



Pre-Development Consultation with Board of Commissioners

For Conditional Planning Area development proposals and any Map Amendment (i.e., rezoning) a Pre-Development Consultation (PDC) shall be required. The PDC does not replace the legislative process; it provides an informal opportunity to meet with decision makers prior to submittal. The PDC includes soliciting feedback from both the Planning Board and the Board of Commissioners. The PDC does not replace any ordinance-required processes but offers an informal opportunity to meet with each board to discuss a potential project prior to submission of a rezoning request and/or expending significant funds for design work. The Board of Commissioners will be available for pre-development consultations as part of their second Tuesday work session meeting. Generally, Planning Board meets the last Monday of each month.

Procedure for Requesting a Pre-Development Consultation

- Prior to submitting a request, the applicant must first meet with staff to share information about the proposal.
- Requests for pre-development consultation must be received at least 30 days prior to the scheduled meeting of the Board of Commissioners. Note: A received request does not necessarily guarantee a specific meeting date; consultations are scheduled based on the number and type of items on board agendas, complexity of the request, and the amount of staff preparation time required.
- The request must be accompanied by a development description or draft site plan.
- Planning Staff will review the proposal and prepare a summary of the concept to determine consistency with the Davidson Planning Ordinance and any other applicable plan. This is not a replacement for a staff analysis, which would come later in the process.
- The Board of Commissioners will provide feedback; however, no decisions will be made.
- Please note that the meeting is a public meeting and thus subject to North Carolina open meetings law. Minutes will be taken.

If you would like to schedule a pre-development consultation, please contact the planning department at 704-892-7592 or planning@townofdavidson.org.