



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, April 22, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. Recognition of Retiring Police Chief Kimber Davidson**
- b. Affordable Housing Month**
- c. Bike Month**
- d. Municipal Clerks Week (May 4-10, 2025)**

III. CHANGES / ADOPTION OF THE AGENDA

IV. 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.

V. PUBLIC HEARING

a. Proposed Voluntary Contiguous Annexation Petition for Summit Farms

Presenter: Jamie Justice, Town Manager

Summary: The public will take notice that the Town of Davidson has called a public hearing at 6:00 p.m. on Tuesday, April 22, 2025 on the question of annexing the following described territories, requested by petition filed pursuant to North Carolina General Statutes 160A-31, as amended:

Property of Summit Farms Holdings, LLC, 19300 Shearer Road and 19128 Shearer Road (Parcel #00723103, 00723115, 00723116, and 00723121) Davidson, NC 28036 containing 59.26 acres.

The public hearing is required by general statute when the governing board is considering an annexation into the town limits. The public hearing was advertised in the Charlotte Observer on April 15, 2025.

Action/Proposed Motion: This item is a public hearing and for discussion only.

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 March Meeting Minutes

Summary: Draft Meeting Minutes from March 11 and March 25 regular meetings.

b. Consider Approval of Resolution 2025-11 Contiguous Annexation Petition for 621 Catawba Avenue - Set the Public Hearing Date

Summary: The property owner is requesting a voluntary contiguous annexation of 621 Catawba Avenue, Parcel #00320547. Requesting the Board to consider approval of Resolution 2025-11 to set the date of the public hearing of the proposed annexation for Tuesday, May 27, 2025, at 6:00 p.m.

VII. BUSINESS ITEMS

a. Consider Approval of Confirming the Preferred Location for Davidson's Future Red Line Station at 260 Griffith St. (PID #00326111)

Presenter: Jason Burdette, Planning Director

Summary: The Red Line Commuter Rail Project is a proposed 25-mile commuter rail project using the existing Norfolk Southern O-line connecting Lake Norman communities with Charlotte. First identified as a transit investment priority in 1998 and later stalled when Norfolk Southern changed its passenger rail policy in 2013, the commuter rail project was revived with the launch of the Red Line Design Update study currently underway and Charlotte's acquisition of the O-Line in September 2024. The study aims to update the Red Line's previous design from 2008, assess the viability of previously identified station locations, reevaluate vehicle technologies and frequency of service, and provide an updated cost estimate to better position the project for potential federal funding.

In Spring and Fall 2024, CATS hosted a number of public engagement opportunities as part of the Red Line Design Update. Goals of the Red Line Design Update include identifying the preferred station location in each community and moving the entire project towards 15% design. Several internal design workshops were held with CATS and their consultant team to ascertain Red Line station options in Davidson. Three station options were shared with the public during Public Information Sessions in January and February. Staff received feedback from the public as to what was most important in identifying a Davidson station location. All three locations are viable options. However, staff recommends confirming that Site A at 260 Griffith Street ("Fire Station Site") is the preferred option so that CATS and their consultant team can advance to 15% design.

Action/Proposed Motion: Motion to Confirm the Preferred Location for Davidson's Future Red Line Station at 260 Griffith Street (PID #00326111).

b. Consider Adoption of Ordinance 2025-04 Extend the Corporate Limits of the Town of Davidson to Include Summit Farms

Presenter: Jamie Justice, Town Manager

Summary: The board of commissioners has been petitioned to extend the corporate limits of the Town of Davidson to include the property of Summit Farms Holdings, LLC, 19300 Shearer Road and 19128 Shearer Road (Parcel #00723103, 00723115, 00723116, and 00723121) Davidson, NC 28036 containing 59.26 acres.

If approved, the described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Davidson and shall be entitled to the same privileges and benefits as other parts of the Town of Davidson.

Action/Proposed Motion: Motion to adopt Ordinance 2025-04 Extend the Corporate Limits of the Town of Davidson to Include Summit Farms.

VIII. SUMMARIZE MEETING ACTION ITEMS

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

IX. ADJOURN