



MEMO

Date: February 14, 2017
To: Town Board
From: Jason Burdette, Planning Director
Re: Davidson Planning Ordinance Proposed Text & Map Amendments, Staff Analysis

1. MAP AMENDMENTS

MAP CHANGES – PLANNING AREAS

The following table describes the proposed change 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 the listed change is due to an illustration error discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015.

1. 19905 Davidson-Concord Road: Markham Property

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00728105	N/A	Conditional Planning Area	Neighborhood General
<i>Reason: The land was incorrectly illustrated as Conditional Planning Area due to a mapping error that occurred in late 2007. This error inadvertently mapped the Markham Property as Conditional, just like Westmoreland Farm to the north and northwest, when it should have been Rural. The amendment to the Davidson Planning Ordinance effective May 1, 2015, rezoned all Rural Planning Area properties adjacent to the Markham property to Neighborhood General. Therefore, the Map Amendment proposes to rectify this error and make the property consistent with the neighboring properties to the southwest, as intended in 2015.</i>			

2. PUBLIC PLANS AND POLICIES

The proposed map change is 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 January 30th, 2017 meeting, the proposed map amendment came before the Planning Board for a formal recommendation. The Planning Board voted 10-0 in support of the proposed map amendment and signed a consistency statement.

4. STAFF RECOMMENDATION

MAP CHANGES – PLANNING AREAS

As noted above, the proposed change is due to an illustration error discovered since the map was approved by the Board of Commissioners and came into effect on May 1, 2015. The reason for the change is listed in the table above. This change is recommended for approval in order to accurately reflect the intended Planning Area standards for the parcel.

5. EXHIBITS & RESOURCES

- Map: “Map Amendment – 00728105”
- Resources: Davidson Planning Ordinance, <http://www.townofdavidson.org/1006/Planning-Ordinance>.