

**Conditions for the North Harbor Club Conditional Map Amendment  
Tentative Decision - October 2018**

**Original SUP 83-1 Conditions:**

1. No automobile or marine fuel products shall be sold anywhere upon the property (unless sold on premises in the manufacturer's original can or prepackaged container as such is customarily sold by a sporting goods, convenience or other retail store); no boat repairs, or maintenance be performed upon the property; no boat ramp or boat landing area be permitted; no boat storage or sales be permitted (except from interior show room displays).
2. All improvements to the property shall conform with the maps, plans and specifications submitted by The Lake Norman Company to the Town with its application.
3. All driveways which are not covered by the Subdivision Ordinance and which serve as a necessary means of access to the business development shall be approved by the building inspector, who shall first determine that they have sufficient width and turning radii to insure unhampered ingress and egress by emergency vehicles.
4. The building units located upon the property shall be used only for the purpose specified for each such unit in the petitioner's application.
5. The petitioner must have available water and sewer service in such capacity as to be able to provide adequate service to the business development encompassed within the property for which the **original** special use permit is granted (83-1).
6. The existing tree and natural vegetation preservation areas running along Interstate 77 and ~~Goodrum Road~~ **Griffith Street**, ~~as shown on the petitioner's application~~ **shall** be maximized to act as a screen between the project and such roads; in the event trees in that area die or are damaged during construction or thereafter, new trees shall be planted to maintain the screening effect.
- ~~7. The planting strips as shown on the petitioner's application shall be maintained as long as this Special Use Permit is in effect.~~
- ~~8. A substantial beginning on the project shall be made within 2 years of the date thereof; all work pursuant to this permit shall be completed within ten (10) years after the commencement of such work.~~

9. No detached business or project identification sign shall be permitted except one project identification sign not to exceed 75 square feet in area, which shall be located upon the property subject to the **original** special use permit (83-1).
10. The petitioner shall comply with all other applicable resolutions and ordinances of the Town of Davidson and the State of North Carolina.

**New Conditions:**

11. An addition will be made to the existing structure at 100 North Harbor Place (parcel ID# 00118397) to allow for a kitchen expansion, as shown on the plans submitted with the Conditional Map Amendment application. The addition will not result in an increase in impervious area (built upon area) on this parcel.
12. An addition will be made to the existing structure at 400 North Harbor Place (parcel ID#00118398) to allow for a new banquet facility, as shown on the plans submitted with the Conditional Map Amendment application. The addition will result in an added 1,900 square feet of impervious area (built upon area) on this parcel, bringing the total built upon area to 13,939 square feet. The added built upon area represents 15.9 percent of the existing pervious area on this parcel. This is less than 24 percent threshold allowed for expansions to existing development under Davidson Planning Ordinance Section 17.6.1.
- ~~13. No changes will be made to the structure(s) and/or site area at 200 North Harbor Place (parcel ID# 00118395), 218 North Harbor Place (parcel ID#00118394), 300 North Harbor Place (parcel ID#00118393), and (parcel ID# 00118396).~~
14. The petitioner shall install a vegetative swale in coordination with Mecklenburg County and the Town of Davidson, between the structure located at 400 North Harbor Place and the lakeshore. The vegetative swale shall mitigate additional runoff from the increased built-upon area on this site.
15. The petitioner shall dedicate public right-of-way and construct a sidewalk and associated crosswalks along the property frontage on Griffith Street, as shown in Exhibit A. The sidewalk shall connect to the terminus of the exit 30 bridge project (Exhibit B) and extend to the intersection of Griffith Street and Northwest Drive. The sidewalk shall conform to Town of Davidson sidewalk standards found in Davidson Planning Ordinance Section 6. Due to space constraints and the desire to preserve mature trees, a planting strip may not be required. Right-of-way dedication requires a final plat to be recorded with the Register of Deeds. A Certificate of Occupancy (CO) hold will be placed on the 400 North Harbor Place building until the sidewalk is completed.