

TOWN OF DAVIDSON PLANNING BOARD

CONSISTENCY STATEMENT

TITLE

North Harbor Club (Davidson Landing), Conditional Planning Area Map Amendment

SUMMARY OF ACTION TAKEN BY BOARD

Vote: 9-0

Description of Action: Planning Board members found the proposal consistent with adopted plans and policies. The Planning Board ask the Town Board consider the notes amended to this statement.

PROPOSAL

This map amendment proposes to re-designate approximately 2.6 acres located in Davidson Landing from Special Use to Conditional Planning Area to allow for building additions at 100 North Harbor Place and 400 North Harbor Place.

SUMMARY OF PROPOSAL

The applicant proposes a Conditional Planning Area Map Amendment for a 2.6 acre portion of Davidson Landing. This area is currently part of a Special Use Permit granted on May 18, 1983. The property owner would like to make improvements to the North Harbor Club restaurant located at 100 North Harbor Place (Parcel ID 00118397), including a kitchen expansion. The existing property owner would also like to add banquet hall space to the building located at 400 North Harbor Place (Parcel ID 00118398). Both proposals differ from the plans and specifications submitted with the original Special Use Permit for this area, requiring a map amendment to bring the site out of the Special Use designation. The remaining parcels included in the proposed Conditional Planning Area (Parcel IDs 00118395, 00118394, 00118393, and 00118396) will remain unchanged.

CONSISTENCY STATEMENT

In the opinion of the Planning Board the proposed North Harbor Club Conditional Planning Area Map Amendment is consistent with the Davidson Comprehensive Plan as adopted by the Board of Commissioners and amended from time to time. The areas in which the map amendment is consistent with the Davidson Comprehensive Plan are as follows:

1. Consistency with the Davidson Comprehensive Plan:

- a. The proposed change will allow an existing local business, The Lake Norman Company/ North Harbor Club, to grow with new opportunities (i.e. a banquet facility).
 - i. *Chapter 3, Goal 1: Encourage small and independent businesses.*
- b. The proposed change ensures compatibility of new development with the surrounding neighborhood context as it allows for an expansion of commercial structures in an area with existing commercial development.
 - i. *Chapter 3, Goal 2: Ensure compatibility and connectivity of new development with surrounding context.*

Adopted this 24th day of September, 2018.



Signature/Date

Matt Dellinger

Planning Board Chair

Notes:

1. The Planning Board requests the property owner extends the sidewalk from this development to the sidewalk being installed in the exit 30 project in accordance with the Davidson Planning Ordinance's desire for connectivity in the Town of Davidson.
2. The Planning Board requests that the developer add landscaping (Vegetative Swale) to mitigate development and additional built upon area on site.
3. The Planning Board would like to highlight that as currently written the Watershed Ordinance does not allow the Town to manage the built upon area of a pre-1993 facility such as this.