



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, February 25, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

a. President's Volunteer Service Award to Lake Norman Teen Council Members and Lake Norman Teen Council Overview

Presenter: Gina Carmon, Recreation Operations Manager

Summary: Lake Norman Teen Council gives middle school and high school students attending Lake Norman area schools the opportunity to participate in community service, gain leadership skills, and opportunities to socialize with youth their age. The Lake Norman Teen Council is sponsored by the Parks and Recreation Departments of Davidson, Cornelius, and Huntersville.

Two teens will be awarded the Presidential Volunteer Service Award for earning enough volunteer hours through their community service efforts provided by the Lake Norman Teen Council and of their own efforts.

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

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. 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 January Meeting Minutes**
Summary: Draft Meeting Minutes from January 8 Mid-Term Retreat, January 14 and January 28 regular meetings.
- b. **Consider Adoption of Ordinance 2025-03 Design Review Board Text Amendments and Consistency Statement**
Summary: Text Amendments are being undertaken based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC). Based on research to date, the DRB should no longer be quasi-judicial. Making these changes will differentiate the two jointly appointed boards and will allow the DRB more flexibility in discussing projects and making suggestions for building design improvements.
- c. **Consider Approval of Resolution 2025-05 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for Summit Farms**
Summary: The property owner is requesting a voluntary contiguous annexation of Summit Farms, Parcel #00723103, 00723115, 00723116, and 00723121. Resolution 2025-05 directs the Town Clerk to investigate the sufficiency of the above described petition.
- d. **Consider Approval of Resolution 2025-06 Streets Acceptance for Davidson East**
Summary: At the end of the neighborhood development process, the Town formally accepts the neighborhood streets into our maintenance system. At the onset, we have adopted standards for construction of all public infrastructure. Developers provide bonds to insure work is completed according to our standards and the development Master Plan. During construction, the Town and Mecklenburg County conduct a series of inspections, and collect testing data from third-party consultants. Once the development has passed the final inspection, the development bonds are released, and the Board of Commissioners adopt the streets into our town maintenance system. We are then responsible for all public infrastructure maintenance, and receive additional gas tax revenue restricted to maintenance of public streets.
- e. **Consider Approval of Resolution 2025-07 Declaring Surplus Property and Donation**
Summary: North Carolina General Statute §160A-280 authorizes the Town of Davidson to donate to another governmental unit within the United States, or an incorporated nonprofit organization. Resolution 2025-07 declares the surplus of a Town of Davidson police department motor vehicle and authorizes the donation to Mitchell Community College Basic Law Enforcement Training Program.
- f. **Consider Approval of Tax Levy Adjustments**
Summary: The Town received ad valorem tax levy adjustment refund check requests from Mecklenburg County Assessor's Office for \$1,816.91 including interest, on 2 parcels. The refunds were approved by the North Carolina Property Tax Commission. These refunds will be issued directly by the Town. Details

regarding these refund requests are available in the Finance Office.

VII. BUSINESS ITEMS

a. Annual Mobility and Vision Zero Sub-Committee Recommendations

Presenter: Andrew Golden, Transportation Planner

Summary: The Mobility Plan is a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. The Mobility Plan was adopted by the Board of Commissioners in August 2019.

As part of plan implementation, priority projects are reviewed and updated annually and recommendations for new projects are developed at that time. Members of the Livability Board and Planning Board form a Sub-Committee that reviews staff recommendations and provides input on the Mobility Plan and the Capital Improvements Plan.

The Vision Zero Action Plan is a local plan for the Town to achieve and maintain zero fatalities and serious injuries on the roadway. It tracks and evaluates implementation of priority actions that are designed to create a culture of safety that prioritizes the lives of all road users. The Vision Zero Action Plan was adopted by the Board of Commissioners in June 2023.

Last year, the Vision Zero Task Force merged with the Mobility Plan Sub-Committee to create the Mobility and Vision Zero Sub-Committee. This group met in January 2025, recommending an increased focus on sidewalk infill and connections to neighborhoods, enforcement of RRFB compliance, and regional coordination of traffic impacts. At least annually, and prior to development of the town's capital improvement plan (CIP), Town staff will review project prioritization and actions and provide staff recommendations for the following fiscal year.

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

b. Comprehensive Plan - Implementation Update

Presenter: Trey Akers, Principal Planner

Summary: Adopted in January 2020 following an 18-month public engagement and plan drafting process, the Davidson Comprehensive Plan serves as the town's long-range vision and guiding framework for the next 30 years. The plan contains sets of goals and policies intended to achieve the community's vision and features 224 Action Items and Key Metrics to implement the plan. These measures are updated annually and reflected in the Implementation Guidebook, a companion document to the Comprehensive Plan that displays progress. This presentation reviews progress made in 2024. Referenced documents may be reviewed on the Town of Davidson website at: <http://www.townofdavidson.org/compplan2020>.

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

c. Consider Approval of Resolution 2025-08 Reaffirming Support for Town of Davidson Resolution 2016-24 and Charlotte Water's Long-Term Planning as Outlined in its Capital Improvement Plan (CIP)

Presenter: Jamie Justice, Town Manager

Summary: In 2016, the Davidson Board of Commissioners adopted the Rural Area Plan (RAP) after an 11-month public engagement and plan drafting process. This “Small Area Plan” established a guiding framework for growth and conservation. RAP Action Items 7.1 and 7.2 recommended extension of sewer utilities in the Rocky River and West Branch basins.

In support of the RAP Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted Resolution 2016-24. The resolution requested that Charlotte Water add the Rocky River and West Branch utility extensions to its Capital Improvement Plan.

In 2017, to align the town’s land use regulations with Rural Area Plan Action Items 7.1 and 7.2, the Davidson Board of Commissioners adopted a series of changes to the Davidson Planning Ordinance (DPO) predicated upon the extension of utility services. The changes ensure that new development conforms to the public aims expressed in the RAP.

In 2020, the Davidson Board of Commissioners adopted the Davidson Comprehensive Plan after an 18-month public engagement and plan drafting process. The plan includes a Growth Management Tiers Map and identifies all parcels in the West Branch and lower Rocky River basins as “Potential Future Growth Areas” that are “appropriate for annexing into the town limits and extending utility services.”

Charlotte Water has asked the town to reaffirm the town’s support for Charlotte Water's long-term planning. The attached Resolution 2025-08 reaffirms the Town’s support for Town of Davidson Resolution 2016-24 and Charlotte Water’s long-term planning as outlined in its Capital Improvement Plan (CIP).

Staff recommends approval.

Action/Proposed Motion: Motion to Approve Resolution 2025-08 Reaffirming Support for Town of Davidson Resolution 2016-24 and Charlotte Water's Long-Term Planning as Outlined in its Capital Improvement Plan (CIP).

VIII. SUMMARIZE MEETING ACTION ITEMS

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

IX. ADJOURN