



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, July 22, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. PRESENTATION

a. Davidson Police Department Promotions & Swearing In

IV. CHANGES / ADOPTION OF THE AGENDA

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 June Meeting Minutes

Summary: Draft Meeting Minutes from June 10 and June 24 regular meetings and the June 17 special meeting.

b. Consider Approval of Budget Amendment 2026-01

Summary: Budget Amendment 2026-01 provides budget authority for the purchase of the four remaining Parkside Commons affordable housing units, which the Board has previously agreed to purchase. Revenue will come from the resale of the units and fund balance from a contribution by the Davidson Community Foundation.

c. Consider Approval of Budget Amendment 2026-02

Summary: Budget Amendment 2026-02 provides budget authority for the maintenance and repair of homes owned through the affordable housing program that will be funded from rent revenue received on those homes.

d. Consider Approval of Budget Amendment 2026-03

Summary: Budget Amendment 2026-03 provides budget authority to transfer \$375,000 of Fund Balance from the general fund to the Fire Station #1 Capital Project Fund. As previously discussed by the Board, these funds will be used to fund required costs related to the construction of a new Fire Station #1.

e. Consider Approval of Resolution 2025-17 Authorizing the Conveyance of 509 Annie Lowery Way to an Income-Qualified Buyer

Summary: The Town owns a town home located at 509 Annie Lowery Way at Parkside Commons in Davidson. This property is designated as an affordable home in the Town of Davidson's Affordable Housing Program. The Town plans to sell the unit to buyers who meet the requirements of the Affordable Housing Program and will attach covenants and terms to the conveyance so the property will remain in the Affordable Housing Program for a designated term. The Town Clerk will publish a notice summarizing the contents of the attached resolution and the property may be sold after 10 days. This item includes a resolution which authorizes the conveyance of the property and authorizes the Town Manager to execute all necessary documents.

f. Consider Approval of Resolution 2025-18 Authorizing the Conveyance of 513 Annie Lowery Way to an Income-Qualified Buyer

Summary: The Town owns a town home located at 513 Annie Lowery Way at Parkside Commons in Davidson. This property is designated as an affordable home in the Town of Davidson's Affordable Housing Program. The Town plans to sell the unit to buyers who meet the requirements of the Affordable Housing Program and will attach covenants and terms to the conveyance so the property will remain in the Affordable Housing Program for a designated term. The Town Clerk will publish a notice summarizing the contents of the attached resolution and the property may be sold after 10 days. This item includes a resolution which authorizes the conveyance of the property and authorizes the Town Manager to execute all necessary documents.

g. Consider Approval of Amendment to Resolution 2025-02 Streets Acceptance for Kenmare

Summary: At the January 14, 2025 meeting, the Board approved Resolution 2025-02 Streets Acceptance of Kenmare. Staff is requesting an amendment to Resolution 2025-02 to correct Sunnyhill Grove Road from .42 miles to .38 miles.

VII. BUSINESS ITEMS

a. Discussion of Sloan House Proposals for Preservation and Adaptive Reuse/Redevelopment

Presenter: Lindsay Laird, Senior Planner

Summary: In 2023, the Town commissioned a building conditions assessment and use study for the Louise Sloan House, located at 230 South Main Street. 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, the Town issued a Request for Proposals (RFP) for adaptive reuse of the Sloan House in early March 2025. The Town received three proposals for adaptive reuse/redevelopment. Concepts included an inn, a violin shop, and a tapas restaurant/wine bar. An RFP Review Committee carefully reviewed each proposal against what was asked for in the RFP and recommended the tapas restaurant/wine bar concept as the preferred option.

The Town's RFP is available at www.townofdavidson.org/sloanhouse.

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

b. Consider Approval of Oak Hill Phase 2 Affordable Housing Partnership

Presenter: Austin Nantz, Assistant Town Manager

Summary: Community Housing Partners (CHP) is developing 46 affordable units (Oak Hill Phase 2) for individuals at 30-80% of the area median income (AMI). This roughly \$15 million development is currently working through the planning process with the Town and Mecklenburg County. The project has a \$1.67 million gap in funding. The Town, Mecklenburg County, and the City of Charlotte, as administrators of the federal HOMES program for our region, are proposing a partnership to fill the funding gap on this project.

Action/Proposed Motion: Motion to approve Budget Amendment 2026-04 allocating \$500,000 from the Affordable Housing Fund to fund the Oak Hill Phase 2 project and authorize the Town Manager to work with all parties and negotiate and execute the terms of an agreement with Community Housing Partners.

c. Consider Adoption of Ordinance 2025-07 Solicitors and Peddlers

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 Ordinance 2025-07 that would replace the current ordinance. This item was previously discussed at the June 24 meeting.

Action/Proposed Motion: Motion to adopt Ordinance 2025-07 Amending Chapter 18 – Businesses and Business Regulations, Article IV Solicitors and Peddlers and amend the FY26 Fee Schedule, as applicable.

d. Discussion of 2025 Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan

Presenter: Ryan Monteith, Fire Chief

Summary: The Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan is a comprehensive plan that identifies risks and capability assessment within Mecklenburg County. The 2025 update to the plan has been approved by North Carolina Emergency Management and sent to FEMA for final approval. Adoption of the plan by all municipalities within Mecklenburg County is required. The 2025

plan update covers risks, capability assessment, and action items specific to the Town of Davidson. [Click here](#) to view the plan.

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