



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 March 23, 2021 at 6:00 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. **Oaths of Office**
- C. **Approval of the Minutes** of February 23, 2021
- D. **Public Comment.**
- E. **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 E7000000088.
- F. **Old or New Business**
 - a. The Planning Board will discuss development language for solar energy generating facilities.
- G. **Adjournment.**

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

A. CALL TO ORDER

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

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

B. APPROVAL OF THE MINUTES: REGULAR MEETING – OCT 27, 2020

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

C. PUBLIC COMMENT

There were none.

D. ZONING MAP AMENDMENT. Junction Solar Project LLC has applied to rezone 853.35 acres of land consisting of six parcels from Residential Agricultural (R-A), Residential 20 (R-20) and Cooleemee Zoning Overlay District (CZ-O) to Special Purpose-Special Conditions (SP-S) to operate a solar energy generating facility. The proposed solar facility will occupy approximately 545 acres of the total 853 acres. The subject properties are located along Junction Road and Ratledge Road. The properties are further described as parcels of the Davie County Tax Map K300000065, K300000058, L300000017, L400000016, L400000055 and L400000017.

Andrew Meadwell introduced the item.

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

1. Hank Van Hoy, attorney for the applicant, outlined the project and answered questions.
2. Peter Moritzburke for Orion Renewable Energy Group, outlined the project and answered questions.
3. Tommy Cleveland, engineer, discussed environmental concerns and answered questions.
4. Della Hightower, engineer, discussed berms, fences, and answered questions.

5. Damon Bidencepe, appraiser, discussed the appraisal in the application.
6. Jerry Shore spoke in favor of the request.
7. David Gilbreth spoke in favor of the request.
8. Mark Hager spoke in favor of the request.
9. Linda Leonard spoke in favor of the request.
10. Jim Cartner spoke in favor of the request.
11. David Cartner spoke in favor of the request.
12. Johnny Marklin spoke in favor of the request.
13. Morgan White spoke in favor of the request.
14. Betsy Cockerham spoke in favor of the request.

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

1. Kyle Swicegood spoke in opposition to the request.
2. Bonnie Grigsby spoke in opposition to the request.
3. Nick Slogick spoke in opposition to the request.
4. Matt Marion spoke in opposition to the request.
5. Bob Grigsby spoke in opposition to the request.
6. Earl Ratledge spoke in opposition to the request.
7. Elizabeth Swicegood spoke in opposition to the request.
8. Johnny Benfield spoke in opposition to the request.
9. Doug Bordner spoke in opposition to the request.
10. Danny Correll spoke in opposition to the request.
11. Jerry Culven spoke in opposition to the request.
12. Kevin Wishon spoke in opposition to the request.
13. James Knowles spoke in opposition to the request.
14. Phil Diehl spoke in opposition to the request.
15. Vicki Berkeley spoke in opposition to the request.
16. Johnathan Rappaport spoke in opposition to the request.
17. Charity Green spoke in opposition to the request.
18. Mary Beth Rappaport spoke in opposition to the request.
19. Margaret Bordner spoke in opposition to the request.
20. Richard Stroud spoke in opposition to the request.
21. Valarie Slogick spoke in opposition to the request.

Chairman Allen closed the public comment period.

The Board held discussion on the proposed amendment including the size and scale of the project, watershed location, existing forested areas, the impacts to streams and other water sources, the long life of the proposed project being up to 50 years of impact, glare to nearby airport, electric shock and arc flash.

Jeff Vaughn voiced concerns of the overall intensity of the proposal, the proximity and impact to Hunting Creek and South Yadkin rivers with regards to stormwater runoff, displacement of natural wildlife and the potential for natural or man-made disasters to the site and does not promote public health, safety and general welfare to the community.

Mariam Wright made a motion to deny and for the adoption of the following statement:

While the amendment is consistent with some applicable and adopted plans, the amendment does not promote public health, safety or general welfare and is not considered reasonable or in the public interest. It does not promote the areas residential rural historical character. The proposed structure/use is incompatible with the surrounding residential, business and conservation structures; the amendment will have detrimental effects and will not protect, enhance or encourage a quality of life and image enjoyed by area residents. This is due but not limited to what was previously explained and the lack of a long range vision and plan for mega solar farms in Davie County, the proposed actions and ability to protect our views, our landscapes and our conservation areas and the lack and inadequacy of a well understood and defined long term disposal process for solar panels.

RESULT:	DENIED 6-1
MOVER:	Mariam Wright
SECONDER:	Alan Miller
AYES:	Grubb, White, Wright, Allen, Vaughn, Miller
NAYS:	Gallimore
ABSENT:	Taylor

E. OLD OR NEW BUSINESS

There was none.

F. ADJOURNMENT

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

Davie County
ZONING MAP AMENDMENT 2021-01
Trent Adams Properties

Submittal Date
February 15, 2021

STAFF REPORT TO THE BOARD
 March 23, 2021 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone a 42.36 acre portion of a 75.89 acre tract from Residential 20, Quality Design Overlay (R-20 QD) to Residential 12 (R-12), Quality Design Overlay (R-12 QD).

II. PROJECT LOCATION

The property is located at the corner of Armsworthy Road and US HWY 158 and is addressed as 238 Armsworthy Road. The property is further described as Davie County Tax Parcel E700000088.

III. PROJECT PROFILE

DAVIE COUNTY PIN: E700000088 (portion of)

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

LAND USE PLAN: Commercial Mixed Use

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Trent Adams Properties

PROPERTY SIZE: 42.36 out of 75.89 acre parcel

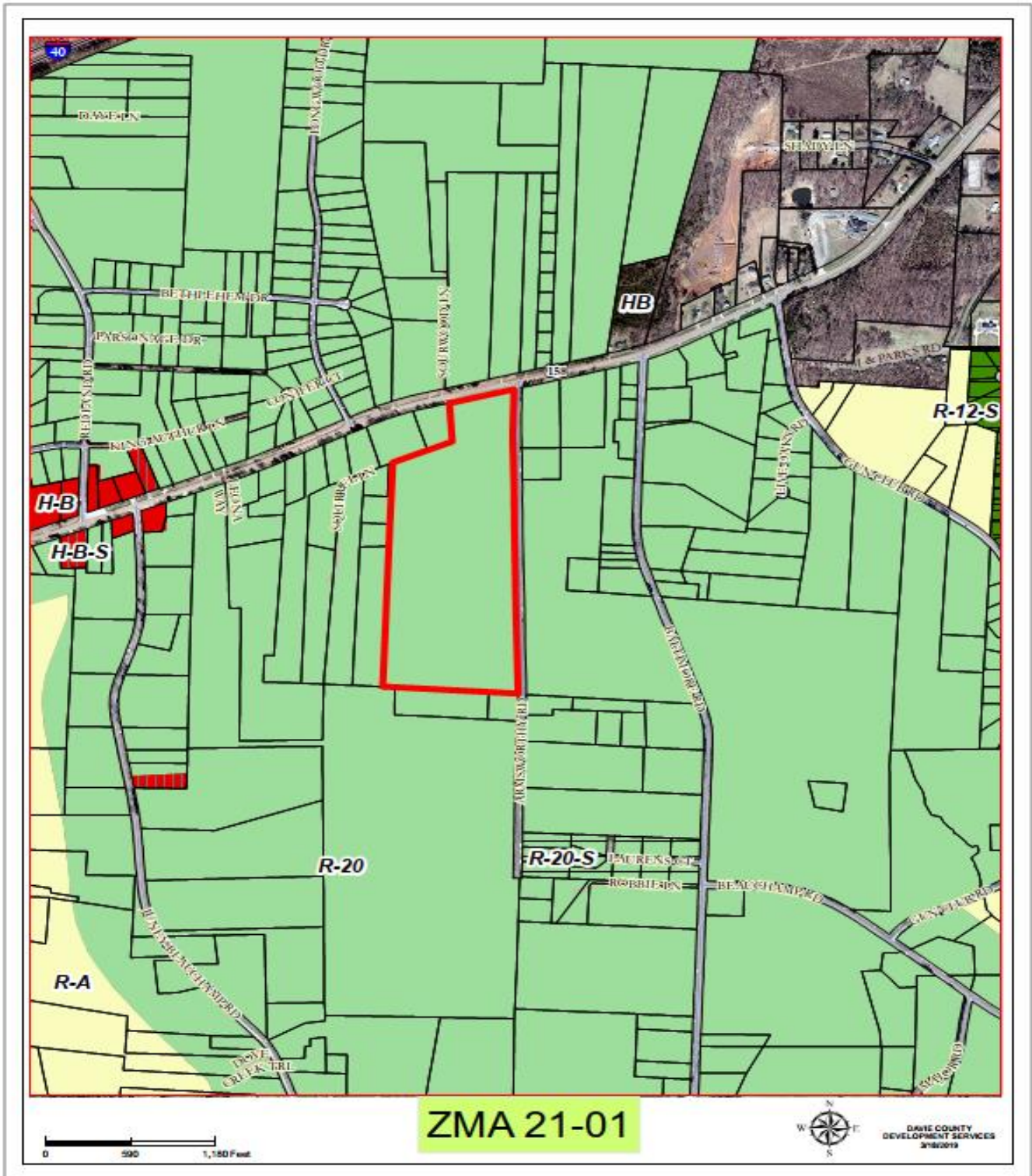
CURRENT LAND USE: Residential

PROPOSED LAND USE: Residential

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

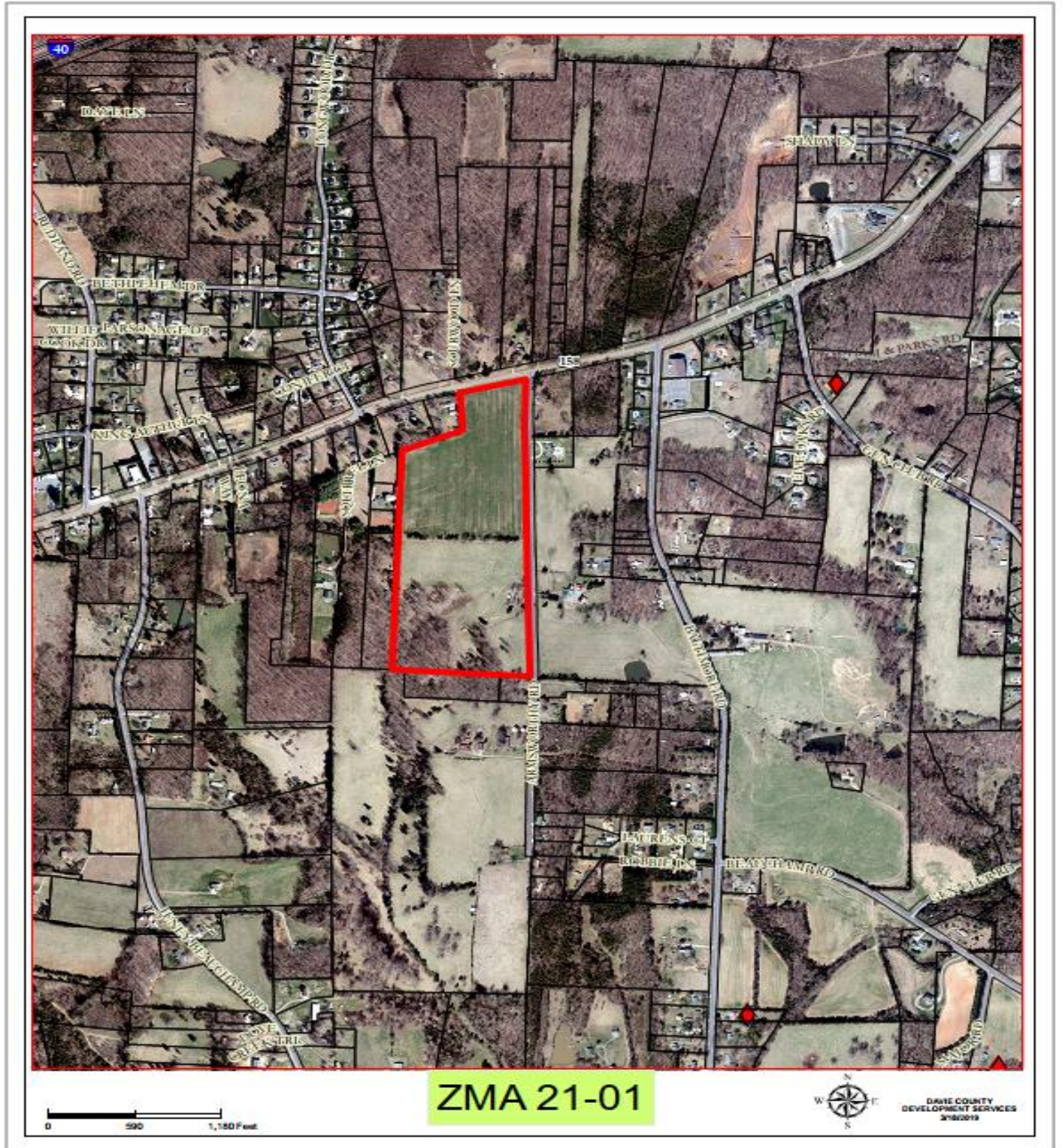
DIRECTION	LAND USE	ZONING
North	Residential	R-20
West	Residential	R-20
South	Residential	R-20
East	Residential	R-20

IV. Zoning Map



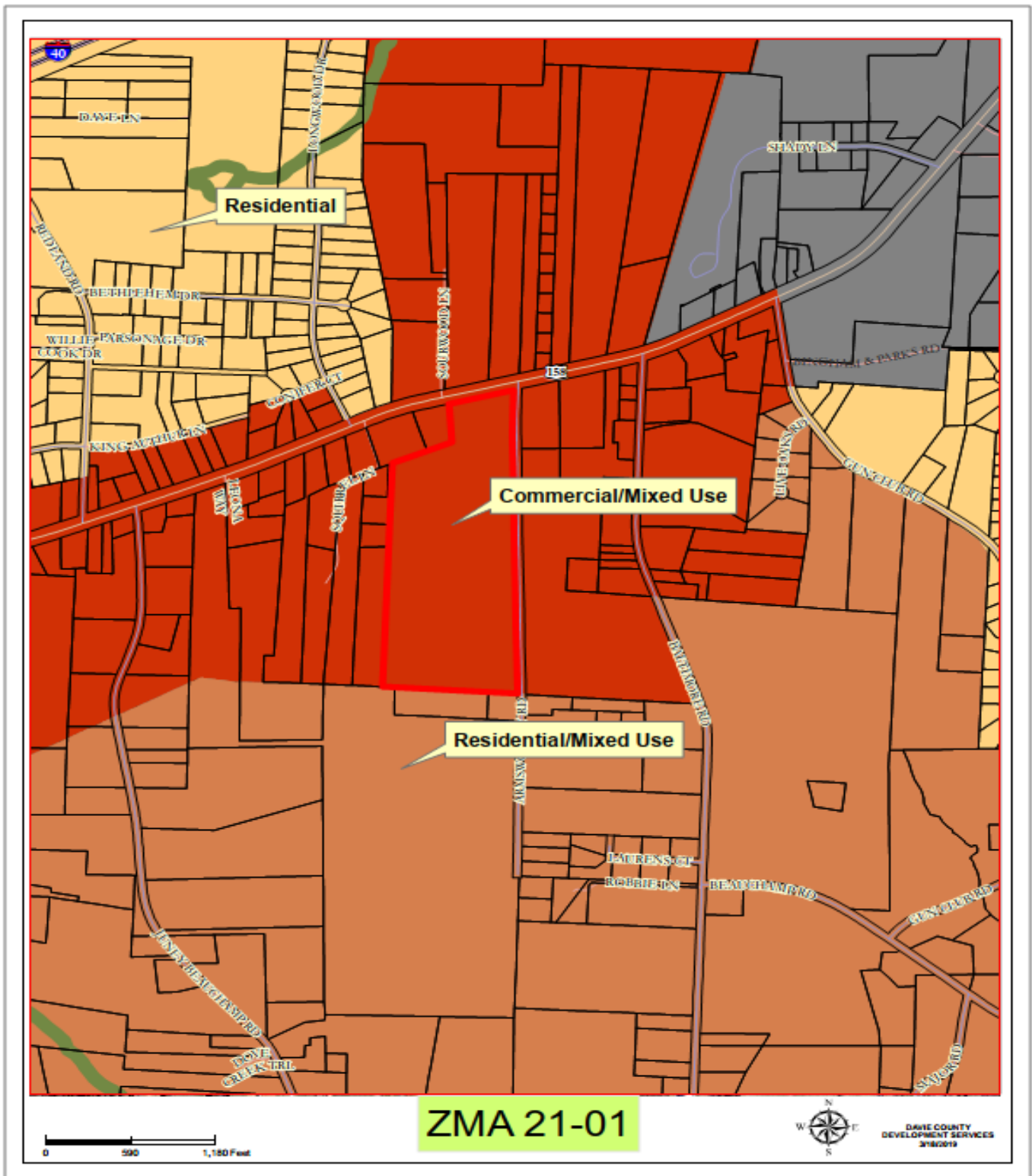
Attachment: DC_PB_attachment_20210323 (Zoning Map Amendment 2021-01: Trent Adams Properties)

VI. 2018 Aerial Map

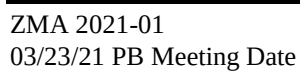


Attachment: DC_PB_attachment_20210323 (Zoning Map Amendment 2021-01: Trent Adams Properties)

VII. Land Development Plan Map



VIII. Davie County Growth Enhancement Strategy Map



IX. LAND USE/ ZONING HISTORY

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

A. Proposed Zoning

The R-12 Residential-Suburban District is established for residential developments on lots smaller than in the R-A and R-20 Districts. Unlike the other two residential districts, single-family dwellings along with duplexes and multi-family units will be permitted in the same district. Because of the density of development (the number of units per acre), these districts will be limited to high growth areas where public utilities are scheduled.

The minimum lot size for lots in the R-12 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 Commercial/Mixed Use on the Davie County Land Use Category Map. This district is defined as Commercial activities 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 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 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 5.3 Innovative and flexible land planning techniques will be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.

Policy 5.4 The protection of viable rural neighborhoods will be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Davie County.

Policy 5.8 Land that has been clear cut or forest harvested and is planned for major subdivision should retain a natural vegetative buffer zone along property lines fronting state roads.

Policy 5.9 Factors to be considered in major subdivision approval in Primary and Secondary Growth Areas will include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.

Policy 5.10 Residential subdivisions will, in order to promote efficiencies in the delivery of urban services such as water and sewer, be encouraged to develop in a fashion which minimizes "leap frog" development (i.e. leaving large vacant areas between developments).

X. ISSUES TO CONSIDER

The Planning Board may not consider any specific use of the property but all possible uses in the Residential-12 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; §155.142 Residential-Suburban 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: 2/15/2021Applicant's Name: Trent Adams PropertiesApplicant's Address: 302 Mill St.
W-S, NC 27103Address and brief description of the property
To be rezoned or amendment to be made:Tax Map: Portion of
Parcel(s): E7 020000 88Armsworthy Rd @ 158
238 Armsworthy RoadApplicant's interest in the property: ☐ Ownership ☐ Lease Agreement ☒ Other (explain below)Under Contract

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: ~~Single-Family R-20~~ To: R-12

(or brief description of request): _____

Reason(s) for the requested rezoning: Desire to develop SF ResidentialApplicant's Signature: [Signature] This the 15th day of February, 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.

Davis County
Rezoning Application Package

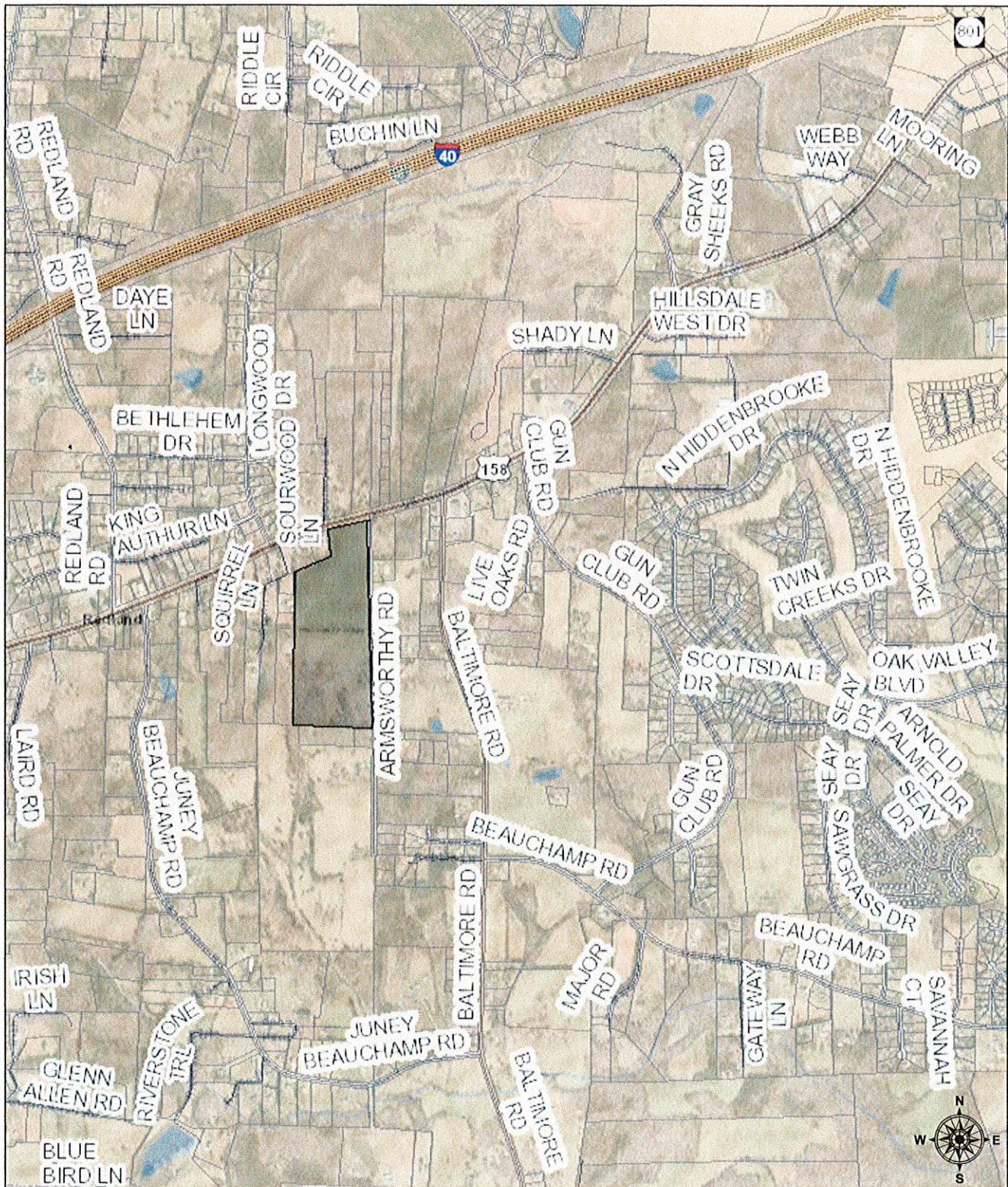
ZMA No. _____

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.

Proposed Development is for 109 Single Family dwellings
on 8,000 SF min. lots. Public streets, water, and sewer
will be provided. ~~Also proposed 3-unit Twin Home~~
~~Development (Single family) on _____ SF min. lots. Public~~
~~Streets, Water and Sewer will be provided.~~

Pendleton Village

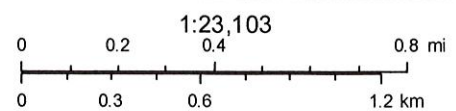


February 22, 2021

- | | | | |
|--|---------------------|--|-------------|
| | Parcels | | BERMUDA RUN |
| | Watershed Structure | | County Line |

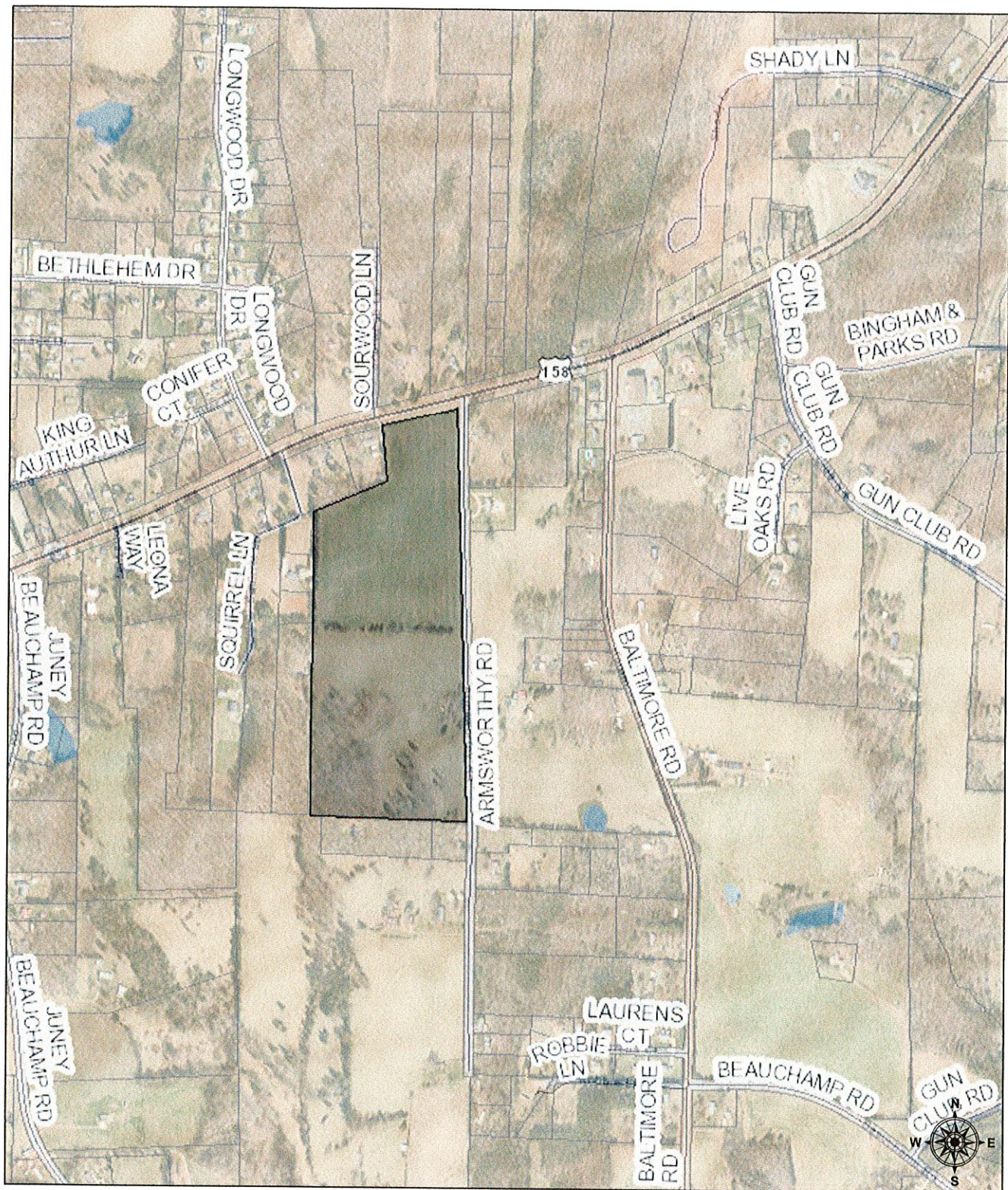
City Limit

- | | |
|--|------------|
| | MOCKSVILLE |
| | COOLEEMEE |



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
NCCGIA, NC911 Board

Pendleton Village B

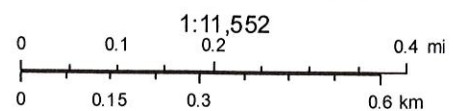


February 22, 2021

- | | | | |
|--|---------------------|--|-------------|
| | Parcels | | BERMUDA RUN |
| | Watershed Structure | | County Line |

City Limit

- | | |
|--|------------|
| | MOCKSVILLE |
| | COOLEEMEE |



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
NCCGIA, NC911 Board

304976

DEED BOOK 170 PAGE 521

FILED FOR REGISTRATION

September 29, 1993 10:55 A.M.

DATE 170 TIME 521
AND RECORDED IN BOOK

HENRY L. SHORE, REGISTER OF DEEDS

DAVIE COUNTY, NC

BY Doris C. Williams

Assistant

No Taxable Consideration

Excise Tax

Recording Time, Book and Page

Fax Lot No. Parcel Identifier No.
 Verified by County on the day of 19
 by

Mail after recording to Route 4, Box 151
 Advance, NC 27006

This instrument was prepared by Henry P. Van Hoy, II, Attorney, Mocksville, NC 27028.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of September, 1993, by and between

GRANTOR

PAUL H. McCULLOH AND WIFE,
 HATTIE S. McCULLOH

GRANTEE

PAUL H. McCULLOH
 One-half undivided interest as
 Tenant in Common
 HATTIE S. McCULLOH
 One-half undivided interest as
 Tenant in Common

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Farmington Township,

..... Davie County, North Carolina and more particularly described as follows:

All that certain tract of land containing 84.4 acres, more or less, and formerly known as the Williams farm, now the Boger farm in Farmington Township, Davie County, N. C., approximately 9 miles from Mocksville, N. C. on U. S. Highway #158 Bounded on the N. by U. S. Highway #158; on the E. by the lands of Mrs. Sallie West; on the S. by the lands of B. R. Armsworth; and on the W. by the lands of L. M. Armsworth and being more particularly described as follows:

BEGINNING in center of U. S. Highway #158 and runs S. 1 deg. W. 7.80 chs. to an iron stake; thence E. 9.00 chs. to an iron stake; thence S. 4 degs. W. 17.58 chs. to an iron stake; thence S. 84 degs. E. 6.29 chs. to an iron stake; thence S. 15 degs. E. 5 chs. to an iron stake; thence S. 20 degs. East 9 chs. to an iron stake; thence N. 84 degs. 30 min. West 35 chs. to an iron stake; thence N. 3 degs. E. 27.06 chs. to an iron stake; thence N. 69 degs. E. 6.58 chs. to an iron stake; thence N. 1 deg. W. 6.13 chs. to the center of U. S. Highway #158; thence with center of said Highway N. 79 degs. E. 7.90 chs. to the place of beginning. For further description see Deed Book 43, page 95, Register of Deeds Office, Davie County, N. C.

TRANSFER CHIEF

WITNESSED 9-29-93 Doris C. Williams
 Register of Deeds

DEED BOOK 170 PAGE 522

For reference see: Deed Book 54, page 495.

NTEH:

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By:
..... President
ATTEST:
..... Secretary (Corporate Seal)



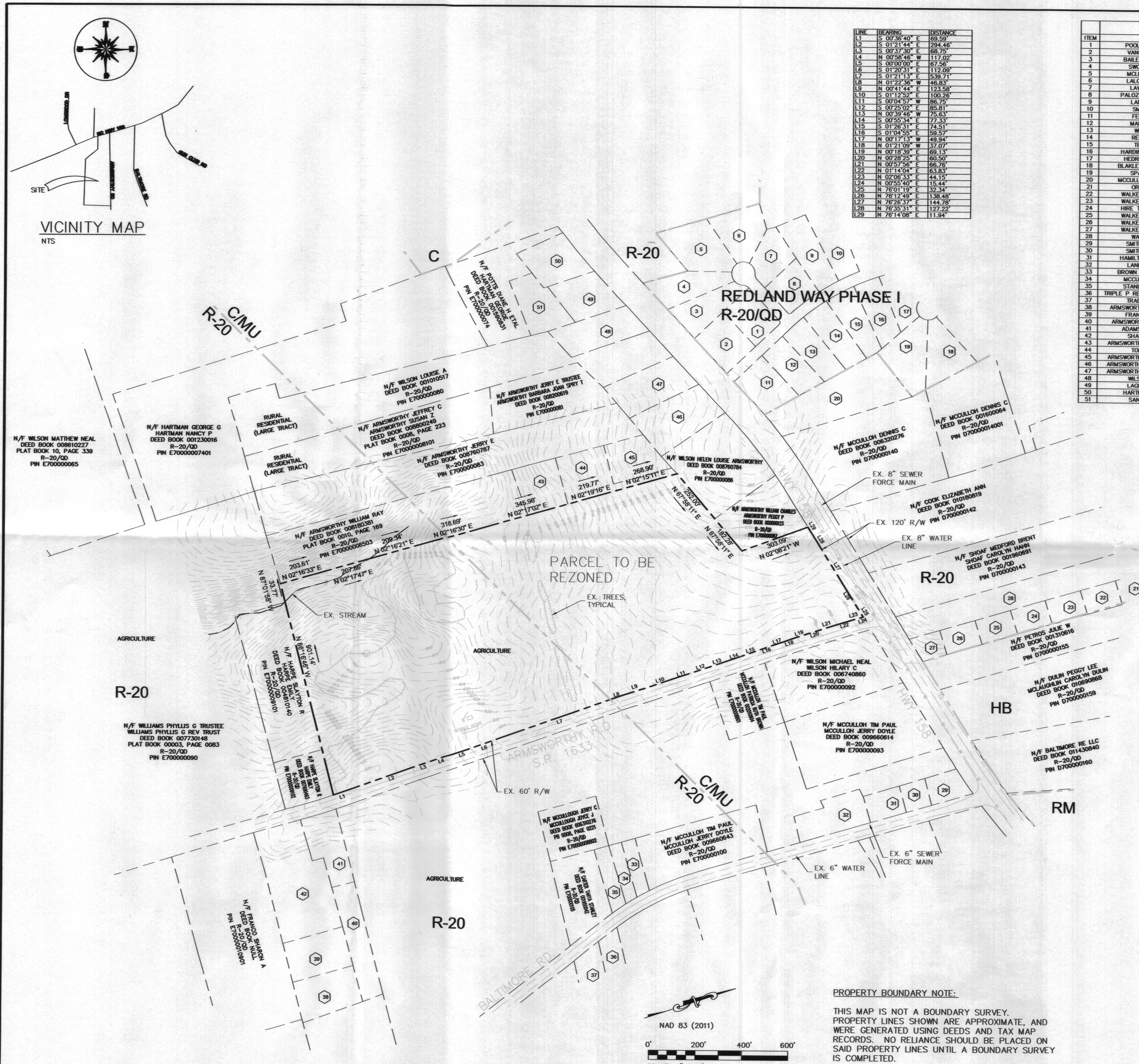
USE BLACK INK ONLY
NORTH CAROLINA, Davie County.
I, a Notary Public of the County and State aforesaid, certify that
Paul H. McCulloch and Mattie S. McCulloch Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 29th day of September, 1993.
My commission expires January 21, 1996 Dianne S. Anderson Notary Public

SEAL-STAMP
NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, seated with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of 19.....
My commission expires: Notary Public

The foregoing Certificate of Dianne S. Anderson Notary Public of Davie County

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By HENRY L. SHORE REGISTER OF DEEDS FOR DAVIE COUNTY
Doris C. Williams DEED Assistant - Register of Deeds



LINE	BEARING	DISTANCE
L1	S 07°46'40" E	68.59'
L2	S 01°21'44" E	294.48'
L3	S 00°37'30" E	68.75'
L4	N 00°58'46" W	117.02'
L5	S 00°00'00" E	67.56'
L6	S 01°20'31" E	112.09'
L7	S 01°21'13" E	539.71'
L8	N 01°22'36" W	46.83'
L9	N 00°41'44" E	123.58'
L10	S 01°12'52" E	100.26'
L11	S 00°04'57" W	86.75'
L12	S 00°25'02" E	85.81'
L13	N 00°39'46" W	75.63'
L14	S 00°55'34" E	77.33'
L15	S 01°26'31" E	74.51'
L16	S 01°04'55" E	59.57'
L17	N 00°17'13" W	49.94'
L18	N 01°21'09" W	37.07'
L19	N 00°18'59" E	69.13'
L20	N 00°28'25" E	60.50'
L21	N 00°57'56" E	66.76'
L22	N 01°14'04" E	63.83'
L23	N 02°06'33" E	44.15'
L24	N 00°55'40" E	15.44'
L25	N 76°01'19" E	32.34'
L26	N 76°12'49" E	138.48'
L27	N 76°26'37" E	144.78'
L28	N 76°35'51" E	127.22'
L29	N 76°14'08" E	11.94'

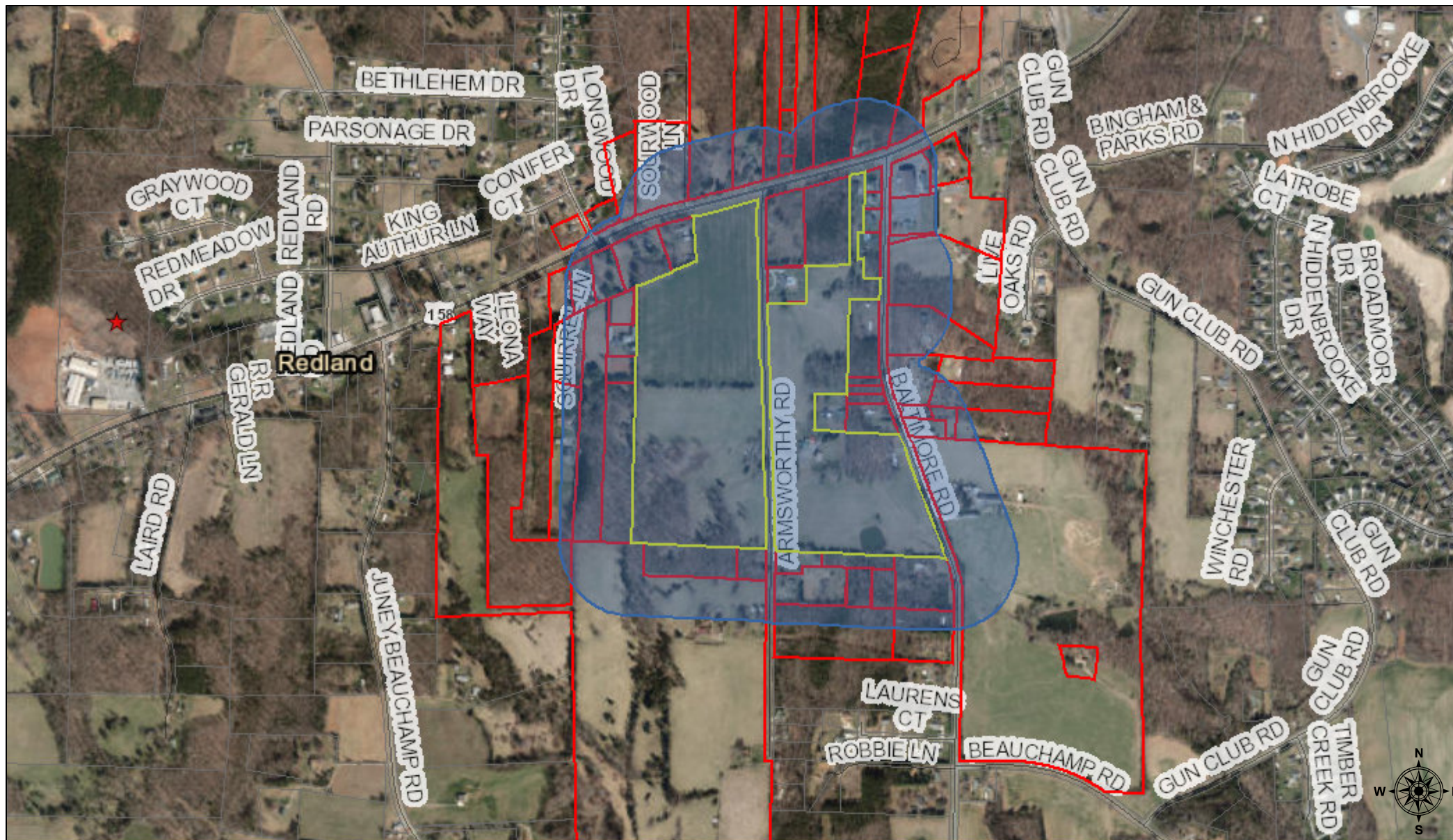
ITEM	OWNER 1	OWNER 2	DEED REF	PLAT REF	ZONING	PIN
1	POOLE WILLIAM TODD	POOLE MARCELA CARDONA	008670186	0007/235	R-20/QD	D7080A0014
2	VANNY SAMANTHA	WARD MATTHEW	010801156	0007/235	R-20/QD	D7080A0015
3	BAILEY MICHAEL TODD		009150964	0007/235	R-20/QD	D7080A0013
4	SWOFFORD BILLY J	SWOFFORD JENNIFER M	009770046	0007/235	R-20/QD	D7080A0012
5	MCLEAN RICKY RAY	MCLEAN JACQUELINE CORINA	005000059	0007/235	R-20/QD	D7080A0011
6	LALONDE RONALD S	LALONDE EARLENE O	011386812	0007/235	R-20/QD	D7080A0010
7	LAWSON TERRY L	LAWSON KELLY	011570612	0007/235	R-20/QD	D7080A0009
8	PALAZZOLO ANTHONY D	PALAZZOLO BEVERLY J	005440332	0007/235	R-20/QD	D7080A0008
9	LAPRADO CECILY	LAPRADO JOSH	010410195	0007/235	R-20/QD	D7080A0007
10	SMITH JAMES M	SMITH STEPHANIE M	009670072	0007/235	R-20/QD	D7080A0006
11	FERRY SCOTT S	FERRY LINETTE M	009650302	0007/235	R-20/QD	D7080A0017
12	MARSON ALISA M		011340826	0007/235	R-20/QD	D7080A0018
13	WRIGHT HOLLY		005360001	0007/235	R-20/QD	D7080A0019
14	REESE JAMES M	REESE CHRISTY MCMAHAN	010050724	0007/235	R-20/QD	D7080A0020
15	TESH TERRY L	TESH CANDY B	004800642	0007/235	R-20/QD	D7080A0021
16	HARDIN CHRIS MICHAEL	HARDIN DAWN M	008720215	0007/235	R-20/QD	D7080A0022
17	HEDRICK DAVID LAUX	HEDRICK KATHY	009950575	0007/235	R-20/QD	D7080A0024
18	BLAKLEY BRANDON KEITH	BLAKLEY MARTHA NEADHAM	009300952	0007/235	R-20/QD	D7080A0023
19	SPANN NOLAN D	SPANN JENNIFER M	00540432		R-20/QD	D7080A0039
20	MCULLOH LEONA MYERS		001820319		R-20/QD	D7080A0015
21	ORRELL JOHN R	ORRELL LEE W	008570483		R-20/QD	D7080A0015
22	WALKER MELVIN LEROY		004210332		R-20/QD	D7080A00148
23	WALKER MELVIN LEROY		001900712		R-20/QD	D7080A00147
24	HIRE TERESA BUCKNER		000990585		R-20/QD	D7080A00146
25	WALKER MELVIN LEROY		000900480		R-20/QD	D7080A00145
26	WALKER MELVIN LEROY		009900892		R-20/QD	D7080A00144
27	WALKER MELVIN LEROY		008410816		R-20/QD	E700000094
28	WALKER JOEL E		005770091		R-20/QD	E70000009401
29	SMITH OSCAR A JR		010030831		R-20/QD	E700000097
30	HAMILTON DANNY EARL	WALDEN KIMBERLY ANN	009170477		R-20/QD	E700000096
31	LANIER MICHAEL J	LANIER CRYSTAL L	000560537		R-20/QD	E700000102
32	BROWN SARAH L ESTATE		010540501		R-20/QD	E700000103
33	MCULLOH TIM PAUL	STANLEY HAROLD G	001590557		R-20/QD	E700000104
34	STANLEY PATRICIA W		010820823		R-20/QD	E700000177
35	TRADER THOMAS J		005900448		R-20/QD	E70000010802
36	ARMSTRONG BARRY RICHARD		011580043		R-20/QD	E70000010803
37	FRANCO SHARON A		011580038		R-20/QD	E70000010804
38	ARMSTRONG RICKY GORDON	ARMSTRONG DORIS W	008360123		R-20/QD	E70000010805
39	ADAMS KEVIN JOSEPH	ADAMS LISA BENNICK	006130218		R-20/QD	E70000010801
40	SHAFER DAVID L	SHAFER COLLEEN M	001010519		R-20/QD	E700000085 A
41	ARMSTRONG WILLIAM CHARLES	ARMSTRONG PEGGY P	007630808	0009/310	R-20/QD	E70000008501
42	TOLAR MARY A		001010519	0010/169	R-20/QD	E70000008502
43	ARMSTRONG WILLIAM CHARLES	ARMSTRONG PEGGY P	006200616		R-20/QD	E700000084
44	ARMSTRONG JERRY E TRUSTEE	ARMSTRONG BARBARA JOAN SPRY T	008200813		R-20/QD	E700000082
45	ARMSTRONG JERRY E TRUSTEE	ARMSTRONG BARBARA JOAN SPRY T	000560543		R-20/QD	E700000079
46	WILSON LOUISE A		010931154		R-20/QD	E700000078
47	LAGLE AMANDA S	LAGLE BRADLEY SCOTT	000760561		R-20/QD	E700000076
48	HARTMAN GEORGE G	HARTMAN NANCY P	010270613		R-20/QD	E700000075
49	SANDS BRANDYN	SANDS ASHLEY			R-20/QD	E700000075

SITE DATA
SUBJECT PARCEL: E700000088
ZONING:
 EX: C/MU, R/MU

PROPERTY BOUNDARY NOTE:
 THIS MAP IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE, AND WERE GENERATED USING DEEDS AND TAX MAP RECORDS. NO RELIANCE SHOULD BE PLACED ON SAID PROPERTY LINES UNTIL A BOUNDARY SURVEY IS COMPLETED.

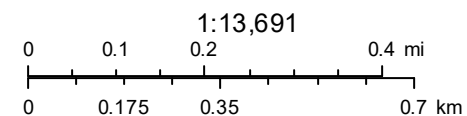
Mailing Letters Map

D.1.a



March 1, 2021

- ▲ 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. 20

2021

Attachment: DC_PB_attachment_20210323 (Zoning Map Amendment 2021-01: Trent Adams

SMITH OSCAR A JR
132 PARSONAGE DRIVE

ADVANCE, NC 27006-6655

MCCULLOH LEONA MYERS
4545 US HIGHWAY 158

ADVANCE, NC 27006-7860

MCCULLOH DENNIS C
151 SOURWOOD LANE

ADVANCE, NC 27006-6733

WALKER MELVIN LEROY
4762 RANDLL AVENUE

WINSTON SALEM, NC 27104-0000

BROWN SARAH L ESTATE
216 BALTIMORE ROAD

ADVANCE, NC 27006-0000

WALKER JOEL E
360 BRIDLE LN

ADVANCE, NC 27006-0000

PETROS JULIE W
822 N PINE VALLEY ROAD

WINSTON SALEM, NC 27106-0000

COOK ELIZABETH ANN
187 LONGWOOD DRIVE

ADVANCE, NC 27006-0000

HARTMAN GEORGE G
4450 US HIGHWAY 158

ADVANCE, NC 27006-0000

WILSON LOUISE A
4488 US HIGHWAY 158

ADVANCE, NC 27006-7839

MCCULLOUGH JERRY C
585 STATE ROAD

CHINA GROVE, NC 28023-6666

MCCULLOH TIM PAUL
145 ARMSWORTHY ROAD

ADVANCE, NC 27006-7851

HARPE SLAYTON R
288 ARMSWORTHY ROAD

ADVANCE, NC 27006-7852

CREWS BETTY ANN HENSLEY ETAL
157 OVERLOOK DR

ADVANCE, NC 27006-7624

WILSON MICHAEL NEAL
1169 BALTIMORE ROAD

ADVANCE, NC 27006-0000

REDLAND PENTECOSTAL HOLINESS
137 BALTIMORE ROAD

ADVANCE, NC 27006-0000

TOLAR MARY A
129 SQUIRREL LANE

ADVANCE, NC 27006-0000

ARMSWORTHY WILLIAM RAY
127 SQUIRREL LANE

ADVANCE, NC 27006-0000

MCBRAYER DENNIS
149 BALTIMORE ROAD

ADVANCE, NC 27006-7811

FOSTER PAUL ANDREW TRUSTEE
SHIRLEY & PAUL FOSTER TRUST
185 BALTIMORE ROAD
ADVANCE, NC 27006-7811

DEPARTMENT OF TRANSPORTATION
1605 WESTBROOK PLAZA DR # 102

WINSTON SALEM, NC 27103

BROWN STREET PROPERTIES INC
PO BOX 294

WALLBURG, NC 27373-0000

STANLEY PATRICIA W
234 BALTIMORE ROAD

ADVANCE, NC 27006-7812

CORNATZER ALBERT
279 BALTIMORE ROAD

ADVANCE, NC 27006-0000

SHAFFER DAVID L
309 ARMSWORTHY ROAD

ADVANCE, NC 27006-0000

BREMER RICHARD J
4698 US HIGHWAY 158

ADVANCE, NC 27006-0000

ARMSWORTHY JERRY E TRUSTEE
4512 US HWY 158

ADVANCE, NC 27006-0000

FRANCO SHARON A
362 BALTIMORE ROAD

ADVANCE, NC 27006-0000

CARTER TANYA STANLEY
240 BALTIMORE ROAD

ADVANCE, NC 27006-0000

WILLIAMS PHYLLIS G TRUSTEE
PO BOX 1199

COOLEEMEE, NC 27014-0000

ARMSWORTHY WILLIAM CHARLES
4572 US HIGHWAY 158

ADVANCE, NC 27006-0000

VANNOY SAMANTHA
113 LONGWOOD DR

ADVANCE, NC 27006-6784

TRIPLE P REAL ESTATE INVES LLC
176 KNIGHT LN

ADVANCE, NC 27006-7537

ARMSWORTHY JEFFREY C
212 SQUIRREL LANE

ADVANCE, NC 27006

SMITH OSCAR A JR
132 PARSONAGE DRIVE

ADVANCE, NC 27006-0000

DULIN PEGGY LEE
1676 PRESTON WOODS DR

WINSTON SALEM, NC 27127-6138

WILSON HELEN LOUISE ARMSWORTHY
4488 US HWY 158

ADVANCE, NC 27006

ADAMS KEVIN JOSEPH
295 ARMSWORTHY RD

ADVANCE, NC 27006-0000

LANIER MICHAEL J
146 BALTIMORE ROAD

ADVANCE, NC 27006

TRADER THOMAS J
249 GUN CLUB ROAD

ADVANCE, NC 27006-0000

TRADER THOMAS DOUG
204 OLD MARCH ROAD

ADVANCE, NC 27006-0000

SMITH CREEK APARTMENTS LLC
PO BOX 6171

RALEIGH, NC 27628

HAMILTON DANNY EARL
134 BALTIMORE ROAD

ADVANCE, NC 27006

Trent Adams Properties
307 Mill Street
Winston-Salem, NC 27103

FERRY SCOTT S
112 LONGWOOD DRIVE

ADVANCE, NC 27006

SHOAF MEDFORD BRENT
4601 US HIGHWAY 158

ADVANCE, NC 27006-7861