



February 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, February 25, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Knox, Commissioners Autumn Rierson Michael, Steve Justus, and Ted Stauffer. Commissioners Ryan Fay and Tracy Mattison-Brandon were absent. 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. and noted that Commissioner Fay and Commissioner Mattison Brandon were absent.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

The Parks & Recreation Department is excited to announce the 2025 Summer Camp Season! Over twelve weeks, the Davidson Town Hall & Community Center hosts a variety of programs for all ages, from sewing classes to tennis camp, mahjogg, and more. Resident registration has opened this week and non-resident registration begins on Monday, March 3 at 9:00 a.m.

Reminder to come out to the Davidson Town Green on Saturday, March 1 from 10:00 a.m. to 1:00 p.m. for Dadgum Play Outside Day hosted by the Davidson Parks & Recreation, Town of Cornelius Parks & Recreation, and Huntersville Parks & Recreation. Join us for sports, games, art, and a whole lot of fun. There is no cost for members of the community to attend. It's going to be a dadgum good day to unplug and play outside.

Also on Saturday, March 1 at 2:00 p.m., we invite the community to celebrate the dedication of signs commemorating Davidson's Historic Lakeside Park Neighborhood with an unveiling ceremony at the intersection of Griffith Street and Lakeside Drive, near Roosevelt Wilson Park. Thanks to the dedicated efforts of the Historic Storytelling committee, the history and origins of the Lakeside Park Neighborhood will be preserved and honored for generations to come.

Community Housing Partners will host a community meeting on Thursday, March 6 at 6:00 p.m. in the Lower Level of the Davidson Town Hall and Community Center on the proposed plans for Oak Hill Phase 2. Community Housing Partners proposes a 46-unit multi-family development project

on 3.8 acres. The proposal includes two multi-family building types with affordable housing units, parking, and various amenity features. The meeting will be facilitated by the developer and their project team. Town of Davidson staff will be on hand to answer questions.

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!

Mayor Knox recognized Lake Norman Teen Council members Anu Marathi and Sreshta Karamsetty for receiving the President's Volunteer Service award. Anu received the Bronze Level Award (50 hours) and Sreshta received the Gold Level Award (100 hours). Parks and Recreation Operations Manager Gina Carmon presented an overview of the Lake Norman Teen Council. The Teen Council is open to local youth entering the 6th through 12th grades in the Lake Norman area attending public, private, or home schools. The meetings are held on the second and fourth Tuesday of each month, 6:30-8 p.m., at Cornelius Town Hall, 21445 Catawba Avenue, unless otherwise noted. The Teen Council provides service projects, workshops, campus cruises, and the opportunity to attend State Youth Council Conferences.

- **CHANGES/ADOPTION OF THE AGENDA**

Town Manager Justice requested removing Business Item (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).**

Commissioner Rierson Michael made a motion to adopt the agenda as amended. The motion passed unanimously (3-0).

- **PUBLIC COMMENT**

The public comment period opened at 6:16 p.m. and closed at 6:25 p.m. Three people spoke during the public comment period.

Bill Fountain spoke about Charlotte-Mecklenburg Schools and administration pay.

Steve Sonnenberg spoke about diversity, equity, and inclusion (DEI) programs and Federal guidance, Town grants, and a legal analysis of Town programs and policies, and Affordable Housing on Town-owned land.

Craig Lewis requested the board to delay action on the Design Review Board changes under the consent agenda.

- **CONSENT AGENDA**

Commissioner Justus requested moving consent item (b) Consider Adoption of Ordinance 2025-03 Design Review Board Text Amendments and Consistency Statement to business item (c). The motion passed unanimously (3-0).

Approval of January Meeting Minutes

Approval of Resolution 2025-05 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for Summit Farms

Approval of Resolution 2025-06 Streets Acceptance for Davidson East

Approval of Resolution 2025-07 Declaring Surplus Property and Donation

Approval of Tax Levy Adjustments

Commissioner Justus made a motion to approve the consent agenda. The motion passed unanimously (3-0).

- **BUSINESS ITEMS**

(a) Transportation Planner Andrew Golden presented the **Mobility and Vision Zero Sub-Committee Annual Recommendations** to the Board of Commissioners. This committee met in January 2025, recommending an increased focus on sidewalk infill and connections to neighborhoods, enforcement of Rapid Rectangular Flashing Beacons (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.

(b) 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. Principal Planner Trey Akers presented an overview of the progress made in 2024.

(c) After removing this item from the consent agenda for further discussion, the Board of Commissioners discussed with Planning Director Jason Burdette the proposed Davidson Planning Ordinance Text Amendments 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.

Commissioner Rierson Michael made a motion to adopt Ordinance 2025-03 Design Review Board Text Amendments and Consistency Statement. The motion passed unanimously (3-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

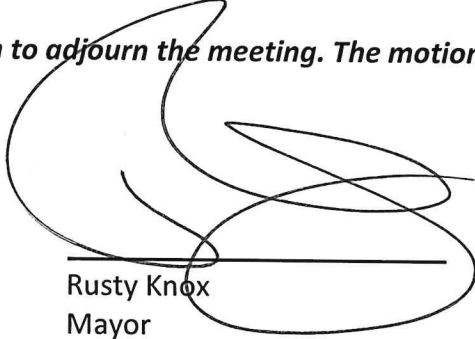
Commissioner Stauffer made a motion to adjourn the meeting. The motion passed unanimously (3-0).

The meeting adjourned at 7:33 p.m.

Attest:



Elizabeth K. Shores
Town Clerk



Rusty Knox
Mayor