



**Town of Davidson  
Board of Commissioners Regular Meeting  
Town Hall & Community Center Council Chamber – 251 South Street  
Tuesday, June 24, 2025 at 6:00 PM**

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**I. CALL TO ORDER**

**II. ANNOUNCEMENTS / PROCLAMATIONS**

- a. Davidson Police Department Promotions & Swearing In**
- b. Parks and Recreation Month**
- c. Plastic Free July**

**III. CHANGES / ADOPTION OF THE AGENDA**

**IV. PRESENTATIONS**

- a. Davidson Community Players - Armour Street Theatre Project**  
**Summary:** Davidson Community Players Executive Director Steve Kaliski will provide an update to the Town Board and the Davidson community on the proposed Armour Street Theatre renovation and expansion.

**V. 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.

**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 May Meeting Minutes**  
**Summary:** Draft Meeting Minutes from May 13 and May 27 regular meetings.
- b. Consider Approval of River Run Phase 6 Multi-use Path Easement Acceptance**  
**Summary:** The River Run Phase 6 Master Plan was approved administratively on October 12, 2023. As part of the approval and to offset publicly-accessible open

space not provided adjacent to the neighborhood park, the developer agreed to establish and convey to the Town of Davidson public access easements for multi-use paths on an adjacent parcel (PID 00749106) for use as publicly accessible open space. The corresponding Easement Agreement has been prepared and is ready to be signed by all parties. This item authorizes the acceptance of the easements and authorizes the Town Manager to execute all necessary documents.

**c. Consider Approval of Resolution 2025-14 Removal of Jetton Street Sidewalk Project (Project EB-5971) from CRTPO's Transportation Improvement Program (TIP)**

**Summary:** The Charlotte Regional Transportation Planning Organization's (CRTPO) Transportation Improvement Program (TIP) project EB-5971 consists of constructing sidewalk infrastructure on the south side of Jetton Street from Griffith Street to Potts Street. It was approved for funding in 2020 and subsequently included in Prioritization 5.0 of the 2020-2029 TIP, with construction scheduled for 2025. Since that time, the project scope has been significantly reduced as private development and new single-family housing along Jetton Street filled in their obligated portions of sidewalk. Town staff has determined that completing the remaining sections through the federal funding process is not cost-effective or efficient and that the remaining sidewalk gaps can be filled in through our local process. Removing Project EB-5971 from the TIP will allow for faster completion, reduced administrative burden, and open up these federal funds to be reallocated to other regional transportation priorities.

**d. Consider Approval of Resolution 2025-15 to exempt the Spirited Cyclist Club event, Lake Norman Fondo, on August 17, 2025 from Section 54-1 of the Davidson Municipal Code**

**Summary:** The Spirited Cyclist Club has requested a temporary waiver of the town alcohol ordinance for August 17, 2025 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the Town Green located in front of the Davidson Public Library contingent upon staff approval of the Lake Norman Fondo event.

**e. Consider Approval of Resolution 2025-16 to exempt the Davidson Lands Conservancy event, Run for Green, on September 27, 2025 from Section 54-1 of the Davidson Municipal Code**

**Summary:** The Davidson Lands Conservancy has requested a temporary waiver of the town alcohol ordinance for September 27, 2025 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the Town Green located in front of the Davidson Public Library contingent upon staff approval of the Run for Green event.

**f. Consider Approval of FY2026 Non-Profit Grant Program**

**Summary:** The Town of Davidson offers annual grants to nonprofit organizations that provide services and programs to benefit Davidson residents. As part of the town's continued efforts to ensure transparency, consistency, and alignment with

strategic goals, staff have reviewed and updated the Non-Profit Grant Program for Fiscal Year 2026.

Key updates include limiting funding requests to fixed amounts (\$2,500 or \$5,000), requiring applicants to provide specific evidence of service to Davidson residents, mandating a final report on fund usage by June 30 of every fiscal year, and ensuring that all proposed projects align with at least one of the Town's Core Values or Strategic Plan initiatives.

These changes aim to streamline the program process, ensure that the funds awarded directly benefit the Davidson community, and reinforce the town's commitment to accountability, impactful outcomes, and strategic investment. This item was previously discussed at the June 10 meeting.

**g. Consider Approval of Critical Home Repair Program Updates**

**Summary:** Recommended updates to this policy include changes necessary to streamline efforts with partners and to ensure consistency in program administration.

**VII. BUSINESS ITEMS**

**a. Discuss Changes to Solicitation and Peddling Ordinance**

**Presenter:** Philip Geiger, Police Chief

**Summary:** Town of Davidson Municipal Code of Ordinances that pertain to Solicitation and Peddling are inconsistent with the current case law and have been revised in a manner that aligns with current law and our Core Values/Strategic Plan. The Town has identified reasonable time, place and manner restrictions on door-to-door solicitations and peddling upon public property. Attached to the agenda is the current Ordinance - Article IV and the proposed draft ordinance that would replace the current ordinance. The Board of Commissioners will be asked to consider approval of the Solicitation and Peddling Ordinance at the July 22, 2025 meeting.

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

**VIII. SUMMARIZE MEETING ACTION ITEMS**

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

**IX. ADJOURN**



**PROCLAMATION  
PARKS & RECREATION MONTH - July 2025**

**WHEREAS,** 2025 marks the 40th anniversary of Park and Recreation Month; and

**WHEREAS,** Parks and Recreation is an integral part of communities throughout the Town of Davidson; and

**WHEREAS,** Parks and Recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

**WHEREAS,** Parks and Recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

**WHEREAS,** Parks and Recreation encourages physical activities by providing space for popular sports, hiking trails, and many other activities designed to promote active lifestyles; and

**WHEREAS,** Parks and Recreation programming and education activities, such as out-of-school time programming, youth sports, and environmental education, are critical to childhood development; and

**WHEREAS,** Parks and Recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

**WHEREAS,** Parks and Recreation are essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

**WHEREAS,** Our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

**NOW, THEREFORE BE IT RESOLVED,** I, Rusty Knox, Mayor of the Town of Davidson, North Carolina do hereby proclaim July 2025 as Parks and Recreation Month in the Town of Davidson. This year's theme - "Build Together, Play Together" reminds us of the contributions of more than 160,000 full-time park and recreation professionals, along with hundreds of thousands of part-time and seasonal workers and volunteers, who maintain our country's close-to-home parks.

**Proclaimed** this 24<sup>th</sup> day of June 2025.

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Rusty Knox  
Mayor



**A PROCLAMATION  
TOWN OF DAVIDSON PLASTIC FREE JULY 2025**

**WHEREAS**, the Town of Davidson strives to be a leader in sustainability and adopted the Climate Action Plan in April 2024 that identifies a goal of reducing waste; and

**WHEREAS**, the Town of Davidson Strategic Plan Goal of Sustainability and Natural Assets aims to preserve Davidson's natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges; and

**WHEREAS**, The Town of Davidson's Core Values include that citizens must live in a healthy environment, so Town government will protect watersheds, trees, air quality, and other elements of the Town's ecology; and

**WHEREAS**, plastic produces significant pollution in our natural environment, waterways, and poses human health risks at all stages of plastic manufacturing, from production to disposal; and

**WHEREAS**, Plastic Free July® is a global movement that helps millions of people be part of the solution to reduce plastic waste by providing resources and ideas to help reduce single-use plastic waste at home, school, and work; and

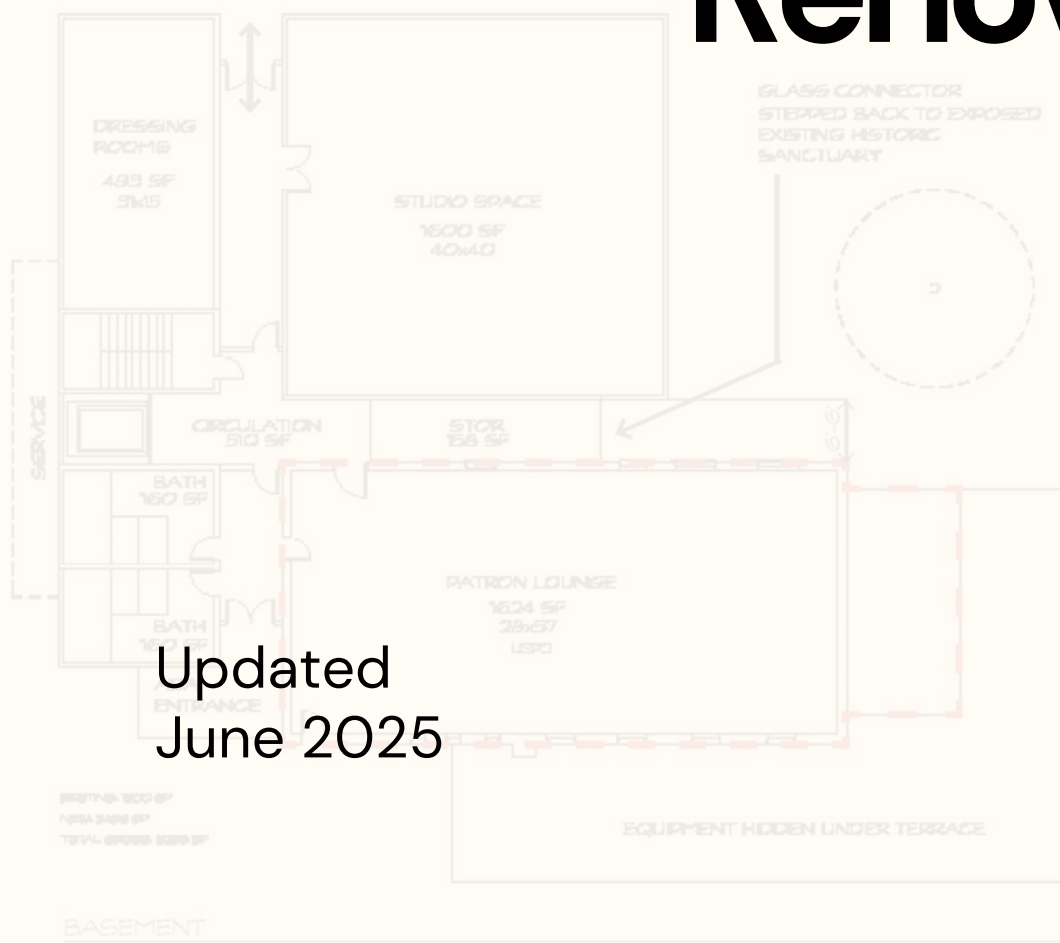
**WHEREAS**, The Town of Davidson invites everyone to participate in the Town's Plastic Free Challenge this July.

**NOW, THEREFORE BE IT RESOLVED**, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina, do hereby proclaim July 2025, to be plastic free. We encourage community members to reduce plastic consumption by choosing reusable alternatives to single-use plastics, make more meaningful purchases by seeking products packaged without plastic, source food and products locally where possible, and learn about existing resources for recycling, compost, and individual waste reduction.

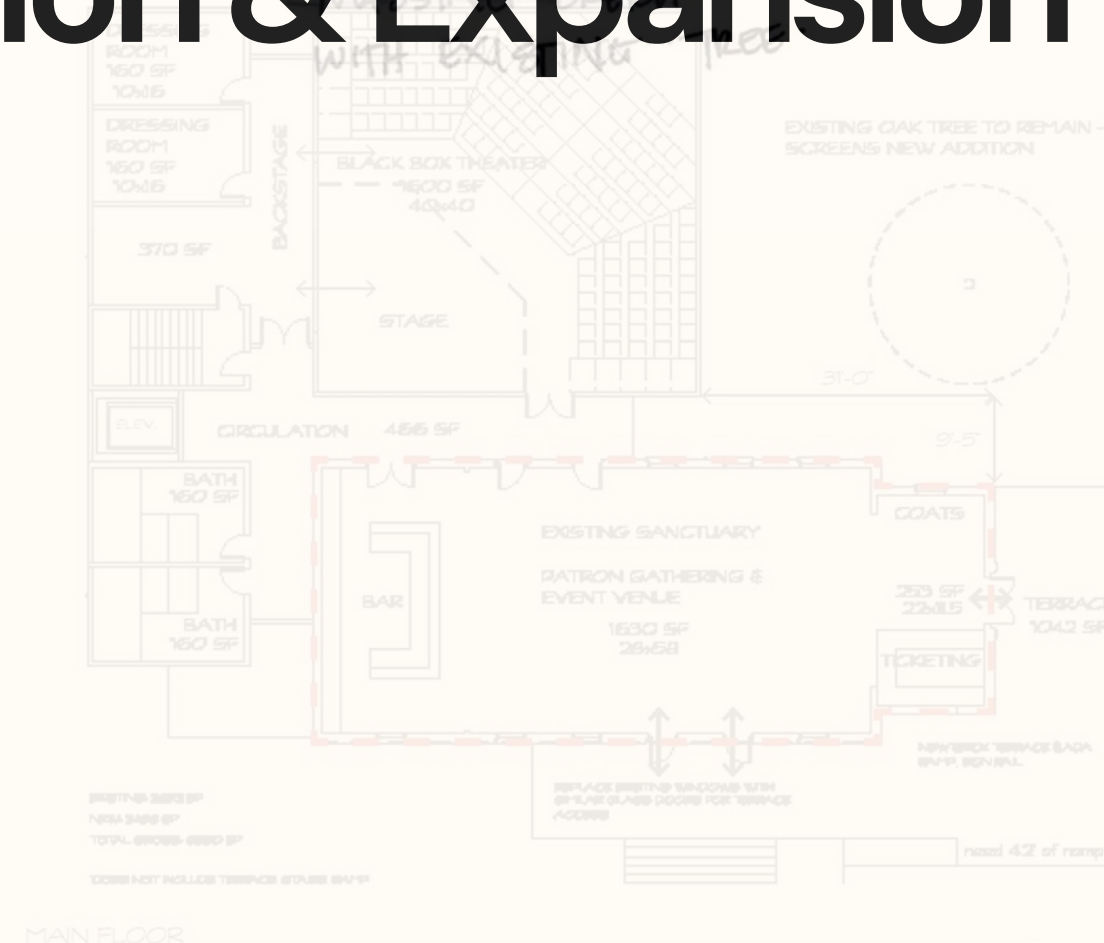
**Proclaimed** this 24<sup>th</sup> day of June 2025.

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Rusty Knox  
Mayor



Updated  
June 2025





# About DCP

- **Celebrating 60 Years of Community Theatre.**
- Charlotte's 2024 "Theatre Company of the Year."
- We produce both adult and youth programming.
- We offer 50+ summer camps as well as youth and adult classes throughout the year.
- We produce in 3 venues
  - Armour Street Theatre
  - Cain Center for the Arts in Cornelius
  - Duke Family Performance Hall
- **We do NOT own any of our spaces.**



# ● Armour Street Theatre

- Primary Programming Space for Davidson Community Players.
- We rent from Town of Davidson.
- Lease expires in 2028 with option to purchase.
- **Features and Problems**
  - 1 usable space
  - ~100 seats
  - No lobby
  - Limited restrooms
  - Fixed configuration
  - Basement in disrepair



# ● Opportunity

- **Continuity of Land Use**

- The parcels on Armour Street remain a performing arts center.
- Davidson Community Players operates the facility.

- **From 1 to 4 Community Spaces**

- Original Armour Street Theatre becomes flexible gathering hall.
- Downstairs becomes exclusive venue called “The Jester’s Hat.”
- New addition upstairs becomes 150-seat venue for theatre, film screenings, live music, and other community events.
- New addition downstairs becomes classroom/studio space.
- Added storage, office space, and outdoor space.





# Renderings & Plans

## Nicole Perri Architecture







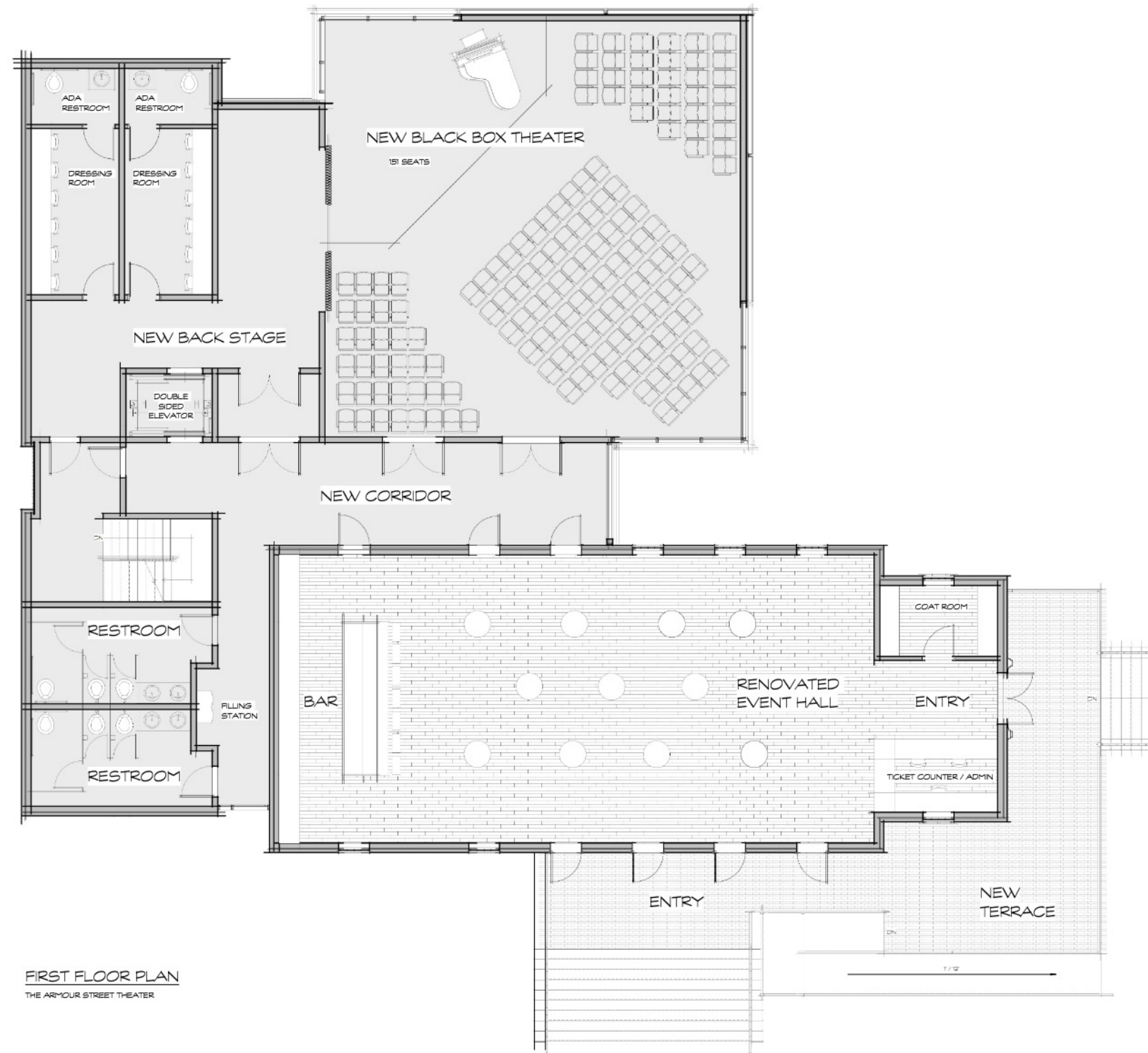


NICOLE PERRI  
ARCHITECT

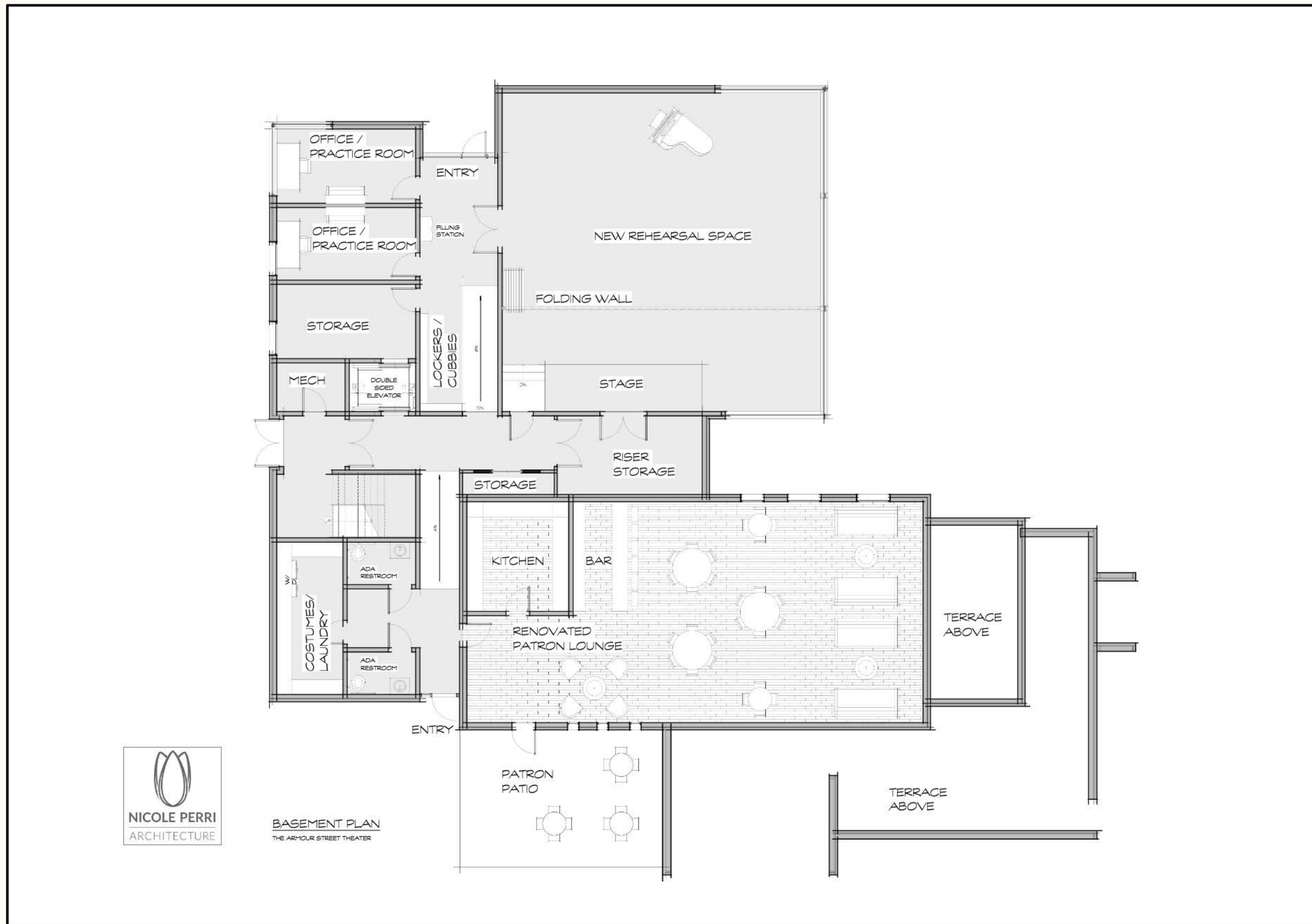


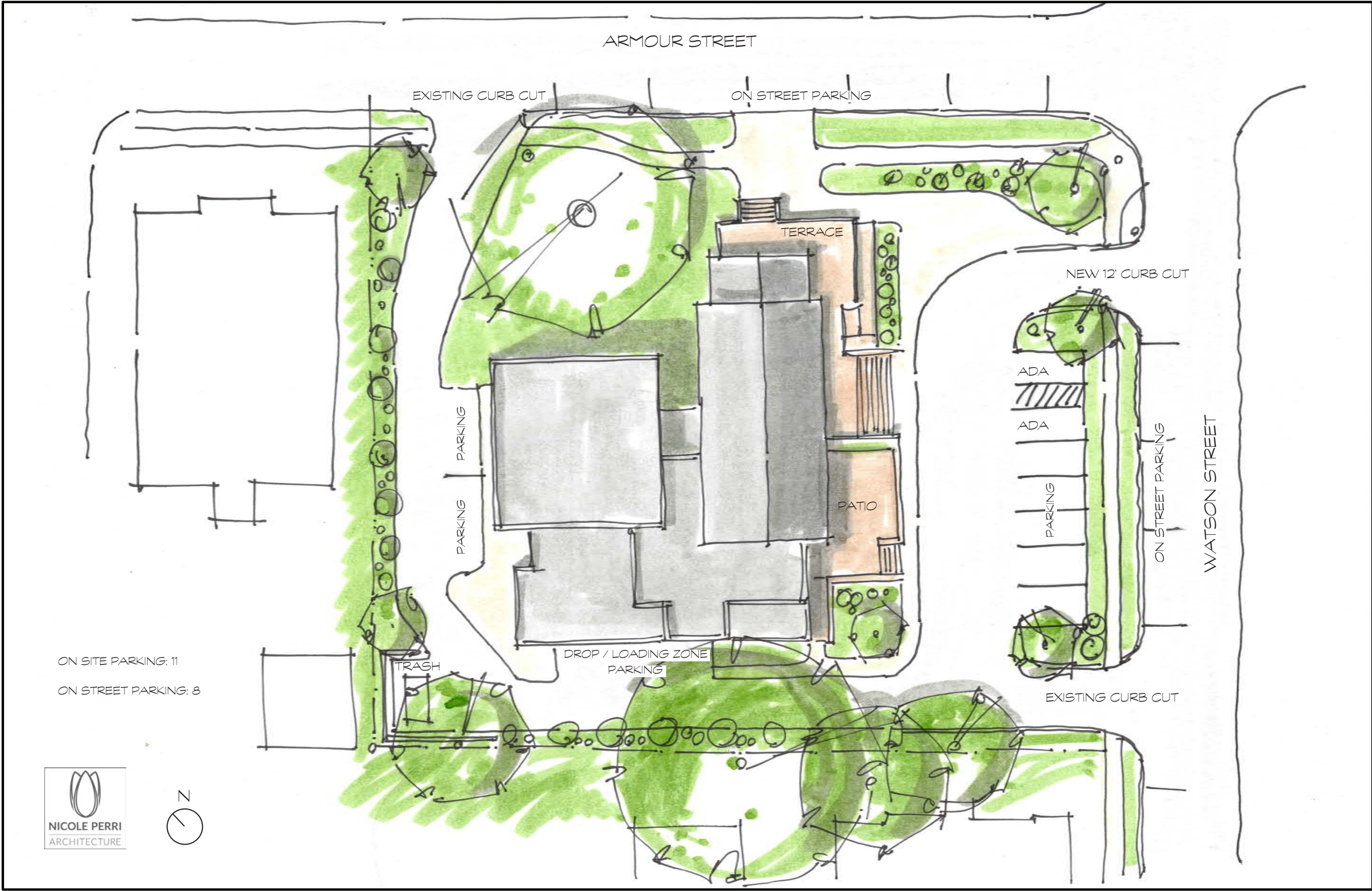
NICOLE PERRI  
ARCHITECTURE





FIRST FLOOR PLAN  
THE ARMOUR STREET THEATER





# Parking Options

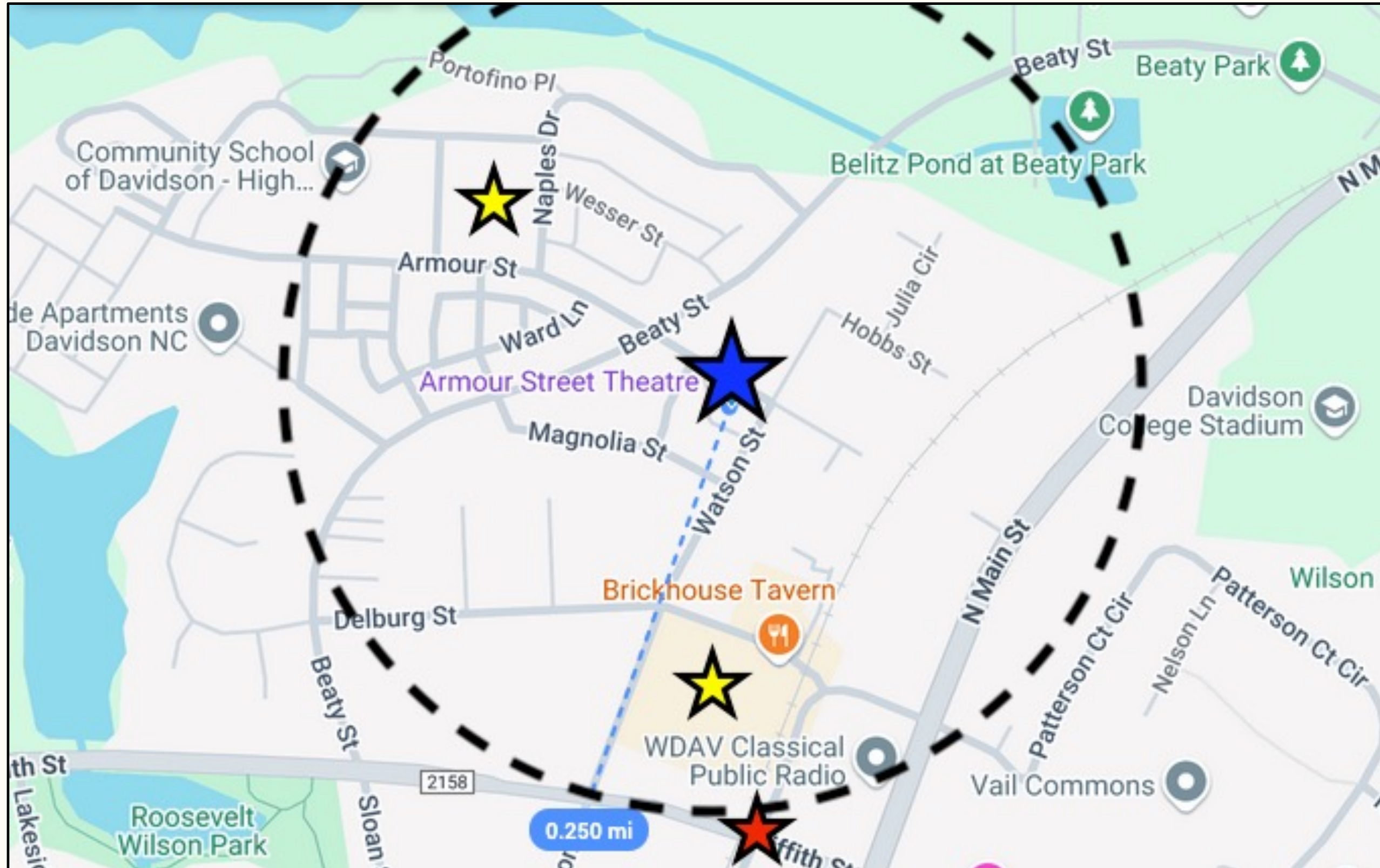
## KEY

Dotted Line: .25 miles

Blue: Armour Street Theatre

Yellow: Parking Lots

Red: Red Line Station



# ● Public/Private Partnership

- Investment in arts provides major economic and cultural impact to communities.
- \$6–10 million project.
- Town of Davidson participation will shape feasibility.





# The Next 60 Years

Imagine a “**36 Hours in Davidson**” in *The New York Times*: “...And after dinner, finish your day at the intimate Armour Street Theatre, a modernized historical landmark a short walk from Main Street. There, the Davidson Community Players program a dynamic mix of youth and adult theatre, live music, film screenings, and other community impact events. Armour Street is distinctly Davidson, both a pillar of the village experience for residents and a magnetic draw for Charlotteans and first-time visitors to the North Carolina Piedmont.”



**DAVIDSON**  
**COMMUNITY**  
**PLAYERS**

[www.davidsoncommunityplayers.org](http://www.davidsoncommunityplayers.org)  
[steve@davidsoncommunityplayers.org](mailto:steve@davidsoncommunityplayers.org)  
704-892-7953



May 13, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, May 13, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus, and Autumn Rierson Michael. Commissioners Tracy Mattison-Brandon and Ted Stauffer 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.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

The Town of Davidson will host SpringFest 2025 on Tuesday, May 20 from 6:00 p.m. – 8:00 p.m. at the River Run Athletic Park, 13007 Robert Walker Drive. This family-friendly community event will include a community dinner, an opportunity to chat with the Mayor and Board of Commissioners, and feature demonstrations from Davidson Police and Fire, along with other area first responders.

Town of Davidson municipal offices, including the Davidson Town Hall and Community Center and the Davidson Public Safety Building will be closed on Monday, May 26, 2025 in observance of Memorial Day. All offices will re-open on Tuesday, May 27 for regular business hours, 8:00 a.m. – 5:00 p.m. According to Waste Pro, garbage pick-up will be on a one-day delay the week of May 26.

The Town of Davidson will host a groundbreaking ceremony to celebrate the rehabilitation of the Historic Davidson Gymnasium on Tuesday, May 27, 2025 at 5:00 p.m., prior to the next Board of Commissioners Meeting. The Davidson School Gymnasium, located behind the Davidson Town Hall and Community Center at 251 South Street, is a locally designated historical landmark. The Town selected the design-build team of Balfour-Beatty and Creech & Associates for this project. Construction is scheduled to break ground in June 2025, with completion expected by Spring 2026.

Davidson Police Chief Philip Geiger was sworn in during the May 13 meeting. Chief Geiger has served the Town of Davidson Police Department for 14 years. His law enforcement career

includes tenures in patrol operations, investigations, the FBI Cyber Crimes Task Force, and command staff.

Mayor Knox recognized Parks & Recreation Director Leslie Willis and Sustainability Manager Kayla Kovach for receiving the 2025 Sustain Charlotte Inspiring Government Agency Award for working to advance smart growth and sustainability through the adoption and implementation of the Town's Climate Action Plan.

Mayor Knox recognized Assistant Town Manager Austin Nantz for receiving the Affordable Housing for the Carolinas 2025 Sankofa Award for the Affordable Housing Program. The Sankofa bird, symbolized by a bird looking backward while moving forward, teaches us the power of remembering the past in order to shape a more just and vibrant future.

Mayor Knox read proclamations for **Historic Preservation Month, Small Business Week, National Police Week, Public Works Week, Apraxia Awareness Day**, and the **250th Anniversary of the Mecklenburg Declaration of Independence**.

- **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 (3-0).***

- **QUARTERLY COMMISSIONER REPORTS**

Each board member provided an update of the outside Board to which they have been appointed.

Centralina Regional Council - Commissioner Autumn Rierson Michael  
Charlotte Regional Transportation Planning Organization – Mayor Knox  
Lake Norman Transportation Commission – Mayor Knox  
Community Capital and Bond Committee - Commissioner Ryan Fay  
Metropolitan Transit Commission - Mayor Rusty Knox  
Visit Lake Norman - Commissioner Steve Justus

Town Manager Justice announced that the Lake Norman Economic Development Corporation has ceased operations, and the North Mecklenburg Towns will conduct economic development in a different fashion, more suitable to the specific needs of each town. The Town is fortunate to have an Economic Development Director on staff to continue supporting the businesses and events in Davidson.

- **BUSINESS ITEMS**

(a) Finance Director Piet Swart, Assistant Town Manager Austin Nantz, and Town Manager Justice presented the **Manager's Recommended FY2026** budget for review by the Board of

Commissioners. A public hearing is scheduled for May 27, 2025, and final approval is scheduled for June 10, 2025.

- **ADJOURN**

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

The meeting adjourned at 7:38 p.m.

**Attest:**

\_\_\_\_\_  
Elizabeth K. Shores  
Town Clerk

\_\_\_\_\_  
Rusty Knox  
Mayor



May 27, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, May 27, 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 NC Department of Environmental Quality (DEQ) State Energy Office (SEO) has selected the Town of Davidson to receive two Energy Efficiency and Conservation Block Grants for a total of \$644,000 for sustainability projects. The first grant of \$144,000 is for the installation of rooftop solar and battery storage at Fire Station 2. The Town estimates it will offset building energy by nearly 86 percent and will create energy resiliency in the community during extreme weather events or power outages. The second grant of \$500,000 is for the installation of rooftop solar and battery storage at the McEver Baseball Field concession stand and energy-efficient lighting. The Town estimates a 40 percent reduction in energy usage at the McEver Baseball Field facility as a result of these upgrades.

Please join us this Saturday, May 31 for Music & Makers at South Main Square featuring original music from Downriver Records on The Crazy Pig Stage. This special presentation will start at 4:00 p.m. and go until 9:00 p.m.

Reminder to join us on Friday, June 6 from 5:00 p.m. to 7:00 p.m. for First Fridays along Main Street in Downtown Davidson and South Main Street. This is a gallery crawl type of event showcasing artwork from local artists, music, and shopping as most of our businesses will stay open until 7:00 p.m. This is a great way to support local businesses, artists, and musicians.

Mayor Knox read proclamations for **Gun Violence Awareness Day, Memorial Day, and Honoring the Davidson-Huntersville Lions Club 80th Anniversary**. Mayor Knox presented a proclamation to members of the Davidson-Huntersville Lions Club that were present at the meeting.

- **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 6:12 p.m. and closed at 6:18 p.m. Two people spoke during the public comment period.

Steve Sonnenberg spoke about Diversity, Equity, and Inclusion (DEI) policies, and the Veterans' Monument.

Andrew Acosta spoke about UG Solutions and their involvement in Gaza.

- **PUBLIC HEARING**

***Commissioner Rierson Michael made a motion to open the first public hearing at 6:20 p.m. The motion passed unanimously (5-0).***

The Board of Commissioners held a public hearing on the FY2026 Budget & Economic Development Expenditures. One person signed up to speak at the public hearing.

***Commissioner Fay made a motion to close the public hearing at 6:31 p.m. The motion passed unanimously (5-0).***

***Commissioner Justus made a motion to open the second public hearing at 6:33 p.m. The motion passed unanimously (5-0).***

The Board of Commissioners held a second public hearing on the proposed annexation of 621 Catawba Avenue (Parcel #00320547), Davidson, NC 28036, containing .345 acres. No one signed up to speak at the public hearing.

***Commissioner Stauffer made a motion to close the public hearing at 6:35 p.m. The motion passed unanimously (5-0).***

- **CONSENT AGENDA**

Approval of April Meeting Minutes

Approval of Amendment to Davidson Cottages Affordable Housing Plan

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

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

Approval of Amendment to the 2025 Meeting Schedule

Approval of Noise Ordinance Variance Request - Davidson Housing Coalition Block Party on June 5, 2025

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

- **BUSINESS ITEMS**

(a) Senior Planner Lindsay Laird presented an update on the **Historic Preservation Plan**. The plan 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.

(b) Finance Director Piet Swart and Town Manager Justice continued a discussion with the board on the **recommended FY2026 Budget**. The Board will be asked to consider approving the FY2026 budget at the June 10 meeting.

(c) Town Manager Justice reviewed the **proposed annexation of 621 Catawba Avenue** (Parcel #00320547), Davidson, NC 28036, containing .345 acres.

***Commissioner Rierson Michael made a motion to adopt Ordinance 2025-05 Extend the Corporate Limits of the Town of Davidson to include 621 Catawba Avenue. The motion passed unanimously (5-0).***

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

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

The meeting adjourned at 6:55 p.m.

**Attest:**

\_\_\_\_\_  
Elizabeth K. Shores  
Town Clerk

\_\_\_\_\_  
Rusty Knox  
Mayor

STATE OF NORTH CAROLINA

**PUBLIC ACCESS EASEMENT AGREEMENT**

MECKLENBURG COUNTY

THIS PUBLIC ACCESS EASEMENT AGREEMENT (the "Agreement") is made and entered into as of \_\_\_\_\_, 2025 from RIVER RUN LIMITED PARTNERSHIP, a Virginia limited partnership ("River Run" or "Grantor") to the TOWN OF DAVIDSON, a North Carolina municipal corporation (the "Town" or "Grantee")

**RECITALS**

Grantor is the fee simple owner of real property located in Mecklenburg County, North Carolina identified as Mecklenburg County Tax Parcel Number 00749106, and being a portion of the property described in the Deed from Hubert Howard, et al. to River Run recorded in Deed Book 6245 at Page 680 in the Mecklenburg County Public Registry (the "Grantor's Property").

Grantor is also the fee simple owner of the real property adjacent to the Property and identified as Mecklenburg County Tax Parcel Number 00749104 and also described by Deed recorded in Deed Book 23817 at Page 553 in the Mecklenburg County Public Registry ("River Run Phase 6 Parcel").

In conjunction with the approval of the Master Plan for the River Run Phase 6 Parcel dated October 12, 2023, Grantor and Grantee entered into a letter agreement (the "Letter Agreement") pursuant to which Grantor agreed to grant to Grantee a certain 100 foot wide public access easement the to be located within a portion of the Property identified as \_\_\_\_\_ (the "**Public Access Easement Area**") on the map recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ at the Mecklenburg County Public Registry, a copy of which is attached hereto and incorporated herein by reference as **Exhibit A**. This Agreement serves to satisfy Grantor's obligation with respect to the Letter Agreement.

NOW, THEREFORE, in consideration of the above recitals and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys unto Grantee for the purposes hereinafter stated, a non-exclusive easement ("**Public Access Easement**") over the and across the "Public Access Easement Area" shown and identified on **Exhibit A** upon the terms and conditions hereinafter set forth:

**Purpose.** The purpose (“**Purpose**”) of the Public Access Easement hereby conveyed is the future design and construction of public multi-use paths and associated facilities within a twenty foot wide area (collectively the “**Multi-Use Paths**”) within the Public Access Easement Area for use as publicly accessible greenways/open space and which Multi-Use Paths, when constructed, will align with existing or future facilities located upon the River Run Phase 6 Parcel and adjacent parcels as identified in the Davidson Mobility Plan and/or other adopted plans. The Multi-Use Paths shall be used by the public as active or passive greenspace, greenway, and land and nature preservation purposes, and will invite and engage the public to use the same for passive recreational uses, including, without limitation, walking, hiking biking, skating, instructions, and animal and/or plant observation.

**Term.** The term of this Agreement shall be from the Effective Date until the date of recording of the Permanent Access and Greenway Easement defined in the section below titled “Conversion” in the Mecklenburg County Public Registry upon the terms and conditions described hereinafter.

**Grantee’s rights and responsibilities.** Grantee, its agents, contractors and employees are hereby expressly permitted and authorized (but not obligated) to make and maintain improvements to the Public Access Easement consistent with its Purpose, including but not limited to the construction, installation, maintenance, repair, replacement and improvement from time to time of greenways, boardwalks, urban trails, sidewalks, paths, bike lanes and other public path and trail facilities, to add signage, waste receptacles, vegetation, infrastructure, including the right to grant third-party easements and/or rights-of-way for underground utilities incident to use of the Public Access Easement. In addition, Grantee shall have the sole right and privilege (but not the obligation) to promulgate from time to time, rules and regulations for the reasonable use of the Public Access Easement by the public (as promulgated from time to time, the “Rules and Regulations”), provided the Public Access Easement is used for the Purpose herein stated. Grantee shall be responsible for maintaining the Public Access Easement in a condition reasonably conducive to its Purpose and in compliance with all applicable laws (including the right to maintain and keep any portion of the Public Access Easement in its natural state) but subject to the rights and obligations of any utility or right of way easement holder having rights in or upon any portion of the Public Access Easement Area.

Grantee shall indemnify, defend and hold harmless Grantor from and against all claims, losses, costs, damages, expenses, attorneys’ fees and liabilities that any of them may sustain arising out of or related to the easement granted herein or any use thereof by the Grantee or any third party, except to the extent any such claims, losses, costs, damages, expense, attorneys’ fees and liabilities are caused by the negligence, willful or intentional misconduct of Grantor.

**Grantor’s rights and responsibilities:** Grantor, for itself, its successors and/or assigns, invitees, licensees and guests, agrees to refrain from engaging in or permitting any activity within, or use of, the Public Access Easement which are inconsistent with the Purpose or which are in violation of the Rules and Regulations, if any. Grantor agrees not to (i) remove, improve, replace or alter the facilities, infrastructure, lighting, and/or vegetation located from time to time by Grantee within the Public Access Easement, (ii) erect any other permanent structure of any kind over, across, or within the Public Access Easement, (iii) impede or block the free access, ingress and

regress over and across the Public Access Easement, or (iv) without the express written consent of Grantee, pond or impound water over, or block, redirect, or impede the natural flow of water within the Public Access Easement. In addition, Grantor agrees to maintain Grantor's Property (exclusive of the Greenway Easement) free from hazardous materials or activities that impact the public's use and enjoyment of the Greenway. Grantor retains all responsibility and shall bear all costs related to the ownership of Grantor's Property, except as expressly assumed by Grantee herein. Grantor reserves the right to grant easements or rights of way for utilities for the benefit of Grantor's Property within the Permanent Public Access Easement, provided (i) Grantor provides Grantee no less than forty-five (45) days' written notice prior to commencement of any construction within the Permanent Public Access Easement, and (ii) such easements or rights of way do not unreasonably interfere with the use of the Public Access Easement. To the extent that Grantor's exercise of its rights hereunder result in damage to the Public Access Easement and/or any facilities relating thereto, Grantor agrees to promptly repair or replace as necessary the damaged areas and/or improvements to Grantee's reasonable specifications and with Grantee's advice and cooperation. Grantee may bring an action at law or in equity to enforce the terms of this Agreement, to enjoin the violation by temporary and/or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Agreement and to require the restoration of the Public Access Easement to the condition that existed prior to any such injury. The prevailing party in any such proceeding shall be entitled to an award of reasonable attorneys' fees and court costs. Upon the conveyance of all or any portion of the Grantor's Property (the "Conveyed Property") all of Grantor's rights and responsibilities set forth in this section with respect to the Conveyed Property shall pass to the grantee of the Conveyed Property and River Run will be released from any and all responsibilities set forth in this Agreement.

**Conversion.** On the date of recording of this Agreement, the precise location of the twenty (20) foot wide Multi-Use Paths within the Public Access Easement Area is undetermined. Grantee shall have the sole authority to design and locate the Multi-Use Paths within the Public Access Easement Area. After design and construction of the Multi-Use Paths, Grantee, at its expense, will cause a survey to be conducted which will identify the final, twenty foot wide as-built Multi-Use Paths that shall be identified on the Survey as "The North/South Easement Area" and the "East/West Easement Area". The Parties shall then enter into a new easement agreement (the "Permanent Public Access and Greenway Easement") that 1) conveys to Grantee a Permanent Public Access and Greenway Easement consistent with the terms of this Agreement over the North/South Easement Area and the East/West Easement Area as depicted in the future survey; and 2) terminates this Public Access Easement Agreement.

**General Provisions.** The interpretation and performance of this Agreement shall be governed by the laws of the State of North Carolina. This instrument sets forth the entire agreement of the parties with respect to this Agreement and supersedes all prior discussions, negotiations, understandings, or agreements relating to same, all of which are merged herein. The covenants, terms, conditions and restrictions of this Agreement shall be binding upon, and inure to the benefit of, Grantor, and its personal representative(s), heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property. This Agreement is to be effective as of the date of its recording in the Mecklenburg County Registry of Deeds ("Effective Date").

IN WITNESS WHEREOF, this Public Access Easement Agreement is hereby granted and conveyed to Grantee, its successors and assigns, as of the Effective Date.

**GRANTOR**

RIVER RUN LIMITED PARTNERSHIP

By E.G. Reinsch, Inc, its general partner

By \_\_\_\_\_

Name: Lola C. Reinsch

Title: President

STATE OF \_\_\_\_\_

\_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of said County and State, certify that Lola C. Reinsch personally came before me this day and acknowledged that she is President of E.G. REINSCH, INC., a Virginia corporation, and that she, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

Notary Public

(NOTARIAL SEAL)

**GRANTEE**

TOWN OF DAVIDSON

a North Carolina Municipal Corporation

By: \_\_\_\_\_

Name: James E. Justice

Title: Town Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, a Notary Public of the County and State aforesaid, certify that James E. Justice personally appeared before me this day and acknowledged that he is Manager of the Town of Davidson, a North Carolina municipal corporation, and that by authority duly given and as an act of the Town of Davidson, the foregoing instrument was signed in its name.

WITNESS my hand and official stamp or seal, this the \_\_\_\_\_ day of ,  
202\_\_.

\_\_\_\_\_  
Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(Affix Official Seal)



NC FIRM LICENSE #F-1240  
3525 WHITEHALL PARK DRIVE  
SUITE 150  
CHARLOTTE, NC 28273  
T 704.489.1500  
[www.ces-group.net](http://www.ces-group.net)

**SURVEY FOR:**

| <i><b>DRAWING REVISIONS</b></i> |                            |                     |
|---------------------------------|----------------------------|---------------------|
| <i><b>NO:</b></i>               | <i><b>DESCRIPTION:</b></i> | <i><b>DATE:</b></i> |
| 1                               | PLANNING COMMENTS          | 2/4/2025            |
| 2                               | PLANNING COMMENTS          | 2/7/2025            |
| 3                               | ATTORNEY COMMENTS          | 3/28/2025           |

1

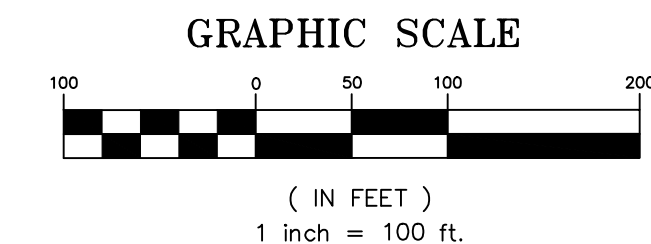


1. PUBLIC ACCESS: TO OFFSET PUBLICLY ACCESSIBLE OPEN SPACE NOT PROVIDED ADJACENT TO THE NEIGHBORHOOD PARK, THE DEVELOPER AGREES TO ESTABLISH AND CONVEY TO THE TOWN OF DAVIDSON PUBLIC ACCESS EASEMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE FOR USE AS PUBLICLY ACCESSIBLE OPEN SPACE (POD 7.5.1A.2.5).

2. CONNECTIONS: THE ALIGNMENT EASEMENT SHALL CONNECT TO EXISTING OR FUTURE FACILITIES ON ADJACENT PARCELS AS IDENTIFIED IN THE DAVIDSON MOBILITY PLAN/DAVIDSON PLANNING ORDINANCE AND BE DETACHED FROM THE CONVEYED PROPERTY.

3. CONVERSION: ON THE DATE OF RECORDING OF THIS AGREEMENT, THE PRECISE LOCATION OF THE TWENTY (20) FOOT WIDE MULTI-USE PATHS WITHIN THE PUBLIC ACCESS EASEMENT AREA IS UNDETERMINED. THE TOWN OF DAVIDSON SHALL LOCATE THE MULTI-USE PATHS TO LOCATE THE MULTI-USE PATHS WITHIN THE PUBLIC ACCESS EASEMENT AREA. AFTER DESIGN AND CONSTRUCTION OF THE MULTI-USE PATHS, THE TOWN OF DAVIDSON, AT ITS EXPENSE, WILL CAUSE A SURVEY TO BE CONDUCTED TO IDENTIFY THE FINAL, TWENTY FOOT WIDE AS-BUILT MULTI-USE PATH EASEMENTS.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L7   | S 77°38'29" W | 511.91'  |
| L8   | S 82°10'29" W | 109.02'  |
| L9   | N 89°52'27" W | 161.09'  |
| L10  | N 78°54'02" W | 66.44'   |
| L11  | N 70°12'01" W | 98.93'   |
| L12  | N 65°57'18" W | 145.85'  |
| L13  | N 59°30'58" W | 97.08'   |
| L14  | N 61°05'39" W | 335.68'  |
| L15  | S 54°17'45" W | 186.51'  |
| L16  | N 57°45'42" W | 62.80'   |



SETBACKS: FRONT - 10' (DETACHED OR ATTACHED HOUSE)  
SIDE - 3' (DETACHED OR ATTACHED HOUSE)  
REAR - 20' (DETACHED OR ATTACHED HOUSE)



**RESOLUTION 2025 - 14**  
**REMOVAL OF JETTON STREET SIDEWALK PROJECT (PROJECT EB-5971) FROM**  
**CRTPO'S TRANSPORTATION IMPROVEMENT PROGRAM (TIP)**

**WHEREAS**, the Charlotte Regional Transportation Planning Organization's (CRTPO) Transportation Improvement Program (TIP) project EB-5971 consists of constructing sidewalk infrastructure on the south side of Jetton Street from Griffith Street to Potts Street; and

**WHEREAS**, Project EB-5971 was included in the North Carolina Department of Transportation's (NCDOT) Prioritization 5.0 as part of the 2020-2029 TIP; and

**WHEREAS**, CRTPO approved funding for this project on February 19, 2020, with preliminary construction scheduled for FY2025; and

**WHEREAS**, portions of the originally planned sidewalk on the south side of Jetton Street have since been constructed via the Parkside Community development and individual building applications for single family homes; and

**WHEREAS**, the remaining sidewalk gaps represent a significantly reduced scope from the original project design; and

**WHEREAS**, Town staff has determined that the administrative burden, timeline requirements, and federal compliance obligations associated with the federal funding process are not cost-effective or efficient for completing the remaining limited sidewalk construction; and

**WHEREAS**, the Town has the capacity and resources to complete the remaining sidewalk gaps through local processes, which would result in faster project completion and reduced administrative costs; and

**WHEREAS**, removing this project from the TIP would allow federal transportation funds to be reallocated to other regional transportation priorities.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Town of Davidson that the Project EB-5971 be removed from the TIP.

Adopted on the \_\_\_\_ of \_\_\_\_ 2025

Attest:

\_\_\_\_\_  
Rusty Knox  
Mayor

\_\_\_\_\_  
Elizabeth K. Shores  
Town Clerk



**RESOLUTION 2025-15  
TO EXEMPT THE SPIRITED CYCLIST CLUB  
FROM SECTION 54-1 OF THE MUNICIPAL CODE  
ON SUNDAY, AUGUST 17, 2025**

**WHEREAS**, a request has been made to exempt the Spirited Cyclist Club event, Lake Norman Fondo on August 17, 2025 from Section 54-1 of the Davidson Municipal Code; and

**WHEREAS**, Section 54-1 (a) of the Town of Davidson Municipal Code states it shall be unlawful for any person to possess an open container of malt beverage or unfortified wine, or to possess or consume fortified wine, spirituous liquor or mixed beverages on property owned and operated by the town; and

**WHEREAS**, Section 54-1 (f) authorizes the town board of commissioners to exempt outdoor festivals or events of a national, state, or local significance if notice received at minimum of 30 days prior to the event; and

**WHEREAS**, Section 50-7 (d) authorizes the town board of commissioners to exempt a series of events; and

**WHEREAS**, a request has been made within said notice requirement; and

**WHEREAS**, the Spirited Cyclist Club event, Lake Norman Fondo fundraiser is an event which bring economic development to downtown with expected attendance in excess of 500; and

**WHEREAS**, no public hearing is required to allow the use of the Town Green for the consumption of alcohol and the possible sale of alcohol on August 17, 2025; and

**WHEREAS**, staff have taken appropriate measures to ensure Downtown business owners' support of the event;

**NOW, THEREFORE BE IT RESOLVED** that the Town of Davidson Board of Commissioners do hereby conditionally authorize the exemption of the Spirited Cyclist Club event, Lake Norman Fondo on August 18, 2024 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the Town Green located in front of the Davidson Public Library contingent upon staff approval of the event.

Adopted on the \_\_\_\_ of \_\_\_\_ 2025

Attest:

\_\_\_\_\_  
Rusty Knox  
Mayor

\_\_\_\_\_  
Elizabeth K. Shores  
Town Clerk



**RESOLUTION 2025-16  
TO EXEMPT DAVIDSON LANDS CONSERVANCY  
FROM SECTION 54-1 OF THE MUNICIPAL CODE  
ON SATURDAY, SEPTEMBER 27, 2025**

**WHEREAS**, a request has been made to exempt the Davidson Lands Conservancy event, Run for Green on Saturday September 27, 2025 from Section 54-1 of the Davidson Municipal Code; and

**WHEREAS**, Section 54-1 (a) of the Town of Davidson Municipal Code states it shall be unlawful for any person to possess an open container of malt beverage or unfortified wine, or to possess or consume fortified wine, spirituous liquor or mixed beverages on property owned and operated by the town; and

**WHEREAS**, Section 54-1 (f) authorizes the town board of commissioners to exempt outdoor festivals or events of a national, state, or local significance if notice received at minimum of 30 days prior to the event; and

**WHEREAS**, Section 50-7 (d) authorizes the town board of commissioners to exempt a series of events; and

**WHEREAS**, a request has been made within said notice requirement; and

**WHEREAS**, the Davidson Lands Conservancy event, Run for Green on Saturday, September 27, 2025 fundraiser is an event which bring economic development to downtown with expected attendance in excess of 500; and

**WHEREAS**, no public hearing is required to allow the use of the Town Green for the consumption of alcohol and the possible sale of alcohol on Saturday, September 27, 2025; and

**WHEREAS**, staff have taken appropriate measures to ensure Downtown business owners' support of the event;

**NOW, THEREFORE BE IT RESOLVED** that the Town of Davidson Board of Commissioners do hereby conditionally authorize the exemption of the Davidson Lands Conservancy event, Run for Green on Saturday September 27, 2025 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the Town Green located in front of the Davidson Public Library contingent upon staff approval of the event.

Adopted on the \_\_\_\_ of \_\_\_\_ 2025

Attest:

\_\_\_\_\_  
Rusty Knox  
Mayor

\_\_\_\_\_  
Elizabeth K. Shores  
Town Clerk

# Town of Davidson

## Non-Profit Grant Program

### Fiscal Year 2026

---

Nonprofit agencies must serve the Davidson community and meet a public purpose that the Town government does not directly provide but could if facilities and staffing were available. The nonprofit agency must be experienced in delivering that service. It is not required that nonprofits are physically located within the Town's limits, however they must demonstrate how many Davidson residents their agency serves to be considered for possible grant funding.

Nonprofit agencies must have 501(c)3 status, a volunteer board of directors, and must provide the Town of Davidson with appropriate accounting measures, in compliance with the Local Government Budget and Fiscal Control Act, to ensure accountability.

You may request either \$2,500 or \$5,000 for a service project or program that explicitly serves Davidson residents.

Applicants must provide a history of providing meaningful and impactful programs/projects directly to Davidson residents and submit a final report by June 30, 2026, showing how the awarded funds were used.

Projects or services must align with at least one of the following Town of Davidson's Core Values or Strategic Plan initiatives.

#### **Core Values:**

- 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.
- Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.
- The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

#### **Strategic Plan:**

- Healthy, Livable, and Vibrant Community
- Connecting People and Places
- Sustainability and Natural Assets
- Affordable Housing

For more information, please visit the following links:

[Core Values](#)

[Strategic Plan](#)

### Organization Information

Organization Name: \_\_\_\_\_

Primary Contact Name & Title: \_\_\_\_\_

Organization Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

### Grant Request

Requested Grant Amount (select one):

☐ \$2,500

☐ \$5,000

### Project Information

Project/Program Title: \_\_\_\_\_

Brief Description of the Project/Program (maximum 250 words):

How will this project/program directly benefit residents of Davidson?

(Please provide specific evidence or documentation demonstrating service to Davidson residents.)

Approximately how many Davidson residents will be served annually?

- Number : \_\_\_\_\_

- Basis of Estimate : \_\_\_\_\_

Please select which Core Value or Strategic Plan item your project aligns with and provide how:

#### Core Values

☐ 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.

☐ Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.

☐ The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

#### Strategic Plan:

☐ Healthy, Livable, and Vibrant Community

☐ Connecting People and Places

☐ Sustainability and Natural Assets

☐ Affordable Housing

### Organizational Eligibility

Does your organization have an annual operating budget? ☐ Yes ☐ No

Fiscal Year 2025 Budget:

Is your organization certified as a 501(c)(3) nonprofit? ☐ Yes ☐ No

Is your organization located within the Town of Davidson's corporate limits? ☐ Yes ☐ No

Does your organization have:

- Approved bylaws? ☐ Yes ☐ No

- Articles of incorporation for nonprofit status? ☐ Yes ☐ No

Does your organization receive any other support from the Town of Davidson (such as staff time, building subsidies, etc.)?

- ☐ Yes ☐ No

- If yes, please describe: \_\_\_\_\_

### Grant Reporting Requirement

If awarded funding, your organization must submit a final report by June 30, 2026, outlining how the funds were spent and the impact of the project or program on Davidson residents.

Failure to submit the required report may disqualify your organization from receiving future funding.

### Signature

I certify that the information provided is true and that, if awarded, the funds will be used in accordance with the stated project or program serving the residents of Davidson.

I agree to submit the required final report.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



- I. Policy
- II. Purpose
- III. Provisions
- IV. Program Procedures
- V. Procurement
- VI. Non-Discrimination and Conflict of Interest
- VII. Authorization

## **CRITICAL HOME REPAIR PROGRAM**

### **I. POLICY**

To establish rules and guidelines for the Critical Home Repair Program.

### **II. PURPOSE**

One of the core focus areas in the Affordable Housing Needs Assessment Implementation Strategy is preserving existing affordable housing. The Critical Home Repair Program aligns with the Affordable Housing Needs Assessment Implementation Strategy adopted in June 2023. Critical home repairs help low-income and aging homeowners by completing critical, major repairs at a subsidized rate. The Critical Home Repair Program seeks to preserve, protect, and maintain existing affordable housing in the Town of Davidson. As of June 24, 2025, this policy replaces and supersedes any previous policies, or unwritten policies or practices covering the same subject. The policy may be changed at the discretion of the Town.

### **III. PROVISIONS**

#### **Property and Household Eligibility**

The following property and household requirements must be met to be eligible for the Critical Home Repair Program.

- The property must be located within the Town limits
- The property must be fixed on a permanent foundation located on property owned by the homeowner
- The applicant must own the property and occupy the property as their primary residence
- The property must not be in danger of foreclosure
- The property must be up to date on property tax payments

- The property must be at least 10 years old with a building structure tax value of \$300,000 or less.
- The property must be owned and occupied by a low-income household (households with incomes below 60% of the area median income (AMI) as determined by HUD part 5 income definition).
- The applicant must not own any other residential property categorized as a vacation or second home.
- The applicant must have owned and occupied the property for a minimum of one year

**Commented [AN1]:** Increased from \$250,000 to keep up with rising property values.

**Commented [AN2]:** Changing this to 60% AMI to align with partners.

#### Eligible Repairs Covered

- Unsafe structures (roofing, flooring, etc.)
- Lack of heating and cooling
- Electrical or plumbing hazards
- Accessibility needs (limited to ramps, railings, walk-in showers, etc.)

**Commented [AN3]:** Consolidated the original list into 4 major buckets and removed \$ amounts as funding is contingent on available budget.

#### Program Requirements

Commitment to Affordability: The Town of Davidson invests in these home improvements to preserve the affordable housing stock. To protect this investment, households are required to comply with restrictions on the use and sale of the property for a Period of Affordability commensurate with the loan amount as advised by HUD (see table below). During this time:

- The house must be used as the primary residence of the Homeowner and/or the homeowner's successors and assigns and cannot be rented for a five-year period.
- The property may only be sold to a qualifying low-income person or family (the qualifying total household income must be below 60% of the area median income).
- The homeowner will sign appropriate legal documentation recognizing the affordable housing restrictions before repairs begin.
- The homeowner will consult with an attorney to ensure a valid succession plan for the property is in place before repairs begin.
- The homeowner will produce proof of homeowners insurance before repairs begin.

**Commented [AN4]:** Updated the language about the "Period of Affordability." The updated language is consistent with HUD best practices and reflects a range of required years of affordability based on the total cost of the project.

| Loan Amount          | Minimum Period of Affordability in Years |
|----------------------|------------------------------------------|
| Under \$15,000       | 5                                        |
| \$15,000 to \$40,000 | 10                                       |
| Over \$40,000        | 15                                       |

#### Funding

Various funding sources will be utilized. Program guidelines may be more restrictive depending upon funding source.

#### IV. PROGRAM PROCEDURES

Town affordable housing staff will work with approved non-profit vendors to implement their program procedures. Town will defer to approved non-profit vendor's program and procedure with the understanding that **Town Policy will always serve as the MINIMUM requirement.**

**Commented [AN5]:** This was implied before, but wanted to make sure it was very clearly stated.

#### VI. PROCUREMENT

The Town and its vendors will follow applicable state and federal laws regarding procurement.

#### VII. NON-DISCRIMINATION AND CONFLICT OF INTEREST

##### Equal Opportunity

It is the policy of the Town of Davidson to ensure that no person shall, on the ground of race, color, national origin (including limited English Proficiency), familial status, sex, age, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under any program or activity administered by the Town of Davidson or its partners.

##### Conflict of Interest

Any person who is an employee, agent, consultant, officer, elected official, or appointed official of the Town of Davidson and who exercises or has exercised any functions or responsibilities with respect to activities assisted with funds or who are in a position to participate in a decision-making process or gain inside information with regard to these activities may not obtain a financial interest or financial benefit from an assisted activity, or have a financial interest in any contract, subcontract or agreement with respect to any assisted activity, or the proceeds from such activity, either for themselves or those whom they have business or immediate family ties, during their tenure or for one year thereafter. Immediate family ties include (whether by blood, marriage, or adoption) the spouse, parent (including stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister) grandparent, grandchild, and in laws of a covered person. The Town of Davidson should avoid conflict of interest and the appearance of a conflict of interest in administering the program.

Under special circumstances, exceptions may be made to this policy in writing by the Town Manager or Assistant Town Manager.

#### VIII. AUTHORIZATION

Approved by the Board of Commissioners on \_\_\_\_\_, 2025.



## **AGENDA MEMO**

**To:** Davidson Board of Commissioners

**From:** Philip Geiger, Police Chief

**Date:** June 24, 2025

**Re:** Discuss Changes to Solicitation and Peddling Ordinance

### **ITEM SUMMARY/OVERVIEW**

Town of Davidson Municipal Code of Ordinances that pertain to Solicitation and Peddling are inconsistent with the current case law and have been revised in a manner that aligns with current law and our Core Values/Strategic Plan. The Town has identified reasonable time, place and manner restrictions on door-to-door solicitations and peddling upon public property. Attached to the agenda is the current Ordinance - Article IV and the proposed draft ordinance that would replace the current ordinance. The Board of Commissioners will be asked to consider approval of the Solicitation and Peddling Ordinance at the July 22, 2025 meeting.

### **ACTION/PROPOSED MOTION**

This item is for discussion only.

### **RELATED TOWN GOALS**

#### **Strategic Plan Alignment**

Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents.

#### **Core Values**

Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm.

### **NEXT STEPS**



# Changes to Solicitation and Peddling Ordinances

Philip Geiger  
Chief of Police  
June 24, 2025

[www.townofdavidson.org](http://www.townofdavidson.org)

# Code of Ordinances: Solicitors and Peddlers

The public purpose of this ordinance is to protect the health, safety, and welfare of the residents of the Town of Davidson, North Carolina, and the public at large by regulating door-to-door solicitation and peddling upon public property.

## Core Value

Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm.

**Strategic Plan:** Promote collaborative efforts to create livable spaces and healthy places to enhance the quality of life for all residents.



**Priority Strategy:** Provide a safe and secure community utilizing best practices and standards.

# Why Revert “No Solicitation?”

Town of Davidson Municipal Code of Ordinances that pertain to Solicitation and Peddling are inconsistent with the current case law and have been revised in a manner that aligns with current law and our Core Values/Strategic Plan.

## **Purpose & Intent:**

The Town has identified reasonable time, place and manner restrictions on door-to-door solicitations and peddling upon public property to reduce crimes...; to protect its residents from intrusive or dangerous solicitations; to provide for pedestrian safety by regulating the use of public sidewalks; to avoid obstructing access to public or private property adjacent to public sidewalks; and to assist law enforcement personnel in the performance of their duties

# Door-To-Door Solicitation (Private Property)

## **Defined:**

Any person who goes from door-to-door without invitation, upon the private property of another person for the following purposes:

- Offering the sale of goods and/or services of any description whatsoever.
- Making or conducting surveys for research purposes, marketing, opinion polls, rating data and any such similar work, which, by nature, involves door-to-door activity.
- Seeking donations, contributions or anything of value.

# Door-To-Door Solicitation (Private Property)

## **Sec. 18-201. Door-to-Door Commercial Solicitation (Private Property); Permit required.**

It shall be unlawful for any person to enter upon any private property in the Town for the purpose of door-to-door solicitation, without first having secured a town **door-to-door solicitation permit** in accordance with section 18-221.

### **PERMIT APPLICATION Sec. (18-221)**

- Detailed Vetting Process
- State Registration
- Bond Required
- Non-Refundable Fees
- Criminal History of all Participants

### **PERMIT HOLDER RESTRICTIONS:**

- Prohibited When Posted - “No Soliciting Allowed”
- Must Display Visible Photo ID and Permit
- Vehicles Must Display Company Name
- 8:00 AM – 8:00 PM Only - No Sundays
- Fully Revocable

# Peddling (Public Property)

## Defined:

Any person who offers the sale of goods/services of any description whatsoever, or who seeks contributions, donations, or anything of value while situated upon public property, or requires space to set up a table, stand, tent, booth, kiosk, cart, wagon, canopy, vehicle, easel, sign or other similar structure/vessel upon public property.



# Peddling Permit (Public Property)

## **Sec. 18-202. Peddling: Strictly Regulated-Permit required.**

It shall be unlawful for any group/organization to sell goods/services while situated upon public property without first having secured a **town peddler's permit** in accordance with Sec. 18-222.

### **PERMIT APPLICATION (Sec. 18-222)**

- Detailed Vetting Process
- IRS Designation Required
- Qualified Davidson Non-Profits
- Political and religious organizations

### **PERMIT HOLDER RESTRICTIONS:**

- Commercial Solicitation – Not Permitted
- Only valid for the date and time listed on the permit
- Limited Town-designated locations
- Not permitted on Sunday

# NEXT STEPS:

- Consideration for Ordinance Approval – July 22, 2025
- Education
  - Police Department Personnel Training
  - Communication for Residents, Businesses, and Non-Profits
- Enforcement
  - Civil penalties for violations of the ordinance
  - Criminal penalties for violation of state statutes

# DISCUSSION



## ***ARTICLE IV. PEDDLERS AND SOLICITORS<sup>1</sup>***

### ***DIVISION 1. GENERALLY***

#### **Sec. 18-201. Invitation to dwellings required.**

- (a) It shall be unlawful, unless with the prior permission or invitation of the owner or occupant, for any person to enter upon any privately owned premises in the town used as a dwelling for the purpose of soliciting orders for the immediate or future delivery of goods, merchandise, or services, specifically including the taking of subscriptions for magazines.
- (b) This section shall not apply to solicitation for charitable, civic, religious or patriotic purposes by persons who serve without compensation or remuneration, provided such persons shall have first obtained a permit from the town.

#### **Sec. 18-202. Sale of goods on streets; peddlers.**

It shall be unlawful for any person to sell or offer for sale or peddle goods, wares, food or merchandise upon the public streets or public parking lots of the town or to engage in business as a peddler anywhere in town without first having applied for and obtained a permit, as specified in section 18-221, so to do from the town.

Special events permitted or sponsored by the town are exempt from the requirements of this section.

(Ord. No. 2013-09, 7-9-2013)

#### **Secs. 18-203—18-220. Reserved.**

### ***DIVISION 2. PERMIT***

#### **Sec. 18-221. Application; fee.**

Any person desiring a permit to engage in business as a peddler within the town shall make written application to the town, which application shall show and contain the following:

- (1) The name and address of the applicant.
- (2) The name and address of the person, if any, that the applicant represents.
- (3) The kind of goods or services offered for sale.

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<sup>1</sup>Editor's note(s)—Ord. No. 2013-09, adopted July 9, 2013, changed the title of Art. IV from "Peddlers and Hawkers" to read as herein set out.

State law reference(s)—Authority to regulate peddlers and solicitors, G.S. 160A-178.

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- (4) Whether the applicant, upon any sale or order, shall demand, accept, or receive payment or deposit of money in advance of final delivery.
  - (5) The period of time such applicant wishes to engage in such business within the town.
  - (6) Whether or not the applicant has ever been convicted of a felony, and if so, the complete circumstances thereof.
  - (7) The last five cities wherein the applicant has worked before coming to the town.
  - (8) An application fee as set from time to time by the board of commissioners. A fee schedule is on file and available in the town office.

**Sec. 18-222. Bond required.**

- (a) Before any permit shall be issued under the provisions of this article, the applicant therefor shall furnish a bond in the penal sum of \$1,000.00 to the town signed by the applicant and signed as surety by some surety company authorized to do business in the state, conditioned upon the final delivery of goods, wares, merchandise, services, photographs, magazines, and newspapers in accordance with the terms of any order obtained prior to delivery and also conditioned to indemnify any and all purchasers or customers for any and all defects in material or workmanship that may exist in the article sold by the principal on such bond, at the time of delivery, and that may be discovered by such purchaser or customer within 30 days after delivery. Such bond shall be for the use and benefit of all persons that may make any purchase or give any order to the principal on such bond, or to any agent or employee of the principal.
- (b) Only one bond shall be required of each applicant, even though such applicant shall have one or more agents or employees; provided such bond shall be made to cover the activities of all of such agents or employees.
- (c) Applicants soliciting for charitable, civic, religious, or patriotic purposes without compensation or remuneration shall be exempt from the bond requirement and application fee.

(Ord. No. 2013-09, 7-9-2013)

**Sec. 18-223. Issuance.**

No permit shall be issued under the provisions of this division until the applicant shall have complied with all the provisions and requirements of this article.

**Sec. 18-224. Duration.**

Every permit issued under the provisions of this division shall be valid for a period of 24 hours.

**Sec. 18-225. Contents.**

Each permit issued under the provisions of this division shall be dated as of the date of its issuance, and shall state the duration or term of such license on the face thereof. Any license not dated as required in this section, or which was issued in violation of this section, shall be void.

**Sec. 18-226. Display.**

Every peddler licensed under the provisions of this division and doing business within the town shall display his permit upon the request of any person. Failure to display such license is subject to enforcement under section 1-11, general penalty.

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(Ord. No. 2022-01, 1-25-2022)

**Sec. 18-227. Revocation.**

Any permit issued under the provisions of this division may be revoked for the violation by the permittee of any applicable provision of this Code, state law or town ordinance, rule, or regulation.

**Secs. 18-228—18-250. Reserved.**

## **ARTICLE IV. SOLICITORS AND PEDDLERS**

### ***DIVISION 1. GENERALLY***

#### **PURPOSE AND INTENT:**

The public purpose of this ordinance is to protect the health, safety and welfare of the residents of the Town of Davidson, North Carolina and the public at large by regulating door-to-door solicitation and peddling upon public property. The Town has identified reasonable time, place and manner restrictions on door-to-door solicitations and peddling upon public property to reduce crimes such as fraud, larceny, burglary, identity theft and home invasion; to protect its residents from intrusive or dangerous solicitations; to provide for pedestrian safety by regulating the use of public sidewalks; to avoid obstructing access to public or private property adjacent to public sidewalks; and to assist law enforcement personnel in the performance of their duties. This ordinance shall not be applied in a manner that interferes with constitutionally protected speech and/or acts.

#### **DEFINITIONS:**

For the purposes of this Chapter, the following words and phrases shall have the meanings ascribed to them by this section:

#### **DOOR-TO-DOOR SOLICITATION (PRIVATE PROPERTY):**

- A. Any person who goes from door-to-door without invitation, upon the private property of another person for the following purposes:
  - (1) Offering the sale of goods and/or services of any description whatsoever.
  - (2) ~~Distributing circulars, brochures, pamphlets, flyers or other similar printed material to advertise goods or services offered for sale by any person.~~
  - (2) Making or conducting surveys for research purposes, marketing, opinion polls, rating data and any such similar work, which, by nature, involves door-to-door activity.
  - (3) Seeking donations, contributions or anything of value.

#### **PEDDLING (PUBLIC PROPERTY):**

- A. Any person who offers the sale of goods/services of any description whatsoever while situated upon public property.
- B. Any person who seeks contributions, donations or anything of value while situated upon public property.
- C. Any person who requires space to set up a table, stand, tent, booth, kiosk, cart, wagon, canopy, vehicle, easel, sign or other similar structure/vessel upon public property.

#### **GOODS**

Any items, merchandise and/or wares, **including, but not limited to**, food, beverages, magazine subscriptions, books and periodicals, offered for sale, regardless of the manner of delivery of such goods.

#### **SERVICES**

Any service, **including, but not limited to**, home improvements, window cleaning, tree cutting, cable/internet packages and/or pest control offered for sale, regardless of the manner of delivery of such services.

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**PERSON:**

Any individual, corporation, partnership, sole proprietorship, political, civic or religious organization.

**PUBLIC PROPERTY**

Any real property owned, leased, possessed and/or controlled by the Town of Davidson, including areas designated for peddling.

**PRIVATE PROPERTY**

Any real property owned by any person.

**QUALIFIED NON-PROFIT ORGANIZATION**

A 501(c)(3) organization whose principal office location, as set forth in its articles of incorporation and duly recorded with the North Carolina Secretary of State, is physically located in the incorporated town limits of Davidson, NC.

**SPECIAL EVENTS**

A town-sponsored or sanctioned market, festival, activity, or similar events, **including, but not limited to**, Davidson Farmer's Market, Christmas in Davidson, Town Day, National Night Out, April is for Arts, Concerts on the Green, Concerts at the Circles, Taste of Davidson, etc.

**Sec. 18-201. Door-to-Door Solicitation (Private Property)**

**A. PERMIT REQUIRED**

- (1) It shall be unlawful for any person to enter upon any private property in the town for the purpose of door-to-door solicitation, without first having secured a town door-to-door solicitation permit in accordance with section 18-221.
- (2) It shall be unlawful for any solicitor to enter upon any private property of another and refuse to leave such property after having been notified by the owner or occupant of such property, or his/her agent, to leave the same and not to return to such property.
- (3) It shall be unlawful to provide false information on the application for a door-to-door solicitation permit.
- (4) It shall be unlawful to engage in door-to-door solicitations between the hours of 8:00 p.m. and 8:00 a.m. Monday through Saturday.
- (5) It shall be unlawful to engage in door-to-door solicitations at any time on Sunday.
- (6) All vehicles used by solicitors shall clearly display the company name for which soliciting is being done.
- (7) Solicitors shall display a company issued photo ID and their town issued solicitation permit while engaging in door-to-door solicitations in the Town of Davidson.
- (8) No more than four (4) door-to-door solicitation permits per calendar year shall be issued to any one company, individual, corporation, partnership, sole proprietorship or other such entity.

**Sec. 18-202. Peddling (Public Property): Strictly Regulated**

**A. Peddling is restricted to the following:**

1. Qualified 501(c)(3) organizations (see Article IV – Definitions).
2. Political and religious organizations.

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3. Public property designated by the Town of Davidson for peddling activity.
- B. **Peddling (Public Property)-Permit Required**
  1. It shall be unlawful for any group/organization to sell goods/services while situated upon public property without first having secured a town peddler's permit in accordance with Sec. 18-222.
  2. It shall be unlawful to provide false information on a peddler's permit application.
  3. It shall be unlawful to engage in peddling between the hours of 8:00 p.m. and 8:00 a.m. Monday through Saturday.
  4. It shall be unlawful to engage in peddling on Sundays.
  5. Peddler's permits shall be displayed while the permittee is engaging in peddling activities.

**Town or Town-sponsored Special Events are exempt from these provisions. See Chapter 50, Article III, Sections 50-71 through 50-74 for Special Event regulations and application requirements.**

**Sec. 18-203. No Trespassing:** It shall be unlawful for any person to enter, without invitation, upon the private property of another, when such property is posted with a sign stating "No Soliciting Allowed" or other words to that effect, even if granted a permit for solicitation.

**Secs. 18-204-18-220. Reserved.**

***DIVISION 2. PERMIT***

**Sec. 18-221. Door-to-Door (Private Property) Solicitation Permit Application**

Applicants seeking a door-to-door solicitation permit under this article shall pay the non-refundable application fee for such permits as specified in the most recently adopted Town of Davidson fee schedule. Applicants shall submit a written application for the permit using the door-to-door solicitation permit application available on the town's website. All business applicants must be registered with the State of North Carolina.

- (1) The name and address of the business, organization, person(s), or group for whom door-to-door solicitation is being conducted. The applicant must be a duly authorized representative of the business, company, group or organization for which the permit is sought.
- (2) The names of all individuals who will be engaging in door-to-door solicitation on behalf of the business/organization, along with a copy of a valid government issued photo ID.
- (3) A description of the nature of the business/organization and the goods, services, or wares being offered for sale.
- (4) If soliciting for donations/contributions; the types of donations being sought, including, but not limited to money, clothing, household items, shoes, etc.
- (5) All door-to-door solicitation applications shall be submitted a minimum of seven (7) days in advance of, but no more than ninety (90) days in advance of the date that you want to begin solicitation; time being of the essence.
- (6) A statement as to whether the applicant or any person engaging in door-to-door solicitation on behalf of the applicant has been convicted of any crimes (felony or misdemeanor) involving assault,

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larceny/fraud, damage to property, disorderly conduct, any crime of domestic violence, and/or sell/distribution of illicit drugs/controlled substances, and if so, the details thereof.

- (7) The make, model, year, color and license plate number of each vehicle used by the applicant(s) during the period of door-to-door solicitation within the town. Copies of the applicant's operator's license, vehicle registration and insurance certificate.
- (8) One (1) recent photograph, taken within the past ninety (90) days, of the applicant and any person(s) who will be engaging in door-to-door solicitation on behalf of the applicant, which shall be approximately two and one-half by two and one-half (2 ½" x 2 ½") inches in size, showing the head and shoulders of the applicant/participants in a clear and distinguishing manner. Minors are not required to provide a photograph but must be accompanied by an adult who has provided a recent photograph.
- (9) The last five municipalities wherein the applicant has received a door-to-door solicitation permit.

**The door-to-door solicitation permit application is available via the following link: (to be determined).**

**Sec. 18-222. Peddling (Public Property) Permit Application**

Applicants seeking a peddler's permit pursuant to Sec. 18-202 of this article shall pay the non-refundable application fee for such permits as specified in the most recently adopted Town of Davidson fee schedule. Applicants shall submit a written application for the permit using the peddler's permit application available on the town's website.

- (1) The name and address of applicant organization/group.
- (2) The names of all adults who will be participating, along with a copy of a valid government issued photo ID for each of those individuals. (Minors must be accompanied by an adult).
- (3) A description of the nature of the goods/services being offered and/or the types of donations/contributions accepted or when applicable, a description of promotional and/or printed materials being distributed.
- (4) Applicants shall select the desired date, time frame and town-designated location of proposed peddling activities. Permits shall be issued on a first come, first served basis. The Town reserves the right to prohibit all peddling activities at certain dates and times at its sole discretion.
- (5) All applications shall be submitted a minimum of seven (7) days in advance of, but no more than ninety (90) days in advance of the date that peddling is to begin; time being of the essence.
- (6) If a qualified 501(c)(3) organization, IRS documents verifying same.

**The peddler's permit application is available via the following link: (to be determined)**

**Sec. 18-223. Bond required**

Before any door-to-door solicitation or peddler's permit shall be issued under the provisions of this article, the applicant therefor shall furnish a bond in a sum up to \$5,000.00 to the town signed by the applicant and signed as surety by some surety company authorized to do business in the state, conditioned upon the final delivery of goods and/or services (as defined in this article) in accordance with the terms of any order obtained prior to delivery and also conditioned to indemnify any and all purchasers or customers for any and all defects in material or workmanship that may exist in the goods/services sold by the principal on such bond, at the time of delivery, and that may be discovered by such purchaser or customer within 30 days after delivery. The bond shall be for the

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use and benefit of all people that may make any purchase or place any order to the principal on said bond, or to any agent or employee of the principal. If the applicant/permit holder works for a bonded and insured company, a certificate of insurance from that company will suffice.

- (a) Only one bond shall be required of each applicant, even though such applicant shall have one or more agents or employees; provided such bonds be made to cover the activities of all such agents or employees.
- (b) A non-refundable application fee as set forth in the current Town of Davidson Fee schedule. The fee schedule may be viewed at [townofdavidson.org](http://townofdavidson.org).

No permit shall be issued under the provisions of this division until the applicant shall have complied with all the provisions and requirements of this article.

**Sec. 18-224. Duration.**

Every door-to-door solicitation permit issued under the provisions of this division shall be valid for a period of seven (7) consecutive days from the date of issuance, unless otherwise indicated on the face of the permit.

Every peddler's permit issued under the provisions of this division shall be valid for the date, designated location, and time frame set forth on the face of the permit.

**Sec. 18-225. Contents.**

Each permit issued under the provisions of this division shall be dated as of the date of issuance and shall state the duration or term of such permit on the face thereof. Any permit not dated as required in this section, or which was issued in violation of this section, shall be void.

**Sec. 18-226. Display.**

Every person granted a permit under the provisions of this division shall display his/her permit while engaging in business in the Town of Davidson. Failure to display the permit is subject to enforcement under section 1-11, general penalty.

**Sec. 18-227. Revocation.**

Any permit issued under the provisions of this division is subject to revocation for the violation by the permittee of any applicable provision of this Code, state law or town ordinance, rule, or regulation.

**Sec. 18-228-Penalty.**

Any person who violates any provision of this article shall be punished by a civil penalty not exceeding five hundred (\$500) dollars. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

**Secs. 18-229-18-250. Reserved.**