

Lake Forest Church Davidson Rezoning Proposal
Town of Davidson Board of Commissioners Pre-Development Meeting
June 11, 2019

Our Proposal

Lake Forest Church Davidson (LFCD) is under contract to purchase 480 South Main Street (the former Davidson Family Clinic site) and 496 South Main Street (currently a single-family home and a vacant home building lot). Our plans for the site align with the spirit of the current Davidson Planning ordinance for the Village Edge planning area. This project will bring needed commercial development and commercial tax base and is in keeping with the town's vision for this vital corridor into our town. This project also creates a long-term home for Lake Forest Church Davidson, an 8 year old church of over 600 people currently meeting on Sunday mornings at Davidson Elementary School.

With this project, we envision creating a sense of place at the southern entrance to our community, preserving the warm, natural and inviting entrance corridor to our town on the western side of South Main Street, while also creating an attractive destination for people and businesses on the southern end of town. Our proposed plan includes the following:

- Three story Commercial Building fronting South Main Street (25,000 Square Feet, +/-). The size of the commercial building will be dictated by the number of available on-site parking spots we are able to incorporate in our final site design. The commercial building will also be an important source of tax revenue for the town of Davidson.
- We envision in the commercial building first floor destination retail/restaurant type space with outdoor gathering areas and courtyards fronting a public pedestrian way that will ultimately lead to the church facility located on the rear of the property. The second and third floors will serve as office space.
- The two story Church Facility located on the property will be approximately 30,000 SF +/- . Our plans have the church fronting a public pedestrian way and public courtyard, with the goal that this area would become a destination for members of our community to gather throughout the week.
- The location on the rear of the property for the church is highly intentional, as we envision designing the building to nestle among the beautiful natural landscape located on the rear of the property, while also creating areas for recreation and gathering surrounding the church in the natural landscape and exterior. We envision a church facility that will serve as a hub of activity for our local community throughout the week.
- This plan preserves the historic Single-Family Home located on 496 South Main Street, utilizing the home as administrative offices and meeting rooms for LFCD.
- The site plan incorporates the neighboring parcel to the north, Davidson Professional Park. We have been working closely with the owners of this business park and they have agreed to share an entrance, eliminating the need for side by side entrances off of South Main St. This plan reduces the number of driveway cuts off South Main Street for the overall site. We will also create a unified site for both of our locations. The owners of DPP have also agreed to sell us one of the two remaining building pads located on this site for additional parking.
- Our plans incorporate a second entrance located on the 496 South Main parcel. By not developing the vacant home building lot and preserving the existing home, we also preserve the inviting entrance corridor to the town of Davidson from Cornelius. This approach also minimizes the impact on the surrounding neighbors on South Main Street.
- This plan includes a parking lot that currently allows for spaces for 140 +/- cars. In addition, the church is working with multiple neighboring property owners on shared use agreements that will allow the church to utilize parking located adjacent to the church property for Sunday morning and evening events during the week. Currently these lots have minimal users during what would be normal church event hours (mainly evenings and Sundays).

- In terms of traffic impact, this development plan will spread out potential impacts because of the opposite time uses of the church and the commercial businesses, as well as the fact that church traffic will typically be during non-peak hours.

For the following reasons, we will be applying for a conditional rezoning with the Town of Davidson:

- **Approving the church as a user on the 496 South Main Street site.** Currently a church is allowed use in the Village Edge planning area, with the condition in place that a church not be located within 1350 feet of an existing church. The site is currently just inside this distance from the Davidson United Methodist Church chapel, and therefore town board approval will be required to allow a church on the site.
- **Approving the location of a portion of the church facility on the rear portion of 480 South Main Street property.** The rear half of 480 South Main Street is currently located in the Village Infill planning area. Our purpose in the proposed location of this building is to keep all parking for the site in the central area of the site, while also situating the building in a location that incorporates the beautiful natural landscaping in our building design. We would maintain a natural buffer between the church building and the single-family home located to the south on South Main Street. Also we intend to keep the existing home located on South Main St. with the goal of using it as a church office.
- **Approving the church as an allowable office tenant in the single-family home.** The use of the single-family home as a church office is currently not allowed under the current ordinance (the home is located in the Village Infill planning area). The home under the current ordinance could be used as an office for a professional services firm or as secondary retail, but not for a church office.

We will be submitting our development application to the town of Davidson this summer, subject to the feedback and conclusions from our meeting with the Davidson Board of Commissioners on June 11, 2019.

Who is Lake Forest Church Davidson?

Lake Forest Church Davidson (LFCD) is a seven-year-old congregation with long term roots in the Davidson area, dating back to 2000 when Lake Forest Church (now based on Gilead Road in Huntersville), began meeting at the Lake Norman YMCA. LFCD began as a campus of Lake Forest Church in 2011 and is led by pastor Michael Flake, a Davidson College and Vanderbilt Seminary graduate and former Davidson Belk Scholar. We currently meet at Davidson Elementary School with weekly attendance of 600 people.



LFCD has been actively looking for a permanent home that is within walking distance of Davidson College (over 100 Davidson students are actively involved in the LFCD community). LFCD is committed to staying close to the town center because of the many relationships it shares with residents and other local organizations. LFCD and its ministry partners (members) are extensively involved with community organizations and causes, including (among others) partnering with the Ada Jenkins Center, Habitat for Humanity, Access 2 Success, and volunteer work at Davidson Elementary School. LFCD has also partnered with Gethsemane Baptist Church and the Town of Davidson to deliver community forums around racial reconciliation and community/police relations.

In addition to church-oriented programs, the church looks forward to working with the Town and the broader community to open its doors to offer this new space for community gatherings and programs.

