



**Town of Davidson  
Board of Commissioners Regular Meeting  
Town Hall & Community Center Council Chamber – 251 South Street  
Tuesday, December 10, 2024 at 6:00 PM**

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**I. CALL TO ORDER**

**II. ANNOUNCEMENTS**

**III. CHANGES / ADOPTION OF THE AGENDA**

**IV. PRESENTATIONS**

**a. Recognition of Retiring Police Officer Ramiro Better**

**Summary:** Town officials and members of the Police Department will recognize and thank Officer Ramiro Better for eight (8) years of committed service to the Town of Davidson.

**b. 2024 Davidson Main Street Grant Awards**

**Summary:** The Davidson Board of Commissioners approved \$15,000 to fund the 2024 Davidson Main Street Business Grant Program to further the Board's strategic plan initiatives of Historic Preservation and Economic Development. The goals of the program are to provide direct financial benefit to small businesses, retain and create jobs in association with small businesses, and to spur private investment in association with small businesses located in our business districts. This year's recipients are King Canary Brewing Company, Ascot Diamonds, and The Jewel Box.

**c. Recognition of Davidson K-8 PTO as Recipients of Town of Davidson's Inaugural Placemaking Grant**

**Summary:** The Davidson Board of Commissioners approved \$5,000 last fiscal year to fund the inaugural Placemaking Grant to further the Board's strategic initiatives of a well-planned and livable community. A specific priority strategy included implementing community engagement activities in strategic locations to support dynamic community gathering places. This fall, grant recipient Davidson K-8 PTO installed enhanced colorful crosswalk treatments adjacent to the school and a tiger head street mural on South Street.

**V. PUBLIC COMMENT - The Board shall provide at least one period for public comment per month at a regular meeting.**

Prior to the start of the public comment period, persons wishing to address the Board of Commissioners will register on a sign-up sheet stationed by the meeting room door.

## **VI. PUBLIC HEARING**

### **a. Historic Landmark Designation of 225 Armour Street Mill House**

**Summary:** The Armour Street Mill House (circa 1913) was built as part of an expansion of the mill village of Delburg Cotton Mill, Davidson's second cotton mill. It was one of six houses built by local builder W. E. Potts on property originally planned as the Armour Heights development. The houses were owned as part of the mill – even as the mill changed hands among different ownership groups – until 1950, when then owner Palomino Mills sold its workforce housing to Economy Homes of Winston-Salem. William W. and Carrie Stanley Edwards purchased the house from Economy Homes in 1951, and it has since been privately owned. The house is historically significant as a means both for interpreting the life of mill village residents in the twentieth century and for conveying a historic association with the evolution of Mecklenburg County's textile industry and industrial housing. Situated in a neighborhood faced with increasing development pressures, the Armour Street Mill House is one of the most intact, and thereby best extant examples, of the common mill house constructed as part of the expansion of the Delburg mill village.

## **VII. CONSENT**

Consent items are typically non-controversial and routine items. Prior to the board's adoption of the meeting agenda, the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.

### **a. Consider Approval of Draft November Meeting Minutes**

**Summary:** Draft Meeting Minutes from November 12 and November 26 regular meetings.

### **b. Consider Approval of Resolution 2024-31 Contiguous Annexation Petition: Portion of Catawba Avenue/State Road 2197 - Set the Public Hearing Date**

**Summary:** The Town of Davidson Board of Commissioners would like to assume control of the Portion of Catawba Avenue/State Road 2197 – +2.126 Acres/+92,623 Square Feet per attached Annexation Plat Map, from the NCDOT Secondary Road System. Request the board approve Resolution 2024-31 to set the date of the public hearing of the proposed annexation for Tuesday, January 28, 2025 at 6:00 p.m.

### **c. Consider Approval of Resolution 2024-32 Contiguous Annexation Petition: 19227 Shearer Road - Set the Public Hearing Date**

**Summary:** The property owner is requesting a voluntary contiguous annexation of 19227 Shearer Road, Parcel #00724112. Requesting the board to consider approval of Resolution 2024-32 to set the date of the public hearing of the proposed annexation for Tuesday, January 28, 2025. at 6:00 p.m.

**d. Consider Approval of Resolution 2024-33 Prohibiting Viewing or Saving Pornography on Town Networks and Devices**

**Summary:** The NC General Assembly enacted a new statute, N.C. Gen. Stat. § 143-805, in Session Law 2024-26, which requires local governments to adopt a policy prohibiting employees, elected officials, and appointees from viewing pornography on Town networks and devices. This policy must be adopted before January 1, 2025. In order to comply with this new law that is applicable to all local governments in North Carolina, the town attorney and staff recommend approval of this policy.

**e. Consider Approval of 2025 Town Board Meeting Schedule**

**Summary:** Attached to the agenda is the draft 2025 town board meeting schedule with meetings generally on the 2nd and 4th Tuesday of the month and a mid-term retreat on Wednesday, January 8, 2025.

**f. Consider Approval of Acceptance of Real Property at 956 Shearer Street**

**Summary:** The Davidson Cottages Conditional Master Plan, approved by the Board of Commissioners on October 23, 2020, required the development project to secure additional land within the Critical Watershed area to utilize for the transfer of built-upon area from the vacant site to the project site. As part of that approval, the developer improved the land as a public park with the intent that Town of Davidson would one day assume ownership and maintenance responsibility. The deed and plat for 956 Shearer St. represent the fulfillment of that approval and will formally transfer this land to the Town of Davidson once adopted by the Board of Commissioners. The Board is asked to accept the real property at 956 Shearer St. as described in deed and recorded by plat for the town's ownership and maintenance.

## **VIII. BUSINESS ITEMS**

**a. Discuss Sloan House Request for Proposals (RFP)**

**Presenter:** Lindsay Laird, Senior Planner

**Summary:** In 2023, the Town commissioned a building conditions assessment and use study for the Sloan House, located at 230 South Main Street, partially funded with a federal Historic Preservation Fund grant for Certified Local Governments from the National Park Service. The purpose of the study was to ascertain the current material health of the building, form recommendations for ongoing maintenance, and brainstorm possible adaptive reuse strategies sensitive to the building's historic character.

Based on the Sloan House study, staff partnered with the Charlotte-Mecklenburg Historic Landmarks Commission to draft a Request for Proposals (RFP) for adaptive reuse and/or redevelopment of the Sloan House. The Town seeks a buyer for the Sloan House who has a vision for development that aligns with the proposed development programs outlined in the Sloan House study. The ultimate objective is

for the completed project to be an aesthetically appealing historic asset preserved for Davidson, an active and vibrant contributor to the local economy, and a visible connection between Davidson's historic downtown core and the South Main Street business district.

**Action/Proposed Motion:** This item is for discussion only.

**b. Consider Approval of Historic Gym Contract**

**Presenter:** Douglas Wright, Project Manager

**Summary:** In January 2024, the Town engaged the design-build team of Balfour-Beatty and Creech & Associates to rehabilitate the historic gymnasium located at 251 South Street. In May 2024, the Board of Commissioners approved a floor plan designated as "Option 5", in which the existing balcony is removed and restrooms are added in an addition constructed on the rear of the building. With 60% design complete, the design-build team has indicated the cost estimate has increased. Staff presented options at the November 26, 2024 Board meeting. Option 2 is included in the presentation for consideration tonight. It is important to note, in order to be eligible for an American Rescue Plan Act grant of \$2,000,000, the Town must be under contract by December 31, 2024. If a contract is executed, the construction completion date is December 30, 2026

**Action/Proposed Motion:** MOTION 1: To approve the Historic Gymnasium Rehabilitation Contract with Balfour Beatty Construction, LLC.

MOTION 2: To approve the allocation of 2021 and 2023 G.O. Bond Funds to the Historic Gymnasium Rehabilitation Project as presented.

MOTION 3: To approve Budget Amendments 2025-16 and 2025-17.

**c. Consider Adoption of Ordinance 2024-12 Historic Landmark Designation of 225 Armour Street Mill House**

**Presenter:** Lindsay Laird, Senior Planner

**Summary:** The Armour Street Mill House (circa 1913) was built as part of an expansion of the mill village of Delburg Cotton Mill, Davidson's second cotton mill. It was one of six houses built by local builder W. E. Potts on property originally planned as the Armour Heights development. The houses were owned as part of the mill – even as the mill changed hands among different ownership groups – until 1950, when then owner Palomino Mills sold its workforce housing to Economy Homes of Winston-Salem. William W. and Carrie Stanley Edwards purchased the house from Economy Homes in 1951, and it has since been privately owned. The house is historically significant as a means both for interpreting the life of mill village residents in the twentieth century and for conveying a historic association with the evolution of Mecklenburg County's textile industry and industrial housing. Situated in a neighborhood faced with increasing development pressures, the Armour Street Mill House is one of the most intact, and thereby best extant examples, of the common mill house constructed as part of the expansion of the Delburg mill village.

**Action/Proposed Motion:** Motion to adopt Ordinance 2024-12 designating as a historic landmark the property known as the "Armour Street Mill House," including the exterior of the building and the approximately 0.114 acre of land listed under

Tax Parcel Identification Number 00326211.

**d. 2024 Annual Accomplishments**

**Presenter:** Austin Nantz, Assistant Town Manager

**Summary:** Staff will report on a compilation of achievements by the Town of Davidson during the 2024 calendar year. This report, put together by the Town Manager, Assistant Town Manager, and staff, includes significant projects and highlights as they relate to calendar year 2024 and the 2024-2025 Strategic Plan.

This annual report provides a look at the depth of services the Town provides to its residents and businesses.

**Action/Proposed Motion:** This item is for discussion only.

**IX. SUMMARIZE MEETING ACTION ITEMS**

Town Manager will summarize items where the board has requested action items for the staff.

**X. ADJOURN**