

**Davie County
Planning Board Minutes
Thursday September 4, 2025
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:01 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	Present
Mark White	Board Member	Present
Justin Miller	Board Member	Present
Chris Cole	Board Member	Present
Nick Gibietis	Board Member	Absent
Anthony Hunckler	Board Member	Present

- B. Adopt the agenda**-The agenda was *unanimously* adopted. Motion made by **Mark White**, seconded by **Justin Miller**.
- C. Approval of Minutes**-Minutes from the March 25, 2025 meeting were *unanimously* approved. Motion by **Mark White**, seconded by **Tamara Taylor**.
- 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.*
- 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.

Staff Report: **Johnny Easter** introduced the item.

Board discussion and questions: The board addressed the applicant, **Brian Killian**.

Anthony Hunckler asked where the existing location currently is.

Mr. Killian explained the existing location is just across the road. That is their manufacturing area. This parcel will be used as a staging area for the sheds. It will provide more visibility.

Mr. Hunckler asked how long they have been in business.

Mr. Killian answered they have been in Mocksville since March of this year. Their company is from Wilkesboro.

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

Cindra Belcher spoke in opposition. She resides at 2360 US Hwy 601 N. She read letters from other surrounding residents who also oppose this.

Harry Hacker who resides at 2370 US Hwy 601 N spoke in opposition. He has traffic safety concerns.

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

The resident who resides at 2329 US Hwy 601 N, spoke in favor. He lives directly next door to the existing business location. He stated they are quiet and there are not a lot of people coming and going there.

Public comment section was closed.

Board discussion and questions:

Mark White asked if there would be a sales person on the new site and what would be the business hours.

Mr. Killian said there would not be on this lot. This lot is just for people to look. Their current business hours are 9-5.

Chairman Grubb asked if there would be lighting.

Mr. Killian replied that he did not have that planned as of yet but it would be facing inward not shining all over the property.

Tamara Taylor asked if the buildings on this lot would be locked up at night. She has concerns about possible vagrant issues.

Mr. Killian stated they had not had that problem but would be happy to lock them up at night to avoid an issue.

Mr. White raised concerns about people crossing the road with the locations being right across the street from one another and 601 being a busy road.

Mr. Killian said he had thought about that but he cannot control people crossing the road. His main goal is more visibility.

Mr. Hunckler asked what the ideal amount of inventory is.

Mr. Killian said that 15-20 sheds on that lot is what he planned. He doesn't need more inventory than that.

Chairman Grubb asked the board if they had any other questions or concerns. *There were none.*

Chairman Grubb then made a motion to approve with conditions. The motion was seconded by **Chris Cole**.

Chairman Grubb called for a vote. **Chairman Grubb, Justin Miller, Tamara Taylor and Chris Cole** voted to approve. **Mark White and Anthony Hunckler** voted to deny. The motion to approve the zoning map amendment with conditions was passed 4-2.

F. Old business: Seasonal uses.

Mr. Easter introduced the temporary seasonal uses ordinance. He reviewed the current temporary seasonal use ordinance and introduced some possible proposed changes to the zoning districts that allow the uses, the expanded types of uses and event options.

After some board discussion, it was unanimously decided to defer this business to the next meeting.

G. New business: The Reserve Subdivision.

The preliminary subdivision plat was reviewed. It was unanimously agreed it met all the requirements for a Class III Major Subdivision with 26-40 lots.

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

Tamara Taylor made a motion to adjourn, **Chris Cole** seconded.

I. Adjournment: The meeting was adjourned at 4:22 p.m.



Temporary Seasonal Uses



“Current Regulation”

Temporary Seasonal Uses



- *Temporary, seasonal uses and structures.* The establishment of temporary sales lots for farmers markets, Christmas trees, and other seasonal agricultural products, plus related goods, is permitted for up to a maximum of three months upon the issuance of a temporary use permit by the Zoning Administrator

Temporary Seasonal Uses



. The following conditions shall apply.

- (1) The storage of goods in or sale of goods from trailer(s) on the site shall be prohibited.

(2) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use.

(3) Off-street parking may be provided behind or to the side of the established use, but not forward of the required front setback.

(4) On-site parking may be provided on a dust-free, pervious surface area and need not comply with additional paving requirements.



Temporary Seasonal Uses



. The following Zoning Districts allow:

- - H-B.* Highway Business District
 - N-B.* Neighborhood Business District
 - C-S.* Community Shopping District
 - G-I.* General Industrial District
 - H-I.* Heavy Industrial District



Temporary Seasonal Uses



“Proposed Regulation”



Temporary Seasonal Uses



Temporary, seasonal uses and structures. The establishment of temporary sales lots for farmers markets, Christmas trees, **Corn Maze** and other seasonal agricultural products, plus related goods, is permitted for up to a maximum of three months upon the issuance of a temporary use permit by the Zoning Administrator.



Temporary Seasonal Uses



Any Stand Alone Single One Day Event(s)* and; All Church Event(s) on Church owned Property **SHALL** be Exempt.



Temporary Seasonal Uses



Stand Alone Single One Day Event Examples....

Car Wash

Bake Sale

Yard Sale

Chicken Stew

BBQ

Dog Wash

5K Run/walk

Bingo

Fish Fry

Poker Run



Temporary Seasonal Uses



. The following conditions shall apply.

- (1) The storage of goods in or sale of goods from trailer(s) on the site shall be prohibited.

(2) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use.

(3) Off-street parking may be provided behind or to the side of the established use, but not forward of the required front setback.

(4) On-site parking may be provided on a dust-free, pervious surface area and need not comply with additional paving requirements.



Temporary Seasonal Uses



. The following Zoning Districts allow:

■

H-B. Highway Business District

N-B. Business District

C-S. Community Shopping District

G-I. General Industrial District

H-I. Heavy Industrial District

R-A. Residential-Agricultural District

R-20. Residential District

R-12. Residential-Suburban District

R-8. Residential-Multiple Dwelling District



Temporary Seasonal Uses



Seasonal Events



Temporary Seasonal Uses



Flea Markets, Craft Fairs, Gun Shows, Cruise Ins, Concerts, Motor Vehicle Shows, Carnivals, Rodeo, Tractor Pulls, and other seasonal events; that operate up to 3 consecutive days, for no more than 4 times in a one year period, in the same location.



Temporary Seasonal Uses



Seasonal Events options



Temporary Seasonal Uses



Temporary uses in any zoning district not specifically listed in the regulations and determined by the Board of County Commissioners to be in the public interest for the district in which located; provided that such uses be of a temporary nature and does not involve the erection of substantial buildings, shall be permitted with application approval.



Temporary Seasonal Uses



An Application for a permit for the seasonal event shall be made to the Zoning Administrator, on a form and in a manner prescribed by him or her, by the person who will organize, sponsor, or hold the seasonal event. The application shall be filed with the Zoning Administrator at least 60 days prior to the commencement of the seasonal event

- (A) The application shall contain the following information:
- (1) Identification of the applicant;
 - (2) Identification of any other person(s) responsible for organizing, sponsoring, or holding the seasonal event;
 - (3) The location of the proposed seasonal event;
 - (4) The estimated maximum number of persons reasonably expected to be in attendance at any one time;
 - (5) The date or dates and the hours during which the seasonal event is to be conducted; and
 - (6) A statement as to the total time period involved (hours of operation shall be limited to 8am to 10pm).



Temporary Seasonal Uses



Seasonal Events will be addressed within the Table of Uses; via approval by means of a Special Use Permit or a Zoning Map Amendment. Examples:

Concerts

Craft Shows

Carnivals

Farmers Market

Rodeo

Tent Revivals

Tractor Pulls

Gun Shows

The following will need to be defined, any conditions specified and added to the Davie County Table of Uses found in the Zoning Ordinance.



Temporary Seasonal Uses



Table of Use Districts

<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>Recreation</i>											
Drag racing course	S					S					
Go-cart track	S					S					
Motor cross course (including bicycles without motors)	S					S					

Temporary Seasonal Uses



RACETRACKS. This U.S. industry comprises establishments primarily engaged in operating racetracks. These establishments may also present and/or promote the events held in these facilities such as auto, dog and horse races, go-cart races, a closed-course motorcycle race over natural or simulated rough terrain, and tractor or power pulling



Temporary Seasonal Uses



Questions, Comments,
Concerns?



Proposed Subdivision Changes



Class III Major Subdivisions with 26-40 lots**

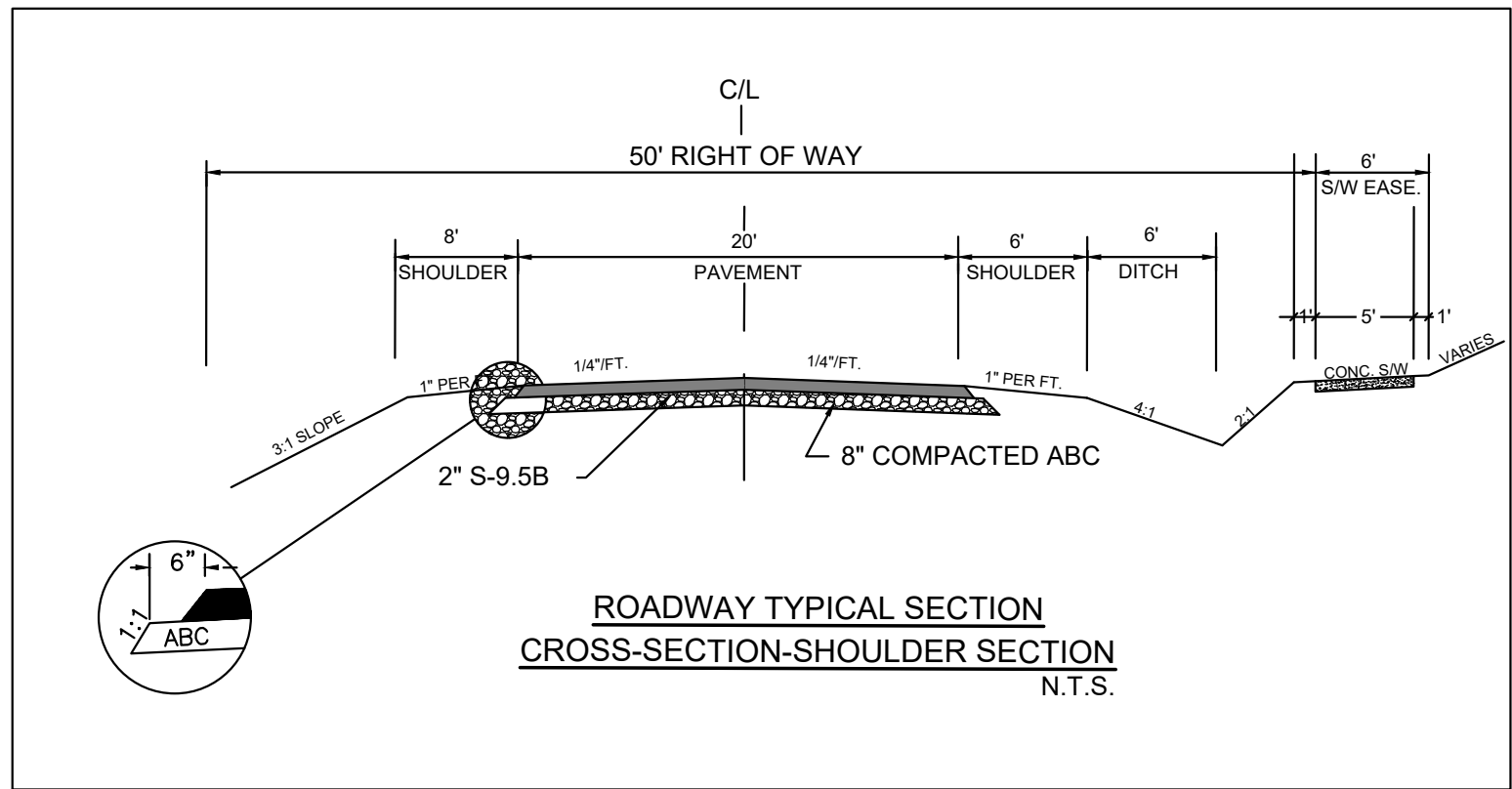
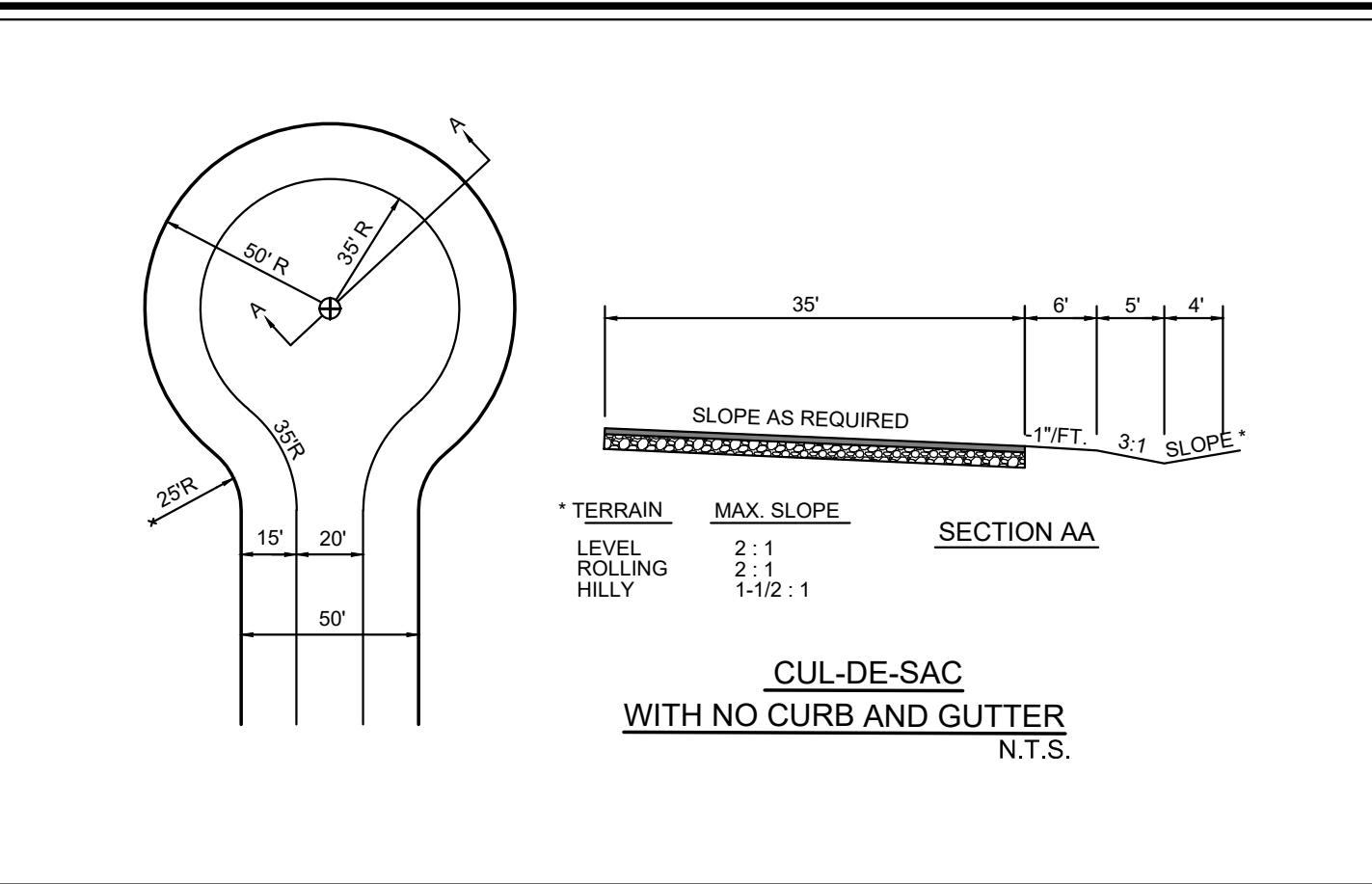
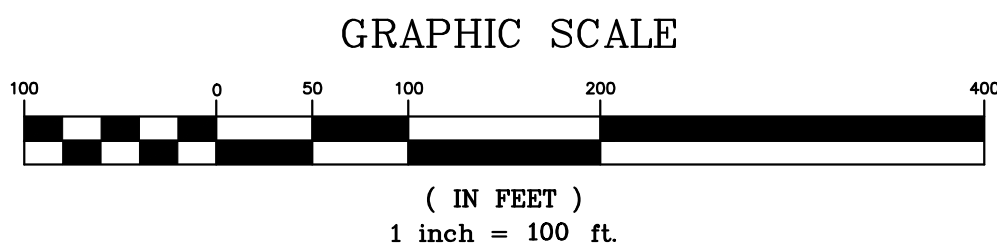
- TRC and Staff approval of site plan
- Common open space shall not be less than 18% of the total development area. Open space shall be held in common ownership by a homeowner's association or accepted by Davie County as public open space*
- Pedestrian access. Sidewalks shall be provided on at least one side of all street. Sidewalks shall be constructed of concrete, brick, or stone paving materials on a case- by-case basis. Sidewalks shall be a minimum width of five (5) feet. Vertical clearance along all sidewalks shall be at least eight (8) feet.
- Sidewalk lighting shall be required along all sidewalks, all lighting shall be 15' or less in height, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries and be directed in a way so as not to jeopardize traffic safety. Sidewalk lighting shall have a character compatible with the nature of the area and complementary to the building architecture and shall be provided at pedestrian intersections, public spaces and along paths to parking lots and other destinations.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners.





Know what's below.
Call before you dig.

- 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 FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3) ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4) SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

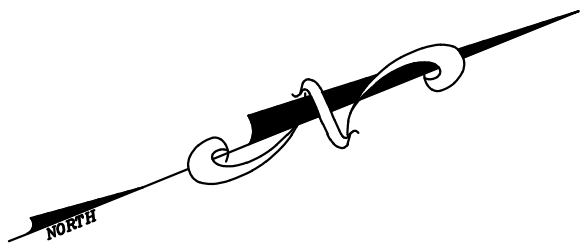


Town & Country

- Our lowest cost post-top light
- Traditional Look
- Best for neighborhoods & driveways
- Pole Options: **E**



TYPICAL STREET/SIDEWALK LIGHT W/ FIBERGLASS POLE

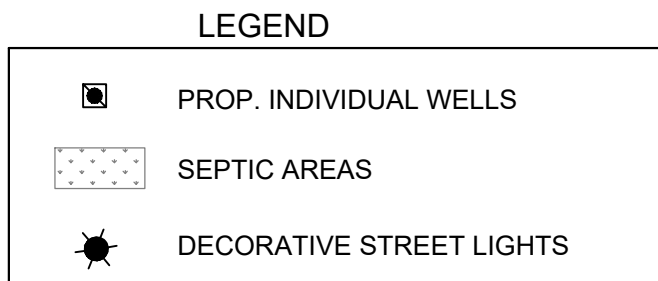


SITE DATA

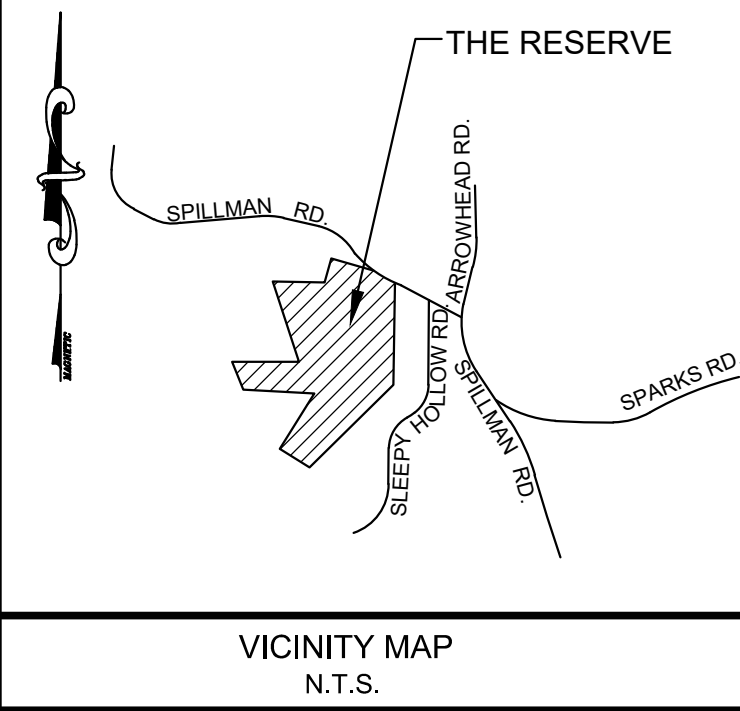
1. JURISDICTION: DAVIE COUNTY, N.C.
2. COUNTY ID: B6-000-00-004
NC PIN: 5853342864
ZONING: R-A
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3. TOTAL TRACT ACREAGE: 56.66 AC.
AREA TO BE DEDICATED TO PUBLIC R/W: 0.23 AC.
NET AREA FOR DEVELOPMENT: 56.43 AC.
4. COMMON OPEN SPACE REQUIRED: 18% (MIN. 10.20 AC. REQ.)
COMMON OPEN SPACE PROVIDED: 19.08% (10.81 AC.)
ACTIVE OPEN SPACE REQUIRED: 30% (3.06 AC.)
ACTIVE OPEN SPACE PROVIDED: 68.82% (7.02 AC.)
5. BUFFERS REQUIRED: NONE
6. UNIT CALCULATIONS:
NUMBER OF LOTS: 40
LOT MIN. WIDTH: 80'
LOT MIN. AREA: 40,000 S.F.
7. WATERSHED: DAVIE COUNTY, WS-IV-P
8. FEMA FLOOD FIRM: 3710570800J DATE: 9/17/2008
*PORTIONS OF THIS PROPERTY ARE LOCATED IN THE 100 YR. FLOOD ZONE
9. BOUNDARY AND TOPOGRAPHY INFORMATION:
BOUDARY TAKEN FROM AUG. 29, 2025 SURVEY BY JOSHUA M. DIXON, ENCOMPASS SURVEYING & ENGINEERING, PC, 6206B HACKER'S BEND CT., WINSTON-SALEM, N.C. 27103
TOPOGRAPHIC INFORMATION TAKEN FROM GIS LIDAR AND TOPO FROM ENCOMPASS 336-893-7397
10. INFRASTRUCTURE:
WATER: INDIVIDUAL WELLS
SEWER: PRIVATE SEPTIC SYSTEMS
STREETS: PUBLIC; 50' R/W; 20' RIBBON; 2226 L.F.±

Now or Formerly
Bobby Myers and wife,
Helen S. Young Myers
Deed Book 1213, Page 34
PIN 5853253894
Zoning: R-A, Davie County QD

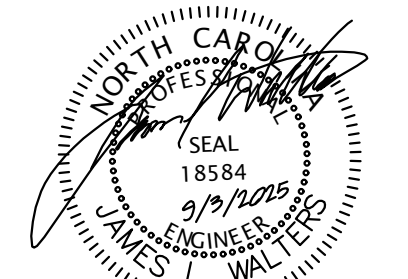
Now or Formerly
Poindexter Family
Properties, LLC
Deed Book 880,
Page 944
PIN 5853365283
Zoning: R-A, Davie
County QD



NOTE: ALL PAD ENVELOPES ARE 50' WIDE X 70' DEEP



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



BRAXTON REAL
ESTATE AND
DEVELOPMENT CO.,
LLC

6420 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: JLW
DATE: 9/3/2025

SHEET NO.

C1.0