



## Ordinance 2016-05

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the “Town Board”) adopts the following amendments to the **Planning Ordinance Map**. “To reduce the land area at the intersection of Robert Walker Drive & Davidson-Concord Road Parcel IDs # 00728101; 00728106; 00728108 of the current planning area designation of the property, Neighborhood Services, from 11.93 acres to 4.83 acres. The remaining balance of the acreage (+/- 7.1 acres) will be designated as Neighborhood General Planning Area.”

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**WHEREAS**, The DPO permits map amendments in response to changed conditions or changes in public policy.

**WHEREAS**, amendments are not permitted to relieve particular hardships, nor to confer special rights or privileges on any person (DPO 14.21).

**WHEREAS**, the proposed amendment represents a response to changed conditions: To reduce the amount of Neighborhood Services area designated during the May 1, 2015 DPO update in order to more closely align with the amount and type of commercial area envisioned for the subject properties.

**WHEREAS**, the planning process for the associated WestBranch Master Plan revealed that the amount of land area designated as Neighborhood Services far exceeds the amount needed to fulfill the visions laid out in the Davidson Comprehensive Plan and the Cornelius East plan.

**WHEREAS**, the Cornelius East plan describes a small commercial node and the Davidson Comprehensive Plan and Planning Ordinance specify support services as well as local goods and services to serve an immediate population, the reduced land area proves consistent with all adopted plans.

Now, THEREFORE, BE IT ORDAINED THAT, the Town Board adopts the Map Amendments hereto listed above.

Adopted by the Town of Davidson Board of Commissioners, this 12<sup>th</sup> day of April, 2016.

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John Woods, Mayor

Attest \_\_\_\_\_  
Heather James, Town Clerk

Approved as to form:

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Richard J. Kline, Town Attorney