



**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



**A PROCLAMATION
AFFORDABLE HOUSING AWARENESS MONTH**

WHEREAS, housing is a fundamental human right, essential to the well-being and stability of individuals and families; and

WHEREAS, affordable housing is a critical issue that impacts the quality of life for many residents in Davidson, with 23% of residents spending more than 30% of their income on housing costs, creating what is known as cost burden; and

WHEREAS, the rising cost of living and limited affordable housing options place immense financial pressure on households, particularly those with low to moderate incomes, leading to challenges in securing safe, stable, and affordable homes; and

WHEREAS, homelessness in our region continues to rise, with a troubling increase in unsheltered homelessness, highlighting the urgent need for effective solutions, greater investment in supportive housing programs, and collaboration among local organizations to address the complex factors contributing to homelessness; and

WHEREAS, it is of utmost importance to preserve the current affordable housing stock in our community. Many affordable units are at risk of being lost due to rising property values, redevelopment, and the expiration of affordability protections. We must prioritize efforts to maintain and protect these existing affordable homes to ensure that current and future residents are not displaced and have access to safe and stable housing; and

WHEREAS, we recognize the importance of the Affordable Housing For the Carolinas (AHFTC) AHAM Breakfast, Advancing Affordable Housing: Beyond the Bricks, to raise awareness about the ongoing housing challenges facing our community and advocate for innovative solutions that increase access to affordable housing for all; and

WHEREAS, The Town of Davidson remains committed to the core value of an historic mix of people at all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here; and

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina, do hereby proclaim the month of May 2025 as Affordable Housing Awareness Month in the Town of Davidson and will serve as a call to action to raise awareness about housing affordability, support efforts to reduce homelessness, preserve the current housing stock, and work toward ensuring that all residents have access to safe, stable, and affordable housing. I encourage all citizens and organizations to engage in activities that promote affordable housing solutions and increase residents' quality of life.

Proclaimed this 22nd day of April 2025.

Rusty Knox
Mayor



A PROCLAMATION TOWN OF DAVIDSON NATIONAL BIKE MONTH

WHEREAS, the Town of Davidson values the use of the bicycle as a practical, healthy, economical, and environmentally sound means of transportation and recreation; and

WHEREAS, the Town of Davidson is a bike-friendly community and recognizes that bicycle transportation is part of the overall vehicle mix on streets and roadways; and

WHEREAS, the Town of Davidson encourages the increased use of the bicycle, benefiting the community by improving air quality, reducing traffic congestion, and decreasing the use of finite energy; and

WHEREAS, the Town of Davidson promotes bicycling for the health and fitness of our citizens and recognizes responsible bicycling as a safe means of transportation; and

WHEREAS, the Town of Davidson has adopted a Vision Zero Plan and Mobility Plan to increase safe travel options, slowing down cars, and reducing our reliance on them.

WHEREAS, the League of American Bicyclists has established May as National Bike Month and we encourage all citizens to ride their bicycles to work, to school, to the store, to the park, and all other destinations throughout the month; and

WHEREAS, the Town of Davidson encourages citizens to ride or walk to the Town Day and Bike Expo event on May 3rd, ride or walk to school on May 7th, and ride to work the week of May 12th.

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina do hereby proclaim the month of May 2025 as Town of Davidson National Bike Month and call upon all citizens of our town to participate in bicycling to work, town, and school throughout the month.

Proclaimed this 22nd day of April 2025.

Rusty Knox
Mayor



A PROCLAMATION
56th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 4 - 10, 2025

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of local government and community.

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state and international professional organizations.

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina recognize the week of May 4 through 10, 2025, as Professional Municipal Clerks Week, and further extend appreciation to our Town Clerk, Betsy Shores, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Proclaimed this 22nd day of April 2025.

Rusty Knox
Mayor

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 1/28/25

PETITION FOR VOLUNTARY CONTIGUOUS ANNEXATION

TO THE HONORABLE MAYOR AND TOWN BOARD OF COMMISSIONERS OF THE
TOWN OF DAVIDSON, NORTH CAROLINA:

1. We, the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S 160A-31 and respectfully request that the area described in paragraph 2 below be annexed to the Town of Davidson.
2. The area to be annexed is contiguous to the Town of Davidson, and the boundaries of such territory are as follows:

(A legally acceptable description of the property must be inserted here, after it has been approved by the Town Attorney.)

WHEREFORE, your petitioner(s) respectfully requests that the aforementioned property be annexed by the Town of Davidson, North Carolina.

IN WITNESS WHEREOF, your petitioner(s) has caused this instrument to be executed on the 28 day of January, 2025.

PETITIONER(S)

(This petition must be signed by the owners of each parcel proposed for annexation: attach additional sheets if necessary)

<u>Name</u>	<u>Address</u>
<u>Summit Farms Holdings LLC</u>	<u>215 S. Main St.</u>
<u></u>	<u>Suite 206</u>
<u></u>	<u>Davidson, NC 28036</u>

(NOTE: If the property is owned by a corporation or entity other than a private individual, a responsible corporate officer must sign as petitioner with an attestation by a second corporate officer and the corporate seal affixed. In addition, the execution of the petition must be notarized.)

Accuracy of Legal Description Approved:

Town Attorney

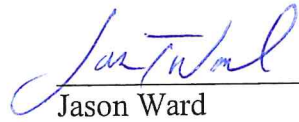
Attached hereto is a Corporate Resolution authorizing the submission of the Petition by all Members of Summit Farms Holdings LLC.

STATE OF NORTH CAROLINA

VERIFICATION

COUNTY OF MECKLENBURG

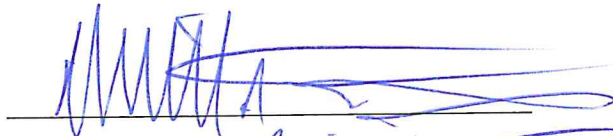
Jason Ward, being first duly sworn, deposes and says the following: that he is a Member of Summit Farms Holdings, LLC, a North Carolina limited liability company; that he has the authorization to sign the attached Annexation Petition on behalf of the Company; that he has read the attached Petition for Voluntary Contiguous Annexation and the accompanying attachments and the same are true of his own knowledge, or based on items found in the public records of Mecklenburg County, North Carolina, which he believes to be true.

 (SEAL)
Jason Ward

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Michael R Tourtelot, a Notary Public for Mecklenburg County, North Carolina, do hereby certify Jason Ward, as Member of Summit Farms Holdings, LLC, personally appeared before me this 28th day of January, 2025 and acknowledged the due execution of the foregoing instrument.


Notary Public: Michael R Tourtelot
My Commission Expires: March 18, 2026

(SEAL)

MICHAEL R TOURTELOT
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires 3/18/26



CERTIFICATE OF SUFFICIENCY

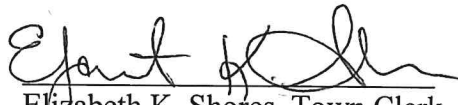
Summit Farms (Parcel #007-231-21, 007-23-15, 007-231-16, 007-231-03)

To the Board of Commissioners of the Town of Davidson, North Carolina:

I, Elizabeth K. Shores, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition from Summit Farms Holdings, LLC contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Davidson primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
- d. The parcel subject to this Annexation Petition is already subject to the Town of Davidson's zoning jurisdiction. The owner claims all vested rights that attach to the site pursuant to all issued and valid permits.

In witness, whereof, I have hereunto set my hand and affixed the seal of the Town of Davidson, this 25th day of March, 2025.


Elizabeth K. Shores, Town Clerk



RESOLUTION 2025-10
FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31
Summit Farms (Parcel #007-231-21, 007-23-15, 007-231-16, 007-231-03)

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Davidson Town Hall and Community Center in the Town Hall Council Chamber on Tuesday, April 22, 2025 at 6:00 p.m.

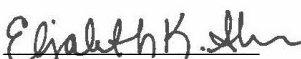
Section 2. The area proposed for annexation is described as follows:

(See pages 2-3 for Exhibit A Legal Description)

*Section 3. Notice of the public hearing shall be published in the Charlotte Observer, a newspaper having general circulation in the Town of Davidson, at least ten (10) days prior to the date of the public hearing.

Adopted on the 25th day of March 2025.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor

Exhibit "A"
Legal Description

Being that certain parcel of land lying and being in the Town of Davidson, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of East Rocky River Road, said point being located N 54°14'00" E from an existing metal monument; thence from said beginning point and with the centerline of East Rocky River Road N 60°24'31" E a distance of 221.17 feet to a calculated point located at the northwest corner of the Guy C. Bostian and Carol R. Bostian property as described in Deed Book 2961, Page 159 of the Mecklenburg County Registry; thence with the Bostian property the following two (2) courses and distances; (1) S 34°42'30" E a distance of 229.45 feet to a 1/2" new iron rod; (2) N 60°24'29" E a distance of 220.00 feet to a 1" existing iron pipe located along the westerly line of the Dale A. Sadler property as described in Deed Book 7917, Page 832; thence with the Sadler line the following three (3) courses and distances; (1) S 34°55'08" E a distance of 81.71 feet to a 1/2" existing iron rod; (2) S 59°57'08" E a distance of 361.72 feet to a 1" existing iron pipe; (3) S 17°03'30" E a distance of 142.91 feet to a 1/2" existing iron rod located at the northeast corner of the 4ME, Inc. property as described in Deed Book 33589, Page 466; thence with the 4ME property S 68°10'53" W a distance of 557.98 feet to a 1/2" existing iron rod located at a northeastern corner of the 4ME, Inc. property as described in Deed Book 33589, Page 469; thence with the 4ME property N 78°28'07" W a distance of 201.43 feet to a calculated point in the centerline of Shearer Road; thence with the centerline of Shearer Road the following five (5) courses and distances; (1) N 16°18'58" W a distance of 53.48 feet to a calculated point; (2) N 15°34'50" W a distance of 111.98 feet to a calculated point; (3) N 16°41'14" W a distance of 135.17 feet to a calculated point; (4) N 22°34'53" W a distance of 129.51 feet to a calculated point; (5) N 30°22'51" W a distance of 132.59 feet to the Point and Place of BEGINNING. Having an area of 344,337 square feet or 7.9049 acres according to a survey by Cloninger Bell Surveying and Mapping, PLLC dated December 28, 2021. Job No. 1376.

Being that certain parcel of land lying and being in the Town of Davidson, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of Shearer Road, said point being located S 60°27'34" W a distance of 30.27 feet from a 1/2" existing iron rod located along the northerly line of the Robert David Morgan property as described in Deed Book 7870, Page 653 of the Mecklenburg County Public Registry; thence with the centerline of Shearer Road the following two (2) courses and distances; (1) N 26°51'33" W a distance of 67.47 feet to a calculated point; (2) with a circular curve to the left with a radius of 541.15 feet, with an arc length of 15.45 feet, with a chord bearing of N 28°20'41" W, and a chord length of 15.45 feet, to a calculated point; thence turning and running with a new line the following five (5) courses and distances; (1) N 60°27'56" E a distance of 250.41 feet to a 1/2" new iron rod; (2) N 19°44'24" W a distance of 380.05 feet to a 1/2" existing iron rod; (3) N 32°45'56" E a distance of 37.77 feet to 1/2" existing iron rod; (4) N 67°18'25" W a distance of 40.61 feet to 1/2" existing iron rod; (5) N 02°12'04" W a distance of 71.96 feet to a 1/2" existing iron rod located along the southerly line of the 4ME, Inc. property as described in Deed Book 33589, Page 472; thence with the southerly line of 4ME, N 86°50'21" W a distance of 656.64 feet (crossing a 1/2" existing iron rod at 622.69 feet) to a calculated point in the aforesaid centerline of Shearer Road; thence with the centerline of Shearer Road the following seven (7) courses and distances; (1) with a circular curve to the right with a radius of 314.62 feet, with an arc length of 80.94 feet, with a chord bearing of N 33°13'44" W, and a chord length of 80.72 feet, to a calculated point;

(2) N 24°00'31" W a distance of 102.72 feet to a calculated point; (3) N 22°58'18" W a distance of 96.23 feet to a calculated point; (4) N 23°03'08" W a distance of 132.08 feet to a calculated point; (5) N 24°22'05" W a distance of 169.60 feet to a calculated point; (6) with a circular curve to the right with a radius of 1,278.97 feet, with an arc length of 156.26 feet with a chord bearing of N 20°13'17" W, and a chord length of 156.17 feet, to a calculated point; (7) N 16°33'51" W a distance of 212.91 feet to a calculated point located at the southwest corner of the 19300 Shearer Road Realty, LLC property as described in Deed Book 37066, Page 983; thence with the 1900 Shearer line the following two (2) courses and distances; (1) S 78°28'07" Ea distance of 201.43 feet to 1/2" existing iron rod; (2) N 68°10'53" Ea distance of 557.98 feet to 1/2" existing iron rod located along the southerly line of the Dale A. Sadler property as described in Deed Book 7917, Page 832; thence with the Sadler line and continuing with the Todd Reid Brown and Audrey Brown property as described in Deed Book 8894, Page 5, S 81°46'02" Ea distance of 765.00 feet (crossing a 5/8" existing iron rod at 730.42 feet) to a calculated point located in the center of Rocky River; thence running with the center of Rocky River the following (10) courses and distances; (1) S 15°52'29" E a distance of 108.21 feet to a calculated point; (2) S 24°58'34" Ea distance of 133.54 feet to a calculated point; (3) S 29°08'21" Ea distance of 194.30 feet to a calculated point; (4) S 26°52'19" Ea distance of 354.54 feet to a calculated point; (5) S 32°05'47" Ea distance of 274.45 feet to a calculated point; (6) S 32°41'10" Ea distance of 97.99 feet to a calculated point; (7) S 39°18'14" Ea distance of 123.01 feet to a calculated point; (8) S 26°43'41" Ea distance of 147.35 feet to a calculated point; (9) S 28°33'46" Ea distance of 128.93 feet to a calculated point; (10) S 25°19'46" E a distance of 102.74 feet to a calculated point located along the northerly line of the Christopher Nadeau and Natasha Nadeau as described in Deed Book 30294, Page 944; thence with the Nadeau line S 60°32'15" W a distance of 767.16 feet to a 1" existing iron pipe located at the southeast corner of the aforesaid Robert David Morgan property; thence with the Morgan line the following two (2) courses and distances; (1) N 25°46'53" W a distance of 468.62 feet to a 1" existing iron pipe; (2) S 60°27'34" W a distance of 467.14 feet to the Point and Place of BEGINNING. Having an area of 2,211,051 square feet or 50.7587 acres according to a survey by Cloninger Bell Surveying & Mapping, PLLC dated June 29, 2022. Job No. 1706.



March 11, 2025

**SECOND TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 11 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Rierson Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Karen Wolter, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

The next Davidson Board of Commissioners Chat will be held on Tuesday, March 18 from 7:00 p.m. - 8:00 p.m. at the Community School of Davidson High School, 404 Armour Street. Commissioner Chats are public meetings designed to be informal ways for residents to discuss current issues and projects in the Town. All are welcome to attend!

The Town of Davidson is pleased to announce its 2025 Summer Concert Series: Concerts on the Green, Concerts @ the Circles, and Music & Makers are set to return for a great season of live music. The Town's traditional concert series, Concerts on the Green, features a variety live music on the second and fourth Saturdays of each month from 6:00 p.m. - 8:00 p.m. on the Town Green. The Town's Concerts @ the Circles series take place on the 1st and 3rd Saturdays of each month on Jetton Street near Clean Juice. An acoustic artist will perform from 5:00 p.m. - 6:30 p.m. with the headline artists playing from 7:00 p.m. - 9:00 p.m.

Mayor Knox read proclamations for **Arbor Day** and **First Responder Wellness Week**.

Police Chief Kim Davidson and Captain Phil Geiger shared information about **First Responder Wellness Week** and recognized Co-Responder Koa Goode for receiving the **North Carolina NAMI Mental Health Advocate of the Year at the Crisis Intervention Team Conference** in Greensboro. This prestigious award highlights her commitment to the Co-Respondent program, the residents of Davidson, and recognition of her outstanding work for the Town.

- **CHANGES/ADOPTION OF THE AGENDA**

There were no changes to the agenda.

Commissioner Rierson Michael made a motion to adopt the agenda. The motion passed unanimously (5-0).

- **PRESENTATION**

(a) Charlotte-Mecklenburg Emergency Management Office (CMEMO) Division Chief Robert Graham and Emergency Management Planner Tony Bateman presented an overview of the County Emergency Management function and how the Town of Davidson operates within that structure. CMEMO staff also provided an update on the Mecklenburg County Hazard Mitigation Plan. Mecklenburg County and incorporated communities are updating the plan required to maintain eligibility for pre- and post-disaster mitigation funding from FEMA.

- **BUSINESS ITEMS**

(a) Assistant Town Manager Austin Nantz presented an update on the **Affordable Housing Program**. The Town of Davidson remains steadfast in its commitment to fostering an economically diverse community through the provision and preservation of affordable housing. The presentation included an update on the Affordable Housing Program, what was accomplished in 2024, and a glimpse into what is coming in 2025.

Key Developments of the Affordable Housing Program:

- **Town-Owned Land Development:** The Town entered into a contract with the UNC School of Government's Development Finance Initiative (DFI) to aid in the selection of sites for developing affordable housing on Town-owned land, leading to a solicitation for a development partner and the development of a development agreement.
- **Parkside Commons Initiative:** In collaboration with the Davidson Community Foundation (DCF) and developer Taylor Morrison, the Town facilitated the creation of eight permanently affordable townhomes in the Parkside Commons development on Jetton Street. The first 3 units were sold to income-qualified households in the fall of 2024, with the remaining 5 slated for completion in 2025 and 2026. This initiative underscores the Town's innovative approach to expanding affordable housing through public-private partnerships.
- **Essential Home Repair Program:** To support existing homeowners, the Town, in partnership with Mecklenburg County (ARPA), DCF, Habitat for Humanity of the Charlotte Region, and Rebuilding Together of Greater Charlotte. The program has completed 10 projects by the end of 2024. This effort is crucial in preventing displacement due to gentrification and ensuring safe living conditions for residents.

- **CLOSED SESSION**

Commissioner Rierson Michael made a motion to move to closed session pursuant to NCGS §143-318.11. (a) (3) – Consult with Attorney at 7:20 p.m. The motion passed

unanimously (5-0).

*Commissioner Mattison-Brandon made a motion to end the closed session at 7:52 p.m.
The motion passed unanimously (5-0).*

- **ADJOURN**

Commissioner Rierson Michael made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 7:53 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



March 25, 2025

**FOURTH TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 25, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Rierson Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Karen Wolter, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

The Charlotte Regional Transportation Planning Organization Board has awarded funding for 20 transportation projects across its planning area, approving over \$35 Million in federal discretionary grant program funds. These funds will support critical transportation needs in 14 CRTPO member jurisdictions spanning Iredell, Mecklenburg, and Union counties, helping communities improve mobility. The Town of Davidson was awarded 2 grants:

- \$1,743,770 for the Davidson Concord Road Side path from South Prong Rocky River Greenway to River Run Neighborhood
- \$1,276,363 for West Branch Carolina Thread Trail from West Branch Nature Preserve to River Run Neighborhood

TSG Residential proposes to develop the 2-acre site at 405 S Main Street (the former carwash site) to include a mix of commercial and residential uses. The project envisions commercial space, 24 residential units within mixed-use buildings, 12 townhome units, along with parking, green space, and various amenity features. A Community Meeting will be held on Wednesday, April 2, at 6:00 P.M. in the lower level at the Davidson Town Hall & Community Center. The meeting will be facilitated by the developer and their project team. Town of Davidson staff will be on hand to answer questions.

Join us in April for Monday Meet Up and Move at 6:00 p.m. for a walking event hosted by the Town of Davidson, Ada Jenkins, and the YMCA. Meet Up & Move is much more than just a walking event; it's a celebration of community spirit, connection, and the power of socialization. It exemplifies how collective activities can foster unity, improve health, promote well-being, and strengthen resilience. It reminds us that taking small steps together—both literally and figuratively—can lead to big changes in the health and harmony of our neighborhoods. Weather

permitting, Meet Up and Move will meet every Monday, beginning April 7, at Roosevelt Wilson Park and walk to Beaty Park and back.

The next Davidson Board of Commissioners Chat will be held on Tuesday, April 15, from 7:00 p.m. - 8:00 p.m. at Davidson Town Hall and Community Center. Commissioner Chats are public meetings designed to be informal ways for residents to discuss current issues and projects in the Town. All are welcome to attend.

Mayor Knox read proclamations for **Child Abuse Prevention Month, National Donate Life Month, and Esophageal Cancer Awareness Month**. Former Town Commissioner and Mayor Pro Tem Jane Campbell was presented with the proclamation for Esophageal Cancer Awareness Month in memory of her wife, Heather J. McKee, following an 18-month journey with esophageal cancer.

- **CHANGES/ADOPTION OF THE AGENDA**

No changes to the agenda.

Commissioner Mattison-Brandon made a motion to adopt the agenda. The motion passed unanimously (5-0).

- **PUBLIC COMMENT**

The public comment period opened at 6:15 p.m. and closed at 6:21 p.m. Two people spoke during the public comment period.

Steve Sonnenberg spoke about the Comp Plan update, Vision Zero, and crosswalk lights not working, the Affordable Housing update, and DEI.

David Nelson spoke in opposition of the proposed Fire Station #1 site at the corner of Griffith Street and Watson Street.

- **CONSENT AGENDA**

Approval of February Meeting Minutes

Approval of Tax Levy Adjustments

Approval of the FY2025 Audit Contract with RH Accounting

Approval of Budget Amendment 2025-19 - Wellness Grant Awarded by the NC League of Municipalities

Approval of Resolution 2025-09 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for 621 Catawba Avenue

Approval of Resolution 2025-10 Contiguous Annexation Petition for Summit Farms - Set the Public Hearing Date

Approval of Noise Ordinance Variance Request – Davidson College Spring Concert April 25, 2025

Approval of Midterm Appointment to the Design Review Board and Historic Preservation Commission

Approval of Amendments to the Design Review Board and Historic Preservation Commission Bylaws

Commissioner Fay made a motion to approve the consent agenda. The motion passed unanimously (5-0).

- **BUSINESS ITEMS**

(a) Fire Chief Ryan Monteith and Finance Director Piet Swart presented the beginning of the **design process for new Fire Station 1** to be located on Griffith Street. New Fire Station 1 is included on the Town's Capital Improvement Plan (CIP) for FY28. The discussion included a brief overview of the history of the project, conceptual project schedule, associated financial components, and next steps. The Board of Commissioners will be asked to authorize the Town Manager to issue RFQ for Design Services at the April 8 meeting.

(b) Planning Director Jason Burdette presented a report of the **Red Line Public Engagement**. 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. The goal of the Red Line Design Update is to identify the preferred station location in each community and move 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.

The Board of Commissioners directed staff to share information with the public specific to the Red Line project and station options in Davidson. Staff facilitated four public information sessions in January and February 2025. The Red Line Public Engagement Report summarizes the Red Line Commuter Rail project history, purpose/scope of the Red Line Design Update, CATS public engagement efforts, Davidson station option locations and evaluation criteria, the four public information sessions (including meeting structure), feedback from each of the sessions, and next steps. The Board of Commissioners will discuss Davidson's preferred station location at the April 8 meeting and consider approval at the April 22 meeting.

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **CLOSED SESSION**

Commissioner Rierson Michael made a motion to move to closed session pursuant to NCGS §143-318.11. (a) (3) – Consult with Attorney at 7:35 p.m. The motion passed unanimously (5-0).

Commissioner Rierson Michael made a motion to end the closed session at 8:56 p.m. The motion passed unanimously (5-0).

- **ADJOURN**

Commissioner Fay made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 8:58 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor

DRAFT

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 5 March 2025

PETITION FOR VOLUNTARY CONTIGUOUS ANNEXATION

TO THE HONORABLE MAYOR AND TOWN BOARD OF COMMISSIONERS OF
THE TOWN OF DAVIDSON, NORTH CAROLINA:

1. We, the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S 160A-31 and respectfully request that the area described in paragraph 2 below be annexed to the Town of Davidson.
2. The area to be annexed is contiguous to the Town of Davidson, and the boundaries of such territory are as follows:

(A legally acceptable description of the property must be inserted here, after it has been approved by the Town Attorney.)

WHEREFORE, your petitioner(s) respectfully requests that the aforementioned property be annexed by the Town of Davidson, North Carolina.

IN WITNESS WHEREOF, your petitioner(s) has caused this instrument to be executed on the 5th day of March, 20 25.

PETITIONER(S)

(This petition must be signed by the owners of each parcel proposed for annexation; attach additional sheets, if necessary)

<u>Name</u>	<u>Address</u>
Jeffrey Mark Stoiber <i>Jeffrey m. Stoiber</i>	23 Short Road, Bethany Beach, DE, 19930
Margaret Hudak Stoiber M	23 Short Road, Bethany Beach, DE, 19930

(NOTE: If the property is owned by a corporation or entity other than a private individual, a responsible corporate officer must sign as petitioner with an attestation by a second corporate officer and the corporate seal affixed. In addition, the execution of the **petition must be notarized.**)

Accuracy of Legal Description Approved:

Town Attorney

APPROVED 08-28-2018

Polaris

v4.1

621 CATAWBA AV DAVIDSON NC 28036

Property Key

Parcel ID	GIS ID
00320547	00320547

Address located on Property (Postal City)

623 CATAWBA AV DAVIDSON NC 28036

Owner Name

Mailing Address

JEFFREY MARK STOIBER	5704 33RD ST NW WASHINGTON DC 20015
MARGARET HUDAK STOIBER	5704 33RD ST NW WASHINGTON DC 20015

PDF

Prop Report

Buffer Srch

Zoom To

Unselect

Report Issues

[Wrong Property Information or Map](#)

[Wrong Mailing Address](#)

[Address or Road Issues](#)

ID

Page 21 of 46



CERTIFICATE OF SUFFICIENCY

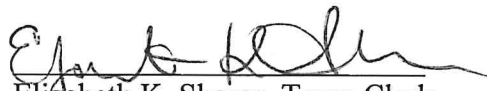
621 Catawba Ave (Parcel #00320547)

To the Board of Commissioners of the Town of Davidson, North Carolina:

I, Elizabeth K. Shores, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition from Jeffrey and Margaret Stoiber contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Davidson primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
- d. The parcel subject to this Annexation Petition is already subject to the Town of Davidson's zoning jurisdiction. The owner claims all vested rights that attach to the site pursuant to all issued and valid permits.

In witness, whereof, I have hereunto set my hand and affixed the seal of the Town of Davidson, this 22nd of April, 2025.


Elizabeth K. Shores, Town Clerk



RESOLUTION 2025-11
FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31
621 Catawba Ave (Parcel ID 003-20-547)

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Davidson Town Hall and Community Center in the Town Hall Council Chamber on Tuesday, May 27, 2025 at 6:00 p.m.

Section 2. The area proposed for annexation is described as follows:

(See pages 2-3 Mets and Bounds Description and Survey)

*Section 3. Notice of the public hearing shall be published in the Charlotte Observer, a newspaper having general circulation in the Town of Davidson, at least ten (10) days prior to the date of the public hearing.

Adopted on the 22nd day of April 2025.

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk

Exhibit "A"

That certain 0.427 acre parcel of land lying and being situated in Deweese Township, Mecklenburg County, North Carolina, and more particularly described as follows:

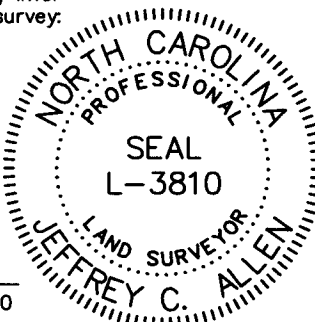
BEING all of Lot 2, as shown on a survey entitled "Survey for Owners: Joseph T. Roy, IV and wife, Nancy N. Roy," prepared by Allen Geomatics, P.C. dated October 29, 2018, a copy of which is recorded as part of the deed recorded in Deed Book 33176, Page 517, Mecklenburg Public Registry.

I, Jeffrey C. Allen, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 32866, page 587); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page NOTED; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended; that regarding G.S. 47-30(f)(11)d., this is an exempt map and an exception to the definition of subdivision; that the Global Positioning System (GPS) survey and the following information was used to perform the "Class A" GPS survey: RTK Network procedure on 06/17/17; NAD83 Datum / Epoch 2011 / GEOID09; Checked Published NCGS Monument "M 007"; Positional accuracy < 0.10'; US Survey Feet Combined Grid Factor 0.99984785'

Witness my original signature, registration number and seal this 29th day of October, 2018.

PROFESSIONAL LAND SURVEYOR

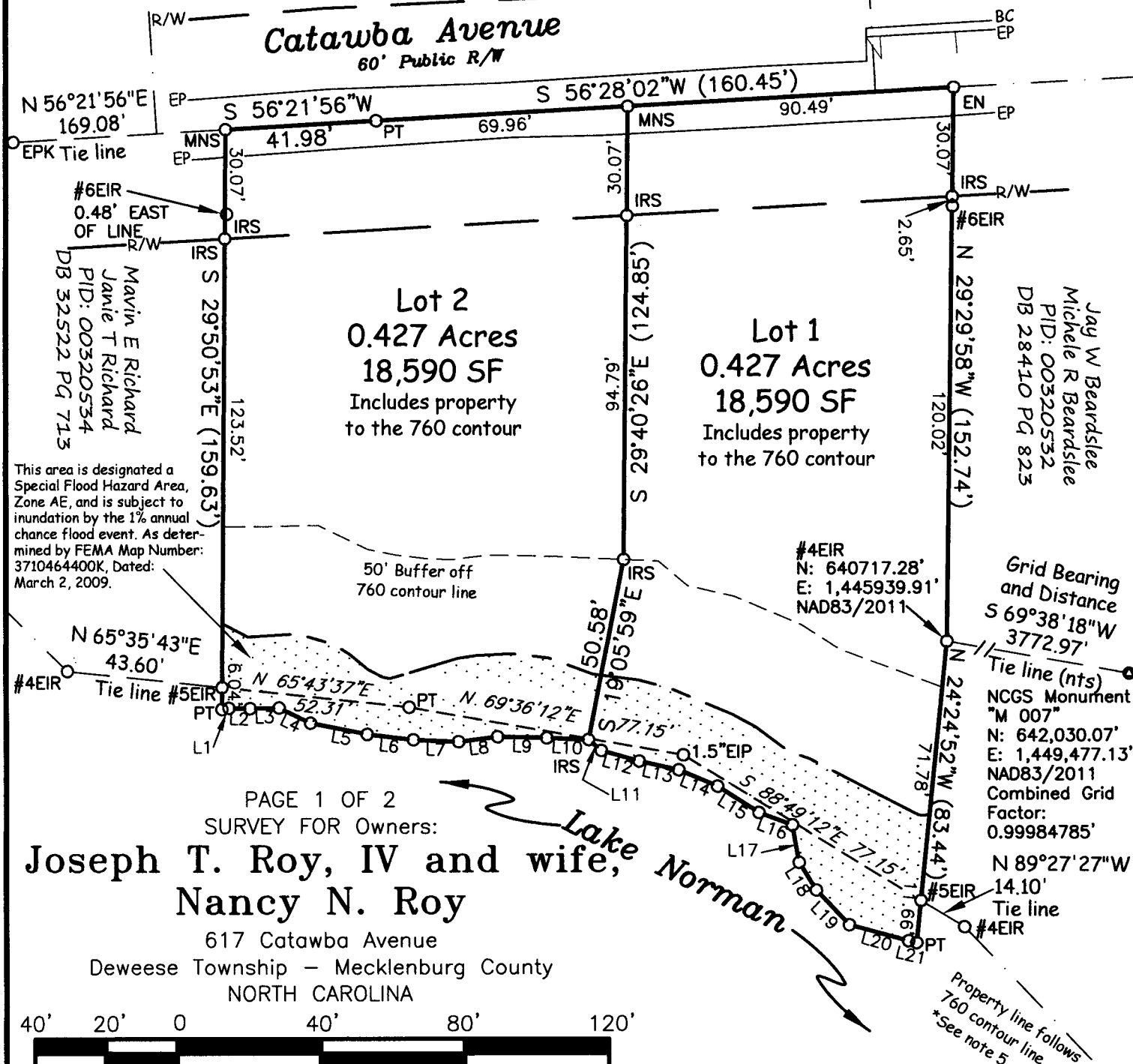
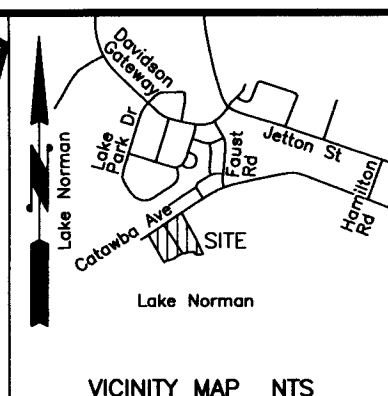
L-3810



Harold Lynn Bringardner
Diana Lynn Bringardner
PID: 00321106
DB 4177 PG 50

Mary Katherine Hickie
PID: 00321517
Lot 1
MB 36 PG 147

VICINITY MAP NTS



PAGE 1 OF 2

SURVEY FOR Owners:

**Joseph T. Roy, IV and wife,
Nancy N. Roy**

617 Catawba Avenue

Deweese Township - Mecklenburg County
NORTH CAROLINA

SCALE 1"=40' DATE 10/29/18 JOB # 1025 DRAWN JCA/MCF

Allen
geomatics
LAND SURVEYING

Allen Geomatics, P.C. (C-3191)
PO Box 89, Advance, NC 27006
(336) 998-0218
www.AllenGeomatics.com

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. 184



AGENDA MEMO

To: Davidson Board of Commissioners

From: Jason Burdette, Planning Director

Date: April 22, 2025

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

ITEM SUMMARY/OVERVIEW

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).

RELATED TOWN GOALS

Strategic Plan Alignment

Connecting People and Places - Expand, improve, and diversify the town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

Priority strategies:

1. Prioritize and implement mobility plan recommendations for policies, programs, and projects.
3. Work with Charlotte Area Transit System (CATS) to improve local and regional transit services and accelerate construction of transit stop amenities.

Core Values

Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

NEXT STEPS

If approved, staff will share the confirmed Red Line station location with CATS and their consultant team so that design may advance to 15%.



Consider Approval of Confirming the Preferred Location for Davidson's Future Red Line Station



Jason Burdette, AICP
Planning Director
April 22, 2025

Presentation Outline

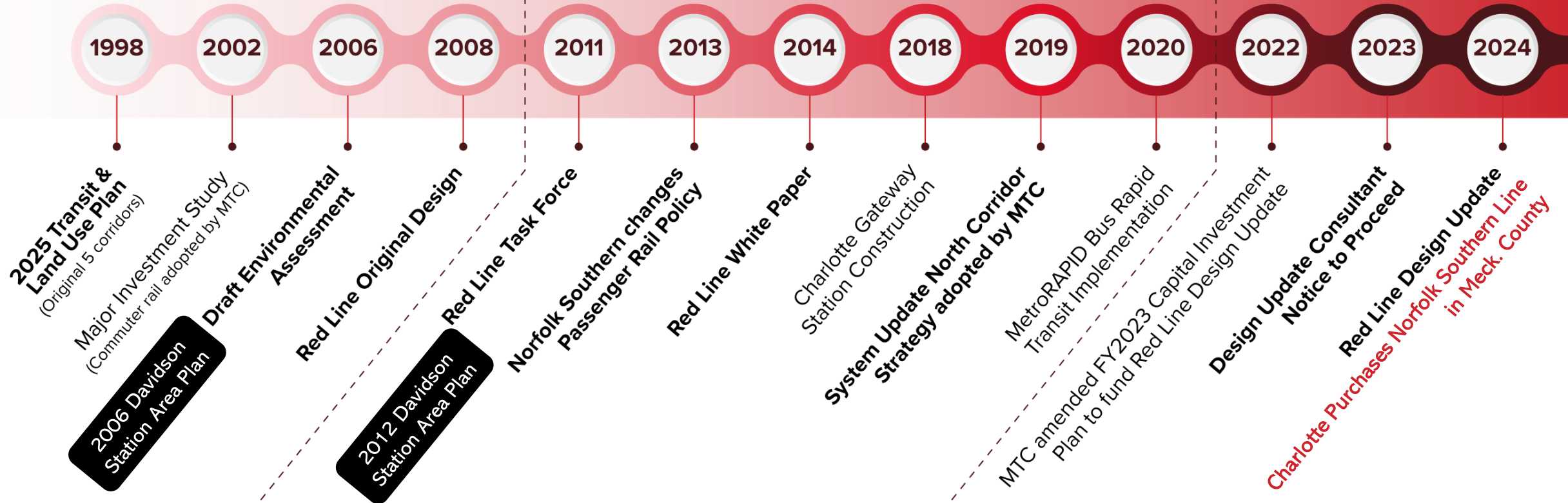
- Brief Red Line Commuter Rail Project History
- Purpose/Scope Red Line Design Update
- CATS + Davidson Public Engagement Efforts
- Davidson Site Options
- Station Location Recommendation
- Next Steps

Red Line Project History

Traditional Approach

Alternative Funding & Related Projects

A Path Forward



Red Line Design Update Scope

The first phase of the Red Line Design Update will be completed by early 2025. It will focus on:

- Public involvement and stakeholder coordination
- Updating the previous design from 2008
- Assess the previously identified station locations
- Reevaluating vehicle technologies and frequency of service
- Providing an updated cost estimate
- Get to 15% design with preferred station location



CATS Public Engagement Efforts

SPRING 2024

- Virtual Public Meeting: (Wed., Apr. 10, 6:00 pm)
- In-Person Meetings:
 - Davidson Library (Tues., Apr. 16, 6:00 pm)
 - Huntersville Library (Thurs., Apr. 18, 6:00 pm)
 - Sugar Creek Library, Charlotte (Sat., Apr. 20, 10:00 am)

FALL 2024

- Virtual Public Meeting: (Tues., Oct. 8, 5:30 pm)
- In-Person Meetings:
 - Charlotte (Mon. Sept. 30, 5:30 pm)
 - Cornelius Town Hall (Thurs., Oct. 3, 5:30 pm)
 - Waymer Center, Huntersville (Thurs., Oct. 10, 5:30 pm)
- Davidson Connections (Thurs., Sept. 5)
- Davidson College “Listening Session” (Thurs., Sept. 26)



Davidson Public Engagement Efforts

WINTER 2025

○ In-Person Meetings:

- Hurt Hub @Davidson (Thurs., Jan. 30, 6:00 pm)
-Live Streamed on YouTube
- Hopewell Baptist Church (Thurs., Feb. 6, 6:00 pm)
- Ada Jenkins Center (Wed., Feb 12, 11:00 am)
- Davidson College DCI (Wed., Feb. 26, 7:00 pm)



Davidson Public Discussion

2024

- Six in-person CATS engagement meetings
- Two virtual CATS engagement meetings
- Two targeted engagement meetings (businesses + college)
- Board of Commissioners meeting (Sept.)

2025

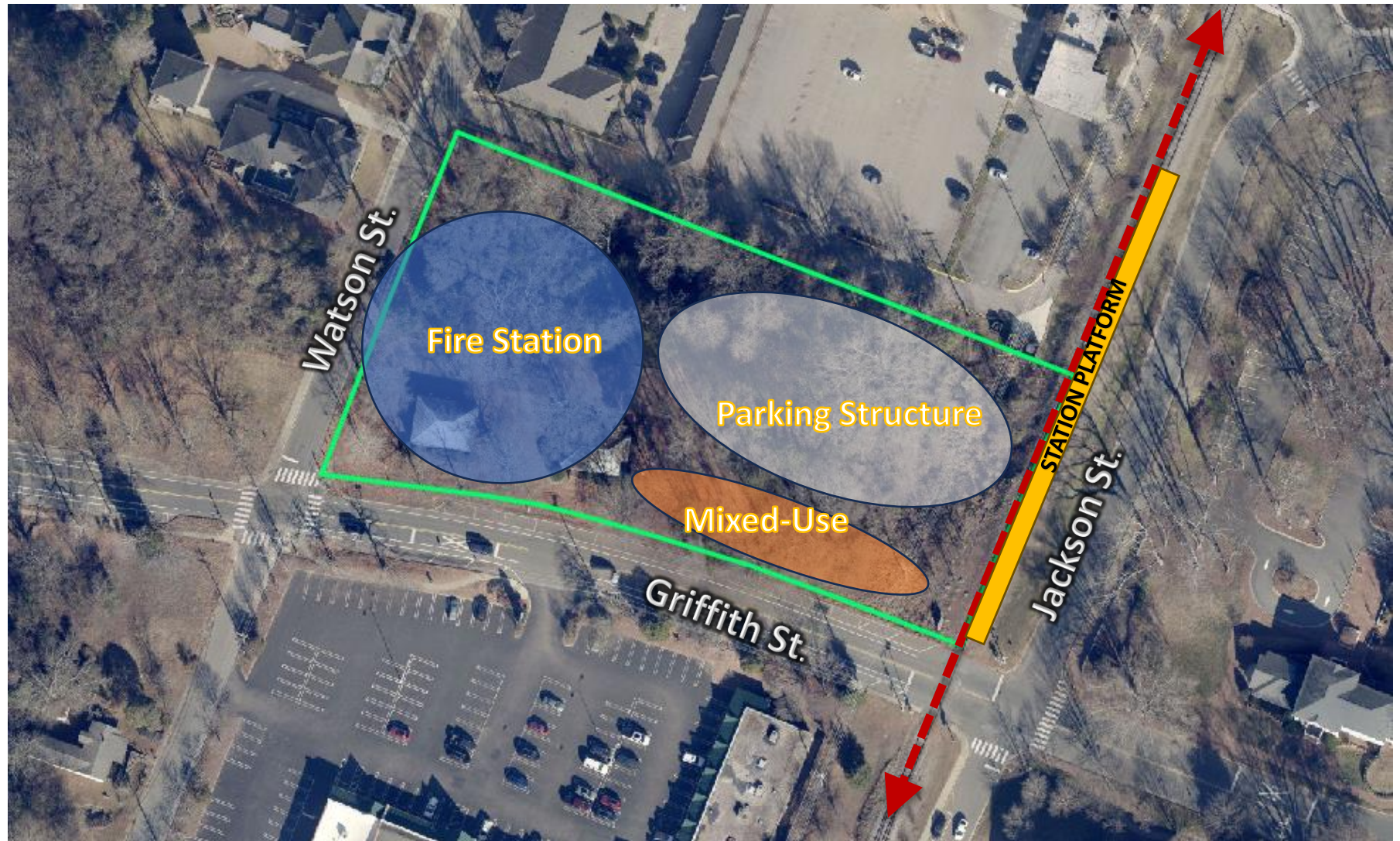
- Four in-person Davidson public info sessions
- One virtual Davidson public info session
- Two Board of Commissioners meetings (March/Apr.)

Station Option A: Fire Station Site

SITE SPECIFICS

- Town-owned site
- Co-located with future Fire Station
- Parking Structure (Lined)
- Mixed-Use Building
- Primary frontage streets
- Potential direct financial benefit to Town/taxpayer

** Current preferred option*



Station Location Recommendation

- No fatal flaw with any of the three options; all viable
- Staff recommends Site A for the Davidson station location for many reasons, including:
 - Primary frontage road/access and existing transportation infrastructure
 - Multi-modal connection opportunities
 - Ability to accommodate station facilities/functions
 - Parking would not compete with Downtown (but could support Downtown)
 - Proximity to Davidson College and potential ridership base
 - Potential financial benefit to town/taxpayer
- All other communities have station location identified
- The Town needs to confirm a station location so that CATS can advance to 15% design

Next Steps (Near Term)

- ❑ **April 22, 2025:** Board of Commissioners takes action to confirm Davidson's preferred station location; Allow CATS to advance to 15% design
- ❑ **November 2025:** If authorized, Mecklenburg County puts one-cent sales tax referendum on the ballot (40% rail, 40% roadways, 20% bus)
- ❑ **July 2026:** If referendum passes, new sales tax levy would start
→ \$3.2m/year for Davidson roadway projects

**Motion to Confirm the Preferred
Location for Davidson's Future Red
Line Station at 260 Griffith Street
(PID #00326111)**



STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 1/28/25

PETITION FOR VOLUNTARY CONTIGUOUS ANNEXATION

TO THE HONORABLE MAYOR AND TOWN BOARD OF COMMISSIONERS OF THE
TOWN OF DAVIDSON, NORTH CAROLINA:

1. We, the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S 160A-31 and respectfully request that the area described in paragraph 2 below be annexed to the Town of Davidson.
2. The area to be annexed is contiguous to the Town of Davidson, and the boundaries of such territory are as follows:

(A legally acceptable description of the property must be inserted here, after it has been approved by the Town Attorney.)

WHEREFORE, your petitioner(s) respectfully requests that the aforementioned property be annexed by the Town of Davidson, North Carolina.

IN WITNESS WHEREOF, your petitioner(s) has caused this instrument to be executed on the 28 day of January, 2025.

PETITIONER(S)

(This petition must be signed by the owners of each parcel proposed for annexation: attach additional sheets if necessary)

<u>Name</u>	<u>Address</u>
<u>Summit Farms Holdings LLC</u>	<u>215 S. Main St.</u>
<u></u>	<u>Suite 206</u>
<u></u>	<u>Davidson, NC 28036</u>

(NOTE: If the property is owned by a corporation or entity other than a private individual, a responsible corporate officer must sign as petitioner with an attestation by a second corporate officer and the corporate seal affixed. In addition, the execution of the petition must be notarized.)

Accuracy of Legal Description Approved:

Town Attorney

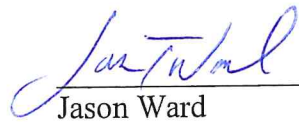
Attached hereto is a Corporate Resolution authorizing the submission of the Petition by all Members of Summit Farms Holdings LLC.

STATE OF NORTH CAROLINA

VERIFICATION

COUNTY OF MECKLENBURG

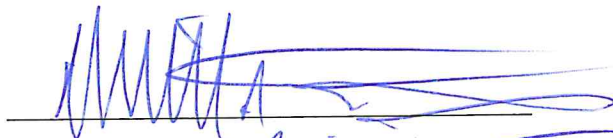
Jason Ward, being first duly sworn, deposes and says the following: that he is a Member of Summit Farms Holdings, LLC, a North Carolina limited liability company; that he has the authorization to sign the attached Annexation Petition on behalf of the Company; that he has read the attached Petition for Voluntary Contiguous Annexation and the accompanying attachments and the same are true of his own knowledge, or based on items found in the public records of Mecklenburg County, North Carolina, which he believes to be true.

 (SEAL)
Jason Ward

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Michael R Tourtelot, a Notary Public for Mecklenburg County, North Carolina, do hereby certify Jason Ward, as Member of Summit Farms Holdings, LLC, personally appeared before me this 28th day of January, 2025 and acknowledged the due execution of the foregoing instrument.


Notary Public: Michael R Tourtelot
My Commission Expires: March 18, 2026

(SEAL)

MICHAEL R TOURTELOT
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires 3/18/26



CERTIFICATE OF SUFFICIENCY

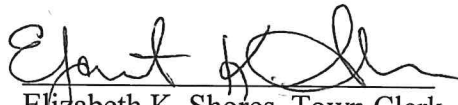
Summit Farms (Parcel #007-231-21, 007-23-15, 007-231-16, 007-231-03)

To the Board of Commissioners of the Town of Davidson, North Carolina:

I, Elizabeth K. Shores, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition from Summit Farms Holdings, LLC contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Davidson primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
- d. The parcel subject to this Annexation Petition is already subject to the Town of Davidson's zoning jurisdiction. The owner claims all vested rights that attach to the site pursuant to all issued and valid permits.

In witness, whereof, I have hereunto set my hand and affixed the seal of the Town of Davidson, this 25th day of March, 2025.


Elizabeth K. Shores, Town Clerk

Polaris Map – Mecklenburg County, North Carolina

Summit Farms POLARIS REVISED

Mecklenburg County GIS

Date Printed: 1/23/2025 5:38 PM

Overlay Legend

**** Subject Property**
Adjacent Properties

1. 00723102
2. 00723101
3. 00723109
4. 00750108
5. 00750102
6. 00750101
7. 00741523
8. 00741522
9. 00724146 B
00724146 A
10. 00724110
11. 00724111
12. 00724112
13. 00723121
14. 00309209
15. 00308166
16. 00308109

**



0 0.04 0.07 0.14 Miles

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



Annexation Staff Analysis

Town of Davidson Staff will review the annexation proposal for consistency with town policy and service impacts. The following staff analysis will be made available to the applicant and interested parties before the public hearing.

Address/Project: Summit Farms **Application Date:** January 28, 2025

Date of Public Hearing: April 22, 2025

Fire Department
The proposed annexation will have no negative impact upon the Fire Department's service delivery as the subject parcel is already within the Fire Department's service area. The area has adequate water supply, and will not negatively impact the town's fire protection classification rating.
Parks & Recreation
The proposed annexation will have no negative impact upon the Park & Recreation Department's service delivery.
Planning
The Planning Department identifies no policy concerns associated with this proposed annexation.
Police Department
The proposed annexation will have no negative impact upon the Police Department's service delivery.
Public Works
The proposed annexation will have no negative impact upon the Public Works Department's service delivery.



ORDINANCE 2025-04
TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DAVIDSON TO
INCLUDE SUMMIT FARMS

WHEREAS, the Board of Commissioners has been petitioned under NCGS§160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition, and a public hearing on the question of this annexation was held during the Board of Commissioners Meeting at 6:00 p.m. on April 22, 2025, after due notice in the Charlotte Observer.

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of NCGS§160A-31.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Davidson, North Carolina that:

Section. 1. By virtue of the authority granted by NCGS§ 160A-31, the following described territory is hereby annexed and made part of the Town of Davidson as of April 22, 2025:

(See attached Exhibit A for Legal Description)

Section 2. Upon and after April 22, 2025 the above 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. Said territory shall be subject to municipal taxes according to NCGS§160A 58.10.

Section 3. The Mayor of the Town of Davidson shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg Board of Elections, as required by NCGS§163-288.1.

Adopted this 22nd day of April 2025.

ATTEST:

Rusty Knox, Mayor

APPROVED AS TO FORM:

Elizabeth K. Shores, Town Clerk

Karen Wolter, Town Attorney

Exhibit "A"
Legal Description

Being that certain parcel of land lying and being in the Town of Davidson, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of East Rocky River Road, said point being located N 54°14'00" E from an existing metal monument; thence from said beginning point and with the centerline of East Rocky River Road N 60°24'31" E a distance of 221.17 feet to a calculated point located at the northwest corner of the Guy C. Bostian and Carol R. Bostian property as described in Deed Book 2961, Page 159 of the Mecklenburg County Registry; thence with the Bostian property the following two (2) courses and distances; (1) S 34°42'30" E a distance of 229.45 feet to a 1/2" new iron rod; (2) N 60°24'29" E a distance of 220.00 feet to a 1" existing iron pipe located along the westerly line of the Dale A. Sadler property as described in Deed Book 7917, Page 832; thence with the Sadler line the following three (3) courses and distances; (1) S 34°55'08" E a distance of 81.71 feet to a 1/2" existing iron rod; (2) S 59°57'08" E a distance of 361.72 feet to a 1" existing iron pipe; (3) S 17°03'30" E a distance of 142.91 feet to a 1/2" existing iron rod located at the northeast corner of the 4ME, Inc. property as described in Deed Book 33589, Page 466; thence with the 4ME property S 68°10'53" W a distance of 557.98 feet to a 1/2" existing iron rod located at a northeastern corner of the 4ME, Inc. property as described in Deed Book 33589, Page 469; thence with the 4ME property N 78°28'07" W a distance of 201.43 feet to a calculated point in the centerline of Shearer Road; thence with the centerline of Shearer Road the following five (5) courses and distances; (1) N 16°18'58" W a distance of 53.48 feet to a calculated point; (2) N 15°34'50" W a distance of 111.98 feet to a calculated point; (3) N 16°41'14" W a distance of 135.17 feet to a calculated point; (4) N 22°34'53" W a distance of 129.51 feet to a calculated point; (5) N 30°22'51" W a distance of 132.59 feet to the Point and Place of BEGINNING. Having an area of 344,337 square feet or 7.9049 acres according to a survey by Cloninger Bell Surveying and Mapping, PLLC dated December 28, 2021. Job No. 1376.

Being that certain parcel of land lying and being in the Town of Davidson, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of Shearer Road, said point being located S 60°27'34" W a distance of 30.27 feet from a 1/2" existing iron rod located along the northerly line of the Robert David Morgan property as described in Deed Book 7870, Page 653 of the Mecklenburg County Public Registry; thence with the centerline of Shearer Road the following two (2) courses and distances; (1) N 26°51'33" W a distance of 67.47 feet to a calculated point; (2) with a circular curve to the left with a radius of 541.15 feet, with an arc length of 15.45 feet, with a chord bearing of N 28°20'41" W, and a chord length of 15.45 feet, to a calculated point; thence turning and running with a new line the following five (5) courses and distances; (1) N 60°27'56" E a distance of 250.41 feet to a 1/2" new iron rod; (2) N 19°44'24" W a distance of 380.05 feet to a 1/2" existing iron rod; (3) N 32°45'56" E a distance of 37.77 feet to 1/2" existing iron rod; (4) N 67°18'25" W a distance of 40.61 feet to 1/2" existing iron rod; (5) N 02°12'04" W a distance of 71.96 feet to a 1/2" existing iron rod located along the southerly line of the 4ME, Inc. property as described in Deed Book 33589, Page 472; thence with the southerly line of 4ME, N 86°50'21" W a distance of 656.64 feet (crossing a 1/2" existing iron rod at 622.69 feet) to a calculated point in the aforesaid centerline of Shearer Road; thence with the centerline of Shearer Road the following seven (7) courses and distances; (1) with a circular curve to the right with a radius of 314.62 feet, with an arc length of 80.94 feet, with a chord bearing of N 33°13'44" W, and a chord length of 80.72 feet, to a calculated point;

(2) N 24°00'31" W a distance of 102.72 feet to a calculated point; (3) N 22°58'18" W a distance of 96.23 feet to a calculated point; (4) N 23°03'08" W a distance of 132.08 feet to a calculated point; (5) N 24°22'05" W a distance of 169.60 feet to a calculated point; (6) with a circular curve to the right with a radius of 1,278.97 feet, with an arc length of 156.26 feet with a chord bearing of N 20°13'17" W, and a chord length of 156.17 feet, to a calculated point; (7) N 16°33'51" W a distance of 212.91 feet to a calculated point located at the southwest corner of the 19300 Shearer Road Realty, LLC property as described in Deed Book 37066, Page 983; thence with the 1900 Shearer line the following two (2) courses and distances; (1) S 78°28'07" Ea distance of 201.43 feet to 1/2" existing iron rod; (2) N 68°10'53" Ea distance of 557.98 feet to 1/2" existing iron rod located along the southerly line of the Dale A. Sadler property as described in Deed Book 7917, Page 832; thence with the Sadler line and continuing with the Todd Reid Brown and Audrey Brown property as described in Deed Book 8894, Page 5, S 81°46'02" Ea distance of 765.00 feet (crossing a 5/8" existing iron rod at 730.42 feet) to a calculated point located in the center of Rocky River; thence running with the center of Rocky River the following (10) courses and distances; (1) S 15°52'29" E a distance of 108.21 feet to a calculated point; (2) S 24°58'34" Ea distance of 133.54 feet to a calculated point; (3) S 29°08'21" Ea distance of 194.30 feet to a calculated point; (4) S 26°52'19" Ea distance of 354.54 feet to a calculated point; (5) S 32°05'47" Ea distance of 274.45 feet to a calculated point; (6) S 32°41'10" Ea distance of 97.99 feet to a calculated point; (7) S 39°18'14" Ea distance of 123.01 feet to a calculated point; (8) S 26°43'41" Ea distance of 147.35 feet to a calculated point; (9) S 28°33'46" Ea distance of 128.93 feet to a calculated point; (10) S 25°19'46" E a distance of 102.74 feet to a calculated point located along the northerly line of the Christopher Nadeau and Natasha Nadeau as described in Deed Book 30294, Page 944; thence with the Nadeau line S 60°32'15" W a distance of 767.16 feet to a 1" existing iron pipe located at the southeast corner of the aforesaid Robert David Morgan property; thence with the Morgan line the following two (2) courses and distances; (1) N 25°46'53" W a distance of 468.62 feet to a 1" existing iron pipe; (2) S 60°27'34" W a distance of 467.14 feet to the Point and Place of BEGINNING. Having an area of 2,211,051 square feet or 50.7587 acres according to a survey by Cloninger Bell Surveying & Mapping, PLLC dated June 29, 2022. Job No. 1706.