Davie County
Planning Board Minutes
Tuesday May 23, 2023
Commissioners Meeting Room-123 South Main Street

A. Call to order-Chairman Wright called the meeting to order at 3:00 P.M.

Attendee Name	Title	Status
Tamara Taylor	Board Member	Present
Mark White	Board Member	Present
Mariam Wright	Board Chair	Present
Alan Miller	Board Member	Present
Chris Cole	Board Member	Absent
Ellen Grubb	Vice-Chair	Present
Keith Beck	Board Member	Present

B. **Adopt the Agenda-** *Alan Miller made the motion to adopt the agenda. Keith Beck seconded the motion. The agenda was adopted unanimously.*

C. **Approval of Minutes**-Minutes from April 25, 2023 meeting were *unanimously* approved. *Motion by Keith Beck, 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 no public comments made.*

E. Zoning Map Amendment DC23-C3-0008. Jordan Budd has applied to rezone approximately 2.65 acres from Residential 20 (R-20) to Highway Business Conditional (HB-C). The subject property is located at 4748 US Hwy 601 N. The property is further described as Davie County Tax Parcel C300000008.

Johnny Easter introduced the item and read the staff report.

Board Discussion and questions:

Chairman Wright asked if the conditions were for storage only.

Mr. Easter explained that was the specific condition Mr. Budd has applied for is Self-Storage Warehousing.

Ms. Grubb stated the property had once been the site of a gas station prior to the apartment house being built.

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

Jordan Budd-Mr. Budd is the applicant. He stated the property has been listed for sale for over 760 days. He is in real estate and grew up in Davie County. He stated the building is in a state of disrepair and has become an eye sore. The reason for his desire to put a self-storage warehouse facility there is because there is nothing in that area of its kind and he feels there is a need. His plan is to take the dirt from the property during the grading and bring it to the front to create buffering.

Chairman Wright asked how many units he is planning to build.

Mr. Budd said the total number of units would be between 150-200 but is uncertain if the land will allow. He is trying for 200.

Mr. Beck asked if there would be a manned office or would the facility be fully automated.

Mr. Budd stated the facility would be pretty automated.

Chairman Wright asked if it would be climate controlled.

Mr. Budd said there were no plans to have climate controlled units. The area is not demanding of climate controlled units.

Mr. Beck asked how many entrances would there be to the facility.

Mr. Budd stated there would be one entrance on the South side of the property. This would avoid vehicle back up on 601.

Farren Shoaf- Mr. Shoaf is a Broker with Total Real Estate representing Mr. Budd. He stated there was a gas station there originally. The current owner of the property cannot afford to fix it up. The self-storage warehouses facility would be the least impact to the residential neighbors. It is the highest and best use for the land.

John Blair-Mr. Blair currently lives in Concord but owns lots across the street from the property and will be building a home. He is not opposed to the storage facility but is concerned about bright lights shining in his windows.

<u>Public comment period in opposition:</u> **Vice-Chair Grubb** opened the floor for public comment in opposition of the project.

Corey Albright- Mr. Albright lives at 4774 US Hwy 601 N which is the adjoining property. He is worried about the noise. He doesn't want people going in and out of there making noise. He relocated from Winston-Salem for peace and quiet. He feels the Dollar General is enough noise. He feels the best use for the property would be houses.

Sue Driver-Ms. Driver lives at 4779 US Hwy 601 N. she is not opposed to the facility but questions the need for it. She asked if anyone out there is going to use them. She feels that people in that area find a place to store their things. She would hate to see it happen but knows that progress is coming.

There were no other public comments. The public comment period was closed.

Board discussion and questions:

Chairman Wright asked what would be the operating hours of the proposed facility.

Mr. Budd stated that a lot of the self-storage facilities are open 24/7. He said that 24/7 availability was what was in his mind.

Chairman Wright asked if he had any plans for buffering for noise control.

Mr. Budd said that along the backside of the property where it backs up to Dollar General and the left side of the property where Mr. Albright lives there is already a nice natural buffer of mature trees. He knows the front of the property is fully exposed. He has been in talks with some graders about taking some dirt from the back of the property and bring it to the front to create a buffer with landscaping to help hide it.

Ms. Grubb asked if they could put conditions on the potential rezoning for lighting and buffering.

Mr. Easter explained that the buffering and directional lighting conditions have to be maintained and are already in place in the permitting process. The days of flood lighting are gone and the lights are now more directional. If the board wished to place any additional enhanced conditions, they would have to be agreed upon by both parties.

Ms. Taylor asked Mr. Shoaf why, with the need for housing, has this property since it is zoned residential not been bought especially in this real estate market.

Mr. Shoaf said that due to its location right on the corner of 601 and 801 and with the Dollar General behind it, his client feels the highest and best use would be a convenience store or a commercial facility.

Chairman Wright called for a vote.

Keith Beck *made the motion to approve* ***. Tamara Taylor*** *seconded the motion. The motion to approve was passed unanimously* (6-0).

- **F.** **Old or new business:** Mr. Easter informed the Board of the new naming system for rezoning amendments. He went on to explain, it will help in locating older records and cross referencing.

Chairman Wright asked if there was a motion to adjourn.

Keith Beck *made the motion to adjourn,* ***Mark White*** *seconded the motion.*

- **G.** **Adjournment:** The meeting was adjourned at 3:38 P.M.