



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 April 27, 2021 at 3:00 p.m.** at the **Brock Performing Arts Center Auditorium located at 622 N. 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 March 23, 2021
- C. **Public Comment.**
- D. **Zoning Map Amendment 2021-03.** Clayton Properties Group have applied to rezone 3.963 acres of land consisting of two tracts of land from Residential 20 & Residential Agricultural, Quality Design Overlay (R-20, R-A, QD-O) to Residential 8 (R-12 QD-O). The subject properties are located adjacent to 470 NC HWY 801 N and are further described as Davie County Tax Maps C70000010901 & C7140A008. These properties are part of the Brayden at Bermuda Run neighborhood project.
- E. **Zoning Map Amendment 2021-04.** KSRV LLC by Rick King have applied to rezone approximately 3 acres of land from Residential 20 Quality Design Overlay (R-20 QD-O) to Highway Business (H-B). The subject property is located at 123 Juney Beauchamp Road and is further described as Davie County Tax Map E700000041.
- F. **Zoning Map Amendment 2021-05.** Block House Properties LLC have applied to rezone 6.68 acres of land from Residential 20 (R-20) and Residential Agricultural (R-A) to Industrial 2 (I-2). The subject property is located at 1765 Peoples Creek Road and is further described as Davie County Tax Map G8120B000302.
- G. **Zoning Text Amendment 2021-01.** The Board will review a text amendment to the Zoning Ordinance in sections 155.120, 155.125, 155.147, 155.160, and 155.171 regarding use requirements.
- H. **Old or New Business**
- I. **Adjournment.**

This meeting will also be livestreamed on the Davie County Government YouTube channel.

**Minutes of the
Davie County Planning Board
Brock Auditorium: 622 N. Main Street
March 23, 2021**

A. CALL TO ORDER

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

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

B. OATH OF OFFICE

Chairman Allen delivered the oath of office to alternate members Tamara Taylor and Alan Miller.

C. APPROVAL OF THE MINUTES REGULAR MEETING - FEB 23, 2021

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

D. PUBLIC COMMENT

1. Dr. Bob Grigsby, spoke about the decommissioning process for solar generating facilities.
2. Dr. Bonnie Grigsby, spoke about proposed changes to the Zoning Ordinance regarding solar generating facilities.
3. Nick Slogick, spoke about site visits to solar sites and the changes to farmland.

D. ZONING AMENDMENT

Zoning Map Amendment 2021-01. Trent Adams Properties have applied to rezone approximately 43 acres of land from Residential 20 Quality Design Overlay (R-20 QD-O) to Residential 12 Quality Design Overlay (R-12 QD-O). The subject property is located at 238 Armsworthy Road and is further described as a portion of Davie County Tax Map E700000088.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period to those speaking in favor.

1. Trent Adams, the applicant described the plan for the property and other projects completed in the county.

Ellen Grubb asked Mr. Adams more details about his proposed project.

Trent Adams described an all residential project consisting of either all single family or a combination of single family and duplex units.

2. Slayton Harpe of 288 Armsworthy Road spoke in opposition and outlined concerns about drainage and topography.

3. Libby Cook, 187 Longwood Drive spoke in opposition to the request due to the number of homes and water runoff.

4. Wayne Webb, 1848 NC Hwy 801 N, spoke in favor of delaying the project for road improvements on US Hwy 158 to begin and the existing traffic on Hwy 158.

5. Cindy Wilson of 120 Sugar Valley Trl spoke in opposition of the request due to availability of public utilities and loss of rural character.

6. Brent sheaf, 4601 US Hwy 158 spoke in opposition due to the number of homes and sizes of lot and requested more details about the project.

7. Amber Bostick of Davie Academy Road, spoke in opposition to the request due to crowded schools, infrastructure, small lot sizes and preference for agricultural uses.

Chairman Allen closed the public comment section.

Chairman Allen asked questions of the application regarding the proposal.

Ellen Grubb asked the applicant about utilities to the site.

Trent Adams replied with his intent to use public water and sewer to the property and how these are essential to the project's viability.

Wendy Gallimore spoke about compliance with the Comprehensive Plan & Growth Strategy maps, the general use request and the future impact of the planned extension of Baltimore Road to Interstate 40.

Wendy Gallimore made a motion to approve the request.

Jeff Allen spoke in support of the request and the plans to widen US Hwy 158, the developers other projects in the county (Kinderton Village) and proposed growth in the area.

RESULT: MOTION FAILED 2-4
MOVER: Wendy Gallimore
SECONDER: Jeff Allen
AYES: Allen, Gallimore
NAYS: Grubb, Taylor, Wright, Miller
ABSENT: White, Vaughn

Mariam Wright made a motion to defer and requested more information about the project.

RESULT: DEFERRED [5-1]
MOVER: Mariam Wright
SECONDER: Tamara Taylor
AYES: Grubb, Taylor, Wright, Allen, Miller
NAYS: Gallimore
ABSENT: White, Vaughn

E. OLD OR NEW BUSINESS

The Board received an update on the moratorium for solar facilities and upcoming work projects.

F. ADJOURNMENT

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

Davie County
ZONING MAP AMENDMENT 2021-03
Clayton Properties Group

Submittal Date
March 16, 2021

STAFF REPORT TO THE BOARD
 April 27, 2021 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone 3.963 acres of land consisting of two tracts of land from Residential 20 & Residential Agricultural, Quality Design Overlay (R-20, R-A, QD-O) to Residential 8 (R-8 QD-O).

II. PROJECT LOCATION

The subject properties are located adjacent to 470 NC HWY 801 N and are further described as Davie County Tax Maps C70000010901 & C7140A008. These parcels are a part of the Brayden at Bermuda Run subdivision project that lies in both Bermuda Run and County jurisdictions. The majority of the 137 lot neighborhood is within the planning & zoning for Bermuda Run, while the project's entrance road, mail kiosk and 6 proposed lots are within the County's jurisdiction (see portion of the site plan below).

III. PROJECT PROFILE

DAVIE COUNTY PIN: C70000010901 & C7140A008

ZONING DISTRICT: Residential 20 & Residential Agricultural, Quality Design Overlay (R-20, R-A, QD-O)

LAND USE PLAN: Residential

WATERSHED: WS-IV-P

CROSS REFERENCE FILES: N/A

APPLICANT: Clayton Properties Group

PROPERTY SIZE: 3.963

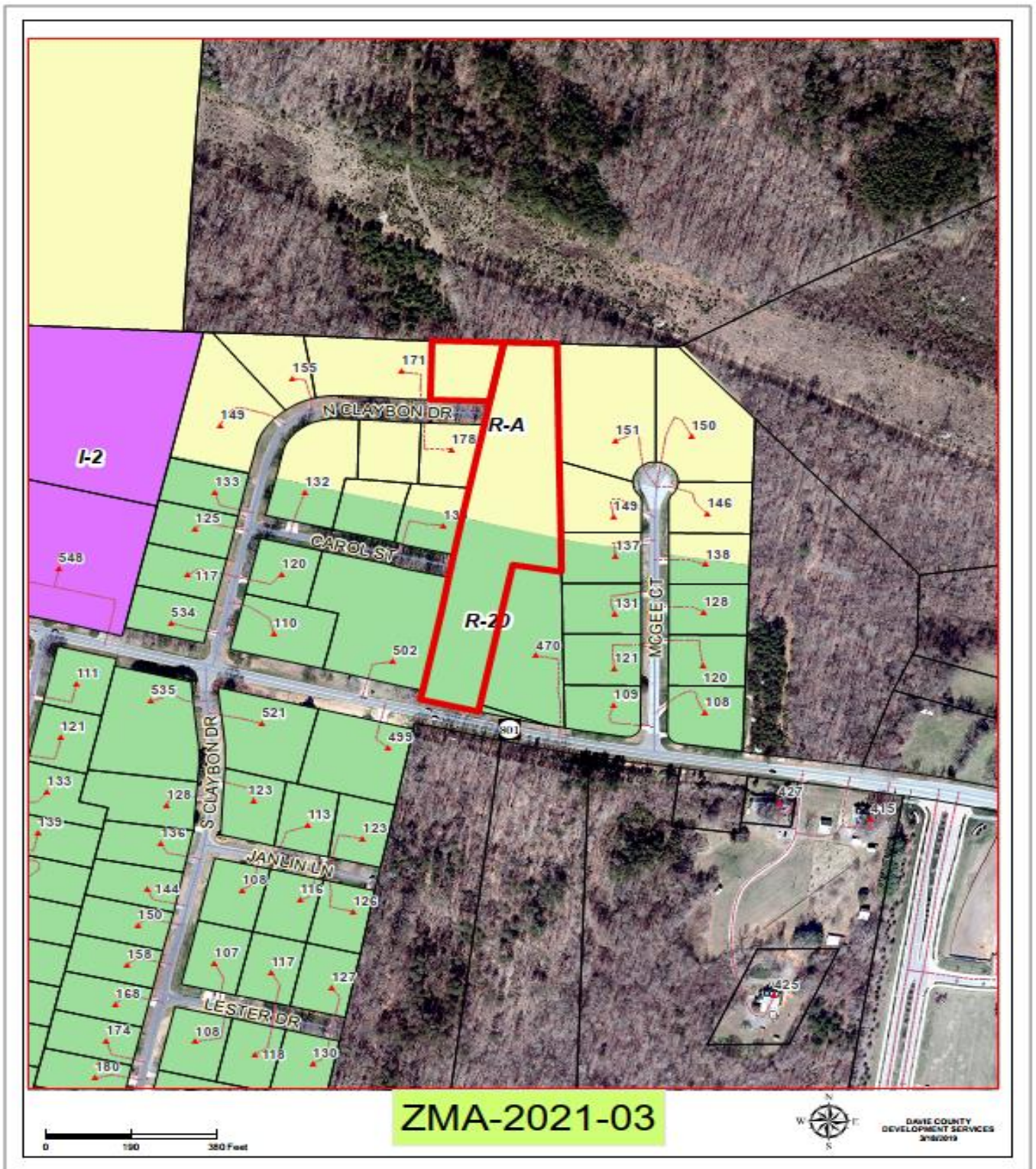
CURRENT LAND USE: Vacant

PROPOSED LAND USE: Residential

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

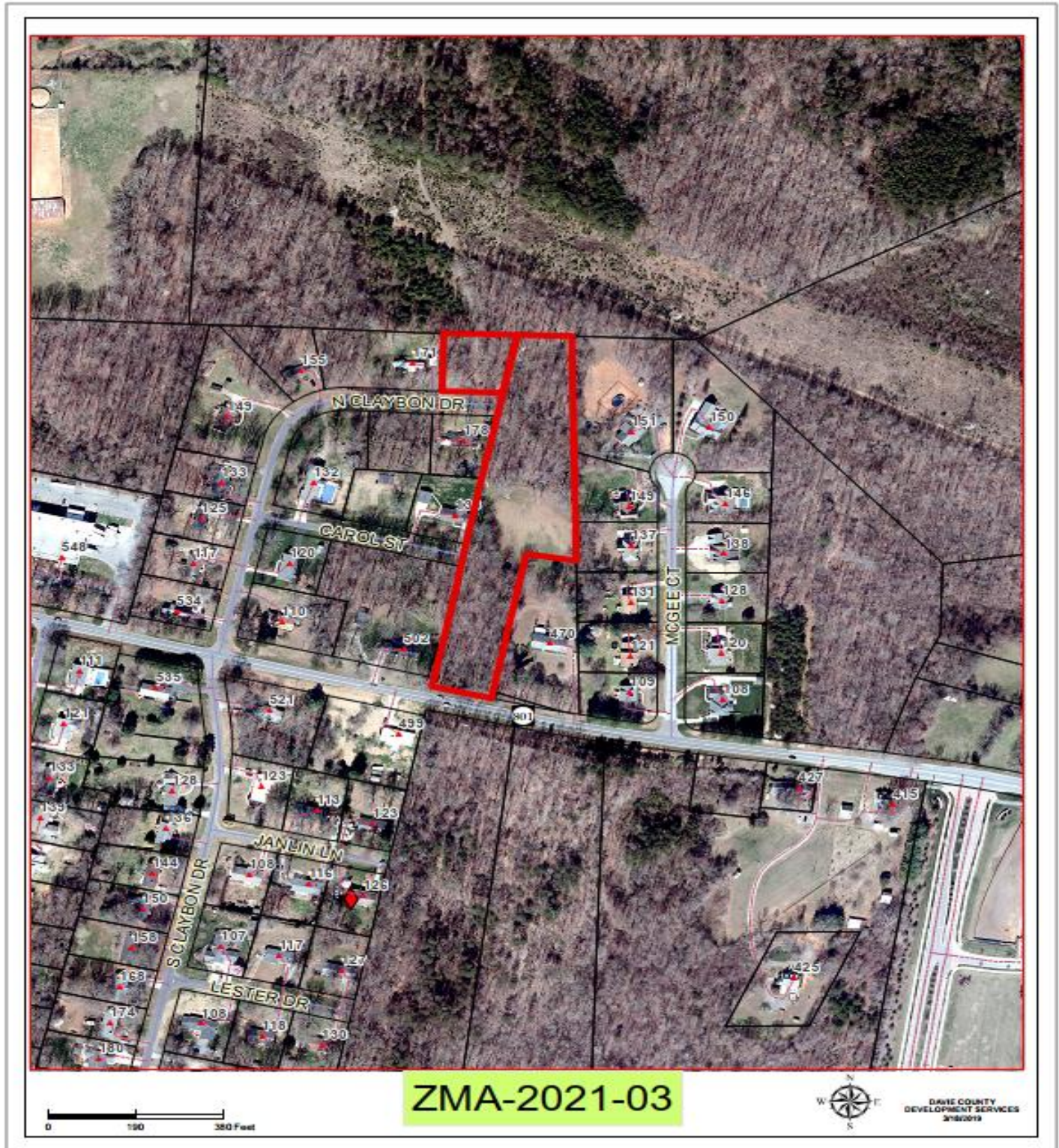
DIRECTION	LAND USE	ZONING
North	Vacant, Wooded	R-20, OS—Town of Bermuda Run zoning jurisdiction
West	Residential	R-20, R-A
South	Residential	R-20, R-M
East	Residential	R-20, R-A

IV. Zoning Map



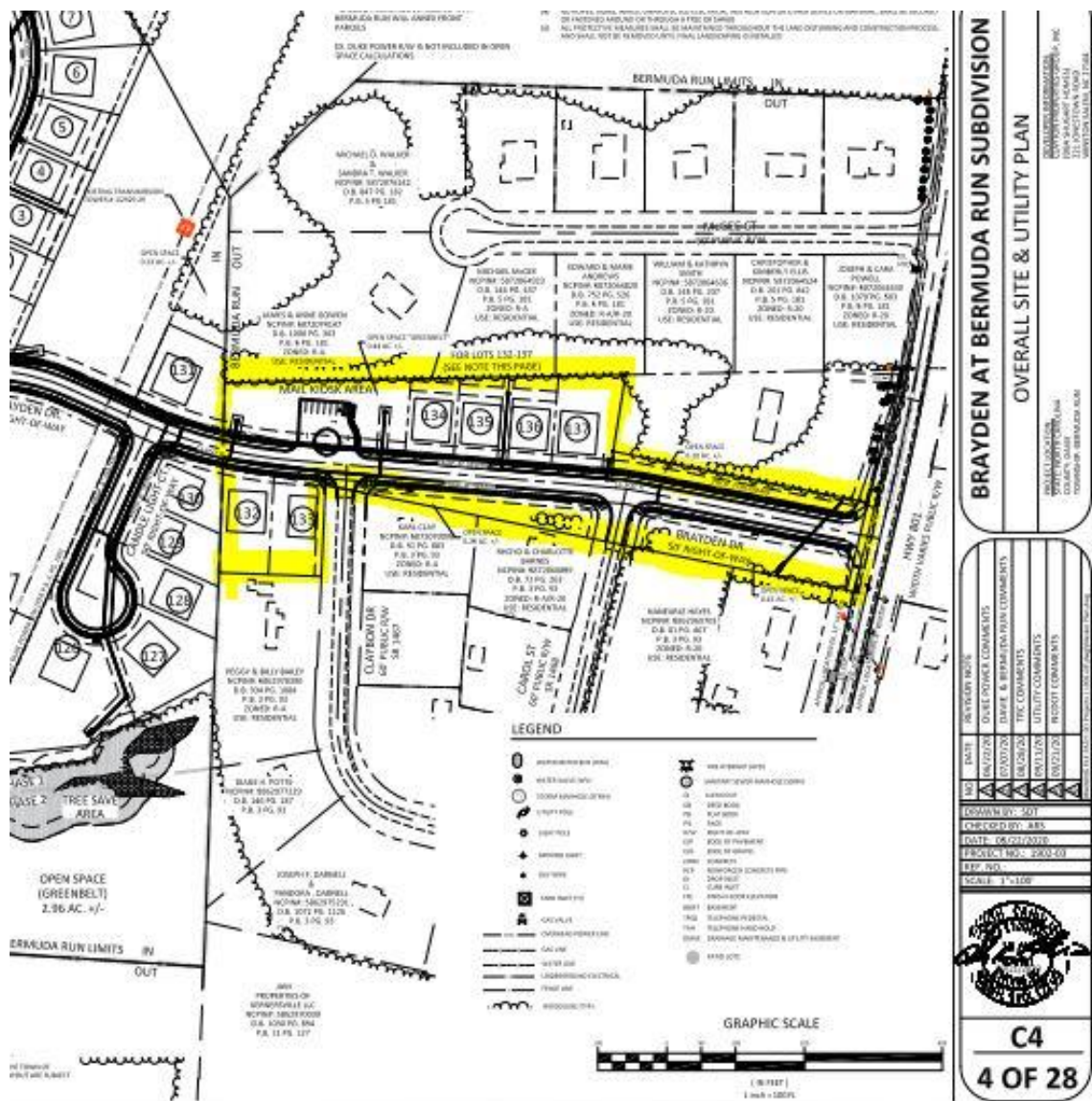
Attachment: PB_20210427_attachment (Zoning Map Amendment 2021-03 Brayden at Bermuda Run)

VI. 2018 Aerial Map

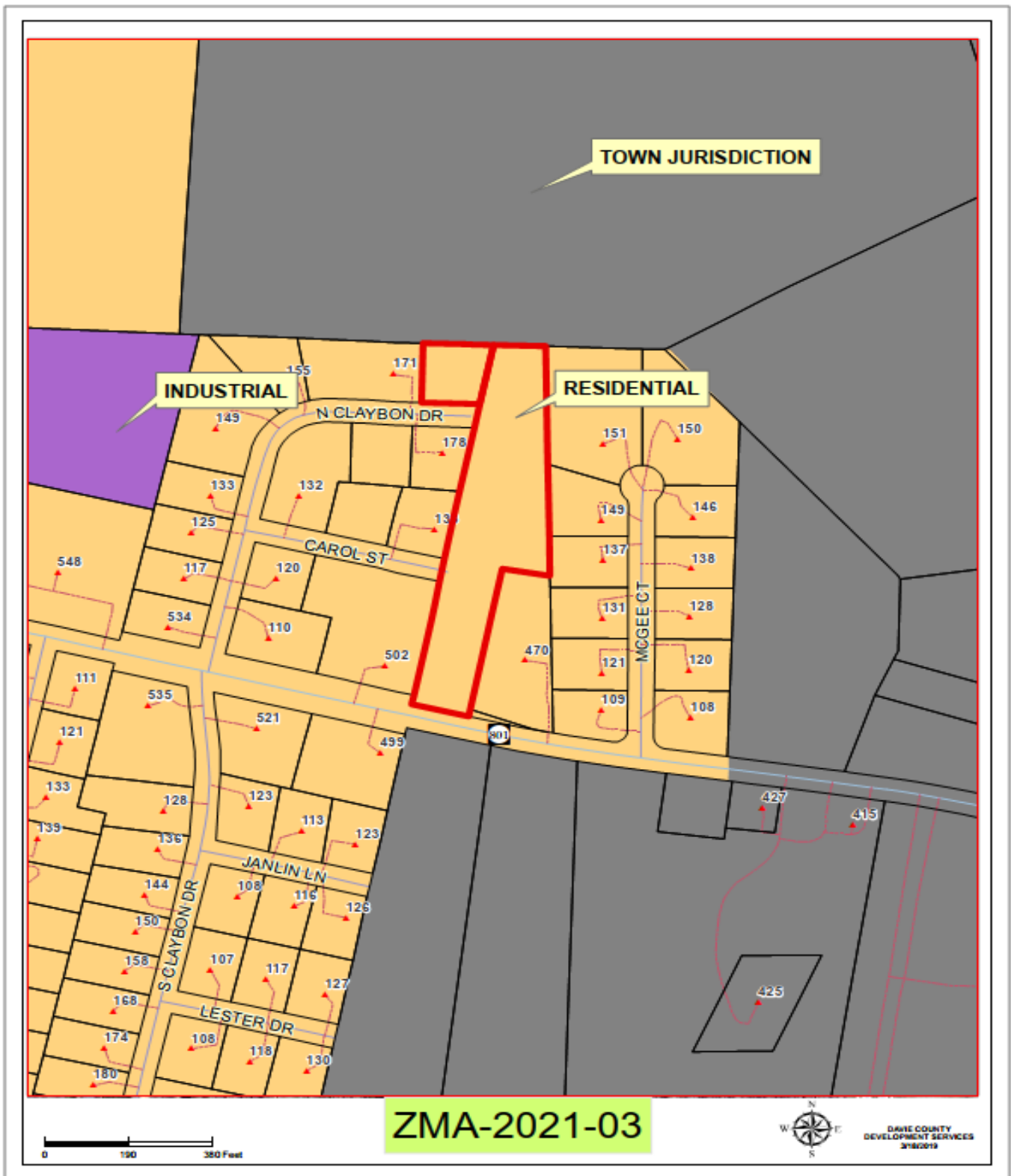


Attachment: PB_20210427_attachment (Zoning Map Amendment 2021-03 Brayden at Bermuda Run)

Although, this is a general use rezoning the plans for the Brayden at Bermuda Run subdivision project includes these two parcels in the county's jurisdiction and are highlighted below.

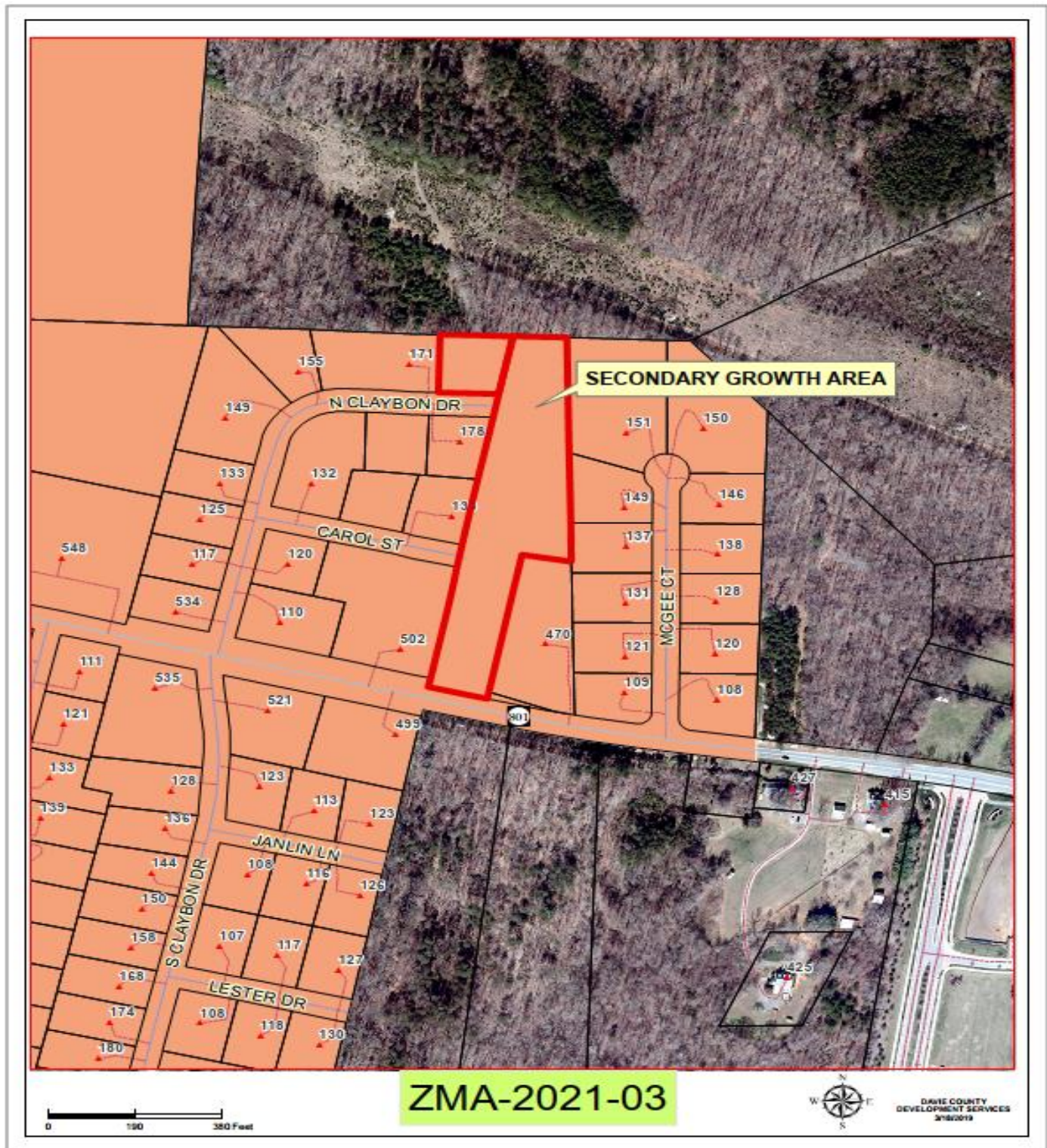


VII. Land Development Plan Map



Attachment: PB_20210427_attachment (Zoning Map Amendment 2021-03 Brayden at Bermuda Run)

VIII. Davie County Growth Enhancement Strategy Map



Attachment: PB_20210427_attachment (Zoning Map Amendment 2021-03 Brayden at Bermuda Run)

IX. LAND USE/ ZONING HISTORY

- **1973:** The property is originally zoned Residential 20 and Residential Agricultural.

A. Proposed Zoning

The R-8 Residential-Multiple Dwelling District is established for high-density (units per acre) residential development where the principal use will be multi-family development with some single-family dwellings on individual lots. Because of the high density of development, it is expected that it will be located in growth areas where public water and sewer are available.

The minimum lot size for lots in the R-8 zoning district is 8,000 square feet for single family units.

B. Utilities

The site will use public water and sewer.

C. Davie County Comprehensive Plan

The property is located in an area designated as Residential on the Davie County Land Use Category Map. This 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 Secondary Growth Area. This area is characterized by transitional residential development is predominant in this area with major subdivisions scattered between agricultural and commercial land use patterns. Both public water and sewer infrastructure access is unlikely within the immediate future. The availability of large undeveloped tracts can substantially alter the development character of established residential areas.

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

Mixed land uses

Protect the character of established residential areas

Safeguard existing natural land and groundwater resources

Utilize buffering between commercial and residential areas

Promote tourism and related areas

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 4.5 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 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 Residential-8 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 residential use.
2. The property's location along a major arterial.
3. If rezoning is approved, any new structure/subdivision will go through a Project Review to ensure compliance with zoning ordinance standards such as setbacks, landscaping, buffers, parking, etc.
4. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
5. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
6. Applicable Zoning Ordinance Sections: The following sections of the Zoning Ordinance are applicable to this request: §155.125(B) Table of Uses; §155.143 Residential-Multiple Dwelling District; §155.161(B) Procedures for Regular 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 Land Development Plan and Growth Enhancement Strategy because it is in harmony with the surrounding residential area and uses and promotes increased density on lots serviced by public utilities .

☐ **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: 03 / 16 / 2021Applicant's Name: Clayton Properties Group, Inc.Applicant's Address: 221 Jonestown Road, Winston-Salem, NC 27104Address and brief description of the property
To be rezoned or amendment to be made:Tax Map: 5872062819 & 5872071228
Parcel(s): C70000010901
& C7140A008Entrance to Brayden at Bermuda Run Subdivision, 3.963 Ac.Applicant's interest in the property: ☒ Ownership ☐ Lease Agreement ☐ Other (explain below)

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-A & RS-20To: R-8

(or brief description of request): _____

Reason(s) for the requested rezoning: For Brayden at Bermuda Run Subdivision Entrance. Acreage of re-zoning is 3.963 Ac., Total lots proposed = 6.

Applicant's Signature: _____

A handwritten signature in black ink, appearing to read "Kevin M.", written over a horizontal line. Below the signature, the word "(Applicant)" is printed.

This the 16th day of MARCH, 2021

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.

ZMA No.

Project Overview Statement

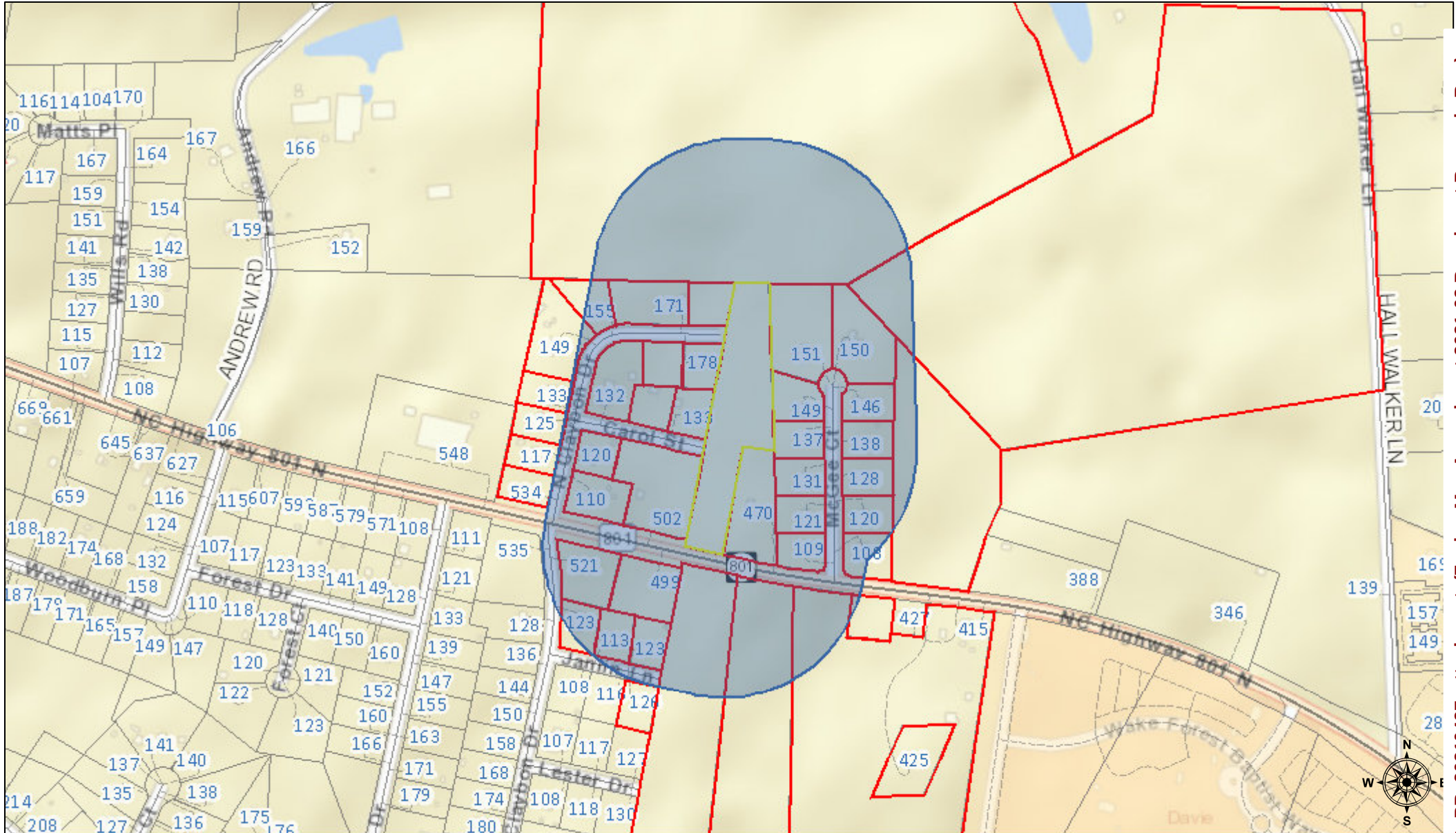
On the following lines, please give a synopsis or overview of the project, including information relevant to use, density, lot, layout, housing type, planned amenities, and similar information. Please attach any supporting documentation to your application.

Please refer to plans for Brayden at Bermuda Run overall subdivision plans.

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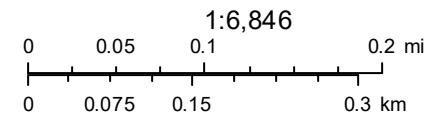
parcels labels mailed

D.1.a



March 19, 2021

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



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

Packet Pg. 16

Attachment: PB 20210427_attachment (Zoning Map Amendment 2021-03 Brayden at Bermuda Run)

2021

ELLIS CHRISTOPHER L
121 MCGEE COURT

ADVANCE, NC 27006-7913

MICKLES DEBORAH ROBERTSON
146 MCGEE COURT

ADVANCE, NC 27006-0000

ALLEN LARRY SCOTT
128 MCGEE COURT

ADVANCE, NC 27006-0000

BURRISS TEDDY L
120 MCGEE COURT

ADVANCE, NC 27028-7913

CAMPBELL HARVEY L
534 NC HIGHWAY 801 NORTH

ADVANCE, NC 27006-0000

GARWOOD BOB L
127 ASHBURTON ROAD

ADVANCE, NC 27006-0000

CLAY KARL
960 EASOME ROAD

HURT, VA 24563-0000

BARNES RHOYD EUGENE
133 CAROL STREET

ADVANCE, NC 27006-0000

HAYES NANEARLE DAVIS
502 NC HIGHWAY 801 NORTH

ADVANCE, NC 27006-0000

SMITH RICHARD LEE
120 NORTH CLAYBON DRIVE

ADVANCE, NC 27006-0000

WAGNER THOMAS H
110 NORTH CLAYBON DRIVE

ADVANCE, NC 27006-0000

MURRAY RAYMOND READE JR
113 JANLIN LANE

ADVANCE, NC 27006-7935

WAKE FOREST UNIV BAPTIST MED
ATTN: DOUGLAS E NELSON
MEDICAL CENTER BLVD
WINSTON SALEM, NC 27157-0000

CALHOUN FRANKIE LEE
137 MCGEE CT

ADVANCE, NC 27006-7913

WALKER THOMAS HALL ETAL
C/O LINDA SMITH
46 SUNSET DRIVE
TITUSVILLE, FL 32787-0000

LATHAM CAROLYN MCBRIDE
126 JANLIN LANE

ADVANCE, NC 27006-7935

SIDES SHARRAN L
499 N. HWY 801

ADVANCE, NC 27006-0000

WALKER MICHAEL D TRSTEE
150 MCGEE COURT

ADVANCE, NC 27006-0000

CLAYTON PROPERTIES GROUP INC
221 JONESTOWN ROAD
WINSTON-SALEM, NC 27104

HOUSTON JAMES M
1560 CARTERS GROVE ROAD

CLEMMONS, NC 27012-8689

H & V CONSTRUCTION CO
1598 WESTBROOK PLAZA DRIVE

WINSTON SALEM, NC 27103-0000

ZAMORA TIFFANY B
133 NORTH CLAYBON DRIVE

ADVANCE, NC 27006

BAILEY PEGGY D
171 NORTH CLAYBON DRIVE

ADVANCE, NC 27006

FLYNN WILLIAM D
108 MCGEE COURT

Advance, NC 27006

GOWEN JAMES MICHAEL
151 MCGEE COURT

ADVANCE, NC 27006

MCGEE MICHAEL OLIVER
149 MCGEE COURT

ADVANCE, NC 27006-7913

KANE SHAUN
123 SOUTH CLAYBON DRIVE

ADVANCE, NC 27006

RIVER HILL VENTURES LLC
3366 NOTTINGHAM ROAD

WINSTON SALEM, NC 27104

DARNELL JOSEPH F REV TRUST
149 N CLAYBON DR

ADVANCE, NC 27006-7914

ARNETT SERENAH J
470 NC HIGHWAY 801 N

ADVANCE, NC 27006-7948

Attachment: PB_20210427_attachment (Zoning Map Amendment 2021-03 Brayden at Bermuda Run)

SMITH WILLIAM J
124 ACRES LN

MOCKSVILLE, NC 27028-0000

POTTS DIANE H
PO BOX 11

ADVANCE, NC 27006-0011

POWELL JOSEPH MARTIN
109 MCGEE CT

ADVANCE, NC 27006-7913

ELLIS JAMES MONDELL JR
521 NC HWY 801 N

ADVANCE, NC 27006-6631

FOSTER PATRICIA F
132 NORTH CLAYBON DRIVE

ADVANCE, NC 27006-7914

NEAS JAN
138 MCGEE CT

ADVANCE, NC 27006-7913

FENDLEY WENDY
125 N CLAYBON DR

ADVANCE, NC 27006-7914

Davie County
ZONING MAP AMENDMENT 2021-04
KSRV LLC

Submittal Date
March 17, 2020

STAFF REPORT TO THE BOARD
 April 27, 2021 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone approximately 3 acres of land from Residential 20 Quality Design Overlay (R-20 QD-O) to Highway Business (H-B).

II. PROJECT LOCATION

The property is located at 123 Juney Beauchamp Road and is further described as Davie County Tax Map E700000041.

III. PROJECT PROFILE

DAVIE COUNTY PIN: E700000041

ZONING DISTRICT: Residential 20 Quality Design Overlay (R-20 QD-O)

LAND USE PLAN: Commercial Mixed Use

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Rick King

PROPERTY SIZE: Approximately 3 acres

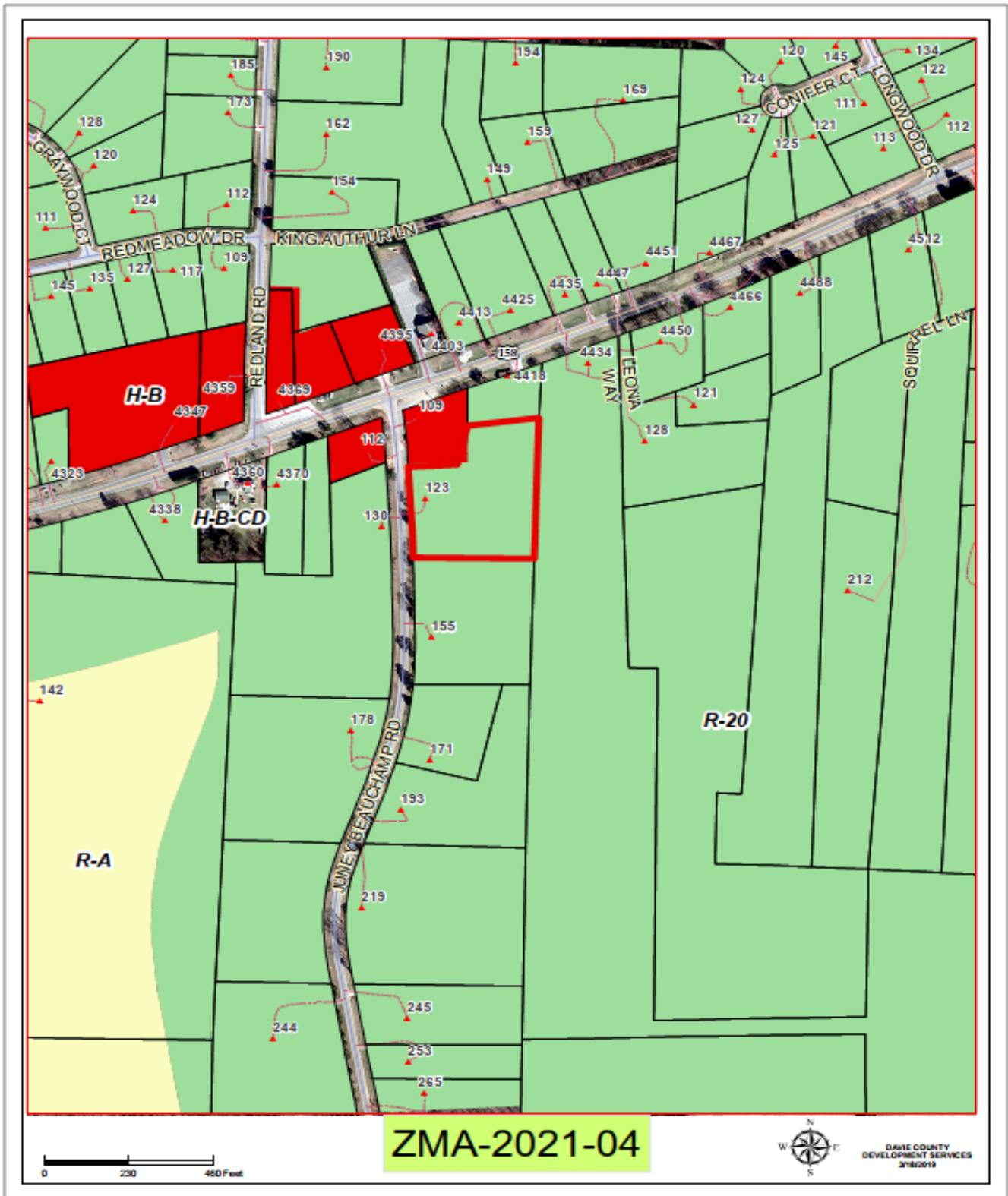
CURRENT LAND USE: Vacant

PROPOSED LAND USE: Commercial

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

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

IV. Zoning Map



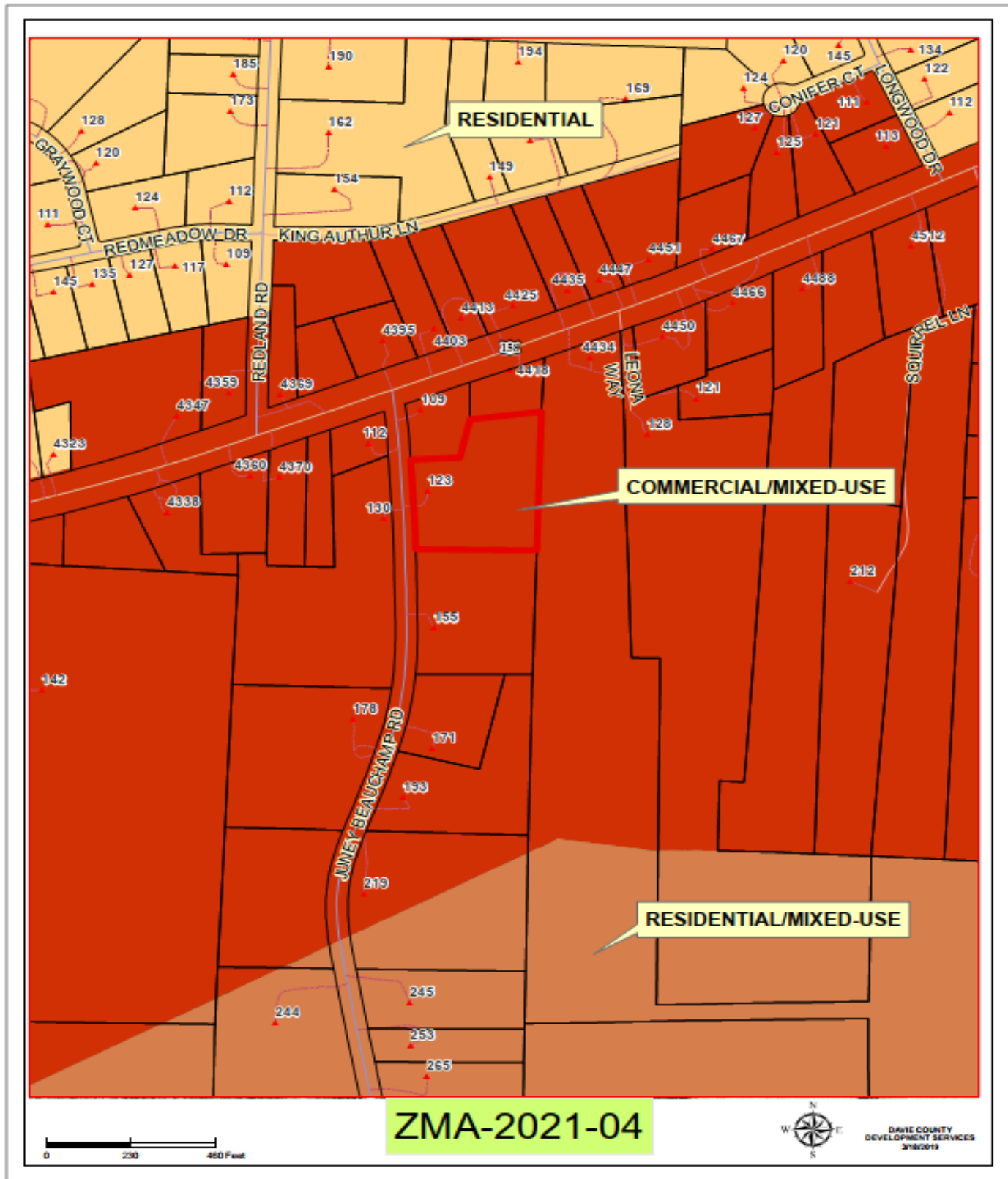
Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

VI. 2018 Aerial Map



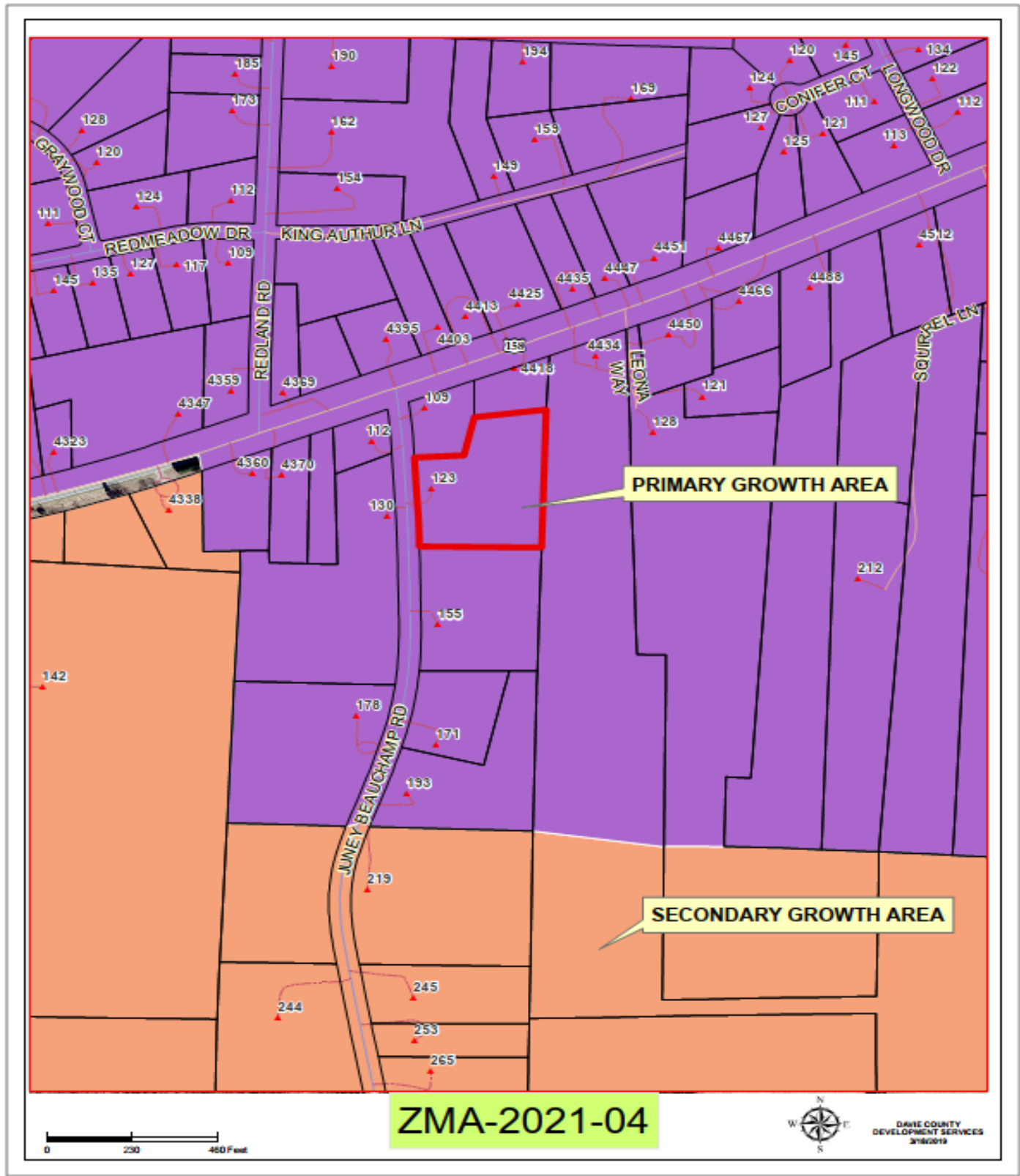
Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

VII. Land Development Plan Map



Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

VIII. Davie County Growth Enhancement Strategy Map



Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

IX. LAND USE/ ZONING HISTORY

- **1973:** The property is originally zoned Residential 20.

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 Commercial/Mixed Use. The land use category presented on the future land use map are intended to indicate the predominant land uses for that particular area of the county. It is not a map of zoning district but is a general geographical guide for land use and development. The Davie County Comprehensive plan describes the Commercial Mixed use area as including shopping, retail, services, offices and other commercial business, along with other intensive land uses compatible with commercial business, including medium to high density residential, civic or light industrial uses and where roads, water and sewer can support those activities.

The Comprehensive Plan future development policy recommendations state:

- Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density
- 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.
- Ensure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative visual and operational offsite impacts whenever practicable.
- 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.
- Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.

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

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

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.

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: 3/17/21

Applicant's Name: KSRV, LLC by Ricky L. King Member/Manager
 Applicant's Address: 7980 Valley View Drive
Clemmons, NC 27012 336-817-6535

Address and brief description of the property
 To be rezoned or amendment to be made:

Tax Map: E700000041
 Parcel(s): D.B. 117, PG 226

123 Juney Beauchamp Rd, Advance NC 27006

Henry L. Dulin present owner

Applicant's interest in the property: ☐ Ownership ☐ Lease Agreement ☒ Other (explain below)

Applicant has a sales contract to purchase subject to Zoning Change
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: Rural ACTo: General Use Business

(or brief description of request): _____

Reason(s) for the requested rezoning: To develop the property for
business use.

Applicant's Signature: Ricky L. King This the 17 day of March, 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.

I, Henry L. Dulin, Jr., as present owner of the property consent to
 the filing of this zoning request.

Henry L. Dulin Jr. 3/17/21
 Henry L. Dulin, Jr.

Adjacent Landowners

D.2.a

- BASE MAPS 0
- MAP LAYERS 0
- MAP TOOLS 0
- SEARCH 0
- PRINT 0
- SHARE 0
- HELP 0
- T/ROKMAPS_HE

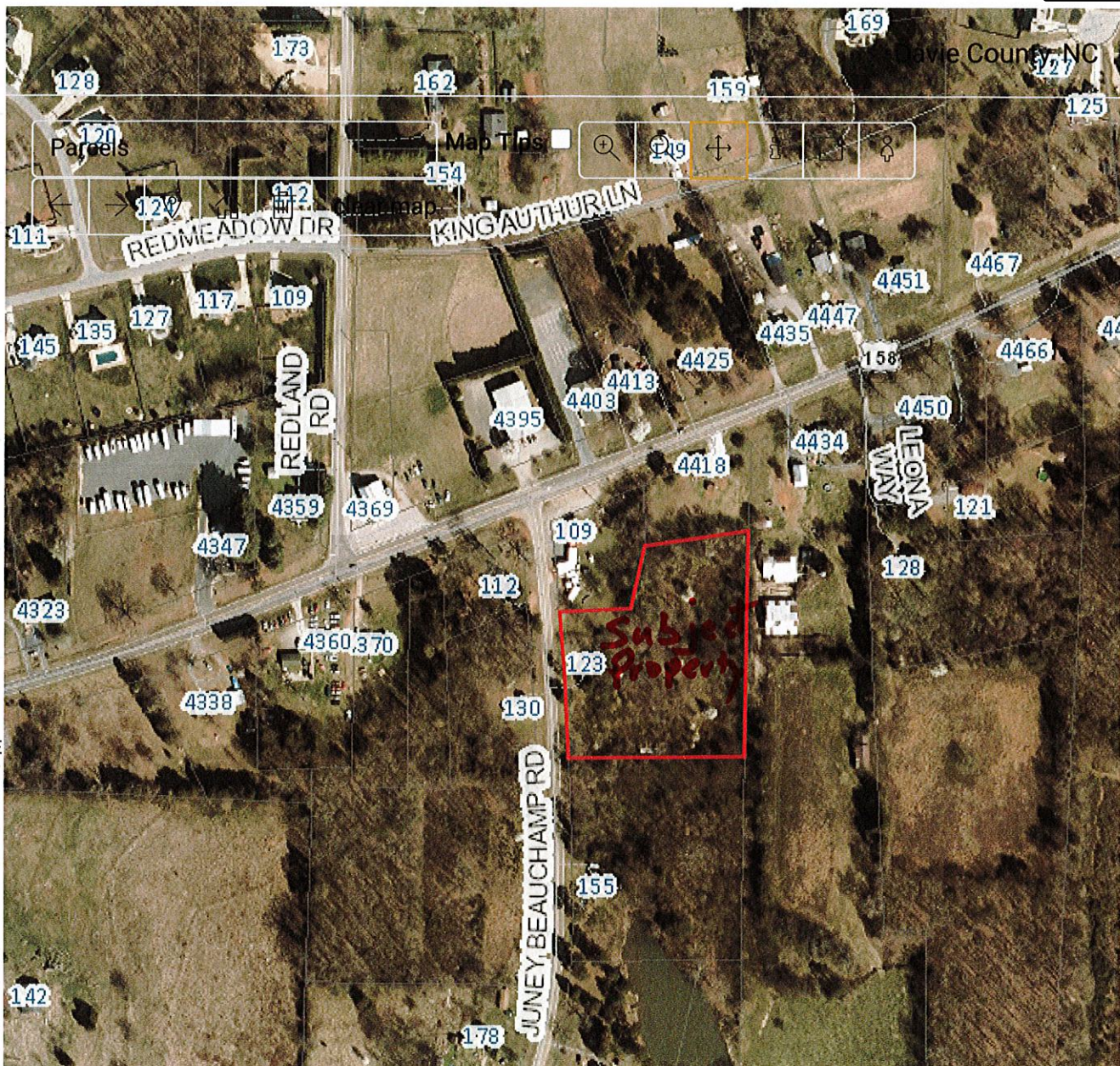
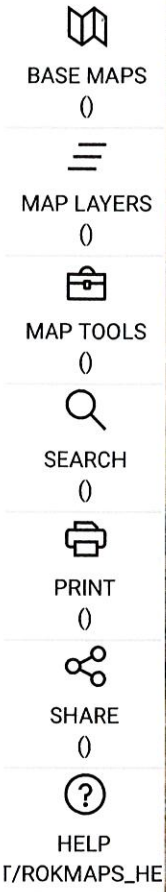


Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

- BASE MAPS
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- MAP LAYERS
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- MAP TOOLS
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- SEARCH
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- PRINT
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- SHARE
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- HELP
https://maps.roktech.net/ROKMAPS_HELP
[ROKMAPS_HELP](#)
[MAPS_HELP_OUT](#)



Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

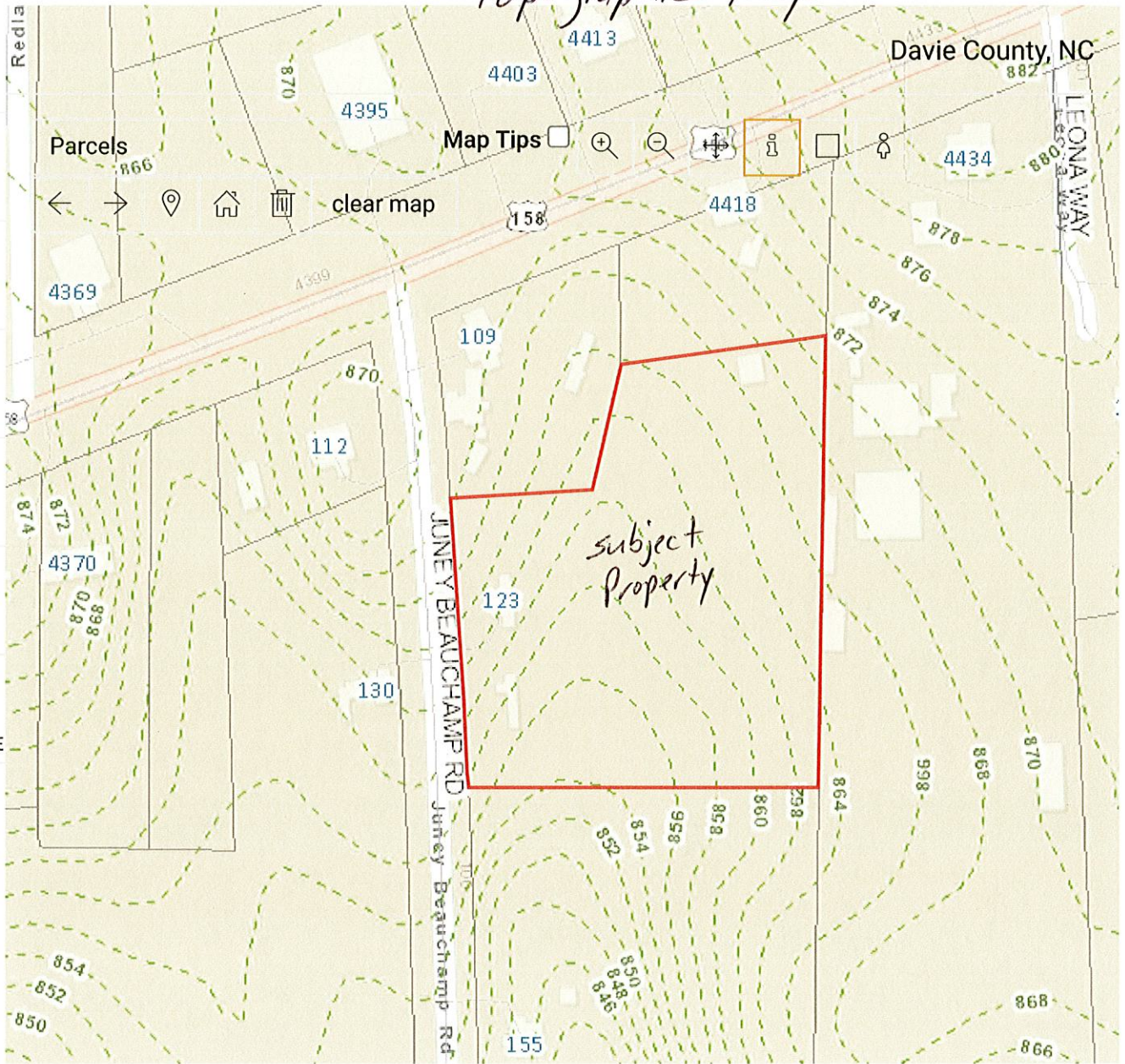


Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

Topographic Map

D.2.a

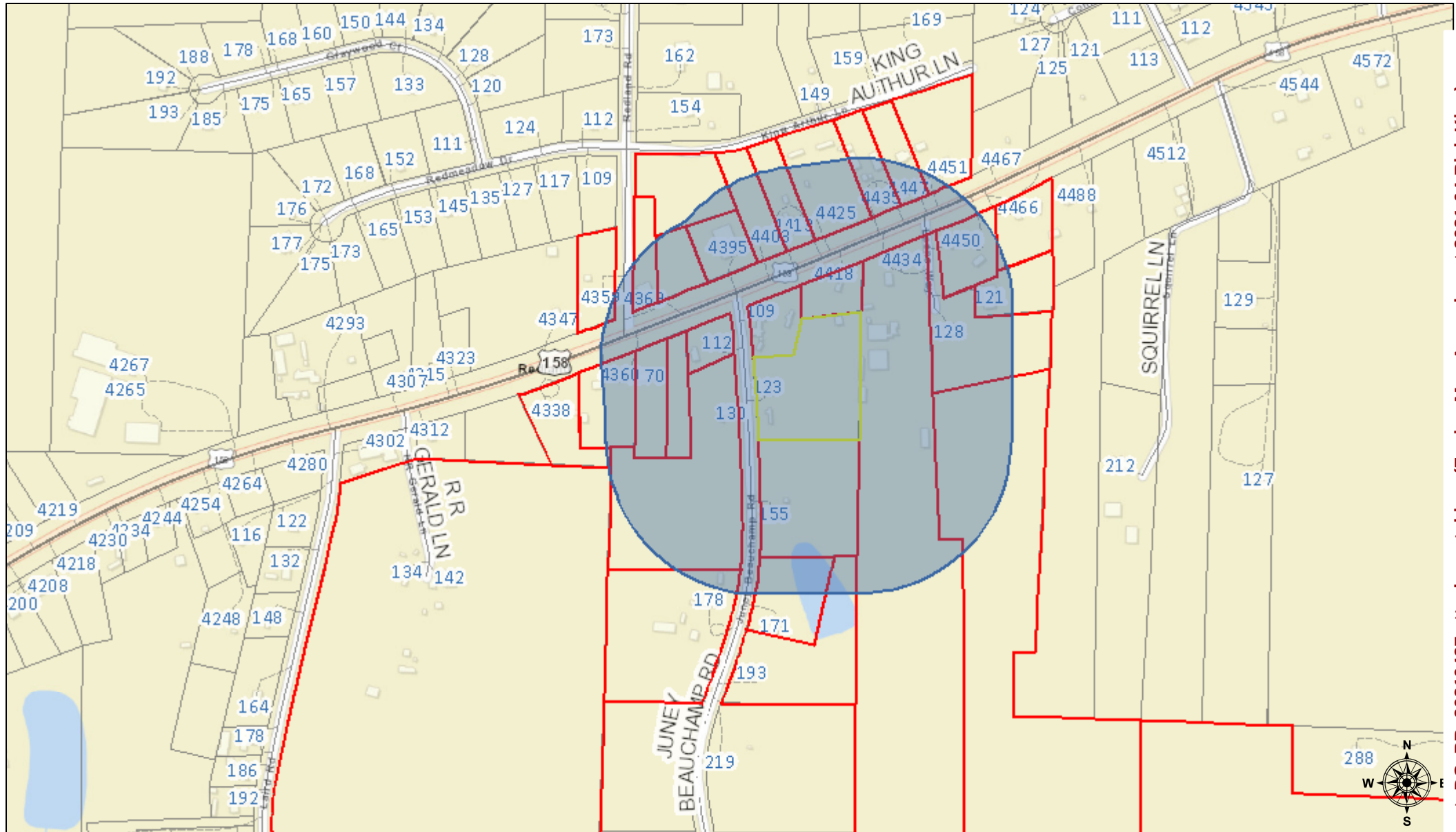
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- MAP LAYERS 0
- MAP TOOLS 0
- SEARCH 0
- PRINT 0
- SHARE 0
- HELP 0
- T/ROKMAPS_HE



Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

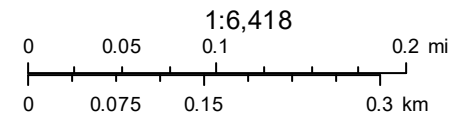
parcels labels mailed

D.2.a



March 19, 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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Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

HARTMAN GEORGE G
4450 US HIGHWAY 158

ADVANCE, NC 27006-0000

KSRV by Ricky L King
7980 Valley View Drive
Clemmons, NC 27012

LAGLE AMANDA S
207 DULIN ROAD

MOCKSVILLE, NC 27028-7201

WILLIAMS PHYLLIS G TRUSTEE
PO BOX 1199

COOLEEMEE, NC 27014-0000

RIDDLE RONNIE HALL
330 KETCHIE CREEK ROAD

MOCKSVILLE, NC 27028-8305

TRINITY ONE INVESTMENTS LLC
7980 VALLEY VIEW DRIVE

CLEMMONS, NC 27012

HARTLEY BRENDA S
2849 WENDELL STREET

LENOIR, NC 28645

WEBB WAYNE REVOCABLE TRUST
1848 NORTH NC HIGHWAY 801

MOCKSVILLE, NC 27028-0000

LINKOUS THOMAS
169 KING ARTHUR LN

ADVANCE, NC 27006-6634

CUTHRELL GEORGE P III
265 JUNEY BEAUCHAMP ROAD

ADVANCE, NC 27006-0000

POTTS DIANE H ETAL
PO BOX 11

ADVANCE, NC 27006-0000

DODSON CHRISTOPHER BRETT
4413 US HWY 158

ADVANCE, NC 27006

SANDS BRANDYN
121 LEONA WAY

ADVANCE, NC 27006

DULIN JEWEL C
245 JUNEY BEAUCHAMP ROAD

ADVANCE, NC 27006-0000

REAVIS RITA
2229 BRAWLEY ROAD

YADKINVILLE, NC 27055-6609

DAVIE HOLDINGS LLC
125 BOXWOOD CIRCLE

BERMUDA RUN, NC 27006

SOFLEY JESSE MARTIN JR
1748 US HWY 801 S

ADVANCE, NC 27006-0000

CARPENTER OLLIE L
1124 THURMOND STREET

WINSTON SALEM, NC 27105-0000

ASHAC MAGDY N
3519 GLENFIELD LANE

CLEMMONS, NC 27012

SMITH GROVE UNITED METHODIST
CHURCH INC
3492 US HIGHWAY 158

MOCKSVILLE, NC 27028-7841

HARTMAN LUCILLE CARTER
359 BEAUCHAMP RD

ADVANCE, NC 27006-7407

HAYES JEFFREY
1165 WILLIAMS RD

ADVANCE, NC 27006

BARBER JAMES
4370 US HIGHWAY 158

ADVANCE, NC 27006-7986

SURRATT J ALLEN
PO BOX 2043

ADVANCE, NC 27006-2043

NORRIS MAGGIE WEBB
209C HIDDEN MEADOWS TRL

MOCKSVILLE, NC 27028-4976

CASS JAMIE CHARLES
4360 US HIGHWAY 158

ADVANCE, NC 27006-0000

DULIN HENRY L JR
123 JUNEY BEAUCHAMP RD

ADVANCE, NC 27006-0000

Attachment: DC_PB_20210427 attachment_king (Zoning Map Amendment 2021-04 Rick King)

Davie County
ZONING MAP AMENDMENT 2021-05
Block House Properties LLC

Submittal Date
March 5, 2021

STAFF REPORT TO THE BOARD

April 27, 2021 Meeting Date

Planning Staff

Amy Flyte

I. REQUEST

To rezone 6.68 acres of land from Residential 20 (R-20) and Residential Agricultural (R-A) to Industrial 2 (I-2) to match the existing 2 acres of I-2 zoning on the property.

II. PROJECT LOCATION

The subject property is located at 1765 Peoples Creek Road and is further described as Davie County Tax Map G8120B000302.

III. PROJECT PROFILE

DAVIE COUNTY PIN: G8120B000302

ZONING DISTRICT: Residential-20 (R-20) and Residential Agricultural (R-A)

LAND USE PLAN: Commercial

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Block House Properties LLC

PROPERTY OWNER: John Van Eendenburg

PROPERTY SIZE: 8.69 total

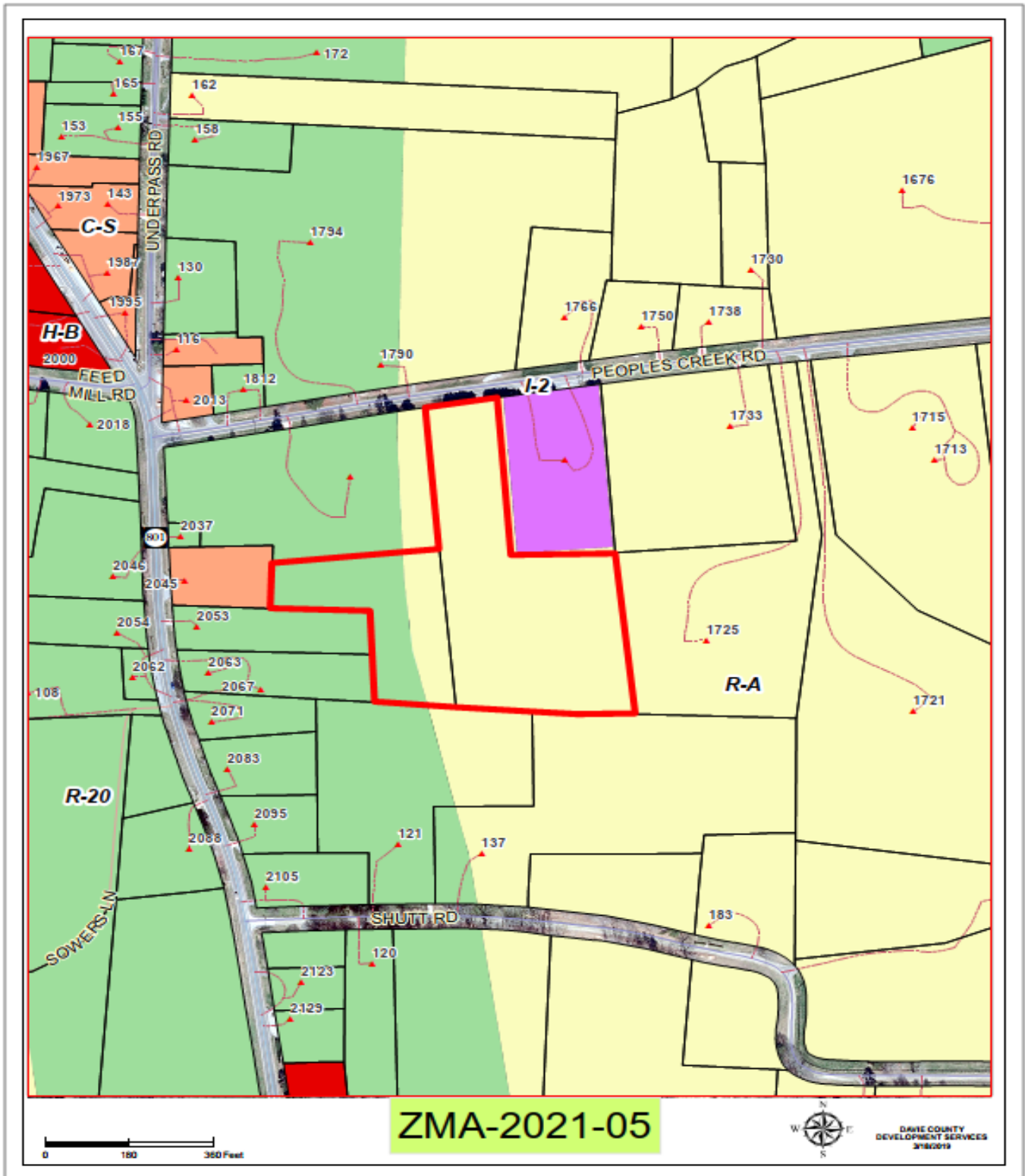
CURRENT LAND USE: Industrial

PROPOSED LAND USE: Industrial

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential	R-A
West	Residential, Commercial	R-A, R-20, C-S
South	Residential	R-A
East	Residential	R-A

IV. Zoning Map



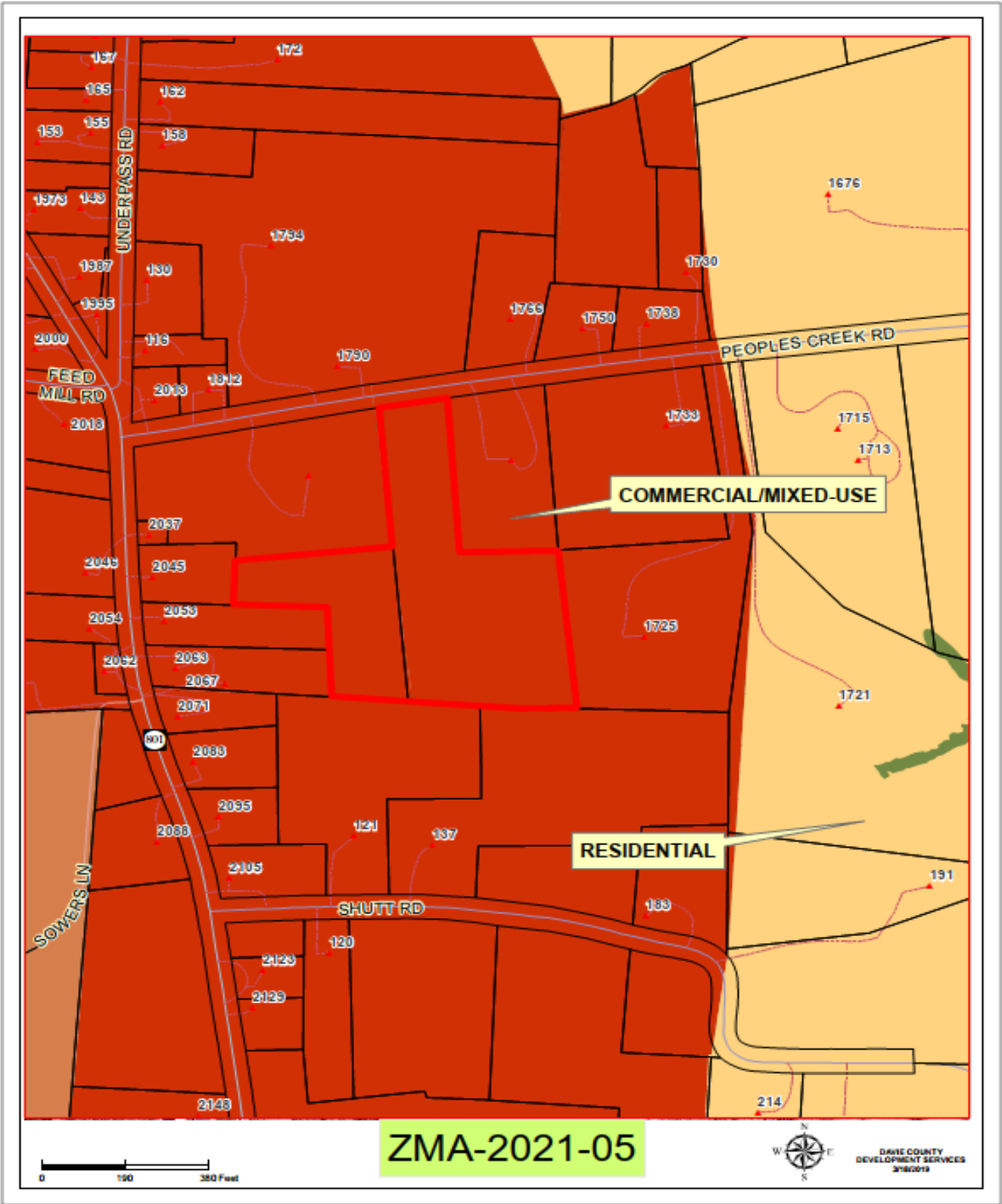
Attachment: DC_PB_attachment_peoples_creek_20210427 (Zoning Map Amendment 2021-05 Block House Properties)

V. 2018 Aerial Map

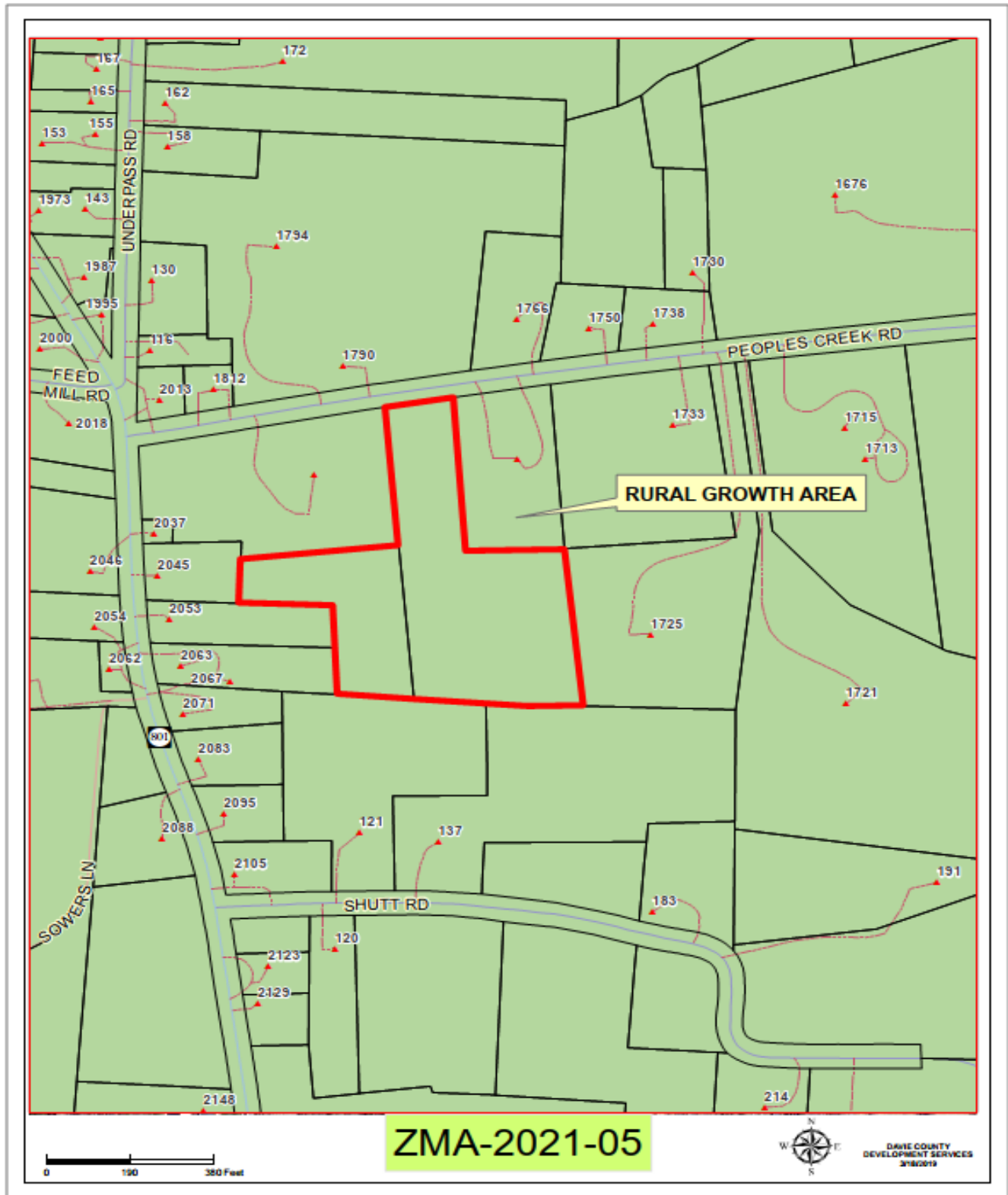


Attachment: DC_PB_attachment_peoples creek_20210427 (Zoning Map Amendment 2021-05 Block House Properties)

VI. Land Development Plan Map



VII. Davie County Growth Enhancement Strategy Map



Attachment: DC_PB_attachment_peoples creek_20210427 (Zoning Map Amendment 2021-05 Block House Properties)

VIII. LAND USE/ ZONING HISTORY

- **1973:** The properties are originally zoned Residential 20 (R-20).
-

A. Proposed Zoning

The Industrial district is a broad category of industrial uses within four subgroups that are distinguished for the other by its degree of compatibility with commercial uses and in some instances residential uses. The degree of compatibility decreases as the districts increase from I-1 to I-4. The most compatible uses are in the I-1 and the least compatible are in the I-4.

B. Utilities

Public water is available.

C. Davie County Land Development Plan

The property is located in an area designated as Commercial/Mixed Use. The land use category presented on the future land use map are intended to indicate the predominant land uses for that particular area of the county. It is not a map of zoning district but is a general geographical guide for land use and development. The Davie County Comprehensive plan describes the Commercial Mixed use area as including shopping, retail, services, offices and other commercial business, along with other intensive land uses compatible with commercial business, including medium to high density residential, civic or light industrial uses and where roads, water and sewer can support those activities.

The Comprehensive Plan future development policy recommendations state:

- Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density
- 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.
- Ensure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative visual and operational offsite impacts whenever practicable.
- 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.
- Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.

E. 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 Industrial 2 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 properties potential as an expansion of existing industrial development site and existing 2 acres of I-2 zoning on the property.
2. The properties potential as an agricultural/residential site.
3. 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.
4. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
5. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
6. Applicable Zoning Ordinance Sections: The following sections of the Zoning Ordinance are applicable to this request: §155.125(B) Table of Uses; 155.161 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 several 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 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 commercial on the land use map and it is in the vicinity of commercially & industrial zoned property.

☐ **Move that the following statement be adopted in support of a Motion to Deny,** the amendment is consistent with some applicable adopted plans; however 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 proposed structure/use is incompatible with the surrounding residential and business structures, the amendment will have detrimental effects and will not protect, enhance and encourage a high quality of life, and image enjoyed by area residents due to...

☐ **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: 03 / 15 / 2021Applicant's Name: Block House Properties, LLCApplicant's Address: 447 Seaford RdAdvance, North Carolina 27006

Address and brief description of the property

To be rezoned or amendment to be made:

Tax Map: _____

Parcel(s): Pt 5880304216Tract 2A, 2B, 2C - 8.690 Ac , Plat Book 13 Page 337Applicant's interest in the property: ☒ Ownership ☐ Lease Agreement ☐ Other (explain below)

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:

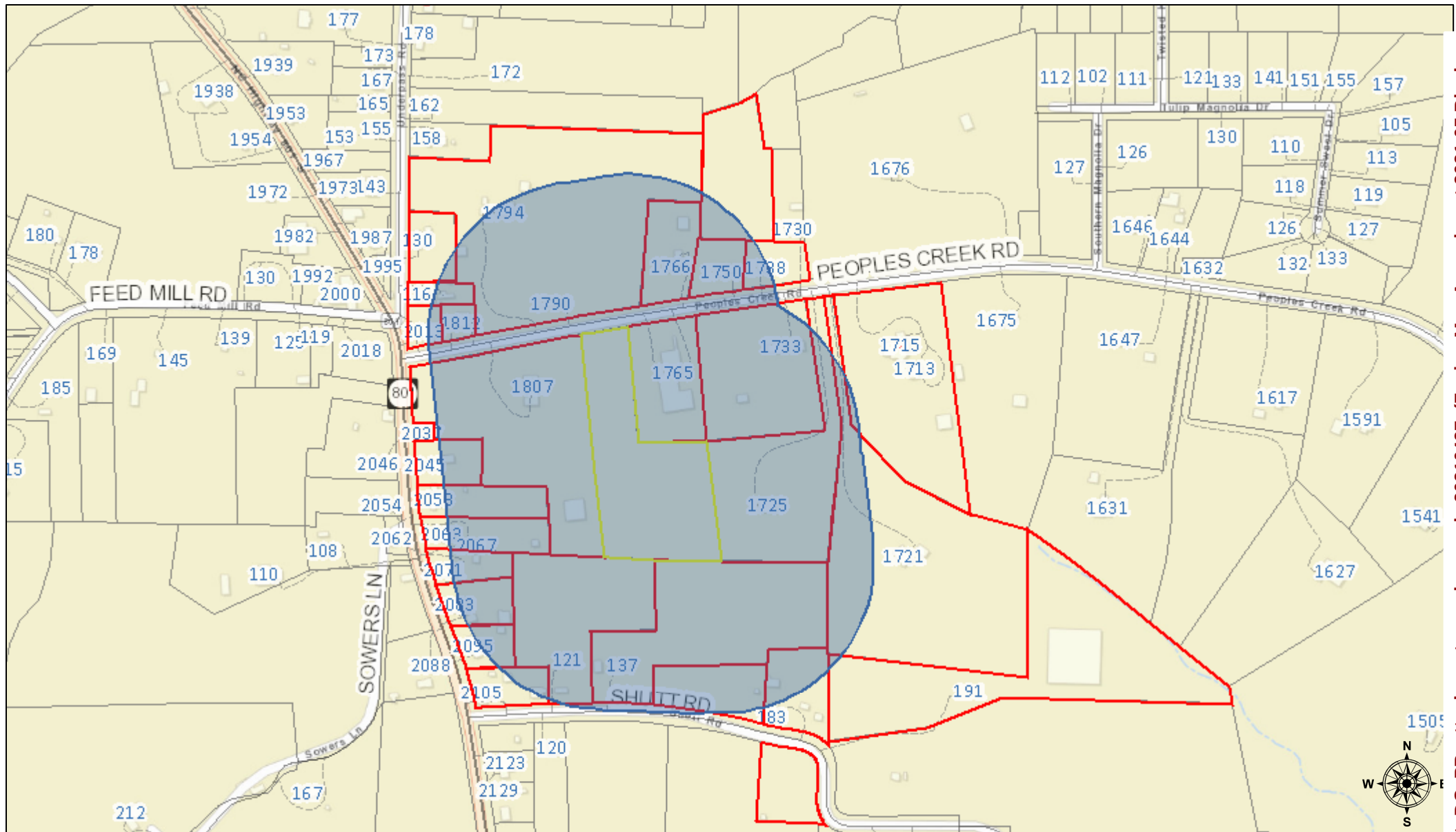
From: R20 & RATo: I-2(or brief description of request): Combine Zoning Of Tract 2A and 2B with Tract 2C To Create One Zoning Of Tract 2Reason(s) for the requested rezoning: Expansion of ProTool Company, IncApplicant's Signature: [Signature] This the 15 day of March, 2021
(Applicant)

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.



parcels labels mailed

D.3.a



March 19, 2021

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

1:6,418
0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km
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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Attachment: DC_PB_attachment_peoples_creek_20210427 (Zoning Map Amendment 2021-05 Block

2021

RIDDLE PEGGY J
1446 YADKIN VALLEY ROAD

ADVANCE, NC 27006-0000

WINTERS ANDREA SMITH
1750 PEOPLES CREEK ROAD

ADVANCE, NC 27006-0000

FISHEL ROBERT D
2063 US HIGHWAY 801 SOUTH

ADVANCE, NC 27006-0000

COLLINS JAMES DOYLE
1733 PEOPLES CREEK ROAD

ADVANCE, NC 27006-0000

LAPIEJKO KENNETH J
1715 PEOPLES CREEK RD

ADVANCE, NC 27006-0000

REINERT JARED DAVID
2105 HIGHWAY 801 SOUTH

ADVANCE, NC 27006-0000

VARTECH SYSTEMS INC
249 SHUTT ROAD

ADVANCE, NC 27006

NIFONG AUDREY M
1766 PEOPLES CREEK ROAD

ADVANCE, NC 27006

HOWARD PATRICIA
2071 S NC HWY 801

ADVANCE, NC 27006

CAGIGAS JOHNNY KEITH
1725 PEOPLES CREEK ROAD

ADVANCE, NC 27006

POINDEXTER GENE HARTMAN
228 SHUTT ROAD

ADVANCE, NC 27006-7432

BARNEY RONALD L
PO BOX 228

ADVANCE, NC 27006-0228

VAN EENDENBURG JOHN
111 EAST 107TH ST CIRCLE

BLOOMINGTON, MN 55420

PHILLIPS GREGORY DELL
261 PEBBLESTONE CT

LEXINGTON, NC 27295-0000

MARKLAND CARLETON L
P O BOX 2142

ADVANCE, NC 27006-0000

Block House Properties LLC
447 Seaford Road
Advance, NC 27006

VARTECH SYSTEMS INC
6399 AMP DRIVE

CLEMMONS, NC 27012

VAN EENDENBURG JOHN
1807 PEOPLES CREEK RD

ADVANCE, NC 27006-7454

DJP HOLDINGS LLC
267 PEOPLES CREEK ROAD

Advance, NC 27006

THOMPSON JUDY ELLIS
411 ORCHARD PARK DRIVE

BERMUDA RUN, NC 27006-0000

JOHNSON ZACHARY T
1738 PEOPLES CREEK RD

ADVANCE, NC 27006-7453

HILTON BREMON DANE
1721 PEOPLES CREEK RD

ADVANCE, NC 27006-7453

MYERS DEBORAH MONTGOMERY
2083 NC HIGHWAY 801 S

ADVANCE, NC 27006-7419

CONRAD DENISE DUNCAN
121 SHUTT RD

ADVANCE, NC 27006

LAKEY BETTY MULLIS
159 MAPLEVALLEY RD

ADVANCE, NC 27006



Development & Facilities Services

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

DavieCountyNC.go



APRIL 27, 2021

Text Amendment—General and Heavy Industrial District

Section 155.120 Establishment of Districts: Use Districts

155.125 Table of Use Districts

155.147 Industrial Districts

155.160 Condition Zoning District: Use Districts

155.172 Landscaping and Buffer Requirements

Background

The purpose of this text amendment is to combine the I-1, I-2, and I-3 zoning districts into a single GI General Industrial zoning district. The I-4 district will be renamed to the HI Heavy Industrial district.

The Table of Uses will be relabeled to delete I-1,2,3 and replaced with GI. This is demonstrated in the yellow colored columns being deleted and the green GI column replacing it. The I-4 column, purple, will be relabeled to HI.

The text amendment edits the definition of Manufacturing B by moving the use “paper manufacturing” to the higher intensity Manufacturing C category.

The use, outdoor shooting range, will be moved from I-1 to the HI Heavy Industrial zoning district with the issuance of a Special Use Permit granted by the Board of Adjustment. No other uses in the table are being changed.

The landscaping and zoning district sections of the Zoning Ordinance will be also be relabeled to reflect the new GI and HI zoning districts.

Proposed text amendment for General and Heavy Industrial Districts in section § 155.001 155.120, 155.125, 155.147, 155.160, and 155.172 of the Zoning Ordinance. New text will be **bold, underlined and italicized. Deleted text will have a ~~strikethrough~~.**

§ 155.001 DEFINITIONS.

MANUFACTURING A. A manufacturing establishment primarily engaged in the fabrication or assembly of products from pre-structured materials or components. Because of the nature of its operations and products, Manufacturing A produces little or no noise, odor, vibration, glare, and/or air and water pollution, and, therefore, has minimal impact on surrounding properties. This definition may include the uses in the following NAICS group(s):

- 3149 Other Textile Product Mills
- 315 Apparel Manufacturing
- 336991 Motorcycle, Bicycle and Parts Manufacturing
- 3369 Other Transportation Equipment
- 3399 Other Miscellaneous Manufacturing

MANUFACTURING B. A manufacturing establishment primarily engaged in the manufacture of foodstuffs, textiles, electrical components or tobacco products, and the fabrication of wood, leather, ~~paper~~, water or plastic products. Because of the nature of its operations and products, Manufacturing B could impact immediately adjoining properties due to noise, odor, vibration, glare, and/or air and water pollution. This definition may include the uses in the following NAICS group(s):

- 3119 Other Food Manufacturing
- 3122 Tobacco Manufacturing
- 313 Textile Mills
- 3169 Other Leather and Allied Product Manufacturing
- 3219 Other Wood Product Manufacturing
- ~~322 Paper Manufacturing~~
- 3231 Printing and Related Support Activities
- 3261 Plastics Product Manufacturing
- 3341 Computer and Peripheral Equipment Manufacturing
- 3342 Communications Equipment Manufacturing
- 3343 Audio and Video Equipment
- 3344 Semiconductor and other electronic component manufacturing
- 3351 Electric Lighting Equipment Manufacturing
- 3353 Electrical Equipment Manufacturing
- 337 Furniture and Related Products Manufacturing
- 3391 Medical Equipment and Supplies Manufacturing

MANUFACTURING C. A manufacturing establishment primarily engaged in the processing and manufacturing of materials or products not otherwise classified under Manufacturing A, Manufacturing B, or other use defined in this section. Manufacturing C includes the processing and manufacturing of products from extracted or raw materials, the assembly of large or heavy machinery, and the storing or using of flammable, explosive, hazardous, or toxic materials in the manufacturing processes. Because of the nature of its operations and products, Manufacturing C may impact surrounding properties due to noise, odor, vibration, glare, and/or air and water pollution. This definition may include the uses in the following NAICS group(s):

- 3133 Textile and Fabric Finishing and Fabric Coating Mills
- 3161 Leather and Hide Tanning and Finishing
- 321114 Wood Preservation
- 3212 Veneer, Plywood, and Engineered Wood Product Manufacturing
- 3221 Pulp, Paper and Paper Board
- 3241 Petroleum and Coal Products Manufacturing
- 3259 Other Chemical Product and Preparation Manufacturing
- 3262 Rubber Product Manufacturing
- 3271 Clay Product and Refractory Manufacturing
- 3272 Glass and Glass Product Manufacturing
- 3279 Other Nonmetallic Mineral Product Manufacturing
- 331 Primary Metal Manufacturing
- 3329 Other Fabricated Metal Product Manufacturing
- 3333 Commercial and Service Industry Machinery Manufacturing
- 3353 Electrical Equipment Manufacturing
- 3359 Other Equipment and Component Manufacturing
- 3369 Other Transportation Equipment Manufacturing
- 322 Paper Manufacturing**

WAREHOUSING. Establishments primarily engaged in the warehousing, storage and distribution of general merchandise, refrigerated goods, and farm products. This definition includes only those uses in the following NAICS group(s)

- 4931 Warehousing and Storage

§ 155.120 USE DISTRICTS.

For the purpose of this chapter, the county is divided into the following zoning districts:

- (A) R-A. Residential-Agricultural District.
- (B) R-20. Residential District.
- (C) R-12. Residential-Suburban District.
- (D) R-8. Residential-Multiple Dwelling District.
- (E) R-M. Residential-Mobile Home District.
- (F) H-B. Highway Business District.
- (G) N-B Neighborhood Business District
- (H) C-S. Community Shopping District.
- ~~(I) I-1. Industrial District.~~
- ~~(J) I-2. Industrial District.~~
- ~~(K) I-3. Industrial District.~~ **(I) G-I. General Industrial District**
- ~~(L) I-4. Industrial District.~~ **(J) H-I. Heavy Industrial District**
- ~~(M)~~ **(K) OD. Quality Design Overlay District;** an overlay district containing supplemental provisions which regulate site design.

(Ord. passed 5-21-84; Am. Ord. passed 11-1-10)

§ 155.125 TABLE OF USE DISTRICTS.

(A) *Types of uses by districts.*

- (1) X. Indicates permitted uses.
- (2) S. Indicates special use required.
- (3) P. Indicates permitted uses that must be approved by the Project Review Committee to insure compliance with the prescribed development standards.
- (4) P/C. Indicates permit required from Zoning Administrator; use must meet additional conditions

(B) *Table of use districts.*

USE DISTRICTS														
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Agriculture														
Agribusiness.	X													
Agricultural uses not on bona fide farms as defined by this chapter See §155.130.1	P/C	P/C	P/C	P/C	P/C									
Greenhouses, private (noncommercial).	X	S	S	S	S									
Kennels See §155.130.16	P/C													

Pet Care(except veterinary) Services_See §155.130.19	S					P/C								
Pet shops without outside runs.					X	X								
Veterinary services without outside runs.	S	S				S	S	S						
Solar Energy Generating Facility. See §155.130.29									P/C					
Education														
Artist studio See §155.130.3	S	S					S							
School, Vocational or Professional	S	S				X		X						
Day care facilities. See §155.130.13	P/C	P/C	S	S	S	P/C	P/C	P/C						
Research laboratories	S	S								X			X	
Libraries	X	X	S	S	S	X	X	X						
Public schools (K-12), colleges, universities, and private schools housing a curriculum approximately the same as ordinarily given in public school including Christian schools.	X	X	X	X	X									
Government														
Landfills, provided that all public health regulations are met.	S	S	S	S	S							X	X	X
Package treatment plants.	S	S	S	S	S	S	S	S		S	S	S	S	S
Use	<i>R-A</i>	<i>R-20</i>	<i>R-12</i>	<i>R-8</i>	<i>R-M</i>	<i>H-B</i>	<i>N-B</i>	<i>C-S</i>	<i>S-P</i>	<i>I-1</i>	<i>I-2</i>	<i>I-3</i>	<i>G-1</i>	<i>I-4 H-I</i>
Public buildings, (administrative and service offices).	X	X	X	X	X	X	X							
Public safety facilities.	X	X	X	X	X	X	X							
Public works and public utilities.	X	X	X	X	X	X	X							
Security training operations and services facility.	P										P	P	P	P
Health														
Hospital.						X		X						
Massage parlor.						S		S						
Medical laboratories.						X		X						
Medical offices and clinics (including dental).	S	S				X		X						

Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Industrial														
Planned Industrial Development, See §155.130.27										P/C	P/C	P/C	P/C	P/C
Manufacturing A										X	X		X	
Manufacturing B												X	X	
Manufacturing C														X
Auction sales, except livestock.										X			X	
Auction sales, with livestock.									X					
Communication Tower and Accessory Facilities	S									X	X	X	X	X
Concrete and asphalt products plant.									X					X
Dairy products finished processing and distributing facilities (excluding dairy farming operations).											X		X	
Building Contractors, General See §155.130.7						P/C				P/C			P/C	
Building Contractors, Heavy See §155.130.7												P/C	P/C	P/C
Fruit and Vegetable Market						X	X	X		X			X	
Group developments (subject to §§155.170-155.172).										P	P	P	P	P
Machine and welding shops.						X							X	X
Meat packing and poultry processing plants.									X					
Mining and dredging of sand (see § 155.034 for Development Standards).	S													S
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Mining and quarry operations see §155.130.17														S
Sawmills, planing mills, pallet and basket factories.														X
Trucking operations, commercial and industrial.								S		X	X	X	X	X
Waste sites (hazardous), provided they are licensed by the State Department of Human Resources,									X					

Division of Health Services.														
Warehousing establishments, except for the storage of dangerous or offensive items such as uncured hides and explosives.										X	X	X	X	X
Warehousing, self storage						X		X		X			X	
Wrecking yards or junk yards and similar types of used materials industries See §155.130.25									P/C					
Recreation														
Drag racing course.	S					S								
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Go-cart track.	S					S								
Motor cross course (including bicycles without motors).	S					S								
Miniature golf courses.	S					S								
Private airports.	S	S												X
Rural Resort and Retreat	S	S				X								
Private recreational facilities, including parks, playgrounds, golf courses (but excluding miniature golf), swimming pools, fishing lakes, clubs, and lodges, and other similar uses that cater exclusively to members or their guests).	S	S	S	S	S	X		X						
Public recreational facilities, including parks, playgrounds, community centers, clubs, and lodges, golf courses, swimming pools, fishing lakes, family camp grounds, and similar recreational uses.	S	S	S	S	S									
Religion														
Burial grounds not associated with any church shall be set back at least 20 feet from any property line.	X	X	X	X	X									
Churches and customary related uses excluding cemeteries.	X	X	X	X	X	X		X						
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Churches and their customary related uses	P/C	P/C	P/C	P/C	P/C									

including cemeteries, See §155.130.12														
Retail trade and services														
Automatic Teller Machine						X	X	X						
Amusement, Commercial, Indoor						X		X		X			X	
Amusement, Commercial, Outdoor See §155.130.2						P/C		P/C		P/C			P/C	
Banking and Financial Services						X	X	X						
Broadcast Studio						X				X	X		X	
Car Wash, Automatic See §155.130.9						P/C		P/C		P/C			P/C	
Car Wash, Industrial See §155.130.10										P/C	P/C	P/C	P/C	P/C
Car Wash, Full Service						X		X		X			X	
Car Wash, Self Service See §155.130.11						P/C		P/C		P/C			P/C	
Convenience Store						X	X	X		X			X	
Retail, General						X	X	X						
Restaurant, with drive through service						X	X	X						
Restaurant, without drive through service						X	X	X						
Retail, nonstore						X		X						
Retail store, large						X		X						
Retail store, medium and small						X		X						
Riding Stables	S	S				X								
Shopping Center, small						X		X						
Shopping Center, large								X						
Shopping Center, medium								X						
Services A, Business						X	X	X						
Services B, Business See §155.130.21						P/C				P/C	P/C		P/C	
Shooting Range, Indoor						X				X			X	
Shooting Range, Outdoor	S					S				S				S
Wholesale Trade, A						X				X			X	
Wholesale Trade, B	S					X				X	X		X	
Adult establishment. See §155.130.4						P/C				P/C	P/C	P/C	P/C	P/C
Assembly halls, armories, and the like (public assembly facilities).						X								

Auto parking lots.						X		X						
Motor Vehicle Sales, Rental and Leasing See §155.130.5						P/C		P/C						
Automobile paint and body shops See §155.130.6						P/C								
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Motor Vehicle Repair and Maintenance						X		X						
Backyard workshops as accessory use to a dwelling unit in a commercial district.						X		X						
Bicycle, motorcycles, lawn mowers, and power saw sales and service.						X	X	X						
Billiard and pool halls.						X		X						
Building supplies stores See §155.130.8						P/C		P/C			P/C		<u>P/C</u>	
Cabinet, woodworking, and upholstery shops.						X	X							
Dry cleaning and laundry pick-up stations and dry cleaning plants, housing not more than 1,000 square feet.						X	X	X		X			<u>X</u>	
Exterminators.						X		X						
Farm machinery, sales, and service (equipment may be stored in flood plain).						X		X			X		<u>X</u>	
Feed and seed stores.						X	X	X			X		<u>X</u>	
Flea market.						S								
Floral shops, but no commercial greenhouses.						X		X						
Funeral homes and mortuaries.						X		X						
Greenhouses, commercial See §155.130.14	S	S				P/C	P/C	P/C		P/C			<u>P/C</u>	
Group development, commercial (subject to §§155.170-155.172).						P		P						
Pawn shops.						X		X						
Launderettes and laundromats.						X		X						
Locksmiths and gunsmiths.						X		X						
Miniature golf courses. (See also Recreation.)						X		X						

Motels, hotels, tourist cottages.						X		X						
Office supplies and equipment, sales and service.						X		X						
Optical goods stores and opticians.						X		X						
Pet shops without outside runs.						X		X						
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-1	I-4 H-1
Professional Offices						X	X	X		X			X	
Taxicab stands.						X		X						
Theaters, indoor.						X		X						
Theaters, drive-in_ See §155.130.22						P/C								
Trucking operations, private See §155.130.23						P/C								
Residential														
Group Home, A	X	X	X	X	X									
Group Home, B	X	X	X	X	X									
Congregate Care Facility See §155.130.18	P/C	P/C				P/C								
Habilitation Facility A See §155.130.15	P/C	P/C	S	S	S	P/C		P/C						
Habilitation Facility B See §155.130.15	S	S	S	S	S	P/C		P/C						
Nursing Care Institution See §155.130.18	P/C	P/C				P/C		P/C						
Progressive Care Community See §155.130.20	P/C	P/C	P/C			P/C		P/C						
Backyard workshops for building tradesmen and small appliances repair shops, but excluding open storage.	X	S												
Backyard workshops in any residential district with a lot of 20,000 square feet or more.	X	S	S	S	S									
Dwelling units, single-family.	X	X	X	X	X									
Dwelling units, two-family.	S	S		P	P									
Dwelling units, multi-family.			P	P										
Dwelling units as accessory uses, attached or detached. See 155.130.26	X	X												

Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	I-1	I-2	I-3	G-I	I-4 H-I
Group development, residential, subject to §§155.170-155.172 .			P	P	P									
Hotels.						X		X						
Class A manufactured homes on individual lots:	X	X			X									
Class B manufactured homes on individual lots:	X				X									
Class C manufactured homes on individual lots:	S				X									
Class D manufactured homes on individual lots: Class D manufactured homes shall not be permitted in Davie County														
Manufactured home due to hardship.	S	S	S	S	S									
Manufactured home parks.					S									
Temporary manufactured home (for the construction or reconstruction of a site built single family dwelling).	X	X												
Others														
Airports.	S	S								S	S	S	<u>S</u>	S
Accessory uses and structures.	X	X	X	X	X	X	X	X		X	X	X	<u>X</u>	X
Temporary, seasonal uses and structures. See 155.130.28						P/C	P/C	P/C		P/C	P/C	P/C	<u>P/C</u>	P/C
Modular classrooms, modular offices, and construction trailers (see §155.032).	X	X	X	X	X	X		X		X	X	X	<u>X</u>	X
Signs, billboards (§ 155.102).										X	X	X	<u>X</u>	X
Signs, commercial (§ 155.102).						X	X	X						
Signs, general (§§ 155.092 and 155.093).	X	X	X	X	X	X	X	X						
Signs, industrial (§ 155.102).										X	X	X	<u>X</u>	X
Signs, residential (§ 155.101).	X	X	X	X	X									
Temporary sawmills See §155.130.24	S	S	S	S	S									
Temporary Use, Borrow Pits (see 155.130.30)	P/C									P/C	P/C	P/C	<u>P/C</u>	P/C

(Ord. passed 5-21-84; Am. Ord. passed 11-20-89; Am. Ord. passed 7-1-96; Am. Ord. passed 12-16-96; Am. Ord. passed 11-16-98; Am. Ord. passed 2-16-04; Am. Ord. passed 5-16-05; Am. Ord. passed 3-20-06; Am. Ord. passed 5-1-06; Am. Ord. passed 6-5-06; Am. Ord. passed 11-1-10; Am. Ord. passed 8-1-11; Am. Ord. 11-7-11; Am. Ord. passed 11-4-13; Am. Ord. 2-6-17; Am. Ord. 11-2-20)

§ 155.147 INDUSTRIAL DISTRICTS.

(A) **General Industrial.** ~~Intent. Within the broad category of Industrial Districts are four **two** subgroups.~~ **The General Industrial District is established for manufacturing, distribution, warehousing, processing and related uses whose operating characteristics limit their effects on adjacent uses.**

The Heavy Industrial District is established for industrial, processing and related operations.

~~Each is distinguished from the other by its degree of compatibility with commercial uses, and in some cases, residential uses. The degree of compatibility decreases as the districts increase from I-1 to I-4. The most compatible uses would be in I-1 and the least compatible would be in the I-4.~~

(B) Dimensional Requirements (~~I-1, I-2, and I-3~~) **(G-I)**

(1) Lot size. One acre shall be the minimum lot area. Any part of the property located in the road right-of-way shall not be included in this minimum lot area.

(2) Lot width. Two hundred feet shall be the minimum width of each lot. The measurement shall be made from one side property line to the other at the building setback line.

(3) Front yard setback. Fifty feet shall be the minimum setback of the principal building, measured from the nearest point of the building to the right-of-way line.

(4) Side yard setback. Fifteen feet shall be the minimum side yard for each principal building.

(5) Rear yard setback. Thirty feet shall be the minimum rear yard for each principal building, measured from the nearest point of the building and the rear lot line.

(6) Off-street loading and unloading. Buildings constructed or converted to uses permitted in this district shall provide off-street loading and unloading space as required in §§ 155.070 through 155.072 of this chapter.

(7) Off-street parking. Requirements specified in §§ 155.050 through 155.053 of this chapter.

(8) Buffer strip. Upon any side or rear lot which abuts a residential district, there shall be a densely planted and maintained buffer strip. No such buffer shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining residential lots, and no buffer shall be required upon any yard which abuts a public street.

(C) Dimensional requirements (~~I-4~~) **(H-I)**.

(1) Lot size. Five acres shall be the minimum lot area. Any part of the property located in the road right-of-way shall not be included in this minimum lot area.

(2) Lot width. No specified minimum.

- (3) Front yard setback. Fifty feet shall be the minimum setback of the principal building, measured from the nearest point of the building and the right-of-way line.
- (4) Side yard setback. Twenty-five feet shall be the minimum side yard for each principal building, measured from the nearest point of the building to the side lot line.
- (5) Rear yard setback. Forty feet shall be the minimum rear yard for each principal building, measured from the point of the building nearest the rear line and the rear lot line.
- (6) Off-street loading and unloading. Provided as specified in §§ 155.070 through 155.072 of this chapter.
- (7) Off-street parking. Provided as specified in §§ 155.050 through 155.053 of this chapter.
- (8) Buffer strip. Upon any side or rear lot which abuts a residential district, there shall be a densely planted and maintained buffer strip. No such buffer shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining residential lot, and no buffer shall be required upon any yard which abuts a public street.

(Ord. passed 5-21-84)

CONDITIONAL ZONING DISTRICT

§ 155.160 USE DISTRICTS.

The following zoning districts are divided into either general use or conditional zoning districts:

(A) Regular zoning districts.

- (1) R-A or R-A-CD.
- (2) R-20 or R-20-CD.
- (3) R-12 or R-12-CD.
- (4) R-8 or R-8-CD.
- (5) R-M or R-M-CD.
- (6) H-B or H-B-CD.
- (7) N-B or N-B-CD.
- (8) C-S or C-S-CD.
- (9) S-P or S-P-CD
- (10) G-I or G-I-CD**
- (11) H-I or H-I-CD**
- ~~(10) I-1 or I-1-CD.~~
- ~~(11) I-2 or I-2-CD.~~
- ~~(12) I-3 or I-3-CD.~~
- ~~(13) I-4 or I-4-CD.~~

(B) Overlay districts.

- (1) WS-III-CA
- (2) WS-III-BW or WS-III-BW-CD
- (3) WS-IV-CA
- (4) WS-IV-PA or WS-IV-PA-CD
- (5) QD

(Ord. passed 1-18-94; Am. Ord. passed 10-21-97; Am. Ord. passed 11-1-10; Am. Ord. passed 2-6-17; Am. Ord. passed 2-1-21)

§ 155.172 LANDSCAPING AND BUFFER REQUIREMENTS.

(F) **Land use relationships.** The following land use relationships shall be used to determine required screening and buffering.

Proposed land use ↓	Screening and Buffering				← Adjacent land use
	Group 1	Group 2	Group 3	Group 4	
	Group 1 None	Type C	Type B	Type A	
	Group 2 Type C	Type C	Type B	Type A	
	Group 3 Type A	Type A	Type C	Type C	
	Group 4 Type A	Type A	Type C	Type C	

- a. Group 1 (least intensive): This includes all permitted uses in the R-A and R-20 districts
b. Group 2: This includes all permitted uses in the R-12, R-8, R-M, H-B, N-B and C-S districts.
c. Group 3: This includes all permitted uses in the I-1 and I-2 ~~G-I~~ districts.
d. Group 4 (most intensive): This includes all permitted uses in I-3, I-4 ~~H-I~~ and S-P districts.

Action Needed: The Board should consider adopting one of the following actions and consistency statements:

- ☐ **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 Land Development Plan and Growth Enhancement Strategy by clarifying industrial uses and standards from a ranking system to a simpler classification system.
- ☐ **Denial,** the amendment is not consistent with all applicable adopted plans and does not consider the action to be reasonable and in the public interest due to...
- ☐ **Defer** the amendment for additional consideration.