



January 14, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 14, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Riersen 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**

Communications Director Jessica Eggimann announced the following:

The Town of Davidson will host its annual Dr. Martin Luther King, Jr. Day celebration on Monday, January 20, 2025, in the Davidson Town Hall & Community Center Auditorium at 251 South Street. Music performed by the Cornelius Youth Orchestra Woodwind Ensemble will begin at 9:30 a.m. with the program starting promptly at 10:00 a.m. This celebratory program, developed by the Town of Davidson Dr. Martin Luther King Jr. Event Planning Committee was inspired by the King Center's national theme: "Mission Possible: Protecting Freedom, Justice, and Democracy in the Spirit of Nonviolence³⁶⁵."

The Town of Davidson municipal offices including the Town Hall & Community Center (251 South Street) and the Davidson Public Safety Building at 216 S. Main Street will be closed for official business on Monday, January 20 in observance of the Dr. Martin Luther King, Jr. holiday. All offices will re-open on Tuesday, January 21, 2025, for regular business hours from 8:00 a.m. to 5:00 p.m. According to Waste Pro trash, recycling, and yard debris collection will be on the normal schedule on January 20, Martin Luther King Jr. Day.

The Town of Davidson is pleased to announce the schedule for the upcoming CIVICS 101 program. Applications are being accepted online or may be downloaded, printed, and delivered or mailed to Reception at Davidson Town Hall & Community Center located at 251 South Street now through Tuesday, January 21, 2025, at 5:00 p.m. This ten-week educational session is open to those who live, work, or own a business located within Davidson's town-limits or within the extra-territorial jurisdiction (ETJ), who are 18 and older, and who have not taken CIVICS 101 previously.

The Town of Davidson announces a series of Public Information Sessions about the proposed Red Line Commuter Rail Station location. Town Staff will present three identical presentations providing an overview of the proposed Red Line Commuter Rail service and garnering input on potential Davidson station locations. A live stream webinar via Zoom will be available during the January 30 session. This session's presentation will be recorded and made available for public viewing on the Town's website.

Town of Davidson Public Information Sessions:

Thursday, January 30 from 6:00 p.m. – 8:00 p.m. in Room 208 of The Hurt Hub @ Davidson located at 210 Delburg Street.

*Live Stream webinar available via Zoom

Thursday, February 6 from 6:00 p.m. – 8:00 p.m. in the Community Room at Hopewell Baptist Church located at 18841 Davidson-Concord Road.

Wednesday, February 12 from 11:00 a.m. – 1:00 p.m. in the Cafeteria of the Ada Jenkins Center located at 212 Gamble Street.

Registration is needed for both in-person attendance and the live-stream webinar via Zoom on January 30.

Mayor Knox read a proclamation for **Martin Luther King Day**.

- **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) The **Mecklenburg County Farmland Preservation Plan** was endorsed by the Board of County Commissioners in March 2023 and includes a recommendation for the establishment of a Voluntary Agricultural District ordinance. Erin Stanforth and Kathleen Reed from Mecklenburg County staff presented an overview of what a Voluntary Agricultural District (VAD) is, ordinance requirements, and process for VAD establishment. Currently, 90 Counties within North Carolina have a VAD, while Mecklenburg County and nine other counties do not. If the Ordinance passes, bona fide VAD-eligible farms who are within the Mecklenburg County extraterritorial jurisdiction (ETJ) would be automatically eligible for participation in the voluntary program. Farms within town or city corporate boundaries would require a memorandum of understanding (MOU) to be in place between the municipality and the county before farmers can apply for VAD membership.

(b) Finance Director Piet Swart and Auditor Ann Craven presented the results of the **audit of the FY2024 Financial Statements**. The FY2024 Annual Comprehensive Financial Report (ACFR) has

been submitted to the Government Finance Officers Association (GFOA) for review and consideration for recognition. Additionally, staff will discuss financial topics including unassigned fund balance, the use of American Rescue Plan Act (ARPA) funds, and the Davidson Tax Assistance Program (DTAP).

- **BUSINESS ITEMS**

(a) Senior Planner Lindsay Laird presented an update on the **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 property 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 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. This item was discussed at the December 10, 2024 town board meeting and the feedback received has been incorporated into the RFP document.

Commissioner Rierson Michael made a motion to approve the Sloan House Request for Proposals (RFP). The motion passed unanimously (5-0).

(b) Affordable Housing and Equity Director Alexander Cahill and Chereese Spand, of Legacy on the Westside, discussed with the board the proposed **Community Navigator Demonstration Program**. The program coordinates efforts of outreach, resource coordination, problem-solving, intervention, advocacy, community building, and increasing the visibility of Town, County, State, Federal, and Non-profit services within the broader community. The Board will consider approval of the Community Navigator Demonstration Program at the January 28 meeting.

(c) Planning Director Jason Burdette discussed with the board the recently ratified NC General Assembly **Senate Bill 382** as Session Law 2024-57. Presented as a Hurricane Helene disaster recovery bill, SB 382 included many unrelated changes, specifically a section that modifies G.S. 160D-601. This change removes local authority to initiate down-zoning amendments without the written consent of all property owners whose property is subject of the down-zoning. Zoning is considered one of the most basic tools communities have to maintain land use compatibility, manage growth and development, and achieve the public's vision as captured in the Comprehensive Plan. The newly adopted provisions related to down-zoning in SB 382 inadvertently lock the current zoning frameworks of most communities in place now and into the future, making it nearly impossible for local governments to modify and change ordinances as each community sees fit. Local governments were not given the opportunity to provide input prior to the bill's passage.

Commissioner Justus made a motion to approve Resolution 2025-01 Opposition to North Carolina Senate Bill 382 Re: Zoning Authority of Local Governments. The motion passed unanimously (5-0).

(d) Project Manager Doug Wright reviewed the process for **street acceptance into the Town of Davidson**. 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

Commissioner Fay made a motion to approve Resolution 2025-02 Accepting Street Maintenance for Kenmare. The motion passed unanimously (5-0).

- **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 8:07 p.m. The motion passed unanimously (5-0).

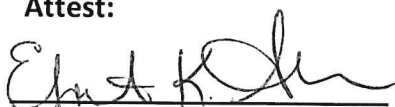
Commissioner Rierson Michael made a motion to end the closed session at 8:32 p.m. The motion passed unanimously (5-0).

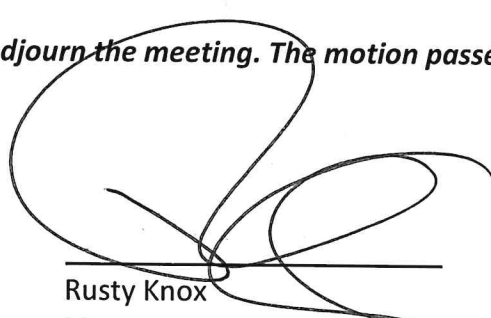
- **ADJOURN**

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

The meeting adjourned at 8:34 p.m.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor