

# SAVE DAVIDSON | Overview

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**Mission:** To ensure fairness, ethics and transparency in official Town of Davidson decision making through citizen education, empowerment and participation

## History of SAVE DAVIDSON – United for FAIRNESS, ETHICS and TRANSPARENCY

- Save Davidson began in February 2017 as Save West Davidson's Tree Canopy, a social media group founded by Davidson residents who were concerned about the sale and private development of the Beaty Street Property on Beaty/NC115 and its tree canopy, pond and natural woodlands.
- The group quickly expanded in its number of followers and purpose – allowing the wider Davidson community to share information on town-wide issues such as Asbestos, Town Bonds, Gentrification, Rural Area Plan, Griffith Street Hotel and the Potts Project.
- To give a broader voice to specific town project concerns, the founders officially changed the group's name to "SAVE DAVIDSON" in June 2017.
- SAVE DAVIDSON's success is due to an army of citizens – both seen and unseen, speakers and listeners – who have galvanized around the following beliefs: fairness, ethics and transparency. Currently, nearly 2,000 members in total, including personal contacts and social media.
- Our leadership team and committees of over 60 volunteers are focused on the following key areas: Community Education, Electoral Outreach, and Research & Documentation.

## Beaty Street RFP

- It is well documented that the intent of the sale of the Beaty Street property to the Town of Davidson by Mrs. Venie Clontz back in 1985 was for a "park, playground or other recreational purposes. In 1995, the Town required the developer of Hobbs Hill to donate a portion of the land for "a buffer and to interconnect with a future park."
- But the Town of Davidson staff pushed through with a request for proposal (RFP) from developers in 2016 which culminated in the selection of Davidson Development Partner's "Luminous" project without usual and customary citizen input prior to the issuance of the RFP.
- The "Luminous" project calls for a 135-room hotel with a restaurant and retail stores on the first floor, 110 upscale condominiums, 28 townhouses, and a conference center shared with Davidson Learns, along with a 7.5-acre park (out of approximately 20 acres).
- In addition to this flawed process, 3 of the Town Commissioners affirmed their support of the "Luminous" project in advance of the official Town Board vote on July 11!

## Griffith Street Hotel

- Despite having "shovel-ready" land at Exit 30, bought by a developer who plans to build a hotel, the Town of Davidson is pushing forth a conditional approval for a 4-story, 115-room hotel at the corner of Griffith Street and Davidson Gateway Drive. This is directly across the street from the Community School of Davidson (CSD) and abuts the Westside Terrace neighborhood.
- Importantly, while the ordinance requires 149 spaces (which does not include parking for hotel staff!), the Town is promoting a plan that includes only 113 spaces, including "shared" spaces with Woodie's Automotive and on-street parking. The actual requirement is closer to 165-170 spaces.
- A neighborhood meeting was held on August 10 at the Ada Jenkins Center, and community feedback was overwhelmingly negative.

## Potts Street Development

- The recent Potts development application, with land planning by Town Commissioner Brian Jenest, proposes 19 townhomes and 276 multi-family units (condos or apartments) in the area between Potts Street, Catawba Street, the lake and the YMCA.
- There are significant watershed, traffic, public access, and neighborhood issues with this plan.
- The Town of Davidson has proposed “density averaging” with the Town of Cornelius to justify the 297 units proposed for Davidson, with only 9 single homes proposed for the Cornelius portion of the land.

## Overarching Issues Require Citizen Education, Input and Engagement

- With the Beaty Street property, Hyatt Hotel, and Potts Street major developments, coupled with the recently approved Rural Area Plan, it is clear that these developments will change the landscape of our beloved town for years to come.
- Further, based on the failure to gain proper citizen input on the Beaty Street development, along with comments from Town Commissioners, it appears citizen input is not valued with our current officials
- To preserve the small-town Davidson, we must become educated, provide input and engage
- SAVE DAVIDSON intends to remain a citizen-driven force and continue to further our mission to ensure fairness, ethics and transparency long after the upcoming election cycle.

## Every One of Us Is Affected By Development Proposals and Plans Underway

- We are ALL affected by developments, whether we live in West Davidson, St. Alban's, River Run, the Rural Area or other areas and neighborhoods in town.
- Proposed apartment developments, in addition to the existing Bexley and Linden apartments, would amount to nearly 1,000 apartments in Davidson. Is this necessary? Does this preserve our small town?
- Our infrastructure cannot handle this; our tree canopy is at significant risk; and our town and way of life may change dramatically during this time.
- We need YOUR help to stand up for responsible development, tree and nature preservation, appropriate infrastructure development BEFORE development, and holding Town Hall accountable.

## Support the SAVE DAVIDSON Movement! How You Can Join Us and Help:

- **Connect** via Facebook, Twitter, Instagram; join the email list at [savedavidson@gmail.com](mailto:savedavidson@gmail.com)
- **Become** a neighborhood point person to share information and updates
- **Spread** the word to friends and neighbors
- **Attend** Town Board Meetings and Town Board Public Input Sessions as scheduled
- **Contact** Town Board members at [board@townofdavidson.org](mailto:board@townofdavidson.org)
- **Host** an Info Session with SAVE DAVIDSON representatives to educate your neighborhood
- **Buy** a SAVE DAVIDSON magnet for your car, a t-shirt or a sign for your yard
- **Express** your concerns to the Mayor, Town Commissioners, and Staff, and to candidates for election
- **Donate** to support SAVE DAVIDSON: Make check payable to “Save Davidson”; mail to SAVE DAVIDSON, PO Box 16, Davidson, NC 28036 or pay online at [www.savedavidson.org](http://www.savedavidson.org)

References for Every Statement in This Document Can Be Found on the SAVE DAVIDSON Facebook page under “Files” and on the [www.savedavidson.org](http://www.savedavidson.org) website under “Town Projects” or “Videos.”