enjoyment of property in the vicinity of such conditions.

(b) It is the policy of the town that each person is entitled to live in a community which is generally safe and free of conditions which adversely affect the general health and welfare of the community. Citizens also should have the right to live in an attractive community free of litter, garbage and unsightly junk especially when such conditions do not further individual rights or ownership of property. To protect against such conditions, the town intends to define, prohibit and restrain nuisances or to cause such nuisances to be removed from the town. The town manager shall be responsible for the administration and enforcement of this article.

Sec. 30-32. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Nuisance means any condition or use of property, or any act or omission affecting the condition or use of property, which directly threatens the safety of citizens; adversely affects the general health, happiness, security and welfare of others; or is detrimental to the rights of others to the full use of their own property and their own comfort, happiness and emotional stability because of decreased property values, and the unattractiveness and livability of neighborhoods. Further, the board of commissioners finds and declares that the following specific conditions are prejudicial to the general health, safety and welfare of the town and its citizens; lessen the attractiveness and livability of the town; and, when located on any lot or parcel of land within the town limits, are a nuisance and therefore unlawful:

- (1) Overgrowth or heavy growth of weeds, bushes, poison oak, poison ivy or other noxious vegetation or overgrowth of grass and weeds over ten inches in height;
- (2) Conditions which have become or will become, if not corrected, a breeding ground or harbor for mosquitoes, snakes, rats or other pests;
- (3) A collection place for lumber, brick, blocks, nails and building materials unless such conditions are temporary in nature and caused by current construction in progress pursuant to a lawfully issued building permit;
- (4) A collection place for garbage, food waste, litter, animal waste, trash and refuse or any other rotten or putrescible matter of any kind;
- (5) Rotten, damaged or dilapidated sheds, outbuildings, garages or other uninhabited structures which have collapsed or partially collapsed or pose a danger of fire or pose a risk to neighborhood children or to adjacent property and property owners;
- (6) An open or unsecured storage or collection place for chemicals, oils, gasoline, flammable liquids, or other similar harmful or dangerous substances, gases or vapors;
- (7) A collection or storage place for old, worn-out, broken or discarded machinery, car parts, junk, furniture, stoves, refrigerators and appliances, cans or containers, household goods or plumbing and electrical fixtures or other similar materials;
- (8) A collection place or pool or pond of stagnant or foul water caused by any manmade berm, dam, ditch or impoundment;
- (9) A storage place or place of collection for broken bottles, glass, tin, aluminum and other sharp, pointed, jagged or rusted metal;

(10) Barns, animal pens and enclosures, dog lots and runs, or other similar places that house animals and which are not kept in a sanitary condition, attract flies and other pests, or emit foul odors;

(11) A collection place for sewage and sewage drainage or the seepage from septic tanks;

(12) A collection place for tree limbs, dried brush, dead vegetation or other rubbish;

(13) Any discharge into or polluting of any stream, creek, river or other body of water of any dangerous substance or any other material likely to harm the water or any vegetation, fish or wildlife in or along the water or the storage of such harmful materials and substances in a manner so that it is likely that such streams, creeks, rivers or other bodies of water will be polluted; or

(14) Any conditions or use of property which results in the emission of pollutants and particles into the atmosphere or causes noxious odors and stench to be emitted into the air; or

(15) Any other act or condition declared to be a nuisance in the manner provided in this article by the board of commissioners.

Proposed New Language:

Sec. 30-31. - Findings and policy.

(a) The board of commissioners find as a fact that there are many parcels of land and vacant lots throughout the town which have become a collection place for trash, garbage, debris, junk or other undesirable material; or have specific unattractive conditions located on them. The board of commissioners further finds as a fact that such conditions adversely affect one or more of the following:

- (1) The safety of the citizens of the town;
- (2) The general health and welfare of the citizens of the town;
- (3) The health and safety of children who are attracted to such conditions;
- (4) The quality of urban attractiveness and aesthetic appearance of the town;
- (5) The protection of property values throughout the town;
- (6) The preservation of the livability and attractiveness of neighborhoods;
- (7) The opportunities for full economic development of the town;
- (8) The full use, ownership and enjoyment of property in the vicinity of such conditions.

(b) It is the policy of the town that each person is entitled to live in a community which is generally safe and free of conditions which adversely affect the general health and welfare of the community. Citizens also should have the right to live in an attractive community free of litter, garbage and unsightly junk especially when such conditions do not further individual rights or ownership of property. To protect against such conditions, the town intends to define, prohibit and restrain nuisances or to cause such nuisances to be removed from the town. The town manager shall be responsible for the administration and enforcement of this article.

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The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Nuisance means any condition or use of property, or any act or omission affecting the condition or use of property, which adversely affects the general health, security and welfare of others; or

is detrimental to the rights of others to the full use of their own property. Further, the board of commissioners finds and declares that the Town benefits from naturalized landscaping (including but not limited to: native plant gardens, pollinator gardens, wildflower meadows, rain gardens and bioswales). Such landscaping must be managed to avoid creating health or safety hazards, obstruction of access and sightlines, unsafe or unsanitary conditions. After review by the Town Arborist, if any of the previously stated concerns are valid, they may be deemed a nuisance and therefore unlawful. Further, the board of commissioners finds and declares that the following specific conditions are prejudicial to the general health, safety and welfare of the town and its citizens; lessen the attractiveness and livability of the town; and, when located on any lot or parcel of land within the town limits, are a nuisance and therefore unlawful:

- (1) A collection place for lumber, brick, blocks, nails and building materials unless such conditions are temporary in nature and caused by current construction in progress pursuant to a lawfully issued building permit;
- (2) A collection place for garbage, litter, animal waste, trash and refuse or any other rotten or putrescible matter of any kind, not including compost;
- (3) Rotten, damaged or dilapidated sheds, outbuildings, garages or other uninhabited structures which have collapsed or partially collapsed or pose a danger of fire or pose a risk to neighborhood children or to adjacent property and property owners;
- (4) An open or unsecured storage or collection place for chemicals, oils, gasoline, flammable liquids, or other similar harmful or dangerous substances, gases or vapors;
- (5) A collection or storage place for old, worn-out, broken or discarded machinery, car parts, junk, furniture, stoves, refrigerators and appliances, cans or containers, household goods or plumbing and electrical fixtures or other similar materials;
- (6) A collection place or pool or pond of stagnant or foul water caused by any manmade berm, dam, ditch or impoundment;
- (7) A storage place or place of collection for broken bottles, glass, tin, aluminum and other sharp, pointed, jagged or rusted metal;
- (8) Barns, animal pens and enclosures, dog lots and runs, or other similar places that house animals and which are not kept in a sanitary condition, attract flies and other pests, or emit foul odors;
- (9) A collection place for sewage and sewage drainage or the seepage from septic tanks;
- (10) Any discharge into or polluting of any stream, creek, river or other body of water of any dangerous substance or any other material likely to harm the water or any vegetation,

fish or wildlife in or along the water or the storage of such harmful materials and substances in a manner so that it is likely that such streams, creeks, rivers or other bodies of water will be polluted; or

(11) Any conditions or use of property which results in the emission of pollutants and particles into the atmosphere or causes noxious odors and stenches to be emitted into the air; or

(12) Any other act or condition declared to be a nuisance in the manner provided in this article by the board of commissioners.