

**Davie County
Planning Board Minutes
Tuesday November 26, 2024
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:00 P.M.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Ellen Grubb	Chairman	Absent
Keith Beck	Vice-Chair	Present
Tamara Taylor	Board Member	Absent
Mark White	Board Member	Present
Justin Miller	Board Member	Present
Chris Cole	Board Member	Present
Nick Gibietis	Board Member	Present
Anthony Hunckler	Board Member	Present

- B. Approval of Minutes**-Minutes from the October 21, 2024 meeting were *unanimously* approved.
Motion by Mark White, Seconded Justin Miller.

- C. Public Comment from Citizens**-Members of the public may address the Planning Board on items not on the agenda for today's meeting. *There were none.*

- 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.

Johnny Easter introduced the item.

Board discussion and questions: *None at this time*

Public comment section in favor: **Vice-Chairman Beck** opened the floor for public comment in favor of the rezoning request.

Mark Greene- Mr. Greene is the applicant and owner of the property. He provided the board with a presentation which included a rendering of the proposed plans for the property. He is only asking that the 8-9 acres of Greenhill Road frontage be zoned Highway Business and the remaining approximately 26 acres be left open/wooded farmland. He is proposing a 3.5 acre business park consisting of two 7500 square feet office/warehouse buildings and 33,300 square feet of RV/Boat-Mini Storage buildings. He would keep the building design rural in nature, similar to the color and manufacture of the neighbor's building directly across the street.

Board discussion and questions:

Anthony Hunckler-asked if there is any intention on putting an entrance or exit between 111 and 155 Boone Farm Road.

Mr. Greene replied there would not be an entrance or exit there. That area would remain as it is.

Nick Gibietis asked how this would benefit the residents surrounding this.

Mr. Greene replied that it would provide them services they do not have to drive across town for.

Public comment period in opposition: **Vice-Chairman Beck** opened the floor for public comment in opposition of the project.

Benny Dyson- Mr. Dyson is a neighbor who lives at 207 Greenhill Road, which is in sight of this location. He would like to see this area stay the same.

Sharon Chaffin-Ms. Chaffin owns a neighboring property on Highway 64. She is the daughter of a farmer. She doesn't like things to go up on farmland. She feels it will be a sore spot. She does not want commercial business in this area.

Ray Tutterow-Mr. Tutterow lives at 198 Greenhill Road. His property is adjacent to this parcel and this would directly affect him. He doesn't know Mark Greene but knew his father. Because the land slopes down towards his, he wonders what the plan for drainage would be. He appreciates the fact that Mr. Greene wants to make it look nice for the neighbors but isn't sure this is a good plan.

Public comment section was closed.

Board discussion and questions:

Mr. Beck asked if **Mr. Easter** could explain about conditional rezoning.

Mr. Easter explained there can be conditions included with this rezoning request as long as both parties agree to those conditions. He stated the overwhelming majority of the property must remain greenspace due to the fact it is in a protected watershed. The remaining portion of the land would remain R-A and R-20 zoning. Any drainage questions or issues as brought up by Mr. Tutterow will be addressed by the DEQ (Department of Environmental Quality).

Mr. Beck asked **Mr. Greene** since he stated that he wishes to keep with the farm structure look, would the big building or just the façade with that look, front the road.

Mr. Greene explained the farm facing look would be towards Greenhill Road with parking in between. Everything that would front Greenhill Road will be the barn feel building.

***Nick Gibietis** made a motion to defer until conditions could be established. **Mark White** seconded the motion*

***Vice-Chairman Beck** called for a vote. The vote was 3-3. **Nick Gibietis, Mark White** and **Justin Miller** voted to defer. **Vice-Chair Beck, Chris Cole** and **Anthony Hunckler** were opposed. The motion failed.*

Chris Cole made a motion to approve with a specific condition that the site only be re-zoned HB while the rest remain R-A & R-20. **Vice-Chairman Beck** seconded the motion.

Vice-Chairman Beck called for a vote. The vote was 3-3. **Vice-Chairman Beck, Chris Cole and Anthony Hunckler** voted to approve with conditions. **Nick Gibietis, Mark White and Justin Miller** were opposed. The 2nd motion failed.

After further board discussion, **Nick Gibietis** made another motion to defer until conditions could be established. **Anthony Hunckler** seconded.

Vice-Chairman Beck called for a vote. The vote to defer until conditions could be established was unanimously approved.

- D. **Old or new business:** Mr. Easter addressed the board about the next meeting. Due to the fact the next scheduled meeting would fall on Christmas Eve, he proposed a special meeting for Thursday December 19th. He would like the board to review the proposed changes to the Solar Energy Generating Facility ordinance at that meeting.

- E. **Vice-Chairman Beck** asked if there was a motion to adjourn.

Chris Cole made a motion to adjourn, **Anthony Hunckler** seconded.

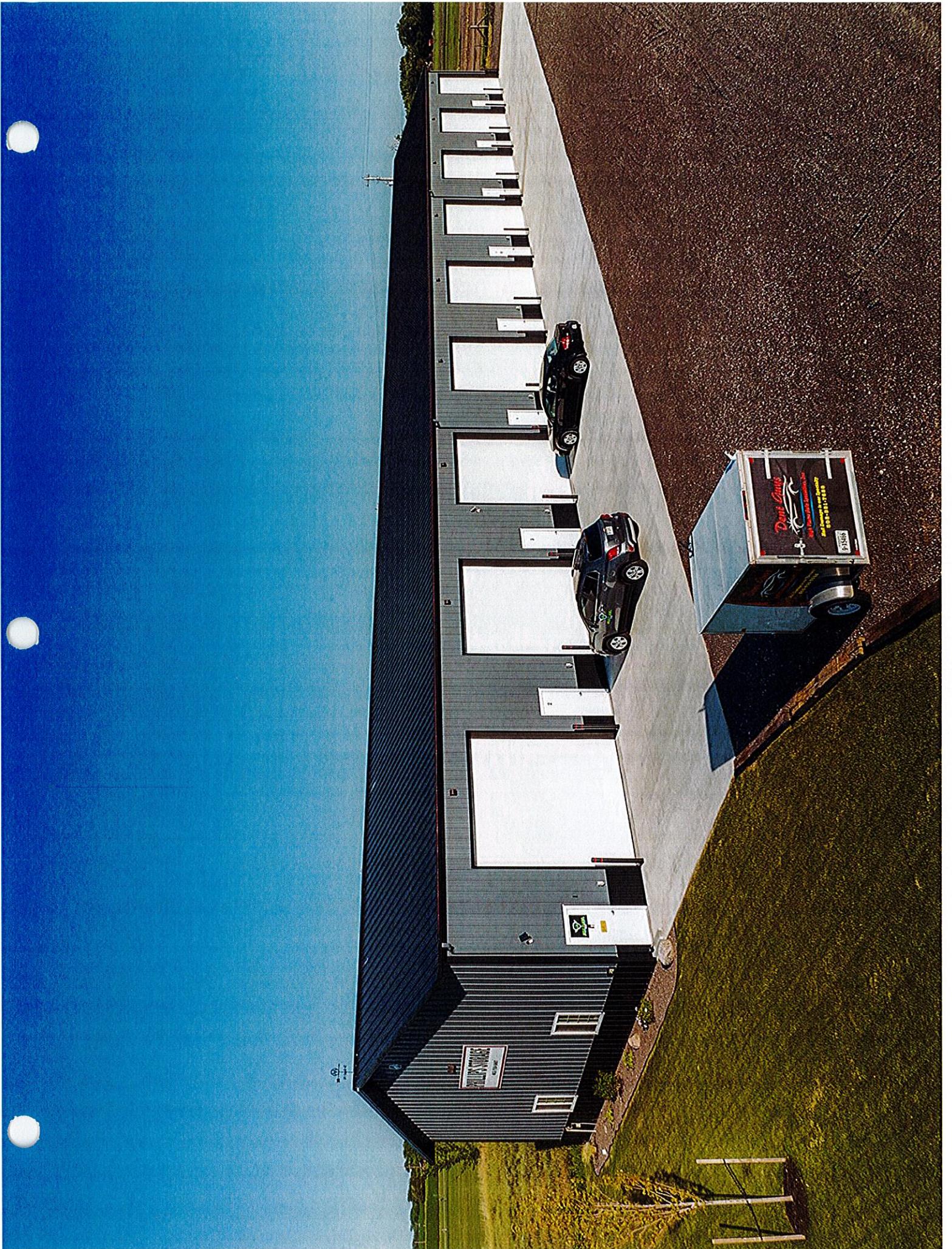
- F. **Adjournment:** The meeting was adjourned at 4:08 p.m.

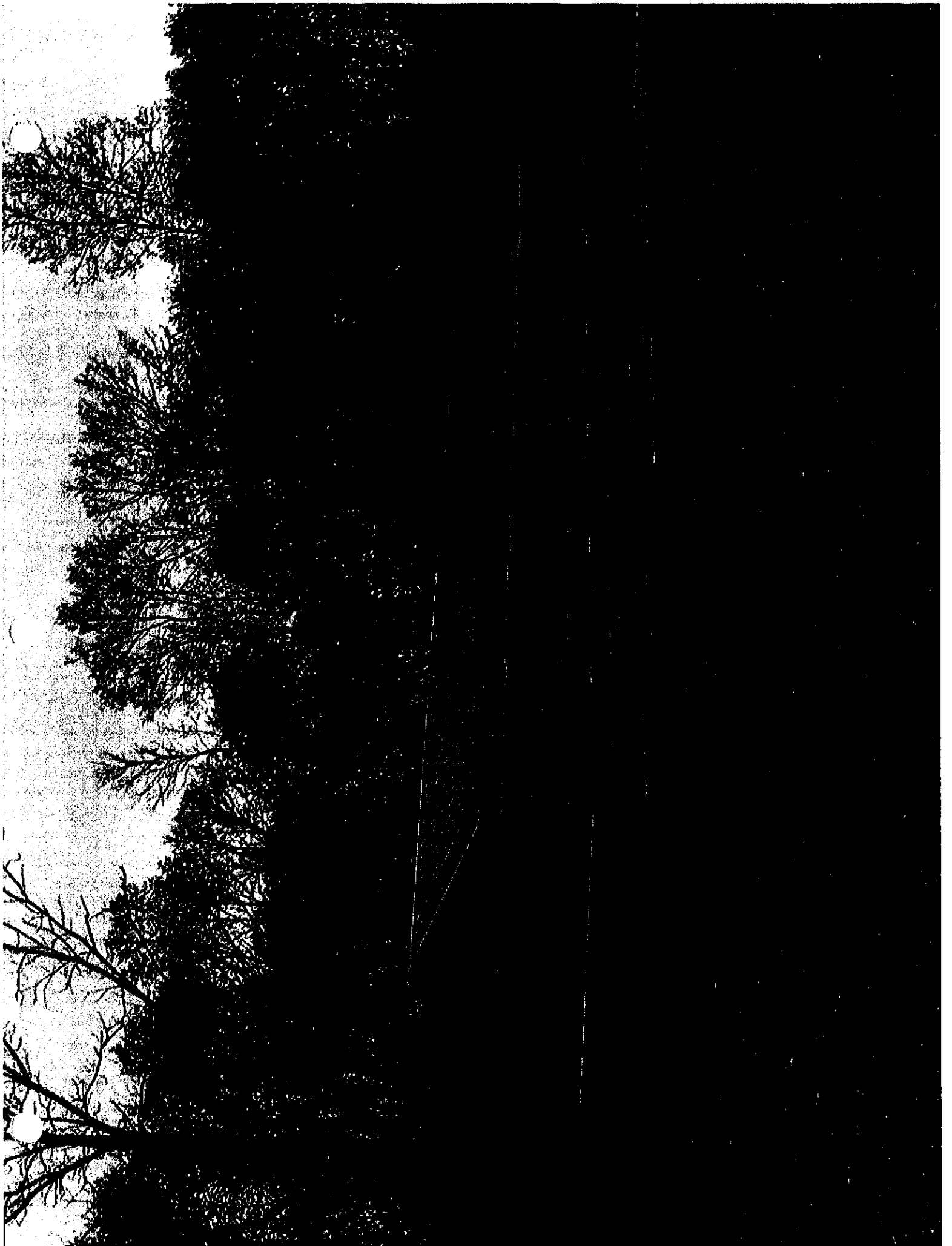
THE PARK AT GREENHILL

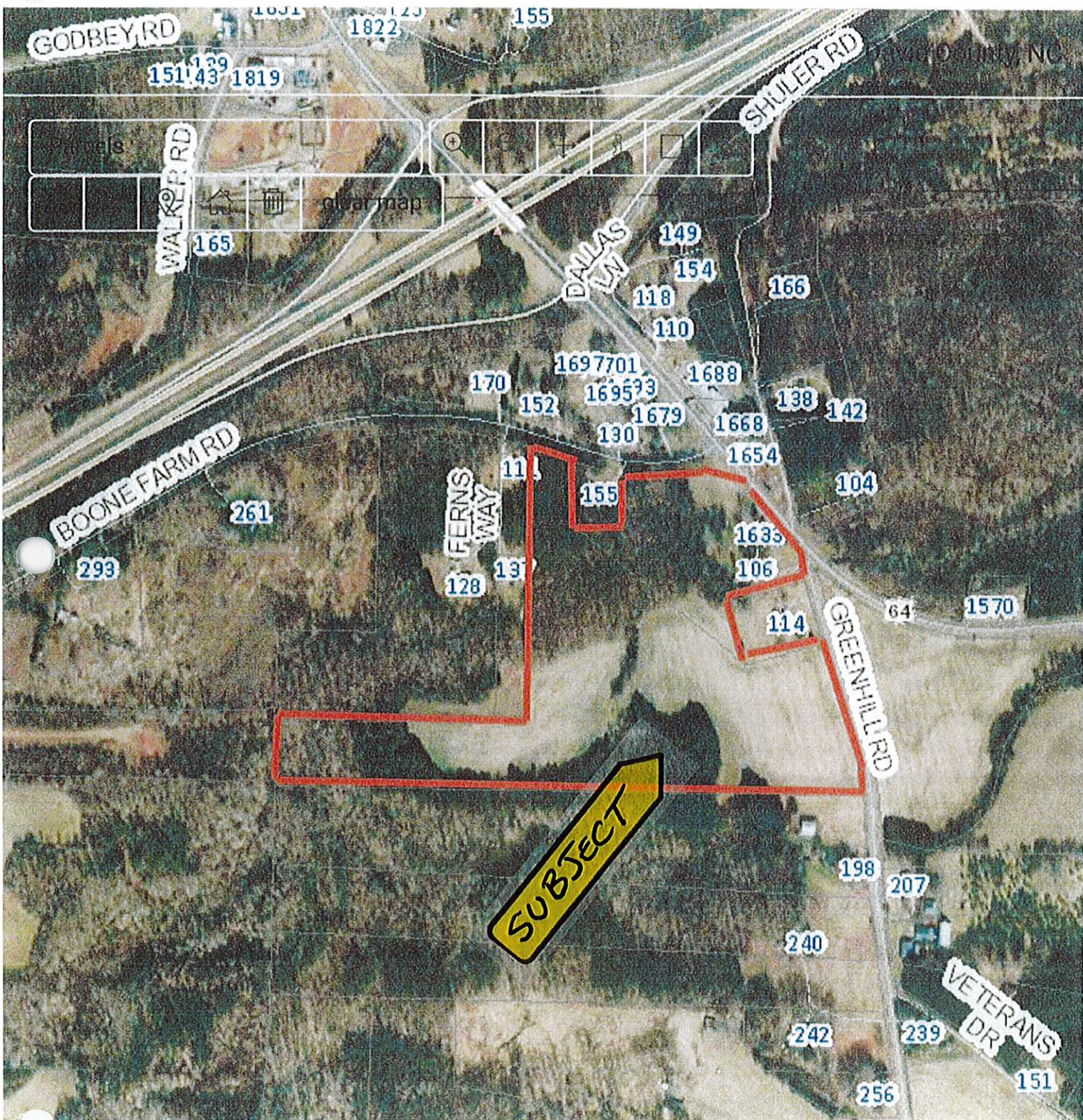
- Our plan for this property is a 3.5-acre business park consisting of two 7,500 sf office/warehouse buildings and 33,300 sf of RV/Boat- Mini Storage buildings.
- The design of the buildings is rural in nature and in keeping with the surrounding community right down to the color and manufacture of our neighbors directly across the street's buildings.
- This property is located three tenths of a mile from I-40 Exit 168, and less than 400 ft from Hwy 64, giving it great visibility and easy access to two major thoroughfares.
- If approved, our plan is to combine two parcels, creating a 34.4-acre parcel. We are not asking for a 10/70 variance at this time as the 34.4 acres will give us approximately 8.256 acres for impervious development, leaving **26 acres** in open/wooded farmland surrounding this project.
- 7.02 acres of this 34.4-acre parcel is already zoned Highway Business. We are only asking for 8-9 acres of the Greenhill Road frontage to be zoned Highway Business.
- This property is located directly across the street from property identified by the county for Growth Enhancement. The I-40, Exit 168 / Highway 64 interchange represents the western gateway into Mocksville we believe this site is ideal for development.
- Sewer service is not available at this time so any approval of this project would be conditioned upon perk test/septic permit approval by the county health department. In the event soils will not accommodate the required flow, the office/warehouse buildings would be converted to RV/Boat storage buildings and house the storage facility office.



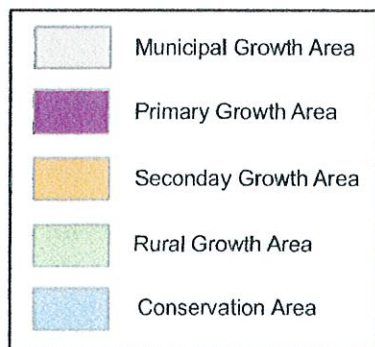
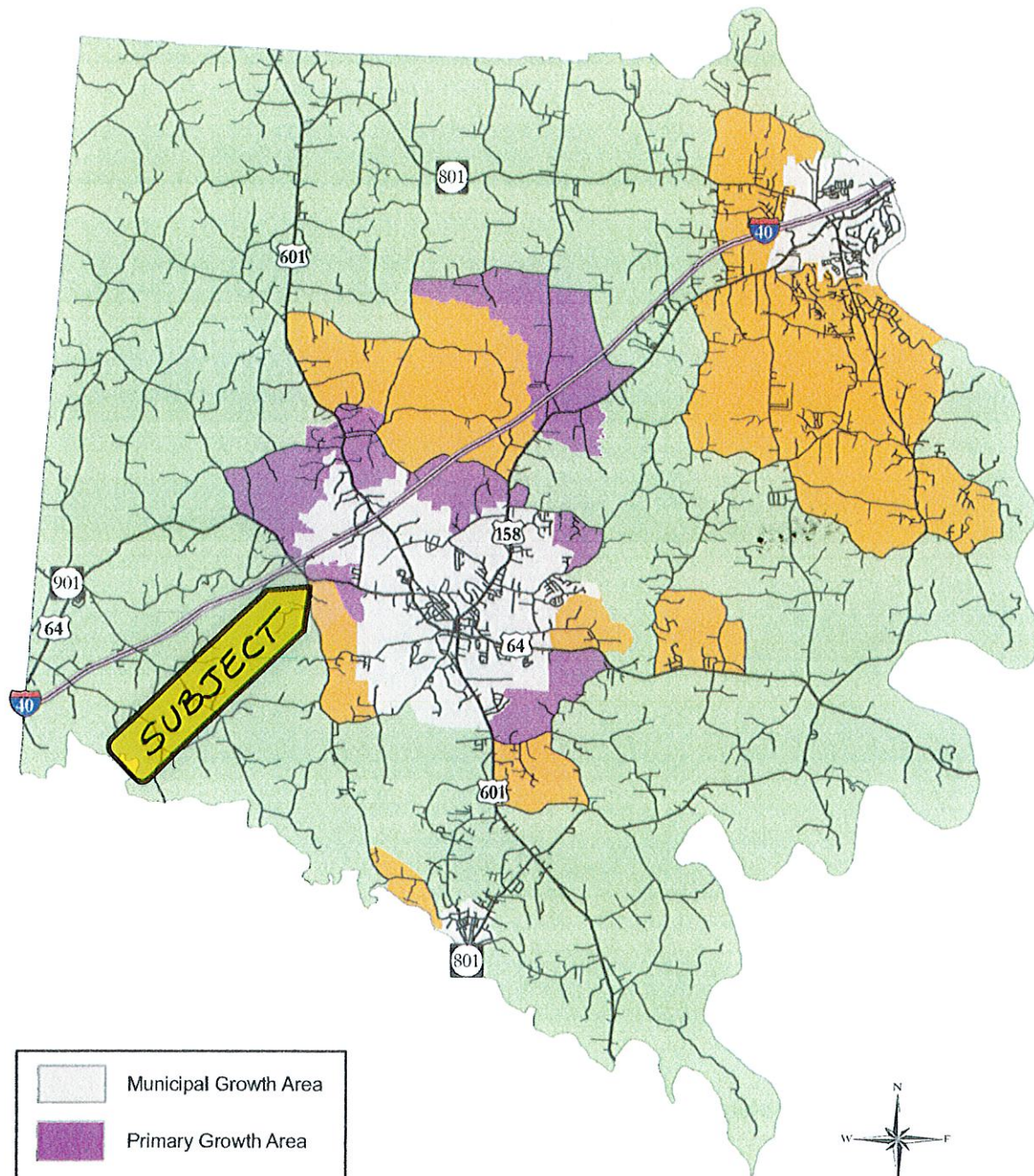








Growth Enhancement Map



0 5,500 11,000 22,000 Feet

Davie County Development Services
February 3, 2010

Davie County has compiled this map from various sources and makes no warranties or representations, expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular purpose. Users are encouraged to notify the GIS Department of inconsistencies in the map so that corrections can be made in future printings.

