



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, May 27, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. Gun Violence Awareness**
- b. Memorial Day**
- c. Honoring the Davidson-Huntersville Lions Club 80th Anniversary**

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. FY2026 Budget & Economic Development Expenditures

Presenter: Pieter Swart, Finance Director

Summary: The Board of Commissioners will hold a Public Hearing on the Proposed FY2026 Budget (Per NCGS 159-12(b)) and Public Hearing on Proposed Economic Development Expenditures (Per NCGS 158-7.1). Additional documents related to the FY2026 budget are available on the town's website at www.townofdavidson.org/budget.

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

b. Proposed Voluntary Contiguous Annexation Petition for 621 Catawba Ave

Presenter: Jamie Justice, Town Manager

Summary: The Board of Commissioners will hold a public hearing 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 Jeffrey and Margaret Stoiber, Parcel ID 00320547, located at 621 Catawba Avenue, Davidson, NC 28036, containing .345 acres and the petition has

been certified by the Town Clerk.

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 May 16, 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 April Meeting Minutes

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

b. Consider Approval of Amendment to Davidson Cottages Affordable Housing Plan

Summary: Davidson Cottages by Carolina Cottage Homes, LLC (CCH) will include a total of 34 residential units. An Affordable Housing Plan was approved by the Town Board in November 2021. It includes four (4) affordable housing units (two duplexes) on the ground to satisfy the affordable housing requirements ranging between 80%-120% of Area Median Income (AMI). Given the significant changes in the real estate landscape, staff recommend adjusting the original commitment of 3 units restricted to households making up to 80% AMI to 3 units restricted to households earning up to 100% AMI. This change will allow the developer to meet their financial goals while contributing to the Town's workforce housing need.

c. Consider Approval for Resolution 2025-12 Authorizing the Conveyance of 353 Jetton Street to an Income-Qualified Buyer

Summary: The Town owns a home located at 353 Jetton Street at Parkside Commons in Davidson. This property is designated as an affordable home in the Town of Davidson's Affordable Housing Program. The Town plans to sell the unit to buyers who meet the requirements of the Affordable Housing Program and will attach covenants and terms to the conveyance so the property will remain in the Affordable Housing Program for a designated term. The Town Clerk will publish a notice summarizing the contents of the attached resolution and the property may be sold after 10 days. This item includes a resolution which authorizes the conveyance of the property and authorizes the Town Manager to execute all necessary documents.

d. Consider Approval of Resolution 2025-13 Davidson Tax Assistance Program (DTAP) Interlocal Agreement

Summary: The Board originally approved the Davidson Tax Assistance Program (DTAP) in conjunction with the FY2024 Budget. As in FY2025, Mecklenburg County has agreed to administer the Davidson Tax Assistance Program (DTAP) in

conjunction with their HOMES program, under the Department of Community Resources, per the attached Interlocal Agreement. The agreement requires an additional \$15,000 allocation from the Town from the Affordable Housing Fund which is included in the Manager's Recommended Budget.

e. Consider Approval of Amendment to the 2025 Meeting Schedule

Summary: Amend the meeting schedule to add a Special Meeting on Tuesday, June 17 at 6:00 p.m. and cancel the regular meeting on Tuesday, July 8 at 6:00 p.m.

f. Consider Approval of Noise Ordinance Variance Request – Davidson Housing Coalition Block Party on June 5, 2025

Summary: Davidson Housing Coalition (DHC) has requested a noise ordinance variance for Thursday, June 5 from 5:00 p.m. to 7:00 p.m., for a block party the area immediately adjacent to DHC's new community room at 220 Sloan Street. Staff has reviewed and have no objections.

VII. BUSINESS ITEMS

a. Historic Preservation Plan Annual Update

Presenter: Lindsay Laird, Senior Planner

Summary: Adopted in January 2023, the Davidson Historic Preservation Plan serves as a town-wide roadmap for historic preservation. It contains a set of preservation goals, values, and principles, and includes 56 action items to implement the plan. Implementation of the plan solidifies historic preservation as an important aim of the town.

The Town created an Implementation Guide after plan adoption to track progress towards plan implementation. This guide is updated annually with the latest information. The full Implementation Guide is included as an agenda attachment and is available on the Historic Preservation Plan webpage at www.townofdavidson.org/historicpreservationplan under the "Documents & Resources" tab.

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

b. Discussion of FY2026 Budget

Presenter: Jamie Justice, Town Manager, Austin Nantz, Assistant Town Manager, Pieter Swart, Finance Director

Summary: The Board will continue to discuss the proposed FY2026 Budget. Additional documents related to the FY2026 budget are available on the Town's website at www.townofdavidson.org/budget.

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to consider approval of the budget at the June 10, 2025 board meeting.

c. Consider Adoption of Ordinance 2025-05 Extend the Corporate Limits of the Town of Davidson to Include 621 Catawba Avenue

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 Jeffrey and Margaret Stoiber, Parcel ID 00320547, located at 621 Catawba Avenue, Davidson, NC 28036, containing .345 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 2025-05 Extend the Corporate Limits of the Town of Davidson to Include 621 Catawba Avenue.

VIII. SUMMARIZE MEETING ACTION ITEMS

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

IX. ADJOURN