



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
Thursday September 4, 2025 3:00 P.M.

A. Call to order

B. Adopt the Agenda

C. Approval of the Minutes: March 25, 2025

D. Public Comments from Citizens: Individuals wishing to address the Board are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss. The Chairman will recognize individuals requesting to address the Board. **Comments by any one speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to an agenda item scheduled for this meeting, please reserve your comment for the applicable public hearing.

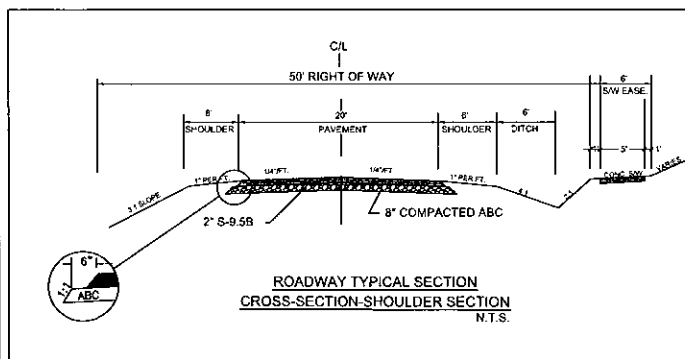
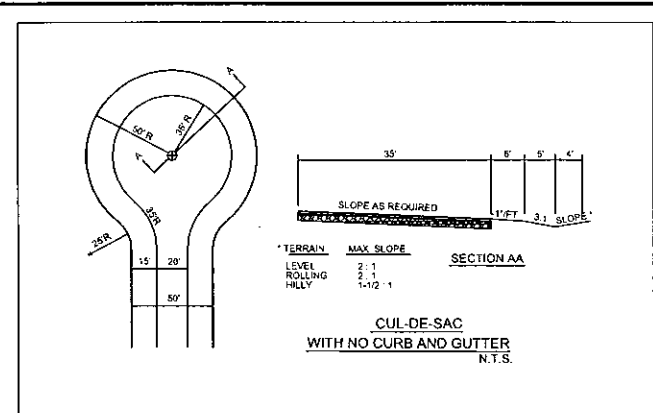
E. Zoning Map Amendment: Zoning Map Amendment DC25-G3-0002- Brian Killian has applied to rezone an approximate .92 acre parcel from Residential 12 (R-12) to Highway Business Conditional (HB-C). The subject property is located on US Highway 601 North. The property is further described as Davie County Tax Parcel G3050A0002.

F. Old Business: Seasonal Uses

G. New Business: The Reserve Subdivision Review

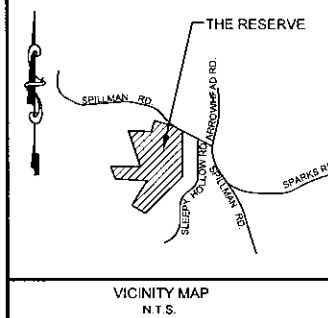
H. Adjournment





TYPICAL STREET/SIDEWALK LIGHT W/ FIBERGLASS POLE

- SITE DATA**
- JURISDICTION: DAVIE COUNTY, N.C.
 - COUNTY ID: 86-000-00-004
NC PIN: 5853342864
ZONING: R-A
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - TOTAL TRACT ACREAGE: 56.67 AC.
AREA TO BE DEDICATED TO PUBLIC RW: 0.24 AC.
NET AREA FOR DEVELOPMENT: 56.43 AC.
 - COMMON OPEN SPACE REQUIRED: 18% (MIN. 10.20 AC. REQ.)
COMMON OPEN SPACE PROVIDED: 20.2% (11.45 AC.)
ACTIVE OPEN SPACE REQUIRED: 30% (3.06 AC.)
ACTIVE OPEN SPACE PROVIDED: 72% (7.35 AC.)
 - BUFFERS REQUIRED: NONE
 - UNIT CALCULATIONS:
NUMBER OF LOTS: 40
LOT MIN. WIDTH: 80'
LOT MIN. AREA: 40,000 S.F.
 - WATERSHED: DAVIE COUNTY, WS-IV-P
 - FEMA FLOOD FIRM: 3710570800J DATE: 9/17/2008
PORTIONS OF THIS PROPERTY ARE LOCATED IN THE 100 YR. FLOOD ZONE
 - BOUNDARY AND TOPOGRAPHY INFORMATION:
BOUNDARY TAKEN FROM JAN 16, 2020 SURVEY BY KENNETH L. FOSTER & ASSOCIATES, P.A.
TOPOGRAPHIC INFORMATION TAKEN FROM GIS LIDAR
 - INFRASTRUCTURE:
WATER: INDIVIDUAL WELLS
SEWER: PRIVATE SEPTIC SYSTEMS
STREETS: PUBLIC; 50' RW; 20' RIBBON; 2215 L.F.



LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



BRAXTON REAL ESTATE AND DEVELOPMENT CO., LLC
5420 HAMPTON KNOLL RD.
CLEMMONS, N.C. 27012
PHONE: (336) 399-7197
braxtonreandev@gmail.com

THE RESERVE SUBDIVISION
SPILLMAN RD., DAVIE COUNTY, N.C.
PRELIMINARY SITE PLAN

REVISIONS

PROJECT NO: 2025.28
SCALE: 1" = 100'
DRAWN BY: MRH
CHECKED BY: JLV
DATE: 7/30/2025

SHEET NO:

C1.0

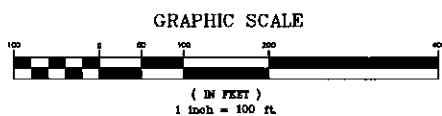
MASON JOSEPH WILLIAM ETAL
HARDING CONSTANCE ANITA
PIN # 5853336722
DB. 1231, PG. 1160
ZONING: R-A, DAVIE COUNTY QD

HOOKER MASON
HOOKER MORGAN
PIN # 5853345686
DB. 1282, PG. 1075
ZONING: R-A, DAVIE COUNTY QD

POINDEXTER FAMILY PROP.
LLC
PIN # 5853365283
DB. 1212, PG. 0812
ZONING: R-A, DAVIE COUNTY QD

YOUNG HELEN SPARKS
PIN # 5853253894
DB. 1213, PG. 0034
ZONING: R-A, DAVIE COUNTY QD

MILLER NANCY SPARKS
PIN # 5853144949
DB. 1105, PG. 0081
ZONING: R-A, DAVIE COUNTY QD



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, TRAFFIC CONTROL, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHOWING WILL BE ACCORDING TO DEPT. 1202 SUBPART 7, OR AS AMENDED.