

SECTION 17 TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Purpose Overview**
2. **Proposed Changes**
3. **Current Status & Next Steps**



College Town. Lake Town. *Your Town.*

Section 17 - Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
January 9, 2018

SECTION 17 - TEXT AMENDMENTS

PURPOSE

In March 2017, Charlotte-Mecklenburg Stormwater Services suggested that Davidson update our Watershed Ordinance to:

- 1. Clarify Standards**
 - 2. Address Inconsistencies**
 - 3. Remove Inapplicable Sections**
- **Summary of Proposed Changes:**
 - Section 17.3: Definitions
 - Section 17.6: Exceptions to Applicability
 - Section 17.7: Watershed Subareas Established
 - Section 17.8: Density Averaging



SECTION 17 - TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 17.3: DEFINITIONS**
 - Add definitions for “Existing Development” and “Redevelopment”
 - Remove definition for “Cluster Development”
 - Revise definitions for “High Density Option” and “Low Density Option”
 - Revise definitions for “Variance, Major” and “Variance, Minor”



SECTION 17 - TEXT AMENDMENTS

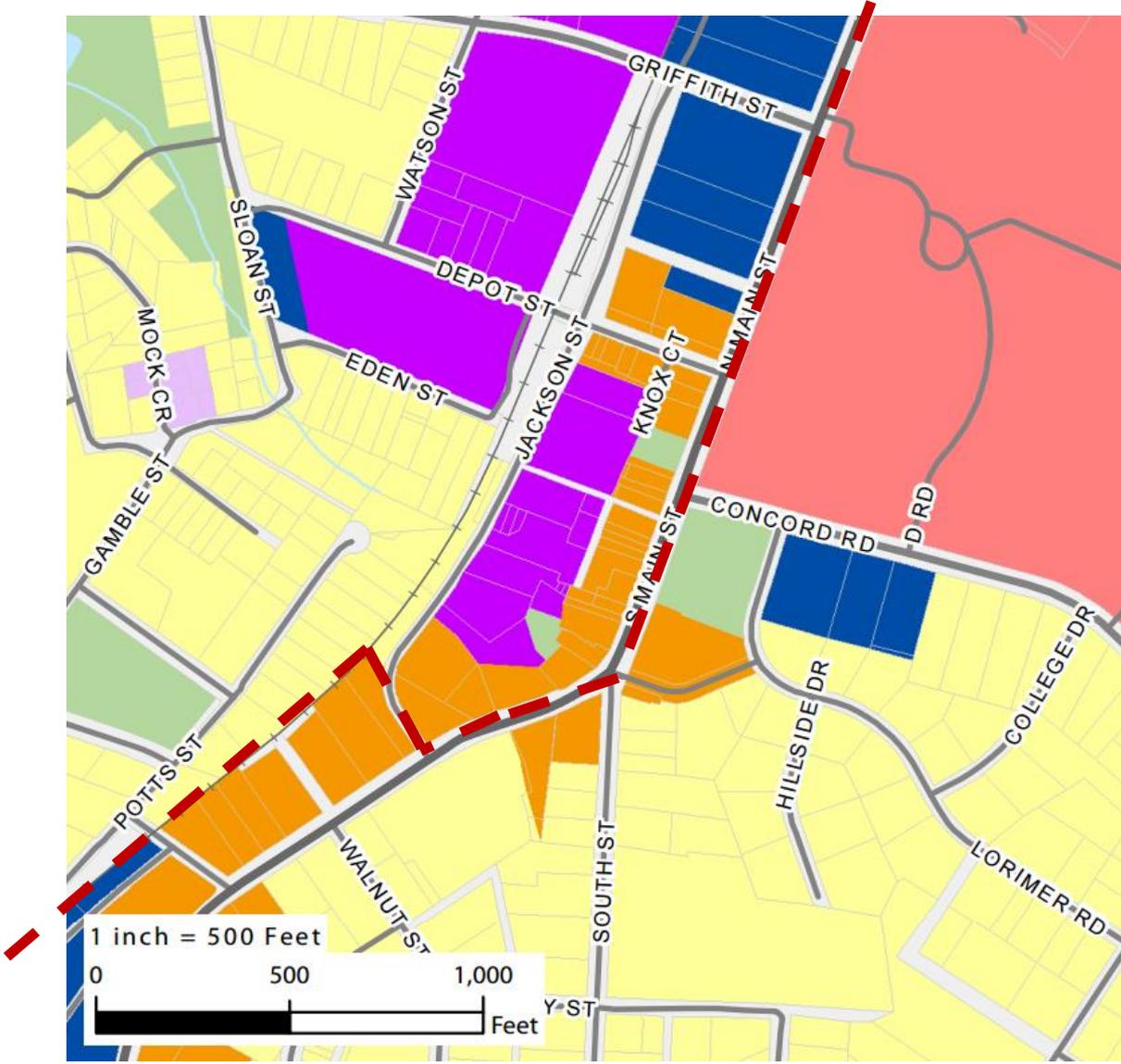
HIGHLIGHTS

▪ SECTION 17.6: EXCEPTIONS TO APPLICABILITY

- 17.6.1 Existing Development: Update language to clarify standards, consistent with state statute 15A NCAC 02B .0104(q)
- 17.6.2 Existing Lot (Lot of Record): Update language to clarify standards, consistent with state statute 15A NCAC 02B .0104(q); Remove single-fam exemption on lot of record
- 17.6.3 Nonconforming Situations: Remove this section
- 17.6.4 Existing Development: Remove this section
- Add 17.6.3 Redevelopment: New section to allow for flexibility in redevelopment in Village Center & Village Commerce Planning Areas if:
 - Redevelopment will not result in net increase in BUA from previous development; AND will provide greater or equal stormwater control
 - OR, the redevelopment will result in a disturbance of less than one acre



Critical Area
of the
Watershed



SECTION 17 - TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 17.7: WATERSHED SUBAREAS ESTABLISHED**
 - 17.7: Update language to clarify that there is no Lake Norman Protected Area in Davidson
 - 17.7.1 Critical Area (CA): Update language to clarify intent of Section 17
 - 17.7.1.1 Allowed Uses, Subsection C: Remove “(Single-family, manufactured homes, manufactured home parks, two-family, multi-family and cluster developments)”
 - 17.7.1.2 Built-Upon Area Limits: Update language to clarify standards
 - 17.7.2 Cluster Development: Remove this section
 - 17.7.3 High Density Option: Update language to clarify general requirements
 - 17.7.4 Buffer Areas Required, Subsection A: Update language to clarify standards
 - 17.7.9 Variances: Remove note under subsection A
- **SECTION 17.8: DENSITY AVERAGING**
 - Rework entire section to clarify purpose, eligibility, process, documentation and requirements for Density Averaging
 - Remove references to “Lake Norman Protected Area” of the watershed



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CURRENT STATUS & NEXT STEPS

- **STATUS:**

- Draft sent to Mecklenburg County for final review
- Draft sent to NC Department of Environmental Quality (NCDEQ) for review

- **NEXT STEPS:**

- Begin text amendment process per DPO

