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Citizens for Smart Growth

Recipient: Town of Davidson Board of Commissioners

Letter: Greetings,

Honorable Mr. Mayor and Esteemed Town Commissioners,  
As Citizens of Davidson we have been on a journey with you regarding the RAP. We have been listening and sharing perspectives directly and through friends with you all and town staff. We have reviewed the proposed Text and Map Amendments. Our concerns with the process remain focused on the speed of the process and the size of the town area impacted by the proposed changes. We believe in a Slower Phased Approach that gives us as a town and as citizens the opportunity to rezone (amendments and maps changes) in phases to allow us to measure and adjust for any unintended consequences (especially traffic) discovered in early phases before the next phases are approved. There is no compelling reason why we need to rush and do it all in one package. We believe in a 'Go Slow' development option. Faced with voting either YES or NO, and not having a slow option at this time, we recommend NO.  
Attached is a petition supporting this position supported by 730 citizens of our community.  
Please accept it as input for your consideration prior to the vote planned for Tuesday March 28, 2017.

# Comments

Name	Location	Date	Comment
John E Quinn	Davidson, NC	2017-02-09	I think we risk too much congestion on our roads by turning loose too much rezoned space at one time. Vote no or vote to slow.
Matt Barrington	Davidson, NC	2017-02-10	I want to keep Davidson unique and green. While I believe a plan for growth is good, I do not believe mass rezoning is needed and think it is detrimental to the majority of the Davison rural landowners and town residents.
Nancy Palmisano	Davidson, NC	2017-02-10	To protect the land in Davidson from being over developed.
Jonathan Bolenbaugh	Ann Arbor, MI	2017-02-10	The Town Board refuses to listen to the citizens of the community it is intended to serve. The private interests of board members appears to be driving the town direction not the will of its people.
Kimi Matthews	Davidson, NC	2017-02-10	Davidson has the offering of a vibrant downtown, lake access, and farmland, all within a few small miles, end-to-end. This separates us from other communities; there's value in that. Focus on how we accommodate the already over auto-populated roads and parking lots, before inviting more congestion in and messing with the esthetic charm. Please.
Juliet Bowden	Davidson, NC	2017-02-10	Want more deliberate actions taken to protect the small, agricultural town we live in. Want more attention on solving road issues prior to development b/c that is a public safety, public interests first position.
Joyce Dalsheim	Davidson, NC	2017-02-10	Davidsonians have been misled. Existing zoning already allows for growth. This would benefit banks and builders, but not ordinary people who live here or would like to live here.
Robin Froad	Wenonah, NJ	2017-02-10	Please drive out on June Washam Rd between 4-7pm on any given weekday evening. June Washam is a windy, country road, with horses grazing on either side, that you now sit on anywhere from 10-20 minutes in traffic in order to make it out to 73. The traffic coming from Davidson Concord road is just as bad. The plans include tons and tons of more homes and people on June Washam, as well as the new developing occurring on Davidson Concord Rd across the street from River Run. With all of the new plans, and no new roads, living here will become an absolute nightmare. If this plan goes through, we're taking our family and money somewhere else.
Nils Lucander	Davidson, NC	2017-02-10	Development needs to be restricted until firm land adequate infrastructure and road development is in place and funded by the new developments.
John Wiese	Davidson, NC	2017-02-10	The Board is working really hard to ruin the town atmosphere they exploiting.
Pamela Zamora	Davidson, NC	2017-02-10	I am not anti-development, I just wish the town would hold more of the land back to be rural vs. neighborhood. I think the plan is too aggressive on the neighborhood side and doesn't address traffic impacts appropriately.
Jaymi Fay	Davidson, NC	2017-02-10	The staggering rate of growth and unchecked ambition to continue at this pace will ruin Davidson. It's a town built around a community--with that comes the responsibility of it's residents to protect and preserve it!
John Fay	Los Altos, CA	2017-02-10	I'm signing because a rezoning of this nature would have a negative impact on the community of Davidson.
Cheri Powers	Clinton, NY	2017-02-10	Enough is enough. Too many people in town gov't are interested only in more development, not quality of life or improving the existing infrastructure.
Bailey Potter	Davidson, NC	2017-02-11	We need to preserve our land not destroy this beautiful unique town!!!!

Name	Location	Date	Comment
Ryan Fay	Davidson, NC	2017-02-11	Davidson is my home. It is distinct and different and unique. It has hundreds of years of amazing history and careful planning. There is no need or urgency to make such a drastic decision in one fell swoop. Please keep Davidson special. Please don't rezone the entire city for immediate development. We don't want or need it.
Carole Krug	Davidson, NC	2017-02-11	I appreciate the open space and am saddened that the town's elected office holders see fit to ruin our idyllic town. As soon as rezoning is finalized, developers will be filing applications for huge subdivisions. We can't handle the extra stress on our infrastructure. Our business area streets are not built to have mass development. The school is so overcrowded, temporary trailers have eaten up space where we once had a t-ball field.
Dean Noble	davidson, NC	2017-02-11	Each piece has its own unique characteristics. We need to look at those against the characteristics of the area and the character of the project.
Jana Watt	Davidson, NC	2017-02-11	So true! Thank you!
Jana Watt	Davidson, NC	2017-02-11	So, so true...who is driving this?
Jana Watt	Davidson, NC	2017-02-11	True! thank you:)
James E Harris	Davidson, NC	2017-02-11	I don't believe it is necessary at this time and is better done when a landowner or developer has an idea of how the land might be used.
John Baron	Davidson, NC	2017-02-11	We need to manage development carefully in order to maintain the integrity of Davidson. It has been a preferred place to live because of its space, diversity and openness. If we change that, Davidson just becomes another typical suburb.
Heidi Bertino-Daum	Naperville, IL	2017-02-11	New to the area and have witnessed terrible unplanned growth in this area. We should be learning from other communities about planned, purposeful growth for the greater good.
Gretchen Platt-Koch	Hartland, MI	2017-02-11	This plan is very aggressive and doesn't give the town the ability to grow gradually taking into account how the town will change naturally over time.
Maritza Torres	Davidson, NC	2017-02-11	To stop the rezoning of rural land in Davidson, the impact will be detrimental to the quality of life we have grown to love in Davidson.
Jill Hillman	Davidson, NC	2017-02-11	Concerned about traffic and overdevelopment of rural land.
Christopher Bradley	Davidson, NC	2017-02-11	I am diametrically opposed to the current direction in which the Town of Davidson is moving.
Elaine Krause	Davidson, NC	2017-02-11	Pushing thru to quickly. The density is too high.
Rick Short	Davidson, NC	2017-02-11	These properties should not be rezoned until projects are brought forth by developers. Maintaining the current rural zoning is the best way for the town to control the velocity of future development as opposed to the mass granting now of by right development privileges that allow more intense development.
James Villano	Davidson, NC	2017-02-12	I love Davidson because of the small town feel. It's getting to congested on the outskirts.
Julie Reitz	Davidson, NC	2017-02-12	We moved here for the small town experience. Don't change it!
Tanya Lam	Davidson, NC	2017-02-12	Please don't rezone and ruin the quaint town that we all love..
John MacQuarrie	Davidson, NC	2017-02-12	The town leaders either have their own personal interests in mind or they don't know how to run the town.....either way this needs to be stopped!

Name	Location	Date	Comment
Colleen Laskoski	Davidson, NC	2017-02-12	Davidson is a unique town and constantly gets outside recognition for all the characteristics which have drawn people to make it their home. Time, patience and thoughtful execution into every new project has been beneficial to the town. Please maintain the town's integrity. Growth can and will happen. There's a plan. Just allow the control to come from the town not the developers. Please act in the best interest of those that already reside here.
Christine McLaughlin	Davidson, NC	2017-02-12	I'm signing because I believe that the board should retain control of future growth and development, and that rezoning should be considered on an individual project-by-project basis.
Diane Wilson	Davidson, NC	2017-02-12	I'm very concerned that we are in danger of losing the quality of life that makes Davidson so special. I understand the intent of the rezoning, but feel that our current infrastructure cannot handle high density growth and that our roads will become gridlocked. I don't believe our town can absorb such growth that may happen so rapidly. Already, it's hard to even maneuver through Davidson (whether on foot or in a car) during peak times.
Charles Blevins	Davidson, NC	2017-02-12	Charles Blevins
Greg Rouse	Davidson, NC	2017-02-12	Davidson positions the town as a walking and biking friendly community. We no longer walk or bike on Davidson-Concord Road, East Rocky River Road, Shearer Road, Grey Road, Griffith Street, and Main Street due to safety issues. Seems counter intuitive that the Town Board of Commissioners now wants to further develop Davidson without addressing the infrastructure.
Alexis Burnett	Davidson, NC	2017-02-12	I am opposed to rezoning this area.
Kristina Hill	Davidson, NC	2017-02-13	All for change and growth but do not see the need to rezone this many acres at one time. Davidson should continue to grow slowly. That's why we moved here!
Kassie Love	Davidson, NC	2017-02-13	I'm signing because I want to stop the reasoning.
Jay Grebstein	Davidson, NC	2017-02-13	I do not agree with the town zoning intention.
Andria Ratchford	Davidson, NC	2017-02-13	I am signing this petition because rezoning should be considered on a case-by-case basis.
meghan reino	Plymouth, MI	2017-02-13	The open fields and trees add to the charm and beauty of our town!
Kristy Shafer	Davidson, NC	2017-02-13	I don't want to see the small town feel of Davidson change.
Tracy Rouse	Davidson, NC	2017-02-13	Congestion!!
Madison Ellis	Davidson, NC	2017-02-13	I'm signing this petition because I am a recent resident to Davidson and love how unique it is compared to Cornelius and Huntersville. I greatly enjoy the town of Davidson with all the diversity it brings and the simple things it has during the week. By adding in new homes Davidson will lose the simple organic feeling everyone loves. Also it will cause complications with traffic and school districts. Our local schools are already overwhelming filled with students.
Amy Camodeca	Davidson, NC	2017-02-13	This will affect my neighborhood, traffic by my home and negate the reasons for moving here in the first place.
Emily Kingsley	Davidson, NC	2017-02-13	I am a town resident and moved to this area for the small town feel. Don't destroy it. Don't make people's commute go up and road rage soar. Make it safe to cross the streets without so much congestion - soon simply waving a flag just won't do with all the cars. I want my family safe. Take care of our baby boomers who want a small town place to retire and avoid the traffic of Charlotte - they come here for a slower pace of life. Stop the building madness!

Name	Location	Date	Comment
Jana Watt	Davidson, NC	2017-02-13	This is a whole lot of land to rezone in one fell swoop--and once the barn door is open, it's awfully tough to shut it. I think there needs to be slow and conscientious growth in Davidson--that's what has made it great so don't recreate the wheel!;
stephanie romaldini	Weston, CT	2017-02-13	We moved to this area because it has a charming quality to it that we did not see in south Charlotte. The suburban sprawl they are experiencing is not how I want to live. The beauty of Davidson is its farm land, greenways and parks not more housing developments!
Kelley Ruthstrom	Davidson, NC	2017-02-14	I want to keep Davidson beautiful, and not keep overcrowding with new homes and development.
Virginia Wheeler	Davidson, NC	2017-02-14	The reason I relocated to the Town of Davidson was its rural charm. With the expansion of River Run and new homes being built in Bradford and other existing communities, our Town cannot handle more traffic. We live in a special community. Less is more.
Eileen Shatara	Davidson, NC	2017-02-14	The new construction will cause and increased and unsafe amount of Traffic
Andy Krumholz	Davidson, NC	2017-02-14	You're not offering a slow growth proposal. if the current proposal is approved, there are no checks and balances on growth and the speed of that growth. I'm afraid infrastructure won't be able to keep up.
Leslie Christ	Davidson, NC	2017-02-14	Please do not re-zone and cause undue stress on our beautiful town, residents and futures. Thank you.
Robert Rocchio	Davidson, NC	2017-02-14	Keep Davidson what it has always been!!
Mark Gandino	Davidson, NC	2017-02-14	I am not opposed to growth, but am concerned of too much too fast. I do not want to see another Mooresville with Rt 150 where getting around is terrible. We move to Davidson for its charm and character. We hate to see that go away.
Nicole Doty	Davidson, NC	2017-02-14	Infrastructure cannot keep up with this zoning plan.
Vanessa Christiansen	Davidson, NC	2017-02-14	I moved to Davidson last year for the quiet and quaint town feel. I was attracted by all the farms and open fields. I believe adding more neighborhoods would change the uniqueness of this town. It would take its attractiveness away. How are our schools going to support more students. My daughter already has 25 kids in her class. We are already lacking enough school buses.
Lisa Gosling	Davidson, NC	2017-02-14	I'm signing because I believe that all this development will ruin Davidson and there will be way too much congestion on the roads
Katie Kenseth	Davidson, NC	2017-02-14	Our roads can't handle more growth
Bill Hahn	Davidson, NC	2017-02-14	Growth too fast without checks and balances is unacceptable. Any new growth should require builders to PAY for any needed upgrades/expansion to infrastructure to support said growth. This should be non-negotiable. The County does this to non-profit charter schools, but not to builders. This is disgraceful.
Jason Westmoreland	Davidson, NC	2017-02-14	There is no upside to doing this for our residents, only for developers. Why give up the option to manage development to align with capacity and maintain some negotiation capabilities with developers.
Jina Motts	Davidson, NC	2017-02-14	We like the open space and natural areas that have always made Davidson the gem that it is.
Carolyn Knauer	Davidson, NC	2017-02-14	I am opposed to this blanket change. More thought needs to go into infrastructure prior to approving more growth. Keep the charm of Davidson with smart growth!
Maggie Nibbe	Davidson, NC	2017-02-14	We need to work on the infrastructure first.

Name	Location	Date	Comment
Roger Thatrington	Davidson, NC	2017-02-14	I am against the rural plan in several areas. Key concern is Plan will speed up development and it has text in the plan that has false statements regarding Runnymede and this makes me suspicious about the integrity of the overall plan.
Jamie Yoch	Davidson, NC	2017-02-14	Look around and you can't help but see the mess all around us from premature growth, for the sake of growth. Let's get it right, Davidson. Better yet, let's try to keep a little bit of this beauty intact. "Make LKN great again!"
Diane Dwyer	Davidson, NC	2017-02-14	Diane Deyer
Justin Addis	Davidson, NC	2017-02-14	Mass rezoning is not necessary to achieve the goals of the Rural Area Plan. Would prefer to approve re-zoning as new projects are known to protect and preserve the town's voice in the process. This proposal, as written, cedes too much power to developers and does not include adequate consideration for school and traffic impacts.
Karen Stewart	Davidson, NC	2017-02-14	We moved to Davidson in part because we felt it had excellent planning. After living in California for 20 years, we knew the problems with poorly planned development. I am saddened to see Davidson moving in a direction which will dilute the very things that make it such a special place.
Shannon Gustafson	Davidson, NC	2017-02-14	We have lived in Davidson for 13 years and one of the reasons we love it so much was it had that small town feel to it. It seems that the town is losing site of what makes Davidson so unique and makes people want to live here. If they follow through with the changes it's going to make it like every other place. The town is becoming greedy and only seeing dollar signs and not the overall impact of what adding more subdivisions and commercial buildings will do the town. The traffic here is already getting worse and the roads can't handle much more. They need to think about the people of the town and how we feel about what it takes to keep Davidson unique and not about the dollars \$\$\$\$\$!!
David Schulenberg	Davidson, NC	2017-02-14	We love Davidson for what it is - not what it could become. Keep the family, non-commercial orientation with neighborhood schools. That's what's unique and special about Davidson.
David Holden	Davidson, NC	2017-02-14	I like the rural area like it is, Davidson has performed poorly on development and growth planning and management, and put our concerns about safety and traffic management to the wayside.
Randall King	Davidson, NC	2017-02-14	I want to see a more deliberate, planned approach to managing development. Things change as well as dependencies and learnings. A broad approval of this much land is irresponsible and not beneficial to the overall township.
Michelle Kesner	Davidson, NC	2017-02-14	Please take a ride down June Washam Rd and see what has happened to our quiet little road. Speeding is an everyday occurrence. We moved here to enjoy country living and the development has made our rural area a nightmare. Please stop this madness.
Laurie Hadley	Davidson, NC	2017-02-14	We fell in love with Davidson because it not full of commercial spaces like many of the towns surrounding us, and I believe that those that we elected to represent us were of this mindset at the time that they were elected. I do not believe that the vast majority of the people of the town are asking more than to be represented accurately.
Sarah Branch	Davidson, NC	2017-02-14	I'm opposed to the urban development of this land.
Tracey Marchitelli	Davidson, NC	2017-02-14	My main reason for opposition is that the area simply cannot handle the development with the current road systems.
Marc Brooks	Davidson, NC	2017-02-14	Too much traffic! Keep Davidson The way it is!
Jackie Davis	Davidson, NC	2017-02-14	Stop the rezoning!

Name	Location	Date	Comment
Alan Koreneff	Davidson, NC	2017-02-14	I am signing because I believe in planned growth of the community that meets the needs of both the future residents and the current ones.
Cara McGoldrick	Davidson, NC	2017-02-14	I want Davidson to maintain the charm and integrity it's had since we moved here 18 1/2 years ago.
Rahul Samant	Davidson, NC	2017-02-15	This is irresponsible growth
Jim Hadley	Davidson, NC	2017-02-15	Shearer Rd, Grey Rd and June Washam Rd are very special, one by one the Town Board is allowing them to disappear into subdivision after subdivision.
Carrie DiMarzio	Davidson, NC	2017-02-15	Less Is More! Don't sacrifice quality for quantity!
Shana Erber	Davidson, NC	2017-02-15	Seems like a rushed decision on a topic that needs more discussion. I haven't seen much execution from the board on park development, green space, pedestrian advocating, and road planning/parking. Lots of stuff on paper, but more apartments, townhouses and subdivisions seem to pop up than any of the above. This leads me to believe something is off-balance. Overpopulation without proper infrastructure is a big concern.
Amy Feira	Davidson, NC	2017-02-15	I want to see more work done on our infrastructure to alleviate the rapidly worsening traffic throughout Davidson. Our quality of life is suffering. 'Walkability' is great but not everyone can walk to school and work. Please slow down development.
Constance Roseler	Davidson, NC	2017-02-15	Rural Davidson is a rare area that needs to be preserved. Having moved here from NJ, I have been watching this area become more and more developed. Having lived for most of my life in an overcrowded area, I urge you not to do this to what is still 'a little bit of heaven'.
Ann Marie Coleman	Davidson, NC	2017-02-15	Do not want the growth with more homes, more traffic, over crowding schools, losing green space
Gavin Thomas	Davidson, NC	2017-02-15	I want to stop the rezoning of land in Davidson
Gary Davis	Davidson, NC	2017-02-15	Conflict of interest by board members who businesses would benefit. Not looking to see my town changed with additional residents. Already too much growth.
Bruce Stewart	Davidson, NC	2017-02-15	Davidson is unique. You have only to look at surrounding towns to see the effects of over-development and zoning that ignores the value of open space. Development should be thoughtful, planned and cautious. Every decision affects us all for years to come.
Alice Garbrick	Davidson, NC	2017-02-15	This rezoning is one more step away from the Davidson we all love. The Rural Area Plan does not support staying rural, but encourages development, and is developer-friendly. We will have lost much of what otherwise would have been open space, farm land, or at least large lots. We also know that much of the planning has been against the recommendations of Town, the Town Planning Board, and the Davidson Land Conservancy. Davidson is praised by the entire state; please keep the atmosphere that has made it so special.
Jennifer Little	Davidson, NC	2017-02-15	I want to limit the rapid development in Davidson and preserve our green spaces
Sarah Thurber	Huntersville, NC	2017-02-15	Seems like an over ambitious rezoning at one time. Allows for significant changes to the current zoning. Why is this extremely important decision not put up for a vote to all of the citizens of Davidson?
Melissa Boyes	Davidson, NC	2017-02-15	Growth should be slow, deliberate, and realistic in terms of what our infrastructure, community services, and social fabric can support. Wholesale rezoning seems bizarrely at odds with the values that have traditionally made Davidson desirable to begin with.

Name	Location	Date	Comment
Richard Lima	Davidson, NC	2017-02-15	Of we are not here to preserve something for our kid's kids, then what's the point?
David Moore	Davidson, NC	2017-02-15	Don't want to lose Davidson's small town character.
Amy Lavey	Cornelius, NC	2017-02-15	Keep Davidson the Davidson we all know and love!! It is one of the most desirable towns in NC to live in. Too much expansion will forever change this!
Virginia Wheeler	Davidson, NC	2017-02-15	I relocated to Davidson, NC because it was a charming town with so much character and recognized for its wonderful Davidson College. I am totally against the "wholesale" zoning proposal.
Holly Ridgway	Davidson, NC	2017-02-15	There is no plan to accommodate for the increase in population regarding schools, traffic, and infrastructure.
Reagan Murphy	Huntersville, NC	2017-02-15	Our infrastructure cannot handle any new development.
Susan Wittmann	Davidson, NC	2017-02-16	I believe in very controlled growth of Davidson, to keep it the beautiful community it is.
Robin Slayton	Davidson, NC	2017-02-16	Do not agree with how this will allow builders to operate and possibly circumvent the citizens and our wishes for our town
Angelo A Lorusso Jr.	Davidson, NC	2017-02-16	After 22 years of growing at a slow and carefully managed pace, I feel that all of a sudden y'all want to bulldoze every available piece of land.
Gary Maves	Davidson, NC	2017-02-16	I love how Davidson is one of the few unspoiled communities. The small town atmosphere and the unique college setting nurture the lives of so many in it. I see Mooresville putting in condos and I see Cornelius spoiling the downtown with monstrous condos or apartments of Antiquity. Where are all these people going to park and how much more congestion can 150 and Catawba take? Don't turn developers loose on Davidson just for tax money. They don't seem to care what they build and the community will suffer for what I already see as Mooresville and Cornelius stupidity. If you "have" to do this, go cautiously because if you plan to live here for a long time don't do something you will later regret.
David Wittmann	Davidson, NC	2017-02-16	I do not have faith in some of the Commisioners that they have the best interests of the town of Davidson in their hearts. Our elected Mayor has lost my trust and borderline respect for the actions that have been taken.
Christy Williams	Davidson, NC	2017-02-16	The quaint Davidson, that we love can't support this growth without drastic changes. In addition, low income housing far removed from town presents many challenges in regards to transportation.
Tyler Johnson	Davidson, NC	2017-02-16	I live in the Davidson Area and I do not want to see our historic quaint little town of Davidson be pushed aside
Russell Lyman	Davidson, NC	2017-02-16	The runaway development needs a pause.
Beth Quinn	Davidson, NC	2017-02-16	My husband has attended many meetings on this and has explained his concerns and I share them.
Carole Krug	Davidson, NC	2017-02-17	I believe we need to preserve our lovely town from mass, unfettered (by right) development.
Samantha Walsh	Davidson, NC	2017-02-17	Because I do not know a single person in town who wants this re-zoning. And it's concerning to me that there are developers who could profit off of this measure on the town board.
Vallee Bubak	Davidson, NC	2017-02-17	The By-Right zoning the Board is seeking means that the public will forever lose their voice about future development projects. It's wrong that the Board is giving developers this free reign and greatly risking the character and appeal of Davidson.

Name	Location	Date	Comment
Tom Oddo	Davidson, NC	2017-02-17	The growth in Davidson is out of control, and destroying what WAS a great community. GO SLOW. The quaintness, among other qualities is gone, can it be restored?
Chris Flaherty	Davidson, NC	2017-02-17	I'm signing because Davidson is a special place BECAUSE it has managed growth in a careful and considered way. Rapid rezoning is not the answer. I urge the board, particularly those engaged in real estate development, to tread carefully on this issue.
Kimberly Abell	Davidson, NC	2017-02-17	Developers have too much influence with the board and no plan I have seen deals with the traffic that will be added by more building.
Larry Watson	Davidson, NC	2017-02-18	Davidson land use decisions benefit a few while the rest of us have to live with the consequences of poor land use decisions forever.
John Karant	Davidson, NC	2017-02-18	I'm a concerned davidson town resident and want davidson to maintain its small town feel and have open, green spaces available to residents
Karen Manfredi	Davidson, NC	2017-02-18	We feel like the historical and small village feel of Davidson is quickly becoming overshadowed by new developments that seem to be constructed cheaply and for maximum return to developers. The integrity of the town is degrading when it could be just as easily improved and preserved if championed by leaders that share the appreciation for what makes Davidson special.
Joyce Wynes	Davidson, NC	2017-02-18	I have lived here 17 years and I am very disturbed by all the development in this quaint town. The traffic and safety has become a big issue because of overdevelopment and density pursuits by our mayor and board. BTW, how do we start making it illegal to have people on the board who have a conflict of interest such as bankers, developers, builders, etc.
Karl Erber	Davidson, NC	2017-02-18	Our current city officials clearly do not have the citizens in mind with this rezoning. They do not care about establishing necessary green space for our town or setting up the appropriate infrastructure (sidewalks, parks, etc.) to support all these new residents. The basic lack of urban planing by our elected city officials is appalling.
Jim Clark	Davidson, NC	2017-02-18	Agree with alternative
Jennifer Duch	La Grange, TN	2017-02-18	I don't think it's the right thing for the community.
Nancy Griffith	Clinton, SC	2017-02-18	Growth in Davidson is out of control. Traffic is horrendous. Despite some statements I've heard, there ARE ways to tell developers thanks, but no thanks...they include wise zoning and refusal to extend utilities. Once the town had a great plan...what happened to it?
Mike Faubert	Mooresville, NC	2017-02-19	I believe the leaders behind this are thinking about their financial gain more than the residents. When it takes forever to drive down Main Street and kids are in trailers for learning the focus should not be on more real estate growth.
Pat Boprey	Davidson, NC	2017-02-19	I don't want to see more development in Davidson. To me less is more. The traffic and congestion has become bothersome in the past two years. I think this town is at capacity and we don't need more housing or development. I like green space and believe the wildness adds much more to the flavor of Davidson than more apartments or houses ever would. Thank you!
Greg Scoggins	Davidson, NC	2017-02-19	I am signing because there is too much high density housing in the area already taxing the town's ability to handle traffic flow and parking problems.

Name	Location	Date	Comment
Scott Jeffords	Davidson, NC	2017-02-19	Given the dramatic increase in congestion on our roads here, the Mayor and Town Board should be doing everything within their power to slow and significantly moderate growth going forward. Unfortunately, however, it appears they are doing just the opposite. They have proposed and/or supported one ill-conceived development plan after another in recent years despite the obvious and vocal opposition from the citizens of this wonderful community. Having lived here for over 23 years, it is abundantly clear to me that something has changed to drive the pro-growth ambitions of our elected leaders. The question is what and why?
Kyra Kietrys	Davidson, NC	2017-02-19	The language in the plan deliberately paints a positive picture of its implementation. It does not address the negative consequences.
Holly Burgess	Davidson, NC	2017-02-19	I don't want Davidson to turn into a mega-town. We used to have space between our houses and nature to roam! Now we have busy streets and tight neighborhoods.
JEANNE NEUMANN	Davidson, NC	2017-02-20	Stop the sprawl!
Susan Johnson	Davidson, NC	2017-02-20	I have lived here for 21 years and have seen the quality of life in this lovely town deteriorate due to crowded roads and over development. We need to keep the rural spaces that make our town so distinctive in a sea of sprawl and congestion.
Ashley Fay	Palo Alto, CA	2017-02-20	the neighborhood needs to be preserved as a safe place for children
John Finney	Davidson, NC	2017-02-20	entirely too much traffic already. keep Davidson a small town!
Michael McFadden	Davidson, NC	2017-02-20	I am not opposed to growth, it is inevitable. However, I firmly feel any growth in Davidson needs to be well planned. Rapid growth will over burden the infrastructure and will most likely change the characteristics of our beloved town.
Lisa Nixon	Davidson, NC	2017-02-20	We're losing what makes us special if we keep this pace up. Our efforts should be concentrated on improving current resident's quality of life (greenways, bikepaths, etc...) and truly become type of town that we like to proudly proclaim that we already are.
Jackie Hull	Davidson, NC	2017-02-21	Our quality of life and safety of our residents will suffer if this mass rezoning is passed.
Lisa Simpkins	Davidson, NC	2017-02-21	First, the roads in this area cannot handle it! I'm very concerned about unchecked development (cramming as many "cheap" houses as possible into the smallest amount of land to comply with green space reqs, for example) that could potentially diminish the quality and charm of Davidson.
Stan Phillips	Davidson, NC	2017-02-21	I'm tired of seeing the small town feel destroyed
Meredith Harris	Davidson, NC	2017-02-21	I'm signing because I believe rezoning needs to happen on a case by case basis, not because I am against it altogether.
Jonathan Donahue	Davidson, NC	2017-02-21	We cannot build up more open land in Davidson without destroying its character and community. We also need more infrastructure, roads and schools in advance of development
Alice Alexander	Davidson, NC	2017-02-21	I think the "plan" that you have will cause more traffic than we already have
Marie Neal	Davidson, NC	2017-02-21	I'm signing because I love Davidson and care about the pace of growth. Please - don't take away the land we have come to love and our reason for moving here. Please take our voices into consideration.
Kristine Mossinghoff	Davidson, NC	2017-02-21	Pretty soon there won't be a tree or blade of grass left..

Name	Location	Date	Comment
Nancy Probst	Davidson, NC	2017-02-21	Nancy Probst
Nancy Probst	Davidson, NC	2017-02-21	We chose to move to Davidson because of its very unique, "small town" character. In four short years here, we've watched that character chipped away at in a rush to cram as many homes and apartments as possible into this small town. We DO NOT have the infrastructure to support such rapid growth. Lastly, I just hate to see the beautiful countryside plowed under - we need to preserve as much open space as possible. I hope those on the town council will really listen to those they supposedly serve.
Nancy Probst	Davidson, NC	2017-02-21	PLEASE as you develop Westmoreland Farmland, preserve our Greenway and all the trees that line it. This Greenway is a gem that is widely used and enjoyed. Keep it beautiful!!
Monica Keohane	charlotte, NC	2017-02-21	"fleets of earth-moving equipment carving the green hills into graded plateaus; hundred-year-old farms were bulldozed down to bedrock in a day...farms were pushed over for houses; I never saw a single house pushed over for a farm." --Forrest Pritchard No one moves to Davidson for scenic subdivisions. Protect what draws people here--the quaint downtown, college, old homes, big trees and surrounding country roads. Once gone you're just one more Charlotte suburb.
Mark Youngquist	Davidson, NC	2017-02-21	This plan is not in alignment with the residents of Davidson and the ETJ.
Beth Shapcott	Davidson, NC	2017-02-21	I am opposed to the greed-driven proposal for an overabundance of new homes and residents without the roads and schools to support it - with no appreciation for nature, wildlife and green space. And much of it is in my back yard - literally. Not happy!
Brian Fletcher	Davidson, NC	2017-02-21	Davidson has been a hallmark for preserving nature and green space, and the development that's occurring behind Westmoreland Farms is effectively going to wipe out one of the true natural areas left in the Davidson area. Davidson is walking away from its core values by allowing this density to occur in what is one of the few truly beautiful and preserved towns left in the area. It will negatively affect our community for decades to come.
Eileen McGuire	Davidson, NC	2017-02-21	I am very frustrated with this process. The meetings feel as if they are being held just to "check the box". I feel our voices are not being heard. I support smart, controlled growth. I love Davidson and am very concerned for our beautiful town's future if these plans go through.
Adam Ravin	Davidson, NC	2017-02-21	Dense growth without proper roads and infrastructure
Josephine Herman	Davidson, NC	2017-02-21	We need to keep green space. Davidson has grown too much in the last 12 years since I moved here.
Karen Frazier	Davidson, NC	2017-02-22	Small town charm and open space are quickly fading. So sad and disappointing.
Gary Frazier	Davidson, NC	2017-02-22	I am very displeased with the density of houses, traffic, and the reluctance to resist unnecessary growth for this town. I personally think it is too late to stop the town from moving forward with "their" agenda. We will become like our neighboring townships with no identity other than the college. The quiet Davidson we all once knew has been taken away by "rezoning" and "planned growth"?
Lisa Blahusch	Davidson, NC	2017-02-22	I want to see responsible growth and would like to keep green space in our community. There should be infrastructure and an ability to provide the school space for all those new students that would be coming to our school system.

Name	Location	Date	Comment
Paul Duke	Davidson, NC	2017-02-22	<p>Take a look at the 7 Planning Principles from the Town's website:  <a href="http://www.ci.davidson.nc.us/102/Planning-Principles" rel="nofollow">http://www.ci.davidson.nc.us/102/Planning-Principles</a></p> <p>I emphatically disagree that the current rezoning plans are in line with those principles. The current lack of appropriate infrastructure as evidenced by traffic congestion and lack of schools are just two examples of inadequate planning. Many people have already appropriately pointed out that elected (and non-elected) town officials should NOT profit from development. Their job is to support the needs and desires of the citizens of the community they were put in place to serve.  Davidson Citizens! SPEAK UP!</p>
Valerie Phillips	Davidson, NC	2017-02-22	I'm very concerned about overcrowded schools, as well as the impact on the environment / wildlife. What will be left for our children? I would like to keep the small town/ rural feel that Davidson is known for. That's why we moved here .
Jeffrey Frey	Davidson, NC	2017-02-22	Davidson needs a better approach to the potential growth of this area. We moved from Huntersville to Davidson for this exact reason.
Patricia Tilburg	Davidson, NC	2017-02-22	In the almost 14 years since I moved to Davidson, I have seen the town change in many great ways, but the destruction of green space and woods in favor of the sprawl of tightly packed subdivisions without character has truly done damage to this town. I would like to see a halt to this development and an assessment of how decisions are being made. The short-term profits of developers should not drive the growth of this town.
Janie Hurley	Davidson, NC	2017-02-23	I am concerned about increased traffic through our neighborhood and on Davidson-Concord Road. Consideration needs to be addressed to the appropriate officials on road expansion and engineering before beginning this development
jane mangan	Davidson, NC	2017-02-23	My son wrote his college essay on the uptick in development in our town and its negative impact on our environment and quality of life. I wish the Commissioners would see this issue the way he (and I) do.
David Dermody	Davidson, NC	2017-02-23	This town economic future depends on maintaining it's unique character, not in over development. Sensitive and well thought out development is what's needed.
Jeannine Bodner	Davidson, NC	2017-02-23	Why the urgency and why the massive rezone? I hope that the board listens to the public. Our town is at a crossroads and once we open this up for dense development, we can not get it back. Please consider slowing down.
Alan White	Davidson, NC	2017-02-23	I feel strongly about setting an example to the world that development is NOT inevitable and quality of life is NOT diminished when you just say no.
sue christensen	davidson, NC	2017-02-23	I'm concerned that our infrastructure will fall badly behind development so I'd like the Town Board to regulate the rate of growth.
Eileen Miles	Davidson, NC	2017-02-23	Shira Road cannot handle additional traffic in the rapid quantity it would be adding
Betsy Zangar	Davidson, NC	2017-02-23	Seriously, this is all about money making. Leave this beautiful town alone!
Kristin Stowell	Davidson, NC	2017-02-23	I'm signing because there is no way to support the rezoning. We are a small town and I want it to stay that way. Too many people creates parking and school problems and stretches resources.
GArY Sinquefield	Davidson, NC	2017-02-23	I'm against rural changes to the Davidson climate and culture. The growth over the last 10 yrs is getting out of hand. Those in power I'm sure are being compensated as in the i77 tolls

Name	Location	Date	Comment
Michele Hewson	Davidson, NC	2017-02-23	We need to preserve our open spaces. No more development in Davidson please, please, please. Our roads can't handle it.
Kelly Costello	Huntersville, NC	2017-02-24	This is unjust
Scott Sherman	Davidson, NC	2017-02-24	Development around my immediate area I fear is putting my family in harm's way with the new (heavy) traffic and speeding right by our house.
Riley Morgan	Cornelius, NC	2017-02-24	I love animals.
Kierra Hudgens	Huntersville, NC	2017-02-24	Save the farms and stop urbanization
Michael Griggs	Davidson, NC	2017-02-24	The rezoning allows for high density development if approved. This would enable a developer to build hundreds of homes, with cars □□children, and more. The infrastructure requirements will burden our already strained service needs: roads, sewer, schools, police □ and fire □ protection.  Too much development, too quickly. Bad idea.
Robin Barnes	Davidson, NC	2017-02-24	The proposed zoning is simply not in the interests of Davidson's citizens.
C. Smith	Fort Mill, SC	2017-02-24	Although I don't live in Davidson, I sympathize with their concerns. Why should the residents have to put up with re-zoning to benefit greedy developers? The residents of Davidson deserve to maintain their community as they see fit.
Ken Randall	Davidson, NC	2017-02-25	This is too much growth, too fast - slow down or risk losing what is great about Davidson. Our home prices have not recovered from the Great Recession and yet the town is inviting further supply-side growth. Traffic and roads are already over capacity - local town board should try leaving town in the morning rush hour like the rest of us do every workday!
Melissa Shoemaker	Huntersville, NC	2017-02-25	Until we have a better plan to handle congestion in the LKN area, the growth needs to be managed.
Maryellen Howard	Davidson, NC	2017-02-25	Natural habitats are an asset to Davidson.
Ruth Shelton	Davidson, NC	2017-02-25	To stop the mass rezoning and keep the small town environment.
Anna Mitchell	Davidson, NC	2017-02-26	The rezoning law is unfair.
unknown unknown	Cornelius, NC	2017-02-26	bc
Grace Craig	Davidson, NC	2017-02-26	In getting a whole neighborhood in my backyard
Jillian Farmer	Cornelius, NC	2017-02-26	I'm signing because our area has become deprived of what real towns should look like. Building neighborhoods onto neighborhoods is not diverse or unique. We need to preserve the beautiful land that has been used for hundreds of years to get us to where we are, not to push us into being just another urban crazed portion of The United States.
Cristian Ponce	Charlotte, NC	2017-02-26	To preserve local culture and protect small businesses
Jessica Molina	Fort Collins, CO	2017-02-26	My family lives in Davidson and I love the beauty of the land!
Dale Gillmore	Davidson, NC	2017-02-26	We can't continue growth without road infrastructure.
Dan Brown	Kerr, OH	2017-02-26	Stop rezoning
Madalyn Alexander	Cornelius, NC	2017-02-26	I care about farms
Maggie Faircloth	Huntersville, NC	2017-02-26	LIVE LOVE FARMERS
Katie Bell	Cornelius, NC	2017-02-26	I don't think we should throw our farmland away just to overpopulate another town
Jeffery Keohane	Davidson, NC	2017-02-26	The rezoning plan is not long term viable solution for the town of Davidson. Provides accelerated growth, minimal guardrails for contractors and maximum risk to further traffic congestion in our community.

Name	Location	Date	Comment
Michael Adams	Davidson, NC	2017-02-26	We need to complete understand the traffic impact on Davidson, as the only solution maybe to stop development to control the main issue of our town.
Zach Caldwell	Charlotte, NC	2017-02-26	I want to support my friends
Mazie Davis	Cornelius, NC	2017-02-26	I'm signing because the recounting is unfair!
Jeff Deming	Davidson, NC	2017-02-26	I want the town to have more control over development and rezoning limits the ability of the town to manage development effectively.
Lori Boyer	Columbus, OH	2017-02-27	I was raised on a farm and still own the farmland. There is nothing like the experience of being out in nature. Very peaceful and serene. Also, you cant make any new land. Preserve and prmote what you have! Don't turn it into houses, streets and concrete! It will never be the same.
Inman Edgar	Davidson, NC	2017-02-27	To much traffic for the run down roads we have . Too many people will ruin the small town charm. We don't need to see a building everyway we turn
donna richeson	davidson, NC	2017-02-27	Enough is enough in Davidson. We have lost our small town already. The building is endless. We already have so much traffic through Davidson the it shouldn't even be bike friendly. Enough... New apartments are horrible. Developments everywhere! Schools are over crowded. Stop now!
Hailey Matthews	Cornelius, NC	2017-02-27	Save the farms
James Feeney	Davidson, NC	2017-02-27	The proposed zoning changes are not definitive and leave many things up to negotiation. Also, road impact for the new development on Davidson Concord Road was a joke in its rush our traffic forecast.
Diane Bodine	Davidson, NC	2017-02-27	I cannot take the massive growth in this town any longer! The traffic Is horrible. The schools can't handle the overload. The quaintness is gone! It's nothing but greed! Have the town is tax exempt because of the college, so they figure they'll make it up this way without improving the roads to handle the traffic.
Mary Baumstark	Cornelius, NC	2017-02-27	Growth is good but there comes a time to step back and look at the impact of the few beautiful areas that we have left to enjoy. Theses areas must be preserved to remind us of how beautiful our earth is.
Christy Wood	Davidson, NC	2017-02-27	We moved to Davidson before we had children, because we saw the value of a tightly knit small town. Fifteen years and 3 kiddos later, we still want that for them and for future generations. Rezoning on this scale will only encourage more development at a faster pace and supposedly connectivity, but at what cost and for the benefit of whom? Please keep Davidson a small town. We still have the opportunity to preserve it and let it stand out amongst neighboring communities that are being consumed by growth. Let's not let that happen to Davidson, as well. It would be such a shame.
Mildred Swartz	Davidson, NC	2017-02-28	I'm signing because I feel the town I fell in love with over twenty years ago is being ruined. We can't deal with all the traffic. We need more open land. We want to be a small town in NC...we don't want to be a city, do we?
Ione O'Hara	Davidson, NC	2017-02-28	Destruction of natural areas is financial gain for developers, a negative for the community. Vote No
Amy Goduti	Huntersville, NC	2017-02-28	I don't want 36 homes and duplexes crammed in an 11 acre field and would like anyone on the board with a conflict of interest to remove themselves from voting or influencing others .
Christin Darnell	Davidson, NC	2017-03-01	Just because people are moving to our beautiful state of North Carolina does not mean that we have to support that with more growth taking away from the charm that North Carolina provides. When you re-zone and build up the charming cities in North Carolina they lose their charm and ultimately they lose their value please please preserve the beauty that we see in our lovely town of Davidson

Name	Location	Date	Comment
Elizabeth White	Mooreville, NC	2017-03-02	Our current mayor and town leadership is allowing too much growth and I turning lovely Davidson into a high-density area. Did you move to Davidson for high density? I know I didn't! Stop the growth because you are not planning for enough parking, road additions or the high traffic lifestyle you are master minding. The character of the community is already forever changed and not in a good way..
Michael White	Mooreville, NC	2017-03-03	Davidson's planning stinks
Jonathan Donahue	Davidson, NC	2017-03-03	I just think the plan is too big, pushing growth too fast and we have development underway already that should be completed before we make plans for further development.
Robert Van Epps	Davidson, NC	2017-03-04	I want Davidson to remain the wonderful town it is. I fear the continued acceleration of development will change the tenor of our town. The RAP has become not a Rural Area Plan but instead a Rural Area Development Plan. There is not any "rural" in the plan. Very disappointing.
Molly Donahue	Davidson, NC	2017-03-04	As a teen, I'd prefer to bike into town to each lunch and walk around, not some place that was once beautiful to look at on my way to school or dance that i can't enjoy anymore.
Inman Edgar	Davidson, NC	2017-03-04	What's the real reason behind the sudden development? Money ! The same money that drove our housing market into the ground before has figured a new way to take advantage of the system again . Just watch, wait and see!
Eric Giangjordano	Davidson, NC	2017-03-05	There are material "Process Management Flaws" within Town Hall which are a root cause of the recent trend of repetitive conflict between elected officials/staff agenda for projects related to development/growth VS. Town Core Values and resident consensus. Therefore, irrespective of where any resident of Davidson stands on any specific topic/issue (MI-Connection, Davidson Depot, Catalyst, RAP, Westmoreland Farm, and now the latest - Beaty Street RFP), there are common threads to all such projects. And I predict such conflicts have and will continue to occur until we residents of Davidson compel a complete re-evaluation of why a serious gap exists between Town leadership rhetoric and the facts of those disturbing and controversial trends. A related issue is the Town has financial/budget concerns re: tax revenue from residential vs. commercial/retail/mixed use, which have been extraordinarily exacerbated by the MI-Connection debacle and legacy debt that has saddled Davidson residents with. And to date, I have come to quickly learn/realize in my recent community roles that the Town lacks a cohesive business plan to functionally manage/resolve those concerns, and in lieu, Town officials/staff unfortunately continue to pursue haphazard, misguided and ill-informed agendas for commercial/mixed use, presumably to either (a) suit their own personal preferences for what the vision of Davidson should be, and/or (b) attempt to address those underlying tax revenue/budget concerns. Regardless, from MI-Connection thru Beaty Street RFP, it should be clear to ALL residents of Davidson that some fundamental audit and re-evaluation of Town actions is both prudent and necessary if you wish to preserve the very essence of what makes Davidson "Davidson". I have often heard planners use the analogy of a "donut" to describe/compare the accelerated density/growth (and associated problems) in the LKN area, with Davidson being the "hole in the donut"; most of the people I know (and myself) prefer Munchkins to donuts, so to all those land planners propagating density development, I actually prefer that hole in the donut - and I think a majority of Davidson residents might agree!
Marah Barrington	Davidson, NC	2017-03-06	I have grown up in Davidson and I wouldn't want to live anywhere else. I don't understand why anyone would want to rezone the beautiful farm lands in Davidson that make it unique.

Name	Location	Date	Comment
Thomas Condo	Cornelius, NC	2017-03-07	I love the farms and the wildlife
Zach Vazquez	Huntersville, NC	2017-03-07	Im signing this because the farms are my home and i have been raised by the farms the farms raised me.
Ellyn Emmons	Sedona, AZ	2017-03-09	Unbridled growth destroys town, cities and even states. Caution and scrupulous planning are absolutely necessary. As a N J native I watched helplessly as the Garden State was paved. More houses and apartments do not, over the long term, add value, as do green spaces, safe roads and excellent schools. Please do not make NJ's mistakes; please learn before doing.
Marjorie Newhook	Davidson, NC	2017-03-10	I'm against the re-zoning.
Chris Coke	Davidson, NC	2017-03-10	Moved to Davidson because of it's inclination to NOT become like the surrounding communities, full of buildings and little green
Mark weir	Davidson, NC	2017-03-10	there is no need to issue a blank check such as this and give up future control. Every project should stand on its own merits. We have a fairly insular town board that is not in sync with the town population.
Kenneth Lesco	Davidson, NC	2017-03-14	<p>What is the value of a policy, a rule, a law or an ordinance if it's not enforced? Any changes to existing strategy should strengthen, enhance and support the objective, not dilute it. Individuals, groups or agencies who create and then fail to enforce these regulations, leads one to question motive as well as the integrity of government and its policies.</p> <p>It is clear to see how this bigger project would benefit the developer. Regardless of their reputation, the objective is always the same. With so much at stake afterwards, the time is now to respond in a way that will show our resolve towards smart growth and protect the character of remaining rural areas.</p> <p>We seem to be considering a departure from our vision and that is disturbing. Citizens rely on and expect leadership to stand their ground.</p> <p>As a proud resident, taxpayer and voter, I urge the Board to uphold the 2010 Comprehensive Plan and the residents' overwhelming desire to retain "small town character" and keep the limit in place.</p> <p>Balance will help keep Davidson the unique town it has become.</p>

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Kenneth Lesco	Davidson, NC	2017-03-14	<p>What is the value of a policy, a rule, a law or an ordinance if it's not enforced? Any changes to existing strategy should strengthen, enhance and support the objective, not dilute it. Individuals, groups or agencies who create and then fail to enforce these regulations, leads one to question motive as well as the integrity of government and its policies.</p> <p>It is clear to see how this bigger project would benefit the developer. Regardless of their reputation, the objective is always the same. With so much at stake afterwards, the time is now to respond in a way that will show our resolve towards smart growth and protect the character of remaining rural areas.</p> <p>We seem to be considering a departure from our vision and that is disturbing. Citizens rely on and expect leadership to stand their ground.</p> <p>As a proud resident, taxpayer and voter, I urge the Board to uphold the 2010 Comprehensive Plan and the residents' overwhelming desire to retain "small town character" and keep the limit in place.</p> <p>Balance will help keep Davidson the unique town it has become.</p>
Stephanie Richardson	Davidson, NC	2017-03-14	<p>I am against mass rezoning of Davidson and am especially concerned about additional traffic on Beaty Street. We have a difficult time getting out of our neighborhood at various times of the day with the traffic we currently have. I also don't feel we need to be packed into Davidson like sardines. We moved to Davidson 20 years ago because of the small town atmosphere and we still love it that way. I am also concerned about safety issues that would arise as a result of the proposed building of a hotel in a mostly residential area. Lastly, I very much disagree with the proposed building which would take away green space for wildlife.</p>
Tina Lesco	Brinklow, MD	2017-03-15	I care
Barbara H. Bryan	Davidson, NC	2017-03-17	<p>Too much land managing, intown and in Davidson's ETJ, is happening too quickly to accept, digest and act on citizen input. Hit Pause, reset and later Restart.</p>
John MacManamy	Huntersville, NC	2017-03-21	I love Davidson
James Robinson	Davidson, NC	2017-03-21	<p>It's not right what they are trying to do. If I wanted more density, I would have moved to Atlanta or Charlotte.</p>
Kristin Wilson	Davidson, NC	2017-03-23	<p>I'm signing this because I have lived in this town for 14 years and I think that we will lose all of the charm of Davidson if we keep developing. Keep the green space!!!!!!</p>
Leslie Adams	Davidson, NC	2017-03-23	!
jennifer hayes	Davidson, NC	2017-03-23	<p>Please do not re-zone. We love our town and moved here for the open spaces.</p>

Name	Location	Date	Comment
Jonathan Donahue	Davidson, NC	2017-03-26	<p>Please read this email I sent to the Town Board:</p> <p>Dear Town Board -</p> <p>I have thought a lot about the Rezoning/Rural Area Plan the last month and I still come to the same conclusion that I am against it - at this time. I don't doubt everyone's good intentions in developing this plan and I know that continued growth in the greater Lake Norman area, including Davidson, is inevitable:</p> <ol style="list-style-type: none"> <li>1) Route 77 north of Charlotte is becoming 6+ lanes from Exit 19 - 36+</li> <li>2) Route 85 north of Charlotte is growing to 8+ lanes from 485 to far north of Salisbury</li> <li>3) The 485 Loop is complete which will support more growth infrastructure</li> <li>4) New development in the greater Charlotte area is going to occur North of Charlotte since most of the Southern area is fully developed already.</li> <li>5) The North Meck Triangle from 485 to 85 to 77 is the place for future development in Charlotte</li> </ol> <p>However, in Davidson, we already have 3 major development areas in process:</p> <ol style="list-style-type: none"> <li>1) The mixed commercial &amp; residential area around Exit 30 off 77N</li> <li>2) The land from Davidson Concord Road through to the Hugh High School area plus all of the land around Hugh High School.</li> <li>3) The massive development area from Rt 73 through Shearer Road and the Phase 5 Development in River Run</li> <li>4) Almost every major vacant property on 115, 21, 73 and every major thoroughfare around the area is for sale for commercial, residential and mixed use.</li> <li>5) The Davidson Elementary School has ~30% of its students being educated in Trailers</li> <li>6) Hugh High is already starting to have trailers for extra classrooms and is rumored to be rezoned due to over crowding.</li> <li>7) A new fire station is going up by the Beaver Dam, but all of our police forces are concentrated in the far west of Town</li> <li>8) Davidson Concord Road, Route 73, and all major thoroughfares are only 2 lanes with significant congestion at intersections.</li> <li>9) No plans have been put in place to increase sewer, electrical, other utility and other infrastructure needs for existing growth let alone the 2000 RAP.</li> </ol> <p>My vote/recommendation/communication to friends, neighbors and citizens is that the RAP is too much, too soon, and too fast. We need to absorb the current in flight infrastructure building before we take on much more that is envisioned in the RAP. John Woods wrote an article in the River Run Magazine about growth - he noted that Davidson's growth has been 5x since 1990 whereas the surrounding communities have been 10x. I think that ratio of growth should continue in Davidson for the next 25 years - we should be growing at 50% of the broader area because Davidson is such a unique, high quality and high value town - we should keep it that way relative to the rest of the area.</p> <p>One last note that is a word of caution - there are many rumblings that this is being pushed by Developers who have close ties to the Town and the Board. I highly recommend that everyone associated with this plan recuse themselves from directly or indirectly benefiting from any of the development in the RAP. I am concerned that it will raise conflicts of interest that will only result in a quagmire negatively impacting the future of the town. I am not making any accusations - I am just rendering a word of advice to the wise.</p> <p>Please vote No (for now) and support the continued measured growth of Davidson at a rate 50% of the broader Lake Norman area.</p> <p>All the best,</p> <p>Jonathan Donahue</p>