



Response to Comments From Public Information Session

Conditional Zoning for North Harbor Club Projects

Parking Requirements

A few questions have come up about parking onsite and if the current parking capacity will serve the new Banquet Facility with an expected maximum occupancy of around 300 people. Per Town of Davidson requirements, the requirements for parking are 2 spaces per 1,000 SF of commercial space. The total commercial space combining the three buildings onsite at North Harbor is 33,849 SF. Based on this, 68 parking spaces are required. There are 359 parking spaces existing onsite.

Sewer Impacts

One comment was made concerning the impact on the sewer system servicing the existing residential units and the commercial space at North Harbor. There will be no impact to the sewer that will affect its performance. All sewer services from residential units and commercial space feed into the public sewer system maintained by public utilities.

Noise

Some concerns have been voiced over the noise created by the Banquet Facility during events. These events will be held to the same standards as all events held in Davidson per the noise ordinance.

Sidewalk Connectivity

There was a question about extending sidewalks from the Griffith Road entrance to allow foot traffic access to North Harbor. Currently, there are no plans to add sidewalks in this area as part of this project.

Thank you to everyone for attending the Public Information Session. If you have questions about this project, please feel free to contact me at mbartels@bcscarolinas.com.

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