

SECTION 17 TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. Purpose Overview
2. Proposed Changes
3. Current Status & Next Steps



SECTION 17 - TEXT AMENDMENTS

PURPOSE

In March 2017, Charlotte-Mecklenburg Stormwater Services suggested that Davidson update our Watershed Ordinance to:

- 1. Clarify Standards**
 - 2. Address Inconsistencies**
 - 3. Remove Inapplicable Sections**
- **Summary of Proposed Changes:**
 - Section 17.3: Definitions
 - Section 17.6: Exceptions to Applicability
 - Section 17.7: Watershed Subareas Established
 - Section 17.8: Density Averaging



SECTION 17 - TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 17.3: DEFINITIONS**

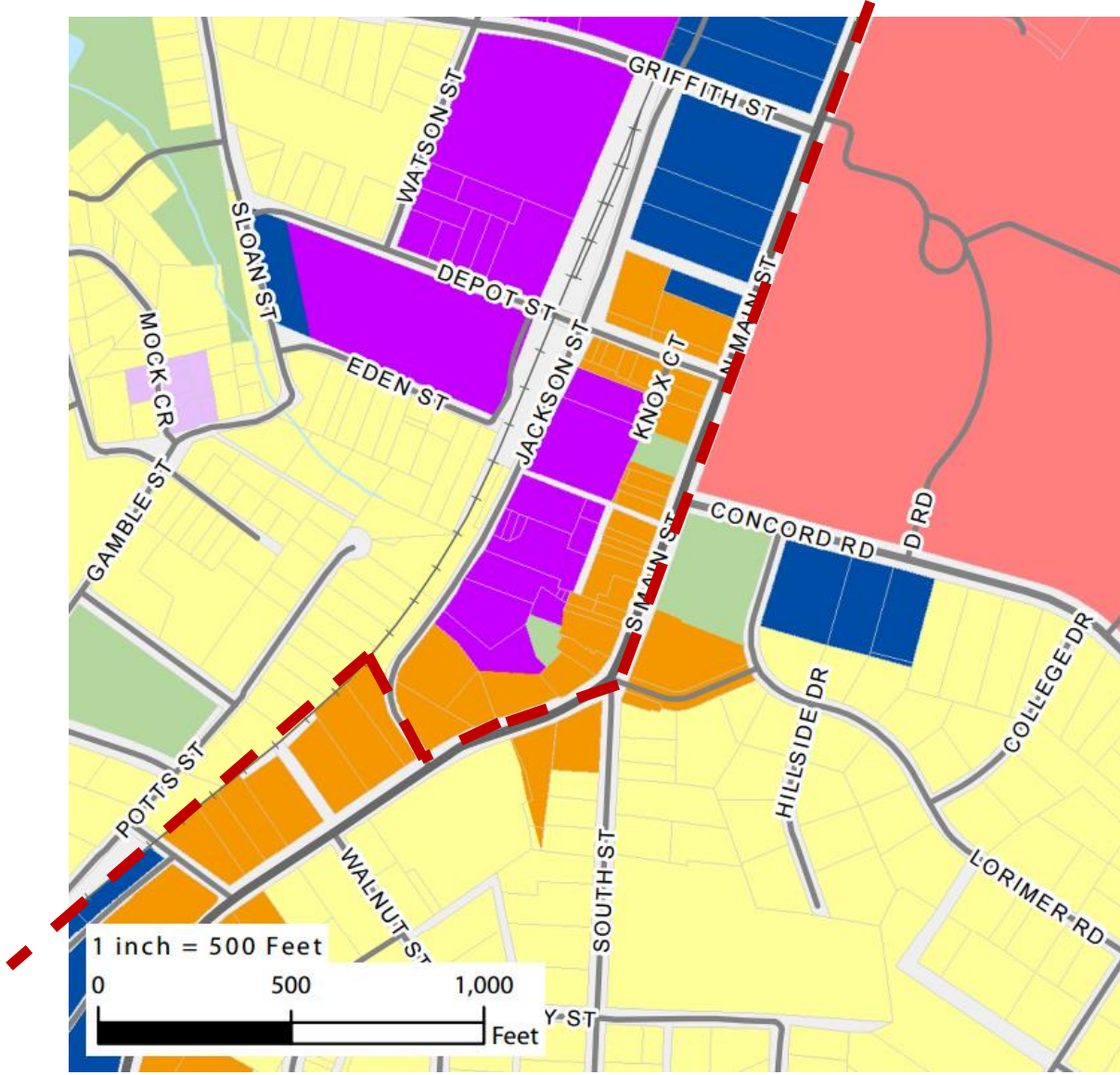
- Add definitions for “Existing Development” and “Redevelopment”
- Remove definition for “Cluster Development”

- **SECTION 17.6: EXCEPTIONS TO APPLICABILITY**

- 17.6.1 Existing Development: Update language to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
- 17.6.2 Existing Lot (Lot of Record): Update language to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
- 17.6.3 Nonconforming Situations: Remove this section
- 17.6.4 Existing Development: Remove this section
- Add 17.6.3 Redevelopment: New section to allow for flexibility in redevelopment in Village Center & Village Commerce Planning Areas if:
 - Redevelopment will not result in net increase in BUA from previous development; OR
 - Redevelopment will provide greater or equal stormwater control than previous development



Critical Area
of the
Watershed



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Section 17 - Text Amendments
Board of Commissioners Meeting
Jason Burdette, Planning Director
September 12, 2017

SECTION 17 - TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 17.7: WATERSHED SUBAREAS ESTABLISHED**

- 17.7: Update language to clarify that there is no Lake Norman Protected Area in Davidson
- 17.7.1 Critical Area (CA): Update language to clarify intent of Section 17
- 17.7.1.1 Allowed Uses, Subsection C: Remove “(Single-family, manufactured homes, manufactured home parks, two-family, multi-family and cluster developments)”
- 17.7.1.2 Built-Upon Area Limits: Update language to clarify standards
- 17.7.2 Cluster Development: Remove this section
- 17.7.3 High Density Option: Update language to clarify general requirements
- 17.7.4 Buffer Areas Required, Subsection A: Update language to clarify standards

- **SECTION 17.8: DENSITY AVERAGING**

- Rework entire section to clarify purpose, eligibility, process, documentation and requirements for Density Averaging
- Remove references to “Lake Norman Protected Area” of the watershed



SECTION 17 - TEXT AMENDMENTS

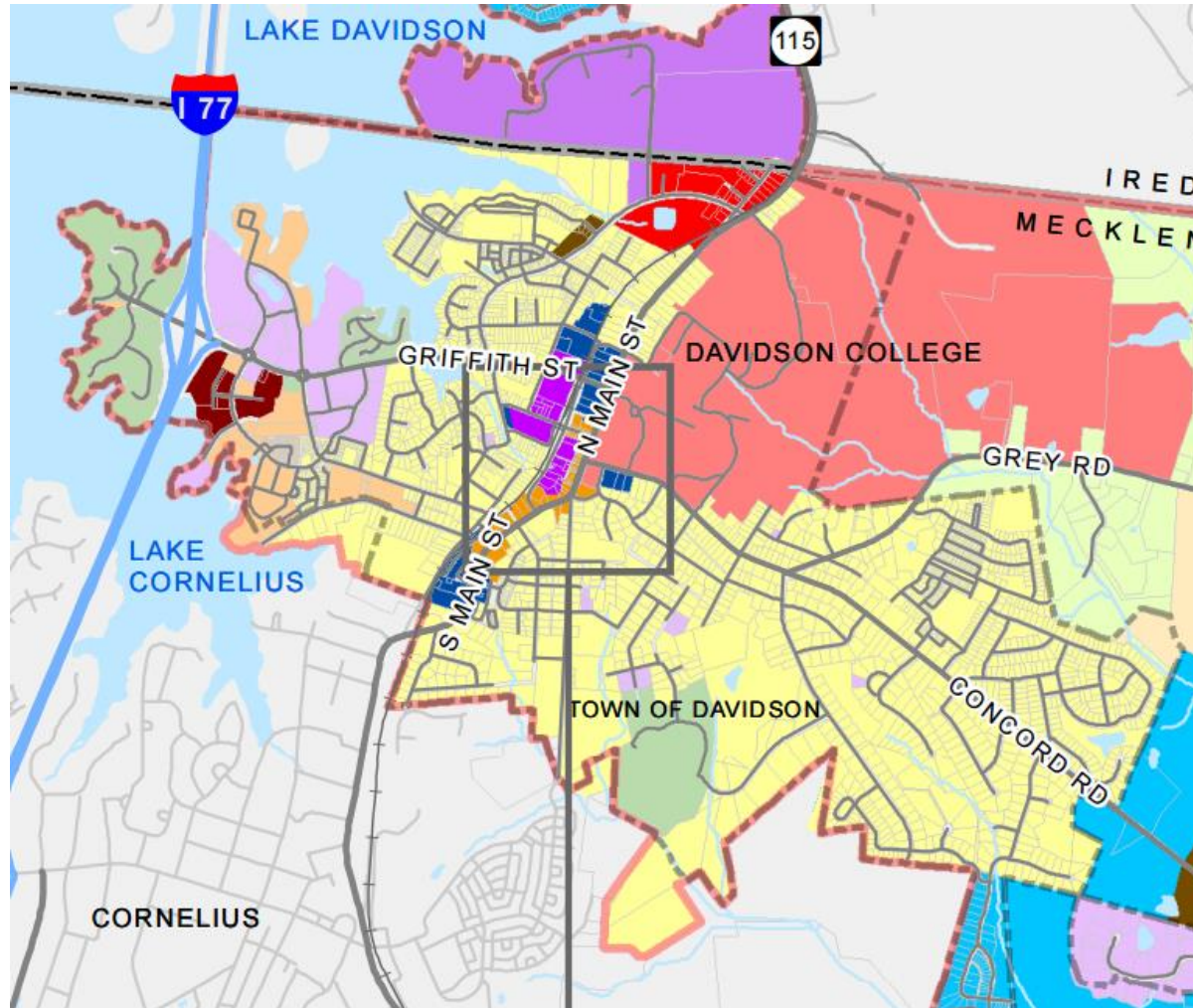
CURRENT STATUS & NEXT STEPS

- **STATUS:**
 - Draft sent to Mecklenburg County for final review
 - Currently awaiting feedback

- **NEXT STEPS:**
 - NC Department of Environmental Quality (NCDEQ) review
 - If approved by Mecklenburg County and NCDEQ, then Section 17 text amendments will follow DPO Section 14.19 for Changes and Amendments to the Planning Ordinance

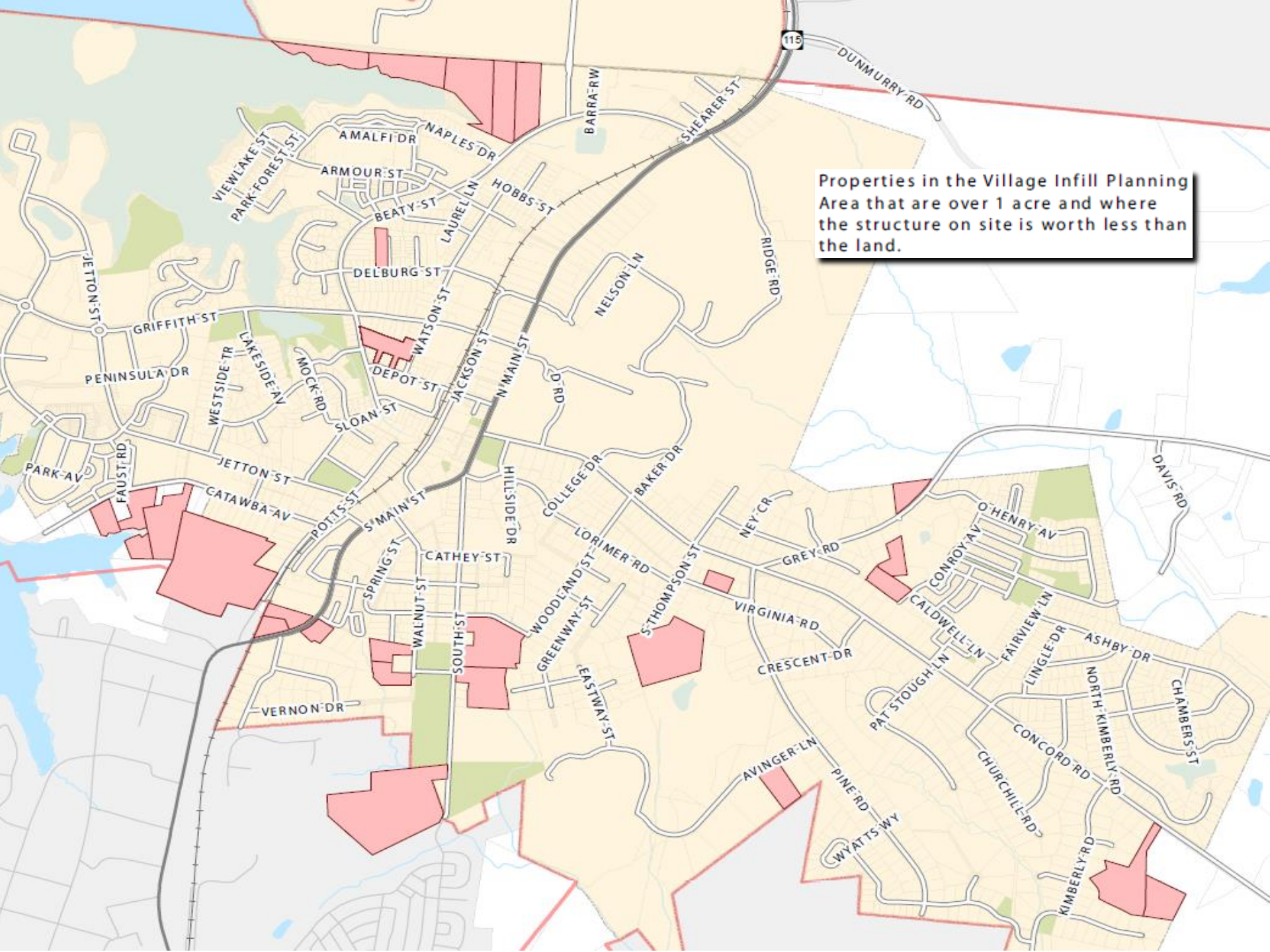


SECTION 2 – MULTI-FAMILY IN VILLAGE INFILL



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Properties in the Village Infill Planning Area that are over 1 acre and where the structure on site is worth less than the land.