

Davidson, N. C.
June 14, 1983

PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
THE TOWN OF DAVIDSON

A Public Hearing was held by the Board of Commissioners of the Town of Davidson in the Town Hall on June 14, 1983 at 7:30 p.m. Purpose of the hearing was to receive citizen input regarding the Town Budget for fiscal year 1983-84.

The following members of the Board were present: Mayor MacCormac, presiding, and Commissioners Kincaid, Knox, Mayhew, Ward and Withers. Town Attorney Kline was also present.

As no citizen appeared before the Board, the mayor declared the budget hearing closed.

The Regular Monthly Meeting followed immediately with the same members of the Board present. Minutes of the meetings of 5-10-83 and 5-31-83 were approved as distributed.

Ron Kennerly, Vice-president of The Lake Norman Company, appeared before the Board and requested relief from the Special Use Permit requirement that 11 homes be built in Spinnaker Cove before a Certificate of Occupancy can be issued. Commissioners Withers moved that the town attorney prepare a proposed amendment to the Special Use Permit for consideration at the next meeting. Commissioner Kincaid seconded and the motion carried 4 to 1 with Commissioner Ward casting the dissenting vote.

Peter Nicholls, Chairman of the Parks and Recreation Committee, requested a referendum to spend \$150,000 to \$200,000 to acquire and develop land for a park on the Clontz property located on Beaty Street across from Oakhill Apartments. Mr. Nicholls emphasized that this land may not always be available if purchase was put off too long. Commissioner Knox moved that this matter be referred to the Commissioners Park and Recreation Committee for study and recommendation, including exploration of a bond or mortgage route to raise money to acquire the land. Commissioner Mayhew seconded and the motion carried unanimously.

Commissioner Mayhew moved for the adoption of the 1983-84 budget ordinance (attached) which includes a tax rate of 24¢. Commissioner Knox seconded and the ordinance passed unanimously.

The mayor presented the Council of Government charter resolution for approval. Consensus of the Board was to study the charter and, in the meantime, send COG a copy of the town's minutes authorizing Davidson to join COG. Also by consensus, the mayor was appointed delegate to COG with Commissioner Mayhew appointed alternate delegate.

Regarding the financing of the downtown development, the Board,

Davidson, N. C.
January 10, 1984

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF DAVIDSON

A Regular Meeting of the Board of Commissioners of the Town of Davidson was held at 7:30 p.m. on January 10, 1984 in the Town Hall.

The following members of the Board were present: Mayor MacCormac, presiding, Commissioners Carnegie, Knox and Ward. Absent: Commissioners Kincaid and Withers. Town Attorney Kline was also present.

Minutes of the meetings of December 6, 12 and 13 were approved as distributed.

Attorney Kline and the Board discussed the Davidson-Charlotte Sewer Agreement draft and agreement was made for several wording changes.

Commissioner Knox moved that Betty Anderson be hired as a part-time water plant operator at an hourly rate of \$5.50. Commissioner Ward seconded and the motion carried unanimously.

Mayor MacCormac presented the Dellinger/Lee Architect's revised proposal for design development and construction documents for the sidewalks which will serve the new postoffice and the rear entrances to the uptown stores. Commissioner Ward moved that this proposal at a cost of \$12,000 be accepted. Commissioner Knox seconded and the motion carried unanimously.

Consideration was given for purchase of the Clontz property on Beaty Street for use as a park. This decision had been postponed to January from a meeting last fall. Commissioner Knox stated that finances were too uncertain now with the downtown development just beginning and moved that the mayor advise the Clontz family that the town cannot purchase the property at this time but may be interested in the future. Commissioner Ward seconded and the motion carried unanimously.

In response to request by the Lake Norman Company, the Board agreed that Commissioners Ward and Carnegie along with two members of the Planning Board form an ad hoc committee to study the density provisions of the Zoning Ordinance for possible revision.

The Board, by consensus, requested the mayor to write a letter to the family of Cynthia Grant conveying the Board's sympathy in her passing and expressing appreciation for her service on the Planning Board and her many other activities in Town affairs.

Feb 13, 1984

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Commissioner Withers moved that Gerald Carr be appointed for a three-year term and that Peter Nicholls be reappointed as Chairman for another three-year term on the Parks & Recreation Committee. Commissioner Knox seconded and the motion carried unanimously.

Commissioner Ward moved that Robert Cashion be reappointed for another three-year term and that Kenneth Brotherton and Bobby Davis (extra territorial member) be appointed for three-year terms on the Planning Board. Also, Mary Beaty to fill the unexpired term of Cynthia Grant. Commissioner Withers seconded and the motion carried unanimously.

Commissioner Ward moved for the reappointment for another three-year term of all members of the Board of Adjustment whose term expired in 1983. Commissioner Kincaid seconded and the motion carried unanimously.

Commissioner Ward moved for the reappointment of Irvin Brawley for another four-year term on the Community Appearance Committee. Commissioner Withers seconded and the motion carried unanimously.

Commissioner Kincaid moved that the \$400,000 appropriated in the 1983-84 Budget as a loan to Ingersoll-Rand for plant improvements to be funded by an Urban Development Action Grant be rescinded. Commissioner Knox seconded and the motion carried unanimously.

It was moved by Commissioner Kincaid and seconded by Commissioner Withers to go into Executive Session.

Possible acquisition of Park property was discussed. Consensus was made for Board members to meet with Peter Nicholls and walk over the Beaty Street property which is available for purchase.

The Board moved out of Executive Session and back into the Regular Meeting.

Commissioner Withers moved that Commissioner Ward be elected Mayor Pro Tem. Commissioner Knox seconded and the motion carried unanimously.

Meeting adjourned at 9:00.


P. D. Carnegie, Deputy Clerk

Davidson, N. C.
July 3, 1984

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF DAVIDSON

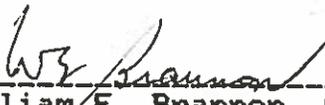
A Special Meeting of the Board of Commissioners of the Town of Davidson and the Parks and Recreation Committee was held in the Town Hall on July 3, 1984 at 7:30 p.m.

Present were Mayor MacCormac, presiding, Commissioners Kincaid, Ward and Withers. Absent: Commissioners Carnegie and Knox. Also present were Parks & Recreation Committee members K. Singletary and B. Wright.

The Board voted unanimously to go into Executive Session in order to discuss matters of a privileged nature.

Discussion was made regarding possible acquisition of property to be used for Park purposes. Property now being considered is the land on South Main Street owned by Howard Neel and the Clontz property on Beaty Street. The Parks and Recreation Committee will discuss alternatives further and make their recommendation to the Board of Commissioners.

Meeting adjourned at 8:30 p.m.



William E. Brannon, Clerk

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Aug 14, 1984

motion carried unanimously.

Ruth Pittard, Chairperson of the Recycling Committee, reported on status of the educational effort regarding the upcoming collection of aluminum, clear glass and newspapers.

Peter Nicholls, Chairman of the Parks & Recreation Committee, presented a written report regarding comparison of two tracts of land being considered for acquisition for parks and recreation. The matter was discussed among board members and Mr. Nicholls.

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Alex Beam, a member of the Davidson Volunteer Fire Department, appeared before the board and requested some decision regarding the purchase of a used pumper truck from the Town of Cornelius at a price of \$15,000. Consensus was for Mr. Beam and Mr. Alexander, or whomever he chooses, arrange a meeting with the Fire Department Committee to discuss the matter further.

By consensus, the Board confirmed a polled vote on July 24, 1984 wherein the City of Charlotte Water and Sewer Ordinance was adopted with provision for revisions to be approved at the September 11, 1984 meeting.

Commissioner Ward moved that the Agreement for the Sale of the Water System, as revised, be approved. Commissioner Kincaid seconded and the motion carried unanimously.

Commissioner Withers moved that the Capital Recovery portion of Water Tap Fees be cancelled immediately. Commissioner Ward seconded and the motion carried unanimously.

Commissioner Carnegie moved to defer action on the proposed Animal Leash Ordinance until the September 11 meeting. Commissioner Ward seconded and the motion carried unanimously.

Consensus of the Board was to schedule and advertise for an informal hearing to permit additional citizen input regarding a proposed Animal Leash Ordinance. Time of the meeting to be August 28 at 7:30 p.m. in the Town Hall.

Mayor MacCormac announced the sealed bids result for the Landscaping for the Davidson Mall as follows:

Carolina Nurseries, Inc.	\$14,815.50
Furr's Nursery	\$16,629.00
Harkey's Garden Center	\$14,951.65

Dellinger/Lee Architects recommended approval of Harkey's as they were low bidder for the adjoining postoffice work. Commissioner Ward moved Harkey's be awarded the contract if they will meet the Carolina Nurseries' bid. Commissioners Withers seconded and the motion carried unanimously.

Irene Blackwell presented to the Board a rough draft of a Historic District Report establishing proposed guidelines. Mrs. Blackwell commented and answered questions from the Board.

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Mayor Knox proposed that Frances Houston Beal be appointed to the Planning Board to replace Ruby Houston who resigned. The Board was unanimous in its approval of the appointment of Ms. Beal.

Commissioner Mayhew was appointed to replace Mayor Knox on the Downtown Loan Plan Committee and on the Town Board Committee appointments which he held as a commissioner.

The Board agreed unanimously to go into Executive Session to discuss a land acquisition matter.

Upon return to the Regular Meeting, Commissioner Ward moved to authorize the mayor to offer the Clontz family \$104,500 for the approximately 17-1/2 acres located off Beaty Street with a down payment of \$20,000 with the remainder to be paid in equal annual installments over a four-year period at an interest rate the same each year as one-year certificates of deposit issued by First Union National Bank. Commissioner Withers seconded and the motion carried unanimously.

Meeting adjourned at 9:05 p.m.



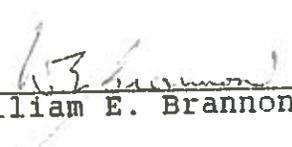
William E. Brannon, Clerk

Pursuant to G.S. 105-381(b), the Finance Officer reported to the Board 1987 property taxes under \$100.00 and totalling \$493.71, per list attached, which he released from the tax scroll through April 12, 1988. By consensus, the Board approved the release of the attached list of property taxes from the scroll.

The Board then moved to go into Executive Session to discuss the possible purchase of a tract of land. Mayor Knox reported that he had received a letter from the owner who indicated that she might sell this tract of land, located within the 16 acres owned by the town off Beaty Street, for \$3,000. This tract measures approximately 50' x 133', tax parcel number 003- 263-03 and is owned by E. L. Foster Estate.

Upon return to Regular Session, Commissioner Carr moved that the Town offer \$3,000. for the tract discussed in Executive Session and that the Mayor be authorized to proceed with the purchase for that amount. Source of funds to be from prior year's surplus. Commissioner Kincaid seconded and the motion passed unanimously.

Meeting adjourned at 10:25 p.m.


 William E. Brannon, Clerk

12 Apr 1988
 (32-34)

Davidson, N. C.
August 9, 1988

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF DAVIDSON

The Regular Meeting of the Board of Commissioners of the Town of Davidson was held in the Town Hall on August 9, 1988 at 7:30 p.m. Present were Mayor Knox, presiding, Commissioners Avinger, Carr, Currie and Kincaid. Also present were Town Attorney Kline and eight others. The minutes of July 12 and August 2, 1988 were approved as distributed.

Mayor Knox invited discussion and action on his announcement at the July 12th meeting of the resignation of Commissioner William E. Mayhew. Commissioner Kincaid proposed the following resolution:

The Mayor and Commissioners of the Town of Davidson accept with reluctance the resignation of William E. Mayhew as a member of the Board of Commissioners. We thank Mr. Mayhew for his loyal service to the Town for more than a decade. We particularly appreciate his personal integrity, his dedication to achieving the best for the Town, and his service in the areas of public safety, finance, and streets.

We shall miss his good humor, his ability to defend his views in a firm but gentle way, and his insistence on the highest standards of public service from elected officials and employees of the Town.

We thank him for his willingness to continue as our representative to the Metropolitan Planning Organization, and we wish him all the best in his other endeavors.

Commissioner Currie seconded and the resolution was approved unanimously.

Commissioner Avinger moved that Prosser E. Carnegie be appointed to serve the unexpired term of William E. Mayhew who had resigned. Commissioner Currie seconded and the motion carried unanimously. At this point Mayor Knox swore in Mr. Carnegie as Town Commissioner. The Mayor also announced that Mr. Carnegie would replace Mr. Mayhew's positions on the Police and Streets Committees.

Commissioner Currie moved to confirm that \$3,000 be appropriated from prior year's surplus to purchase a lot off Beatty Street adjoining town property on three sides, tax parcel number 003-263- from Mrs. C. G. Ditttrick and Charlie Foster, Jr. Authorization to proceed with purchase of this property was given at the 1-12-88 meeting. Commissioner Avinger seconded and the motion carried unanimously.

Commissioner Currie moved that \$1,000 be appropriated from prior year's surplus for emergency repairs to ladder truck. Commissioner Carnegie seconded and the motion carried unanimously.

September 12, 1995
Page 2

Upon a motion by Commissioner Schuh, a second by Commissioner Kincaid, and unanimous vote, a **Zoning Ordinance amendment to allow apartments over stores in the Central Business District as a permitted use** was adopted.

The attached **budget amendments for the 1994/95 Fiscal Year Budget** were approved upon a motion by Commissioner Carnegie, a second by Commissioner Schuh, and unanimous vote.

Commissioner Carnegie moved to adopt the attached **Library Fund Project Budget for Fiscal Year 1994/95**. Commissioner Schuh seconded the motion and it passed by unanimous vote.

A motion to write off the attached list of 1985 taxes in the amount of \$ 410.24 was made by Commissioner Carnegie. The motion carried upon a second by Commissioner Carr and unanimous vote.

Commissioner Schuh moved to adopt the attached **Resolution Regulating the Possession of Weapons on City-Owned Property**. Commissioner Carnegie seconded the motion and it passed by unanimous vote.

Commissioner Schuh made a motion the approve the attached **Job Description and Pay Plan Amendment to include a Receptionist/Clerical Assistant and amend the Police and Administrative budget to fund the position**. The motion was seconded by Commissioner Avinger and passed unanimously.

The **Final Plat for Phase III-D of River Run PUD** was approved upon a motion by Commissioner Kincaid, a second by Commissioner Carr, and unanimous vote.

Commissioner Schuh moved to go into closed session to discuss land purchase. The motion passed unanimously following a second by Commissioner Carnegie.

Upon return from closed session, Mayor Knox announced land purchase was discussed. Upon a motion by Commissioner Carnegie, seconded by Commissioner Schuh, and unanimous vote, an appraisal of the property will be prepared.

There was no further business and the meeting adjourned at 9:40 p.m.

Peggy St. Smith
Town Clerk

Russell B. Knox
Mayor

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Is this the beauty st land?

Davidson, NC 28036
May 2, 1996

**SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF DAVIDSON**

On May 2, 1996, at 7:00 p. m. the Town of Davidson Board of Commissioners held a special meeting in the Town Hall Board Room.

Present were Mayor Knox, Commissioners Carr, Williams, McMillen, Schuh, and Carnegie, Town Administrator Leamon Brice, Town Planner Tim Keane, and Town Attorney Rick Kline. The meeting was held in an informal discussion type setting.

Mayor Knox called the meeting to order. There was a discussion about **Iredell County Zoning and Annexation**. The Board asked the Mayor and Town Administrator to approach Iredell County to secure zoning and a CMUD service in Iredell County.

The proposed **Ada Jenkins Lease** to the Ada Jenkins Families and Careers Development Center was discussed. Adoption will be placed on the regular May 14th meeting agenda.

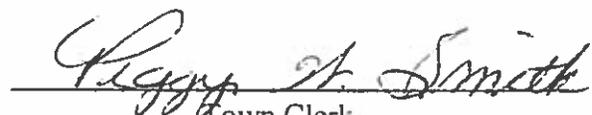
Tim Keane made a presentation on a **Growth Management Plan**. After discussion Mayor Knox appointed Commissioners McMillen and Williams to work with Tim on the project. It was agreed to place this item in the 1996/1997 fiscal year budget.

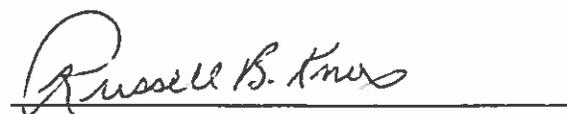
The **Beaty Street Park Plan** and Beaty Street neighborhood were discussed. It was agreed to move forward with the neighborhood plan which would include the Beaty Street property and then address the Beaty Street property proposals.

Mayor Knox appointed Commissioner Judy Schuh as Chairperson of the **Education Committee** replacing Commissioner Carnegie.

The attached **Resolution on consolidation of Mecklenburg County and the City of Charlotte governments** was adopted upon a motion by Commissioner Carr, a second by Commissioner Carnegie, and unanimous vote.

The meeting adjourned at 8:45 p.m.


Town Clerk


Mayor

Davidson, NC 28036
August 13, 1996'

**PUBLIC HEARINGS AND REGULAR MEETING
OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Board of Commissioners of the Town of Davidson held two **public hearings** and the regular meeting at 7:30 p.m. on August 13, 1996, in the Town Hall Board Room.

Present were Mayor Knox, Commissioners Carr, Carnegie, Schuh, Williams, and McMillen, Town Attorney Rick Kline, Town Administrator Leamon Brice, Town Planner Tim Keane, and Park and Rec Director Susan Britt. Members of the Planning Board present were Tom Campbell, Chairman, Harper Newbold, David Beaty, and Mack White.

There were no Agenda additions, however Commissioner McMillen asked Town Administrator Brice and Police Chief McKiernan to investigate the possibility of securing Local Law Enforcement Block Grants for the Town.

Mayor Knox opened the first **public hearing** to hear citizen comment on **Community Development Block Grants**. Bob Stark, CDBG Administrator, explained the process for applying for funds, eligibility requirements, criteria for receiving a grant, etc. He answered questions and heard concerns from citizens about the present grant and how target areas might be selected for future grants. After a long discussion Mayor Knox asked Mr. Stark, Administrator Brice, and Commissioner Carr to work with the Davidson Afro-American Coalition to schedule public meetings to give citizens a chance to ask questions and discuss Community Development Block Grants. Mayor Knox declared the public hearing closed.

A second **public hearing** was opened by Mayor Knox to receive citizen comment on the **Beaty Street Neighborhood Plan**. Town Planner Tim Keane gave an update on the plan. Affordable Housing Committee Chairman Randy Kincaid and Gary Steber, a Committee member, spoke briefly about their hopes for affordable housing on a portion of the Town's Beaty Street land. Jane Shumaker, President of Spinnaker Cove Homeowner's Association, Ken Martin, a member of the Home Owner's Association of Lake Davidson, Anita Johnson, Developer, and Joel Blackwell, resident, voiced concerns about the plan. Following a lengthy discussion, Mayor Knox closed the public hearing.

Mayor Knox announced Keith Griffin, Brenda Barger, John Kelton, and Leland Park have been appointed to serve on the **Library Endowment Committee**. He introduced Brent Walley, a Davidson Boy Scout, who was in attendance as part of a requirement to receive the Citizenship Merit Badge.

The attached **amendment to the Davidson Zoning Ordinance Regulating Adult Establishments** was adopted upon a motion by Commissioner Carr, a second by Commissioner Schuh and unanimous vote.

Commissioner Schuh moved to adopt a proposed **amendment to the Davidson Zoning Ordinance Regulating Family Care Homes**. A second was made by Commissioner Williams and

Davidson, NC 28036
September 10, 1996

**PUBLIC HEARING AND REGULAR MEETING
OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held a Public Hearing and regular meeting at 7:30 p.m. on September 10, 1996, in the Town Hall Board Room.

Board members present were Mayor Russell Knox, Commissioners Carr, Williams, McMillen, and Schuh. Commissioner Carnegie was absent. Also present were Town Attorney Rick Kline, Town Administrator Leamon Brice, Town Planner Tim Keane, and Park and Recreation Director Susan Britt.

Mayor Knox called the meeting to order. Minutes of the August 13th meeting were approved as presented. There were no Agenda additions or citizen comments.

A **Public Hearing** was opened by Mayor Knox to review the **proposed Community Development Block Grant Application** for the coming funding cycle. Bob Stark, Grant Consultant, was asked by Mayor Knox to comment on the application process. Mr. Stark announced he would complete the present grant but would not prepare the upcoming grant application because of conflicts and questions regarding the administration of the current grant. The hearing was closed. The Board asked Leamon Brice to talk with Bob Stark about preparing the CDBG application or find someone to prepare it, if possible.

Following comments from Town Planner Tim Keane and a discussion by Board members, Commissioner McMillen moved to **adopt the Beaty Street Plan** as a guide to development in the Beaty Street Neighborhood. A second was made by Commissioner Schuh and the motion carried by unanimous vote.

Commissioner McMillen made a motion to approve **Phase III final plat for McConnell**. Upon a second by Commissioner Williams, the motion carried unanimously.

A request for approval for a development plan from Crosland Land for property at the end of Armour street was withdrawn until the October meeting.

A motion to **amend the Library Budget by not closing it at the end of the 1995/96 fiscal year and carry forward revenues and expenditures as they were at the end of the 1995/96 fiscal year** was made by Commissioner Schuh, seconded by Commissioner Carr, and passed by unanimous vote.

Davidson, NC 28036

October 8, 1996

**PUBLIC HEARINGS AND REGULAR MEETING
OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

Two public hearings and the regular meeting of the Town of Davidson Board of Commissioners were held at 7:30 p.m. on October 8, 1996, in the Town Hall Board Room.

Board members present were Mayor Knox, Commissioners Williams, Schuh, Carr, and Carnegie. Commissioner McMillen was absent. Also present were Town Administrator Leamon Brice, Town Attorney Rick Kline, Town Planner Tim Keane, Park and Recreation Director Susan Britt, and Planning Board members Harber Newbold, Bob Collins, Stuart Patch and David Beaty.

Minutes from the September 10th meeting were approved as presented. Discussion of **permitted parking on North Main Street** was added to the Agenda. There was no citizen comment.

Mayor Knox opened the first **public hearing to receive citizen comment on the proposed Community Development Block Grant application for the coming funding cycle**. Bob Stark, Grant Administrator, gave a brief update on progress made in interviewing property owners in the proposed target area that includes 23 homes and some scattered site homes. The scattered homes would receive emergency repairs rather than complete rehabs. A map of the proposed area is attached. Following questions and comments from Board members, the public hearing was closed.

A **second public hearing was opened by Mayor Knox to receive citizen comment on a request from The Pines to amend their Special Use Permit by moving four previously approved cottages to a new location on The Pines Site**. Mr. Eddie Muller, the Pines Chief Executive Office, was sworn in and explained the request and answered questions from Board members. There being no further comment, the public hearing was closed and the matter referred to the Planning Board for a recommendation.

A motion was made by Commissioner Carnegie to approve the **Community Development Block Grant application** for the next funding cycle. A second was made by Commissioner Carr and the motion carried unanimously.

Commissioner Carr moved to approve the attached **Growth Management Objectives** to allow pursuit of proposals on a Growth Management Analysis. Commissioner Carnegie seconded the motion and it carried by unanimous vote.

Following discussion and suggestions from Frank Jacobus, the Board, by consensus,

**Request for Proposals
Town of Davidson
Beaty Street Property**

The Town of Davidson is requesting proposals for purchase and development of Town property fronting Beaty Street (see attached maps). Each proposal must include an offer to purchase, a proposed site plan (Scale 1"-50'), and a narrative description of the development.

The following issues must be addressed in each proposal:

1. The Town's Land Plan recommends that development follow a form based upon traditional urbanism rather than suburban sprawl. This plan includes a Town Code. Davidson's Land Plan is being given more detail by creating general neighborhood plans. These are done with total participation of neighborhood residents and property owners. The neighborhood plans serve as a guide to development in the neighborhood. Development of this property must follow the recommendations of the Land Plan and generally follow the guidelines in the Beaty Street Neighborhood Plan. (Copies of the Land Plan and Beaty Street Neighborhood Plan are available upon request.)
2. The property was originally purchased for development as a Town park. While the Town no longer intends to use the property solely for this purpose, all proposals submitted should include a neighborhood park as generally laid out in the Neighborhood Plan. Upon its completion, the park would be given to the Town.
3. A committee appointed by the Davidson Board of Commissioners presented the attached report outlining strategies to insure affordable housing in Davidson. All proposals will be evaluated with the merit of each partly based upon the integration of a range of housing types and price points. A mix of housing opportunities is desired. These could range from rental garage apartments and single family detached homes to townhouses and apartments.

The Affordable Housing Committee is creating a non-profit corporation to work with private developers to scatter lower-priced housing throughout town. The non-profit corporation would be concerned only with owner-occupied housing. The Town envisions that this relationship would work as follows:

The developer would purchase the land from the Town, develop the project as they would any other, but hold out specific units to be sold to the non-profit corporation for building cost only. Land and development costs are removed from the price to the non-profit corporation. The non-profit corporation would sell the unit to qualified home buyers with stipulations as to appreciation. A total of ten percent of the for-sale units within the project must be treated in this manner.

The selected proposal will be subject to an advertised upset bid process before final sale. The Town of Davidson reserves the right to reject any and all proposals.

Proposals should be submitted to Leamon Brice, Davidson Town Administrator, by _____, 1996. Questions regarding this Request for Proposals can be directed to either Leamon Brice or Davidson Town Planner, Tim Keane, at (704)892-7591.

Mar 11, 97

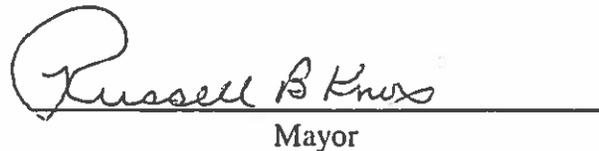
A discussion of the review process for proposals for the Beaty Street property was held. It was agreed by consensus that the special meeting scheduled for April 1, 1997, be rescheduled for 6:30 p.m. on the regular April meeting date, Tuesday, April 8th.

A brief discussion was held on prioritizing the sidewalk and street improvement list for fiscal year 1997/98. Town Administrator Brice suggested the Commissioners' individual priority lists be returned to him to tally and redistribute. He felt a better discussion could then take place.

Commissioner Carr relayed concerns from residents who had attended a community meeting where a major topic of discussion was their fear and anxiety over illegal activities being conducted in rental property and how to help landlords address the problem. By consensus the Board asked Town Administrator Brice, Police Chief McKiernan, and Town Attorney Rick Kline to work on possible solutions.

There was no other business and the meeting adjourned at 8:15 p.m.


Town Clerk


Mayor

Davidson, NC 28036
April 8, 1997

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF DAVIDSON**

The Town of Davidson Board of Commissioners held the regular meeting at 6:30 p.m. on April 8, 1997, in the Board Room of Town Hall.

Present were Mayor Russell Knox, Commissioners McMillen, Schuh, Carnegie, Carr, and Williams. Also present were Town Administrator Leamon Brice, Town Attorney Rick Kline, Town Planner Tim Keane, Park and Recreation Director Susan Britt, Police Chief Hank McKiernan, Fire Chief Wilson Sadler, and Planning Board members Harper Newbold, Bob Collins, and David Beatty.

Mayor Knox called the meeting to order. Minutes from the March 11th meeting were approved as presented.

Town Administrator Leamon Brice asked that a discussion on possible land acquisition be added to the closed session of the Agenda. Commissioner McMillen asked that a proposed Resolution to Establish Growth Policy and Limit Extension of Water and Sewer Service Outside Corporate Boundaries be put on the May Agenda for discussion.

Following questions from a Davidson resident, Town Planner Tim Keane briefly gave an update on the development on the Beaty/Armour Street area adjacent to the lake. David Beatty asked the Westside community be considered for installation of sidewalks.

Tim Keane, Town Planner, pointed out the Town's Beaty Street property area on a map and introduced the following who gave presentations of their **proposals for the Beaty Street property**:

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|-------------------------------------|-------------------------------------|
| ■ PMH Associates | George Mundle and Peter Hubicki |
| ■ The Boulevard Company | Brian Jenest and Rick Mullin |
| ■ The Beaty Street Neighborhood Co. | Frank Jacobus and Nick O'Shaugnessy |

Mike and Anita Johnson of The Johnson Group withdrew their proposal. Following presentations Board members and citizens were given an opportunity to ask questions. No action was taken.

Mayor Knox called a five minute recess following the above presentations.

Davidson, NC 28036

May 27, 1997

**SPECIAL MEETING OF THE TOWN OF DAVIDSON
BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held a special meeting on May 27, 1997, at 7:30 in Activity Room A of Town Hall.

Board members present were Mayor Russell Knox, Commissioners Carnegie, Carr, McMillen, and Schuh. Commissioner Williams arrived at 8:20 p.m. Also present were Town Administrator Leamon Brice, Town Attorney Rick Kline, Town Planner Tim Keane, Public Works Director Tommy Treadaway, Park and Rec Supervisor Angela Blashaw, Fire Chief Wilson Sadler, and a large number of Davidson citizens.

Mayor Knox called the meeting to order.

A motion was made by Commissioner Carnegie to **enter a contract with Tinsley & Terry, CPA's, in the amount of \$6,000 to conduct the 1997/98 fiscal year audit.** A motion was made by Commissioner Schuh and the motion carried unanimously.

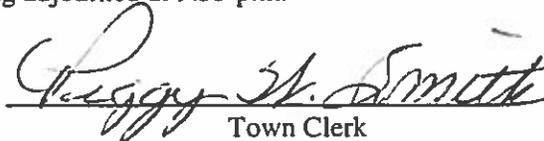
A discussion was held on the Beaty Street proposals. Peter Nichols, Hugh Casey, and Don Atkinson, a Hobbs Hill lot owner, spoke in opposition to selling the Beaty Street property and Mr. Nichols presented the attached petitions signed by Davidson residents who wish to retain the property for park land. Frank Jacobus of the Beaty Street Neighborhood Company, George Mundle of PMH Associates, and Rick Mullen of the Boulevard Company, responded briefly. Following questions, comments, and concerns expressed by Board members, Staff, and citizens, Mayor Knox announced the Beaty Street proposals would be put on the June 10th Agenda for action.

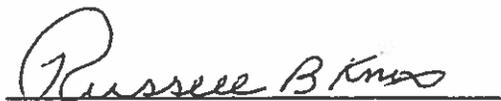
Commissioner Williams arrived.

Leamon Brice, Town Administrator, reviewed the proposed budget for fiscal year 1997/1998 and answered questions from Board members. No action was taken.

Mayor Knox set a special meeting for Wednesday, June 4, 1997, at 7:30 p.m. to discuss the **Classification, Pay Plan, and Personnel Policy, and street and sidewalk priorities.**

There was no additional business and the meeting adjourned at 9:35 p.m.


Town Clerk


Mayor

PETITION

Lets keep the park land which the Town owns on Beatty Street. This is the last available land for an in-town park. If it can not be developed for park land at this time, lets preserve it for future use as such. Please sign below if you favor the use of this land as such, rather than sold to developers for use as other than park land.

If you wish to call the members of the town council, the names and phone numbers are listed below:

**Garfield Carr 892 6887; Prosser Carnegie 892 3620;
Judy Schuh 892 4956; Margo Williams 892 3036;
Bruce McMillan 892 5683.**

Sign below showing your Davidson street address.

Name:	Davidson street address
Claude A. [unclear]	511 N. Main Street
[unclear]	1035 Concord Rd.
[unclear]	17617 Quiet Lake Dr
[unclear]	170416 North St. W. Henderson
[unclear]	109 Vernon Drive
[unclear]	271 Pat Stough
[unclear]	16704 Sannaquin Lane
[unclear]	13209 White Bird Ter
[unclear]	8954 Unity Circle
[unclear]	169246 Landings Dr
[unclear]	837 BEATY ST.
[unclear]	837 BEATY ST.
[unclear]	13407 Davidson Drive
[unclear]	880 Concord Road
[unclear]	880 Concord Rd Davidson
[unclear]	525 N. Main St
[unclear]	217 Crescent Drive Davidson
[unclear]	752 Concord Rd Davidson

PETITION

LET'S KEEP THE PARK LAND WHICH THE TOWN OWNS ON BEATTY STREET . THIS IS THE LAST AVAILABLE LAND FOR AN IN TOWN PARK. IF IT CANNOT BE DEVELOPED AS PARK LAND AT THIS TIME, LET'S PRESERVE IT FOR FUTURE USE AS SUCH.

PLEASE SIGN BELOW IF YOU FAVOR THIS USE OF THE LAND. NAME AND DAVIDSON STREET ADDRESS

Mickey & Leslee Thomas	102 Peters Place Davidson 28036
Ken and Bonnie Brown	Ken and Bonnie Brown 400 Concord Rd.
Judith S. Stewart	520 ASHBY Drive Davidson NC.
Janette Norris	230 South st. Davidson, NC
Leslie Greiner	829A Shearer St. Davidson, NC
Judy Anninos	" " Davidson, NC
Reaper Barber	125 Crescent Drive Davidson, NC
Laura McCallister	P.O. Box 1719 Davidson, NC 28036
Gray V. Couder	550 Delburn Davidson, NC 28036
Kristen Kidd	203 Ryburn Davidson 28036
Pam Coley	538 Concord "
Elizabeth Blinn	737 Dogwood Ln Davidson 28036
Carolyn Peltzer	304 Ryburn Davidson 28036
	10-1

Ronnie F. Wright 573 N. Main St. Davidson

Pamela M. Grant 137 Morrison Hill Rd. Davidson

Catherine Goodman PO Box 1353 Davidson

Jordan d. Bice P.O. Box 3408 Davids...

Reed Adams 525 N Main Davidson NC

June 1/31

565 N. Main Davidson NC.

Opelia G. Smith 623 N Main Davidson NC

Hellen Walker 252 Neyce Rd Davidson NC

Wm Lammey 612 Greenway St Davidson N.C.

Wm Lammey

" " " " "

Georgia + Bill Ringle P.O. Box 496 Davidson, NC 28036

PETITION TO KEEP THE BEATY STREET PROPERTY

Leon Pishback - 345 Jib Ct, Davidson, NC.

Edna Fishback

Fredrick Dickell 602 N. MAIN ST. DAVIDSON

Rk + Carol Nelson 710 Jib Court

Cheryl Hoffman 311 JIB COURT

DAN Hoffman 311 JIB COURT

Jane Shoemaker 450 Windward Drive

Hilda E. Drake 440 Windward Drive

John + Carol Drake 440 WINDWARD DRIVE

Thomas V. Berry 110 Potts St

A. J. Donaldson 204 Westside Terrace

Vernon Donaldson " " "

Elizabeth M. Mills 221 Avinger Lane

Robert W. Wittlas 514 Greenway St

Shirley Couch 541 Greenway St.

Madame Nest 219 Hobbs St.

Wanda Schmidt 101 Peters Place

Blackwell 537 Spring St.

Jai Korman 541 Spring St. Davidson

James G. O'Leary Lake side Ave.

Mr. and Mrs. Houchens 601 Greenway St.

Greg + Judy Kidd 301 Spring St

Connie + Eddie Beach Box 338, Davidson, NC.

John F R Riley 418 Pelbeg St, Davidson, NC

James H Ellis 439 Dellberg St. Davidson N.C.

Charles W. Moore 135 Mount St, Davidson NC.

Anne White 203 Sumner Rd. Davidson, NC

Lisa King	108 Lake Davidson Cir
Luzanne Olson	103 Lake Davidson Cir.
Anne B. Powell	321 Jib Court, Davidson
Myron S. L. Huler	609 N. Main, Davidson
Thomas E. Jones	404 Weaver Lane #409 Davidson
Betty C. Wally	603 S. Main St.
Samuel Noel	553 N. Main St, Davidson
Carl S. Lichten	1028 Churchill Rd. Davidson
Robert A. Currie	773 Concord Rd Davidson
Janis W. Plis	737 Dogwood Lane Davidson
Lisa Ballard	215 Hobbes St Davidson
Dawn Davidson	911 Blaine Davidson
Elena Terzucella	837 Beatty St, apt 6-C
Pull Hanson	519 N. Main St.
Monika Smith	216 Sloan Davidson
Tom Beard	212 Founding Lane Davidson
Lee Hohe	19532 Shearers Rd -
C. Earl E. Edmondson	234 S. Kimberly Rd.
R. Anderson	145 Springton Ct.
Ellen Finkler	564 N. Main St.
Chris Montgomery	361 Delburg St
David Hampton	544 Freemanway St
J. B. Joe	118 Julia Cr.
John Bruce	910 Shearer Street
Donald L. Kimmel	226 S. Thompson St.
Anthony S. Allett	313 Woodland St.
Susan D. Abbott	313 Woodland St.

Dr. & Mrs. Charles Daryl 340 Jib. Ct. Davidson NC

Mary Hall 114 Julia Circle, Davidson

Allison Duback 203 Hobbs Street, Davidson

Robert A. Owen 110 Julia Ct. Davidson NC

Cynthia A. Owen 110 Julia Ct. Davidson NC

M. Hindmarsh 123 Julia Circle Davidson NC

Chris S. 127 Julia Circle - Davidson NC

Tom Nix 219 Hobbs St Davidson NC

A.T. Helms 211 Hobbs St Davidson

Joni Patricia Helms 211 Hobbs St Davidson
NC

Jim Dolack 203 Hobbs St. Davidson NC 28036

W. Nix 2511 Newton Dr. Statesville NC 28677

Angie Beavers 635 Watson St Davidson 28036

Betsy Haas 107 Julia Circle Davidson, NC 28036

Susan Knight McG 103 Julia Circle Davidson, NC 28036

Frank Hague ~~300 Armour Ave~~ Davidson, NC 28036

Ann M. Nix 306 Armour Ave Davidson, NC

Robert Ayler 306 Summit Street Davidson, N.C.

Virgil John Foster 118 Julia Circle Davidson, NC

Dennis Appleyard 1021 Chumuck Rd Davidson

Ellen Rolland 7610-7 Woods Lane Cornelius

Anna Rieback 365 Tib. Ct. Davidson

RECOMMENDED PROCESS FOR BEATY STREET DEVELOPMENT

April 14, 1997

PROPOSAL BY DON ATKINSON, P.E., R.A.

To Date:

The Town of Davidson has done a valuable, but very general, "neighborhood plan" prepared by Andres Duany and Elizabeth Plater-Zyberk Architects and Town Planners.

The Town of Davidson has seriously considered several proposals from developers which have generated many ideas.

Proposed Process:

The Town of Davidson is one of the most unique spots in the Carolinas because of the college located in downtown, the historic structures along Main Street and the proximity of Charlotte, Lake Norman, and beautiful land surrounding the town.

The Town Council should consider establishing an Architectural Review Panel made up of design professionals and community members from the Northwest part of town. This group along with the town planner would create a detailed master plan for this area with the goal of constructing the highest quality development possible without regard to time and money priorities of developers.

The master plan would contain building and zoning requirements desired and would show each buildable footprint on each lot. It would also include quality of materials to be utilized and character of details

of doors, windows, and trim. It would also address building heights, parking locations, and green space separations.

This master plan could incorporate high quality affordable housing which would be seamlessly integrated into neighborhood.

The master plan would solve the pond issue, locate all underground electrical utilities, storm and sewers, roads, pedestrian walks and park spaces.

With a complete master plan, the Town of Davidson can work with Land Developers who could sell individual lots to owners who would build custom homes. (This is how the town's historic character was created.) The land developer could also sell land to builders who would build individual groups of town houses. All construction would be subject to the guidelines of the master plan enforced by the Architectural Review Panel.

Option 1: The Town could sell segments of the plan to various developers, each of which would develop portions of the plan, guided by the specific requirements of the Town's master plan.

Option 2: The Town itself could start a phased development selling lots to individuals to build within the constraints of the master plan and the Architectural Review Panel. The

Town would receive the full value of the land sold, which in Hobbs Hill is \$240,000 per acre.

Option 3: The Town could sell the entire parcel of land to a mixed-use developer who would implement the Town's master plan, again being over-viewed by the Architectural Review Panel.

SUMMARY The Town should take steps to control its own development, rather than surrendering control to a developer who's primary concerns are time and rapid return on investment. Quality, character, planning and social concerns can be best met by a master plan approach and enforced by an Architectural Review Panel made up of building and design professionals.

Don Atkinson, 704-895-1790

Davidson, NC 28036
July 1, 1997

REGULAR MEETING OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS

The Town of Davidson Board of Commissioners held their regular meeting at 7:30 p.m. on **July 1, 1997** in the Town Hall Board Room.

Present were Mayor Knox, Commissioners Carnegie, Carr, Schuh, Williams, and McMillen, Town Attorney Rick Kline, Town Manager Leamon Brice, Town Planner Tim Keane, Public Works Director Tommy Treadaway, Police Chief Hank McKiernan, Fire Chief Wilson Sadler, and Park and Recreation Supervisor Angela Blashaw. Planning Board members present were Harper Newbold and Bob Collins.

The meeting was called to order by Mayor Knox. Minutes from the June 4th and June 10th minutes were approved as presented.

Town residents John Burgess, Peter Nichols, Ken Martin, Hugh Casey, and Ken Wood commented briefly on the sale and development of the Beaty Street property.

Mayor Knox introduced Bill Russell, Vice President of the North Mecklenburg Chamber of Commerce and Visitor's Center. Mr. Russell presented information on the past year's activities and plans for the coming year.

Doug Bean, Director of C.M.U.D., was introduced by Mayor Knox. Mr. Bean showed an interesting video of the history and development of the Charlotte/Mecklenburg Utility Department and activities over past

Commissioner Schuh moved to adopt the attached *Concurring Ordinance Declaring Speed Limits on N. C.D. O. T. Streets in the Town of Davidson*. The motion was seconded by Commissioners McMillen and passed unanimously.

The following motion was made by Commissioner Williams on the Beaty Street Project:

We will continue with the process of design for the Beaty Street property, with the following conditions:

the neighborhood park will be the predominate use of the land. (A neighborhood park is described as being between five and ten acres; we will, therefore, create a park in the upper range of that size).

- **the design will conform in nature, density, and appearance to the existing and approved neighborhoods of the Beaty Street area, with a mix of housing types.**
- **the design will include a 10% set-aside for affordable housing.**

the development(s) will hold a meeting to receive input from citizens about the design and use of the park.

July 1, 1997

Page 2

- two developers, the Boulevard Company and Frank Jacobus, will continue to work on the project. They may choose to work together to create the final plan, or they may work separately.
- the developer(s) will bring this phase of design to the Town Board in sixty days, if they work independently; or in ninety days if they work together on a single design.
- the developer(s) will make a new offer for the purchase of the property with these conditions in mind.
- the Board will either approve or disapprove of the design.

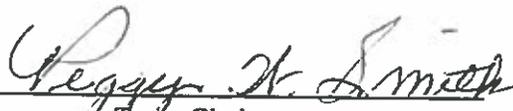
A second to the above motion was made by Commissioner Schuh. Following a long discussion among Board members, Commissioner McMillen made a motion to amend the above motion to require that no more than six acres be used for more dense development of residential housing. Commissioner McMillen's motion died from lack of a second. Commissioner William's motion passed by a vote of four to one with Commissioner McMillen casting the dissenting vote.

There was a discussion by Board members and Mr. Lawrence Kimbrough, representing *The Pines*, on a proposal from *The Pines* to pay the Town, in lieu of taxes, \$60,000 a year for the next five years. By consensus, the Board asked Mr. Kimbrough to ask the Chairman of the Board of Directors of *The Pines* to appoint a committee to meet with the Town Board to try to reach an agreement.

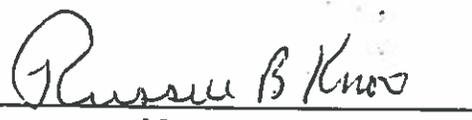
Mayor Knox turned the meeting over to Mayor Pro Tem Garfield Carr and left the meeting. Commissioner Carnegie also left.

The Board received a report from Park and Recreation Supervisor Angela Blashaw on current programs, camps, special events, and their financing. The Board discussed their vision for parks and recreation in the future and the type individual needed to fill the Park and Recreation Director position. It was agreed by consensus that Town Manager Leamon Brice talk to the owner of the property across from the Chalmers Davidson property on Concord Road about purchasing the property for a park. Town Manager Leamon Brice was also authorized to contract with Centralina Council of Governments to set up an assessment center for interviewing Park and Recreation Director final applicants.

There was no additional business and the meeting adjourned at 9:35 p.m.



 Town Clerk



 Mayor

Beaty Street Project Motion: July 1, 1997

"We will continue with the process of design for the Beaty Street property, with the following conditions:

- the neighborhood park will be the predominate use of the land. (A neighborhood park is described as being between five and ten acres; we will, therefore, create a park in the upper range of that size.)
- the design will conform in nature, density, and appearance to the existing and approved neighborhoods of the Beaty Street area, with a mix of housing types.
- the design will include a 10% set-aside for affordable housing.
- the developer(s) will hold a meeting to receive input from citizens about the design and use of the park.
- two developers, the Boulevard Company and Frank Jacobus, will continue to work on the project. They may choose to work together to create the final plan, or they may work separately.
- the developer(s) will bring this phase of design to the Town Board in sixty days, if they work independently; or in ninety days if they work together on a single design.
- the developer(s) will make a new offer for the purchase of the property with these conditions in mind.
- the Board will either approve or disapprove of the design.

PETITION TO THE TOWN COUNCIL OF DAVIDSON

THE PETITIONERS ARE CITIZENS AND RESIDENTS OF DAVIDSON. WE BELIEVE THE EIGHTEEN ACRE PARK LAND OWNED BY THE TOWN AND LOCATED OFF BEATY ROAD SHOULD NOT BE SOLD. THIS LAND SHOULD BE KEPT AS A PARK NOT JUST FOR THIS GENERATION BUT FOR THE GENERATIONS TO COME. THIS LAND WAS PURCHASED BY THE TOWN FOR A PARK SOME TEN YEARS AGO WHEN LAND OF THIS SIZE WAS SCARCE AND WAS DIFFICULT TO FIND AT A PRICE THE TOWN COULD AFFORD. TODAY PRICES ARE HIGHER AND LAND LIKE THIS IN DAVIDSON IS EVEN MORE SCARCE AND CAN'T BE FOUND AT A PRICE THE TOWN CAN AFFORD.

ONCE THIS PARK LAND IS SOLD IT CAN NEVER BE TAKEN BACK. IT WILL BE GONE FOREVER. DON'T LET THIS HAPPEN.

KEEP THE PARK!

NAME	ADDRESS
Sandra Boyd	POB 566 Davidson NC
Mary Margaret McEntire	Box 365 Davidson, N.C.
Judith Helms	252 Jetton St. Davidson
Cislie Thomas	102 Peters Pl. Davidson, NC
Kendra N. Tapia	P.O. Box 242 Davidson N.C.
Geoffrey Thomas	450 Arroyo Ln #227 Davidson NC
Zachary	POB 214 Davidson NC
Michael Barbo	PO Box 3731 DAVIDSON NC
Shelley Rigger	PO Box 953 D'son
M. S. [unclear]	757 Concord Rd Davidson NC
C. [unclear]	307 Pinest St. Davidson NC
G. [unclear]	PO Box 10 DAVIDSON NC 28036
Shirley Davis	PO Box 1447 Davidson
Ann Shandley	PO Box 682 Davidson
Pam Murray	

PETITION TO THE TOWN COUNCIL OF DAVIDSON

THE PETITIONERS ARE CITIZENS AND RESIDENTS OF DAVIDSON. WE BELIEVE THE EIGHTEEN ACRE PARK LAND OWNED BY THE TOWN AND LOCATED OFF BEATY ROAD SHOULD NOT BE SOLD. THIS LAND SHOULD BE KEPT AS A PARK NOT JUST FOR THIS GENERATION BUT FOR THE GENERATIONS TO COME. THIS LAND WAS PURCHASED BY THE TOWN FOR A PARK SOME TEN YEARS AGO WHEN LAND OF THIS SIZE WAS SCARCE AND WAS DIFFICULT TO FIND AT A PRICE THE TOWN COULD AFFORD. TODAY PRICES ARE HIGHER AND LAND LIKE THIS IN DAVIDSON IS EVEN MORE SCARCE AND CAN'T BE FOUND AT A PRICE THE TOWN CAN AFFORD.

ONCE THIS PARK LAND IS SOLD IT CAN NEVER BE TAKEN BACK. IT WILL BE GONE FOREVER. DON'T LET THIS HAPPEN.

KEEP THE PARK!

NAME	ADDRESS
Mary Skipper	317 Jetton St. Davidson, NC 28036
John & Catherine	520 ASHBY DR Davidson
Dorothy Linton	Davidson
Carolyn Hatcock	Davidson, NC
Dean M. Homesley	832 S.W. DR. Davidson
Donna Poomb	13308 White Birch Terrace Davidson, NC
Cassie White	414 Pine Rd.
Sandy White	412 South Street
Donald Jay Skipper	317 JETTON ST. DAVIDSON 28036
Mary Kenox	400 Broward Lane - Davidson.
Ann Marie McDonald	331 N. Downing St.

PETITION TO THE MAYOR AND BOARD OF COMMISSIONERS
OF THE TOWN OF DAVIDSON

THE UNDERSIGNED ARE CITIZENS OF DAVIDSON. FOR THE BEST INTERESTS OF NOT ONLY THE PRESENT GENERATION OF THE CITIZENS OF DAVIDSON BUT FOR THE GENERATIONS TO COME WE PETITION YOU NOT TO SELL PARK LAND OF SOME 18 ACRES LOCATED OFF BEATY ROAD.

THIS PARTICULAR LAND WAS PURCHASED BY THE TOWN OF DAVIDSON SOME TEN YEARS AGO BECAUSE LAND PRICES WERE HIGH AND LARGE TRACTS OF LAND ALMOST IMPOSSIBLE TO FIND IN DAVIDSON. TODAY LAND PRICES ARE MANY TIMES HIGHER AND LAND OF ANY LARGE SIZE IS NOT TO BE FOUND IN DAVIDSON.

IF THIS PARK IS SOLD THE LAND WILL NEVER COME BACK, IT WILL BE GONE FOREVER.

WE BELIEVE YOU HAVE THE FORESIGHT TO LOOK INTO THE FUTURE AND DETERMINE THIS PARK SHOULD BE KEPT AS A PARK.

NAME

DAVIDSON ADDRESS

Scotty Nicolls
Mary Wilson

317 Jet Ct. (Box 552)
550 Delburg St.

SECOND PAGE OF PETITION

NAME

DAVIDSON ADDRESS

IF THERE ARE MORE SIGNATURES ADD MORE LINES OR MORE
SIGNATURE PAGES AS NECESSARY

SECOND PAGE OF PETITION

NAME

DAVIDSON ADDRESS

IF THERE ARE MORE SIGNATURES ADD MORE LINES OR MORE
SIGNATURE PAGES AS NECESSARY

Davidson, NC 28036
November 11, 1997

REGULAR MEETING OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS

On November 11, 1997, at 7:30 p.m. the Town of Davidson Board of Commissioners held a regular meeting in the Town Hall Board Room.

Present were Mayor Knox, Commissioner McMillen, Schuh, Carr, Carnegie, and Williams. Also present were Town Manager Leamon Brice, Town Attorney Rick Kline, Town Planner Tim Keane, Fire Chief Wilson Sadler; Planning Board members Bob Collins and Harper Newbold. Mayor Elect Randy Kincaid and Commissioners Elect John Woods and David Martin were also present.

Mayor Knox called the meeting to order. Minutes from the October 14, 1997, meeting were approved as presented. There were no Agenda additions or citizen comment. Mayor Knox announced the public hearing on the Downtown Plan has been rescheduled for the January meeting.

Mayor Knox opened a **public hearing to discuss and receive citizen input on a proposed amendment to the Land Plan Code which would require that resubmittals of conditionally zoned property be treated as rezonings and therefore a public hearing be required.** Town Planner Tim Keane briefly explained the proposed amendment. There was no comment and the public hearing was closed.

Bob Terry of Tinsley & Terry presented the **1996/1997 fiscal year audit.** There was no discussion or comment.

There was a discussion on **approval of boat slips and their location for Lake Davidson Park.** Tim Keane, Town Planner, stated the Planning Board recommended by a five to one vote in favor of Crosland Land Company's proposed location of the boat slips at the end of the street on the western most part of the property on the southern shore line. Following a discussion Commissioner Schuh made a motion to **approve the project with the boat slips to be located at the western end of the southern shoreline of the site.** Commissioner Carr seconded the motion and it passed unanimously.

Tim Keane, Town Planner, presented a **development plan for six row house units at the corner of Beaty Street and Shearer Street.** After discussion it was the consensus of the Board to delay approval of the project until December because of questions about who is responsible for and to timing of paving and installing curb and gutter on Williams Street.

A motion was made by Commissioner Carnegie and seconded by Commissioner Schuh to move

721

Davidson, NC 28036
December 9, 1997

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE TOWN OF DAVIDSON**

On December 9, 1997, at 7:30 p.m. the Town of Davidson Board of Commissioners held a regular meeting in the Town Hall Board Room.

Present were Mayor Russell Knox, Commissioners McMillen, Schuh, Carnegie, Carr, and Williams, Mayor-elect Randall R. Kincaid, Commissioners-elect John Woods and David Martin, Town Manager Leamon Brice, and Town Attorney Richard J. Kline. Staff members present were Town Planner Tim Keane, Police Chief Hank McKiernan, and Fire Chief Wilson Sadler, and Tax Collector Peggy Johnson. The Board Room was filled with family, friends, and colleagues of retiring Mayor Russell Knox and Commissioners Schuh and Carnegie. Special guests were Mayor Joe Knox of Mooresville, Mayor Lee Myers of Matthews, Mayor Wes Southern of Cornelius, and Mayor Robert Fox of Mint Hill.

Mayor Knox called the meeting to order. Minutes from the November 11th meeting were approved as presented. There were no Agenda additions.

A motion was made by Commissioner Carnegie and seconded by Commissioner Carr to amend the ***Land Plan Code to require resubmittals of unconditionally zoned property to be treated as rezonings.*** The motion carried unanimously.

Commissioner Carnegie moved to approve a ***development plan for six row house units at the corner of Beaty and Shearer Streets.*** Following a second by Commissioner Schuh, the motion passed by unanimous vote.

Mayor Knox turned the meeting over to Mayor Pro-Tem Garfield Carr who expressed appreciation to Mayor Knox for two decades of service to the Town of Davidson as a Commissioner and Mayor. Mayor Pro-Tem Carr introduced Commissioner Williams who read the attached ***Resolution of Appreciation for Mayor Russell B. Knox*** and presented him with an original painting of the Town Hall by Jane Ellithorpe. Commissioner Carnegie moved to approve the ***Resolution of Appreciation for Mayor Russell B. Knox.*** A second was made by Commissioner Schuh and the motion carried unanimously.

Commissioner Williams read the attached ***Resolution of Appreciation for Commissioner Judy Schuh*** and the attached ***Resolution of Appreciation for Commissioner Prosser D. Carnegie.*** A motion was made by Commissioner McMillen and seconded by Commissioner Williams to approve the ***Resolutions and incorporate into the minutes.*** The motion carried by unanimous vote. Town Manager Leamon Brice presented a painting of the downtown Main Street area to Commissioner Schuh and Commissioner Carnegie.