



**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS
4th Tuesday Regular Meeting
Town Hall Board Room - 216 S. Main Street
April 23, 2019**

I. CALL TO ORDER

II. ANNOUNCEMENTS

- (a) **Recognition of The Hurt Hub at Davidson College receiving the 2018 Gertrude A. Carraway Award of Merit from Preservation North Carolina.**
Summary: The Gertrude S. Carraway Awards of Merit are named in honor of the late Dr. Gertrude S. Carraway, a noted New Bern historian and preservationist. Presented since 1974, a maximum of twelve awards are given each year. The Awards of Merit give deserved recognition to individuals or organizations that have demonstrated a genuine commitment to historic preservation through extraordinary leadership, research, philanthropy, promotion, and/or significant participation in preservation.
- (b) **Recognition of the 2019 Civics 101 Class**
- (c) **Proclamation - Small Business Week May 5-11, 2019**
- (d) **Proclamation - National Bike Month**

III. CHANGES TO AGENDA

IV. PUBLIC COMMENTS - The Board shall provide at least one period for public comment per month at a regular meeting.

V. CONSENT - Consent items are non-controversial and routine items. Prior to the board's adoption of the meeting agenda the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.

- (a) **Consider Approval of Draft March Meeting Minutes**
Summary: Draft Meeting Minutes from March 12 work session, March 14-15 strategic retreat, March 18 special meeting, and March 26 regular meeting.
- (b) **Consider Approval of Interlocal Agreement for Lake Norman Transportation Commission**

Summary: Interlocal Agreement between the Town of Mooresville, Town of Davidson, Town of Troutman, City of Statesville, and the County of Iredell creating the Lake Norman Regional Transportation Commission (LNTC). The objective of the LNTC is to study, investigate, initiate, develop, and advocate transportation improvements in and around the area of Iredell County and North Mecklenburg County.

(c) **Consider Approval to Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition of Mayes Hall - Resolution 2019-17**

Summary: The property owners are requesting a voluntary contiguous annexation of Mayes Hall including Parcel #00716206, Parcel #00716207, and Parcel #00716286. Water/Sewer Extension request for this project was approved by the board of commissioners on August 28, 2018.

(d) **Consider Approval to Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition of Lake Cornelius Residential - Resolution 2019-18**

Summary: The property owner is requesting a voluntary contiguous annexation of Lake Cornelius Residential at 648 Catawba Ave, Parcel #00321101.

(e) **Consider Approval to Amend Meeting Schedule**

Summary: Amend the meeting schedule by adding a Special Meeting on Tuesday, May 7, 2019 at 6:00 p.m. in the Town Hall Board Room.

VI. OLD BUSINESS - Items for old business typically have been previously presented and are for discussion and possible action.

(a) **Discuss Draft Resolution 2019-XX for NC DOT Project U-5873 (Hwy 115/Davidson St/Potts St Roundabout in Cornelius) Town Manager Jamie Justice**

Summary: At the February 26, 2019 board meeting, the mayor and commissioners directed staff to create draft resolutions for board consideration that provide comments on two mobility projects: U-5907 is the Potts-Sloan-Beaty corridor project and U-5873 is the Highway 115/Davidson Street/Potts Street intersection improvement project in Cornelius. Town staff prepared two separate resolutions, one for each project. The suggested changes and/or improvements have come from citizen input, commissioner comments, and staff comments.

Resolution 2019-11 regarding specific improvements/changes for NCDOT Project U-5907 was approved on March 26, 2019.

Staff has made additional revisions to the draft resolution regarding NCDOT Project U-5873.

VII. SUMMARIZE MEETING ACTION ITEMS

VIII. ADJOURN



Agenda Title: Recognition of The Hurt Hub at Davidson College receiving the 2018 Gertrude A. Carraway Award of Merit from Preservation North Carolina.

Summary: The Gertrude S. Carraway Awards of Merit are named in honor of the late Dr. Gertrude S. Carraway, a noted New Bern historian and preservationist. Presented since 1974, a maximum of twelve awards are given each year. The Awards of Merit give deserved recognition to individuals or organizations that have demonstrated a genuine commitment to historic preservation through extraordinary leadership, research, philanthropy, promotion, and/or significant participation in preservation.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		



Agenda Title: Recognition of the 2019 Civics 101 Class

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		



Agenda Title: Proclamation - Small Business Week May 5-11, 2019

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▢	Proclamation - Small Business Week May 5-11, 2019	4/11/2019	Cover Memo



A PROCLAMATION SMALL BUSINESS WEEK

WHEREAS, The Town of Davidson, North Carolina recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State and American economy growing stronger; and

WHEREAS, there are over 200,000 small businesses with employees in North Carolina alone representing a majority of the total number of businesses with employees in this state; and

WHEREAS, the income of North Carolina's small business owners totals over \$20 billion, and these businesses employ 1.6 million North Carolinians or 49% of the State's non-farm private workforce; and

WHEREAS, there are over 28,500 small businesses with employees in Mecklenburg County and over 69,000 sole proprietors, representing a majority of the total number of businesses in the County; and

WHEREAS, it is the collaborative mission of the town working with the Lake Norman Chamber of Commerce, Lake Norman Economic Development Corporation, Visit Lake Norman, and the Small Business Administration to help our businesses grow and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

WHEREAS, The Town of Davidson appreciates the support of our small business community by the Lake Norman Chamber of Commerce, Central Piedmont Community College, Small Business Technology Development Center, and our SCORE volunteers; and

WHEREAS, during the week of May 5-11, 2019, the Small Business Administration and the Lake Norman Chamber of Commerce are celebrating Small Business Week;

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, do hereby proclaim May 5-11, 2019 as "Small Business Week" in Davidson and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by ***"Shopping and Buying Local!"***

Proclaimed this 23rd day of April, 2019

Rusty Knox
Mayor



Agenda Title: Proclamation - National Bike Month

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ Proclamation - National Bike Month	4/8/2019	Cover Memo



A PROCLAMATION TOWN OF DAVIDSON NATIONAL BIKE MONTH

WHEREAS, the Town of Davidson values the use of the bicycle as a practical, healthy, economical, and environmentally sound means of transportation and recreation; and

WHEREAS, the Town of Davidson is a bike-friendly community and recognizes that bicycle transportation is part of the overall vehicle mix on streets and roadways; and

WHEREAS, the Town of Davidson encourages the increased use of the bicycle benefiting the community by improving air quality, reducing traffic congestion, and decreasing the use of finite energy; and

WHEREAS, the Town of Davidson promotes bicycling for the health and fitness of our citizens and recognizes responsible bicycling as a safe means of transportation; and

WHEREAS, the League of American Bicyclists has established May as National Bike Month and I encourage all citizens to ride their bicycles to work, to school, to the store, to the park, and all other destinations; and

WHEREAS, the Town of Davidson encourages citizens to ride to Town Day on May 4th, ride or walk to school on May 8th, attend the Lake Norman Bike Expo and Community Ride on May 11th, ride to work the week of May 13th, and attend the Davidson Tour de Trees event on May 18th.

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina do hereby proclaim the month of May 2019 as Town of Davidson National Bike Month and call upon all citizens of our town to participate in bicycling to work, town, and school throughout the month.

Proclaimed this 23rd day of April, 2019.

Rusty Knox
Mayor



Agenda **Consider Approval of Draft March Meeting Minutes**
Title: **Summary:** Draft Meeting Minutes from March 12 work session, March 14-15 strategic retreat, March 18 special meeting, and March 26 regular meeting.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	Draft Meeting Minutes 03-12-19	4/16/2019	Backup Material
□	Draft Meeting Minutes 03-14-19 & 03-15-19	4/16/2019	Backup Material
□	Draft Meeting Minutes 03-18-19	4/16/2019	Backup Material
□	Draft Meeting Minutes 03-26-19	4/16/2019	Backup Material



March 12, 2019

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 12, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Autumn Riersen Michael, and David Sitton. Commissioner Jim Fuller was present via phone. Town Manager Jamie Justice, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Human Resources Director Megan White, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Works Director Doug Wright, Town Attorney Cindy Reid and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:03 p.m.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores read the following announcements:

Charlotte Water and Propst Construction are installing a new water pipe to serve customers in Davidson. As part of this project, Lorimer Road from Hillside Drive to Concord Road will be closed to through traffic for approximately five weeks.

Please join us for the Shaping What's Next multi-day workshop on April 1st, 2nd & 3rd. It kicks off on Monday, April 1st at the DCPC Congregation House from 6:00 to 8:00 p.m. with a short presentation and activity stations where we'll need your input. On Tuesday, April 2nd, we'll have theme-based discussion sessions throughout the day and early evening at the DCPC Congregation House. On April 3rd, we'll have more drop-in sessions during the day at the Congregation House, and then a final summary presentation and activity stations here in the Davidson Town Hall board room from 6:00 to 8:00 p.m. ALL of the details are available online at whatsnextdavidson.com.

Congratulations to the staff and volunteers at Davidson Lands Conservancy for achieving national recognition, joining over 400 accredited land trusts across the country and 15th in the state of North Carolina. The Land Trust Accreditation Commission inspires excellence, promotes public trust and ensures permanence in the conservation of open lands by recognizing organizations that meet rigorous quality standards and strive for continuous improvement.

Mayor Rusty Knox read a proclamation in honor of Arbor Day to be celebrated in Davidson on Friday, March 22. A brief ceremony will be held at 11:00 a.m. at Roosevelt Wilson Park, 420 Griffith Street.

Mayor Knox read a proclamation honoring Clifford McNeer Archer, owner of Archer's Wrecker Service, one of the longest family owned and operated merchants on Main Street. Mr. Archer passed away on March 4, 2019.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **PRESENTATION**

(a) Finance Director Pieter Swart and Ken Joyner, Director, Mecklenburg County Assessor's Office presented preliminary results of the **2019 Revaluation** results for Iredell and Mecklenburg County. North Carolina law requires the revaluation of a real property at least every 8 years. Both Iredell and Mecklenburg County are revaluing all parcels in 2019 (effective for FY2020 tax bills). Revenue neutral tax rate will be calculated and presented during the budget process. Preliminary revaluation numbers will be adjusted for appeals.

- **DISCUSSION**

(a) **Park at Beaty Task Force** Officers Denise Beall and Dave Cable presented an overview of the completed work by the Task Force in Phase I and Phase II along with recommended next steps for the Board of Commissioners to consider. The recommended steps include evaluating additional dam options, endorsing permanent conservation of the land, adopting the conceptual plan/design, ranking the Park at Beaty as a high priority, charging the Task Force leadership to guide conserving, designing and implementation of the park, prioritize the Beaty Street section of the Charlotte to Mooresville Trail, and request design funding from Mecklenburg County. Commissioners agreed to all the recommendations with the exception of prioritizing the Beaty Street section and will seek public input on the proposed conceptual plan during the public comment period of the March 26 meeting.

(b) Planning Director Jason Burdette and Liquid Design Project Architect Ashley Schaffer provided an overview of a request from **Davidson Landing** to re-designate approximately 5.7 acres from Special Use to Conditional Planning Area. The parcels are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct two parking lots on the parcels. The Board advised for the applicant to work with staff to continue the Conditional Planning Area process.

(c) Planning Director Jason Burdette, Economic Development Manager Kim Fleming and developer Hopper Communities presented an updated proposal for **Davidson Bay Phase 2 Master Plan Amendments** for residential and commercial square footage. The applicant's revised proposal includes 56 townhomes, commercial square footage to +/-20,400 sf and includes two quadplex (8 units) buildings. There are also discussions underway between Hopper Communities, the town's affordable housing program manager, and Davidson Housing Coalition (DHC) about the quadplex potential contribution to affordable housing.

The applicant will begin the formal master plan amendment process which includes a public input session, Planning Board review and comment, and a decision by the Board of Commissioners at a future meeting.

(d) Commissioners discussed providing feedback to NCDOT regarding project **U-5907 (Potts-Sloan-Beaty)** and project **U-5873 (Highway 115/Davidson Street/Potts Street intersection in Cornelius)**.

Town Manager Jamie Justice presented two draft resolutions based on citizen input, commissioner comments, and staff comments. After further discussion, the Board requested to continue to work on revising the resolutions and will consider approval at the March 26 meeting.

(e) Planning Director Jason Burdette, Senior Planner Trey Akers and Planning Board Ordinance Committee Member Dave Cable provided an update on the progress on revisions to **Davidson Planning Ordinance Section 9: Trees**. The presentation included text amendments for completed sections and remaining sections. Next steps include a public hearing, Planning Board recommendation, approval by the Board of Commissioners at a future meeting.

(f) Special Projects Manager Dawn Blobaum shared **Phase I of the local historic district expansion** is complete. The Board approved \$23,750 for Hanbury Consulting to complete Phase II which includes surveying and documentation required to expand the local historic district to approximately the size of the National Register Historic District. This involves surveying over 500 properties, coordinating with the State Historic Preservation Office, and delivering the documentation. After Phase II is completed, the board will determine appropriate boundaries and proceed through the local historic district designation process.

Commissioner Campbell made a motion to appropriate \$23,750 from Fund Balance for Hanbury Consulting to complete Phase II. The motion passed unanimously (4-0).

(g) Town Manager Justice shared that the board of commissioners and management team will be holding a **strategic retreat on March 14th and 15th in Chapel Hill**. The purpose of the strategic retreat is to focus on several priority items from the town board's strategic plan. The areas of focus include public facilities, historic preservation/adaptive reuse, affordable housing/community land trust/community revitalization, and financial planning. The agenda includes visiting the Town of Carrboro Town Hall and Oxford City Hall which are old school buildings converted to municipal facilities.

(h) NC State Senator Natasha Marcus plans to introduce **three local bills** as requested by the town board in the state legislative agenda. Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills. **Resolution 2019-07 supports the preservation of heritage trees, Resolution 2019-08 is regarding the demolition of historic structures, and Resolution 2019-09 is regarding exempt subdivisions resulting in the loss of historic and affordable structures.** Senator Marcus has requested resolutions of support adopted by the town board indicating the community's backing of these local bills.

Commissioner Campbell made a motion to approve Resolution 2019-07, 2019-08 and 2019-09. The motion passed unanimously (4-0).

- **ADJOURN**

Commissioner Fort made a motion to adjourn. The motion passed unanimously (4-0).

The meeting adjourned at 9:30 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor

DRAFT



March 14-15, 2019

**STRATEGIC RETREAT
TOWN OF DAVIDSON BOARD OF COMMISSIONERS
CHAPEL HILL, CARRBORO, & OXFORD, N.C**

The Town of Davidson Board of Commissioners held its Strategic Retreat on Thursday, March 14 and Friday, March 15, 2019 in Chapel Hill, NC. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Riersen Michael and David Sitton. Staff present included: Town Manager Jamie Justice, Town Clerk Betsy Shores, Town Attorney Cindy Reid, Planning Director Jason Burdette, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Human Resources Director Megan White, Economic Development Manager Kim Fleming, Parks and Recreation Director Kathryn Spatz, Public Works Director Doug Wright, and Special Projects Manager Dawn Blobaum.

The meeting began on Thursday, March 14, 2019 at 10:00 a.m. at the Rizzo Center in Chapel Hill. The Mayor, Board of Commissioners, and staff boarded a bus and traveled to the Town Hall in Carrboro and City Hall in Oxford for tours of the buildings. Both buildings are converted Town Halls from former school buildings. The tour ended at 4:00 p.m. at the Rizzo Center

On Friday, March 15, 2019, day 2 of the Strategic Retreat was held at the Rizzo Center which included:

- I. **Panel Discussion on Affordable Housing, Land Trust, Community Revitalization, and Northside Community** with presentations from Loryn Clark, Executive Director of Housing & Community for the Town of Chapel Hill, Robert Dowling, Executive Director of the Community Home Trust and Roger Waldon, Senior Consultant from Clarion Associates.
- II. **Financials Sessions led by Finance Director Pieter Swart**
The Board and staff reviewed the 2019 County Revaluation presentation, discussed eliminating the Solid Waste Fee while increasing the Ad Valorem Rate to replace the revenue, and prioritized the 2017 G.O. Bonds. There was also a discussion on Public Facilities, Unassigned Fund Balance and changes to the Ad Valorem Rate in the context of looking at the long-term financial model.

The meeting adjourned at 3:30 p.m.

Attest:

Rusty Knox, Mayor

Elizabeth K. Shores
Town Clerk



March 18, 2019

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

The Town of Davidson Board of Commissioners held a special meeting on Monday, March 18, 2019 at Town Hall, 216 South Main Street, Davidson, NC. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael, and David Sitton. Staff included Town Manager Jamie Justice, Town Attorney Cindy Reid, Finance Director Pieter Swart, and Town Clerk Betsy Shores.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **CLOSED SESSION - Consult with Attorney NCGS 143-318.11. (a) (3) - Attorney-client privilege**

Commissioner Fuller made a motion to move to closed session. The motion passed unanimously (5-0).

The Board returned from closed session at 6:20 p.m.

Town Manager Jamie Justice read the following statement:

Tonight we will discuss beginning the process to sell Continuum. Continuum, formerly known as MI-Connection, is the broadband/cable company owned by the towns of Mooresville and Davidson.

One of the Davidson Board of Commissioners' goals from the 2018-2019 Strategic Plan has a focus on sound financial management and examining future options for Continuum. The town board has been very deliberate and intentional in this examination. The board has heard loud and clear from citizens regarding their interest in seeing a better arrangement with Continuum in order to improve the town's financial picture.

A recent review of Continuum has motivated the elected officials of Mooresville and Davidson to put the successful company on the market. The towns are initiating the sale process based on the ongoing success of Continuum and our desire to have the financial flexibility to invest in needed new infrastructure and other projects.

Continuum's potential customer base is growing fast and the network has never performed better. The business is in excellent shape and overall market conditions are highly favorable. We expect there will be vibrant competition to purchase Continuum. That said, market conditions

can change and it is possible we will not receive a satisfactory offer. If Continuum doesn't sell, then it will continue to grow and become an even stronger community asset. Both towns share the goal to make the proper decision that is in the best interest of our citizens.

The towns of Mooresville and Davidson will retain RBC Capital Markets as its exclusive financial advisor for the sale. RBC has a robust process for outreach and marketing to potential buyers and negotiation of an agreement.

Continuum is a growing asset and has continued to make significant investments in its infrastructure and service offerings. As a result, we expect it to achieve a very strong valuation. The value of the business will be determined by an active, full bidding process, and we expect many interested buyers. We will be soliciting bids from many parties, including service providers similar to Continuum, as well as financial investors. We expect a high level of interest from both categories.

The anticipated date of the completed transfer of ownership is the end of November 2019. Per state statute, any potential sale will need to be approved by the voters in both Mooresville and Davidson through referenda on November 5, 2019.

In the meantime, during this process, Continuum customers will continue to receive their voice, Internet and video services as they are accustomed.

I will now explain the purpose of this evening's meeting:

In order to start the process, both towns need to take some actions. The action before the board tonight is two-part: 1) approve the fifth amendment to the interlocal agreement between the Town of Mooresville and the Town of Davidson which approves the cost share of the process expenses and; 2) approve a resolution that engages the strategic partner attorneys that specialize in certain areas that will support the towns in this process. The attorneys are Troutman Sanders, Robinson Bradshaw, and Parker Poe. This resolution also authorizes the manager to execute the agreement with RBC.

The cost share of the expenses related to the sale process will be split between the two towns commensurate with its ownership share - 70% for Mooresville and 30% for Davidson. The town of Davidson has a project fund for Continuum that was created anticipating the potential need to fund expenses such as this.

RBC will work on behalf of both towns as the co-owners. In the event of a sale, the expenses associated with RBC's work will be paid at the closing.

The actions needed tonight can be taken with two motion/votes. The motions can be as follows:

- 1) Motion to approve the fifth amendment to the interlocal agreement as presented.
- 2) Motion to approve Resolution 2019-10 as presented.

After approval:

A news release and list of frequently asked questions will be sent out informing the public of this effort. The town will create a section on the website where public information related to this process will be housed.

Please be aware that there will be certain information related to the sale that is not public due to the confidential and proprietary nature of the business and to protect the integrity and success of the sale process.

I want to thank all those that have worked on this effort to date and note that we do still have a long way to go. But we are confident we are heading in the right direction and are hopeful for a successful outcome.

Congratulations to the staff and volunteers at Davidson Lands Conservancy for achieving national recognition, joining over 400 accredited land trusts across the country and 15th in the state of North Carolina. The Land Trust Accreditation Commission inspires excellence, promotes public trust and ensures permanence in the conservation of open lands by recognizing organizations that meet rigorous quality standards and strive for continuous improvement.

Commissioner Fuller made a motion to approve the Fifth Amendment to the interlocal agreement as presented. The motion passed unanimously (5-0).

Commissioner Fort made a motion to approve Resolution 2019-10. The motion passed unanimously (5-0).

- **ADJOURN**

Commissioner Fort made a motion to adjourn. The motion passed unanimously (5-0).

The meeting adjourned at 6:36 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



March 26, 2019

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 26, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael, and David Sitton. Town Manager Jamie Justice, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Works Director Doug Wright, Town Attorney Cindy Reid, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:03 p.m.

- **ANNOUNCEMENTS**

Mayor Knox and Chief Penny Dunn gave the oath of office to Officers Marvin Bell, Brian Chilton (Reserve), Philip Geiger, and Vincent Quinones. Following the swearing in was a promotion ceremony. Officers Nick Bockler, Kevin Hullett, and Joe Squashic were promoted to corporal. Officers Greg Frostbutter and Anthony Sosnowski were promoted to sergeants.

Town Clerk Betsy Shores made the following announcements:

Shaping What's Next multi-day workshop will be held on April 1st, 2nd & 3rd. It kicks off on Monday, April 1st at the DCPC Congregation House from 6:00 to 8:00 p.m. with events throughout the day and in the evening on the second and third days. Residents are welcome to share photos of their favorite places or open spaces by emailing whatsnext@townofdavidson.org prior to 12:00 pm on April 1st. All of the details on the upcoming workshop are available at whatsnextdavidson.com.

The Public is invited to attend the North South Parkway Community Engagement Session on Thursday, April 11 from 6:00 to 8:00 p.m. at River Run Country Club to learn more about the study and talk with staff. There will not be a formal presentation during this drop-in event. Additional information is available online at northsouthparkway.org

Mark your calendars for Monday, April 29th at 9:00 a.m. for the Quarterly Q&A Session with the Mayor and Board of Commissioners in the Board Room of Town Hall.

Town Manager Jamie Justice gave an update on the recent announcement regarding the sale of Continuum.

- **CHANGES TO THE AGENDA**

Commissioner Rierson Michael requested for consent agenda item (i) Consider Approval of Resolution 2019-11 for NC DOT Project U-5907 (Potts/Sloan/Beaty) moved to old business as agenda item (c).

- **PUBLIC COMMENTS**

The public comments period opened at 6:38 p.m. and was closed at 6:48 p.m. Four citizens spoke. Commissioner Campbell summarized the comments.

- **PUBLIC HEARING**

Commissioner Rierson Michael made a motion to open the public hearing at 6:52pm. The motion passed unanimously (5-0).

A public hearing was held on the proposed voluntary annexation of 19905 Davidson-Concord Road. The public hearing was advertised in the Charlotte Observer on March 16, 2019. No one signed up to speak during the public hearing.

Commissioner Campbell made a motion to close the public hearing at 6:52pm. The motion passed unanimously (5-0).

- **CONSENT AGENDA**

Meeting Minutes from February 12 and February 26
Ordinance 2019-01 to Extend the Corporate Limits of the Town of Davidson to include 19905 Davidson-Concord Road
Firefighter Relief Fund Board of Trustee Appointment for David Rainey effective April 1, 2019
Villages of South Main Master Plan Amendment
Budget Amendment 2019-26 for Regional Fire Services Study
Budget Amendment 2019-27 for Affordable Housing Down Payment Assistance
Noise Ordinance Variance - Davidson College Outdoor Concert on April 26, 2019
Public Art Commission Nominations of Tonia Wood for a term of March 2019 - December 2020 and Tim Mascara to for a term of March 2019 - December 2021.
Resolution 2019-12 Exempt Lake Norman Connects, Inc from Section 54-1 of the Municipal Code on May 18, 2019
Resolution 2019-13 in support of House Bill 399 to extend the Historic Preservation Tax Credit

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

- **OLD BUSINESS**

(a) Parks and Recreation Director Kathryn Spatz reviewed the key recommendations from the **Park at Beaty Task Force**, which was originally presented to the board on March 12. The recommendations include: adopt the concept plan, permanently conserve the park land, evaluate dam options, prioritizing the park as a high priority, prioritize the Beaty Street section of the Charlotte to Mooresville Trail,

request design funding from Mecklenburg County, and charge task force leadership with guiding the conservation, design, and implementation of the park. Members of the Park at Beaty Task Force were also recognized for their service to the town for this project and the task force was disbanded.

Commissioner Fuller made a motion to approve Resolution 2019-14 to Adopt the Final Recommendations of the Park at Beaty Task Force. The motion passed unanimously (5-0).

Commissioner Campbell made a motion to approve Resolution 2019-15 Thanking and Disbanding the Task Force. The motion passed unanimously (5-0).

(b) **South Street Steering Committee** Co-Chair Elizabeth Martin presented an update on Phase I including the process, findings and recommendations of space for community use and government offices at 251 South Street. The next step in the process is to prepare a preliminary pricing for the building and the existing town hall renovation which will be presented to the board at a future meeting. The board was asked to appropriate \$50,000 from the Capital Project Fund for the architect, historic preservation consultant, and construction manager to prepare conceptual drawings and cost estimates.

Commissioner Campbell made a motion to approve appropriating \$50,000 from the Capital Project Fund. The motion passed (4-1). Commissioners Campbell, Fuller, Fort, and Rierson Michael voted yes and Commissioner Sitton voted no.

(c) **Resolution 2019-11 for NC DOT Project U-5907 (Potts/Sloan/Beaty)** was moved from the consent agenda to old business for further discussion. Commissioner Rierson Michael requested adding “historic properties in the corridor”, editing “consider” to “please add”, and clarifying the description of the multi-use path.

Commissioner Fuller made a motion to approve Resolution 2019-11 with the recommended edits. The motion passed unanimously (5-0).

- **SUMMARIZE ACTION ITEMS**

Town Manager Justice summarized the board requested action items.

- **ADJOURN**

Commissioner Campbell made a motion to adjourn. The motion passed unanimously (5-0).

The meeting adjourned at 7:55 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



Agenda Title: Consider Approval of Interlocal Agreement for Lake Norman Transportation Commission

Summary: Interlocal Agreement between the Town of Mooresville, Town of Davidson, Town of Troutman, City of Statesville, and the County of Iredell creating the Lake Norman Regional Transportation Commission (LNTC). The objective of the LNTC is to study, investigate, initiate, develop, and advocate transportation improvements in and around the area of Iredell County and North Mecklenburg County.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ DRAFT - Lake Norman Transportation Commission Interlocal Agreement 2019	4/23/2019	Backup Material

NORTH CAROLINA

IREDELL COUNTY

AN INTERLOCAL AGREEMENT BETWEEN THE TOWN OF MOORESVILLE, THE TOWN OF DAVIDSON, THE TOWN OF TROUTMAN, THE CITY OF STATESVILLE, AND THE COUNTY OF IREDELL, CREATING THE LAKE NORMAN REGIONAL TRANSPORTATION COMMISSION

This Interlocal Agreement is entered into the date and year of its last execution by and between the Town of Mooresville (hereinafter "Mooresville"), the Town of Davidson (hereinafter "Davidson"), the Town of Troutman (hereinafter "Troutman"), the City of Statesville (hereinafter "Statesville"), and the County of Iredell (hereinafter "County"), individually a Party or collectively referred to herein as the "Parties," all of which are municipal corporations or a body politic organized under the laws of the State of North Carolina.

WITNESSETH

Article 1. Authority

- a. North Carolina General Statute § 160A-461 permits one or more units of local government to enter into contracts or agreements with each other in order to execute any undertaking. To this end, North Carolina General Statute § 160A-462 authorizes such units of local government to establish a joint agency charged with any or all of the responsibility for the undertaking.
- b. Mooresville, Davidson, Troutman, and Statesville are each municipal corporations organized under the laws of the State of North Carolina, having the powers, duties, privileges, and immunities conferred by law on towns in North Carolina. The County of Iredell is a body politic organized under the laws of the State of North Carolina, having the powers, duties, privileges, and immunities conferred by law on counties in North Carolina.

Article 2. Purpose

- a. The purpose of this Agreement is to establish an interlocal agreement for the purposes as set forth herein.

Article 3. Name

- a. The name of the agency created under this Agreement shall be the "Lake Norman Regional Transportation Commission" (hereinafter "Commission").

Article 4. Objectives

- a. The objective of the Commission is to study, investigate, initiate, develop, and advocate transportation improvements in and around the area of Iredell County and North Mecklenburg County.

Article 5. Governance

- a. The Commission shall consist of two members from each Party to this Agreement for a total of ten (10) members. If other Parties are added to this Agreement, such Party shall have two members thereby increasing the membership of the Commission accordingly. Members will represent their town, city, or county, which is a party in Commission matters. Any actions required herein by the Parties shall be taken by the governing board of each Party.
 - i. Such members shall consist of one member of each Town's, City's, or County's Governing Board and the Town, City, or County Manager of each Party to this Agreement (or Manager's designee). Such Boards may appoint alternate members to attend Commission meetings and conduct Commission business in the event of the absence of a regular member.
- b. Meetings shall be held on the second Wednesday of each month, with a quorum of such members needed to hold a meeting of the Commission, a quorum consisting of at least six (6) members of the Commission. Such quorum shall be changed to reflect any additional members added pursuant to this Article, provided that a quorum is defined as one-half of the membership plus one.
- c. The Commission shall elect one of its members as chairperson of the Commission to serve on an annual basis, provided that only one member of each Party will serve as chairperson every five years.

Article 6. Voting

- a. The Commission shall operate by majority vote of those members present and constituting a quorum as defined in Article 5 herein. In the case of a vote that results in a tie, the item shall be considered again at the next regularly scheduled meeting.
- b. Any recommendations made by the Commission to the Parties hereto shall only become effective if a majority of the Parties to this agreement vote in favor of such recommendations.
- c. Each jurisdiction that is a Party to this Agreement reserves the right to specifically not authorize the Commission to represent its interests before any legislative body, board, administrative hearing, or such other occasion in which the Commission is asked, invited, or required to attend or on any particular matter. Each jurisdiction also reserves the right to dissent or abstain from any positions or decisions made by the Commission.

Article 7. Staffing

- a. The Commission shall contract for an executive director upon such terms and conditions as agreed to by the Commission. Such contract must contain specific objectives of the Commission including the specific priorities of each of the member Parties.

Article 8. Funding

- a. Funding for the Commission shall come from the Parties to this Agreement in the amount of \$55,000.
- b. Funding for administration of the Commission shall be initially apportioned among the Parties for such Term as set out in Article 13 herein as follows:

County of Iredell	\$15,750.00
Town of Mooresville	\$13,750.00
City of Statesville	\$10,750.00
Town of Davidson	\$ 9,750.00
Town of Troutman	\$ 5,000.00

- c. All funds due and payable pursuant to this Article shall be delivered to the Town of Mooresville as further set out in Article 10 herein within ten business days from execution by such Party contributing the funds.

Article 9. Social Media

- a. The Town of Mooresville shall serve as the administrator of any websites or other social media approved by the Commission and any charges associated with such administration shall be an expense of the Commission.

Article 10. Fiscal Agent

- a. The Town of Mooresville shall serve as fiscal agent for the Commission for administrative and staffing purposes. Mooresville will collect and disperse all funds of the Commission; serve as the employer of record for all Commission employees, contractors, or subcontractors; arrange for office space for the staff as needed; report to the Parties on relevant financial matters involving the Commission; and conduct audits regarding such funds. The Commission shall reimburse the Town of Mooresville for performing these duties. The other Parties agree to indemnify and hold harmless the Town of Mooresville for any claims or damages arising from performance of its duties as fiscal agent for the Commission except where the claim or damage is a result of the gross negligent or willful acts of Mooresville, its officers, employees and agents. At the time a project is preparing to commence, the Commission shall determine which party is the most appropriate to act as fiscal agent for that specific project. A project fiscal agent is responsible for all duties stated above for that specific project.
- b. Any funds shall be delivered to the Town of Mooresville addressed as follows:

Ms. Deborah Hockett
 Finance Director
 Town of Mooresville
 PO Box 878
 413 N Main St
 Mooresville NC 28115

Article 11. New Members

- a. Additional parties may be added to the Commission based on their request and the approval of the Commission and approval by a unanimous vote of all the Parties. If a new member is added, this Agreement will be amended to reflect such new member and that member shall become a Party.

Article 12. Advisory Committees

- a. The Commission shall have the authority to form such committees with such members as it deems necessary to offer advice and provide recommendations to the Commission.

Article 13. Term

- a. This Commission shall terminate on June 30, 2021, unless the then current Parties shall by majority vote agree to extend its term.

Article 13. Nonbinding Effect

- a. Decisions made by the Commission are not intended to bind, be meant to bind, nor to be interpreted to bind the Parties, to this Agreement. It is understood that any actions taken by the Commission are recommendations only unless or until such recommended action is ratified by the Parties to this Agreement.

[Signature Pages Follow]

Adopted by each Party on the date and year as indicated below, to be effective on the date of its last adoption.

TOWN OF MOORESVILLE

By: _____
Miles Atkins, Mayor

Date Adopted: _____

Attest: _____
Genevieve Miller, Town Clerk

[Town Seal]

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

(Signature of finance officer)

TOWN OF TROUTMAN

By: _____
Teross W. Young, Jr., Mayor

Date Adopted: _____

Attest: _____
Kimberly H. Davis, Town Clerk

[Town Seal]

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

(Signature of finance officer)

TOWN OF DAVIDSON

By: _____
Rusty Knox, Mayor

Date Adopted: _____

Attest: _____
Elizabeth K Shores, Town Clerk

[Town Seal]

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

(Signature of finance officer)

CITY OF STATESVILLE

By: _____
Costi Kutteh, Mayor

Date Adopted: _____

Attest: _____
Brenda Fugett, Town Clerk

[City Seal]

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

(Signature of finance officer)

COUNTY OF IREDELL

By: _____
James B. Mallory III, Chairman

Date Adopted: _____

Attest: _____
Amy Anderson, Clerk to the Board

[County Seal]

This instrument has been preaudited in
the manner required by the Local
Government Budget and Fiscal Control
Act.

(Signature of finance officer)



Agenda Title: Consider Approval to Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition of Mayes Hall - Resolution 2019-17

Summary: The property owners are requesting a voluntary contiguous annexation of Mayes Hall including Parcel #00716206, Parcel #00716207, and Parcel #00716286. Water/Sewer Extension request for this project was approved by the board of commissioners on August 28, 2018.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ Petition Requesting Annexation - Mayes Hall	4/16/2019	Cover Memo
❑ Mayes Hall Metes & Bounds, Survey Maps	4/16/2019	Backup Material
❑ Mayes Hall Polaris Map	4/16/2019	Backup Material
❑ Mayes Hall - Adjacent Parcels	4/16/2019	Backup Material
❑ Mayes Hall - Charlotte Water Letter - Extension	4/16/2019	Backup Material
❑ Mayes Hall - Charlotte Water Letter - Willingness to serve	4/16/2019	Backup Material
❑ DRAFT - Resolution 2019-17 Directing Clerk to Investigate Sufficiency	4/16/2019	Resolution Letter

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

DATE: March 22, 2019

PETITION FOR VOLUNTARY CONTIGUOUS ANNEXATION

TO THE HONORABLE MAYOR AND TOWN BOARD OF COMMISSIONERS OF
THE TOWN OF DAVIDSON, NORTH CAROLINA:

1. We, the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S 160A-31 and respectfully request that the area described in paragraph 2 below be annexed to the Town of Davidson.
2. The area to be annexed is contiguous to the Town of Davidson, and the boundaries of such territory are as follows:

(A legally acceptable description of the property must be inserted here, after it has been approved by the Town Attorney.)

WHEREFORE, your petitioner(s) respectfully requests that the aforementioned property be annexed by the Town of Davidson, North Carolina.

IN WITNESS WHEREOF, your petitioner(s) has caused this instrument to be executed on the 22nd day of March, 20 19 .

PETITIONER(S)

(This petition must be signed by the owners of each parcel proposed for annexation; attach additional sheets, if necessary)

<u>Name</u>	<u>Address</u>
<u>Anne M. Blount</u>	<u>PID: 00716206</u>
<u>Narrow Passage Holdings, LLC</u>	<u>PID: 00716286</u>
<u>Dawn P. Sanderson</u>	<u>PID: 00716207</u>

(NOTE: If the property is owned by a corporation or entity other than a private individual, a responsible corporate officer must sign as petitioner with an attestation by a second corporate officer and the corporate seal affixed. In addition, the execution of the **petition must be notarized.**)

Accuracy of Legal Description Approved:

Town Attorney

PIN # 007-162-06

LYING AND BEING IN DEWEESE TOWNSHIP OF MECKLENBURG COUNTY, NORTH CAROLINA, ON THE NORTH SIDE OF MAYES ROAD (S.R. 2443), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TRAVERSE NAIL, AND SHOWN AS CP 2 TRP GPS ON A MAP BY CESI TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" AND LAST REVISED DECEMBER 18, 2018, SAID TRAVERSE NAIL HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 625,883.14 FEET, E 1,458,704.01 FEET, THENCE N 77° 23' 47" W, A GROUND DISTANCE OF 81.11 FEET (GRID DISTANCE OF 81.10 FEET, COMBINED GRID FACTOR OF 0.999846972) TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT BEING THE **TRUE POINT OF BEGINNING;**

THENCE N 63° 29' 57" W, ALONG THE CENTERLINE OF MAYES ROAD (S.R. 2443), A DISTANCE OF 486.04 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT BEING A COMMON CORNER WITH THE LANDS OF NARROW PASSAGE HOLDINGS, INC. DEED BOOK 22740 PAGE 685;

THENCE LEAVING THE CENTERLINE OF MAYES ROAD (S.R. 2443) AND WITH SAID NARROW PASSAGE HOLDINGS, INC. FOUR (4) COURSES AND DISTANCES AS FOLLOWS:

1. N 25° 27' 10" E 285.92 FEET, TO A #5 REBAR;
2. S 68° 32' 19" E 93.10 FEET, TO A 5/8" IRON PIPE;
3. S 88° 21' 02" E 358.44 FEET, TO A 1" REBAR;
4. N 86° 10' 17" E 166.76 FEET, TO A 1/2" IRON PIPE IN THE SOUTHERLY LINE OF THE LANDS OF RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON, DEED BOOK 7921 PAGE 661;

THENCE WITH SAID RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON THREE (3) COURSES AND DISTANCES AS FOLLOWS:

1. S 84° 53' 24" E 289.84 FEET, TO A 1/2" IRON PIPE;
2. S 87° 55' 01" E 163.26 FEET, TO A 1/2" IRON PIPE;
3. N 79° 08' 15" E 113.33 FEET, TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF THE LANDS OF FRANKLIN R. BRAWLEY AND WIFE JEAN G. BRAWLEY (DEED BOOK 3052 PAGE 321);

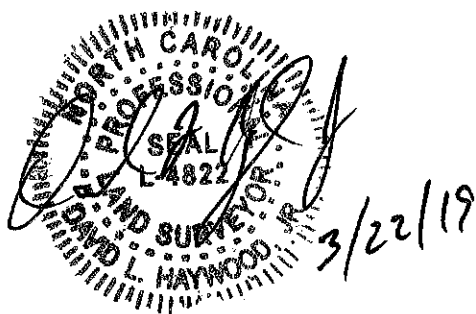
THENCE S 13° 39' 06" W, ALONG THE WESTERLY LINE OF THE LANDS OF FRANKLIN R. BRAWLEY AND WIFE JEAN G. BRAWLEY (DEED BOOK 3052 PAGE 321), PASSING A #5 REBAR AT 238.98 FEET FOR A TOTAL DISTANCE OF 286.50 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443);

THENCE S 51° 24' 02" W, ALONG THE CENTERLINE OF MAYES ROAD (S.R. 2443), A DISTANCE OF 126.85 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443) IS THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 738.64 FEET AND A RADIUS OF 649.91 FEET, WITH A CHORD BEARING OF S 83° 56' 20" W, AND A CHORD DISTANCE OF 699.52 FEET, TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 11.330 ACRES

THE ABOVE LEGAL DESCRIPTIONS OF TRACT 007-162-06, WAS PREPARED FROM A SURVEY PERFORM BY DAVID L. HAYWOOD, JR., PLS (L-4822) WITH CESI (N.C. FIRM LICENSE NO. C-0263) TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY"; JOB NO. 170416.000; AND SIGNED ON OCTOBER 09, 2017, AND LAST REVISED MARCH 22, 2019.



PIN # 007-162-07

LYING AND BEING IN DEWEESE TOWNSHIP OF MECKLENBURG COUNTY, NORTH CAROLINA, ON THE NORTH SIDE OF MAYES ROAD (S.R. 2443), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TRAVERSE NAIL, AND SHOWN AS CP 2 TRP GPS ON A MAP BY CESI TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" AND LAST REVISED DECEMBER 18, 2018, SAID TRAVERSE NAIL HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 625,883.14 FEET , E 1,458,704.01 FEET, THENCE N 66° 27' 55" E, A GROUND DISTANCE OF 1035.36 FEET (GRID DISTANCE OF 1035.20 FEET, COMBINED GRID FACTOR OF 0.999846972) TO A 3/4" IRON PIPE HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 626,296.50 FEET , E 1,459,653.10 FEET, SAID 3/4" IRON PIPE BEING THE **TRUE POINT OF BEGINNING**;

THENCE WITH ANNE M. BLOUNT (DEED BOOK 2286, PAGE 314) FOUR (4) COURSES AND DISTANCES AS FOLLOWS:

1. N 77° 52' 15" W 169.81 FEET TO 3/4" PINCHED IRON PIPE;
2. S 79° 08' 15" W 113.33 FEET TO 1/2" IRON PIPE;
3. N 87° 55' 01" W 163.26 FEET, TO 1/2" IRON PIPE;
4. N 84° 53' 24" W 289.84 FEET, TO 1/2" IRON PIPE;

THENCE N 83° 20' 43" W, ALONG THE LINES OF NARROW PASSAGE HOLDINGS, INC., DEED BOOK 22740 PAGE 685, A DISTANCE OF 161.24 FEET, TO A SET NAIL AT THE VERTICAL OF A BENT #4 REBAR

THENCE N 11°28' 57" E, ALONG THE LINES OF THE LANDS OF FREDERICK GODUTI AND WIFE AMY GODUTI, DEED BOOK 27367 PAGE 75, PASSING A #5 REBAR AT 398.76 FEET, AND A #4 REBAR AT 604.66 FEET, AND A #5 REBAR AT 677.77 FEET, FOR A TOTAL DISTANCE OF 767.75 FEET, TO A 1/2" PIPE, A CORNER OF THE WOODLANDS AT DAVIDSON HOMEOWNERS' ASSOCIATION, INC., DEED BOOK 30516 PAGE 294 AND SHOWN AS THE COMMON OPEN SPACE IN MAP BOOK 56 PAGE 10;

THENCE WITH SAID WOODLANDS AT DAVIDSON HOMEOWNERS' ASSOCIATION, INC. TWO (2) COURSES AND DISTANCES AS FOLLOWS:

1. S 87° 04' 52" E 575.09 FEET TO A 1/2" IRON PIPE;
2. S 03° 22' 08" W 429.12 FEET, TO A 1/2" IRON PIPE;

THENCE S 87° 20' 20" E, ALONG THE LINES OF SAID THE WOODLANDS AT DAVIDSON HOMEOWNERS ASSOCIATION, INC., AND THE SOUTH LINE OF THE LANDS OF TAJ M. HAYNES AND WIFE TRACY K. HAYNES, DEED BOOK 25340 PAGE 963, PASSING A #4 REBAR AT 83.40 FEET, FOR A TOTAL DISTANCE OF 200.18 FEET, TO 3/4" IRON PIPE 2.0 FEET BELOW GRADE;

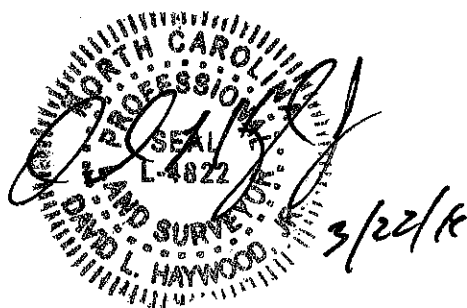
THENCE WITH THE LANDS OF THE WOODLANDS AT DAVIDSON HOMEOWNERS' ASSOCIATION, INC., DEED BOOK 22880 PAGE 523, AND SHOWN AS THE COMMON OPEN SPACE IN MAP BOOK 47 PAGE 883 THREE COURSES AND DISTANCES AS FOLLOWS:

1. S 02° 07' 12" W 275.86 FEET, TO A 1/2" IRON PIPE;
2. S 77° 42' 57" E 204.97 FEET, TO A 3/4" IRON PIPE;
3. S 02° 20' 48" W, PASSING A SET #5 REBAR AT 64.77 FEET, FOR A TOTAL DISTANCE OF 74.77 FEET TO A COMPUTED POINT IN A GRAVEL DRIVEWAY;

THENCE N 77° 37' 30" W, ALONG THE LINES OF THE LANDS OF FRANKLIN R. BRAWLY AND WIFE JEAN G. BRAWLY, DEED BOOK 3052 PAGE 321, A DISTANCE OF 204.37 FEET, TO A 3/4" IRON PIPE, SAID 3/4" IRON PIPE BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.098 ACRES

THE ABOVE LEGAL DESCRIPTIONS OF TRACT 007-162-07, WAS PREPARED FROM A SURVEY PERFORM BY DAVID L. HAYWOOD, JR., PLS (L-4822) WITH CESI (N.C. FIRM LICENSE NO. C-0263) TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF SANDERSON PROPERTY DEED BOOK 7921 PAGE 661"; JOB NO. 180101.000; AND SIGNED ON APRIL 02, 2018 AND LAST REVISED APRIL 17, 2018.



PIN # 007-162-86

LYING AND BEING IN DEWEESE TOWNSHIP OF MECKLENBURG COUNTY, NORTH CAROLINA, ON THE NORTH SIDE OF MAYES ROAD (S.R. 2443), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TRAVERSE NAIL, AND SHOWN AS CP 2 TRP GPS ON A MAP BY CESI TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" AND LAST REVISED DECEMBER 18, 2018, SAID TRAVERSE NAIL HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 625,883.14 FEET, E 1,458,704.01 FEET, THENCE N 77° 23' 47" W, A GROUND DISTANCE OF 81.11 FEET (GRID DISTANCE OF 81.10 FEET, COMBINED GRID FACTOR OF 0.999846972) TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443);

THENCE N 63° 29' 57" W, ALONG THE CENTERLINE OF MAYES ROAD (S.R. 2443), A DISTANCE OF 486.04 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT BEING A COMMON CORNER WITH THE LANDS OF ANNE M. BLOUNT DEED BOOK 2286 PAGE 314, AND ALSO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 63° 29' 57" W" E, WITH THE CENTERLINE OF MAYES ROAD (S.R. 2443) A DISTANCE OF 30.35 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443);

THENCE WITH FREDERICK GODUTI AND WIFE AMY GODUTI, DEED BOOK 27367 PAGE 75 THREE (3) COURSES AND DISTANCES AS FOLLOWS:

1. N 25° 54' 55" E, PASSING A #4 REBAR AT 30.20 FEET, FOR A TOTAL DISTANCE OF 313.56 FEET, TO A #4 REBAR;
2. S 68° 28' 47" E 113.76 FEET, TO A #4 REBAR;
3. S 88° 21' 51" E, PASSING A #4 REBAR AT 212.26 FEET, FOR A TOTAL DISTANCE OF 358.49 FEET, TO A SET NAIL AT THE VERTICAL OF A BENT #4 REBAR, AT THE SOUTHWEST CORNER OF THE LANDS OF RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON, DEED BOOK 7921 PAGE 661;

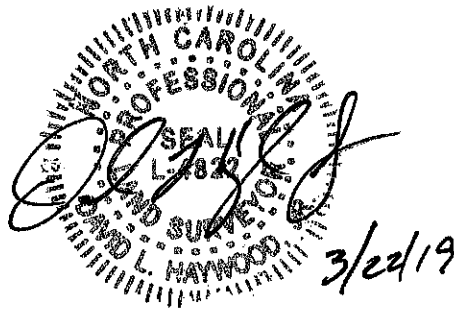
THENCE S 83° 20' 43" E, ALONG THE SOUTHERLY LINE OF THE LANDS OF RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON, DEED BOOK 7921 PAGE 661, A DISTANCE OF 161.24 FEET, TO A 1/2" IRON PIPE;

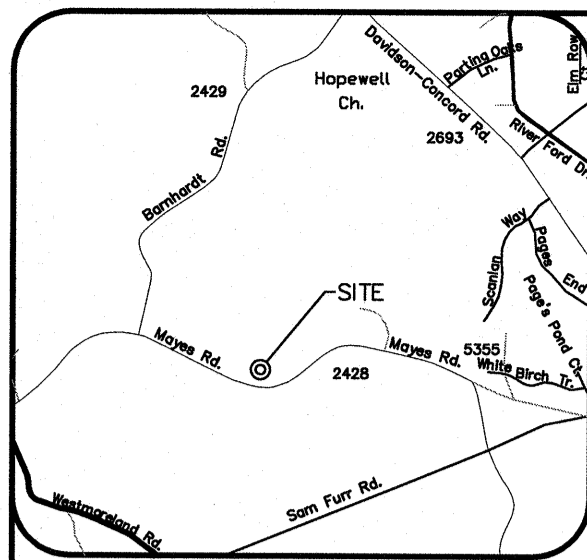
THENCE WITH ANNE M. BLOUNT DEED BOOK 2286, PG. 314 FOUR (4) COURSES AND DISTANCES AS FOLLOWS:

1. S 86° 10' 17" W 166.76 FEET, TO A 1" REBAR;
2. N 88° 21' 02" W 358.44 FEET, TO A 5/8" IRON PIPE;
3. N 68° 32' 19" W 93.10 FEET, TO A #5 REBAR;
4. S 25° 27' 10" W 285.92 FEET, TO A COMPUTED POINT, SAID COMPUTED POINT BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.574 ACRES

THE ABOVE LEGAL DESCRIPTIONS OF TRACT 007-162-86, WAS PREPARED FROM A SURVEY PERFORM BY DAVID L. HAYWOOD, JR., PLS (L-4822) WITH CESI (N.C. FIRM LICENSE NO. C-0263) TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY"; JOB NO. 170416.000; AND SIGNED ON OCTOBER 09, 2017, AND LAST REVISED MARCH 22, 2019.



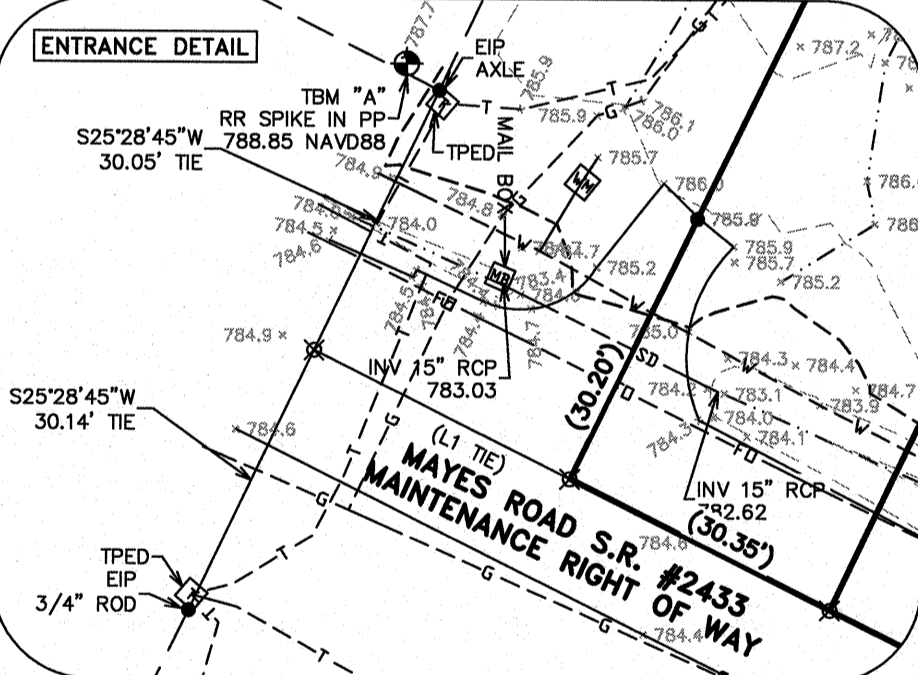


VICINITY MAP
NOT TO SCALE

BASIS OF BEARING
N.C. GRID ~ NAD 83(2011)

TREE IDENTIFICATION	
POINT #	TREE SPECIES
268	CREPE MYRTLE
271	CREPE MYRTLE
272	CREPE MYRTLE
276	CREPE MYRTLE
278	CREPE MYRTLE
311	REDTIP
312	REDTIP

LINE TABLE	
LINE	BEARING DISTANCE
(L1 TIE)	S63°29'57"E 29.81'



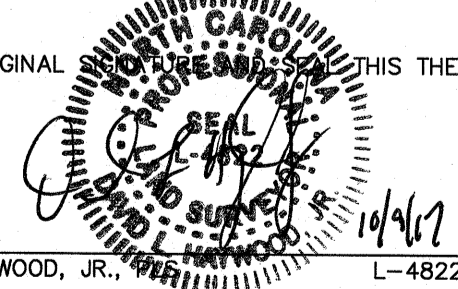
- NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. AREA IS LOCATED IN ZONE 18 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM F.I.R.M. MAP NUMBER 37104652004, EFFECTIVE DATE MARCH 02, 2006.
 5. CONTOUR INTERVAL IS ONE (1) FOOT.
 6. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND NAVD83 ELEVATIONS DERIVED FROM NCOS NETWORK RTK OBSERVATIONS OF CONELLUS ON SEPTEMBER 14, 2017 (HORIZONTAL POSITIONAL ACCURACY = 0.09'; VERTICAL ACCURACY = 0.08') USING GEOID MODEL GEOID02B, PROJECT LOCALIZED HOLDING CONTROL PT. #2, BEING A SET NAIL AND WASHER (N=625.66314, E=1458.70401, EL. 770.93 (NAVD83)), AND A C.O.P. OF 0.999846972.
 7. SOURCE OF UNDERGROUND UTILITY MARKINGS IS ALLED ASSOCIATES, P.A. (330) 397-1225; CESI LAND DEVELOPMENT SERVICES IS SOLELY RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKINGS AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKED. THERE MAY BE MORE UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL N.C. ONE-CALL: (800-632-4949).
 8. THIS MAP DOES NOT CONFORM TO G.S. 47-30 AS REVISED IN THAT SIZE REQUIREMENTS HAVE NOT BEEN MET FOR RECORDING PURPOSES.

- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. A RECORDED MAP TITLED "PROPERTY OF DONALD E. NEWELL" BY R. B. PHARR, DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 15, 1979 IN MAP BOOK 19 PAGE 145 WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 3. A RECORDED MAP TITLED "PLAT SHOWING THE KARL O. HESSE AND WIFE MERNA J. HESSE PROPERTY, MAP 1" BY R. B. PHARR & ASSOCIATES, P.A., DATED MAY 13, 1997, AND RECORDED MAY 14, 1997, IN MAP BOOK 28 PAGE 334, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 4. A RECORDED MAP TITLED "PLAT OF HARDISON G. MCCONNELL & ROBBIE L. MCCONNELL, PROPERTY, MAP 1" BY R. B. PHARR AND ASSOCIATES, P.A., DATED DECEMBER 22, 2009, R.B. PHARR JOB NUMBER 68863, AND R.B. PHARR FILE NUMBER LN-948, AND RECORDED IN MAP BOOK 46 PAGE 755, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 5. A RECORDED MAP TITLED "THE WOODLANDS AT DAVENPORT, PH. 1" BY NORSTAR LAND SURVEYING, INC., DATED OCTOBER 2, 2006, AND RECORDED MARCH 29, 2007, IN MAP BOOK 47 PAGE 883, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 6. A RECORDED MAP TITLED "1301 MAYES ROAD FINAL PLAT" BY NORSTAR LAND SURVEYING, INC., DATED JUNE 1, 2010 AND RECORDED JUNE 08, 2010, IN MAP BOOK 52 PAGE 523, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DB. 2286 PG. 314, AND DB. 22740 PAGE 685); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:84,400; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT THIS SURVEY IS OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; AND THAT ALL HORIZONTAL COORDINATES ARE BASED ON NC GRID NAD83(2011) EPOCH 2010.00;

WITNESS MY ORIGINAL SIGNATURE THIS THE 9TH DAY OF OCTOBER, 2017.

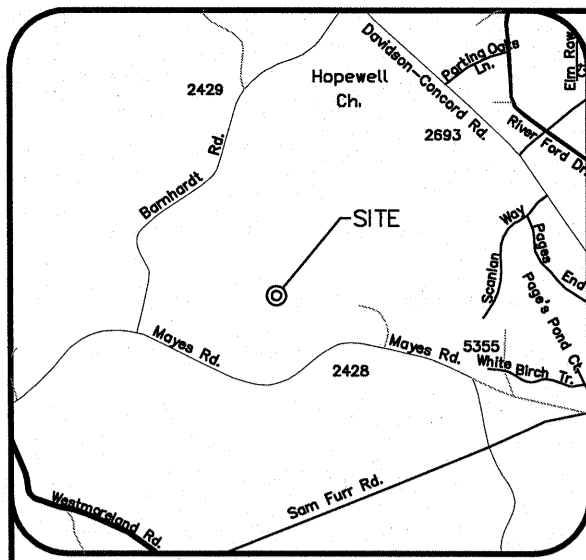
DAVID L. HAYWOOD, JR., SURVEYOR



CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	193.46'	649.80'	N72°01'42"W 192.75'
C2	174.94'	649.80'	N88°16'13"W 174.41'
C3	300.57'	649.80'	S70°45'57"W 297.90'
C4	69.86'	649.80'	S54°28'19"W 69.63'

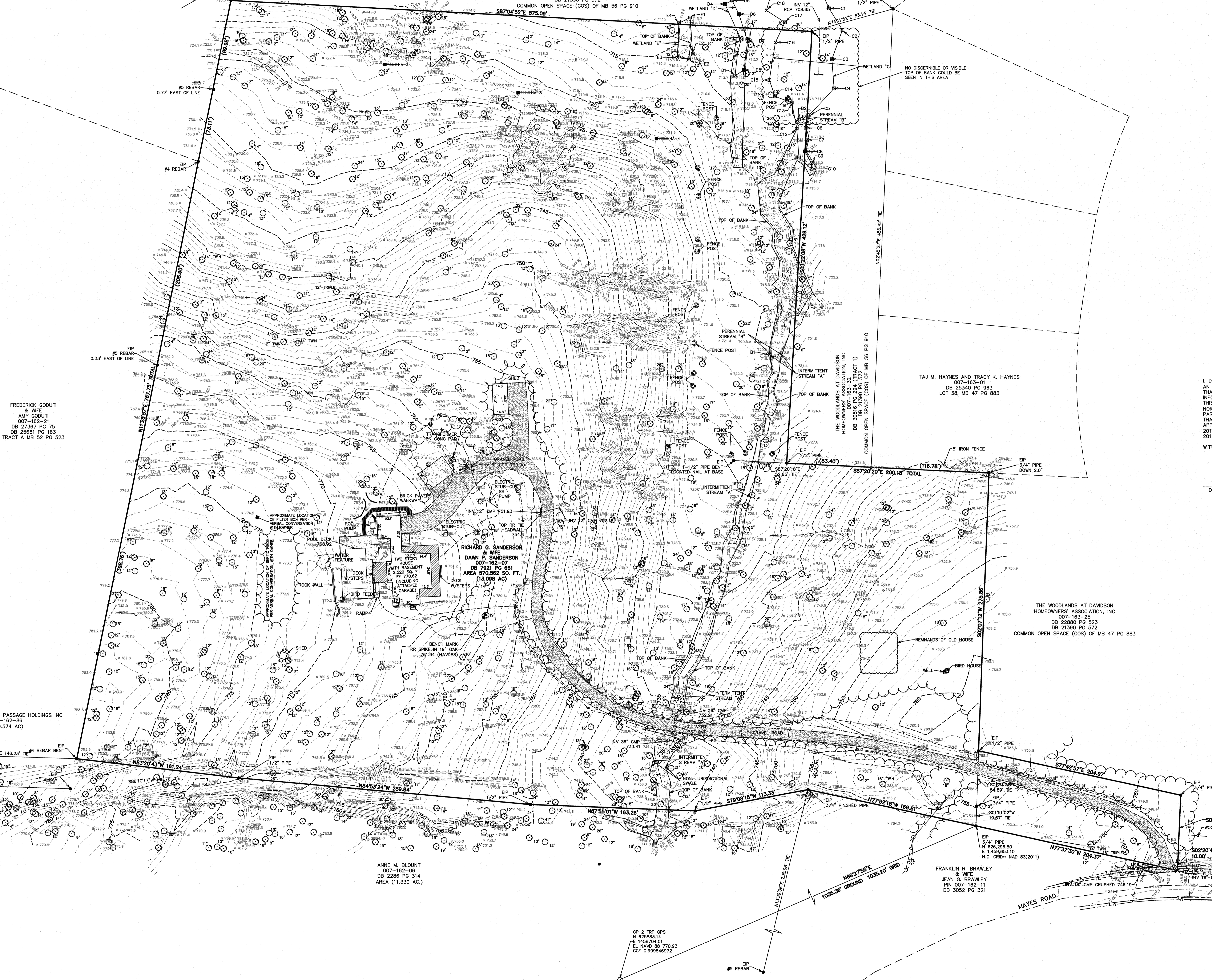
- LEGEND
- EP (AS DESCRIBED)
 - SIP (#5 REBAR W/CAP)
 - NPS (NO POINT SET)
 - FIRE HYDRANT
 - WATER VALVE OR AS NOTED
 - TELEPHONE BOX
 - POINT OF LOCALIZATION
 - WATER METER
 - BOUNDARY LINE (AS SURVEYED)
 - BOUNDARY LINE (BY DEED OR PLAT)
 - RIGHT-OF-WAY LINE
 - BUILDING LINE
 - TIE LINE
 - FENCE LINE (SEE MAP FOR DESCRIPTION)
 - PAVEMENT LINE
 - STORM SEWER PIPE
 - CONTOUR MAJOR
 - CONTOUR MAJOR
 - DRAIN LINE

BOUNDARY/TOPOGRAPHIC SURVEY OF:
ANNE M. BLOUNT PROPERTY
NO. 9 "DEWESE" TOWNSHIP, MECKLENBURG CO., NORTH CAROLINA
FOR CLIENT:
THE BAYNARD GROUP
11200 ELM LANE, SUITE 205B
CHARLOTTE, NORTH CAROLINA 28277
DATE: OCTOBER 09, 2017
COMPUTED BY: DLH
REVIEWED: [Signature]
SCALE: 1" = 40'
CHECKED BY: DLH
JOB NO.: 170416.000
SCALE IN FEET
0 40 80 120
CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0243
45 SPRING STREET SW CONCORD, NC 28025
CONCORD, NC 28025
FAX (704) 786-7464
ACAD FILE: 170416.DWG
© 2017



NEIGHBOR MAP
NOT TO SCALE

BASIS OF BEARING
PER REFERENCE NO. 7
N.C. GRID ~ NAD 83(2011)



- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. A RECORDED MAP TITLED "PROPERTY OF DONALD E. NEWELL" BY R. B. PHARR, DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 15, 1979 IN MAP BOOK 19 PAGE 145 WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 3. A RECORDED MAP TITLED "PLAT SHOWING THE KARL O. HESSE AND WIFE KERRA J. HESSE PROPERTY, MAP 1" BY R. B. PHARR & ASSOCIATES, P.A., DATED MAY 13, 1997 AND RECORDED MAY 14, 1997, IN MAP BOOK 28 PAGE 334, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 4. A RECORDED MAP TITLED "PLAT OF HARDISON G. MCCONNELL & ROBBIE L. MCCONNELL, PROPERTY MAP 1" BY R. B. PHARR AND ASSOCIATES, P.A., DATED DECEMBER 22, 2005, R.B. PHARR JOB NUMBER 88663, AND R.B. PHARR FILE NUMBER LN-948, AND RECORDED IN MAP BOOK 46 PAGE 755, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 5. A RECORDED MAP TITLED "THE WOODLANDS AT DAWSON, PH. 1" BY NORSTAR LAND SURVEYING, INC., DATED OCTOBER 2, 2006, AND RECORDED MARCH 29, 2007, IN MAP BOOK 47 PAGE 883, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 6. A RECORDED MAP TITLED "13101 MAYES ROAD FINAL PLAT" BY NORSTAR LAND SURVEYING, INC., DATED JUNE 1, 2010, AND RECORDED JUNE 08, 2010, IN MAP BOOK 52 PAGE 523, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 7. AN UNRECORDED MAP TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" BY CESI (CESI JOB NUMBER 170416.000) DATED OCTOBER 09, 2017, AND LAST REVISED NOVEMBER 22, 2017.
 8. A RECORDED MAP TITLED "THE WOODLANDS AT DAWSON, PH. 2" BY NORSTAR LAND SURVEYING, INC., DATED MAY 09, 2014, AND RECORDED OCTOBER 06, 2014, IN MAP BOOK 56 PAGE 910, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.

- NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM F.I.R.M. MAP NUMBER 3710465200; EFFECTIVE DATE MARCH 02, 2009.
 5. CONTOUR INTERVAL IS ONE (1) FOOT.
 6. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND NAVD83 ELEVATIONS PER REFERENCE #7, DERIVED FROM NCNCS NETWORK RTK OBSERVATIONS OF CORNELIUS ON SEPTEMBER 14, 2017 (HORIZONTAL POSITIONAL ACCURACY = 0.09'; VERTICAL ACCURACY = 0.08') USING GEOD MODEL GEOD12B, PROJECT LOCALIZED HOLDING CONTROL PT. #2, BEING A SET NAIL AND WASHER (N=825,883.14, E=1,458,704.01 EL. 770.93 (NAVD83)), AND A CGP OF 0.999846972.
 7. SOURCE OF UNDERGROUND UTILITY MARKINGS IS ALLED ASSOCIATES/P.A. (336) 397-1225; CESI LAND DEVELOPMENT SERVICES IS SOLELY RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKINGS AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKED. THERE MAY BE MORE UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL N.C. ONE-CALL (800-632-4949).
 8. THIS MAP DOES NOT CONFORM TO G.S. 177-30 AS REVISED IN THAT SIZE REQUIREMENTS HAVE NOT BEEN MET FOR RECORDING PURPOSES.

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DB 7921 PAGE 661); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:13,300; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT THIS SURVEY IS OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; AND THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET THE NATIONAL MAP STANDARDS AS APPLICABLE; AND THAT THE DATA WAS OBTAINED BETWEEN MARCH 16, 2018 AND MARCH 31, 2018; AND THAT ALL HORIZONTAL COORDINATES ARE BASED ON NC GRID NAD83(2011) EPOCH 2010.00 AND ELEVATION BASED ON NAVD83.

WITNESS MY ORIGINAL SIGNATURE AND SEAL ON THE 17TH DAY OF APRIL, 2018.

DAVID L. HAYWOOD, JR., PLS. 17/1/18

- LEGEND
- EIP (AS DESCRIBED)
 - EIP (AS REBAR W/ CAP)
 - ✱ WIP (NO POINT SET)
 - FIRE HYDRANT
 - WATER VALVE OR AS NOTED
 - IRRIGATION CONTROL VALVE
 - WELL
 - ELECTRIC METER
 - TRANSFORMER
 - LIGHT POLE
 - POWER POLE
 - BENCH MARK
 - END OF PIPE NOT SEARCHED FOR OR FOUND
 - TELEPHONE BOX
 - POINT OF LOCALIZATION
 - WATER METER
 - TREE
 - MAIL BOX
 - GAS METER
 - POST
 - BENCH MARK
 - WETLAND FLAG
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- RIGHT-OF-WAY LINE
- BUILDING LINE
- FENCE LINE (SEE MAP FOR DESCRIPTION)
- FD --- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- WATER LINE
- 75 --- STORM SEWER PIPE
- 30 --- CONTOUR MAJOR
- DRAIN LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- WOOD LINE

REVISION APRIL 16, 2018: TOP OF BANK LINES ADDED *Scd*

REVISION APRIL 17, 2018: WETLAND FLAG LINES ADDED *Qut*

BOUNDARY AND TOPOGRAPHIC SURVEY OF:
SANDERSON PROPERTY
DEED BOOK 7921 PAGE 661
NO. 9 "DEWESE" TOWNSHIP, MECKLENBURG CO., NORTH CAROLINA

FOR CLIENT:
THE BAYNARD GROUP
11200 ELM LANE, SUITE 205R
CHARLOTTE, NORTH CAROLINA 28277

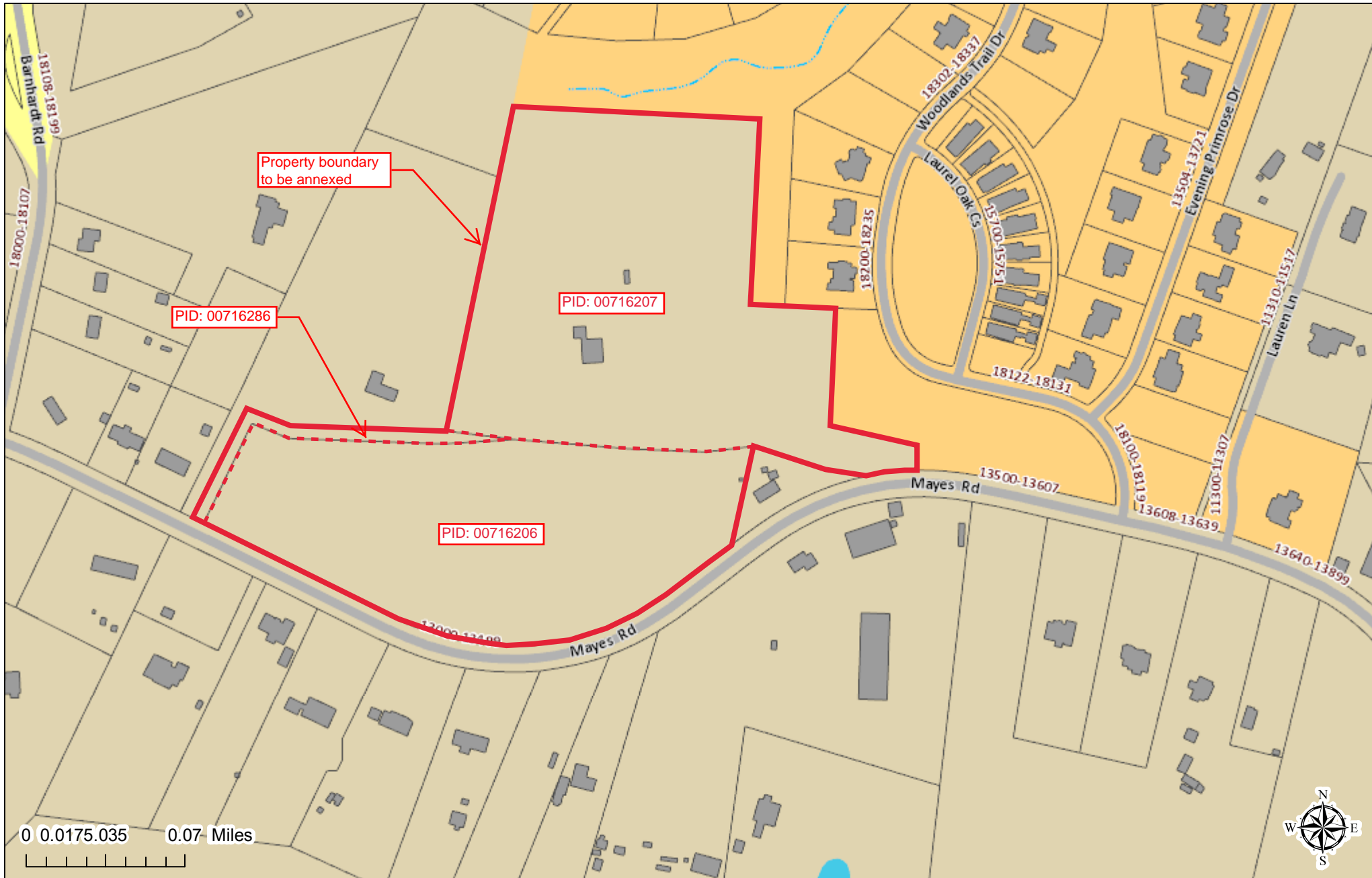
APRIL 02, 2018
REVISED: APRIL 17, 2018
SCALE: 1" = 40'
JOB NO.: 180101.000

COMPUTED BY: DLH
DRAWN BY: RV
CHECKED BY: DLH

CESI CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-1283
45 SPRING STREET SW CONCORD, NC 28025
CONCORD, NC 28025
FAX (704) 786-7464
ACAD FILE: 180101.DWG

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 3/21/2019 4:06:23 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Mayes Hall – Voluntary Annexation

Adjacent Parcels

PID: 00716221

Owner: Robert & Helena Johnson

Property Address: 13101 Mayes Road

Mailing Address: 13101 Mayes Road, Huntersville, NC 28078

PID: 00716332

Owner: The Woodlands at Davidson HOA, Inc.

Property Address: N/A

Mailing Address: PO Box 39, Cornelius, NC 28031

PID: 0071630

Owner: Taj & Tracey Haynes

Property Address: 18219 Woodlands Trail Drive

Mailing Address: 12513 Cumberland Crest Drive, Huntersville, NC 28078

PID: 00716325

Owner: The Woodlands at Davidson HOA, Inc.

Property Address: 135279 Mayes Road

Mailing Address: 17824 Statesville Road, Suite 112, Cornelius, NC 28031

PID: 00716211

Owner: Franklin & Jean Brawley

Property Address: 13405 Mayes Road

Mailing Address: 13405 Mayes Road, Huntersville, NC 28078

PID: 01106230

Owner: Serendipity Acres, LLC

Property Address: 13400 Mayes Road

Mailing Address: 13324 Mayes Road, Huntersville, NC 28078

PID: 01106221

Owner: Donald & Gail Newell

Property Address: 13316 Mayes Road

Mailing Address: 13316 Mayes Road, Huntersville, NC 28078

PID: 01106220

Owner: Christopher Johnson

Property Address: 13234 Mayes Road

Mailing Address: 13234 Mayes Road, Huntersville, NC 28078

PID: 01106215

Owner: Lyle & Aimee Rippetoe

Property Address: 13220 Mayes Road

Mailing Address: 13220 Mayes Road, Huntersville, NC 28078

PID: 01106213

Owner: John & Carolyn Cheeks

Property Address: 13216 Mayes Road

Mailing Address: 13216 Mayes Road, Huntersville, NC 28078

PID: 01106211

Owner: Rodney & Connie Munday

Property Address: 13136 Mayes Road

Mailing Address: 13136 Mayes Road, Huntersville, NC 28078

PID: 01106228

Owner: Jeffrey Cheeks

Property Address: 13216 Mayes Road

Mailing Address: 13216 Mayes Road, Huntersville, NC 28078

PID: 01106232

Owner: Hardison & Robbie McConnell

Property Address: 13118 Mayes Road, Huntersville, NC 28078

Mailing Address: 13108 Mayes Road, Huntersville, NC 28078

PID: 01106230

Owner: Hardison & Robbie McConnell

Property Address: 13108 Mayes Road

Mailing Address: 13108 Mayes Road, Huntersville, NC 28078

*Parcel information obtained from polaris.mecklenburgcountync.gov



WATER/SEWER DETERMINATION REQUEST

Updated 11.14.2018

DATE:

BACKGROUND

In August 2018, the Town of Davidson formalized its water/sewer policy via resolution. The Town's 1984 agreement with Charlotte Water affirms the Town's authority to approve all water/sewer *extensions*. Charlotte Water retains the authority to approve water/sewer *connections*.

PROCESS

Any new development in Davidson shall be required to complete this form and remit to Charlotte Water for a determination.

Contacts at Charlotte Water:

- 1) Mike Garbark: mgarbark@ci.charlotte.nc.us
- 2) Chris Saunders: csaunders@ci.charlotte.nc.us

If Charlotte Water determines that any utility service is classified as an *extension*, Davidson Board of Commissioners' approval is required. Contact the Town of Davidson to determine the next step.

APPLICANT INFORMATION

Name: The Bayard Group
Address: 1108 Industrial Drive, Matthews, NC 28105
Tel: 704-309-8094
Email: ken@bayarddevelopment.com

PROJECT INFORMATION

Name: Mayes Hall **Parcel ID:** 00716286, 00716206, 00716207
Description (Acreage, Dwelling Units, Building Types, Road Frontage, Access, etc.):
66 +/- single-family units located on a 24 +/- acre parcel located at 13297 Mayes Road
Is the project located within town limits? No (within Davidson ETJ)
If located in the Rural Planning Area, is the project located within 1000' of an existing water line?
Sewer line?

DETERMINATION

Water (Please Circle)	Connection	<u>Extension</u>
Sewer (Please Circle)	Connection	<u>Extension</u>

Chris Saunders

Charlotte Water (Printed)

Charlotte Water (Signature)

Date



September 6, 2018

Mr. William P. Scott
ColeJenest & Stone
200 S. Tryon St
Suite 1400
Charlotte, NC 28202

**SUBJECT: WILLINGNESS TO SERVE
MAYES ROAD RESIDENTIAL
MAYES ROAD, DAVIDSON, NC**

After an analysis of the sanitary sewer system associated with the proposed design of project, **MAYES ROAD RESIDENTIAL**, it was determined that there is currently sufficient capacity to accommodate the proposed flow at the connection point(s) indicated on the exhibit map for transmission to the *Rocky River Waste Water Treatment Plant*; NPDES permit number NC0036269, located in Cabarrus County, for treatment. Please note that the availability of flow is subject to change, and this Willingness to Serve review does not guarantee future capacity. Further review of this project through the Charlotte Water Capacity Assurance Program and Flow Acceptance approval from the Water & Sewer Authority of Cabarrus County is required prior to acceptance of the proposed flows.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # 0160010, on file with the Public Water Supply Section of NC DENR. However, Charlotte Water cannot guarantee a constant pressure or quality of flow.

CLTWater does not expect any of the above conditions to preclude water or sewer service to the subject site. However, the applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

Guillermo Anzola
Guillermo Anzola
Engineering Assistant



RESOLUTION 2019-17
DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31
Mayes Hall

WHEREAS, a petition requesting annexation of an area described in said petition was received on March 22, 2019 by the Board of Commissioners; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Davidson deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson that:

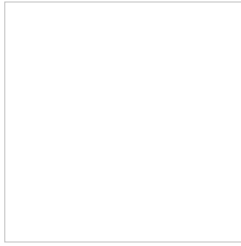
The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted on the 23rd day of April, 2019.

Rusty Knox, Mayor

Attest:

Elizabeth K. Shores, Town Clerk



Agenda Title: **Consider Approval to Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition of Lake Cornelius Residential - Resolution 2019-18**
Summary: The property owner is requesting a voluntary contiguous annexation of Lake Cornelius Residential at 648 Catawba Ave, Parcel #00321101.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Petition Requesting Annexation - Lake Cornelius Residential	4/16/2019	Cover Memo
▣	Lake Cornelius Residential Metes & Bounds, Survey Map	4/16/2019	Backup Material
▣	Lake Cornelius Polaris Map	4/16/2019	Backup Material
▣	Lake Cornelius Adjacent Parcels	4/16/2019	Backup Material
▣	Lake Cornelius - Charlotte Water Letter - Connection	4/16/2019	Backup Material
▣	Lake Cornelius - Charlotte Water Letter - Willingness to serve	4/16/2019	Backup Material
▣	DRAFT - Resolution 2019-18 Directing Clerk to Investigate Sufficiency	4/16/2019	Backup Material

DATE: April 4th, 2019

BEGINNING at a point marked by a #4 existing iron rod, said point being the common westerly corners of the property of WMCI Charlotte VII, LLC (now or formerly in Book 19088 Page 289, tax parcel 00321181) and the property of Jay T. Johnson and Abraya H. Johnson (now or formerly in Book 13058 Page 524, tax parcel 00321102), said point also being located by commencing at NCGS monument "M 007" having NAD 83 (2011) NC grid coordinates Northing: 642,030.07' Easting: 1,449,477.13' and thence following a line S 73°10'41" W 4,213.92 feet to the POINT OF BEGINNING, thence with the westerly boundary of the aforesaid Johnson property S 33°57'50" E 200.00 feet to a magnail set in the centerline of the right-of-way of Catawba Avenue (60' public right of way) (crossing a #4 rebar found at the northerly edge of the right-of-way of Catawba Avenue at 169.91' online); thence with the centerline of Catawba Avenue, S 56°26'31" W 149.42 feet to a magnail set on the 760' contour line of Lake Norman (present condition relative to NGVD29); thence with the 760' contour line of Lake Norman the following thirty-eight (38) calls and distances:

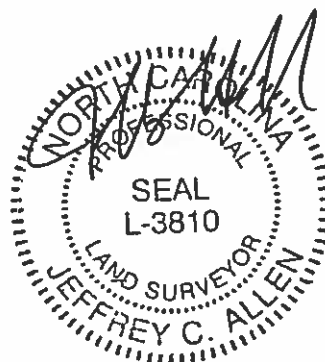
(1) N 21°11'04" W 9.04 feet; (2) N 35°47'32" E 22.24 feet; (3) S 64°52'14" W 36.30 feet; (4) S 74°22'01" W 42.59 feet; (5) S 71°59'46" W 19.10 feet; (6) S 71°05'34" W 34.03 feet; (7) S 77°42'18" W 44.77 feet; (8) S 89°01'45" W 22.93 feet; (9) S 84°32'18" W 18.77 feet; (10) N 73°44'55" W 33.74 feet; (11) N 84°07'17" W 50.16 feet; (12) N 55°12'11" W 43.18 feet; (13) N 35°00'56" W 32.38 feet; (14) N 50°54'45" W 35.45 feet; (15) N 34°38'53" W 37.48 feet; (16) N 48°57'13" W 34.86 feet; (17) N 08°39'29" W 31.61 feet; (18) N 01°16'15" E 25.83 feet; (19) N 03°54'20" W 25.40 feet; (20) N 40°22'26" E 20.76 feet; (21) N 39°56'39" E 23.06 feet; (22) N 46°37'56" E 31.88 feet; (23) N 58°13'52" E 21.55 feet; (24) N 33°51'14" E 38.56 feet; (25) N 39°49'44" E 25.04 feet; (26) N 66°05'04" E 17.20 feet; (27) N 75°52'38" E 17.79 feet; (28) N 74°06'46" E 17.51 feet; (29) N 45°21'00" E 26.61 feet; (30) N 40°57'08" E 19.39 feet; (31) N 46°57'13" E 21.64 feet; (32) N 36°38'38" E 38.15 feet; (33) N 21°21'26" E 43.44 feet; (34) N 19°27'43" E 37.39 feet; (35) N 07°52'20" E 24.85 feet; (36) N 09°27'07" W 21.22 feet; (37) N 00°09'50" W 21.56 feet; (38) N 25°46'35" E 3.74 feet to a #4 rebar set on the 760' contour of Lake Norman and a northerly corner of the aforesaid WMCI Charlotte property; thence with the aforesaid WMCI Charlotte property S 29°29'37" E 351.23 feet (crossing an existing 1/2" iron pipe at 4.28 online) to the POINT AND PLACE OF BEGINNING, having an area of 3.713 acres, more or less, according to survey by Jeffrey C. Allen, NCPLS (L-3810) of Allen Geomatics, P.C. (C-3191), dated June 26, 2017 and revised August 15, 2017.

Tax parcel 00321101

Deed referenc Book 2198 Page 94 PLUS Deed Book 3437 Page 595 and Book 4012
Page 864 and MINUS Deed Book 3985 Page 656

Being all of what is currently known as Mecklenburg County tax parcel 00321101; as described in Deed Book 32804 Page 654; and being more particularly described as follows.

Commencing at NCGS monument "M 007" having NAD 83 (2011) NC grid coordinates Northing: 642,030.07' Easting: 1,449,477.13'; thence a grid bearing and distance, S 73°10'41"W 4,213.92' to the POINT OF BEGINNING, a #4 rebar found at the northwest corner of Johnson (DB 13058 Pg 524) having NAD 83 (2011) NC grid coordinates Northing: 640,810.58' Easting: 1,445,443.53'; thence with Johnson, S 33°57'50"E crossing a #4 rebar found on the Right-of-Way of Catawba Avenue at 169.91', for a total distance of 200.00' to a magnail set in the centerline of Catawba Avenue; thence with the centerline of Catawba Avenue, S 56°26'31"W 149.42' to a magnail set on the 760' contour of Lake Norman (present condition relative to NGVD29); thence with the 760' contour of Lake Norman the following thirty-eight calls; (1) N 21°11'04"W 9.04'; (2) N 35°47'32"E 22.24'; (3) S 64°52'14"W 36.30'; (4) S 74°22'01"W 42.59'; (5) S 71°59'46"W 19.10'; (6) S 71°05'34"W 34.03'; (7) S 77°42'18"W 44.77'; (8) S 89°01'45"W 22.93'; (9) S 84°32'18"W 18.77'; (10) N 73°44'55"W 33.74'; (11) N 84°07'17"W 50.16'; (12) N 55°12'11"W 43.18'; (13) N 35°00'56"W 32.38'; (14) N 50°54'45"W 35.45'; (15) N 34°38'53"W 37.48'; (16) N 48°57'13"W 34.86'; (17) N 08°39'29"W 31.61'; (18) N 01°16'15"E 25.83'; (19) N 03°54'20"W 25.40'; (20) N 40°22'26"E 20.76'; (21) N 39°56'39"E 23.06'; (22) N 46°37'56"E 31.88'; (23) N 58°13'52"E 21.55'; (24) N 33°51'14"E 38.56'; (25) N 39°49'44"E 25.04'; (26) N 66°05'04"E 17.20'; (27) N 75°52'38"E 17.79'; (28) N 74°06'46"E 17.51'; (29) N 45°21'00"E 26.61'; (30) N 40°57'08"E 19.39'; (31) N 46°57'13"E 21.64'; (32) N 36°38'38"E 38.15'; (33) N 21°21'26"E 43.44'; (34) N 19°27'43"E 37.39'; (35) N 07°52'20"E 24.85'; (36) N 09°27'07"W 21.22'; (37) N 00°09'50"W 21.56'; (38) N 25°46'35"E 3.74' to a #4 rebar set on the 760' contour of Lake Norman and the corner of WMCI Charlotte VII, LLC (DB 19088 Pg 289); thence with WMCI, S 29°29'37"E crossing an existing 1/2" iron pipe at 4.28, for a total distance of 351.23' to the POINT OF BEGINNING, having an area of 3.713 acres as shown on a survey titled "Annexation Map Town of Davidson" by Jeffrey C. Allen, PLS (L-3810) of Allen Geomatics, P.C. (C-3191), dated April 4, 2019.



Polaris 3G Map – Mecklenburg County, North Carolina

Annexation Exhibit

Date Printed: 4/8/2019 5:27:31 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Parcels Adjacent to the Proposed Property to be Annexed

- Tax Parcel: 003-211-02

Physical Address of Tax Parcel: 618 & 622 Catawba Avenue, Davidson NC 28036

Property Owner: Jay and Abraya Johnson

Property Owner Mailing Address:

622 Catawba Avenue, Davidson, NC 28036

- Tax Parcel: 003-205-34

Physical address of Tax Parcel: 627 Catawba Avenue, Davidson NC 28036

Property Owner: Marvin and Janie Richard

Property Owner Mailing Address:

627 Catawba Avenue, Davidson, NC 28036

Parcels Adjacent to the Proposed Property to be Annexed

- Tax Parcel: 003-211-02

Property Owner: Jay and Abraya Johnson

Property Owner Mailing Address:

622 Catawba Avenue, Davidson, NC 28036

- Tax Parcel: 003-205-34

Property Owner: Marvin and Janie Richard

Property Owner Mailing Address:

627 Catawba Avenue, Davidson, NC 28036

- Tax Parcel: 003-211-81

Property Owner: WMCI Charlotte VII LLC – c/o Weinstein Properties

Property Owner Mailing Address:

3951-A Stellman Py, Glen Allen, VA 23060

- Tax Parcel: 003-211-83

Property Owner: Town of Davidson

Property Owner Mailing Address:

PO Box 579, Davidson NC 28036



WATER/SEWER DETERMINATION REQUEST

DATE:

4.12.19

BACKGROUND

In August 2018, the Town of Davidson formalized its water/sewer policy via resolution. The Town's 1984 agreement with Charlotte Water affirms the Town's authority to approve all water/sewer *extensions*. Charlotte Water retains the authority to approve water/sewer *connections*.

PROCESS

Any new development in Davidson shall be required to complete this form and remit to Charlotte Water for a determination: IDSfinalinspections@charlottenc.gov

Water Extension – Any construction, alteration or expansion of the public water system requiring a permit according to 15A NCAC 18C.0301

Sewer Extension – Any construction, alteration or expansion of the public sewer system requiring a permit according to 15A NCAC 02T .0303

Water/Sewer Connection – Connection to the existing public infrastructure does not require alteration or expansion of said public system with the intention of providing water or sewer service to private water or sewer system.

If Charlotte Water determines that any utility service is classified as an *extension*, Davidson Board of Commissioners' approval is required. Contact the Town of Davidson to determine the next step.

APPLICANT INFORMATION

Name: Joseph Roy, OWNER

Address: 19975 JANE CRUMP Way, Cornelius NC 28031

Tel: 704 361.3602

Email: ROYJT@MEETINGSREET.NET

PROJECT INFORMATION

Name: Ambleside Residential AKA, Lake Cornelius Residential

Parcel ID: 00321101

Description (Acreage, Dwelling Units, Building Types, Road Frontage, Access, etc.): 3.7 AC, Detached single family dwellings, non-sprinklered. AVED private ALLEY access off NC DOT Road.

DETERMINATION

Water (Please Circle)

Connection

Extension

Sewer (Please Circle)

Connection

Extension

Charlotte Water (Printed)

Charlotte Water (Signature)

Date

4-12-19



August 16, 2017

Mr. Jacob Bachman
ColeJenest & Stone, PA
200 S. Tryon St. Ste. 1400
Charlotte, NC 28202

**SUBJECT: WILLINGNESS TO SERVE
CATAWBA AVE TOWNHOMES
648 CATAWBA AVE, DAVIDSON NC**

After an analysis of the sanitary sewer associated with the proposed design of project WTS, Catawba Ave Townhomes, it was determined that there is sufficient capacity in Charlotte Water's sanitary sewer system to accommodate the proposed wastewater flow at the connection points indicated on the submitted utility plan for transmission to the *Rocky River Waste Water Treatment Plant; NPDES permit number NC0036269*, located in Cabarrus County, for treatment. Please note that the availability of flow is subject to change and that this willingness to serve review in no way guarantees future capacity.

The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # 0160010, on file with the Public Water Supply Section of NC DEQ. However, Charlotte Water cannot guarantee a constant pressure or quality of flow.

Connection to the Charlotte Water and sewer system is accepted on a first come, first served basis, pending review and approval through the Charlotte Water Capacity Assurance Program, and Flow Acceptance approval from the Water and Sewer Authority of Cabarrus County.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. If you have any questions, please do not hesitate to contact me at (704) 391-5138

Sincerely,

Gwendolyn Banner
Engineering Assistant



RESOLUTION 2019-04
DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31
Lake Cornelius Residential

WHEREAS, a petition requesting annexation of an area described in said petition was received on April 4, 2019 by the Board of Commissioners; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Davidson deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted on the 23rd day of April, 2019.

Rusty Knox, Mayor

Attest:

Elizabeth K. Shores, Town Clerk



Agenda Consider Approval to Amend Meeting Schedule

Title: **Summary:** Amend the meeting schedule by adding a Special Meeting on Tuesday, May 7, 2019 at 6:00 p.m. in the Town Hall Board Room.

Summary:

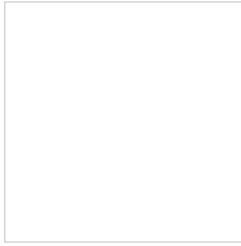
ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available



Agenda Title: Discuss Draft Resolution 2019-XX for NC DOT Project U-5873 (Hwy 115/Davidson St/Potts St Roundabout in Cornelius)
Town Manager Jamie Justice

Summary: At the February 26, 2019 board meeting, the mayor and commissioners directed staff to create draft resolutions for board consideration that provide comments on two mobility projects: U-5907 is the Potts-Sloan-Beaty corridor project and U-5873 is the Highway 115/Davidson Street/Potts Street intersection improvement project in Cornelius. Town staff prepared two separate resolutions, one for each project. The suggested changes and/or improvements have come from citizen input, commissioner comments, and staff comments.

Resolution 2019-11 regarding specific improvements/changes for NCDOT Project U-5907 was approved on March 26, 2019.

Staff has made additional revisions to the draft resolution regarding NCDOT Project U-5873.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Agenda Memo - Draft Resolution for NCDOT Project U-5873	4/16/2019	Cover Memo
▣	DRAFT Resolution 2019-XX NCDOT Project U-5873	4/16/2019	Resolution Letter
▣	U-5873 Map	4/16/2019	Backup Material



Draft Resolution for NCDOT Project U-5873

To: Davidson Board of Commissioners
From: Jamie Justice, Town Manager
Date: April 23, 2019
Re: Draft Resolution for NCDOT Project U-5873

1. OVERVIEW

At the February 26, 2019 board meeting, the mayor and commissioners directed staff to create draft resolutions for board consideration that provide comments on two mobility projects: U-5907 is the Potts-Sloan-Beatty corridor project and U-5873 is the Highway 115/Davidson Street/Potts Street intersection improvement project in Cornelius. Town staff prepared two separate resolutions, one for each project. The suggested changes and/or improvements have come from citizen input, commissioner comments, and staff comments.

Resolution 2019-11 regarding specific improvements/changes for NCDOT Project U-5907 was approved on March 26, 2019.

Staff has made additional revisions to the draft resolution regarding NCDOT Project U-5873.

2. RELATED TOWN GOALS

Strategic plan:

Mobility/Transportation Goal: Town will enable citizens to move freely throughout town via transit, car, bicycle, and on foot.

Historic Preservation: preserve historically significant structures to retain our authenticity as a historic, small college town.

Core value(s):

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces

Constituents served:

All citizens

3. OPTIONS/PROS & CONS

The town board has the option to approve the resolution or to not approve the resolution. By creating and approving the resolution, the town board is able to submit suggested changes or improvements to the project to NCDOT and Kimley-Horn for consideration. If the town board does not create and approve the resolution then the town board's suggested changes or improvements to the project will not be formally submitted to NCDOT and Kimley-Horn.

4. FYI or RECOMMENDED ACTION

Staff recommends providing comment and make any changes to the draft resolution and approve the final resolution at the April 23 board meeting.

5. NEXT STEPS

Once approved, the resolution would be forwarded to NCDOT and the design engineering firm working on the project, Kimley-Horn for consideration.



DRAFT - Resolution 2019-XX
REQUESTING NC DEPARTMENT OF TRANSPORTATION TO CONSIDER
IMPROVEMENTS/CHANGES TO THE HIGHWAY 115/DAVIDSON/POTTS STREETS
ROUNDBOUT PROJECT IN THE TOWN OF CORNELIUS (U-5873)

WHEREAS, one of the Town of Davidson's core values states that citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit; and

WHEREAS, one of the Town of Davidson's core values states, "Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces."; and

WHEREAS, one of the Davidson Board of Commissioner's strategic plan priorities is mobility/transportation stating the town will enable citizens to move freely throughout town via transit, car, bicycle, and on foot; and

WHEREAS, one of the Davidson Board of Commissioner's strategic plan priorities is to preserve historically significant structures to retain our authenticity as a historic, small college town.; and

WHEREAS, one of the themes from the Town of Davidson's comprehensive plan states the town will provide sustainable and healthy choices for transportation, food, and energy use; and

WHEREAS, the intersection improvement project in Cornelius at the intersection of Highway 115, Davidson Street, and Potts Street is an important improvement project for Davidson; and

WHEREAS, the Town of Davidson Mayor and Board of Commissioners supports the intersection improvement project in Cornelius and offer the following specific improvements/changes for consideration for the U-5873 project to mitigate the design impacts on the private properties, on the southern gateway into town, and to the character of Davidson:

1. Ensure the roundabout design and geometry makes for the least impact (e.g. right of way width, tree loss, etc.) on the properties along highway 115 in Davidson north of the railroad trestle.
2. Reduce the width of the sidewalk to 5 feet along the front of the properties at 497, 511, and 523 South Main Street and reduce the right of way impacts accordingly.
3. Request additional landscaping and other aesthetic improvements on and around the retaining wall facing the Green School property.

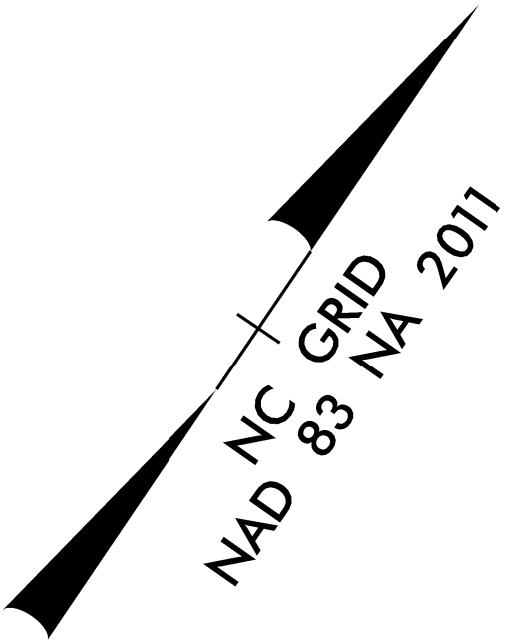
4. Relocate and reinstall the entrance sign and rock wall to replicate the character of the southern gateway into Davidson.
5. Replace the guardrail with a more aesthetically-designed guardrail that blends into the setting.
6. Create a landscaping plan in conjunction with the town that mitigates any tree and landscaping loss by adding and/or replacing where appropriate.

Adopted on the XXth day of _____, 2019

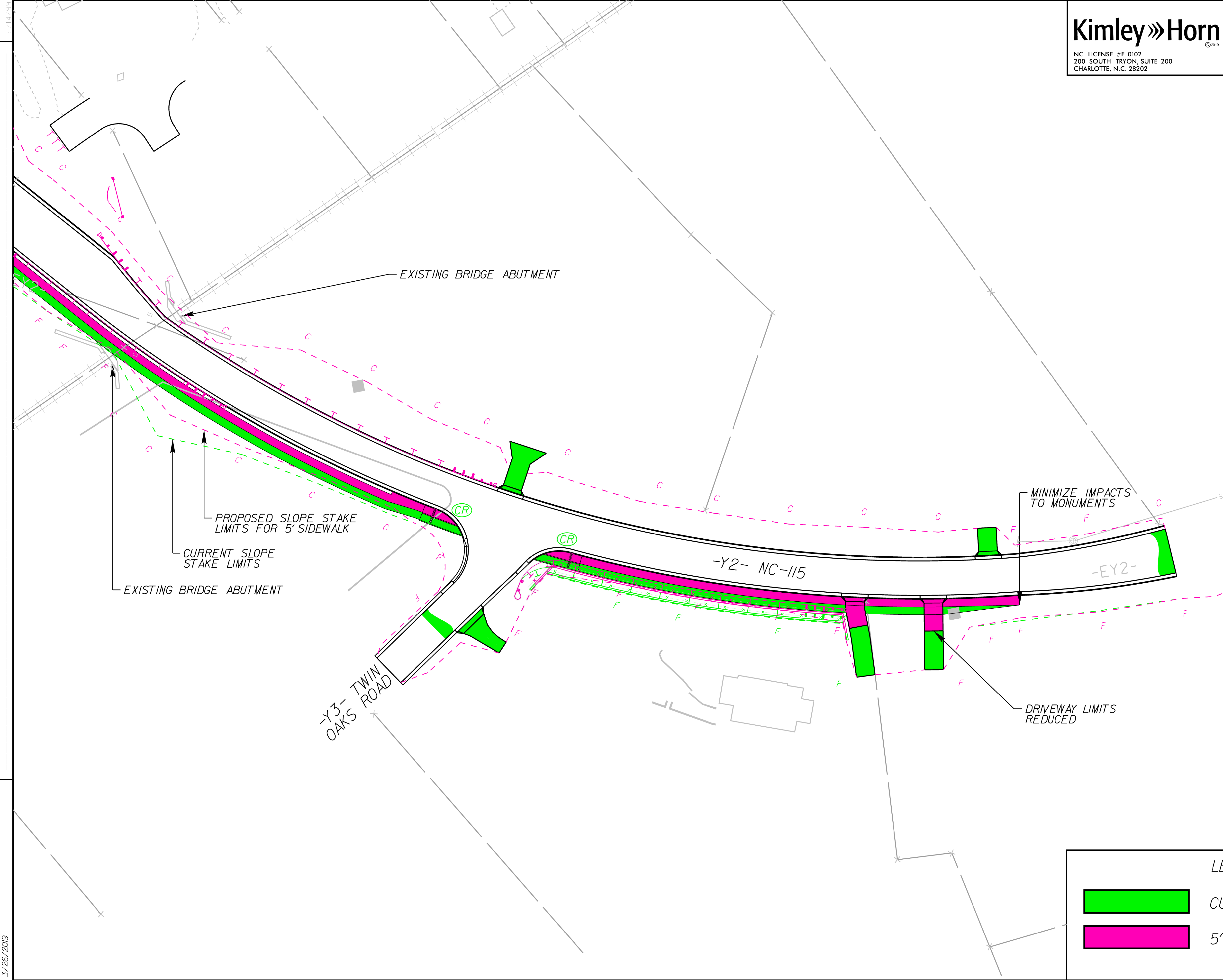
Rusty Knox, Mayor

Attest:

Elizabeth K. Shores, Town Clerk



REVISIONS



LEGEND

CURRENT DESIGN

5' MODIFIED S/W DESIGN