

Board of Commissioners

Mark Jones, Chair
Benita Finney, Vice Chair
Richard Poindexter
Terry Renegar
M Brent Shoaf



Brian Barnett
County Manager
Commissioners Room
123 S. Main Street
Mocksville, NC 27028
November 20, 2025
9:00 AM

MINUTES

**Davie County - Board of Commissioners
Work Session**

1. Meeting Called to Order - Chair Jones

At 9:00 A.M., the meeting was called to order.

2. Invocation - Rodney Pierce

Rodney Pierce gave the invocation.

3. Pledge of Allegiance - Meagan Tomlin

Meagan Tomlin led the Pledge of Allegiance.

4. Adopt Agenda - Chair Jones

Commissioner Finney made the motion to adopt the agenda. Commissioner Renegar seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf).

5. Report to Board - Brian Barnett

a. Cooleemee Community Center Project — Jeff Smith

Jeff Smith presented the project status of the Cooleemee Community Center.

b. Davie County High School Advanced Manufacturing Building — Dr. Belcher

Dr. Belcher introduced his team to present the plans for the Advanced Manufacturing Building. Chair Jones requested to be kept informed as the project advances and recommended that they schedule a meeting with Congressman McDowell regarding potential funding opportunities.

c. Financial Presentation - Robin West

Robin West presented the financial presentation.

d. Subdivision Ordinance — Johnny Easter

Johnny Easter presented the proposed subdivision changes.

Commissioner Shoaf expressed concerns regarding impacts on individual property rights within subdivisions.

Mr. Renegar emphasized the importance of requiring community meetings before any Planning Board consideration to ensure transparency.

Vice Chair Finney stated that requiring a special permit process—one that includes notification to neighboring property owners—would be essential.

County Attorney Ed Vogler provided additional suggestions related to the County's police powers (referenced in the attachment).

The Board of Commissioners agreed that all ideas discussed should be incorporated into the revised ordinance.

Chair Jones requested that staff explore ways to protect property owners so they are not pressured or forced to sell to developers, and recommended that legislators review potential approaches.

Mr. Barnett requested that it be noted for the record that the community's voices are being heard.

6. Pending Action Items - Brian Barnett

Brian Barnett made it known that the December 1st meeting would be the organizational meeting.

7. Discussion Items - Chair Jones

Commissioner Shoaf requested an update on the HR Policy review.

Brian Barnett reported that the committee meets monthly for approximately three hours and is reviewing the policy word-by-word. He noted that the first three sections have been sent to department heads for review.

Chair Jones asked that these sections also be provided to the Commissioners.

Commissioner Shoaf inquired about the vision and timeline for moving forward with the employee step plan.

Brian Barnett stated that the step plan remains on the County's radar.

Chair Jones requested that the discussion of the step plan be added to the December pre-budget meetings.

Commissioner Shoaf also asked about exploring different mechanisms for fire funding.

Brian Barnett responded that he is reviewing how other counties approach this and will bring forward ideas for consideration.

8. Commissioners' Comments

The Commissioners thanked everyone for coming out today and wished everyone a Happy Thanksgiving.

Brent Shoaf thanked Johnny Lambert, Johnny Easter, and Danny Smith for the help they've given and the information presented. He wanted to thank the Advance Fire Responders and

Davie County EMTs for responding to his sister, who had a seizure.

Benita Finney wanted to thank Davie County community for stepping together during the government shutdown to help feed those in need.

9. Closed Session - Chair Jones

At 10:56 A.M, Commissioner Renegar made the motion to enter into closed session. Commissioner Finney seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)

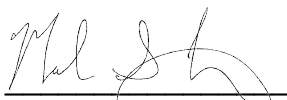
At 11:16 A.M, Commissioner Finney made the motion to enter back into open session. Commissioner Poindexter seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)

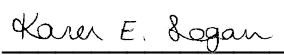
a.

- -Closed Session Pursuant to NCGS 143-318.11(a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment of an individual public officer;
- - NCGS 143-318.1(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price of proposed contract for the acquisition of real property by purchase, option, exchange, or lease;

10. Adjourn - Chair Jones

Commissioner Poindexter made the motion to adjourn. Commissioner Renegar seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)


Chair, Mark Jones

Attest: 
Clerk, Karen Logan



Suggestions to consider which will pass legal challenge as to police powers of the County

Rural Subdivisions where the subdivision is not serviced by either public utility water or by a private fire suppression system (as hereinafter defined) then the following requirements must be met:

1. Lot size- 70,000 square feet minimum (1.6069 acres)
2. Lot width- 150 feet
3. Set back from road- 75 feet
4. Side yard setbacks- 45 feet from property line

Private fire suppression system- defined-

A private fire suppression system shall be a system which can supply water for the suppression of fires which is available for fire departments to use in the event of an emergency which is built by the developer and maintained by a Home Owners Association of the subdivision and which can supply water at the average rate of no less than 1000 gallons per minute, (Class Green) and at a water pressure of no less than 75 PSI. The system shall have a backup energy source which can operate for at least four continuous hours with lines from the main source of water supply extended out into the subdivision with fire hydrants no less than 1500 feet apart.