



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 February 22, 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 January 25, 2022
- D. **Public Comment.**
- E. **Zoning Map Amendment 2022-02.** George Johnson III c/o Laura Mathis has 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.
- F. **Adjournment.**

**Minutes of the
Davie County Planning Board
January 25, 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	Present
Keith Beck	Board Member	Present
Andrew Backus	Alternate Member	Absent

B. ADOPT AGENDA

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

C. APPROVAL OF THE MINUTES- REGULAR MEETING - DEC 21, 2021 3:00 PM

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

C. PUBLIC COMMENT

There was none.

D. ZONING AMENDMENT

1. Zoning Map Amendment 2022-01. To rezone approximately 110 acres from Residential-20 (R-20) to Residential Agricultural (R-A). The subject properties are located along Crabtree Road and is further described as Davie County Tax Map D30000002101, D30000002103, D30000002104, D30000002301 D30000002105, D30000002302, D3-00000021(portion), D300000018, D300000022, D00000023, D300000024, E300000036 (portion).

Andrew Meadwell introduced the item and answered board questions.

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

1. Jennifer Freeman of 226 Crabtree Road spoke in support of the request.

2. Erin Sobe, general manager for Clayton Homes in Mount Airy spoke in favor of manufactured homes as an affordable housing choice and in support of the request.

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

There was none.

Chairman Wright closed the public comment period.

The Board held discussion on the request including water and sewer infrastructure, the dead end nature of Crabtree Road, the existing housing types and agricultural uses along the street.

Alan Miller 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. The property is rural residential on the 2019 plan.
2. The Comprehensive Plan policy goals to increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.
3. The property is indicated as a rural 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 near agriculture, forestry, and open space.
2. The property's location near similar housing types.
3. The lack of availability of public infrastructure including water and sewer.

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

E. OLD OR NEW BUSINESS

The next meeting will be February 22nd.

F. ADJOURNMENT

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

Davie County
ZONING MAP AMENDMENT 2022-02
George Johnson

Submittal Date
January 4, 2022

STAFF REPORT TO THE BOARD
 February 22, 2022 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone an 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) to Neighborhood Business, Quality Design Overlay (N-B, QD).

II. PROJECT LOCATION

The property is located at 1832 Farmington Road. The property is further described as Davie County Tax Parcel C500000107, C500000109 and C500000111

III. PROJECT PROFILE

DAVIE COUNTY PIN: C500000107, C500000109 and C500000111

ZONING DISTRICT: Residential 12 (R-12) Residential 20 (R-20) Quality Design Overlay (QD)

LAND USE PLAN: Residential, Commercial Mixed Use

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: George Johnson c/o Laura Mathis

PROPERTY SIZE: 2.57 acres

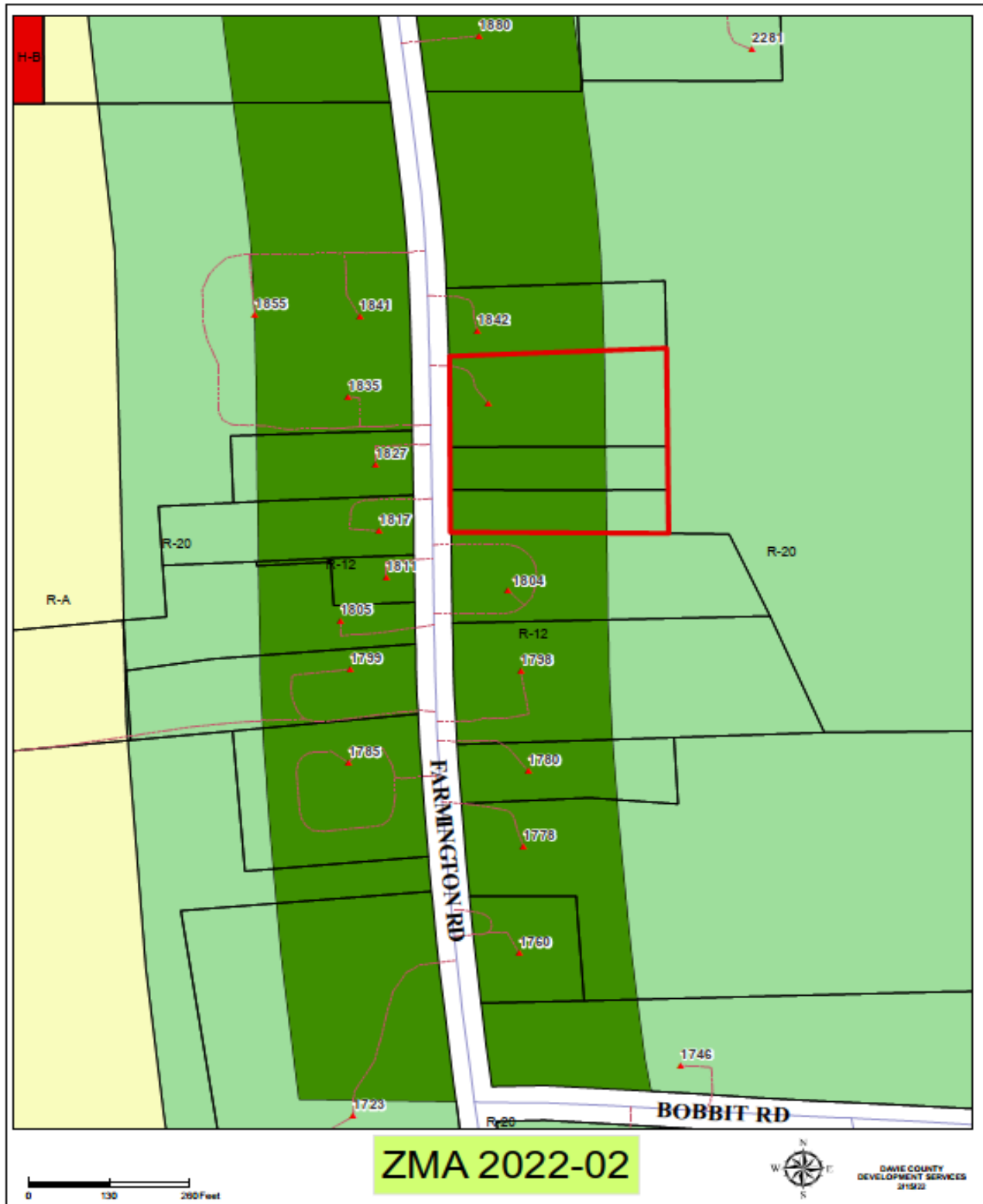
CURRENT LAND USE: Residential

PROPOSED LAND USE: Commercial—bakery and tea room

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential	R-12, R-20
West	Residential, Church—Farmington Baptist Church	R-12, R-20
South	Residential	R-12, R-20
East	Vacant, agricultural	R-12, R-20

IV. Zoning Map

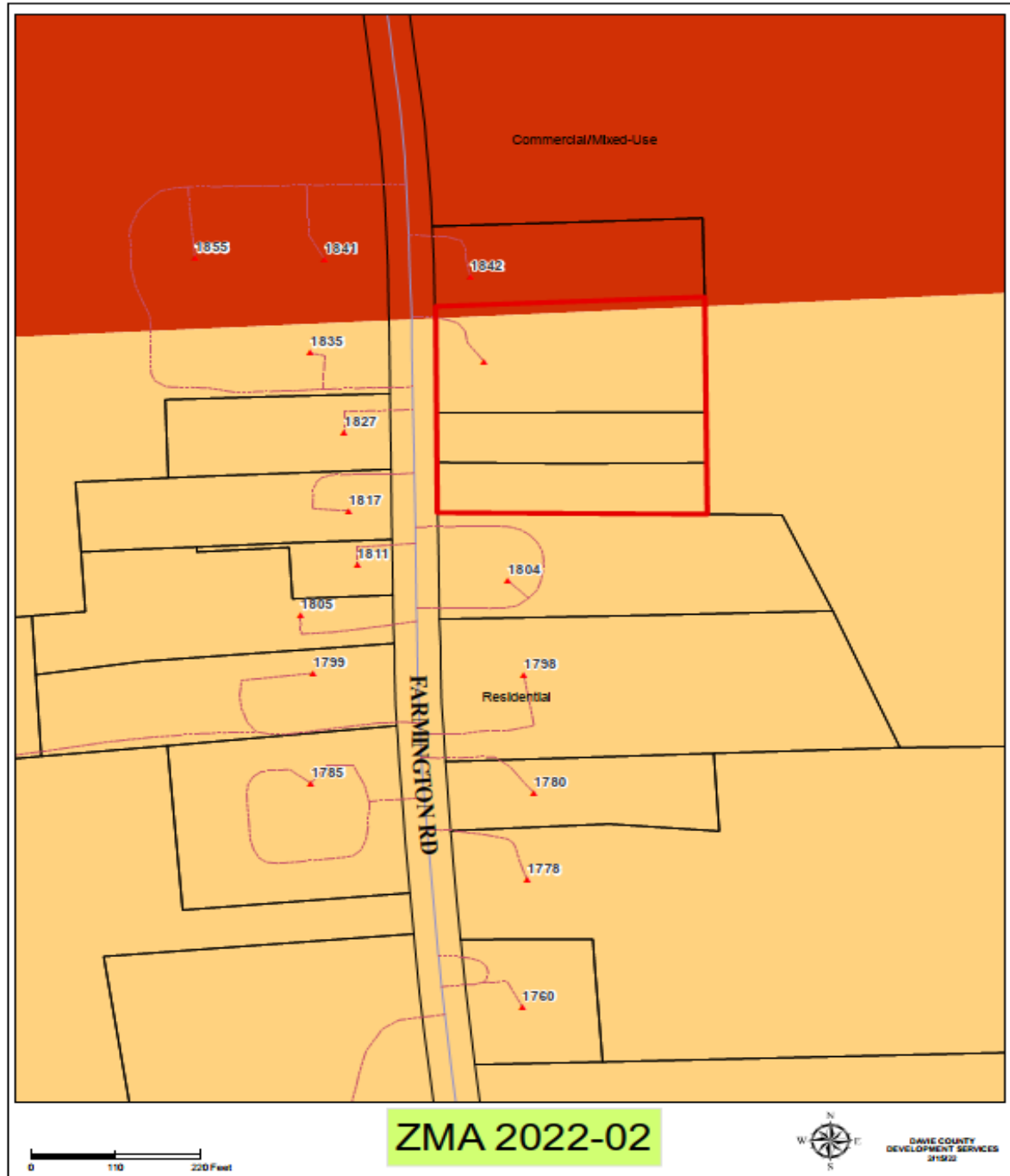


Attachment: DC_PB_attachment_20220222 (Zoning Map Amendment 2022-02. George Johnson III C/O Laura Mathis)

VI. 2018 Aerial Map

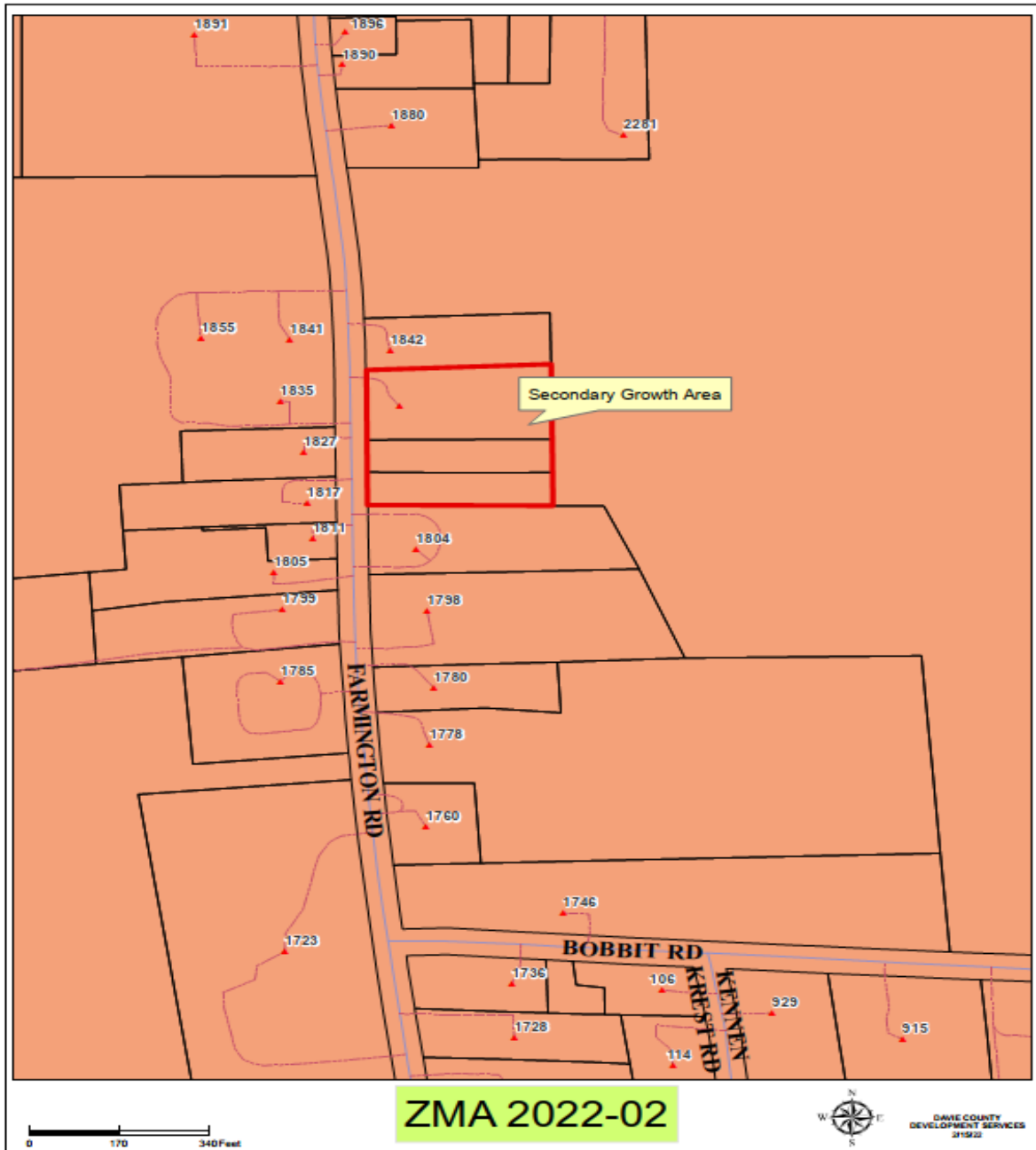


VII. Land Development Plan Map



Attachment: DC_PB_attachment_20220222 (Zoning Map Amendment 2022-02: George Johnson III C/O Laura Mathis)

VIII. Davie County Growth Enhancement Strategy Map



IX. LAND USE/ ZONING HISTORY

- **1973:** The property is originally zoned Residential-12 and Residential 20.

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

The Commercial/Mixed Use 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.
- 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 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 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.

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 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. The property's location along a major arterial.
4. 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.
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; §155.141 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. 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.

☐ **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. Two of the requested parcels are classified residential on the 2019 plan.

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.
3. The amendment will have detrimental effects and will not protect or enhance a high quality of life and image enjoyed by area residents due to.....

☐ **Defer** the amendment for additional consideration

Davie County
Rezoning Application Package

ZMA No. _____

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: 1/4/22Applicant's Name: ✓ GEORGE M JOHNSON IIIApplicant's Address: 321 N KENTUCKY AVE #12
LAKELAND, FL 33801Address and brief description of the property
To be rezoned or amendment to be made:Tax Map: C-5
Parcel(s): 109, 109, 1111332 FARMINGTON ROAD, MILLVILLE, NC 27028Applicant'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 rights) for use of the above listed property shall be required upon submittal of application.

Type of rezoning requested:

From: R-2012To: NR(or brief description of request): ✓ Requesting special use permitReason(s) for the requested rezoning: ✓ Property will be leased to
open a bakery & tea roomApplicant's Signature: ✓ G M Johnson III This the 4 day of Jan, 2022
(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.

The Johnson House Bakery & Tea Room Project Overview Statement

Plans are to make changes to the current house that are required and necessary to open the Johnson House Tea Room & Bakery. The historical character of the house will be maintained and changes to the roadside view will be minimal. The property will remain in ownership by George Johnson III and will be leased to Kenneth & Laura Mathis for the sole purpose of opening and running the bakery & tea room as well as, oversee the Vada Johnson Educational Garden.

The current driveway on the north side will be paved with 4-5 parking spaces to be used as handicap and "To Go" parking. An additional entrance & parking area will be installed on the south side of the property which is currently being used as pastureland. This area will be used for dining customers, garden visitors, and for student transportation parking during field trips and educational classes. The remaining pastureland will continue to be used for agriculture purposes.

An educational garden (The Vada Johnson Educational Garden) has been installed at the rear of the house, with support from the Davie Community Foundation, Davie 4-h, and the Boy Scouts. It is currently being used as a Davie 4-h Community Garden and for educational classes. The garden will be open to the public once the business opens and educational use will expand. Plant sales will be available near the garden to support garden projects. A patio will be installed at the rear of the house to provide additional seating for customers and for the educational classes.

The historical character of the house's interior will also be maintained and will include an artisan style bakery, parlor for dining, an educational room for classes and a history room (To showcase Johnson Family & Farmington Community history). Current plans are to provide breakfast to go options, "Tea Time" and lunch entrees, fresh baked goods throughout the day and close around 4-5pm. Open days will be Tuesday- Saturday.

The goal is to provide a unique business that will be an asset to the Farmington Community as well as enhance Davie Co Tourism. We want to open the doors to this historical property and share it with the public, provide great food and warm atmosphere for your family and friends as well as, collaborate with the Cooperative Extension and local clubs to offer unique educational experiences.

DEED BOOK 200 PAGE 818

01511

Return to
JAMES P. HAHN, ESQ.
P. O. Box 38
Lakeland, FL 33802
This instrument prepared by:
JAMES P. HAHN, ESQ.
P. O. Box 38
Lakeland, FL 33802

FILED FOR REGISTRATION
MARCH 6, 1998 11:50 A.M.
DATE TIME
AND RECORDED IN BOOK 200 PAGE 818
HENRY L. SHORE, REGISTER OF DEEDS
DAVIE COUNTY, NC
BY Doris C. Williams
ASSISTANT

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 2nd day of March, 1998, by GEORGE M. JOHNSON as Successor Trustee of the BETTY H. JOHNSON TRUST AGREEMENT DATED THE 24th DAY OF SEPTEMBER, 1993, whose post office address is: 1010 American Eagle Boulevard/#702, Sun City Center, FL 33573, first party, to GEORGE M. JOHNSON as Trustee of the GEORGE M. JOHNSON TRUST AGREEMENT DATED THE 24th DAY OF SEPTEMBER, 1993, whose post office address is: 1010 American Eagle Boulevard/#702, Sun City Center, FL 33573, second party.

WITNESSETH: That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davie, State of North Carolina, to-wit:

An undivided one-half (1/2) interest as tenant in common and not with right of survivorship, in and to the property set forth on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Denise Khidirian

Denise Khidirian
Print Name

Anne S. Hess

Anne S. Hess
Print Name

George M. Johnson

GEORGE M. JOHNSON as Successor
Trustee of the BETTY H. JOHNSON
TRUST AGREEMENT DATED THE 24TH
DAY OF SEPTEMBER, 1993

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me on this 2nd day of March, 1998, by GEORGE M. JOHNSON as Successor Trustee of the BETTY H. JOHNSON TRUST AGREEMENT DATED THE 24th DAY OF SEPTEMBER, 1993, who is personally known to me.

Anne S. Hess
Print Name Anne S. Hess
Notary Public
My Commission expires



STATE OF NORTH CAROLINA, DAVIE COUNTY

The foregoing certificate of Anne S. Hess NP of FL is certified to be correct. This the 6th day of March, 1998.

HENRY L. SHORE REGISTER OF DEEDS BY: Doris C. Williams ASST.

Attachment: DC_PB_attachment_20220222 (Zoning Map Amendment 2022-02: George Johnson III C/O Laura Mathis)

EXHIBIT "A"

Tract #1: A lot or tract in Farmington, North Carolina: BEGINNING at a stone on East side of Mocksville Road, opposite Farmington Baptist Church; thence North 85 degrees East 5.59 chains to a stone; thence North 1.79 chains to a stone; thence South 85 degrees West 5.59 chains to a stone; thence South 1.79 chains to the BEGINNING containing one acre more or less, For a more particular description of which reference is hereby made to deed from G. W. Johnson and wife, Rachel A. Johnson, recorded in Book 8, Page 57, Register's Office of Davie County, North Carolina.

Tract #2: Also another lot located in Farmington, North Carolina, and bounded on the North by the home lot of Rachel A. Johnson and Mrs. C. F. Bahnson, on the South by the lands of A. L. Johnson and on West by public road leading from Mocksville to Farmington, containing two acres more or less. For a more particular description of which reference is hereby made to a deed from T. B. Bailey and E. L. Gaither, Trustees to Rachel A. Johnson, recorded in Book 28 at Page 425, said Register's Office.

A lot located in Farmington Township, North Carolina, BEGINNING at an iron stake in the edge of the Mocksville-Farmington Road; thence South 88 degrees East 362.7 feet to an iron stake in Bahnson's line; thence North 5 degrees East 75 feet to an iron stake in Bahnson's line; thence North 88 degrees West 362.9 feet to an iron stake in the edge of the Farmington-Mocksville Road; thence South 30 degrees East 75 feet to an iron stake, the point and place of BEGINNING and being Lot No. 2 of the Vada Johnson property as surveyed by A. L. Bowles, R.S. July 22, 1957. For further reference see Deeds recorded in Book 59, Page 462 and Book 59, Page 239, Davie County Registry.

BEGINNING at an iron in the eastern right of way margin of SR 1410 (locally known as "Farmington Road"), southeast corner of those lands described by Deed Book 59, Page 462 and runs thence South 85 degrees 50 minutes 10 seconds East 358.74 feet to an iron in the line of F. H. Bahnson, Jr. (Deed Book 48, Page 197); thence with Bahnson line South 03 degrees 00 minutes 00 seconds West 75.00 feet to an iron, Bahnson corner; thence South 85 degrees 50 minutes 06 seconds East 96.69 feet to an iron; thence South 21 degrees 04 minutes 00 seconds East 81.44 feet to an axle, northeast corner of Charles Ray Marion (Deed Book 97, Page 701); thence with Marion line North 85 degrees 59 minutes 18 seconds West 487.99 feet to an iron in the eastern right of way margin of SR 1410; thence with the eastern right of way margin of SR 1410 North 02 degrees 45 minutes 25 seconds East 150.00 feet TO THE BEGINNING as surveyed March 23, 1989 by Sam Hall. For reference see Deed Book 81, Page 515 and Deed Book 97, Page 58, Davie County Registry.

ALL above property in Farmington Township, Davie County, North Carolina

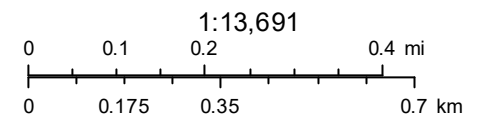
D.1.a



 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

ALLEN SUE B REVOCABLE TRUST
2164 NC HIGHWAY 801 NORTH

MOCKSVILLE, NC 27028-0000

MATHIS KENNETH
1842 FARMINGTON ROAD

MOCKSVILLE, NC 27028-7652

JOHNSON GEORGE M
1301 NORTH TAMiami TRAIL

SARASOTA, FL 34236-2448

COUNTY OF DAVIE
123 SOUTH MAIN STREET

MOCKSVILLE, NC 27028-0000

FARMINGTON BAPTIST CHURCH
1835 FARMINGTON ROAD

MOCKSVILLE, NC 27028-0000

FREEMAN ROBERT M
1798 FARMINGTON ROAD

MOCKSVILLE, NC 27028-7651

WILLIAMS RONALD JOE
145 MALLARD ROAD

MOCKSVILLE, NC 27028-0000

WALTON JENNIFER GETTYS
1811 FARMINGTON ROAD

MOCKSVILLE, NC 27028

SEATS HAROLD
1804 FARMINGTON ROAD

MOCKSVILLE, NC 27028

STEELE GARRY A
1827 FARMINGTON ROAD

MOCKSVILLE, NC 27028-0000

FARMINGTON VOLUNTEER FIRE DEP
288 DEERFIELD DRIVE

MOCKSVILLE, NC 27028-0000

FURCHES ENTERPRISES INC
1918 FARMINGTON RD

MOCKSVILLE, NC 27028

BLAKLEY ANGELA R
1817 FARMINGTON RD

MOCKSVILLE, NC 27028-7652

BAHNSON FRANCIS H III
154 PINE VALLEY RD

MOCKSVILLE, NC 27028-7352

I, George Robert Stone, certify that this plot was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book _____, Page _____, etc.) (either) that this boundary has been surveyed or clearly indicated as drawn from information found in Book _____, Page _____, that the ratio of precision as indicated in 1710.000; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal
 this 20th day of December, 2021 • DB 200 • PG 818

Seal or Stamp
 George R. Stone
 L-3162
 Registration Number



- I, George Robert Stone, Professional Land Surveyor, L-3162, certify to one of the following as indicated: ☒ a or ☐ b.
- ☐ a. That this plot is of a survey that creates a subdivision of land within the scope of a county or municipality that has an ordinance that regulates parcels of land;
- ☐ b. That this plot is of a survey that is located in such portion of a county or municipality that is unincorporated as to an ordinance that regulates parcels of land;
- ☒ c. That this plot is of a survey of an existing parcel or parcels of land;
- ☐ d. That this plot is of a survey of another category, such as the reconstruction of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
- ☐ e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (c) through (d).

George R. Stone, PLS
 Professional Land Surveyor

PROPERTY LINE CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 01°31'52"W	75.00'
L-2	N 04°02'23"E	75.00'
L-3	N 04°15'08"E	148.19'
L-4	S 89°40'30"E	380.03'
L-5	S 03°00'30"W	170.93'
L-6	S 04°11'36"W	74.78'
L-7	S 01°46'50"W	76.27'
L-8	N 85°50'33"W	358.43'
L-9	S 88°05'30"E	362.70'
L-10	S 88°03'27"E	362.90'

TIE LINE CALL TABLE

COURSE	BEARING	DISTANCE
T-1	N 02°43'34"E	74.78'
T-2	N 02°46'02"E	75.17'
T-3	S 01°51'02"W	119.08'
T-4	S 02°58'41"W	118.90'
T-5	N 85°48'15"W	98.63'

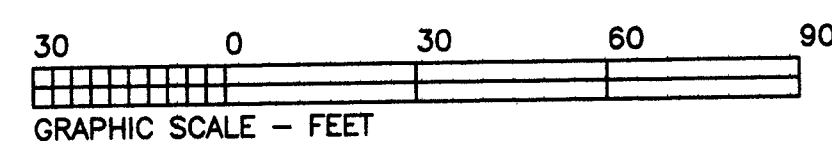
BOUNDARY DESCRIPTION OF REZONE AREA

BEGINNING AT A 3/4" IRON PIPE BEING THE SOUTHWEST CORNER OF THE REZONED PARCEL, LOCATED IN THE EASTERN R/W OF FARMINGTON ROAD (SR 1410), THENCE N 01°31'52"W 75.00' TO A NEW 3/4" IRON PIPE, THENCE N 04°02'23"E 75.00' TO A NEW 3/4" IRON PIPE, THENCE N 04°15'08"E 148.19' TO AN EXISTING 1" IRON PIPE, THENCE S 89°40'30"E 380.03' TO AN EXISTING 3/4" IRON PIPE, THENCE S 03°00'30"W 170.93' TO AN EXISTING 1" IRON PIPE, THENCE S 04°11'36"W 74.78' TO AN EXISTING 1" IRON PIPE, THENCE S 01°46'50"W 76.27' TO AN EXISTING 1" IRON PIPE, THENCE N 85°50'33"W 358.43' TO AN EXISTING 3/4" IRON PIPE TO THE POINT OF BEGINNING, CONTAINING 2.571 ACRES +/-.

LEGEND

R/W - Right-of-Way
 EP - Existing Iron Pipe
 ER - Existing Iron Rebar
 P - Post
 CM - Concrete Monument
 IPS - Iron Rebar Set
 P/L - Property Line
 C/A - Controlled Access
 CP - Concrete Pipe
 CUP - Corrugated Metal Pipe
 C/P - Corrugated Plastic Pipe
 F-100 - 100 Year Flood Boundary
 -O- Overhead Utilities
 -X- Fence
 Fnd - Found
 N/F - Not or Formerly
 NMP - Nonmonumented Point
 CL - Center Line
 EP - Edge of Pavement
 TP - Telephone Pedestal
 -W- Water Line
 IPS - 3/4" Iron Pipe Set

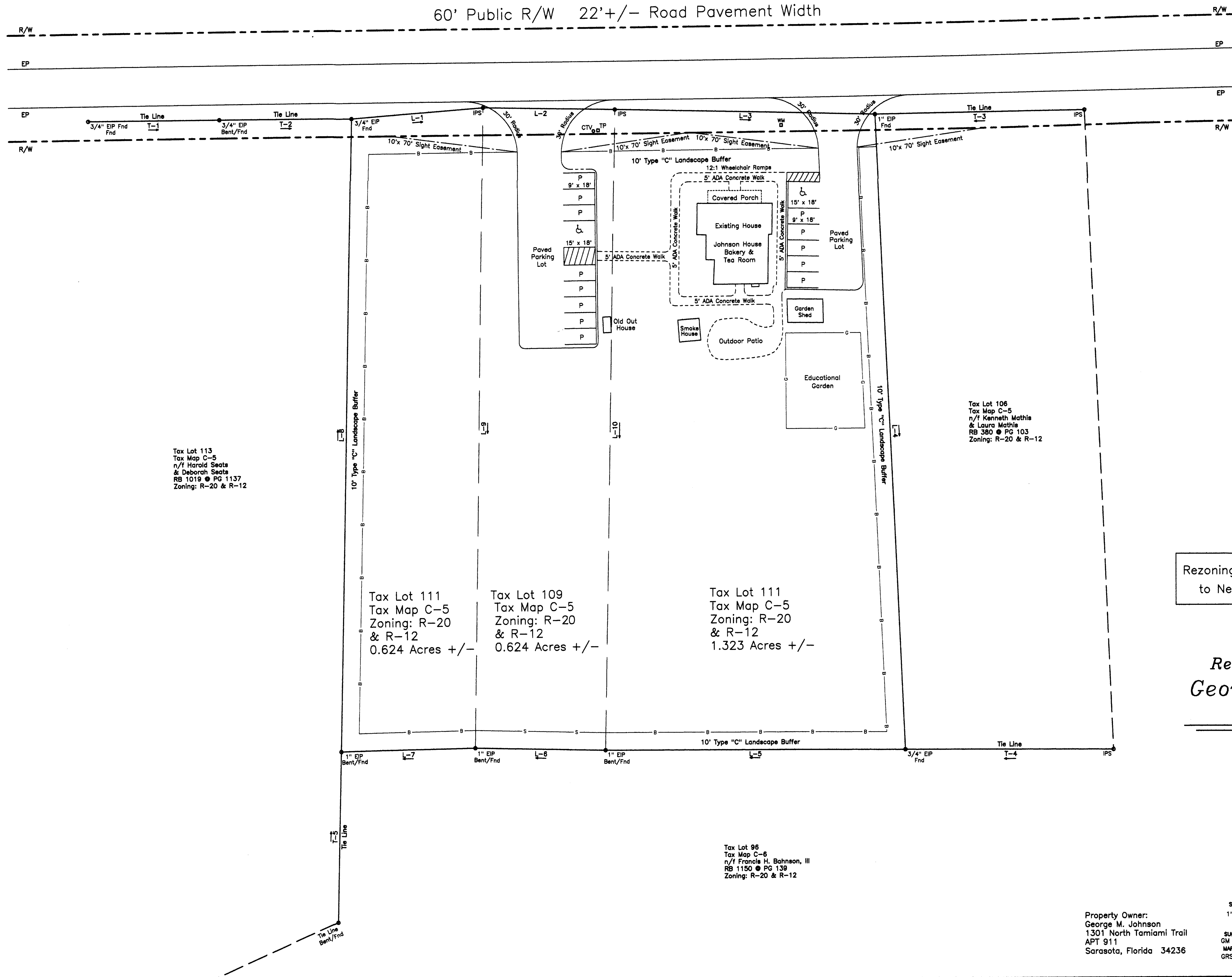
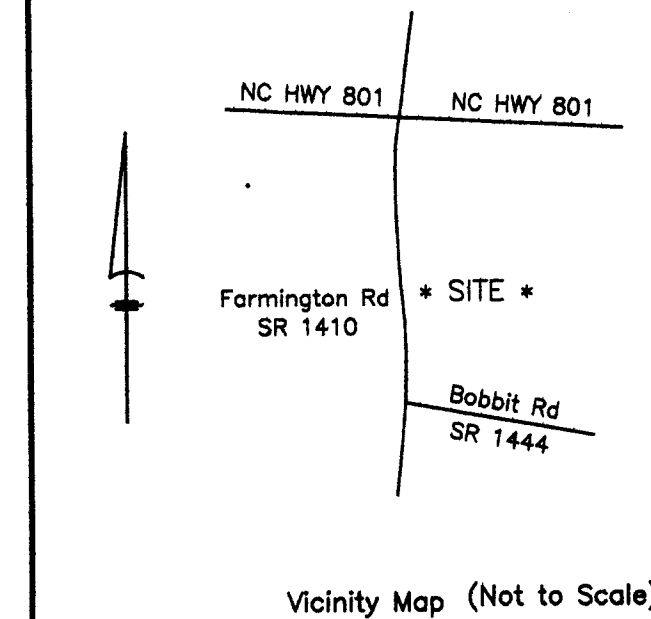
FC - Face of Curb
 BoC - Back of Curb
 PP - Power Pole
 LP - Light Pole
 MH - Man Hole
 CH - Chord Distance
 P/O - Part of
 DB - Dead Book
 PB - Part Book
 RB - Record Book
 PG - Page
 OB - Catch Basin
 -S- Sewer Line
 WM - Water Meter
 WV - Water Valve
 BM - Bench Mark
 TBM - Temporary Bench Mark
 R/S - Rail Road Spike
 CTV - Cable Television Pedestal
 ETB - Electric Transformer Box
 CS - Sanitary Sewer Clean Out



Bearing Reference
 RB 380 • PG 103

Farmington Road S.R. 1410

60' Public R/W 22' +/- Road Pavement Width



- Notes:**
1. Zoning: R-20 & R-12
 2. Minimum Building Setback Lines:
 R-20: Front 30', Rear 30', Side 15'
 R-12: Front 35', Rear 25', Side 10'
 3. Watershed Classification: None
 4. No USGS or NCSS Monuments Found Within 2000' of Site
 5. Parking Spaces Provided:
 9' x 18' Spaces: 12
 15' x 18' Handicap Spaces: 2

Tax Lot 106
 Tax Map C-5
 n/f Kenneth Mathis
 & Laura Mathis
 RB 380 • PG 103
 Zoning: R-20 & R-12

Tax Lot 113
 Tax Map C-5
 n/f Harold Seats
 & Deborah Seats
 RB 1019 • PG 137
 Zoning: R-20 & R-12

Tax Lot 111
 Tax Map C-5
 Zoning: R-20
 & R-12
 0.624 Acres +/-

Tax Lot 109
 Tax Map C-5
 Zoning: R-20
 & R-12
 0.624 Acres +/-

Tax Lot 111
 Tax Map C-5
 Zoning: R-20
 & R-12
 1.323 Acres +/-

Rezoning Request from R-20 & R-12
 to Neighborhood Business (N-B)

Rezoning Exhibit for:
George M. Johnson
Property

Tax Lot 107, Tax Map C-5
 PIN 5742770085
 Zoning: R-20 & R-12
 Deed Book 200 • Page 818
 1.323 Acres +/- by computer
 (Inclusive of Area in S.R. 1410 R/W)

Tax Lot 109, Tax Map C-5
 PIN 5842760876
 Zoning: R-20 & R-12
 Deed 200 • Page 818
 0.624 Acres +/- by computer
 (Inclusive of Area in S.R. 1410 R/W)

Tax Lot 111, Tax Map C-5
 PIN 5842760876
 Zoning: R-20 & R-12
 Deed Book 200 • PG 818
 0.624 Acres +/- by computer
 (Inclusive of Area in S.R. 1410 R/W)

Total Acreage Being Rezoned: 2.571 Acres +/- by computer
 (Inclusive of Area in S.R. 1410 R/W)

SCALE 1" = 30'
 TOWNSHIP Farmington COUNTY Davie STATE North Carolina DATE 12-20-2021

Stone Land Surveying Company

Business Firm Certificate Number: C-1704
 George Robert Stone, PLS L-3162
 113 Drum Lane (336) 998-4733
 Mocksville, N.C. 27028

JOE NO. 11621
 MAP NO. 11821

Property Owner:
 George M. Johnson
 1301 North Tamiami Trail
 APT 911
 Sarasota, Florida 34236