



Development & Facilities Services

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

DavieCountyNC.gov



There will be a meeting of the **Davie County Planning Board** on **Tuesday July 27, 2021 at 3:00**p.m. in the 2nd floor Commissioners Room of the Davie County Administration Building, 123 South Main Street, Mocksville, N.C. The public is invited to attend. Business will be conducted as follows:

- A. **Call to order**
- B. **Approval of the Minutes** of May 18, 2021
- C. **Public Comment.**
- D. **Zoning Map Amendment 2021-06.** Trevor A. Waltermann has applied to rezone approximately 0.92 acres consisting of two parcels from Residential Agricultural (R-A) to Highway Business (HB). The subject property is located at 3793 US HWY 64 West and is further described as parcels of Davie County Tax Map I1110A0003 and I1110A0030.
- E. **Zoning Map Amendment 2021-07.** Bird & Co. c/o Tyler and Sarah King have applied to rezone approximately 9.7 acres consisting of three parcels from Residential 12 (R-12) to Highway Business (HB). The subject property is located on the west side of US HWY 601 N between Ijames Church Road and Chaucer Lane. The property is further described as parcels of Davie County Tax Map G30000003302, G30000003304 and G30000003303.
- F. **Old or New Business**
- G. **Adjournment.**

**Minutes of the
Davie County Planning Board Special Called Meeting
Brock Auditorium: 622 N. Main Street
May 18, 2021**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Present
Mariam Wright	Board Member	Absent
Jeffrey Allen	Chairman	Present
Jeffrey Vaughn	Board Member	Present
Wendy Gallimore	Board Member	Present
Alan Miller	Alternate Member	Present
Tamara Taylor	Alternate Member	Present

Others present: Andrew Meadwell, Amy Flyte, Adam Barr
Chairman Allen called the meeting to order.

B. APPROVAL OF THE MINUTES: REGULAR MEETING – APRIL 27, 2021

RESULT: APPROVED [UNANIMOUS]
MOVER: Alan Miller
SECONDER: Ellen Grubb
AYES: Grubb, Taylor, Allen, Vaughn Gallimore, Miller
ABSENT: Wright
LATE: White

C. PUBLIC COMMENT

There were none.

D. ZONING AMENDMENT

Zoning Map Amendment 2021-02. Wells Fargo Bank applied to rezone approximately 159 acres of a 201 acre parcel from Residential 20 Quality Design Overlay (R-20 QD-O) and Highway Business Quality Design Overlay (H-B-QD-O) to General Industrial Quality Design Overlay (G-I QD-O). The subject property is located at 2777 US Hwy 158 and is further described as the northern portion of Davie County Tax Map F500000053.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period.

1. Luke Dickey, representative for the applicant, outlined the request and summarized a community meeting.

2. William Vaughn of 158 Eagles Landing Lane spoke in opposition to the request citing nearby residential developments, environmental, traffic, view shed and other concerns.
3. Terry Bralley, President of Davie County Economic Development Commission, spoke in support of the request.
4. Kyle Swicegood, representative for the property owner, spoke in support of the request.
5. Lisa Gifford of 149 Eagles Landing Lane spoke in opposition to the request due to proximity of schools, traffic safety concerns and residential developments.

Chairman Allen closed the public comment period.

Wendy Gallimore made a motion to approve and for the adoption of the following statement: the amendment promotes public health, safety and general welfare; is consistent with all applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions, maps and policies of the Comprehensive Plan and Growth Enhancement Strategy because it is in harmony with the surrounding area and uses, and fits within the County's future land use plans as it is designated industrial on the Comprehensive Plan map & as a primary growth area on the Growth Enhancement Strategy Map; it is in the vicinity of commercially & industrial zoned property and available infrastructure.

Jeff Vaughn seconded the motion

Jeff Allen spoke in support of the motion due to the positives of locating potential truck traffic next to the interstate and the property's potential as an industrial site.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendy Gallimore
SECONDER:	Jeff Vaughn
AYES:	Grubb, White, Taylor, Allen, Vaughn, Gallimore, Miller
ABSENT:	Wright

E. OLD OR NEW BUSINESS

There was none.

F. ADJOURNMENT

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Wendy Gallimore
SECONDER:	Alan Miller
AYES:	Grubb, White, Taylor, Allen, Vaughn, Gallimore, Miller
ABSENT:	Wright

Davie County
ZONING MAP AMENDMENT 2021-06
Trevor Waltermán

Submittal Date
June 24, 2021

STAFF REPORT TO THE BOARD
 July 27, 2021 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone approximately .92 acres of land from Residential Agriculture (R-A) to Highway Business (H-B).

II. PROJECT LOCATION

The property is located at 3793 US Hwy 64 W and is further described as Davie County Tax Map I1110A0003 & I1110A0030.

III. PROJECT PROFILE

DAVIE COUNTY PIN: I1110A0003 & I1110A0030

ZONING DISTRICT: Residential Agriculture (R-A)

LAND USE PLAN: Residential, Commercial Mixed Use

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Trevor Waltermán

PROPERTY SIZE: Approximately .92 acres

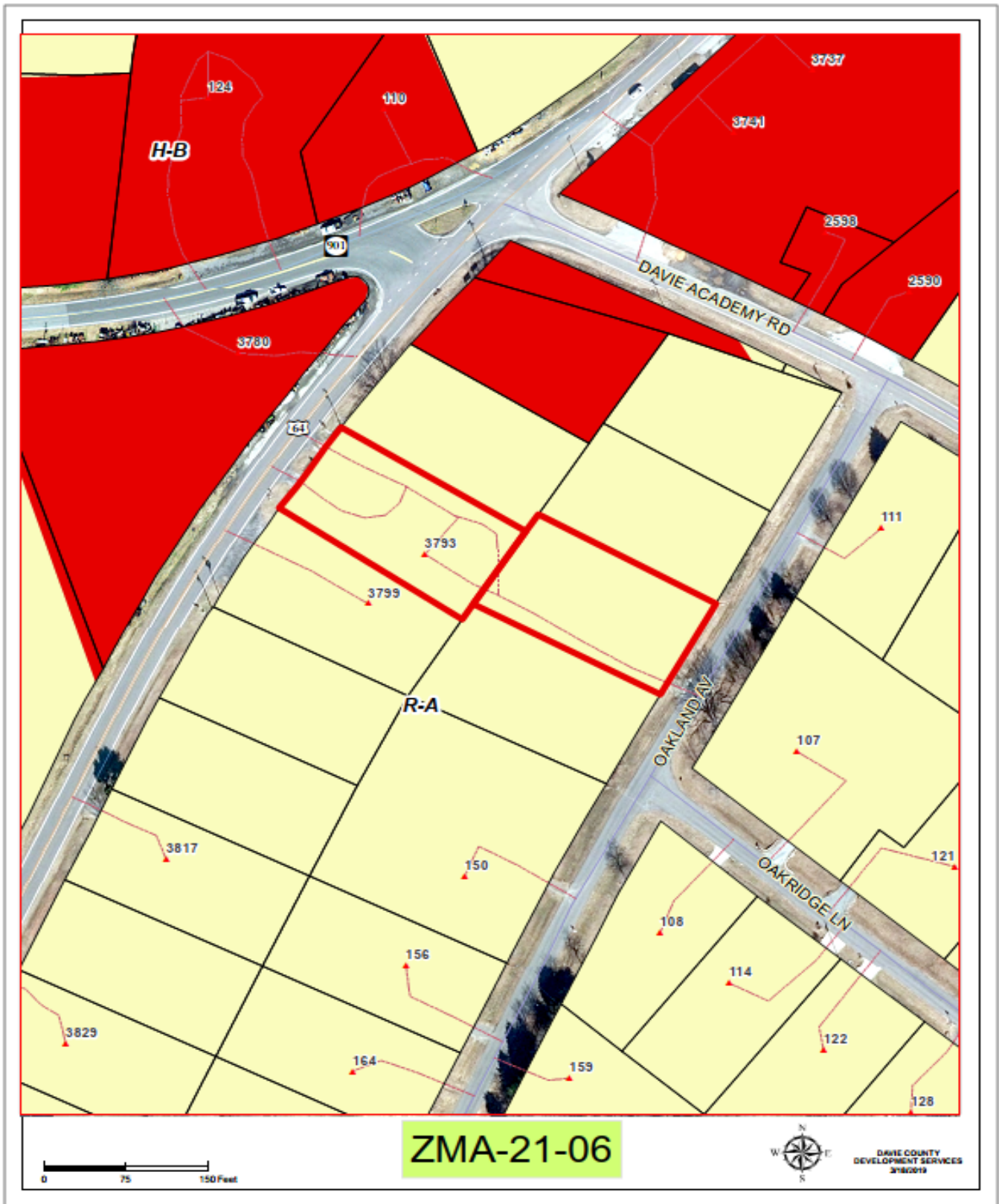
CURRENT LAND USE: Commercial

PROPOSED LAND USE: Commercial

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Commercial	H-B
West	Commercial	R-20 & HB
South	Commercial, Vacant, Residential	R-A
East	Residential, Vacant	R-A

IV. Zoning Map



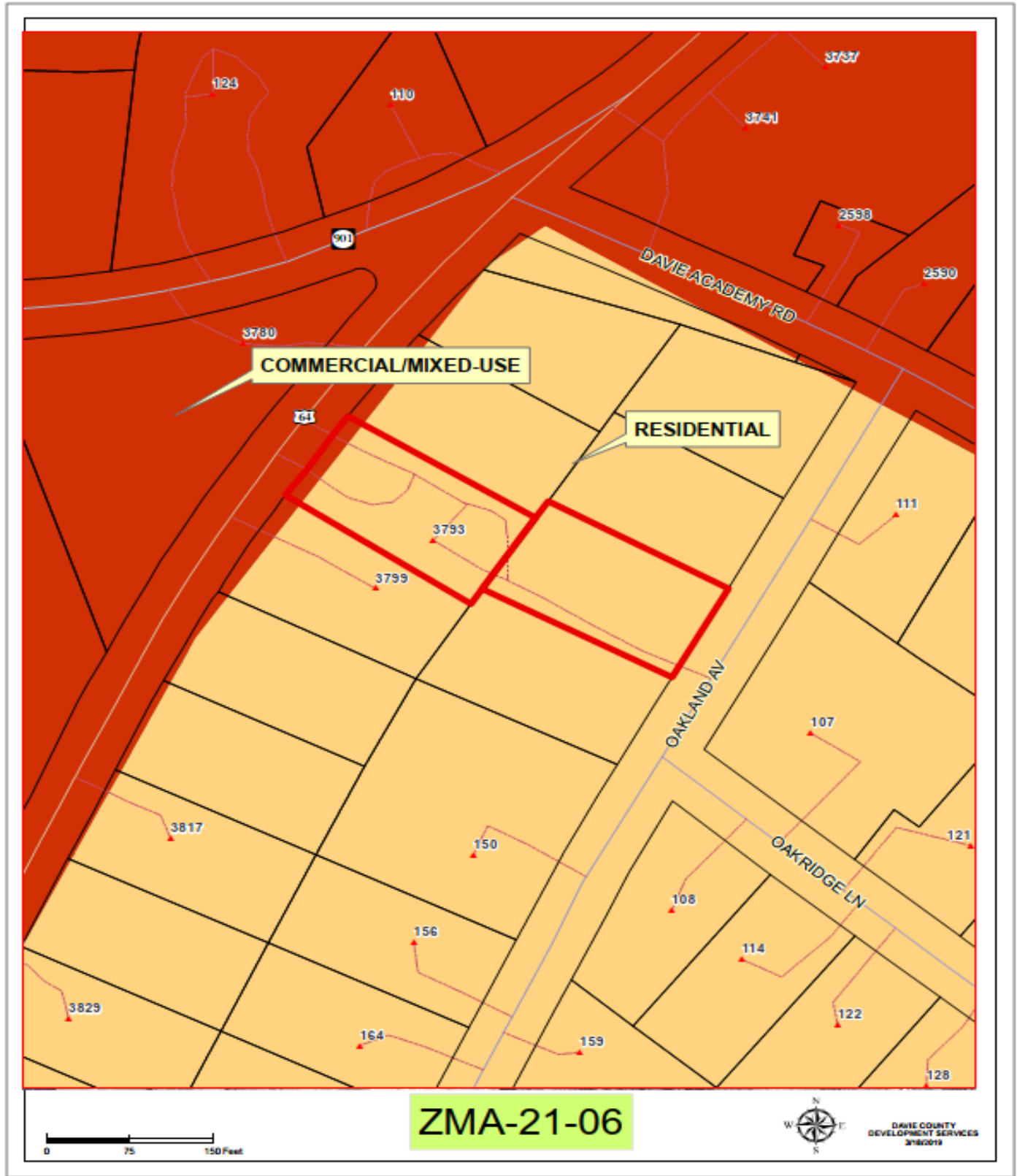
Attachment: DC_PB_packet_walterman (Zoning Map Amendment 2021-06: Trevor Walterman)

VI. 2018 Aerial Map



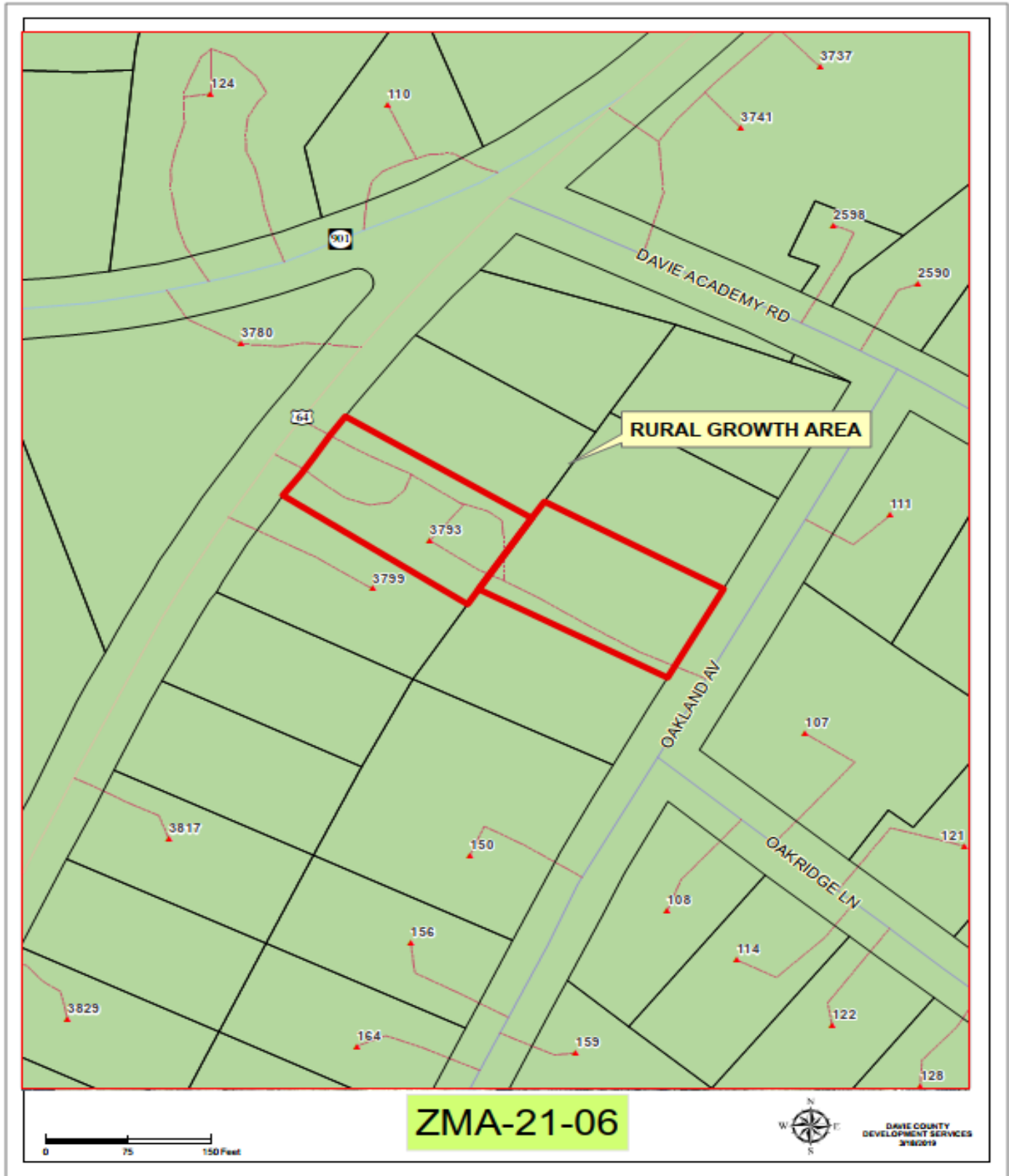
Attachment: DC_PB_packet_walterman (Zoning Map Amendment 2021-06: Trevor Walterman)

VII. Land Development Plan Map



Attachment: DC_PB_packet_walterman (Zoning Map Amendment 2021-06: Trevor Walterman)

VIII. Davie County Growth Enhancement Strategy Map



Attachment: DC_PB_packet_walterman (Zoning Map Amendment 2021-06: Trevor Walterman)

IX. LAND USE/ ZONING HISTORY

- **1973:** The properties were originally zoned Residential Agriculture.
- **1992:** A Special Use Permit was issued for the use of a Veterinary Service Facility.

A. Proposed Zoning

The H-B Highway Business District was established principally for retail operations located on the roadways throughout the county.

B. Utilities

Public water appear to be available at the site and a private septic system would be used.

C. Davie County Comprehensive Plan

The property is located in an area designated as Residential and Commercial/Mixed-Use on the Davie County Land Use Category Map. The Residential district is defined as single family, duplex, or other limited types of residential subdivision development. Intended to preserve and protect residential areas from encroachment by non-residential land uses.

The Comprehensive Plan states:

- Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density.
- Increase education and awareness around housing options and styles.
- Promote mixed use development to encourage proximity of housing to employment and reduce work trip travel time.
- Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.
- Encourage connection of dead end streets to nearby arterials and collector streets to reduce travel time and improve emergency access to newly developing areas.
- In designated primary or secondary growth areas, create and use development incentives for higher density subdivisions that minimize environmental impact and protect natural resources.
- Discourage medium to high-density residential development with poor soils for septic where water and wastewater infrastructure does not exist.
- Ensure that runoff and drainage from development and agricultural activities is as close to natural pre-development conditions as possible.
- Increase housing options across Davie County and its municipalities, including multi-family, single-family, patio homes and other options where infrastructure allows.
- Encourage increased density in primary and secondary growth areas.
- Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.
- Encourage planned residential multi-phase developments that offer a variety of housing types at different price points.
- Increase the housing supply.

D. Davie County Growth Enhancement Strategy

The property is located in an area that is designated as a Rural Growth Area. This area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally an abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressure. There are natural, scenic, historic, or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes in this area should be designated to protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity.

The Growth Enhancement Strategy describes policies within the rural growth area as:

Policy 4.2 Highway-oriented commercial uses will be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They will be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.3 Rural area commercial development should be limited to neighborhood business uses, farm supply stores, and generally accepted rural business establishments.

Policy 4.4 Commercial uses will be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Policy 4.5 Effective buffering and/or landscaping will be provided where commercial development adjoins existing or planned residential uses.

Policy 4.6 Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas will be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community

X. ISSUES TO CONSIDER

The Planning Board may not consider any specific use of the property but all possible uses in the Highway Business district. The Planning Board may approve or deny, or defer the request for additional consideration. The Board should consider the following in making its recommendation:

1. The property's potential as a commercial use.
2. The property's potential as a residential use.
3. The property's location along a major arterial.
4. If rezoning is approved, any new structure will go through a Project Review to ensure compliance with zoning ordinance standards such as setbacks, landscaping, buffers, parking, etc.
5. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
6. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
7. Applicable Zoning Ordinance Sections: The following sections of the Zoning Ordinance are applicable to this request: §155.125(B) Table of Uses; §155.145 Highway Business district; §155.161(B) Procedures for Special Use Districts; and, §155.250-253 Changes and Amendments.

XI. PLANNING BOARD RECOMMENDATION

The Board should consider one of the following actions:

Rezoning

☐ **Move that the following statement be adopted in support of a Motion to Approve;** the amendment promotes public health, safety and general welfare; is consistent with all applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions and policies of the Comprehensive Plan because it is in harmony with the surrounding area and uses, and it is in the vicinity of commercially zoned property.

☐ **Move that the following statement be adopted in support of a Motion to Deny,** the amendment is not consistent with all applicable adopted plans; the amendment does not promote the public health, safety and general welfare and does not consider the action to be reasonable and in the public interest due to: the amendment does not protect the areas residential, rural historic character, the amendment will have detrimental effects and will not protect, enhance and encourage a high quality of life, and image enjoyed by area residents.

☐ **Defer** the amendment for additional consideration.

How will the public be notified of the Zoning Map Amendment change?

The public will be notified in three ways. First, a sign will be posted on the property being rezoned. Second, a public notice will be submitted by the Davie County Development Services Department to the *Davie County Enterprise*. Third, by a notice being sent to all property owners located within 500 feet of the property lines of the property being rezoned.

Davie County Application for a Zoning Map Amendment

To: Board of County Commissioners of Davie County

Date: 6/24/21Applicant's Name: Trevor Allan WalthermanApplicant's Address: 142 Oakridge Ln.
Mocksville NC 27029Address and brief description of the property
To be rezoned or amendment to be made:Tax Map: _____
Parcel(s): E1110A0003, E1116A00303793 HWY 64 West Mocksville NC 27029Applicant's interest in the property: ☒ Ownership ☐ Lease Agreement ☐ Other (explain below)Purchase Agreement

If Property is not owned by the applicant, lease agreement or other binding legal documentation stating Applicant's legal right(s) for use of the above listed property shall be required upon submittal of application.

Type of rezoning requested:

From: RATo: HB(or brief description of request): property is zone with special use
permit, wanting a permanent zone for commercial useReason(s) for the requested rezoning: Interest in opening a graphics businessApplicant's Signature: [Signature] This the 24th day of June, 2021
(Applicant)

By signing this form, applicant hereby states all information written herein is accurate and true. Applicant further states the Planning and Zoning Staff have fully explained the requirements of the ordinance and the information required for the Board of Commissioners to render a decision.

Attachment: DC_PB_packet_waltherman (Zoning Map Amendment 2021-06: Trevor Waltherman)

Project Overview Statement

On the following lines, please give a synopsis or overview of the project, including information relevant to use, density, lot, layout, housing type, planned amenities, and similar information. Please attach any supporting documentation to your application.

The property is zoned RA with a special
use permit now. would like to zone
HB for a graphics business and drop off
vehicles to be wrapped.

I, Robin N. Brock, give permission for Trevor Waltermann, prospective buyer of property owned by me, specifically, lots 23 and 28 in Oakland Heights in Davie County County, to apply for rezoning of said lots from RA to HB.

Robin N. Brock
6/24/21

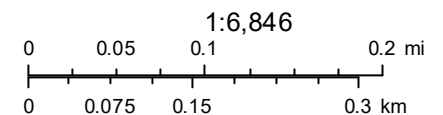
D.1.a



 Address
  Watershed Structure

--- Driveways

 Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

YADKIN VALLEY TELEPHONE MEMB
PO BOX 368

YADKINVILLE, NC 27055-0000

BLACKWELDER ROBERT ALLAN
124 NC HIGHWAY 901

HARMONY, NC 28634-0000

PEOPLES CREEK PROPERTIES LLC
814 PEOPLES CREEK RD

ADVANCE, NC 27006-7444

RIVERS JAMES T
114 OAKRIDGE LANE

MOCKSVILLE, NC 27028-0000

HERNANDEZ RUBEN
388 OAKLAND AVENUE

MOCKSVILLE, NC 27028-8315

WEST DAVIE POWER EQUIPMENT INC
160 NC HWY 901

HARMONY, NC 28634-0000

HAGER JERRY L
PO BOX 216

STONY POINT, NC 28678-0000

HARDIN JOSHUA M
1E E PIEDMONT RD

PHOENIX, AZ 85042-8356

STEVENSON JOSEPH BRENT
3817 US HIGHWAY 64 WEST

MOCKSVILLE, NC 27028-0000

NEELY PRESTON D
172 OAKLAND AVENUE

MOCKSVILLE, NC 27028-0000

THURSTON ASA S
164 OAKLAND AVENUE

MOCKSVILLE, NC 27028-8313

HICKS LARRY D
122 OAKRIDGE LANE

MOCKSVILLE, NC 27028-5663

ROBBINS ROBIN MINTON
108 OAK RIDGE LANE

MOCKSVILLE, NC 27028-0000

MICHALSKI ROBERT F
P O BOX 936

MOCKSVILLE, NC 27028-0936

COBB ALBERT LLOYD III
119 CANTER CIRCLE

MOCKSVILLE, NC 27028-0000

STROUPE RONALD J
PO BOX 277

MOCKSVILLE, NC 27028-0000

FOSTER JAMES H
233 AMERICANA ROAD

PALMER, TX 75152

STOKES HAYDEN C III
3829 US HWY 64 WEST

MOCKSVILLE, NC 27028

SCOTT SHARON DALE
150 OAKLAND AVENUE

MOCKSVILLE, NC 27028-0000

WALTERMAN RAYMOND H
107 OAKRIDGE LANE

MOCKSVILLE, NC 27028

DEEL RANDI LEIGH
121 OAKRIDGE LANE

MOCKSVILLE, NC 27028

STROUD BROTHERS FARMS LLC
4070 HIGHWAY 64 WEST

MOCKSVILLE, NC 27028

LAWHON TONY S
P O BOX 713

LEWISVILLE, NC 27023-0000

MCGUIRE BUILDING COMPANY LLC
6612 CLEMMONS CT

CLEMMONS, NC 27012-1716

BROCK ROBIN N
3793 US HIGHWAY 64 WEST

MOCKSVILLE, NC 27028-0000

BROOKS & SON 64 LLC
3741 US HIGHWAY 64 W

MOCKSVILLE, NC 27028-8455

HOLMES CHASITY RENEE
160 POINTE HOUSE LN APT 303

MOCKSVILLE, NC 27028-1951

FINLEY DANIEL L
156 OAKLAND AVE

MOCKSVILLE, NC 27028-8313

Davie County
ZONING MAP AMENDMENT 2021-07
Bird & Co Tyler and Sara King

Submittal Date
July 07, 2021

STAFF REPORT TO THE BOARD
 July 27, 2021 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone approximately 9.7 acres of land from Residential 12 (R-12) to Highway Business (H-B).

II. PROJECT LOCATION

The subject property is located on the west side of US HWY 601 N between Ijames church Road and Chaucer Lane. The property is further described as parcels of Davie County Tax Map G30000003302, G30000003304, and G30000003303.

III. PROJECT PROFILE

DAVIE COUNTY PIN: G30000003302, G30000003303, G30000003304

ZONING DISTRICT: Residential 12 (R-12)

LAND USE PLAN: Residential, Commercial Mixed Use

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Bird & Co, Tyler and Sara King

PROPERTY SIZE: Approximately 9.7 acres

CURRENT LAND USE: Vacant

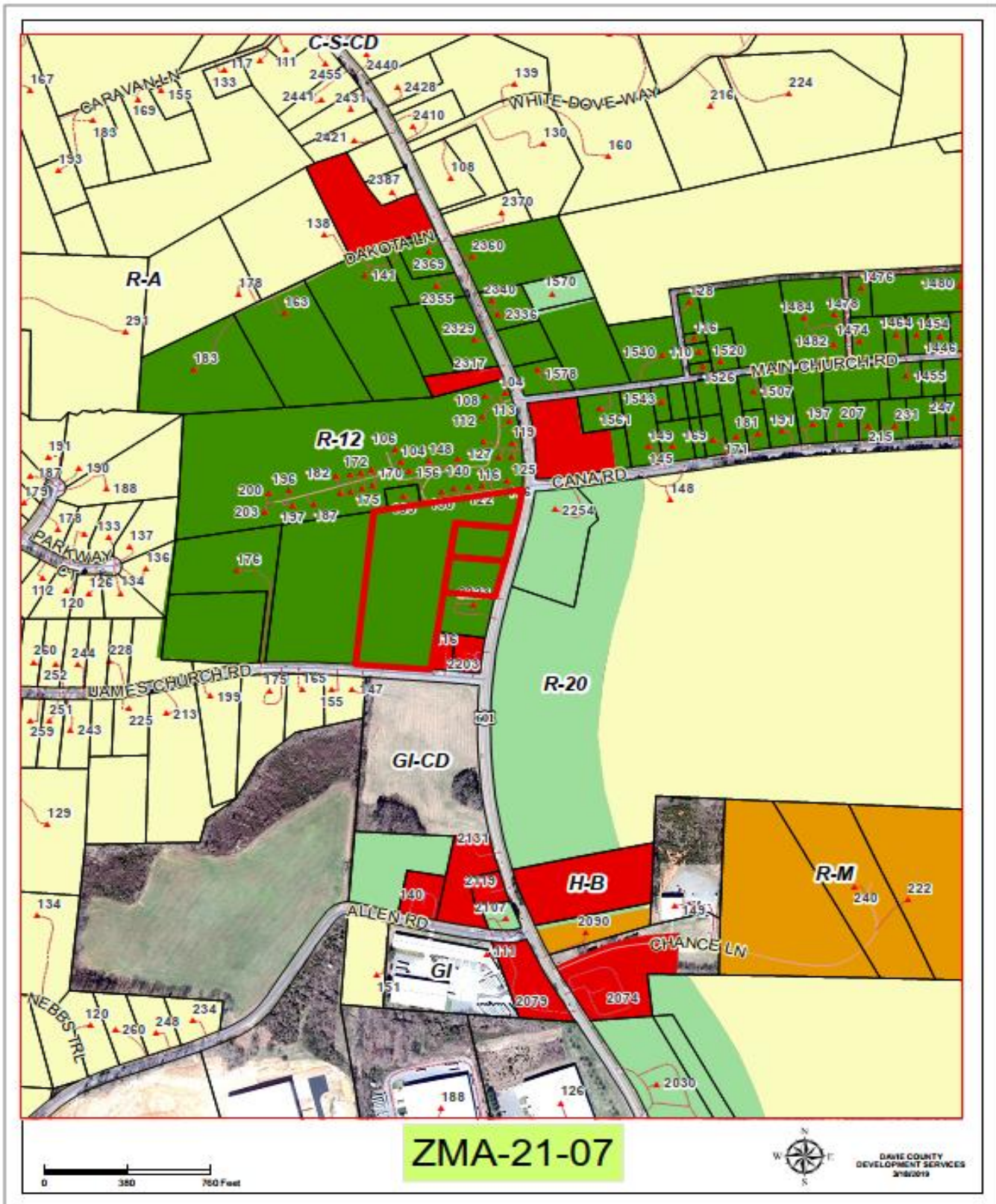
PROPOSED LAND USE: Commercial

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential, Commercial	R-12 & HB
West	Residential, Vacant	R-12
South	Commercial, Industrial, Residential	GI, R-A
East	Residential, Agricultural, Residential	HB, R-12, & R-20

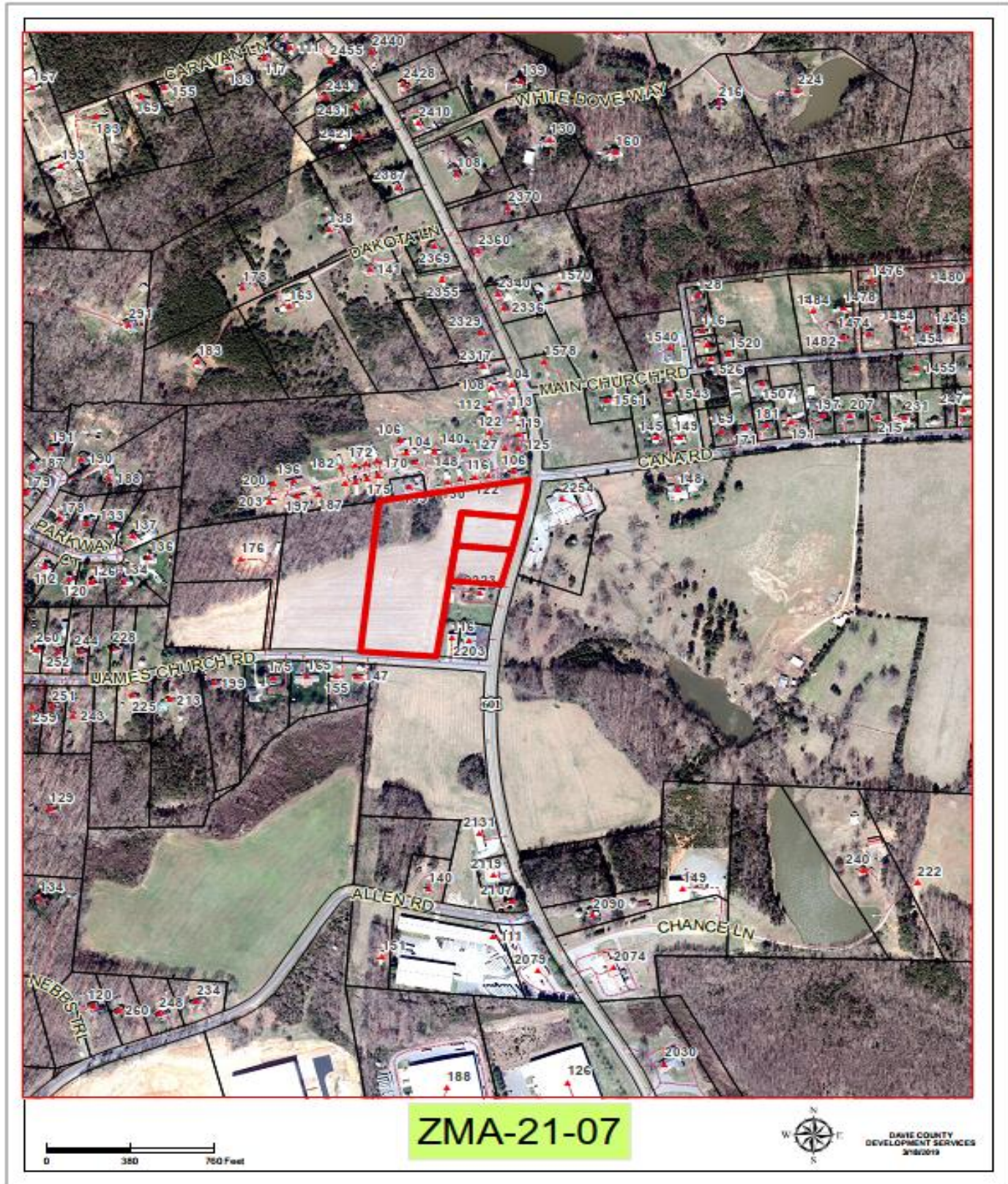
Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

IV. Zoning Map



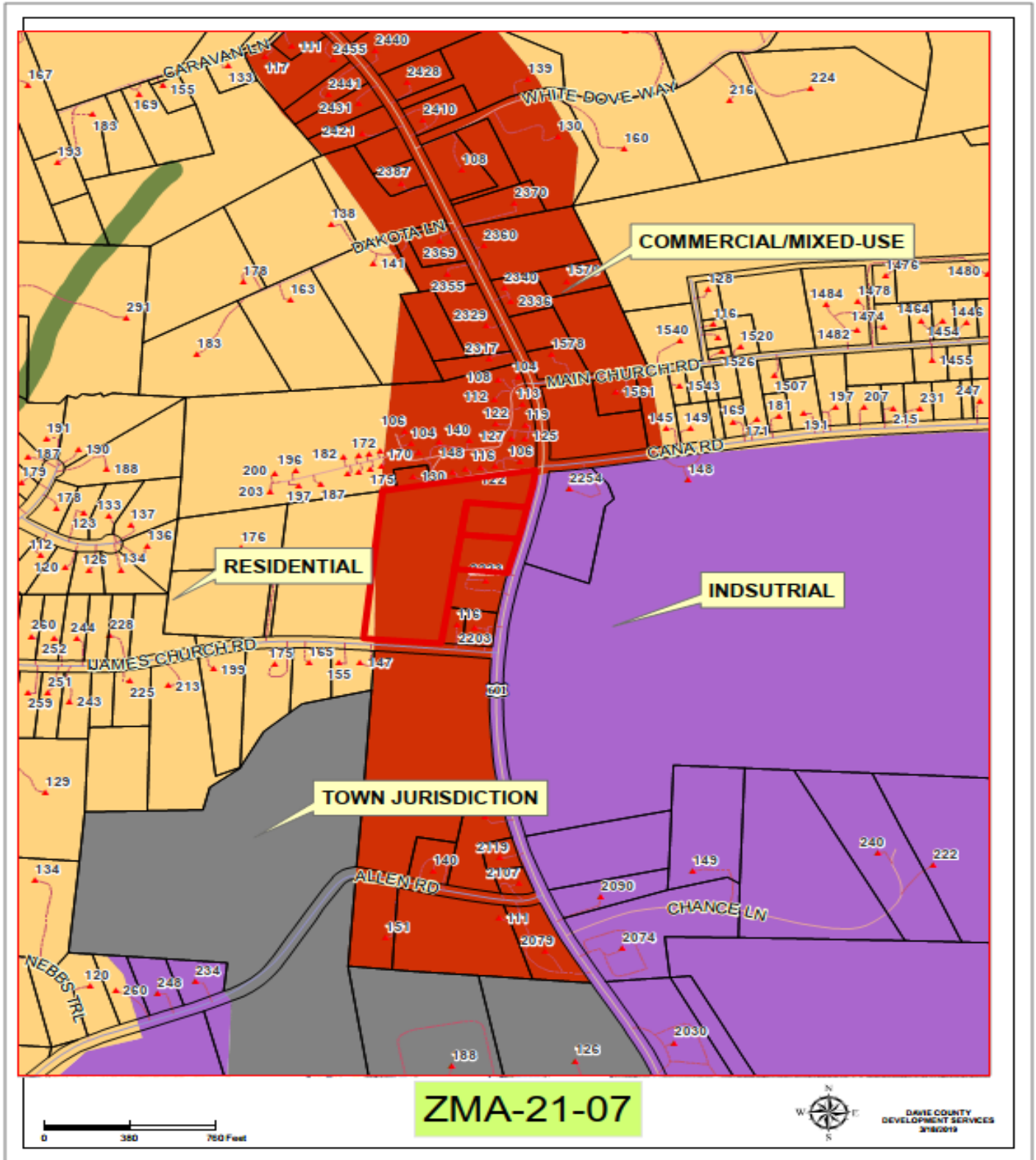
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VI. 2018 Aerial Map



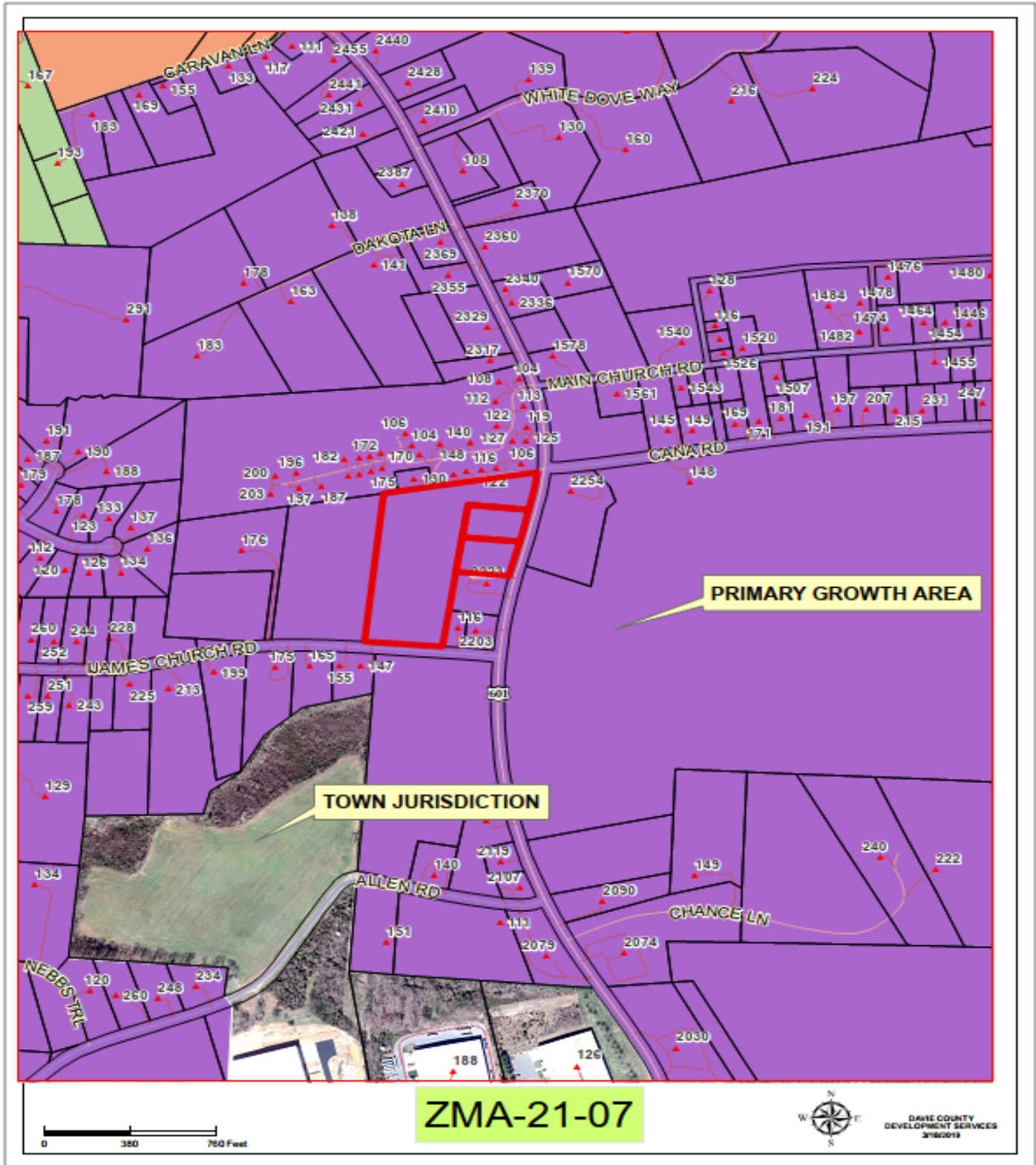
Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

VII. Land Development Plan Map



Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

VIII. Davie County Growth Enhancement Strategy Map



Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

IX. LAND USE/ ZONING HISTORY

- **1973:** The properties were originally zoned Residential 12.

A. Proposed Zoning

The H-B Highway Business District was established principally for retail operations located on the roadways throughout the county.

B. Utilities

Public water appear to be available at the site and a private septic system would be used.

C. Davie County Comprehensive Plan

The property is located in an area designated as Residential and Commercial/Mixed-Use on the Davie County Land Use Category Map. The Residential district is defined as single family, duplex, or other limited types of residential subdivision development. Intended to preserve and protect residential areas from encroachment by non-residential land uses.

The Comprehensive Plan states:

- Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density.
- Promote mixed use development to encourage proximity of housing to employment and reduce work trip travel time.
- Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.
- Encourage connection of dead end streets to nearby arterials and collector streets to reduce travel time and improve emergency access to newly developing areas.
- Ensure that runoff and drainage from development and agricultural activities is as close to natural pre-development conditions as possible.
- Ensure quality commercial, office, and institutional development. Encourage increased density in primary and secondary growth areas.
- Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.
- Encourage planned development that mimics the existing architectural aesthetic of nearby land uses, ensures internal and external walkability and bikeability connections and complements nearby residential land use.
- Discourage narrow or linear single land use category zoning districts.
- Limit rural area commercial development to local convenience stores, farm supply stores, and generally accepted rural retailing establishments and require them to be clustered near road intersections.

D. Davie County Growth Enhancement Strategy

The property is located in an area that is designated as a Primary Growth Area. The primary county growth area is located adjacent to municipal limits or regulatory areas and generally extends along major urban/transportation corridors within the county. It includes areas that are likely to have access to urban infrastructure services, such as water and sewer, within the near future. The Primary Growth Area is predominantly mixed use that will include residential and commercial development. Higher urban type density level can be anticipated in this area.

The Growth Enhancement Strategy describes area characteristics within the primary growth area as:

- Close to municipalities and central business districts
- Likely to have access to both public water and sewer in the foreseeable future.
- Predominately mixed use including, residential and commercial.
- Highest density residential development
- Prime site for office and commercial locations
- Adjacent to primary and interstate roads.
- Prime site for industrial locations

Policy 3.1 Industrial development should not be located in areas that would diminish the desirability of existing and planned residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.

Policy 3.2 Industrial development will be on land that is physically suitable and has unique location advantages for industry. Advanced planning for the identification of such land will be encouraged.

Policy 3.3 Heavy industrial sites will be separated from non-industrial areas by natural features, green belts and/or other suitable means.

Policy 3.6 New industrial development will be encouraged to locate in existing and planned industrial parks.

Policy 4.1 Commercial development will be encouraged to occur in clusters or planned shopping centers to minimize the proliferation of “retail strip” locations.

Policy 4.2 Highway-oriented commercial uses will be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They will be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.4 Commercial uses will be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Policy 4.5 Effective buffering and/or landscaping will be provided where commercial development adjoins existing or planned residential uses.

Policy 4.6 Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas will be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.

Policy 4.8 Office and institutional development will be encouraged to locate as transitional land use between activities of higher and lower intensity.

Policy 6.9 The County will consider ways to preserve buffers and other sensitive areas through density averaging and/or conservation agreements.

Policy 6.5 Site plans will be provided that design built-upon areas to specifically minimize stormwater runoff impact to streams and other receiving waters.

Policy 6.10 The County will clearly define land areas that are appropriate for development, as well as defined areas of environmentally sensitive, natural, or heritage asset land areas that need special protection.

X. ISSUES TO CONSIDER

The Planning Board may not consider any specific use of the property but all possible uses in the Highway Business district. The Planning Board may approve or deny, or defer the request for additional consideration. The Board should consider the following in making its recommendation:

1. The property's potential as a commercial use.
2. The property's potential as a residential use.
3. The property's location along a major arterial.
4. If rezoning is approved, any new structure will go through a Project Review to ensure compliance with zoning ordinance standards such as setbacks, landscaping, buffers, parking, etc.
5. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
6. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
7. Applicable Zoning Ordinance Sections: The following sections of the Zoning Ordinance are applicable to this request: §155.125(B) Table of Uses; §155.145 Highway Business district; §155.161(B) Procedures for Special Use Districts; and, §155.250-253 Changes and Amendments.

XI. PLANNING BOARD RECOMMENDATION

The Board should consider one of the following actions:

Rezoning

☐ **Move that the following statement be adopted in support of a Motion to Approve;** the amendment promotes public health, safety and general welfare; is consistent with all applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions and policies of the Comprehensive Plan because it is in harmony with the surrounding area and uses, and it is in the vicinity of commercially zoned property.

☐ **Move that the following statement be adopted in support of a Motion to Deny,** the amendment is not consistent with all applicable adopted plans; the amendment does not promote the public health, safety and general welfare and does not consider the action to be reasonable and in the public interest due to: the amendment does not protect the areas residential, rural historic character, the amendment will have detrimental effects and will not protect, enhance and encourage a high quality of life, and image enjoyed by area residents.

☐ **Defer** the amendment for additional consideration.

Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

How will the public be notified of the Zoning Map Amendment change?

The public will be notified in three ways. First, a sign will be posted on the property being rezoned. Second, a public notice will be submitted by the Davie County Development Services Department to the *Davie County Enterprise*. Third, by a notice being sent to all property owners located within 500 feet of the property lines of the property being rezoned.

Davie County Application for a Zoning Map Amendment

To: Board of County Commissioners of Davie County

Date: 7/7/21Applicant's Name: TYLER & SARA KING - BIRD & COApplicant's Address: 157 BUCKEYE TRAIL
MOCKSVILLE, NC 27018

Address and brief description of the property

To be rezoned or amendment to be made:

Tax Map: G3000000-3302, 3303, 3304Parcel(s): 5820517916, 582052715, 5820513991TRACT 3, 4, 5, 6 (of attached survey) TO BE APPROX. 10 AC, OF 17 ACTRACT WE ARE PLANNING ON PURCHASINGApplicant's interest in the property: ☐ Ownership ☐ Lease Agreement ☒ Other (explain below)CONTRACT TO PURCHASE - SUBJECT TO BOARDS APPROVAL

If Property is not owned by the applicant, lease agreement or other binding legal documentation stating Applicant's legal right(s) for use of the above listed property shall be required upon submittal of application.

Type of rezoning requested:

From: R-12To: H-B

(or brief description of request):

WARE HOUSE

Reason(s) for the requested rezoning:

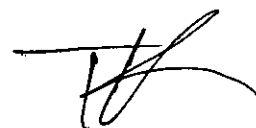
TO CONSTRUCT A 20,000 sq. ft.
WAREHOUSE FOR OUR RETAIL & ONLINE BOUTIQUEApplicant's Signature: SARA KING This the 7 day of JULY, 2021

(Applicant)

By signing this form, applicant hereby states all information written herein is accurate and true. Applicant further states the Planning and Zoning Staff have fully explained the requirements of the ordinance and the information required for the Board of Commissioners to render a decision.

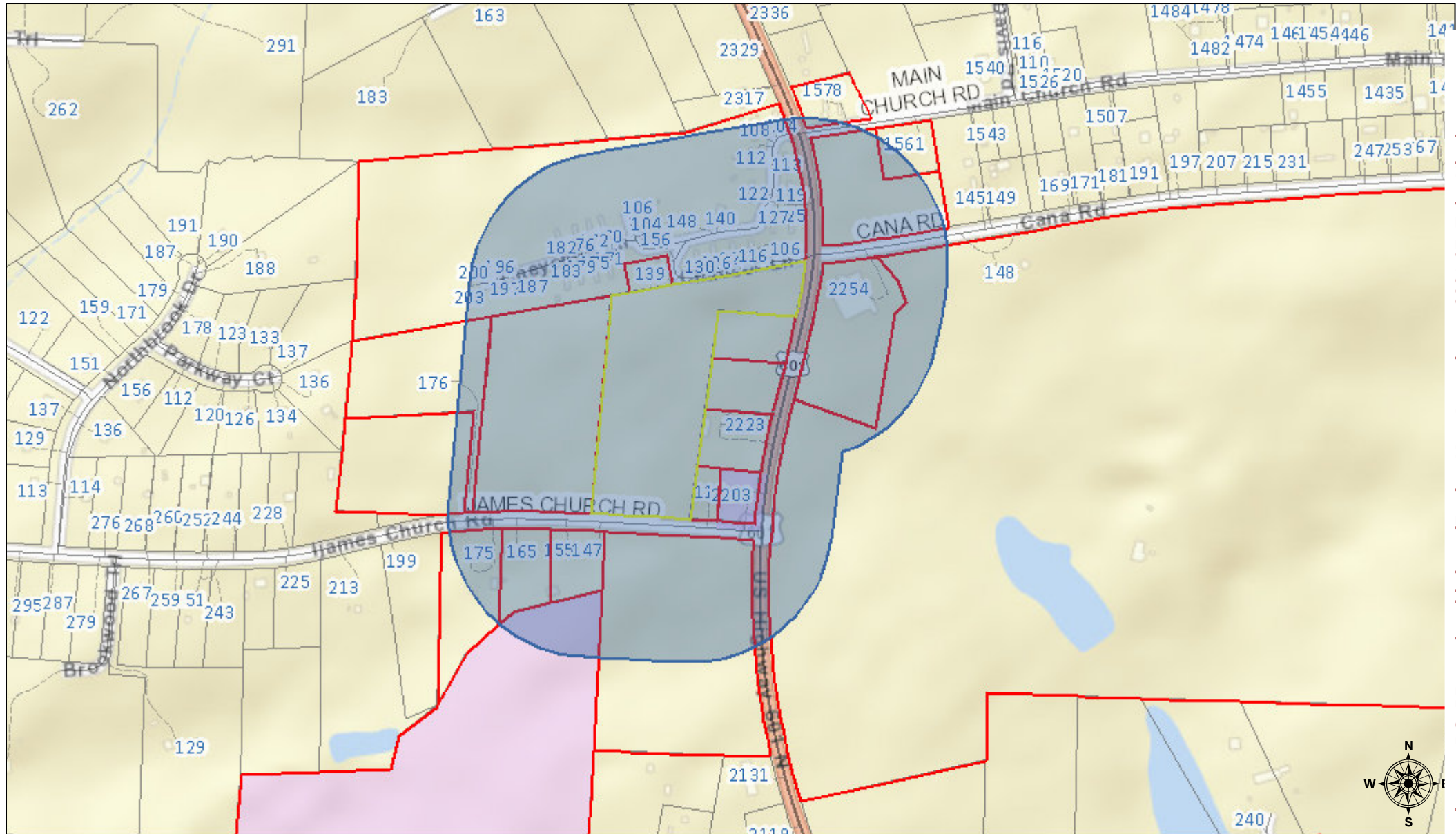
Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

With the property survey attached my wife and I are looking to purchase tract 2,3,4,5, and 6. We are asking to only have tract 3,4,5, and 6 rezoned for commercial purpose. We would like to leave tract 2 as residential out of respect for neighboring residents. As far as our plans with the property go if granted approval for rezoning our plans are to build a 20,000-25,000 sq/ft warehouse for our clothing business (Bird & Co). We would not be open to the public at this location it would only be used for our online business. Our business loves to give back and help others in need when possible. We would love to bring many more jobs to our community.



parcels labels mailed

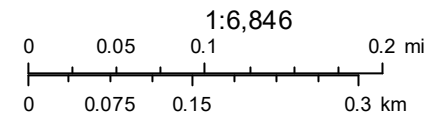
D.2.a



Attachment: DC_PB_packet_bird co (Zoning Map Amendment 2021-07: Tyler King)

July 12, 2021

- ▲ Address
- Driveways
- Parcels
- ▨ Watershed Structure
- City Limit
- MOCKSVILLE
- COOLEEMEE
- BERMUDA RUN
- County Line



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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2021

CRESCENT ELECTRIC MEMB CORP
PO BOX 1831

STATESVILLE, NC 28687-0000

WILCOX ROBERT CHARLES
137 PARKWAY COURT

MOCKSVILLE, NC 27028

LAYMON GRAY A
1241 MAIN CHURCH ROAD

MOCKSVILLE, NC 27028-5873

ONEAL PAUL F
165 IJAMES CHURCH ROAD

MOCKSVILLE, NC 27028-0000

ANGELL LINDA H
2223 US HIGHWAY 601 NORTH

MOCKSVILLE, NC 27028-0000

CARTER JUSTIN
481 NORTH MAIN STREET

MOCKSVILLE, NC 27028-0000

BLACKWELDER INVESTMENTS LLC
803 RAIN TREE CT

WINSTON-SALEM, NC 27106-0000

Tyler and Sara King
157 Buckeye Trail
MOCKSVILLE, NC 27028-5950

MCCRACKEN MATTHEW
1561 MAIN CHURCH ROAD

MOCKSVILLE, NC 27028

TRIAD AUTO GROUP NC LLC
106 N SALISBURY STREET

MOCKSVILLE, NC 27028

HOGLEN JONNY LEE
175 IJAMES CHURCH RD

MOCKSVILLE, NC 27028

CHRISTY HOLDING COMPANY LLC
204 E TERRACE DRIVE

PLANT CITY, FL 33563

MYERS GLENDA
176 IJAMES CHURCH RD

MOCKSVILLE, NC 27028

BOSTICK DUSTIN LEE
1125 DAVIE ACADEMY RD

MOCKSVILLE, NC 27028-5138

601 NORTH TRAILER PARK LLC
5186 HIGH POINT RD TRLR 7

HIGH POINT, NC 27265-1147

JOHNSON MICHAEL JOE
147 IJAMES CHURCH RD

MOCKSVILLE, NC 27028-0000

CREASON TERRY RAY
2578 US HIGHWAY 601 NORTH

MOCKSVILLE, NC 27028-5950