

**Davie County
Planning Board Minutes
Thursday December 19, 2024
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:03 P.M.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Ellen Grubb	Chairman	Present
Keith Beck	Vice-Chair	Absent
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. Adopt the agenda**-The agenda was *unanimously* adopted. Motion made by **Mark White**, seconded by **Chris Cole**.
- C. Approval of Minutes**-Minutes from the November 26, 2024 meeting were *unanimously* approved. Motion by **Mark White**, seconded by **Chris Cole**.
- D. 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 8.2 acres from Residential Agricultural (R-A) and Residential 20 (R-20) to Highway Business Conditional (H-B-C). The subject property is located on Greenhill Road. The property is further described as Davie County Tax Parcel I30000003507.

Johnny Easter introduced the item. After the last meeting he and Mr. Greene discussed conditions for the rezoning request. Mr. Easter then presented a Power Point presentation with the proposed conditions.

Board discussion and questions: *None at this time*

Public comment section in favor: **Chairman Grubb** opened the floor for public comment in favor of the rezoning request. *There were none.*

Public comment period in opposition: **Chairman Grubb** opened the floor for public comment in opposition of the project. *There were none.*

Public comment section was closed.

Board discussion and questions:

Chairman Grubb asked if the 5000 square feet flex spaces can be divided.

Mr. Easter answered that they could as needed. The uses however would be limited to the list of uses on the conditions. If there was anything outside of that list they would need to go back through the rezoning process.

Nick Gibietis asked what is rule on the watershed.

Mr. Easter explained the additional requirements on building a commercial property in a watershed.

Chairman Grubb asked if the applicant was going to plant trees. Is it required that he has some kind of buffer?

Mr. Easter answered yes there is a Type-B buffer requirement per the zoning ordinance along the part that borders R-20 (residential) zoning. Buffering is not required if it is anything other than that.

Mr. Gibietis asked **Mr. Easter** to elaborate on what a Type-B buffer is.

Mr. Easter explained what a Type-B buffer is and that it can consist of shrubs, trees, a berm, fencing or a combination there of. All that is part of the zoning ordinance.

***Chairman Grubb** asked the board if they had any additional questions based on what was presented today.*

Mr. Hunckler commented that he supposed the 20 foot setback and having that 5000 square foot flex space closer to that property line would be to maximize the orientation of the buildings to available space. He then asked **Mr. Greene** if there was a way to pull the entire thing back, the entire plan, a little bit or does that allow for specific turn around for vehicles and that sort of thing.

Mr. Greene explained that the orientation of trying to keep the end caps of those buildings towards the street is a space issue based on the topography of the land. In terms of buffering he is planning a 6 foot fence in addition to the Planning's required buffering, also along the northern boundary, R-20 area, it will be an opaque fence. Anything they put in front of that place would be along the south where the RV storage would be. They would happily put fencing there but would like to leave the flex space open so it would be visible from the road.

Mr. White asked how close this is from his residence.

Mr. Greene stated he lives in Oak Island. His family farm is about 3 miles down the road from this property.

There were no further questions for Mr. Greene.

Chairman Grubb asked the board if they had any other questions or concerns.

Mr. Gibietis stated he lives right down the road from this and has to drive by this property multiple times a day. He understands that storage is a popular thing right now but feels this would be more

appropriate on 70 or on the Farmington exit where there is already one. This is all residential rural and if we are trying to preserve rural, this wipes out 27 acres of it. He doesn't see how this fits into what anybody around this desires or needs. This is turning rural into industrial.

Mr. White stated that highway business is business on a highway. Greenhill is not a highway. He feels this sets a bad precedent. This creates no jobs whatsoever and it does not preserve the rural nature of Davie County. He made a motion to deny the rezoning.

Mr. Gibietis seconded the motion to deny the rezoning.

Chairman Grubb called for a vote based on Mr. White's motion. **Mark White, Nick Gibietis, Justin Miller** and **Chairman Grubb** voted to approve the motion to deny. **Chris Cole** and **Anthony Hunckler** voted in opposition of the denial. The vote to deny the zoning map amendment was approved 4-2.

2. **TEXT-24-3**-The Planning Board will review and revise the Zoning Ordinance Text Amendment § 155.130 Conditions on Table of Uses. (BB) Solar energy generating facility (SGF).

Mr. Easter introduced the text amendment.

Board discussion ensued.

Mr. Hunckler asked if they could add planting trees in addition to the buffer requirements.

Mr. Easter explained the buffering requirements were already built into it.

There were no other questions or suggestions.

Chairman Grubb called for a motion. **Mark White** made a motion to approve, **Nick Gibietis** seconded.

Chairman Grubb called for a vote. The motion to approve the Text Amendment was unanimously approved, 6-0.

- E. **Old or new business:** The next meeting the board will be working on a text amendment for Chapter 154: Subdivision Regulations.

- F. **Chairman Grubb** asked if there was a motion to adjourn.

Chris Cole made a motion to adjourn, **Nick Gibietis** seconded.

- G. **Adjournment:** The meeting was adjourned at 3:55 p.m.



DC24-13-3507 Floyd Greene Limited Partnership, RLLP



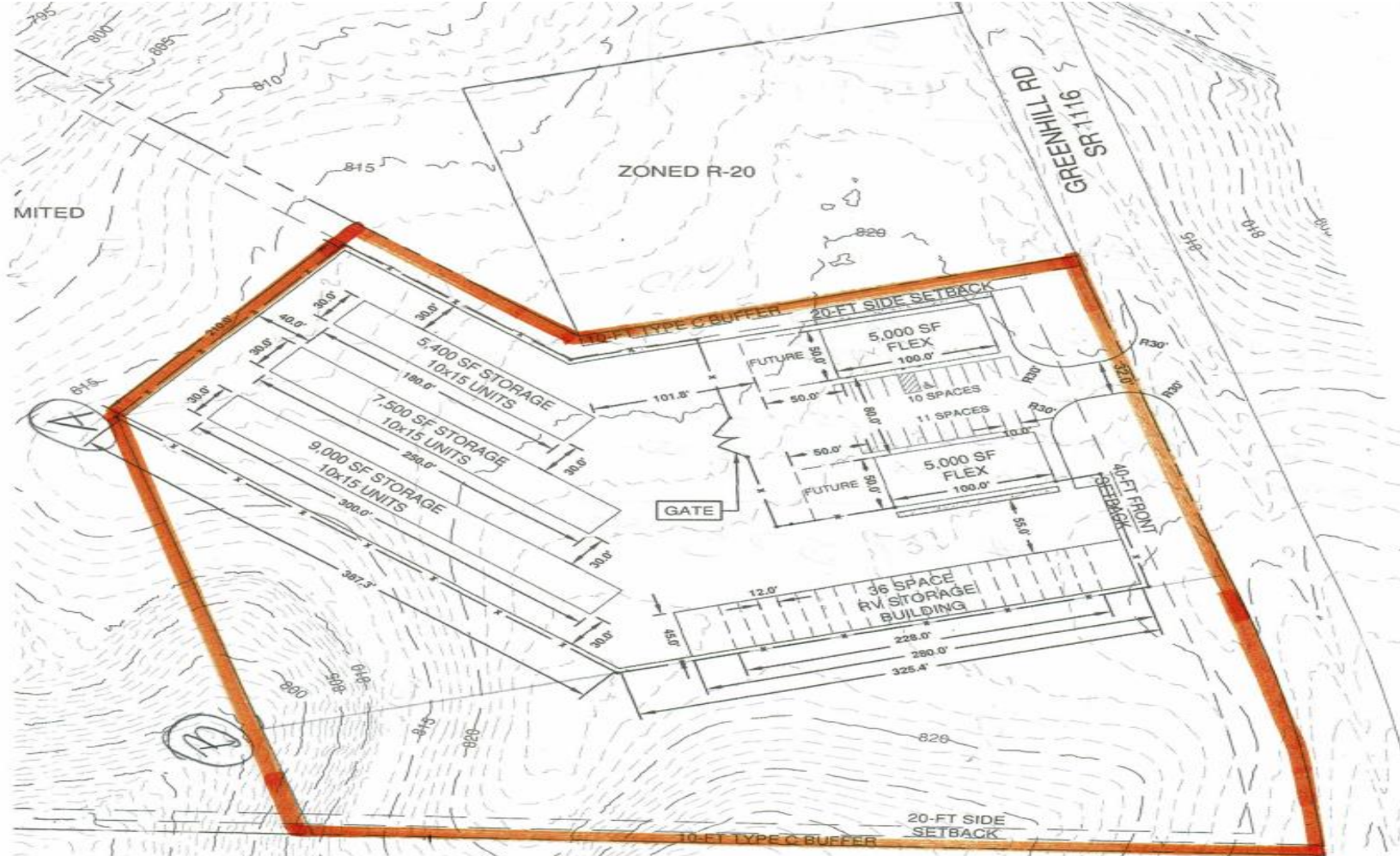
DC24-I3-3507 Floyd Greene Limited Partnership, RLLP



CONDITIONS

- LIMIT REZONING TO approx.. 8.2 ACRE SITE PLAN SUBMITTED, OR APPROX. 620 FT DEEP ALONG THE GREENHILL RD FRONTAGE ONLY...NOT THE ENTIRE 27.42 ACRES.

DC24-I3-3507 Floyd Greene Limited Partnership, RLLP



DC24-I3-3507 Floyd Greene Limited Partnership, RLLP

- NO OUTSIDE PARKING PARKING/STORAGE OF RV/BOATS.
- ENCLOSED STORAGE, MINIMUM 3-SIDED BUILDINGS.
- INSTALL A PINE FOREST TREE FARM BETWEEN THIS SITE AND THE TUTTEROW PROPERTY TO THE SOUTH OF THIS SITE, AND FROM THE REAR OF THE PROPOSED SITE TO THE WESTERN MOST BORDER OF THE PROPERTY.



DC24-I3-3507 Floyd Greene Limited Partnership, RLLP

- RESTRICT THE REZONING TO HB-C FOR THE SPECIFIC SITE PLAN PROPOSED, SELF STORAGE AND OFFICE-WAREHOUSE/FLEX SPACE.
- BUILDING DESIGN, RURAL/BARN CONCEPT, EARTH TONE EXTERIOR COLOR SCHEME.





DC24-I3-3507 Floyd Greene Limited Partnership, RLLP

Only Allowable Uses....

- pet/farm/garden/feed supply,
- contractors/building-service related,
- machine/welding shops,
- warehouse/self-storage,
- farm machinery sales/service,
- fruit and vegetable market
- cabinet/woodworking/upholstery shop,
- motor vehicle repair





DC24-I3-3507 Floyd Greene Limited Partnership, RLLP

- lawn mower, bicycle, power equipment sales/service,
- wholesale trade,
- retail general, floral shop,
- locksmith, gunsmith,
- professional office,
- office supplies, equipment sales & service
- pawn shop
- exterminators
- private recreational facilities, indoor batting cages
- Small trucking/shipping operations with conditional approval





Proposed Solar Energy Generating Facility Changes



Proposed Solar Energy Generating Facility Changes



- All Solar Panels shall be located at a minimum distance of 100 feet, measured in a straight line in any direction from any property line.

Proposed Solar Energy Generating Facility Changes

- All Solar Energy Generating Facilities (SGF) shall be located on contiguous* property of no less than 100 acres.

***One property touching or connected throughout in an unbroken sequence**

Proposed Solar Energy Generating Facility Changes

- All Solar Panels shall be located at a minimum distance of 500 feet, measured in a straight line in any direction from the structure of the proposed solar farm to the structure of any of the following: (a) A place of worship or other religious institution; (b) A day care center or facility; (c) A public or private school; (d) A public park, playground, library, community pool or any area where large numbers of minors regularly travel or congregate including, but not limited to, public swimming pools; (e) A fire station, police station or other public safety facility; (f) A nursing home or assisted living facility or medical facility; (g) A funeral home; (h) Any dwelling Unit (single family or multi-family).

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