



Development & Facilities Services

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DavieCountyNC.gov



There will be a meeting of the **Davie County Planning Board** on **Tuesday April 26, 2022 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. **Adopt the Agenda**
- C. **Approval of the Minutes** of February 22, 2022
- D. **Public Comment.**
- E. **Zoning Map Amendment 2022-03.** Farmington Meat Processing, LLC c/o Michael & Nikki Long has applied to rezone approximately 0.459 acres of a 3.02 acre tract from Residential-Agricultural (R-A) and Quality Design Overlay (R-A, QD-O) to Neighborhood Business, Quality Design Overlay (N-B, QD-O). The subject property is located at 135 Nikkis Way. The property is further described as a portion of Davie County Tax Parcel D500000133.
- F. **Adjournment.**

**Minutes of the
Davie County Planning Board
February 22, 2022**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Present
Tamara Taylor	Board Member	Present
Mariam Wright	Board Member	Present
Alan Miller	Board Member	Present
Christopher Cole	Board Member	Absent
Keith Beck	Board Member	Present
Andrew Backus	Alternate Member	Absent

B. ADOPT THE AGENDA

RESULT: ADOPTED [UNANIMOUS]
MOVER: Keith Beck
SECONDER: Ellen Grubb
AYES: Grubb, White, Taylor, Wright, Miller, Beck
ABSENT: Cole, Backus

C. APPROVAL OF THE MINUTES JAN 25, 2022 3:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Alan Miller
SECONDER: Tamara Taylor
AYES: Grubb, White, Taylor, Wright, Miller, Beck
ABSENT: Cole, Backus

D. PUBLIC COMMENT

There was none.

E. Zoning Map Amendment 2022-02. George Johnson III c/o Laura Mathis applied to rezone approximately 2.57 acres consisting of three tracts from Residential-12 (R-12), Residential 20 (R-20) and Quality Design Overlay (R-12, R-20, QD-O) to Neighborhood Business, Quality Design Overlay (N-B, QD-O). The subject properties are located at 1832 Farmington Road. The properties are further described as Davie County Tax Parcels C500000107, C500000109 and C500000111.

Andrew Meadwell introduced the item and answered board questions.

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

1. Laura Mathis, applicant, outlined her request and spoke in favor of the request.

Chairman Wright closed the public comment period.

The Board held discussion on the request including the existing home based business and this proposed expansion, the commercial uses along Farmington Road near the NC HWY 801 intersection.

Keith Beck made a motion to approve and adoption of the following statement:

The proposed zoning amendment is consistent with the Davie County Comprehensive Plan because:

1. A portion of the property is designated commercial on the 2019 plan.
2. The Comprehensive Plan policy goals to 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.
3. The property is indicated as a secondary growth area on the Growth Enhancement Strategy map within the Comprehensive Plan.

Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because:

1. The property's location on Farmington Rd and near the NC HWY 801 intersection.
2. The property's location near other commercially zoned property and nonresidential uses such as the community center and church.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Beck
SECONDER:	Mark White
AYES:	Grubb, White, Taylor, Wright, Miller, Beck
ABSENT:	Cole, Backus

F. Zoning Text Amendment 2022-01. The Board reviewed a text amendment to the Zoning Ordinance in sections 155.125, 155.260, and 155.281 regarding table of uses, definitions and permit choice.

Andrew Meadwell introduced the item and answered board questions.

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

Chairman Wright closed the public comment period.

The Board held discussion on the text amending including the time frame for permits and difference between submitted and a complete submittal.

Alan Miller made a motion to approve and 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 and policies of the Land Development Plan and Growth Enhancement Strategy by clarifying permitted public uses, permit choice and definitions for vested rights.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alan Miller
SECONDER:	Mark White
AYES:	Grubb, White, Taylor, Wright, Miller, Beck
ABSENT:	Cole, Backus

E. OLD OR NEW BUSINESS

The Board discussed time limits for speakers and confirmed a five minute limit for the applicant and a three minute limit for others.

Due to no business, the board will not meet in March.

F. ADJOURNMENT

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Alan Miller
SECONDER:	Keith Beck
AYES:	Grubb, White, Taylor, Wright, Miller, Beck
ABSENT:	Cole, Backus

Davie County
ZONING MAP AMENDMENT 2022-03
Farmington Meat Processing, LLC c/o Michael & Nikki Long

Submittal Date
March 9, 2022

STAFF REPORT TO THE BOARD

April 26, 2022 Meeting Date

Planning Staff

Amy Flyte

I. REQUEST

To rezone an approximately 0.459 acre portion of a 3.02 acre tract from Residential Agriculture, Quality Design Overlay (R-A, QD) to Neighborhood Business, Quality Design Overlay (N-B, QD).

II. PROJECT LOCATION

The property is located at 135 Nikkis Way. The property is further described as a portion of Davie County Tax Parcel D500000133.

III. PROJECT PROFILE

DAVIE COUNTY PIN: D500000133

ZONING DISTRICT: Residential Agriculture (R-A) Quality Design Overlay (QD)

LAND USE PLAN: Residential

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Farmington Meat Processing, LLC—Michael & Nikki Long

PROPERTY SIZE: 0.459 acres

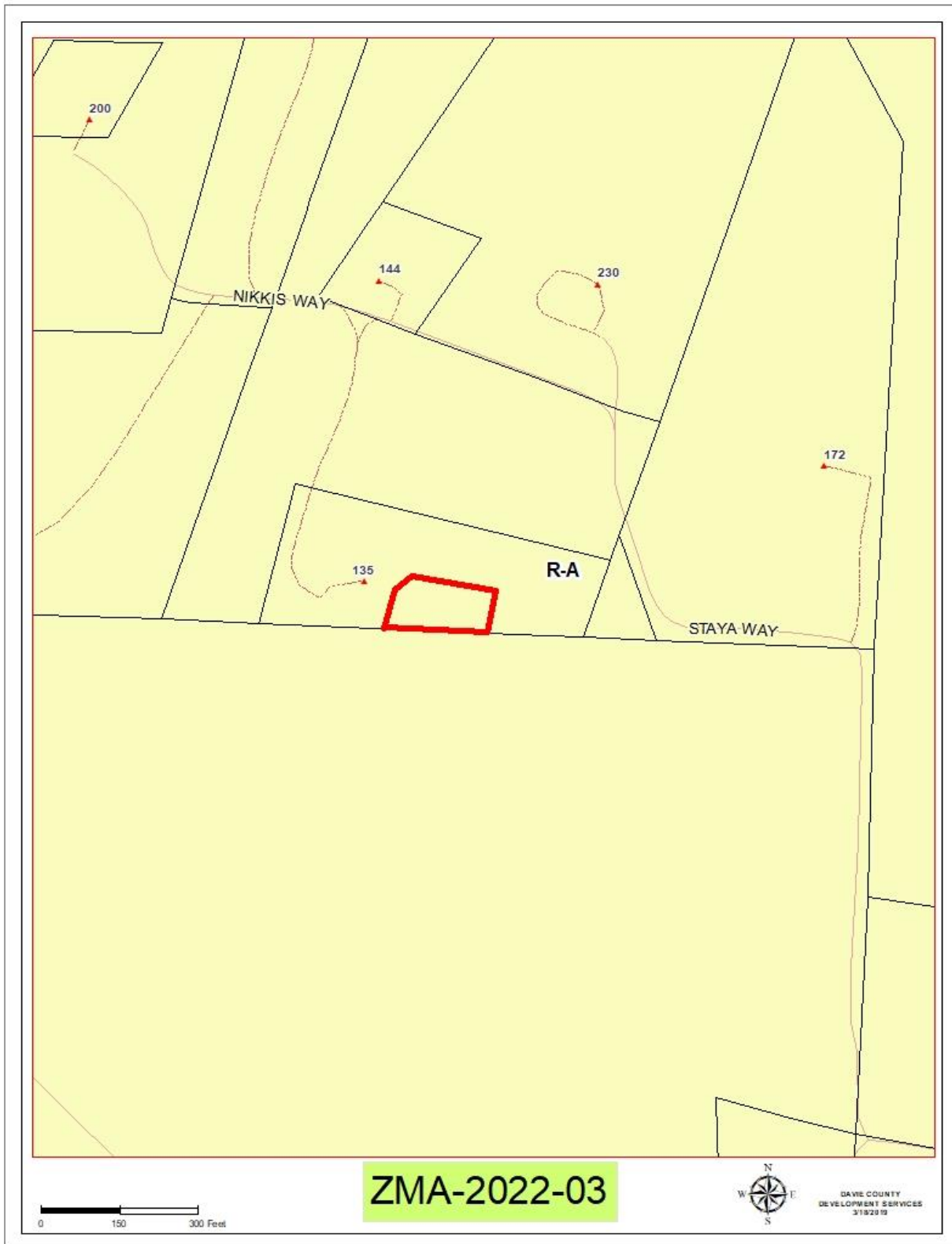
CURRENT LAND USE: Residential, agricultural

PROPOSED LAND USE: Commercial—retail sales

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential, Agriculture	R-A
West	Residential, Agriculture	R-A
South	Residential, Agriculture	R-A
East	Residential, Agriculture	R-A

IV. Zoning Map



Attachment: Long_PB_packet (Zoning Map Amendment 2022-03: Farmington Meat Processing, LLC C/O Michael & Nikki Long)

VI. 2018 Aerial Map

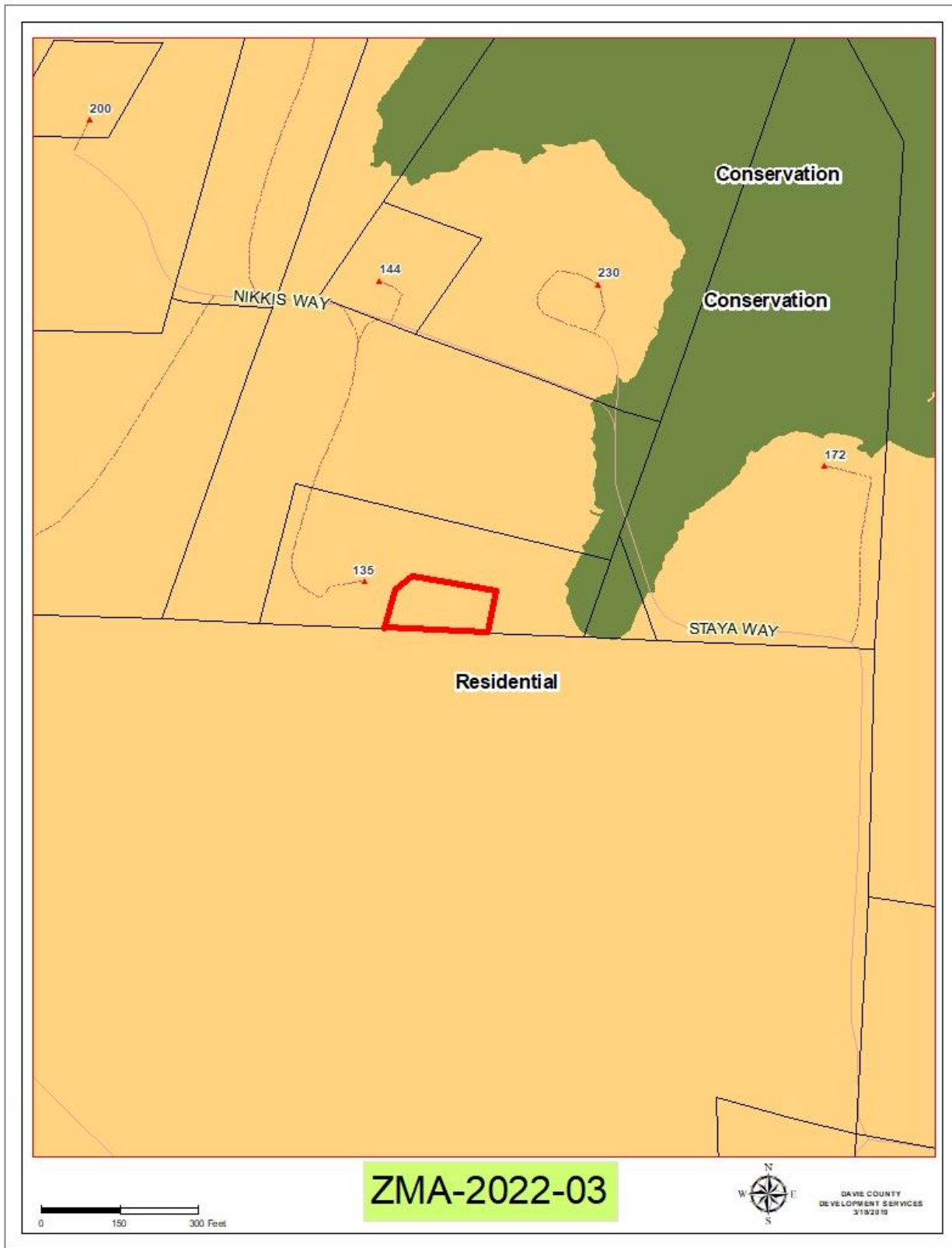


Attachment: Long_PB_packet (Zoning Map Amendment 2022-03: Farmington Meat Processing, LLC C/O Michael & Nikki Long)

2018 Aerial Map showing Farmington Road

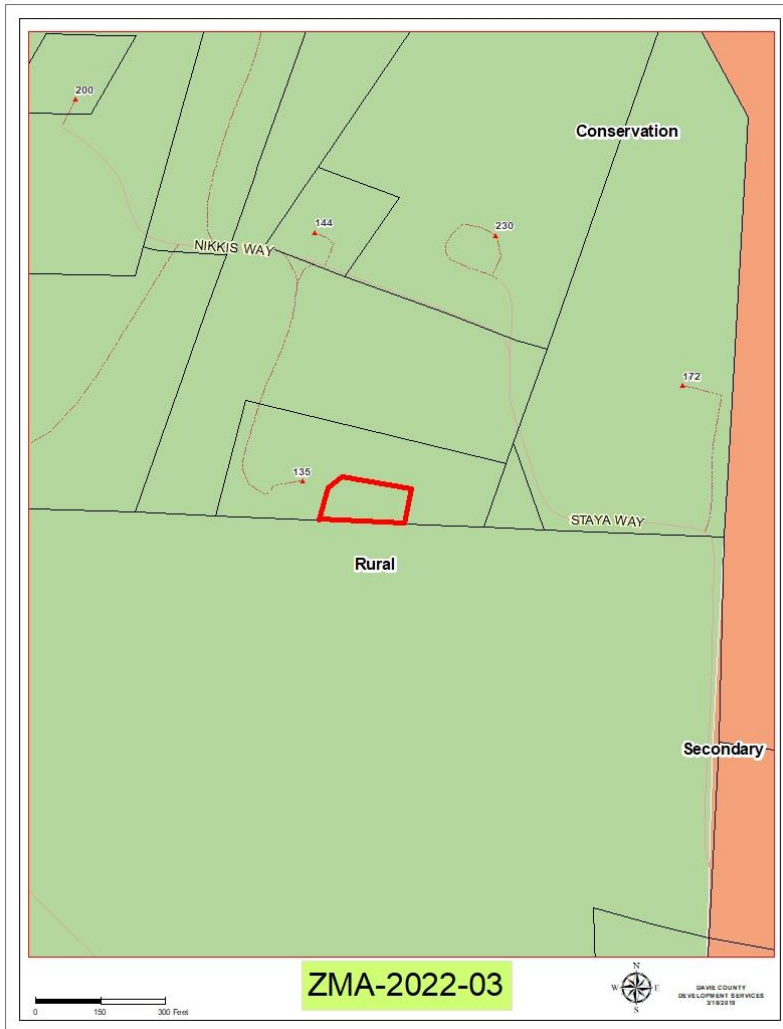


VII. Land Development Plan Map



Attachment: Long_PB_packet (Zoning Map Amendment 2022-03: Farmington Meat Processing, LLC C/O Michael & Nikki Long)

VIII. Davie County Growth Enhancement Strategy Map



IX. LAND USE/ ZONING HISTORY

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

A. Proposed Zoning

The N-B Neighborhood Business District is established to provide for limited, small scale neighborhood commercial activity. This zoning district provides for a range of commercial uses and services to meet the everyday needs of rural residents, to provide employment opportunities for residents of the rural area, and to provide goods and services for travelers and tourists to the area. The zoning district is characterized by small buildings, low traffic generation, and operations with little late night activity.

B. Utilities

The site will use public water and a private septic system.

C. Davie County Comprehensive Plan

The properties are located in an area designated both as Residential 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 area 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 mixed use industrial or business development to allow residential development on portions of new development or redevelopment.
- Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.
- Support the designation and restoration of historic structures, buildings and monuments and utilize resources to encourage tourism development.
- Ensure quality commercial, office, and institutional development.
- 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.
- 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 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:

- Recognize farms and woodlands as an integral part of the County's open space system
- Conflict among incompatible land uses can be extreme
- Prime farm and forestry lands contribute to rural quality
- Over-development will cause loss of prime farmland and rural lifestyle
- Unlikely to have access to urban services such as public water and sewer

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 4.3 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.

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

X. ISSUES TO CONSIDER

The Planning Board may not consider any specific use of the property but all possible uses in the Neighborhood 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 residential use.
2. The property's potential as a commercial use.
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; §155.141 Residential District; §155.142 Residential-Suburban District; §155.150 Neighborhood Business 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 proposed zoning amendment is consistent with the Davie County Comprehensive Plan because:

1. The Comprehensive Plan policy goals to 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.

Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because:

☐ **Move that the following statement be adopted in support of a Motion to Deny,**

The proposed zoning amendment is not consistent with the Davie County Comprehensive Plan because:

1. The requested parcel is classified residential on the 2019 plan and designated as a rural growth area on the Growth Enhancement Strategy map.

Therefore, we find this zoning amendment is unreasonable and not in the public interest because it does not support the Comprehensive Plan policies and maps above and because:

1. The amendment does not protect the areas residential rural historic character.
2. The proposed amendment is incompatible with the surrounding residential structures.

☐ **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, 9, 22

Applicant's Name:

Farmington Meat Processing, LLC (Michael & Nikki Long)

Applicant's Address:

135 NIKKIS Way
Mocksville NC 27028

Address and brief description of the property

To be rezoned or amendment to be made:

135 Nikkis Way, Mocksville,

Tax Map:

Parcel(s): D5000000133

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: RATo: NB

(or brief description of request): _____

Reason(s) for the requested rezoning:

to operate an agriculture
retail store at our meat processing facility.

Applicant's Signature:

Nikki Long

(Applicant)

This the

9th

day of

March

, 20

22

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.

Project Overview Statement

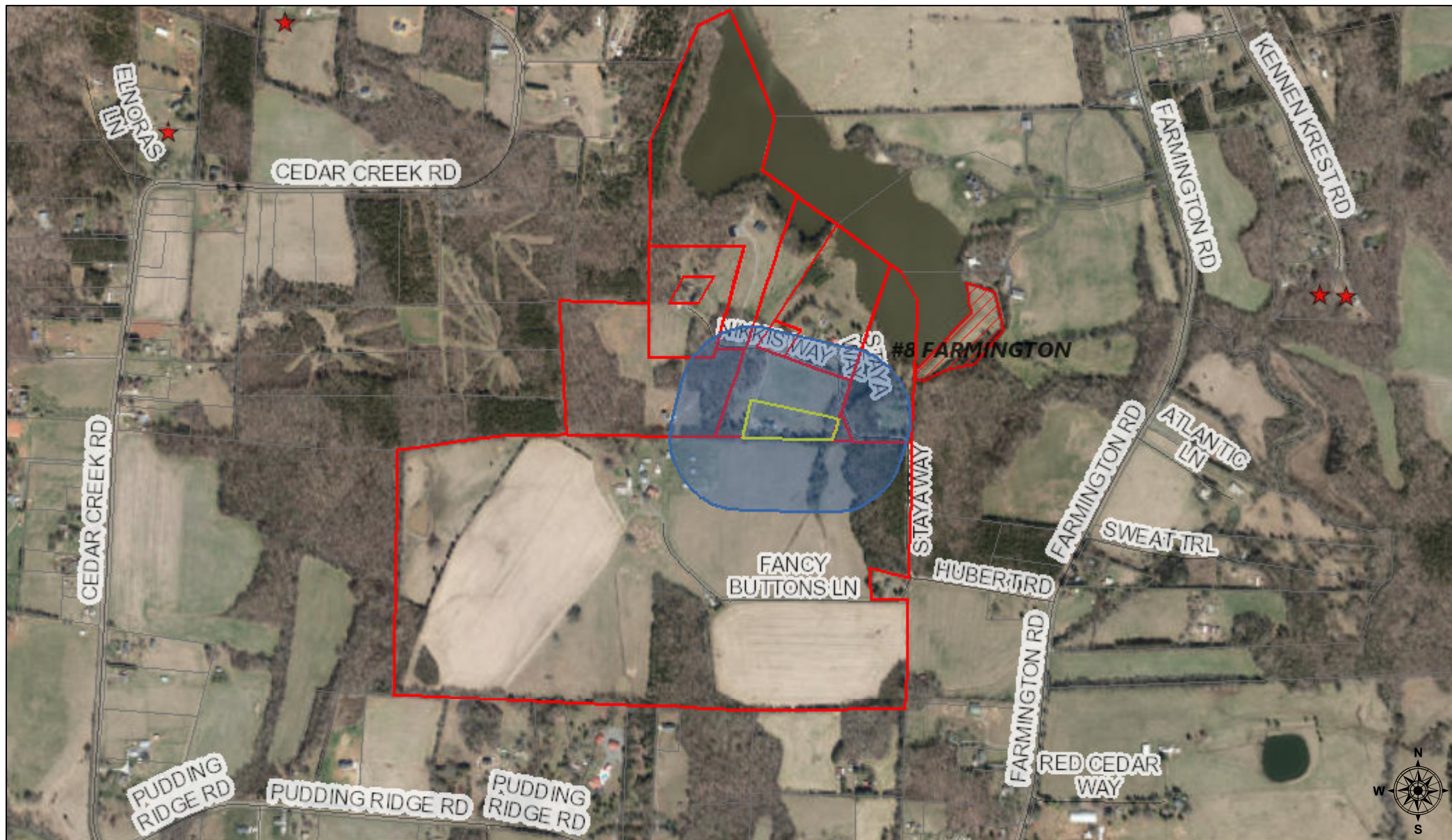
On the following lines, please give a synopsis or overview of the project, including information relevant to use, density, lot, layout, housing type, planned amenities, and similar information. Please attach any supporting documentation to your application.

We currently operate a meat processing business at this location. By rezoning we could operate a retail store offering fresh meat, local produce and local shelf stable items. We have currently received a grant from the NC Tobacco Trust Fund to add a 12 x 20 building to offer more items to the community that are locally sourced. Due to food insecurity at this time this will offer a much needed service to Davie County.



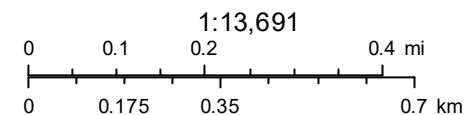
Mailing Letters Map

D.1.a



March 29, 2022

- ▲ Address
- ★ Special Uses & Variances
- Driveways
- ▨ Watershed Structure
- 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

Packet Pg. 16

2022

Attachment: Long_PB_packet (Zoning Map Amendment 2022-03: Farmington Meat Processing, LLC

MARTHINUSS GEORGE L JR
P O BOX 219

CLEMMONS, NC 27012-0000

SHORE MICHAEL W
200 NIKKIS WAY

MOCKSVILLE, NC 27028-0000

STANBERY BRYAN TIMOTHY
230 STAYA WAY

MOCKSVILLE, NC 27028-0000

MARTYAK NICHOLAS EDWARD
161 NIKKIS WAY

MOCKSVILLE, NC 27028-7775

LONG MICHAEL W
135 NIKKIS WAY

MOCKSVILLE, NC 27028

BOGER BRENDA FAYE TRUSTEE
259 FANCY BUTTONS LN

Mocksville, NC 27028

SECHREST JONATHAN A
162 NIKKIS WAY

MOCKSVILLE, NC 27028

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