

Board of Commissioners

Mark Jones, Chair
Benita Finney, Vice Chair
Richard Poindexter
Terry Renegar
M Brent Shoaf



Brian Barnett
County Manager
Commissioners Room
123 S. Main Street
Mocksville, NC 27028
August 22, 2024
9:00 AM

MINUTES

**Davie County - Board of Commissioners
Work Session**

1. Meeting Called to Order - Chair Jones

The meeting was called to order at 9:00 A.M.

2. Invocation

The invocation was led by Commissioner Shoaf.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Meagan Tomlin.

4. Adopt Agenda - Chair Jones

Vice Chair Finney made the motion to adopt the agenda. Commissioner Renegar seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)

5. Report to Board

a. July 2024 Financial Summary - Robin West

Robin West presented the July 2024 financial summary.

6. Pending Action Items

The County Manager reviewed the pending action items that will be voted on at the September 3, 2024, meeting.

a. Board Appointments / Board Re-Appointments

i) Re-Appointment - Board of Adjustment; Robert Crews

- ii) Re-Appointment - Davie County Planning Board; Keith Beck & Christopher Cole
- iii) Re-Appointment - Juvenile Crime Prevention Council; Benita Finney, Barbara Owens, Jacalyn White & Jordan Hemmings
- iv) Re-Appointment - Watershed Improvement Commission; Dale Blackwelder
- v) Appointment - Child Protection and Child Fatality Prevention Team; Detective William Sloan
- vi) Appointment / Replacement - Juvenile Crime Prevention Council; Tony Renegar to replace Krista Hiatt

b. September Celebrations

- i)
 - National IT Professionals Day
 - National Preparedness Month
 - National Senior Center Month
 - National Voter Registration Day - September 17, 2024

7. Discussion Items

a. Introduce Go Gov - John Gallimore

John Gallimore presented GoGov (a new App for County Department Outreach) to the board.

b. Update the Table of Uses and Changes to the Subdivision Ordinance - Johnny Easter

Johnny Easter presented areas in the Table of Uses and Subdivision Ordinance that need updating. He concluded with the recommended next steps and timetable.

County Manager, Brian Barnett explained to the Commissioners that they could restrict growth but not prohibit it. He wanted the board to be aware that these tables of uses are strictly for county land uses, not municipalities.

Johnny Easter ended this presentation by stating, "We can't stop growth, but we can clean it up."

Chair Jones requested a 2-minute recess.

c. FMLA / Health Insurance Discussion - Stacy Moyer

At 10:43 A.M., Commissioner Jones called the meeting back to order.

Human Resources Director, Stacy Moyer reviewed the FMLA policy in relation to our health insurance coverage for employees and addressed the topics on which feedback is wanted.

d. Custodial Discussion - Brad Blackwelder

Brad Blackwelder stated that he and Commissioner Brent Shoaf have discussed the custodial contract since the last commissioners' meeting. He informed the board that at the September 3, 2024, BOCC meeting, a decision has to be made on this.

e. September Work Session Topics - Brian Barnett

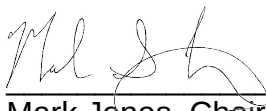
Chair Jones stated that we need to determine how these future meetings look as far as time-wise.

Vice Chair Finney excused herself at 11:33 A.M.

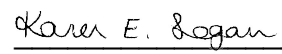
8. Commissioners' Comments

9. Adjourn - Chair Jones

Commissioner Renegar made the motion to adjourn. Commissioner Shoaf seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)



Mark Jones, Chairman
Board of Commissioners



Karen Logan, Clerk
Board of Commissioners



July 2024 Financial Summary

Robin West, Assistant County Manager/CFO



General Fund

Fiscal Year Ending June 30, 2025

Reporting Period: July 31, 2024



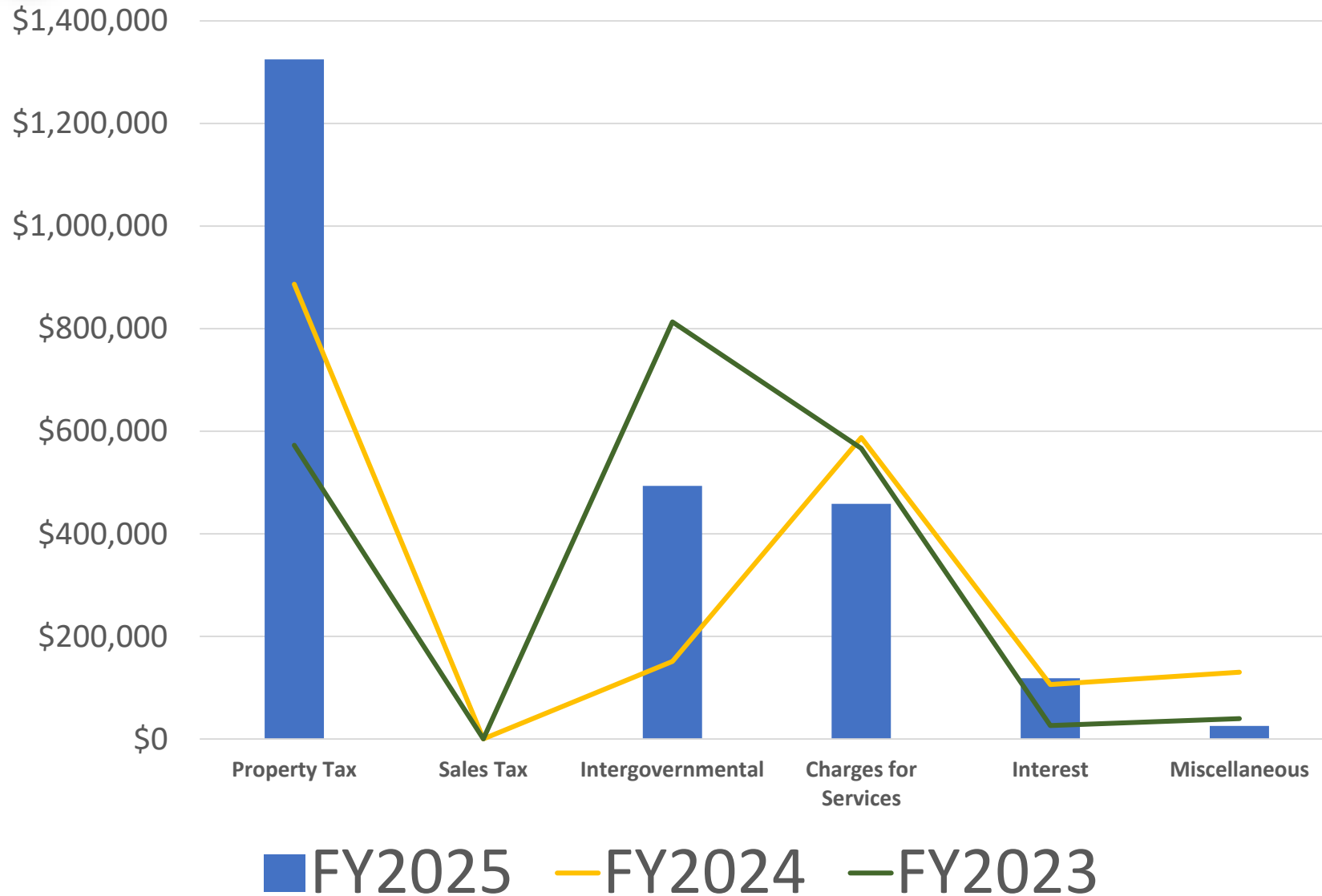
Comparison of Monthly Revenues & Expenditures (YTD)

	Revised 2025 Budget	FY2025	FY2024	Over/(Under) 2024
<i>Revenues</i>				
Property Tax	\$45,317,273	\$1,325,007	\$886,389	\$438,617
Sales Tax	14,760,000	-	-	-
Intergovernmental	8,443,110	493,482	150,977	342,505
Charges for Services	7,620,579	458,405	587,519	(129,114)
Interest	1,025,000	118,233	106,205	12,028
Miscellaneous	2,101,779	25,274	130,011	(104,737)
Fund Balance Appropriated	6,215,698	-	-	-
<i>Total Revenues</i>	\$85,483,439	\$2,420,400	\$1,861,102	\$559,298
<i>Expenditures</i>				
General Government	\$17,051,980	\$1,371,327	\$3,993,430	(\$2,622,103)
Public Safety	25,317,537	1,377,961	1,029,246	348,716
Environmental Protection	307,152	32,750	32,000	750
Economic Development	444,905	28,312	6,176	22,136
Human Services	13,255,573	405,906	378,916	26,990
Cultural & Recreational	2,321,068	231,692	235,848	(4,156)
Educational	18,404,512	1,351,279	1,332,857	18,422
Debt Service	8,380,713	-	-	-
<i>Total Expenditures</i>	\$85,483,439	\$4,799,227	\$7,008,472	(\$2,209,244)
<i>Revenue Over/(Under) Expense</i>	\$0	(\$2,378,827)	(\$5,147,370)	\$2,768,543

General Fund Revenues

Fiscal Year Ending June 30, 2025

Reporting Period: July 31, 2024





GoGov

A New App for County
Department Outreach



What is GoGov



- An App that departments will use to deliver non-emergency communications to the public



Why GoGov



- Easier to use/update/deliver content
- More affordable for the County
- Quickly implement with departments
- Simple to setup and citizens to access
- Success of Sheriff App, but not locked-in to a single department

Department Uses



- EMS – Community training (hands only CPR), Community Paramedic events, employee recognition, and safety instructions
- 911 – Public call location area notifications such as working fires, traffic accidents, road closures, water outages, power outages, weather hazards...
- Recreation – Event information, maps of events, upcoming activities, location of amenities in facilities

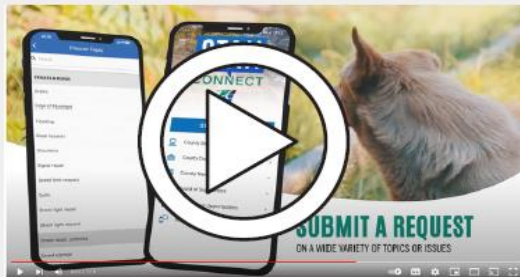
Department Uses



- NOTIFICATIONS – Community outreach for upcoming meetings
- OUTREACH – Better way to reach citizens and interested parties who don't use social media
- Coverage – More direct audience; avoids social media limitations



Examples and Ideas



Other areas to promote the app

- Events
- Parades
- Meetings
- Local Parks
- Promotion material
- Facebook Advertising
- Newspaper Advertising
- Podcasts
- Message from the mayor

Notify Examples



NOTIFY Examples





Question?





DAVIE COUNTY

Table of Uses & Subdivision Ordinance



Table of Uses



- Davie County Zoning divides land into zoning districts. Within each district, land uses are either (1) permitted by right, (2) permitted with conditions, (3) permitted with a Special Use Permit, (4) approved by the Project Review Committee or (5) prohibited.
- The use table includes a comprehensive list of land uses and delineates which uses are allowed in each zoning district.
- In addition, all uses are defined in the zoning ordinance.



Zoning Districts



Zoning Category	Acres	Percent
R-A (Residential-Agricultural)	121,358	80%
R-20 (Residential)	27,371	18%
R-12 (Residential-Suburban)	974	0.6%
R-8 (Residential-Multiple)	4	<0.1%
R-M (Residential-Mobile Home)	71	<0.1%
H-B (Highway Business)	502	0.3%
N-B (Neighborhood Business)	6	<0.1%
C-S (Community Shopping)	21	<0.1%
I-1 (Industrial)	681	0.4%
I-2 (Industrial)	227	0.1%
I-3 (Industrial)	186	0.1%
I-4 (Industrial)	473	0.3%
County Total (Unincorporated Area)	151,874	

How to Read the Table of Uses



§ 155.125 TABLE OF USE DISTRICTS.

Zoning District Types are located across the TOP

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



Table of Uses



<i>Table of Use Districts</i>											
<i>Use</i>	<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>G-I</i>	<i>H-I</i>
<i>Table of Use Districts</i>											
<i>Use</i>	<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>G-I</i>	<i>H-I</i>
Agriculture											
Agribusiness	X										
Agricultural uses not on bona fide farms as defined by this chapter, see § 155.130	P/C	P/C	P/C	P/C	P/C						
Greenhouses, private (noncommercial)	X	S	S	S	S						
Kennels, see § 155.130	P/C										
Pet care (except veterinary) services, see § 155.130	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									P/C		
Education											
Artist studio, see § 155.130	S	S					S				
School, vocational or professional	S	S				X		X			
Day care facilities, see § 155.130	P/C	P/C	S	S	S	P/C	P/C	P/C			
Research laboratories	S	S								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						

Special Use Permit (SUP) vs Rezoning ?

Special Use Permit

- SUP hearings are **quasi-judicial** in nature and must follow the requirements of such hearings.
- Heard and Approved by the Board of Adjustments

Table of Uses



Special Use Permit Examples:

Greenhouse(private)

Pet Care

Vet*

Artist Studio*

Day Care

Research Lab.

Libraries

Landfills

Package Treatment Plant*

Massage Parlor*

Med. Office (Dental)

Cell Tower

Mining & Dredging*

Drag Racing, Motor Cross*

Mini Golf*

Rural resort & retreat

Public Recreational Facilities*

Outdoor Shooting Range*

Riding Stables

Wholesale Trade B

Flea Market

Commercial Greenhouse

Habilitation Facility A or B

Go Cart Track

Backyard Workshop

Two-family Dwelling

Class C Mobile Home

Manufactured Home (Hardship)*

Mobile Home Park*

Airport*

Temp Sawmill*

Private Recreational Facility

***Requires SUP Only**



Rezoning

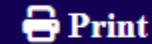
- Heard by the Planning Board (Recommendation)
- Approved by Board of County Commissioners

Table of Uses



Regulating Land Uses Not Specifically Mentioned in a Zoning Ordinance

Published: 11/17/15



Last-Revised: 06/27/22

Author Name: David Owens

If a person is considering undertaking a particular land use, it is important that they know whether or not that would be allowed by the zoning ordinance.

It is usually a simple proposition to determine whether or not the use is allowed. The owner finds out how the property is zoned – what zoning district applies to this parcel – and then sees whether the intended use is listed as a permitted use on the property. The ordinance may provide that the use is always allowed in the applicable zoning district (often referred to as a “use by right” or “permitted use”) or only allowed with a special review (a special use permit). If the intended use is prohibited, the person must find a different site or apply to have the property rezoned to a district that allows the intended use.



Table of Uses

Additional Uses to Define & Address



- Electronic Gaming Establishment
- Campground & RV Park
- Stealth Tower
- RV as a Dwelling
- ATM
- Service Kiosks
- Event Center
- Farmers Market
- Micro Brewery, Distillery, Winery
- Tiny Homes
- RV & Boat Storage
- Shipping Container (Accessory Structure)
- Sporting Club
- Electric Vehicle Charging Station
- Drinking Establishment



MAJOR SUBDIVISION

All subdivisions containing three or more lots.

Subdivision Ordinance



- (C) Lots shall comply with the following requirements.
 - (1) Lots served by both public water and public sewer shall have an area not less than 8,000 square feet, a width at the building line of not less than 70, nor be less than 100 feet deep. Planned unit developments are exempt.
 - (2) Lots served by public water but not by public sewer shall have an area not less than 30,000 square feet, a lot width at the building line of not less than 80 feet, nor be less than 150 feet deep. Planned unit developments are exempt.
 - (3) Lots served by neither public water nor public sewer shall have an area not less than 40,000 square feet, a lot width at the building line of not less than 100 feet, nor be less than 150 feet deep. Planned unit developments are exempt.

Subdivision Ordinance – Recent Change



- Lots in a Major Subdivision that are accessed by a publicly-dedicated or maintained street shall be a minimum of 150' wide.

Items We Can't Control



- Overall Growth/Expansion*
- Design/Look
- Builder/Developer
- Targeted Homeowner
- Cost of Construction

Control of Subdivision Ordinance



- Lot size
- Setbacks
- Density
- Pedestrian access(side walks)
- Open Space
- Common Area
- Buffering
- Accessibility
- Lighting
- Curb and Gutter
- Fencing
- Entryways
- Signage
- Streetscaping
- Board of Commissioner Final Site Plan Approval

Subdivision Ordinance Conclusion



- Continuation from Growth and Development Workshop
- Today's suggestions and options are not meant to slow down growth and development
- Proposed tools to steer growth in a manner conforming with the values of Davie County
- Any change(s) would require Planning Board approval, A Public Hearing and final approval from The Board of County Commissioners
- **Specific Items to Address Moving Forward**
- In the interim, we welcome any one-on-one discussion of identified concerns and solutions/options



Feedback



- Table of Uses
- Subdivision Ordinance

What is the Family Medical Leave Act (FMLA)?



A Federal law enacted in 1993

- It allows an “eligible” employee up to 12 weeks of job-protected leave for “qualified” medical and family reasons
 - An **eligible** employee has:
 - Worked for the employer for at least 12 months
 - Worked at least 1250 hours during the prior 12 months before their FMLA starts
 - **Qualified** reasons include:
 - Birth or placement of child (including adoption or foster care)
 - Care for child, spouse or parent with a serious health condition
 - Your own serious health condition (physical or mental)
 - Certain military reasons related to a service members deployment, etc.

Must the employee use all 12 weeks consecutively?



Employees have the right to take FMLA leave:

- all at once
- when medically necessary
- in separate blocks of time
- by reducing the time they work each day or week
- Approval of an FMLA claim is made by a third party-FMLA Source (since 10/2015)
- Approved FMLA time may be paid or unpaid (depends upon the employees leave balance)

Do benefits continue when an employee is on FMLA?



Employers are **required** to continue group health insurance coverage for an employee on FMLA leave under the same terms and conditions as if the employee had not taken leave.

- Current Davie County policy: Health benefits provided by the County to an employee will continue to be provided during the period the employee is on Family Medical Leave. Health insurance coverage which was paid (and/or supplemented) by the County will cease at the end of the month in which your FMLA coverage ends.

Post FMLA, what do other counties offer for health insurance?



Alexander – allows leave time and health insurance indefinitely

Davidson – 4 additional weeks, employment terminates at end of 16 weeks leave; COBRA is offered

Forsyth – allows up to an additional 6 weeks, employment terminates at end of 18 weeks leave; COBRA is offered

Iredell – allows leave time and health insurance indefinitely

Person – allows leave time and health insurance indefinitely

Surry – allows leave time and health insurance indefinitely

Yadkin – allows additional leave time depending upon situation (approval must come from County Manager on a case by case basis)

- During budget process – Commissioners asked to review health insurance benefit beyond 12 week period if employees have leave balances.
- Feedback:
 - Length of leave balance
 - Ability to replace employee
 - Additional personnel costs
 - Healthcare liability
 - Employee return back to work?