



**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS
Town Hall Board Room - 216 S. Main Street**

April 11, 2017

WORK SESSION - 4:00 PM

(Held in the Town Hall Meeting Room)

I. DISCUSSION ITEMS

- (a) Beaty Street Proposal - Assistant Town Manager Dawn Blobaum
 - (b) Asbestos Update from Environmental Protection Agency - Town Manager Jamie Justice
-

REGULAR BOARD OF COMMISSIONERS MEETING - 6:00 PM

(Held in the Town Hall Meeting Room)

I. CALL TO ORDER

II. ANNOUNCEMENTS

- (a) Introduce Full-Time Fire Department Engineers - Fire Chief Bo Fitzgerald
- (b) Retirement Resolution - Wilson Sadler

III. CHANGES TO AGENDA

IV. PUBLIC COMMENTS

V. PUBLIC HEARING

- (a) Public Hearing Considering the Voluntary Contiguous Annexation of 321 Catawba Street.
- (b) Public Hearing Considering the Voluntary Contiguous Annexation of Westbranch.

VI. CONSENT

- (a) Consider approval of Budget Amendment 2017-15
Consider approval of Budget Amendment 2017-17

- (b) Approve First Tuesday Minutes from March 7, 2017
Approve Second Tuesday Agenda Minutes from March 14, 2017
Approve Coffee Chat Minutes from March 20, 2017
Approve Fourth Tuesday Agenda Minutes from March 28, 2017

VII. NEW BUSINESS

- (a) Consider Approval of Budget Amendment 2017-16 228 Sloan Street
Property and Resolution 2017-11 Approving the Purchase of Real
Estate - Town Attorney Cindy Reid

VIII. OLD BUSINESS

- (a) Consider Approval of Ordinance 2017-06 321 Catawba St - to
Extend the Corporate Limits - Town Clerk Carmen Clemsic
- (b) Consider Approval of Ordinance 2017-07 Westbranch - to Extend
the Corporate Limits - Town Clerk Carmen Clemsic

IX. SUMMARIZE MEETING ACTION ITEMS

X. ADJOURN



Agenda Title: Beaty Street Proposal - Assistant Town Manager Dawn Blobaum

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		



Agenda Title: Asbestos Update from Environmental Protection Agency - Town Manager Jamie Justice

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▢	Davidson Asbestos Site April 2017 Public Meeting Presentation	4/10/2017	Presentation

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Jordan Garrard
EPA On-Scene Coordinator



Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Asbestos Mill

- Operated from the 1930s to 1960s
- Manufactured asbestos fabric, tile, and shingles
- Waste material disposed of on site
- No access controls at former mill
- 1980s – After complaints from residents Mecklenburg County Health Dept. required the owner to cap the disposal area
-

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



September 2016 – Developer hosted a public meeting to discuss Davidson Depot plans with Town of Davidson

Citizens in attendance raised concern about asbestos contamination on their properties

In response to the citizens' concerns, the North Carolina Department of Environmental Quality (NC DEQ) requested that EPA conduct a Removal Site Evaluation (RSE) of the properties surrounding the former mill [Sept. 22]

On November 1, while conducting a site walk-thru, EPA observed asbestos-containing material (70% asbestos) migrating off of the former mill property along Eden Street and Sloan Street

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Davidson Asbestos Site, Davidson, Mecklenburg County, NC



EPA compelled the property owner to
conduct a cleanup of the asbestos along
Eden and Sloan Streets

Site stabilization efforts on the former mill
property are being coordinated by NC DEQ

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Davidson Asbestos Site, Davidson, Mecklenburg County, NC



EPA believes that asbestos contaminated
surrounding properties by :

- Improper disposal and using asbestos-containing material to fill low-lying areas

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



EPA developed a sampling strategy to assess surface soils and shallow subsurface (0" to 3" and 3" to 6" below ground surface)

EPA began collecting samples on residential properties and public areas in close proximity to the former asbestos mill

Davidson Asbestos Site, Davidson, Mecklenburg County, NC

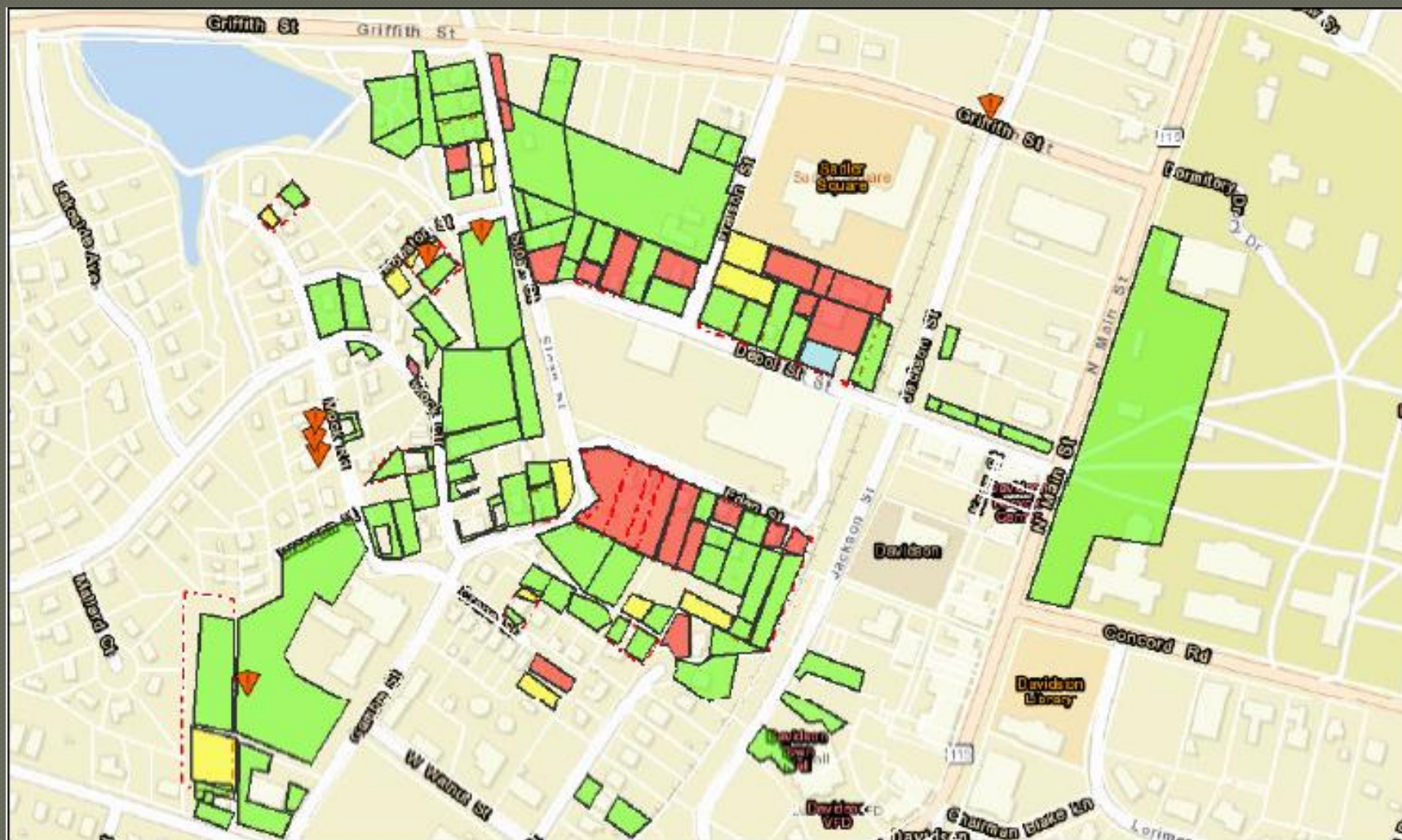


Sampling Summary Table:

	Sampling areas/ parcels	Number of samples collected	Non- Detect	Trace	0.25-1%	Greater than 1%	Parcels where EPA observed bulk asbestos-containing material
TOTAL	78	297	223	50	17	7	17

Trace – Less than 0.25%

Explain EPA Action Level – 0.25% to 1%

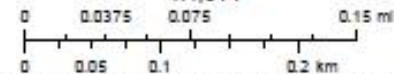


- Asbestos was not detected in CARB435 analysis or not detected in FBA analysis
- Trace asbestos detected in FBA sample
- Asbestos was detected at trace levels in CARB435 analysis; sample will be analyzed by FBA
- Asbestos detected at greater than or equal to 0.25%, or visibly observed on property
- ▲ Community identified buried asbestos
- Parcel with observed ACM

Notes:

ACM - Asbestos-containing material
 CARB435 - California Air Resources Board Method 435
 FBA - Fluorized bead analysis

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

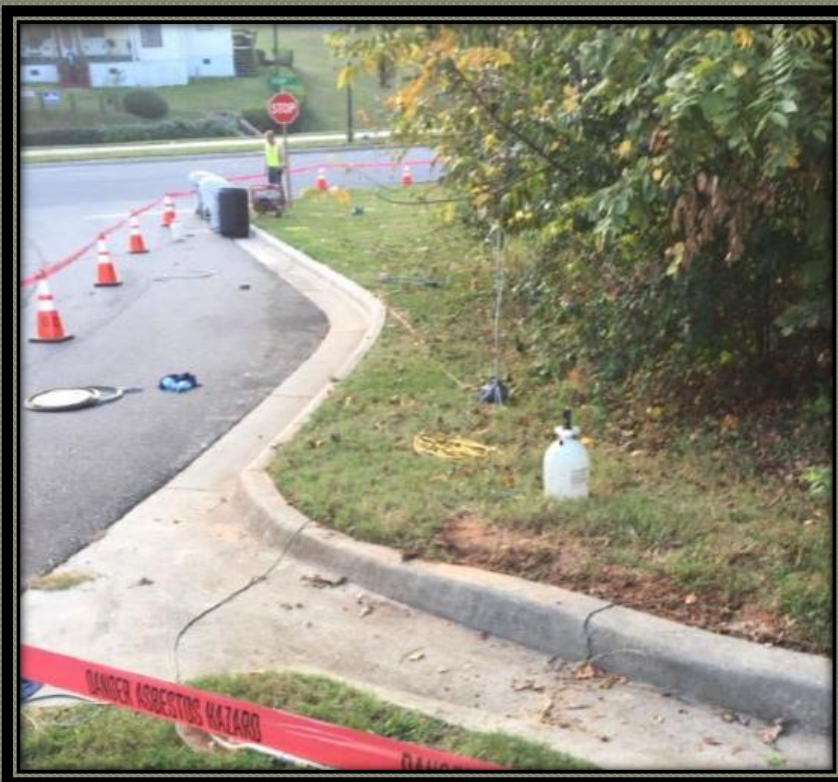
Clayton Hayes

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



- EPA conducted air sampling throughout the neighborhood
- Three days of sampling, five locations per day
- No asbestos fibers were detected in air samples.

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Davidson Asbestos Site, Davidson, Mecklenburg County, NC



- EPA conducted soil sampling in the Roosevelt Wilson Park in the playground area. "Trace" asbestos was observed in two of the three soil samples. EPA provided sample results to Town of Davidson and the NC Department of Health and Human Services (DHHS).
- EPA collected an air sample from the playground area and access was restricted while awaiting results.
- No asbestos fibers were detected in the air sample and DHHS recommended that the access restriction on the playground be lifted.

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



After observing asbestos-containing material (ACM) and evaluating sample result data, EPA initiated an emergency response and began wetting/dust control operations.

EPA has developed a clean up plan to address the contaminated soils. This plan will eliminate the exposure pathway.

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



EPA Contractors Cutting Grass at Parcels with Positive Detections for Asbestos

- Grass was wetted prior to mowing
- Contractors wore appropriate personal protective equipment and personal air samplers



Davidson Asbestos Site, Davidson, Mecklenburg County, NC



EPA Contractors Cutting Grass at Parcels with Positive Detections for Asbestos

- EPA conducted perimeter air sampling during mowing
- Asbestos fibers were not detected in perimeter air samples



Davidson Asbestos Site, Davidson, Mecklenburg County, NC



The Removal Action will include:

- Excavating the soil
- Installation of a notification barrier (snow fencing)
- Replacing with clean fill
- Topping the areas with sod
- Restoring areas to original condition

Air monitoring and air sampling will be conducted during excavation

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Driveways and parking lots with visible asbestos material will be removed.

Contaminated materials will be transported and disposed of at an approved off site facility.

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Temporary relocation of residents will be required on an as needed basis.

EPA will be scheduling appointments to meet with these residents one-on-one to discuss the details.

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Field prep work to begin the week April 24th

Removal to begin the week of May 8th

If you want your yard sampled please let me or Angela know by May 5th

EPA anticipates the project to last approximately 3 to 4 months

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



EPA Contact Information

Jordan Garrard, EPA
On-Scene Coordinator
678-644-8648
Garrard.Jordan@epa.gov

Angela Miller, EPA
Community Involvement Coordinator
678-575-8132
Miller.angela@epa.gov

Davidson Asbestos Site, Davidson, Mecklenburg County, NC



Questions and Answers



Agenda Title: Retirement Resolution - Wilson Sadler

Summary:

ATTACHMENTS:

Description	Upload Date	Type
R2017-12 - Wilson Sadler	4/7/2017	Resolution Letter



RESOLUTION 2017-12

Appreciation for Wilson Sadler Davidson Fire Department 1972 – 2017

WHEREAS, Wilson Sadler has devoted over 45 years of service to the Davidson Fire Department and the Town of Davidson; and

WHEREAS, he honorably served his country in the United States Army before and during his tenure with the Davidson Fire Department; and

WHEREAS, he has served the citizens of Davidson with integrity, with passion, and with genuine concern for their safety and welfare; and

WHEREAS, he has served with the Davidson Fire Department at every rank, including the rank of Fire Chief from 1997 until 2002; and

WHEREAS, he brought significant insight to the Fire Chief position, derived from years of experience in the military and as a volunteer firefighter; and

WHEREAS, he has shown remarkable dedication and attention to detail in making the North Mecklenburg Christmas Parade an event that is fun for people of all ages year after year; and

WHEREAS, he has assisted the Davidson Police Department with the annual Angel Tree Program, which serves numerous Davidson families each year during the Christmas season; and

WHEREAS, he continues to serve the Town of Davidson in a volunteer capacity even today;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners, with admiration and respect, thank Wilson Sadler for his service to the Town of Davidson and to all of its citizens.

Adopted this 11th day of April 2017 by unanimous action by.

John Woods, Stacey Anderson, Beth Cashion, Rodney Graham, Jim Fuller, and Brian Jenest



Agenda Consider approval of Budget Amendment 2017-15
Title: Consider approval of Budget Amendment 2017-17

Summary: Consider approval of BA 2017-15. Allows expenditure of down payment assistance from the affordable housing fund and recognizes revenue from the HOMES program and affordable housing fund balance.
Consider approval of BA 2017-17. Allows expenditure of funds for the design of Bailey Springs Park from restricted fund balance.

ATTACHMENTS:

Description		Upload Date	Type
▣	BA 2017-15 HOME Down Payment Assistant	4/3/2017	Budget Amendment
▣	BA 2017-17 Bailey Springs Park Design Expenses	4/6/2017	Budget Amendment

AMENDMENT TO THE BUDGET ORDINANCE

BE IT ORDAINED by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017:

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
52-40-4920-498	Down Payment Assistance		\$ 17,000.00

Payments will be made to assist 2 low and moderate income households purchasing housing in the Town with their down payments.

Section 2: To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
52-40-3492-770	Home Consortium Contributions		\$ 10,000.00
52-40-2990-000	Fund Balance, Affordable housing		\$ 7,000.00

The Town will receive down payment assistance from the City of Charlotte - HOME Consortium program of \$10,000 for one home. The Town will assist a home buyer at \$7,000 from Payment-In-Lieu funds.

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 11th day of April, 2017

AMENDMENT TO THE BUDGET ORDINANCE

BE IT ORDAINED by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017:

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-80-6130-440	Contract Services		\$ 27,800.00

Budgeted expenditures will cover the expenses related to the design of Bailey Springs Park

Section 2: To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-3990-980	Fund Balance Appropriated		\$ 27,800.00

These funds are from Restricted Fund Balance.

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 11rd day of April, 2017



Agenda Title: Approve First Tuesday Minutes from March 7, 2017
Approve Second Tuesday Agenda Minutes from March 14, 2017
Approve Coffee Chat Minutes from March 20, 2017
Approve Fourth Tuesday Agenda Minutes from March 28, 2017

Summary: Approve Agenda Minutes from March Meetings.

ATTACHMENTS:

Description	Upload Date	Type
❏ Draft 2017-03-07 Minutes (1st Tue)	4/6/2017	Cover Memo
❏ Draft 2017-03-14 Minutes (2nd Tue)	4/6/2017	Cover Memo
❏ Draft 2017-03-20 Minutes (Coffee Chat)	4/6/2017	Cover Memo
❏ Draft 2017-03-28 Minutes (4th Tue)	4/6/2017	Cover Memo



College Town. Lake Town. *Your Town.*

March 7, 2017

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

The Town of Davidson Board of Commissioners held regularly scheduled meeting on Tuesday, March 7, 2017 at the Davidson Library – 119 South Main Street, Davidson, NC 28036. Mayor Woods called the meeting to order at 4:00 p.m. Present were Mayor John Woods and Commissioners, Anderson, Cashion, Fuller, Jenest and Graham. Staff included Town Manager Jamie Justice, Town Attorney Cindy Reid and Planning Director Jason Burdette.

Planning Director Jason Burdette gave an update on the Rural Area Plan. Town Manager Jamie Justice discussed physically securing the “Fiji” House on North Main and provided an update of the Circles @ 30 project. The board discussed the following topics: Beaty Street citizen feedback process, town parks update, the status of the Potts-Sloan-Beaty corridor and the need to organize a joint meeting with Ingersoll Rand, Davidson College and MSC to discuss “hot topics” within the town.

The meeting adjourned at 6:15 p.m.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk



March 14, 2017

**WORK SESSION
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, March 14, 2017 in the Town Hall Board Room. Mayor Woods called the meeting to order at 4:06 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Town Attorney Cindy Reid, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald and Town Clerk Carmen Clemsic were also present.

The following items were included under other discussion:

- **Affordable Housing Needs Assessment**

Jeff Michaels, Laura Simmons, Ashley Clark and Bill McCoy from the University of North Carolina Charlotte Urban Institute presented the Affordable Housing Needs Assessment. They discussed the Town's current housing inventory and the emerging needs based on demographic shifts. They explained those working in Davidson versus ability to here. The housing needs in Davidson as well as the complexities of developing affordable housing in Davidson.

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

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, March 14, 2017 in the Town Hall Board Room. Mayor Woods called the meeting to order at 6:00 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Graham and Jenest; Commissioner Fuller was absent. Town Manager Jamie Justice, Town Attorney Cindy Reid, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald and Town Clerk Carmen Clemsic were also present.

Mayor Woods called the meeting to order at 6:10 p.m.

- **Announcements**

Arbor Day will be held on March 17, 2017 at Roosevelt Wilson Park. Davidson Coffee Chat will be held on March 20, 2017 at Our Town Cinema. Reminder to turn in citizen survey if you received one. Upcoming

events regarding the Public Facilities projects are Town Hall tours for any citizen interested please sign up March 15, 2017 at 5:30 p.m., March 22, 2017 and March 28, 2017 noon for a lunch and learn, or April 3, 2017 at 5:30 p.m.; and the second Public Facilities workshop will be held on April 6, 2017 at the Davidson College Presbyterian Church Congregation House. The Town of Davidson will provide local trolley service from April 1-June 10, 2017 on Friday evenings from 6:00-10:00 p.m. and Saturday mornings from 8:30 a.m.-12:30 p.m. Please visit our website for route and stop locations.

Mayor John M. Woods read the Proclamation for Town of Davidson Arbor Day, March 17, 2017.

- **Public Comments**

The public comment period was opened at 6:14 p.m. and one question was asked. The Public Comment portion of the meeting was closed at 6:16 p.m.

- **Presentation**

Students from the Community School of Davidson presented a rain art display and requested permission to create some art displays in the downtown area.

- **Consent Agenda**

The following items were on the consent agenda:

Approve First Tuesday Minutes from February 7, 2017
Approve Second Tuesday Agenda Minutes from February 14, 2017
Approve Coffee Chat Minutes from February 20, 2017
Approve Fourth Tuesday Agenda Minutes from February 27, 2017
Approve Tax Levy Adjustment

Commissioner Anderson made the motion to approve the consent agenda. The motion passed unanimously.

- **New Business**

Consider Approval of Budget Amendment BA2017-14. BA2017-14 will appropriate unassigned fund balance to pay off a loan made under the Commerce Station Inter-local Agreement. The early pay off of this loan will save Davidson over \$7,800 in interest expense.

Commissioner Anderson motioned to approve Budget Amendment 2017-14 the motion passed unanimously.

Consider Approval of Resolution 2017-10 - Opposing House Bill 64. Resolution opposing House Bill 64 which would require local government to have municipal elections in even numbered years along with the national election.

Commissioner Fuller motioned to approve Resolution 2017-10. The motion passed unanimously.

- **Old Business**

Assistant Town Manager Dawn Blobaum presented and update on the Beaty Street Property proposal and Jim Harvey from Luminous answered questions to clarify some of the concepts within their proposal.

Public input comments for Beaty Street Property opened at 7:12 pm. A number of citizens spoke and the public input comments were closed at 8:41 p.m.

Town Clerk Carmen Clemsic requested the board to Consider Approval of Resolution 2017-07 - Annexation: 321 Catawba - Set the Public Hearing Date.

Commissioner Anderson motioned to approve Resolution 2017-10. The motion passed unanimously.

Town Clerk Carmen Clemsic requested the board to Consider Approval of Resolution 2017-08 - Annexation: Westbranch - Set the Public Hearing Date.

Commissioner Cashion motioned to approve Resolution 2017-08. The motion passed (4-0) Commissioner Jenest was recused from all votes concerning the Westbranch development at the February 27, 2017 meeting.

Town Attorney Cindy Reid requested the board to Consider Approval of Resolution 2017-09 Bailey Springs Affordable Housing - Town Attorney/Affordable Housing Manager Cindy Reid

Commissioner Fuller motioned to approve Resolution 2017-09. The motion passed unanimously.

- **Adjourn**

The meeting adjourned at 8:51 p.m.

John M. Woods,
Mayor

Attest:

Carmen Clemsic
Town Clerk



College Town. Lake Town. *Your Town.*

March 20, 2017

**REGULAR MEETING – COFFEE CHAT
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting at The Egg, 231 Griffith Street, Davidson, NC 28036. Present were Mayor Woods; Commissioners Anderson, Graham, Jenest and Fuller. Staff included: Town Manager Jamie Justice and Assistant Town Manager Dawn Blobaum, Planning Director Jason Burdette and Public Information Officer Cristina Shaul.

The meeting began at 9:00 a.m.

Assistant Town Manager Dawn Blobaum gave an overview of the Beaty Street Property Request for Proposal process. The Commissioners then fielded questions from citizens regarding the Beaty Street Property.

The meeting adjourned at 10:08 a.m.

John M. Woods,
Mayor

Attest:

Carmen Clemsic
Town Clerk



March 28, 2017

**WORK SESSION
THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled work session on Tuesday, March 28, 2017. The Mayor called the meeting to order at 4:08 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Director Kathryn Spatz, Police Chief Jeanne Miller, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

- **North Corridor Transit Study**

John Lewis, CEO CATS discussed the 2030 plan for the North Corridor Mobility Study.

- **Davidson Game Plan**

Town Manager Jamie Justice provided a brief update on status of the Davidson Game Plan.

The meeting adjourned at 5:05 p.m.

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 28, 2017. The Mayor called the meeting to order at 6:10 p.m. Present were Mayor John Woods and Commissioners Anderson, Cashion, Fuller, Graham and Jenest. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Parks and Recreation Director Kathryn Spatz, Police Chief Jeanne Miller, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

- **Announcements**

Public Information Officer Cristina Shaul announced the maintenance technician job opening for the Town of Davidson, the Job Fair at Homewood Suites on March 31 and the Trolley starts April 1. There will be a Public Facilities tour of town hall on Monday, April 3 at 5:30 pm and the second Public Workshop on April 6 at 6pm at the Congregation House. Congresswoman Adams will have office hours on April 6 from noon to 2pm.

- **Commissioner Reports**

Mayor John Woods, Centralina Council of Governments and Metropolitan Transit Commission
Commissioner Stacey Anderson, Arts & Science Council
Commissioner Beth Cashion, Visit Lake Norman and North Mecklenburg Alliance
Commissioner Fuller, Lake Norman Chamber
Commissioner Graham: Lake Norman Regional Economic Development Organization
Commissioner Jenest, Charlotte Regional Transportation Planning Organization and Lake Norman Transportation Commission

- **Public Comments**

Nine (9) citizens spoke during the public comments period. One citizen provided a petition regarding the Rural Area Plan rezoning and Shawn Copeland on behalf of the Planning Board provided a document with comments from the planning board.

- **Presentation**

Livability Board Chairman Marty Metzker presented the livability board annual report. He discussed the livability board accomplishments and priorities.

- **New Business**

The noise variance request by Davidson College was withdrawn at the request of the College due to inclement weather and the event being moved indoors.

- **Old Business**

Assistant Town Manager Dawn Blobaum provided an update on the process for the public facilities project. David Creech and Brent Green of Creech & Associates also provided an update on status of the public facilities project.

Planning Director Jason Burdette gave an overview of proposed rural area plan text amendments and the Rural Area plan map amendments.

Commissioner Jenest motioned to approve ordinance 2017-04: Rural Area Plan Text Amendments at 8:15 p.m. The motion passed (5-0)

Planning Director Jason Burdette explained the purpose of a consistency statement. State statute requires when a governing body makes a change to their planning ordinance, zoning ordinance or map amendments they must provide a consistency statement stating they have looked at adopted plans and that they are consistent or not consistency with adopted plans.

Commissioner Fuller motioned to approve the consistency statement for the Rural Area Plan Text Amendments at 8:17 p.m. The motion passed (5-0)

Planning Director Jason Burdette gave an overview of proposed rural area plan text amendments and the Rural Area plan map amendments.

Commissioner Graham motioned to approve Ordinance 2017-05: Rural Area Plan Map Amendment at 8:19 p.m. The motion passed (4-1) with Commissioner Anderson against.

State statute requires when a governing body makes a change to their planning ordinance, zoning ordinance or map amendments they must provide a consistency statement stating they have looked at adopted plans and that they are consistent or not consistency with adopted plans.

Commissioner Fuller motioned to approve the consistency statement for the Rural Area Plan Map Amendments at 8:19 p.m. The motion passed (5-0)

The meeting adjourned at 8:09 p.m.

John M. Woods
Mayor

Attest:

Carmen Clemsic
Town Clerk



Agenda Title: Consider Approval of Budget Amendment 2017-16 228 Sloan Street Property and Resolution 2017-11 Approving the Purchase of Real Estate - Town Attorney Cindy Reid

Summary: Consider Approval of Budget Amendment 2017-16 228 Sloan Street Property and Resolution 2017-11 Approving the Purchase of Real Estate - 228 Sloan Street.

ATTACHMENTS:

Description	Upload Date	Type
☐ BA2017-16 Purchase 228 Sloan St Property	4/6/2017	Budget Amendment
☐ R2017-11 - Approving the Purchase of Real Estate - 228 Sloan Street	4/6/2017	Resolution Letter

AMENDMENT TO THE BUDGET ORDINANCE

BE IT ORDAINED by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017:

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-4190-570	C/O Land		\$ 53,000.00

Budgeted expenditures will cover the cost to purchase the property located at 228 Sloan Street in Davidson

Section 2: To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-3990-980	Fund Balance Appropriated		\$ 53,000.00

These funds are from Unassigned Fund Balance

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 11rd day of April, 2017



RESOLUTION 2017-11

RESOLUTION APPROVING THE PURCHASE OF REAL ESTATE

WHEREAS, the Town of Davidson desires to purchase and acquire real estate known or described as, 228 Sloan Street, Davidson, NC, for the purchase price of fifty thousand dollars (\$50,000.00).

THEREFORE, be it resolved by the Town of Davidson Board of Commissioners that:

1. The purchase of 228 Sloan Street is approved for the price of \$50,000 plus closing costs associated with the purchase of the property.
2. The Town Manager is hereby authorized to execute the instruments necessary to purchase the property.

Adopted on the 11th day of April 2017.

ATTEST:

John M. Woods, Mayor

Carmen Clemsic, Town Clerk



Agenda Title: Consider Approval of Ordinance 2017-06 321 Catawba St - to Extend the Corporate Limits - Town Clerk Carmen Clemsic

Summary: Consider approval of Ordinance 2017-06 to extend the corporate limits.

ATTACHMENTS:

	Description	Upload Date	Type
▢	O2017-06 Annexation 321 Catawba - Ordinance to Extend the Corporate Limits	4/11/2017	Ordinance



ORDINANCE 2017-06

TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DAVIDSON TO INCLUDE 321 CATAWBA

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall Meeting Room at 6:00 p.m. on April 11, 2017 after due notice in the Mecklenburg Times on Friday, March 31, 2017; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Davidson, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Davidson as of June 30, 2017: The area to be annexed is contiguous to the Town of Davidson and the boundaries as that portion of Tract 1, Lot A, as shown on the Map book 60, Page 102 Mecklenburg County Public Registry, which is not currently in the Davidson Corporate limits. A description of Tract 1, Lot A is attached hereto as Exhibit A.

Section 2. Upon and after June 30, 2017, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Davidson and shall be entitled to the same privileges and benefits as other parts of the Town of Davidson. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Davidson shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg Board of Elections, as required by G.S. 163-288.1.

Adopted this 11th day of April, 2017.

John M. Woods,
Mayor

ATTEST:

Carmen Clemsic
Town Clerk

APPROVED AS TO FORM:

Cindy Reid
Town Attorney

EXHIBIT A

BEGINNING at a computed point, situated on the northern line of Davidson Acquisition Company, LLC, now or formerly, as shown more particularly in Deed Book 29594 at Page 700, of the Mecklenburg County Public Registry, thence N 68-57-56 W 62.60 feet to a #5 Rebar Set, thence along the new property line, N 20-43-54 E 300.20 feet to a #5 Rebar Set, along the southern line of Catawba Avenue, thence S 69-28-59 E 63.84 feet to a #5 Rebar Set, thence S 20-29-41 W 299.63 feet to the point and place of BEGINNING, and containing approximately 0.435 acres, more or less, all as shown on that certain survey prepared by Rufus Jackson Love, on the 7th day of October 2016, for TSG Partners, LLC, Property of Vennie Moore & John R. Moore, as shown more particularly in Deed Book 8236 at Page 184 of the Mecklenburg County Public Registry.



Agenda Title: Consider Approval of Ordinance 2017-07 Westbranch - to Extend the Corporate Limits - Town Clerk Carmen Clemisic

Summary: Consider approval of Ordinance 2017-07 to extend the corporate limits of westbranch.

ATTACHMENTS:

	Description	Upload Date	Type
▢	O2017-07 Annexation Westbranch - Ordinance to Extend the Corporate Limits	4/6/2017	Ordinance



ORDINANCE 2017-07

TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DAVIDSON TO INCLUDE WESTBRANCH

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall Meeting Room at 6:00 p.m. on April 11, 2017 after due notice in the Mecklenburg Times on Friday, March 31, 2017; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Davidson, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Davidson as of June 30, 2017:

(See pages 2-6 for Metes and Bounds Description)

Section 2. Upon and after June 30, 2017, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Davidson and shall be entitled to the same privileges and benefits as other parts of the Town of Davidson. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Davidson shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg Board of Elections, as required by G.S. 163-288.1.

Adopted this 11th day of April, 2017.

John M. Woods,
Mayor

ATTEST:

APPROVED AS TO FORM:

Carmen Clemsic
Town Clerk

Cindy Reid
Town Attorney

EXHIBIT A

Legal Description

BEING ALL OF THAT CERTAIN APPROXIMATELY 165.253 ACRES OF LAND
SITUATED IN DEWEESE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA:

NORTH PARCEL

COMMENCING FROM NCGS MONUMENT "HOPEWELL RESET" HAVING NORTH CAROLINA NAD 83/2011 GRID COORDINATES N:629,715.64, E:1,459,878.15 AND A COMBINED GRID FACTOR OF 0.99984864, PROCEED N 24-54-07 W 4,466.69'(GROUND DISTANCE), 4,466.01' (GRID DISTANCE) TO THE POINT OF BEGINNING A SET #5 REBAR ON THE NORTHERN RIGHT-OF-WAY OF ROBERT WALKER DRIVE HAVING A 60' RIGHT-OF-WAY AS RECORDED IN DEED BOOK 19009 PAGE 410 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE RIGHT OF WAY OF ROBERT WALKER DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 781.27' AN ARC LENGTH OF 155.51' A CHORD BEARING AND DISTANCE OF S 55-46-53 W 155.25' TO A SET #5 REBAR, (2) S 50-04-44 W 100.00' TO A SET #5 REBAR, (3) WITH A CURVE TO THE RIGHT OF HAVING A RADIUS OF 14830.08' AN ARC LENGTH OF 808.42' A CHORD BEARING AND DISTANCE OF S 51-38-26 W 808.32' TO A SET #5 REBAR, (4) S 53-11-48 W 223.51' TO A POINT IN SOUTH PRONG WEST BRANCH ROCKY RIVER, A COMMON CORNER WITH THE TOWN OF DAVIDSON AS RECORDED IN DEED BOOK 28922 PG 407, MAP BOOK 48 PAGE 317 AND ARTISAN KNOX, LLC AS RECORDED DEED BOOK 16977 PAGE 708, MAP BOOK 48 PAGE 677, OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH THE TOWN OF DAVIDSON AND ARTISAN KNOX, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) N 39-46-58 W 221.06' TO A POINT, (2) N 39-24-27 W 887.82' TO A POINT, (3) N 60-54-44 W 107.50' TO A POINT, (4) N 75-33-37 W 557.87' TO A POINT, THENCE LEAVING SOUTH PRONG WEST BRANCH ROCKY RIVER, (5) N 04-11-47 W , PASSING A FOUND CONCRETE MONUMENT AT 170.48', A TOTAL DISTANCE OF 2156.05' TO A FOUND 1 ½" PIPE, A COMMON CORNER OF HUDSON PLACE SUBDIVISION AS RECORDED IN MAP BOOK 25 PAGE 997, THENCE WITH THE COMMON LINE OF HUDSON SUBDIVISION LOTS 12 THRU 20; S 76-05-40 E 1023.51' TO A FOUND #4 REBAR A COMMON CORNER WITH GEORGE JOHN MANOS AND ANNE PLAKALIS MANOS AS RECORDED IN DEED BOOK 28825 PAGE 420, THENCE WITH THE COMMON LINE WITH MANOS THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S 13-17-18 W 431.21' TO A SET #5 REBAR, (2) S 01-51-37 E, PASSING A #5 REBAR AT 145.74', A TOTAL DISTANCE OF 399.79' TO A SET #5 REBAR, (3) S 19-52-47 E 44.53' TO A FOUND #5 REBAR, A COMMON CORNER WITH JAMES W. HERRING & PHYLLIS AS RECORDED IN DEED BOOK 7939 PAGE 584 OF THE MECKLENBURG COUNTY REGISTRY THENCE WITH THE HERRING LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S 13-11-18 W 130.95' TO A FOUND #5 REBAR, (2) S 19-51-25 E 239.23' TO A FOUND #5 REBAR, (3) S 70-48-44 E 225.14' TO A FOUND #5 REBAR A COMMON CORNER WITH KEVIN R. O'BRIEN & NOREEN F. O'BRIEN AS

RECORDED IN DEED BOOK 25826 PAGE 270, MAP BOOK 42 PAGE 311, THENCE WITH THE COMMON LINE OF O'BRIEN THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 21-08-27 E 92.21' TO A FOUND #5 REBAR, (2) S 65-55-17 E 59.62' TO A FOUND #5 REBAR A COMMON CORNER WITH BETH A. SHAPCOTT & WILLIAM SHAPCOTT AS RECORDED IN DEED BOOK 24150 PAGE 149, MAP BOOK 42 PAGE 311 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH SHAPCOTT N 77-19-22 E 157.46' TO A FOUND #5 REBAR, A COMMON CORNER WITH BENGT L. WIKTORIN & FIORELLA B. WIKTORIN AS RECORDED IN DEED BOOK 9704 PG 490, MAP BOOK 26 PAGE 459 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF WIKTORIN AND JAMES W. HERRING & PHYLLIS HERRING AS RECORDED IN DEED BOOK 7939 PAGE 584; S 66-58-44 E, PASSING A FOUND #5 REBAR AT 190.17', A TOTAL DISTANCE OF 352.10' TO A FOUND #5 REBAR, A COMMON CORNER WITH ROBERT SCOTT JENKINS & TAMMY S. JENKINS AS RECORDED IN DEED BOOK 23007 PAGE 85, MAP BOOK 26 PAGE 459 AND A FOLLOWING A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 12230 PAGE 602 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH JENKINS THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) S 66-58-44 E 71.00' TO A FOUND #5 REBAR, (2) N 44-29-29 E 127.75' TO A FOUND #5 REBAR, (3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 475.56 AN ARC LENGTH OF 74.45' AND A CHORD BEARING AND DISTANCE OF N 18-58-52 E 74.37' TO A SET #5 REBAR A COMMON CORNER WITH WESTMORELAND FARM SUBDIVISION AS RECORDED IN MAP BOOK 26 PG 459 COMMON OPEN SPACE AND LOTS 21 AND 22, THENCE WITH WESTMORELAND FARM THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 77-34-21 E, PASSING A FOUND #4 REBAR AT 49.90' AND AT 297.69', A TOTAL DISTANCE OF 339.07' TO A FOUND #4 REBAR, (2) N 87-01-41 E 160.75' TO A FOUND #5 REBAR A COMMON CORNER WITH BARBARA MARKHAM & JOHN MARKHAM AS RECORDED IN DEED BOOK 25973 PAGE 911 MAP BOOK 32 PAGE 527 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF MARKHAM THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 00-10-06 E 67.99' TO A FOUND 1" REBAR, (2) N 89-39-55 E, PASSING A FOUND 1" REBAR AT 270.32', A TOTAL DISTANCE OF 300.03' TO A SET MAG NAIL IN THE CENTER OF DAVIDSON-CONCORD ROAD SR# 2693, THENCE WITH THE CENTER OF DAVIDSON-CONCORD ROAD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5135.60' AN ARC LENGTH OF 102.40' AND A CHORD BEARING AND DISTANCE OF S 02-43-57 E 102.40' TO A SET MAG NAIL, (2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1541.30' AN ARC LENGTH OF 113.70' AND A CHORD BEARING AND DISTANCE OF S 05-25-00 E 113.67' TO A SET MAG NAIL, (3) S 07-31-48 E 39.21' TO A SET MAG NAIL, (4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3766.66' AN ARC LENGTH OF 249.04' A CHORD BEARING AND DISTANCE OF S 09-25-27 E 248.99' TO A POINT, (5) S 11-19-06 E 51.63' TO A POINT, THENCE WITH NEW LINES THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) S 78-40-54 W 20.00' TO A SET #5 REBAR, (2) N 11-18-53 W 51.63' TO A SET #5 REBAR, (3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3786.66' AN ARC LENGTH OF 222.72' AND A CHORD BEARING AND DISTANCE OF N 09-38-00 W 222.69' TO A SET #5 REBAR, (4) S 82-32-07 W 168.84' TO A SET #5 REBAR, (5) S 13-42-04 E 36.79' TO A SET

#5 REBAR, (6) S 70-48-13 W 151.26' TO A SET #5 REBAR, (7) S 11-47-30 E 153.00' TO A SET #5 REBAR, (8) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 305.00' AN ARC LENGTH OF 138.61' AND A CHORD BEARING AND DISTANCE OF S 24-48-38 E 137.42' TO THE POINT AND PLACE OF BEGINNING CONTAINING 85.640 ACRES MORE OR LESS.

SOUTH PARCEL

COMMENCING FROM NCGS MONUMENT "HOPEWELL RESET" HAVING NORTH CAROLINA NAD 83/2011 GRID COORDINATES N:629,715.64, E:1,459,878.15 AND A COMBINED GRID FACTOR OF 0.99984864, PROCEED N 19-24-06 W 2328.15'(GROUND DISTANCE), 2327.80' (GRID DISTANCE) TO THE POINT OF BEGINNING A SET MAG NAIL IN THE MARGIN OF DAVIDSON-CONCORD ROAD SR# 2693, SAID NAIL BEING A COMMON CORNER WITH CHARLES H. RICHARDS & YVONNE W. RICHARDS AS RECORDED IN DEED BOOK 4954, PAGE 469 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE LINE WITH RICHARDS THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 30-24-42 W, PASSING A FOUND STONE AT 29.88', A TOTAL DISTANCE OF 670.41' TO A FOUND 1" REBAR, (2) S 61-46-45 W 382.61' TO A FOUND 1.25" PIPE, A COMMON CORNER WITH HEATHER HELMS & JASON HELMS AS RECORDED IN DEED BOOK 28880, PAGE 429 AS RECORDED IN THE MECKLENBURG COUNTY REGISTRY THENCE WITH THE COMMON LINE OF HELMS THE FOLLOWING TEN (10) COURSES AND DISTANCES; (1) N 46-16-30 W, PASSING A FOUND #5 REBAR AT 546.10', A TOTAL DISTANCE OF 571.10' TO A POINT IN THE SOUTH PRONG WEST BRANCH ROCKY RIVER TRIBUTARY, (2) S 63-31-46 W 29.24' TO A POINT, (3) S 54-02-45 W 89.01' TO A POINT, (4) S 49-37-44 W 33.77' TO A POINT, (5) S 38-19-42 W 50.80' TO A POINT, (6) S 26-29-36 W 70.18' TO A POINT, (7) S 36-49-08 W 39.33' TO A POINT, (8) S 30-56-26 W 72.76' TO A POINT, (9) S 30-56-26 W 12.63' TO A POINT, (10) S 17-25-12 W 18.92', A COMMON CORNER WITH 606 FIELDING ROAD, LLC AS RECORDED IN DEED BOOK 26458 PAGE 442 IN THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON WITH 606 FIELDING ROAD, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) S 33-22-06 W 234.02' TO A POINT, (2) S 42-06-29 W 59.97' TO A POINT, (3) S 12-04-31 E 46.32' TO A POINT, A COMMON CORNER WITH MILDRED M. HARRINGTON AS RECORDED IN DEED BOOK 21616 PAGE 247 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH HARRINGTON THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) S 26-10-38 W 51.24' TO A POINT, (2) S 10-38-38 W 58.86' TO A POINT, (3) S 32-21-38 W 345.98' TO A POINT, (4) S 36-50-46 W 149.56' TO A POINT, A COMMON CORNER WITH CAROL C. ALLEY & TED F. ALLEY AS RECORDED IN DEED BOOK 6268 PAGE 642 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH ALLEY THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) S 35-48-38 W 294.74' TO A POINT, (2) S 71-59-38 W 113.31' TO A POINT, A COMMON CORNER WITH BLUESTREAM PARTNERS, LLC AS RECORDED IN DEED BOOK 23207 PAGE 803 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF BLUESTREAM PARTNERS LEAVING THE SOUTH PRONG WEST BRANCH ROCKY RIVER TRIBUTARY N 47-14-52 W 118.80' TO A FOUND 1" REBAR, A COMMON CORNER WITH THE CHARLOTTE-MECKLENBURG BOARD OF

EDUCATION AS RECORDED IN DEED BOOK 29949 PAGE 722, THENCE WITH THE COMMON LINE OF CHARLOTTE-MECKLENBURG N 38-33-34 E 35.44' TO A FOUND #4 REBAR, A COMMON CORNER WITH M/I HOMES OF CHARLOTTE, LLC AS RECORDED IN DEED BOOK 29353 PAGES 794 AND 805 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF M/I HOMES THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) N 38-33-34 E 1096.26' TO A FOUND #4 REBAR, (2) N 64-14-55 W 345.90' TO A FOUND NAIL IN ROOT WITH IRON BAR WITNESS, (3) N 64-15-08 W 338.60' TO A FOUND 1" PIPE, A COMMON CORNER WITH BAILEY SPRINGS SUBDIVISION MAP 3 AS RECORDED IN MAP BOOK 49 PAGE 979, MAP BOOK 54 PAGE 480 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF BAILEY SPRINGS SUBDIVISION; N 32-04-09 E, PASSING A FOUND #5 REBAR AT 341.82 A FOUND #5 REAR AT 470.68, A TOTAL DISTANCE OF 514.36' TO A FOUND #5 REBAR A COMMON CORNER WITH THE TOWN OF DAVIDSON AS RECORDED IN DEED BOOK 28922 PAGE 407, MAP BOOK 49 PAGE 979 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF THE TOWN OF DAVIDSON THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) N 32-04-09 E, PASSING A FOUND AXLE AT 488.99', A TOTAL DISTANCE OF 510.17' TO POINT IN THE SOUTH PRONG WEST BRANCH ROCKY RIVER, (2) N 39-46-58 W 836.91' TO A POINT, ON THE SOUTHERN RIGHT-OF-WAY OF ROBERT WALKER DRIVE HAVING A 60' RIGHT-OF-WAY AS RECORDED IN DEED BOOK 19009 PAGE 410 OF THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE RIGHT OF WAY OF ROBERT WALKER DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: LEAVING THE SOUTH PRONG WEST BRANCH ROCKY RIVER (1) N 53-11-48 E 220.10' TO A SET #5 REBAR, (2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 14,980.08' AN ARC LENGTH OF 811.69' A CHORD BEARING AND DISTANCE OF N 51-38-26 E 811.59' TO A SET #5 REBAR, (3) N 50-04-44 E 100.00' TO A SET #5 REBAR, (4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 721.27 AN ARC LENGTH OF 91.82 A CHORD BEARING AND DISTANCE OF N 53-43-34 E 91.76' TO A SET #5 REBAR A NEW CORNER, THENCE WITH THE FOLLOWING TWO (2) NEW LINES, (1) S 36-30-17 E 517.53' TO A SET #5 REBAR, (2) N 34-28-08 E 174.93' TO A SET #5 REBAR ON THE AFFOREMENTIONED RIGHT-OF-WAY OF ROBERT WALKER DRIVE, THENCE WITH THE RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES, (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2155.84 AN ARC LENGTH OF 148.16' A CHORD BEARING AND DISTANCE OF S 26-04-14 E 148.13' TO A SET #5 REBAR, (2) S 28-02-11 E 137.64' TO A SET #5 REBAR, (3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00' AN ARC LENGTH OF 10.37' A CHORD BEARING AND DISTANCE OF S 26-03-35 E 10.37' TO A SET #5 REBAR, (4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 79250.81' AN ARC LENGTH OF 122.42' A CHORD BEARING AND DISTANCE OF N 24-02-04 W 122.42' TO A SET #5 REBAR, (5) N 23-59-24 W 65.59' TO A SET #5 REBAR, (6) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 4991.01' AN ARC LENGTH OF 84.10' A CHORD BEARING AND DISTANCE OF N 23-30-27 W 84.10' TO A SET #5 REBAR, (7) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2786.18' AN ARC LENGTH OF 402.57' A CHORD BEARING AND DISTANCE OF N 18-53-07 W 402.22' TO A SET #5 REBAR, (8) N 14-44-46 W 88.45' TO A SET #5 REBAR, (9) N 11-19-06 W 11.85' TO A SET #5 REBAR, THENCE WITH A NEW LINE N 78-40-54 E 20.00' TO A POINT IN THE CENTER OF THE

AFOREMENTIONED DAVIDSON-CONCORD ROAD SR# 2693, THENCE WITH THE CENTER OF DAVIDSON-CONCORD ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, (1) S 11-19-06 E 11.23' TO A SET MAG NAIL, (2) S 14-44-46 E 87.85' TO A SET MAG NAIL, (3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2766.18' AN ARC LENGTH OF 399.68' A CHORD BEARING AND DISTANCE OF S 18-53-07 E 399.33' TO SET MAG NAIL, (4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 4971.01' AN ARC LENGTH OF 83.77' A CHORD BEARING AND DISTANCE OF S 23-30-27 E 83.77' TO A SET MAG NAIL, (5) S 23-59-24 E 65.59' TO A SET MAG NAIL, (6) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 79230.81' AN ARC LENGTH OF 696.34' A CHORD BEARING AND DISTANCE OF S 24-14-31 E 696.34' TO A SET MAG NAIL, (7) S 24-29-37 E 619.17' TO A SET MAG NAIL, (8) S 23-42-42 E 177.18' TO THE POINT OF BEGINNING CONTAINING 79.613 ACRES MORE OR LESS.