

## **Ballard Property Map Amendment Request**

15425 June Washam Road.

Parcel ID #'s: 00721108, 00721105, 00721103, 00743104

4.17.19

To: Board of Commissioners

From: Wendy Honeycutt, on behalf of the Ballard family

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### *Request*

The Ballard Family requests that the Planning Area (i.e. zoning) for 64.9+/- acres on June Washam Road be revisited and updated to Neighborhood Edge Planning Area (NEPA). We are currently in the Rural Area Planning Area (RPA).

The set of properties is currently for sale and is listed on MLS. In the past, both planning area designations have been discussed. As adopted in September 2016, the Rural Area Plan recommends the properties be designated NEPA (see Map 7.1, Action Item 7.8). However, during the implementation process in early 2017 the previous set of elected officials changed the designation to remain Rural Planning Area.

In the two years since that action, Davidson has flourished with diversity and zoning has grown and evolved in keeping with the betterment of the community. For example: Since 2017, the NEPA and RPA requirements for open space, permitted densities, and required development infrastructure have expanded out of necessity, in order to progress. Clearly the zoning regulations on our property have long since reached a maturation point. Adjacent parcels such as the Kenmare development – zoned NEPA in 2015 – have found success in meeting the increased rigor of the Neighborhood Edge requirements while creating development of which Davidson can be proud through its street-facing buildings, central open space, and connections to other properties. We simply ask that we be given the same opportunity as our neighbors.

We believe the RPA standards have greatly affected our selling options. Selling a property of this size with the current regulations in place has been a challenge. It is unappealing to developers who would be our target market for the price range and size. This has caused an extreme hardship on our family. We have strained to cover medical expenses, faced crises and sacrificed quality medical care for a few of our members that the funds from this property would have long provided.

### *Family Background*

We have been part of the Davidson community since my Great-Great Grandfather Jo Barnett purchased the property from Deweese Township in the 1800's. Upon his death, son Roy Barnette and daughter Lilly became owners. Roy moved from the homestead but Lilly, a paraplegic confined to a wheelchair in the early 1900's took in sewing as a seamstress to the public to support herself. She maintained crops, livestock and the 65-acre farm by dropping from her chair and pulling herself around by the forearms. In her elder years her niece, Doris Ballard, and husband, Ray, purchased the farm from Lilly and Roy and raised two children –

Martha and Wayne Ballard. Wayne is the current owner along with my brother, Stephen Honeycutt, and myself (Wendy Honeycutt). Our mother, Martha, passed away in 2011. As you can see, we stem from a long line of Davidson residents that have contributed to the community for approximately 150 years. They worked tirelessly to provide an inheritance for future generations, specifically in times of great need such as now.

We respectfully ask that you consider re-designation of our property from Rural Planning Area to Neighborhood Edge Planning Area. We sincerely thank you for your time and consideration.