

Board of Commissioners

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



Brian Barnett
County Manager
Commissioners Room
123 S. Main Street
Mocksville, NC 27028
February 5, 2026
6:00 PM

MINUTES

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

1. Meeting Called to Order - Chair Finney

At 6:00 PM,, the meeting was called to order.

2. Invocation - Pastor Hyatt Grissom, Cooleemee Presbyterian Church

Invocation was offered by Pastor Grissom.

3. Pledge of Allegiance - Cameron Webb

The Pledge of Allegiance was led by Cameron Webb.

4. Ethics & Conflicts Disclosure - County Attorney, Ed Vogler

County Attorney Ed Vogler stated: "Pursuant to NCGS 160A-86 and the Davie County Board of Commissioners Code of Ethics adopted December 2, 2019, I would ask each of you before you adopt the agenda if there is any actual, potential or perceived conflicts of interest with respect to any matter on the proposed agenda which will come before the Board for a vote at this meeting today. If so, please speak up and let the Board know at this time before the agenda is adopted." No Commissioner spoke. Vogler then stated, "It is therefore concluded that there are no actual, potential, or perceived conflicts of interest by any Board member."

5. Adopt Agenda - Chair Finney

Chair Finney requested that Item 9.g., Resolution to approve the Lake Louise Contract and authorize the County Manager to execute, be pulled from consent and placed under old business to now be 10.a. She also noted that there would be no closed session.

Commissioner Shoaf made the motion for Item 9.g., Resolution to approve the Lake Louise Contract and authorize the County Manager to execute it and be pulled from the consent agenda. Commissioner Jones seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)

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

6. Public Comment Period - County Attorney, Ed Vogler

a. Public Comment Period Rules

1. Tony Scarlett addressed the Board regarding the Davie First Responders. Mr. Scarlett shared that he was transported to Davie Medical Center the previous week and felt compelled to speak about his experience. He stated that the telecommunicator was very professional and expressed his appreciation to the 911 Communications staff and the EMS crew.
2. William Vaughn addressed his concerns on subdivisions and Storm Water regulations. (copy of prepared comment attached)
3. Jim Myers addressed his concerns about the updated proposed Myers development.
4. Dean Allen addressed the Board as a representative of the County. He stated that he is voting for the individual whom he believes will best represent his voice for the County.
5. Gary Stowers is here to speak about the development and environmental concerns that will come with this development on Sheffield Road.
6. Kevin Boger is here to address his concerns about the proposed development and the effect it will have on his children. He feels the County is not feeling very rural nowadays, but that the board needs to restrict the ordinances to protect the County.
7. Jennifer Boger is here to present petitions opposing the proposed development located on US HWY 64 W between Sheffield Rd and Fred Lanier Rd. She is here to request help identifying who to contact when these issues arise from this subdivision. The petitions are in the minutes.

Commissioner Jones stated that he wants something to be done to protect the rural nature of this County.

7. Public Hearing - Brian Barnett

a. Public Hearing Comment Rules

- b. Zoning Ordinance Text Amendment DC26-TEXT-26-1: Chapter 155: Zoning Code: Zoning, Sections; § 155.001 DEFINITIONS. § 155.125 TABLE OF USE DISTRICTS. § 155.151 SPECIAL PURPOSE DISTRICT (S-P).

Johnny Easter presented the proposed subdivision changes. The 3 areas for consideration will be Definitions, Table of Use Districts, and Special Purpose Districts. The first action, what specific number of subdivision lots will trigger the approval process going forward. The current ordinance reads that it's a right by use. Chair Finney would like all subdivisions to come before this board, and notices to be sent to all neighboring properties. The second action is that Johnny is asking for a subdivision approval process. He proposed the changes regarding the

meetings that would have to be held by the petitioner, as well as who would have to be notified.

The Public Hearing was opened at 7:02 P.M. for public comments.

1. Jody Everett would like to suggest setting the number as low as possible for the subdivision lots for approval. He would encourage environmental and water runoff studies to be done before any approval. He stated that a backbone is what is needed, and he encouraged the board to take action tonight.
2. Kevin Boger is for the Commissioners to get the power to stop some of these subdivisions, and he feels like it would protect the property rights of families.
3. Jessica Boger stated that she supports this decision and believes this board needs more control to speak up for Davie County.
4. Gary Stowers thanked the board, and he supported the board being able to have a say.

At 7:11 P.M., Vice Chair Shoaf made a motion to close the Public Hearing. Commissioner Jones seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)

Ed Vogler stated that the first order of business would be to approve or deny 10 or more lots being put into the special-purpose zoning districts.

Commissioner Renegar made a motion that the new definition in the special purpose zoning district (the number of subdivision lots to trigger the approval process) will be 10 going forward. Richard Poindexter seconded the motion. Commissioner Jones asked for more discussion before a vote. County Manager Brian Barnett stated that 3 was the lowest number that you could go. And the motion passed 3-2 (Mark Jones, Richard Poindexter, Terry Renegar)

Mark Jones asked Shoaf and Finney what number they would be comfortable with to get a unified vote from the board to support the community. Finney stated that 3 lots would be her vote.

Commissioner Renegar withdrew his motion to make the definition for subdivision 10 to now be 3 or more lots

Commissioner Renegar made a motion that the new definition in the special purpose zoning district (the number of subdivision lots to trigger the approval process) will be 3 going forward. Richard Poindexter seconded the motion. And the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf))

Commissioner Poindexter made a motion to adopt the definition of 3 lots in the table of use districts. Commissioner Jones seconded, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf).

Commissioner Jones made a motion to add the proposed language for a major subdivision to be: Community meetings for all major class subdivisions. The applicant shall organize and conduct two community meetings with the surrounding property owners, within a 500' radius, at a minimum of 30 days prior to the scheduled Planning Board meeting date. The meetings shall be held at least 14 days apart. The petitioner must file in the office of the County Clerk a written report of the community meetings held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meetings and the manner and date of contact, the date, time and location of the meetings, a roster of the persons in attendance at the meetings, a summary of issues discussed at the meetings, and a description of any changes to the rezoning petition made by the petitioner as a result of the meetings. Commissioner Shoaf seconded the motion. And the motion passed 5–0 (Jones, Finney, Poindexter, Renegar, Shoaf)).

Commissioner Poindexter stated that the actions taken this evening will apply going forward only.

8. County Manager's Report - County Manager, Brian Barnett

Brian Barnett thanked all the staff and individuals who helped with the winter weather state of emergency over the last 2 weeks.

9. Consent Agenda

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

a. Approval Of Minutes

- January 5, 2026 - Regular Session Minutes
- January 5, 2026 - Closed Session Minutes
- January 22, 2026 - Budget Workshop Minutes

b. American Heart Month Proclamation

c. Black History Month Proclamation

d. Board Appointment - Rae Nelson, Jeanna White, Jeanette Pitts & Steven Franke - America 250 NC Committee

e. Bad Debt Write-Offs

- f. Budget Transfers / Amendments — Finance
- g. Resolution to approve the Lake Louise Contract and authorize the County Manager to execute
- h. Resolution to proceed with selection and contract award for the Davie County demolition contract for the old HHS/DSS building
- i. Fixed Asset Deletion — General Services
- j. Authorization to Proceed with Enforced Tax Collection
- k. Advertisement of Tax Liens
- l. Tax Reports, Releases, & Refunds

10. Old Business

The resolution to approve the Lake Louise Contract and authorize the County Manager to execute was moved to old business. Chair Finney called upon Paul Moore to explain this in detail. Paul explained to the board the plan to remove grey matter.

Paul assured Chair Finney that a map would be a part of this process.

Commissioner Jones made the motion to approve the Lake Louise Contract and authorize the County Manager to execute it. Commissioner Shoaf seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)

11. New Business

There was no new business.

12. Commissioners' Comments

13. Closed Session

There was no closed session tonight.

- a. Closed Session Pursuant to NCGS 143-318.11(a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or

conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

14. Adjourn - Chair Finney

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

PUBLIC COMMENT SIGN UP SHEET

PLEASE PRINT YOUR NAME

	<u>Name</u>	<u>Topic of Concern</u>
✓ 1.	Tony Scarlett	Davie first responders
✓ 2.	W Vaughn	planning / Stormwater
✓ 3.	Jim Myers	Myers Subdivision
✓ 4.	Dean Allen	" "
✓ 5.	Gary Stowers	" "
✓ 6.	Kevin Boger	" "
✓ 7.	Jennifer Boger	" "
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Please be advised that this sign-up sheet is a public record and subject to disclosure under the public records law of the State of North Carolina.

PUBLIC HEARING SIGN UP SHEET
PLEASE PRINT YOUR NAME

	<u>Name</u>	<u>Topic of Concern</u>
1.	✓ Tony Scarlett	Dan E First Responders
2.	✓ Wm Vaughan	Planning/Stormwater/Development
3.	Jody Everett	Zoning Text Speed Use
4.	✓ Tim Myers	Myers Subdivision
5.	✓ Dean Allen	
6.	✓ Gary Stowers	2598 Hwy 64 W
7.	✓ Kevin Boger	278 US Hwy 64 W
8.	✓ Jennifer Boger	2578 US Hwy 64 W
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Please be advised that this sign-up sheet is a public record and subject to disclosure under the public records law of the State of North Carolina.

Petition Opposing Proposed Development, Myers Landing Subdivision, located on US Highway 64W, Mocksville, NC between Sheffield Rd. and Fred Lanier Rd.

	Signature	Name	Date	Address	Phone
1	Kristi Lanier	Kristi Lanier	2/4/26	531 Fred Lanier Rd. ^{Mocksville} NC 27058	336-909-2138
2	Ken Lanier	Ken Lanier Jr	2/4/26	531 Fred Lanier Rd Mock	336-909-0004
3	Carla Wolford	Carla Wolford	2/4/26	488 Fred Lanier Rd NX	(336) 909-5448
4	Alexis Kilby	Alexis Kilby	2/4/26	488 Fred Lanier Rd NX	(336) 926-9144
5	Mitchell Wolford	Mitchell Wolford	2/4/26	488 Fred Lanier Rd NX	(336) 940-0196
6	Garrett Wolford	Garrett Wolford	2/4/26	488 Fred Lanier Rd NX	(336) 909-3342
7	Jerry Ely	Jerry Ely	2/4/26	501 Fred Lanier Rd	336-391-2294
8	Jordan Ely	Jordan Ely	2/4/26	501 Fred Lanier Rd	336-469-3000
9	Tim Chaffin	Tim Chaffin	2/4/26	555 Fred Lanier Rd	336-682-9999
10	Jennifer Parker	Jennifer Parker	2/4/26	555 Fred Lanier Rd	828-217-8252
11	Mindy Johnson	Mindy Johnson	2/4/26	454 Fred Lanier Rd.	717-658-6292
12	Thomas Johnson	Thomas Johnson	2/4/26	454 Fred Lanier Rd.	704-905-3827
13	Kendall Lanier	Kendall Lanier	2/4/26	479 Fred Lanier Rd.	336-469-5482
14	Kailey Lanier	Kailey Lanier	2/4/26	479 Fred Lanier Rd.	336-486-3167
15	Kayli Barneycastle	Kayli Barneycastle	2/4/26	515 Fred Lanier Rd.	336-909-4417
16	Jake Barneycastle	Jake Barneycastle	2/4/26	515 Fred Lanier Rd.	336-721-5634
17	William Sorensen	William Sorensen	2/4/26	375 Castle Ln	336-345-9004
18	Andrew Dnye	Andrew Dnye	2/4/26	173 Castle Ln	336-345-7036
19	Brandi Dnye	Brandi Dnye	2/4/26	173 Castle Lane	336-4162-1416
20	Mackenzie Boger	Mackenzie Boger	2/5/26	2578 Us Hwy 64 W	336-682-3047

**Petition Opposing Proposed Development, Myers Landing Subdivision, located
on US Highway 64W, Mocksville, NC between Sheffield Rd. and Fred Lanier Rd.**

	Signature	Name	Date	Address	Phone
1	Nicole Mott	Nicole Mott	2-4-26	2593 US Hwy 64 W. Mocksville, NC	336-473-5225
2	Caden Mott	Caden Mott	2-4-26	2593 US Hwy 64 W. Mocksville, NC	
3	Ryan Mott	Ryan Mott	4/4/26	"	
4	Frances Barnett	FRANCES BARNETT	2-4	116 Mountain Ridge Trl Mocksville	
5	Kenneth O'Hare	Kenneth O'Hare	2-4-26	720 Mt. Ridge Trl Mocksville	336-817-6195
6	Jennifer Boger	Jennifer Boger	2-4-26	2578 US Hwy 64 W Mocksville	(336) 817-1919
7	Kevin Boger	Kevin Boger	2/4/26	2578 US HWY 64W	(336) 817-1920
8	Sharon Myers	Sharon Myers	2/4/26	1915 US Hwy 64W Mocksville, NC	336-946-7053
9	Jim Myers	Jim Myers	2/4/26	1915 US HWY 64 W Mocksville, NC	336-909-0986
10	Vicki Van Schoyck	Vicki Van Schoyck	2/5/26	2522 US Hwy 64W Mocksville, NC	336-692-2683
11	J. Van Schoyck	J. Van Schoyck	2/5/26	"	336-829-8399
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Petition Opposing Proposed Development, Myers Landing Subdivision, located on US Highway 64W, Mocksville, NC between Sheffield Rd. and Fred Lanier Rd.

We, the undersigned residents of Davie County, respectfully petition the county commissioners and relevant decision-makers to reconsider the approval of the proposed residential development of Myers Landing. We have several concerns about this project that we believe must be fully addressed before any further action is taken.

• **Infrastructure and Ordinance Compliance:** We are concerned that the development may not fully comply with existing infrastructure requirements, including gutter and curb ordinances. We urge that no waivers be granted that could compromise neighborhood safety or environmental standards.

• **Fire Safety, Emergency Services, and Water Management:** There is concern that current infrastructure, including hydrants, may not adequately support the increased demand from this large development. We are also deeply concerned that an additional 160 homes will place further strain on already stretched emergency services, as well as the impact of 160+ septic systems in close proximity to wells used for drinking water. A thorough, transparent safety review should be conducted and shared with the community.

• **Environmental Impact on Local Wildlife:** We are concerned about the potential impact on wildlife, including Great Blue Herons that have been observed in the area. While marshland preservation has been discussed, the overall scale of development may disrupt sensitive habitat. Environmental impact should be carefully re-evaluated and all protections upheld.

• **Traffic and Road Safety:** Existing road infrastructure is not designed to handle the significant increase in traffic that this development would bring, posing safety risks for current residents and future homeowners. A thorough review detailing planned traffic safety improvements and timing and impacts of those improvements should be shared with the public.

In addition to the above, we are concerned that a development of this size and density is wildly out of place in our rural area and will be detrimental to the quality of life of existing residents of the community.

Our Request: We request that county commissioners deny waivers and delay any final approval until these concerns are fully addressed and alternative solutions are considered that better align with community needs and values, environmental protections, and public safety.

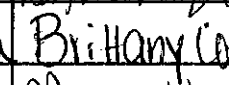
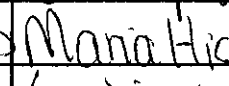
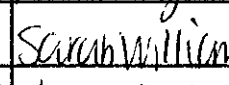
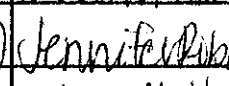
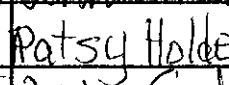
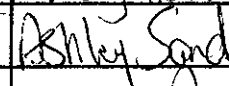
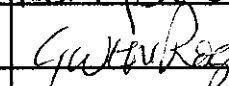
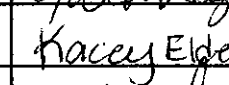
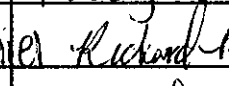
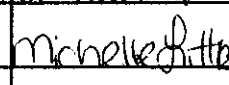
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	Signature	Name	Date	Address	Phone
1	<i>Robert Walker</i>		1/18	2064 Davis Academy Rd	336-918-2193
2	<i>Chandra Swain</i>		1/18	163 Landmark Rd	704-880-7294
3	<i>Randy Spain</i>		11/18	163 LANDMARK RD	704-880-7313
4	<i>Wendy W. H.</i>		1/18	1822 Davis Academy Rd	336-940-7756
5	<i>Henry Warden</i>		1/18	1493 Eaddy Rd Wood	336-655-1700
6	<i>Sandra Vick</i>		"	"	336-498-5556
7	<i>Thomas W. H.</i>		1/18	1248 Gatons Church Rd	336-920-7816
8	<i>Dana Rouse</i>				
9	<i>Tim Messick</i>	Tim Messick	1/20	181 Hilton Lane	336-428-6509
10	<i>Thicke S.</i>		2/5		
11	<i>Dina Kearns</i>		2/5	138 Gumtree Ct	336-410-3179
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	Signature	Name	Date	Address	Phone
1	Jamie C. Finley	Jamie C. Finley	1/17/26	156 Oakland Ave, Mocksville, NC 27028	336-757-1489
2	Jose Bowers	Jose Bowers	1/17/26	150 Oakland Ave	(336) 909-1642
3	Aza Thurston	Aza Thurston	1/17/26	164 Oakland Ave.	(336) 635-4870
4	Angela Renee Thomas	Angela Renee Thomas	1/17/26	195 Oakland Ave	706-627-2298
5	Janet N. Nalley	Janet N. Nalley	1/17/26	172 Oak Road AV	336-492-7400
6	Monston Smith	Monston Smith	1-17-26	312 Stage Coach Rd	336-817-9751
7	Amanda Smith	Amanda Smith	1-17-26	312 Stage Coach Rd.	336-817-2028
8	Caravan Bowers	Caravan Bowers	1-18	1378 Davie Academy Rd	336-480-8936
9	Misty Hill	Misty Hill	1-18	175 Pine Forest LN	336-762-0252
10	Cathy Wilkerson	Cathy Wilkerson	1-18	156 Hawkins Valley	336-703-1551
11	Danielle Thomas	Danielle Thomas	1/19	3009 US Hwy. 64E Mocksville, NC 27028	704-500-5014
12	Layla Smith	Layla Smith	1/20	131 Nicole Ln., Mocksville NC, 27028	(704)-680-2031
13	William Buchanan	William Buchanan	1-20	131 Nicole Ln., Mocksville NC 27028	336-341-3250
14	Mike Fack	Mike Fack	1-20	840 Howell Rd Mocksville NC 27028	336-998-3514
15	Jill Watkins	Jill Watkins	1-20	3259 US Hwy 64E Advance, NC 27006	(415) 433-4145
16	Scott Hill	Scott Hill	1-20	175 Pineforest Ln. Mocksville N.C.	736-786-4867
17	Sabrina Thomas	Sabrina Thomas	1-20	146 Simple Oak Dr Troutman	704-771-3098
18	Jason Speas	Jason Speas	1/20	300 McCoy Rd Lexington	336-847-8314
19	Barbara Koontz	Barbara Koontz	1/20	1364 Davie Academy Rd	336-480-8936
20	Samuel A. Koontz	Samuel A. Koontz	1/20	1364 Davie Academy Rd	336-480-8937

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	Signature	Name	Date	Address	Phone
1		Lindsay Regester	1-28	345 Title Trail Mocksville NC 27028	336 749 3501
2		Cassidy McDaniel	1-28	2906 US Hwy 64W	336-909-8764
3		Brittany Cathey	1/28	388 Calabash Rd	225-9590
4		Maria Hicks	1/28		
5		Lori Dingler	1/28	228 Palomero Rd	336 462 6215
6		Sarah Williams	1/28	510 Turnhine Church Rd. Mocksville NC	336 416 7822
7		Jennifer Robinson	1/28	2408 Milling Rd Mocksville, NC	336 391 2792
8		Patsy Holder	1/28	230 P. NE DR BOK Sch Rd Mocksville NC	
9		Ashley Sands	1/28	Advance, NC 27006	
10		Gwenn Regester	1-28	Georgia Rd 27028	
11		Kacey Elder	1-29	745 Sheffield Road	
12		Richard McDaniel	1-29	1030 Vanzant road	
13		Michelle Littlefield	1-30	188 Hawks Trl	847 682-2862
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Our Request: We request that county commissioners deny waivers and delay any final approval until these concerns are fully addressed and alternative solutions are considered that better align with community needs and values, environmental protections, and public safety.

PREPARED COMMENTS

DAVIE COUNTY BOARD OF COMMISSIONERS, 5 FEB 2026

WILLIAM E VAUGHAN, DPA, PE

AT THE JANUARY 5TH MEETING OF THIS BOARD YOU ADDRESSED CONCERNS WITH THE PROPOSED LAKE MYERS DEVELOPMENT. SEVERAL SPEAKERS ADDRESSED CONCERNS, ALL OF WHICH WERE VALID. THEIR CONCERNS COME DOWN TO ONE ROOT CAUSE: THE LACK OF ADEQUATE REGULATORY GUIDANCE WITH WHICH TO MEDIATE DEVELOPMENT. YOU HAVE ATTEMPTED TO PROVIDE SOME GUIDANCE AND ADDRESSED DESIGN PARAMETERS ASSOCIATED WITH VARIOIUS SIZES OF RESIDENTIAL DEVELOPMENT. BUT THE GUIDANCE IS HOBbled, IT DOES NOT INCORPORATE THE NECESSARY UNDERLYING REGULATORY CONTEXT. IN THIS CASE (AND CONCOMITANTLY FOR COMMERCIAL AND INDUSTERIAL APPLICATIONS), THE COUNTY DOES NOT HAVE STORMWATER CONTROL REGULATIONS. I HAVE MENTIONED THIS FACT FOR SEVERAL YEARS VIA NUMEROUS MEANS BUT THE COUNTY HAS NOT TAKEN ANY ACTION. SPECIFICALLY, AND TO ADDRESS THE OBSFUCATIONS OF THE DEVELOPER, EROSION AND SEDIMENT CONTROL, REGULATED BY THE STATE, IS BUT ONE PART OF THE PROCESS, A PART THAT TERMINATES ONCE SITE STABILIZATION IS COMPLETE AND THE PERMIT IS CLOSED. THIS HAS BECOME MANIFEST IN OTHER AREAS OF THE COUNTY: YOU HAVE RECEIVED COMPLAINTS FROM DOWNSTREAM RECIPIENTS OF RUNOFF FROM DEVELOPMENT. THE OTHER LEG IS UNDER THE PERVIEW OF THE US ARMY CORPS OF ENGINEERS, THINGS SUCH AS SECTION 404 PERMITING. WITHOUT A COMPLIMENTARY COUNTY STORMWATER ORDINANCE YOU ALLOW CARTE BLANCHE DEVELOPMEHT IN FAVOR OF

DEVELOPERS OVER THE CITIZENS AND THE POTENTIAL DETRIMENTAL IMPACTS OF UNCHECKED DEVELOPMENT. IN THE LAKE MYERS PROPOSAL FOR EXAMPLE, THE COMPLETE LACK OF STORMWATER CONTROLS CREATES SEVERE IMPACTS ON THE LAKE. GOOD ENGINEERING PRACTICES, REGULATED BY ORDINANCE, MEANS THAT POST CONSTRUCTION RUNOFF DOES NOT EXCEED PRECONSTRUCTION RUNOFF. CONTROL MEASURES MEANS LESS FOOTPRINT AND PROFIT MARGIN FOR DEVELOPERS BUT ARE NECESSARY. (IN FACT, THE USE OF EXISTING DRAINAGE FEATURES IN LIEU OF NEW BEST MANAGEMENT PRACTICES IS NORMALLY NOT ALLOWED.) ALSO, WITH REGULATIONS, THE LONG-TERM MAINTENANCE OF STORMWATER CONTROLS ARE MANDATED (FOR EXAMPLE, BY HOAs), ASSURING THAT IMPACTS ARE CONTINUOUSLY MITIGATED. YOU HAVE PUT THE CART IN FRONT OF HORSE. THE FOLLOWING NEEDS TO HAPPEN: A ~~MONITORUM~~ ^{ABEYANCE} ON SITE PLAN APPROVALS UNTIL AN ADEQUATE STORMWATER ORDINANCE IS IN PLACE (THE NC SCHOOL OF GOVERNMENT HAS A MODEL ORDINANCE FOR GUIDANCE); THE COUNTY HIRES A COUNTY ENGINEER (A LICENSED PROFESSIONAL ENGINEER WITH APPLICABLE EXPERIENCE) TO COORDINATE ORDINANCE REQUIREMENTS WITH OTHER COUNTY DEPARTMENTS (I.E., IMPROVE THE PLANNING PROCESS FOR THE BENEFIT OF ALL). THIS NEW STAFF POSITION WILL ALSO AMELIORATE OTHER ISSUES WITHIN THE COUNTY ORGANIZATION CHART SUCH AS THE LACK OF PROFESSIONAL ENGINEER SUPERVISION IN AREAS SUCH AS CODE ENFORCEMENT AND BUILDING INSPECTIONS (A TOPIC FOR LATER DISCUSSION). AS AN ASIDE, YOU ARE IN PERIL ANYWAYS REGARDING STORMWATER REGULATIONS: DUE TO PROMINITY WITH

FORSYTHE COUNTY, ADVANCE AND BERMUDA RUN, AREAS THAT ARE CHARACTERISTICALLY VERY SIMILAR TO THOSE JUST EAST OF THE RIVER, WILL MOST LIKELY HAVE MS⁴ STORMWATER REGULATIONS IMPOSED BY STATE (AN ACTION ALLOWED BY THE CONTIGUOUS NATURE OF THE LOCATIONS). IF YOU DO NOT IMPLEMENT YOUR OWN ORDINANCE, CONTROLS WILL BE IMPOSED ON YOU BY OTHERS. DEVELOPERS ARE VERY AWARE OF YOUR LACK OF REGULATORY CONTROL FOR STORMWATER MANAGEMENT AND WILL TAKE FULL ADVANTAGE OF THE FACT TO MAXIMIZE THEIR PROFITS AT THE EXPENSE OF THE CITIZENRY.

County Manager's Report



January 2026



County Manager's Report

Davie County Manager's Report

TO: County Commissioners
FROM: Brian Barnett, County Manager
DATE: February 2, 2026
SUBJECT: County Manager's Report – January 2026

The County Manager's report will be published each month so that the Davie County citizens can be informed of County activities and updates. In addition, this report is provided to the County Commissioners for review. I am pleased to send you an update on the County's recent activities for the month of December 2025. Please contact me if you have questions or need additional information at bbarnett@daviecountync.gov or 336-753-6001.

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County Manager's Report

County Commissioners

- The County Commissioners held the monthly Commissioners' Board Meeting. During the December 1st meeting the County Commissioners there were no presentations on the agenda. County Commissioners elected new officers. Benita Finney was elected the Chairwoman for 2026, and Brent Shoaf was elected Vice Chair.
- The County Commissioners toured the completed 3rd Floor Renovation Project at the Davie County Courthouse on December 1st.
- County Commissioner held Pre-Budget meetings with key budget staff to lay out the foundation for the FY 2026-2027 budget on December 8th and 18th.
- The County Commissioner participated in the Employee Christmas Luncheon on December 10th.
- The County Commissioners did not hold a December Worksession due to a lack of agenda items.

County Commissioner, Committees, & Boards

- February 2, 2026 – County Commissioner Regular Meeting at 6 p.m.
- February 12, 2026 – County Commissioner Worksession.

Administration

- Continued to meet with various community organizational partners, local government leadership, state and federal stakeholders, County department leaders, key staff, and citizens.
- The County Manager attended various commissions/committee meeting including Agriculture Center Building Committee on December 1st, Economic Development on December 11th, and Human Resources Policy Review Committee on December 8th.
- The County Manager participated in the Employee Christmas Luncheon on December 10th.
- December 1, 2025 – County Manager attended a tour of the new renovated 3rd floor of the Davie County Courthouse along with administrative staff and County Commissioners.
- December 2, 2025 – County Manager met via telephone with North Department of Commerce to discuss Davie County change to a Tier 3 county.
- December 3, 2025 – County Manager met with Tax Office leadership to discuss a new approach to aerial flyovers compared to existing services provided by the State.
- December 4, 2025 – County Manager and Board Chair met with Town of Mocksville to discuss Mocksville Fire Department Services.
- December 5, 2025 – County Manager attended the Fire Marshal's FRMI Graduation ceremony in Charlotte.
- December 8, 2025 – County Manager met with Fire Marshal, General Services Director, and Chief Financial Officer to discuss the need for a facility to house Emergency Management equipment.
- December 9, 2025 – County Manager met with Sheriff JD Hartman to discuss and review law enforcement operations and service in Davie County.
- December 9, 2025 – County Manager attended the retirement celebration of Jane Simpson the former director of the Davie Community Foundation.
- December 11, 2025 – County Manager attended the Public Safety Communications group meeting.
- December 11, 2025 – County Manager met with Gena Taylor of Davie County Smart Start to discuss the results of the County's Tri-Share Employee Survey.
- December 15, 2025 – County Manager and 911 Communications Director attended a demonstration of Non-Emergency AI answering software at Guilford County 911 Communications.
- December 29, 2025 – County Manager hosted Appalachian State Graduate student who wanted to learn more about local government.

County Manager's Report

Human Resources

- No December Onboarding Session.
- Continued work on UKG Implementation and roll-out (HR, recruitment, performance appraisals).
- Holiday Lunch for employees and retirees was held on December 10, 2025.
- Received 76 applications during the month of December.
- 4 new hires during December – 2 FT Deputy Sheriff; 1 FT Line Maintenance Mechanic; and 1 PT EMT
- Total staff equaled 484 (390 full-time and 94 part-time).

CURRENTLY RECRUITING						
Job Title	Department		FT	PT	# Open	Closing Date
Deputy	Sheriff	X			1	OTF
Detention Officer	Sheriff	X			1	OTF
Telecommunications Supervisor	911 Communications	X			1	OTF
Social Worker	Social Services	X			6	OTF
Income Maintenance Caseworker	Social Services	X			1	OTF
Library Assistant – Part Time	Library		X		1	OTF
Customer Service Supervisor	Library	X			1	OTF
Administrative Assistant	Library	X			1	OTF
EMT – Basic	EMS	X			1	OTF
Processing Assistant	Social Services	X			1	OTF
Child Support Agent II	Social Services	X			1	OTF
Human Services Coordinator	DCVP	X			1	OTF
Elections Specialist	Elections		X		1	OTF

Register of Deeds

- On December 1, 2025, Deputy Register, Mrs. Hannah Meadwell, celebrated her 19th work anniversary of working in the Register of Deeds Office. We are so lucky to have Hannah and are thankful to have her as part of our team.
- On December 7, 2025, Honorable Kelly Funderburk celebrated her 5th year of serving as the Davie County Register of Deeds. Kelly is honored to serve the citizens of Davie County and looks forward to leading this office for many more years.
- 2025 Year End Report from the Register
 - It's that time of year again? Seems like a lot us are running final reports, purging files, and looking back to see how the 2025 calendar year compared to others. My office motto from day one has been "...striving for excellence with every recording keeping Davie County's history accurate, easily accessible, and safe for this generation and the next." I can say without a doubt this year has truly been focused on providing increased **accessibility**. The ability now for citizens to come into their local ROD Offices to obtain certified copies of out-of-county birth and death certificates has been overwhelmingly positive. It is saving people time and money that's a huge win! Additionally, the ability to obtain *in-county* vital records from the comfort of your own home has also made receiving vital records a lot easier for citizens. This not only helps people here in Davie County, but is benefitting

County Manager's Report

their family members located all over the country too! I added www.getcertificatednow.com/davie a few years ago and it has been a major game changer. I truly am always looking for ways to make this office more efficient and to bring Davie County citizens the most up to date services. Whether it's searching records on our free database from home, ordering vital records online, recording plats electronically, or now even submitting Assumed Business Names electronically from our website, I'm always eager to find ways to make things easier and faster for you.

- As we look back on 2025, I'd ask that you take a minute to consider just how crucial this Office is to Davie County. Whether it is keeping the flow of commerce going in our local townships, recording deeds on time so you get the keys to your new home, issuing birth certifications so you can take your family on a cruise, issuing a marriage license because your wedding is tomorrow, or helping enroll a small child in elementary school for the first time, this office is essential to everyone.
- So, here's a few of our 2025 calendar year-end totals. I will continue to provide these reports annually exemplifying my on-going commitment to transparency and accountability to Davie County constituents.
 - Total Collected (including excise tax) = \$1,005,359.75
 - Total Transactions = \$11,285
 - Land Records Indexed = \$6,853 (4,676 were electronics & 2,177 were paper)
 - Plats Recorded = 153
 - Notary Oaths Administered = 179
 - Certified Vital Records Printed = 3,680
 - Birth Records Entered = 4
 - Death Records Entered = 355
 - Marriage Licenses Issued = 285
 - Military Discharges Recorded = 20
 - Assumed Business Names Entered = 128
 - Electronic Recording Average Per Month = 68.23%
- I'd like to thank my amazing team who works hard with me behind the scenes every day. Robin, Beverly, and Hannah make this office run like a well-oiled machine and for that I am truly grateful.
- As always, thank you for allowing me to serve as your Register of Deeds. I love this job and there's no other place I'd rather be in Davie County.

December 2025 Details

LAND RECORDINGS	
Deeds	180
Deeds of Trust	150
Satisfactions	129
General Instruments	155
Plats	9

County Manager's Report

UCCs	11
Land Record Totals	635
% E-Filing	71.77%
VITAL RECORDS	
Birth Records Entered	0
Birth Records Amended	0
Marriage Licenses Issued	15
Death Records Entered	30
Certified Vital Records Printed	271
Out of County Vital Records Searches	18
OTHER	
Notary Oaths Administered	9
Military Records Entered	3
Assumed Business Names Filed	10

Total Fees Collected: \$23,038.50
Excise Tax Collected: \$59,096.00
Gross Total Collected for Month: **\$82,134.50**

Public Utilities

- 2025 Year in Review.
 - Distribution/Operations
 - Staff Repaired Leaks = 279
 - Locates Performed (not including December) = 8,188
 - New Meters Installed = 227
 - Water Treatment
 - Cooleemee WTP operated on average 13.2 hours per day
 - Cooleemee WTP treated on average 1.341 million gallons per day (MGD)
 - Cooleemee WTP treated a total of 489,516,00 gallons of water
 - Sparks Rd WTP operated on average 14.8 hours per day
 - Sparks Rd WTP treated on average 1.491 MGD
 - Sparks RD WTP treated a total of 544,085,00 gallons of water
 - Total combined water treated for 2025 = 1,033,835,000 gallons
 - Wastewater Treatment
 - Cooleemee WWTP treated on average 470,000 gallons per day
 - Cooleemee WWTP treated a total of 171,045,235 gallons

County Manager's Report

- Eastern Davie Sewer
 - Transfer on average 533,000 gallons per day of sewer to CCUC
 - Total gallons transferred = 194,656,000
- As you may be aware we had previously moved the completion date forward in anticipation of an accelerated timeline. However due to some timing with electrical installation and other unforeseen issues this schedule will be revised again. We have not completed a schedule review but it looks like we are targeting the original schedule date, starting the plant up at the end of March first of April timeframe with a final completion in May 2026. We do not see this causing any inconvenience to the utility. More will be provided once the contractor delivers his final schedule and we have time to ask questions to revise with the engineering firm.

Davie County Public Utilities: Monthly Overview for December 2025

DISTRIBUTION	
Total Work Orders	426
New Taps and Meters Installed	26
Total Cut-Offs	0
Leaks Repaired	10
Water / Sewer Locates	N/A

WATER TREATMENT			
Cooleemee WTP		Sparks Rd WTP	
Total to System	38.297 MG	Total to System	39.428 MG
Treated Avg/Day	1.235 MGD	Treated Avg/Day	1.272 MGD
Treated Max/Day	1.329 MGD	Treated Max/Day	1.502 MGD
Treated Min/Day	1.134 MGD	Treated Min/Day	1.101 MGD
Average Hours Ran	13.06 Hours	Average Hours Ran	12.02 Hours

Combined Water to System

77.725 MG

MG = Million Gallons MGD = Millions of Gallons Per Day

WASTEWATER TREATMENT			
Cooleemee WTP		Eastern Davie WWTP*	
Total Treated	15.208 MG	Total Pumped to CCUC	14.963 MG
Treated Avg/Day	0.496 MGD	Pumped Avg/Day	0.483 MGD
Treated Max/Day	0.648 MGD	Pumped Max/Day	0.551 MGD
Treated Min/Day	0.256 MGD	Pumped Min/Day	0.445 MGD
MG = Million Gallons MGD = Millions of Gallons Per Day *Working with Fortech to correct Flow meter issues at the Eastern Davie Sewer Lift Station			

County Manager's Report

Davie County Public Utilities: Departmental Project Status

NEW COOLEEMEE WTP	
Revised Contract Amount w/Co's	\$51,520,912.49
Total Percent Changed to Date	+ 1.40%
Contract Amount Paid to Date	\$44,704,957.04
Percent Complete: FC	90.10%
Percent Complete: CA	86.80%
Final Completion Date	May 15, 2026

DUTCHMAN'S CREEK LIFT STATION AND FORCE MAIN	
Revised Contract Amount w/Co's	\$1,198,722
Total Percent Changed to Date	0.00%
Contract Amount Paid to Date	\$745,570.45
Percent Complete: FC	92.60%
Percent Complete: CA	62.20%
Final Completion Date	November 12, 2025

CO = Change Order FC = Final Completion CA = Contract Amount

Per contract, we had to allow weather delays and had delays due to contractor timing, the start-up date and completion will be January 22, 2026.

Health & Human Services

Social Services

- WIC staff attended the "Food Package Changes" webinar to learn about changes coming to our food package in 2026. This is exciting! We have limited flexibilities right now but the new food package changes will open the door for more variety for participants.
 - We will have more opportunities for milk/cheese/yogurt substitutions
 - Fish will now be an option for children and all women (before it was exclusively for breastfeeding women)
 - We will be able to make substitutions for cash value for fruits and vegetables in place of juice if the participant chooses not to receive juice
 - We will be able to provide an option for infant participants to receive a cash value for fruits and vegetables OR jarred infant foods OR a mixture of both
 - The State is also allowing a variety of substitutions for other categories within our food package

County Manager's Report

Public Health

- Environmental Health staff conducted their first ServeSafe class since the beginning of COVID on December 11th. Environmental Health worked with the National Environmental Health Association (NEHA) and USDA on National Program Standards. This was funded through grant funds.
- Abbie Jackson (WIC) met with Angela Harpell, state consultant, to closeout our Local Agency Self-Assessment (LASA). This is an internal audit that runs through all local processes and reviews participant records for accuracy and completion. The consultant fully approved with no changes.
- New Quality Assurance policies were drafted and submitted to the state for required approval and implementation in 2026. The QA process was a new state mandate which requires standalone quality assurance policies for each individual program for Environmental Health. Prior to the new process our QA policy was inclusive of all programs, but not separated. We will now have QA protocol and procedures for each program - Food & Lodging, Pools, Tattoos, Onsite Water Protection, Childcare & School Sanitation, and Child Lead Poisoning Prevention.

Senior Services

- Senior Services continues to provide over 190 hot meals a day for seniors in the community. 50 for our congregate lunch program and 140 for our Meals on Wheels program.
- December 1, 2025 – Senior Services hosted the Parkinson's Support Group, and 17 individuals participated.
- December 3, 2025 – Senior Services hosted its Davie County History Talk by Charles Crenshaw. 30 seniors participated.
- December 4, 2025 – Senior Services hosted monthly Veterans Social and 29 veterans participated (Breakfast was served).
- December 5, 2025 – Senior Services partnered with Smart Start for a Christmas session of "Grandparents and Me." 35 individuals participated.
- December 31, 2025 – Senior Services hosted a New Year's Bingo. 73 seniors attended.

Veterans Services

December VA Statistics

VA Healthcare	9
VA Disability	23
VA Pension	1
VA Burial Benefits	4
State Forms	11
Military	
Other	30
Total	78
Contacts with VSO	347

County Manager's Report

Development Services

Ongoing Development Overview

#	NAME	LOCATION	COUNTY/TOWN	# OF UNITS	STATUS
1	Fiddler's Ridge	Gun Club Rd	Bermuda Run	20	Project is Completed
2	Walkers Retreat	801M & Hall Walker Ln	Bermuda Run	365	Under Utility Review
3	Hendrix Village	Farmington Rd	County	72	Waiting State Approvals W/S
4	Ellis Farm	801/Baileys Chapel	County	85	Utilities Complete; 39 improvement permits issued, remaining lots will be LSS permits
5	Cedar Vista	Corner of Pudding Ridge & Cedar Creek	County	28	Utilities Completed; All EH lots have Construction Authorization; Some houses are under construction
6	Meadows at Knollcrest	Deadmon Rd	County	28	Utilities completed; All lots have Construction Authorization; most homes are under constructed
7	Hillsdale Ridge	US Hwy 158	Bermuda Run	153	Phase 1 completed; Phase 2 & 3 under review
8	Sain Rd Subdivision	Sain Rd	Mocksville	75	DOT, Preliminary Site Plan
9	Sheffield Place	Sheffield Rd/64	County	15	Project is Completed
10	TBD	Sheffield Rd/Cleary	County	6	Preliminary Site Plan
11	Wimberly	Wimberly – Peoples Creek	County	15	All lots have improvement permits; Currently issuing individual well permits
12	Legacy Farms	158/Armsworthy	County	56	EH – Phase 1 (lots 1-9) improvement permits issued; Utilities review complete waiting state approval
13	Bardominium Ac.	Tennyson Ln	County	18	Recorded; EH – IP permits issued for all lots; 3 lots have Construction Authorizations
14	Nelsons Ridge	Country Ln	Mocksville	383	Recorded, Under Construction
15	Foxcroft	Markland Rd	County	74	EH – Soils evaluations complete, waiting for developer to start construction
16	TBA	Main Church Rd	County	60	Preliminary Review; no water, would require 4000 ft water main extension
17	The Reserve	Spillman Rd	County	40	Approved by County Commissioners
18	TBA	Wagner Rd/Liberty Church Road	County	6	All lots have Construction Authorization; some house under construction
20	Myers Park	Hwy 64 and Fred Lanier Rd	County	161	Submitted request to remove curb and gutter requirement
21	TBD	5100 HWY158 & Smith Creek	Bermuda Run ETJ	45	Preliminary Review – Reviewing Sewer Availability

County Manager's Report

22	BR North	Between Creekwood & Davie Medical Center	Bermuda Run ETJ	98	Preliminary Review – Reviewing Sewer Availability
23	Fieldstone	Hwy 64 and Fred Lanier Rd	County	60	Preliminary Review
24	The Enclave	Hwy 64 and Fred Lanier Rd	County	40	Preliminary Review
25	Water's Edge	Hwy 64 and Fred Lanier Rd	County	40	Preliminary Review

Elections

December Election Statistics

TOTALS		REPORTING PERIOD	
Active	29,931	Registrations Approved	191
Inactive	3,322	Total Registrations Removed	113
Total Registration	33,253	Inactive Registrations Removed	19

VERIFICATIONS		CONFIRMATIONS	
# of 1 st & 2 nd Verifications Mailing Sent	388	# of Confirmations Returned by Voter	2
# of 1 st NCOA mailings Sent	0	# of Confirmations Sent	1
# of 1 st Verification Returned Undeliverable	2	# of Confirmations Returned Undeliverable	0
# of Verification Returned by Voter	0	# of Confirmations Not Returned at All	0

NEW REGISTRATIONS		CHANGES OF INFORMATION	
DMV	215	DMV	10
Mail-In	10	Mail-In	3
Online	16	In-Person	5
In-Person	05	Online Registration	12
Registration Drive	3	Voter Return of NCOA	0

Library

- December 1, 2025 – Library Director attending Board of Trustee training offered by Rowan County Public Library.
- December 3, 2025 – Story Time and Crafts (STAC) event with the theme of letter M.
- December 6, 2025 – Davie County Public Library staff participated in the Mocksville Christmas Parade.
- December 10, 2025 – Story Time and Crafts (STAC) event with the theme of the letter N.
- December 17, 2025 – Story Time and Crafts (STAC) event with the theme of Letter O.
- December 18, 2025 – Hosted Jeep Night at the Station.
- December 19 – Hosted Snowy Jars Program.

County Manager's Report

Cooperative Extension

- **4-H Holiday Baking Workshop:** Two workshops were held on December 22 to kick off the long winter break for students. The morning class was for Cloverbuds, ages 5-8, and the second class was held for Junior 4-Hers, ages 9-14. Seventeen participants learned to follow recipes and made mini cheesecakes, brownies and snickerdoodles to take home and share with families and friends.
- **Office Wide Events Newsletter:** All Davie Extension Agents have historically sent newsletters and communications to their respective program area contact lists. Agents helped to cross market other program areas; however, clients let us know when they were unaware of an event they missed. In an effort to better market our programs to everyone, we developed an office wide newsletter list in our new contact management system, Active Campaign. Our goal was to send a concise, bimonthly update of events to our growing list of almost 1,000 subscribers beginning in the new year. Active Campaign collects data on when, where and how people access the newsletter and which links are opened. We have already received positive feedback for the first edition from clients.
- **Gallup Clifton Strengths:** The Davie Extension team participated in the Clifton Strengths Finder assessment to learn more about one another and working more effectively as a team. Each staff member completed the online assessment to reveal their top five strengths, as well as the book, Strengths Finder 2.0. A member of the Extension Organizational Development team at NC State Extension facilitated the assessment and training.
- **End of Year Close Out:** In Extension, December brings the end of year reporting and training deadlines for employees. Extension Agents report monthly programmatic, contact, impact and fiscal resource data in the Extension Reporting System, which is used for state and federal reporting. At year end, all data must be up to date, with at least four approved Success Stories. Each year, employees must also complete mandatory training, such as Data Security required for computer accounts, PCI Merchant Security Awareness required for use of Eventbrite, Civil Rights required for operating with federal funds and Protection of Minors required for working with youth.

911 Communications

December Overview

CAD CALLS BY AGENCIES		TELEPHONE DATA	
Davie EMS	26%	Total 911 Calls	1,528
Law Enforcement	51%	Total Admin	2,968
Fire Departments/Rescue Squad	23%	Total Phone Calls	4,493

- 98.90% of calls answered within 10 seconds or less.
- McKenzie Parker completed Emergency Fire Dispatch Certification and Emergency Police Dispatch Certification.

*Thank you for your time, and I hope
you enjoyed this month's update!*



Proposed Subdivision Changes



Areas for Consideration:

- **§ 155.001 DEFINITIONS.**
- **§ 154.125 TABLE OF USE DISTRICTS.**
- **§ 154.151 SPECIAL PURPOSE DISTRICT (S-P).**

§ 155.001 DEFINITIONS.

Class V MAJOR SUBDIVISION. All subdivisions containing 61 or more lots.

Proposed Subdivision Changes



§ 154.125 TABLE OF USE DISTRICTS.

(A) *Types of uses by districts.*

- (1) X. Indicates permitted uses.
- (2) S. Indicates special use required.
- (3) P. Indicates permitted uses that must be approved by the Project Review Committee to ensure compliance with the prescribed development standards.
- (4) P/C. Indicates permit required from Zoning Administrator; use must meet additional conditions.



Proposed Subdivision Changes



Table of Use Districts

Use	R-A	R-20	R-12	R-8	H-B	N-B	C-S	S-P	G-I
Residential									
Group Home A& B	X	X	X	X					
Congregate care facility	P/C	P/C			P/C				
Habilitation facility A,	P/C	P/C							
Habilitation facility B									
Nursing care institution	P/C	P/C							
Progressive care community	P/C	P/C	P/C						
Backyard workshops for building tradesmen and small appliances repair shops, but excluding open storage	X	S							
Backyard workshops in any residential district with a lot of 20,000 square feet or more	X	S	S	S					
Dwelling units, single-family	X	X	X	X					
Dwelling units, two-family	S	S		P					
Dwelling units, multi-family			P	P					
Class V Major Subdivision								X	

Proposed Subdivision Changes

§ 154.151 SPECIAL PURPOSE DISTRICT (S-P).

(A) *Intent.*

(1) The Special Purpose District is established to accommodate uses that may constitute health or safety hazards, have greater than average impacts on the environment, aesthetics, community identity, view shed or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, commercial vehicle traffic, or similar nuisances.

(2) If there are discrepancies with this section and § [154.130](#)(BB), the stricter requirements shall prevail.

(B) *Dimensional requirements* (Except for Class V Subdivisions).

Proposed Subdivision Changes

- (1) *Lot size.* Twenty-five acres shall be the minimum lot area. Any part of the property located in the road right-of-way shall not be included in this minimum lot area.
- (2) *Lot width.* No specified minimum.
- (3) *Front yard.* One hundred feet shall be the minimum setback of the structure or any installed equipment, measured from the nearest point of the building and the right-of-way line.
- (4) *Side yard setback.* Twenty-five feet shall be the minimum side yard for each structure or any installed equipment, measured from the nearest point of the building to the side lot line.
- (5) *Rear yard setback.* Forty feet shall be the minimum rear yard for each structure or any installed equipment, measured from the point of the building nearest the rear line and the rear lot line.
- (6) *Off-street loading and unloading.* Buildings constructed or converted to uses permitted in this district shall provide off-street loading and unloading space as required in §§ [154.070](#) through [154.072](#) of this chapter.
- (7) *Off-street parking.* Requirements specified in §§ [154.050](#) through [154.053](#) of this chapter.



Proposed Subdivision Changes

(8) *Buffer strip.* Upon any lot line that abuts a residential district or public street, there shall be a densely planted and maintained Type B buffer strip as specified in § [154.172](#) of this chapter.

(C) *Access.* Except for Solar Energy Generating Facilities **and Class V Subdivisions**, which shall require access to a state-maintained road, the Special Purpose site shall be accessed by a major or minor arterial road way as identified on the Davie County Comprehensive Transportation Plan.

(D) *Community meeting.* The applicant shall organize and conduct a community meeting with the surrounding property owners at a minimum of 30 days prior to the scheduled Planning Board meeting date. The petitioner must file in the office of the County Clerk a written report of any community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting.

(E) A second community meeting shall be arranged by the application following the Planning Board meeting and notes submitted to the Planning Department at least 15 days prior to the next regular Board of Commissioners meeting.



Areas for Action:

- **§ 155.001 DEFINITIONS.**
- **§ 154.151 SPECIAL PURPOSE DISTRICT (S-P).**

Action #1.....

**Number of Subdivision Lots to Trigger
the Approval Process.....????????**

MAJOR SUBDIVISION. All subdivisions containing three or more lots.

MAJOR SUBDIVISION Classes Definitions; In the Existing Subdivision Ordinance:

Proposed Subdivision Changes



Class I Major Subdivisions with 10 or less lots
TRC and Staff approval of site plan



Proposed Subdivision Changes

Class II Major Subdivisions with 11 to 25 lots

- TRC and Staff approval of site plan
- Common open space shall not be less than 15% of the total development area. Open space shall be held in common ownership by a homeowner's association as common 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 maintained by a homeowner's association.
- Final Site plan and design Approval by the Davie County Planning Board

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 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 maintained by a homeowners association.
- 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, maintained by a homeowners association .
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners.

Proposed Subdivision Changes

■ **Class V Major Subdivisions with 61plus lots**

- TRC and Staff approval of site plan
- Common open space shall not be less than 22% of the total development area. Open space shall be held in common ownership by a homeowner's association 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 maintained by a homeowners association.
- 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 maintained by a homeowners association.
- Street trees shall be planted along both sides of all public streets maintained by a homeowners association.
- Shall have at least 2 NC DOT approved entries/exists that connect or are accessed by a publicly-dedicated or maintained street/road.
- Curb and gutter shall be required along all streets/roadways.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners

Proposed Subdivision Changes

■ **Class IV Major Subdivisions with 41-60 lots**

- TRC and Staff approval of site plan
- Common open space shall not be less than 20% of the total development area. Open space shall be held in common ownership by a homeowner's association 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 maintained by a homeowners association
- 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, maintained by a homeowners association .
- Street trees shall be planted along both sides of all public streets, maintained by a homeowners association .
- Shall have at least 2 NC DOT approved entries/exists that connect or are accessed by a publicly-dedicated or maintained street/road.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners

Proposed Subdivision Changes



Major Subdivisions where each lot within the subdivision is at least five acres.

- TRC and Staff approval of site plan

Action #2.....

Subdivision Approval
Process.....?????????

Proposed Subdivision Changes

Proposed.....

(F) *Community meetings For Class V Subdivisions.* The applicant shall organize and conduct two community meetings with the surrounding property owners, within a 500' radius, at a minimum of 30 days prior to the scheduled Planning Board meeting date. The meetings shall be held at least 14 days apart. The petitioner must file in the office of the County Clerk a written report of the community meetings held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meetings and the manner and date of contact, the date, time and location of the meetings, a roster of the persons in attendance at the meetings, a summary of issues discussed at the meetings, and a description of any changes to the rezoning petition made by the petitioner as a result of the meetings.