



Planning & Development Services

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

DavieCountyNC.gov



Davie County
Planning Board Meeting
Davie County Administration Building
123 South Main Street
Mocksville, N.C. 27028
Tuesday November 26, 2024 3:00 P.M.

A. **Call to order:**

B. **Adopt the Agenda**

C. **Approval of the Minutes**-October 21, 2024

D. **Public Comments from Citizens**

1. **Zoning Map Amendment DC24-I3-3507**- Floyd Greene Family Limited Partnership, RLLP has applied to rezone an approximate 27 acres from Residential Agricultural (R-A) and Residential 20 (R-20) to Highway Business (H-B). The subject property is located on Greenhill Road. The property is further described as Davie County Tax Parcel I30000003507.

E. **Old or New Business**

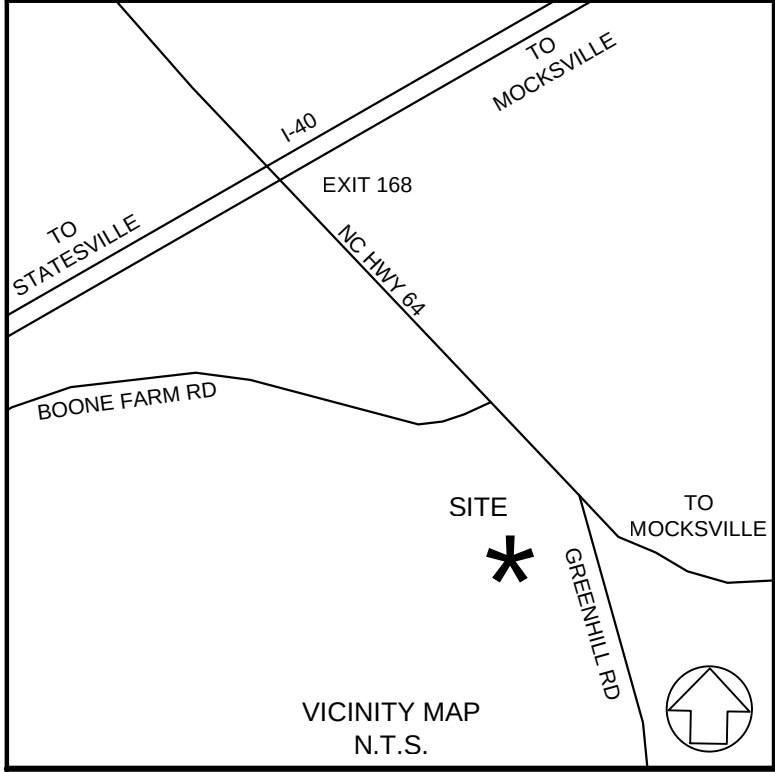
F. **Adjournment**





1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

C:\BLM\Projects\2024\2024-0001 Mocksville Storage - Green\CAD\References\Layout-Mock-storage.dwg CARTE



SITE INFORMATION

PARCEL #: 5728-18-5372
DB 787 PG 861
DB 1075 PG 1038
SITE ADDRESS: 106 GREENHILL ROAD
SITE AREA: 27.42 + 7.02 = 34.44 AC

DEED BOOK/PAGE: DB 1075 PG 1038

PROPOSED SELF-STORAGE BUILDINGS (21,900 SF)
PROPOSED FLEX UNITS (10,000 SF)
FUTURE FLEX UNITS (5,000 SF)
PROPOSED RV PARKING (36 SPACES)
PROPOSED ZONING: HIGHWAY BUSINESS (HBO)

FRONT / CORNER SETBACK: 40 FT
REAR SETBACK: 40 FT
SIDE SETBACK: 20 FT

DEVELOPER

GREENHILL CATTLE COMPANY, TLC
PO BOX 220
OAK ISLAND, NC 28465

MARK GREENE
(910) 742-0296
angypelican66@yahoo.com

DESIGNER:

BLUESTONE LAND MANAGEMENT, PLLC
115 AUTUMN FROST AVENUE
STATESVILLE, NC 28667
JONATHAN CARTER, P.E.
(704) 664-1973
jonathan.carter@bluestonelandmanagement.com

WATERSHED DATA

THE MAJORITY PORTION OF THE PROPERTY IS WITHIN THE HUNTING CREEK WS-III BALANCE OF WATERSHED.

24% MAXIMUM IMPERVIOUS

IMPERVIOUS

PROPOSED IMPERVIOUS
BUILDINGS / PAVEMENT / STONE = 148,356 SF

IMPERVIOUS CALCULATION:

(148,356 SF / 1,500,506.4 SF) * 100 = 9.88%

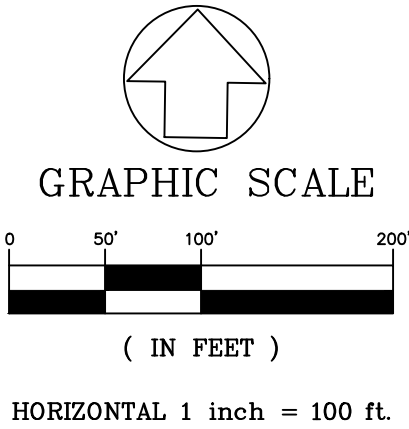
REMAINDER IMPERVIOUS = 211,871.5 SF

FLOOD DATA

THE PROPERTY LIES WITHIN ZONE "X" ACCORDING TO FEMA FLOOD MAP 3710570800J DATED SEPTEMBER 17, 2008.

WATER /SEWER

PROPERTY TO BE SERVED BY WELL AND SEPTIC (DESIGN BY OTHERS)



BLUESTONE
LAND MANAGEMENT, PLLC

115 AUTUMN FROST AVENUE
STATESVILLE, NC 28667
(704) 649-2863
bluestonelandmanagement.com
NC License #: P-1444

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

MOCKSVILLE STORAGE #2

MOCKSVILLE, NORTH CAROLINA

GREENHILL CATTLE COMPANY, LLC

106 GREENHILL FARM ROAD
MOCKSVILLE, NORTH CAROLINA 27028

ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION FROM BLUESTONE LAND MANAGEMENT, PLLC IS EXPRESSLY PROHIBITED.

PROJECT #: 2024-0001 DATE: 2/11/24
DRAWN BY: JAC CHECKED BY: JAC

TITLE
REZONING PLAN

SHEET

RZ-1.0



For S
canopy 20