

TOWN OF DAVIDSON BOARD OF COMMISSIONERS

CONSISTENCY STATEMENT

TITLE

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

SUMMARY OF ACTION TAKEN BY BOARD

Vote: XX-X

Description of Action: The Board of Commissioners found the proposal consistent with adopted plans and policies.

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.

CONSISTENCY STATEMENT

In the opinion of the Board of Commissioners 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 9th day of October, 2018.