



## MEMO

Date: October 5, 2015  
To: Planning Board  
From: Jason Burdette, Planning Director  
Re: Davidson Planning Ordinance Proposed Text & Map Amendments, Staff Analysis

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### 1. MAP AMENDMENTS

#### MAP CHANGES – PLANNING AREAS

The following is a list of proposed changes to the Town of Davidson Planning Areas map, located on the Davidson Planning Ordinance's second page (before the Table of Contents). The reason for each of the listed changes is due to illustration errors or inconsistencies discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015.

**1. 2089 Mecklenburg Highway (NC 115/N Main Street):** Commercial [Formerly Bill's Anchor Grill]

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00301101	Exhibit 1	College Campus	Neighborhood Center 1
<i>Reason: The land is listed as College Campus Planning Area but is not owned by Davidson College. All land surrounding the parcel not owned by the college is designated as Neighborhood Center 1.</i>			

**2. 19011 Shearer Road:** Residential

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00741510	Exhibit 2	Conditional	Rural
<i>Reason: The land is listed as Conditional Planning Area and as part of the River Run development; however, this parcel is not part of River Run and its creation predated this development.</i>			

**3. 18508, 18514 Dembridge Drive:** Residential

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00724144	Exhibit 3	Rural	Conditional
00724143	Exhibit 3	Rural	Conditional
<i>Reason: These parcels are listed as partially lying within the Rural Planning Area; however, each parcel is fully part of the River Run development.</i>			

4. **17016, 17024, 17032, 17040, 17102, 17110, 17116, Piermont Street:** Residential

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00741526	Exhibit 4	Rural	Conditional
00741525	Exhibit 4	Rural	Conditional
00741524	Exhibit 4	Rural	Conditional
00741523	Exhibit 4	Rural	Conditional
00741522	Exhibit 4	Rural	Conditional
00741521	Exhibit 4	Rural	Conditional
00741520	Exhibit 4	Rural	Conditional

*Reason: These parcels are listed as lying within the Rural Planning Area; however, each parcel is fully part of the River Run development.*

5. **19436 Davidson-Concord Road:** Undeveloped

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00726119	Exhibit 5	Conditional	Rural

*Reason: The land was deeded by River Run LLC to the Town of Davidson in 2004 for the purpose of constructing public facilities, but the Planning Area designation was not updated.*

6. **17445 River Ford Drive:** Undeveloped – Open Space

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00734208	Exhibit 6	Rural	Conditional

*Reason: The land is listed as Rural Planning Area; however, it is part of the River Run development.*

7. **19327 Overleaf Lane:** Undeveloped – Open Space

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00726497A	Exhibit 7	Rural	Conditional

*Reason: The land is listed as Rural Planning Area; however, it is part of the River Run development.*

## 2. PUBLIC PLANS AND POLICIES

The proposed map changes are consistent with the existing policy and ordinance frameworks adopted by the town. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

## 3. PLANNING BOARD RECOMMENDATION

At the September 28, 2015 meeting, the proposed map changes came before the board for a formal recommendation. The Planning Board voted 8-0 to approve all proposed map amendments.

## 4. STAFF RECOMMENDATION

### MAP CHANGES – PLANNING AREAS

As noted above, the proposed changes are due to illustration errors or inconsistencies discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015. The reason for each change is listed in each property’s table above. These changes are recommended for approval in order to accurately reflect the adopted Planning Area standards for each parcel.

## 5. EXHIBITS & RESOURCES

- Map Changes – Overview
- Exhibit 1: 2089 Mecklenburg Highway
- Exhibit 2: 19011 Shearer Road
- Exhibit 3: Dembridge Drive Lots
- Exhibit 4: Piermont Street Lots
- Exhibit 5: 19436 Davidson-Concord Road
- Exhibit 6: 17445 River Ford Drive
- Exhibit 7: 19331 Overleaf Lane
- Resources: Davidson Planning Ordinance, <http://www.townofdavidson.org/1006/Planning-Ordinance>.