

DEVELOPMENT AND PLANNING PROCESS – INTRO

TOPICS COVERED

1. **Development Permits**
2. **Exempt Subdivisions**
3. **Individual Building (and Design Review Board)**
4. **Master Plans**
5. **Conditional Planning Areas**
6. **Ordinance Changes**
 - **Map Amendments (Rezoning)**
 - **Text Amendments**



DEVELOPMENT PERMITS

Types of Permits

Building Permit: New Residence, Accessory Structure, Demolition Permit, Pool, Garage, Shed, Retaining Wall, Commercial Building, Commercial Upfit

Sign Permits: Installation, Alteration, or Replacement of any Sign (DRB approval required for signs in the Local Historic District)

Temporary Use Permit: Seasonal sales (pumpkins, Christmas trees), festivals, construction trailers

Average Permits/Month (2014-18)

	2014	2015	2016	2017	2018
Permits	31	28	28	26	34.5



EXEMPT SUBDIVISIONS

EXEMPTIONS

Recombination Exception: The combination or recombination of portions of parcels recorded prior to the adoption of the ordinance where the total number of lots is not increased.

10-Acre Exception: The division of land into parcels greater than ten acres where street Right-of-Way (ROW) dedication is not involved.

Public ROW Exception: The creation of land for the widening or opening of streets, sidewalks, greenways, etc.

The Two-Into-Three Exception: The division of a tract less than two acres into no greater than three lots.



INDIVIDUAL BUILDING

(And Design Review Board)

Per DPO Section 14.11

The Individual Building process is required of all structures, except for single-family detached housing and single-family accessory structures which meet the requirements...

INDIVIDUAL BUILDING REVIEW PROCESS

- Step 1: Initial Meeting
- Step 2: Application
- Step 3: Design Review Board Preliminary Review
- Step 4: Planning Director Schematic Design Review
- Step 5: Technical Review
- Step 6: Site and Landscape Construction Documents Approval
- Step 7: Design Review Board Approval
- Step 8: Building Construction Documents Approval



DESIGN REVIEW BOARD

Per DPO Section 14.12

The DRB reviews the design of all new construction, except single-family homes.

PROCESS

1. FYI
2. Defer, Approve with Conditions, Approve
3. Architect's Letter of Verification (Plans & Post-Construction)
4. Certificate of Appropriateness



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MASTER PLAN

Per DPO Section 14.8

A plan depicting more than two buildings on a single lot or public infrastructure (i.e. roads)

PROCESS

1. Pre-Submittal Meeting
2. TIA (if required)
3. Public Input Session
4. Technical Review (County/Town)
5. Planning Board Recommendation



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CONDITIONAL PLANNING AREA

Per DPO Section 14.7

A request for an exception or deviation from the ordinance.

PROCESS

1. Pre-Submittal Meeting
2. TIA (if required)
3. Public Input Session
4. Technical Review (County/Town)
5. BoC Work Session
6. BoC Public Hearing
7. Planning Board Recommendation
8. BoC Decision



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TEXT AMENDMENTS

Per DPO Section 14.21

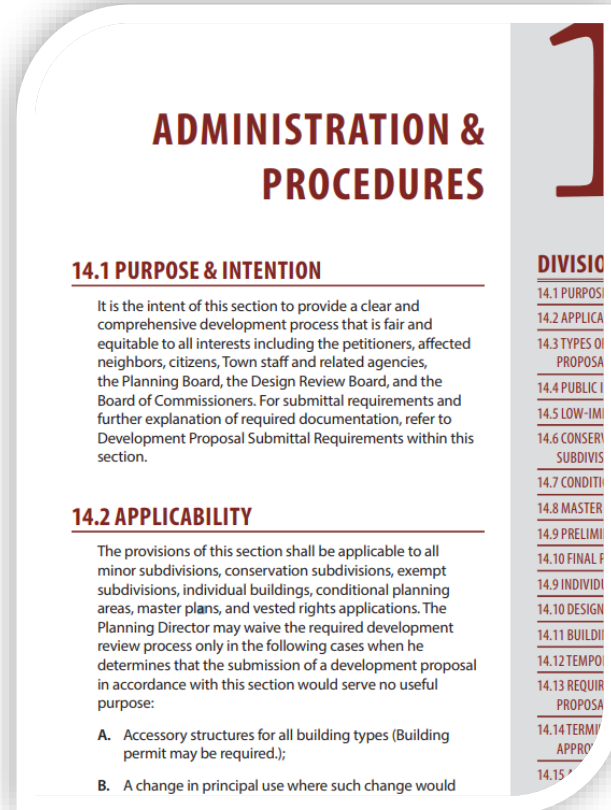
A process to modify the regulatory framework (Davidson Planning Ordinance)

ORIGIN

The town (BoC, PB, Staff) or a citizen may initiate a text amendment

PROCESS

1. Planning Ordinance Committee (POC)
2. Planning Board Ordinance Committee (PBOC)
3. [Web updates, FAQ, Citizen Meetings]
4. [BoC Work Sessions & PB FYI]
5. Public Notice (per statute)
6. BoC Public Hearing
7. Planning Board Recommendation
8. BoC Decision



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MAP AMENDMENTS

Per DPO Section 14.21

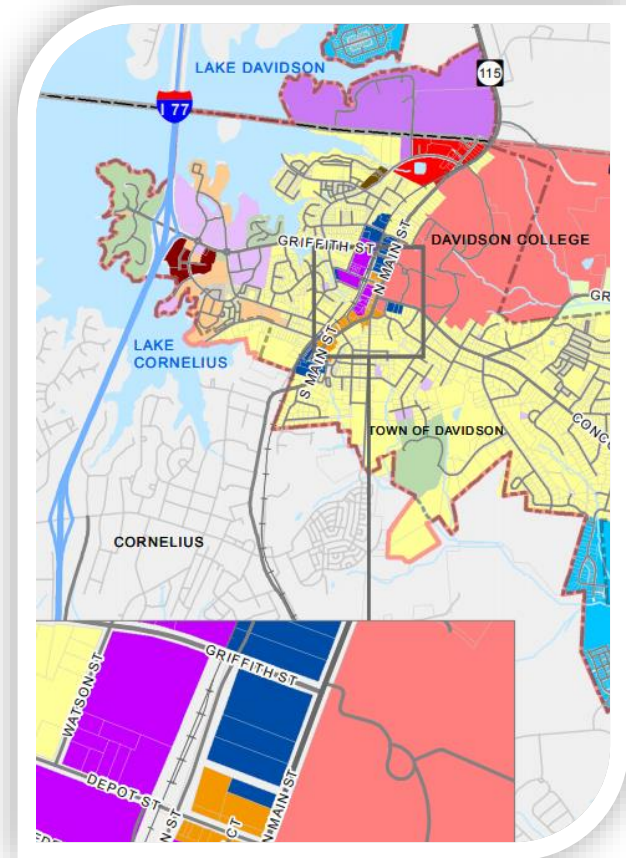
A process to modify the Planning Areas Map (rezoning)

ORIGIN

The town (BoC, PB, Staff) or a citizen may initiate a map amendment

PROCESS

1. Planning Ordinance Committee (POC)
2. [Web updates, FAQ, Citizen Meetings]
3. [BoC Work Sessions]
4. Public Notice (per statute)
5. BoC Public Hearing
6. Planning Board Recommendation
7. BoC Decision



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DISCUSSION/NEXT STEPS



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