

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
March 17, 2026
9:00 AM

MINUTES

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

1. Meeting Called to Order - Chair Finney

2. Invocation - Jamon Gaddy

3. Pledge of Allegiance - Robin West

4. Adopt Agenda - Chair Finney

Commissioner Jones made the motion to adopt the agenda. Commissioner Shoaf 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. Financial Presentation - Robin West

Robin West presented the February financial presentation.

b. Public Utilities Project Update - Johnny Lambert

Johnny Lambert provided an update on the new Cooleemee Water Treatment Plant, the 601 Pump Station, the Leonard Creek Lift Station, the Deadmon Road Pump Station, and the Dutchman's Creek Lift Station. He also explained the recent vendor change for public utilities, transitioning from Mueller to Kamstrup Sonic Meters.

c. Subdivision Ordinance Discussion - Johnny Easter

Johnny Easter presented proposed subdivision ordinance changes that he and County Attorney Ed Vogler have discussed, with plans to bring them before the Board after receiving recommendations from the Commissioners. Commissioner Jones requested that the Clerk research sample resolutions supporting Senate Bill 587 and prepare a draft for consideration at the April 6, 2026, meeting. Johnny explained to the Commissioners that, due to the downzoning provisions outlined in North Carolina General Statutes Chapter 160D, a rescission of the ordinance change to Chapter 155 zoning code adopted at the February 5, 2026, meeting

would be required. Revisions would have to be made to the Chapter 154 subdivision ordinance only. Johnny Easter explained that we are not currently in any violation. Commissioner Shoaf requested something in legal writing with a definitive answer on what can or cannot be done. Chair Finney encouraged the board to get their notes to Ed Vogler and Johnny Easter as soon as possible.

6. Pending Action Items - Brian Barnett

Brian Barnett explained the DOT resolutions that will be on the agenda for April 6. He stated that a public hearing will be held for the conditional rezoning of Landtek property. The public utilities resolution will be presented to move forward with the Deadmon Road Pump Station. Subdivision discussions are slated for April 6 also.

7. Discussion Items - Chair Finney

a. Budget Priorities

Chair Finney emphasized the importance of the board receiving any input on the budget as soon as possible. Board members were encouraged to submit comments or recommendations promptly to ensure they are considered in the upcoming discussions. Commissioner Jones stated that he would not be voting to allow extra spending. He believes the tax rate can be lowered. Mr. Jones requested that the board consider implementing a spending "cap," whereby any expenditures reaching a specified threshold would require approval by the Commissioners or finance leaders.

8. Commissioners' Comments

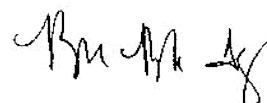
The Commissioners thanked everyone for coming and for the spirited conversation.

9. Adjourn - Chair Finney

At 11:38 A.M., Commissioner Shoaf made the motion to adjourn. Commissioner Poindexter seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)



Karen E. Logan





Proposed Subdivision Ordinances Changes



Areas for Consideration:

- Buffers
- Lot Width
- Parking Area
- Setbacks
- Lots Larger Than 5 ac.
- Underground Utilities
- Lot Limitations on Built along State Maintained Roads
- RA Subdivisions
- Major Sub. Class Requirements
- Open Space Requirements
- Public Water Requirement
- Clustered Mailbox Units
- Performance Guarantees

Proposed Subdivision Changes

-Buffers

All Major Subdivisions shall have a Type C buffer strip installed around the perimeter and between each home.

Type C.

(a) Buffer: Ten feet.

(b) Screening shall consist of:

1. A row of evergreen conifers or broadleaf evergreens placed not more than five feet apart which would grow to form a continuous hedge of at least six feet in height within two years of planting; and

2. Lawn, low-growing evergreen shrubs, evergreen ground cover, or rock mulch covering the balance of the buffer.

-Lot Width

All lots in a major subdivision shall meet the following requirements:

(a) Lot width. 125 feet shall be the minimum width of each lot. The measurement shall be made from one side property line to the other at the building at the building setback line.

Proposed Subdivision Changes



-Parking Areas

All lots in a major subdivision shall meet the following requirements:

(A) Off-street parking space shall be provided in accordance with this provision.

(B) The off-street parking required by this subchapter shall be permanent space and shall not be used for any other purposes.

(C) Each parking space shall not be less than nine feet by 18 feet, exclusive of adequate egress and ingress drives, landscaping, and maneuvering space.

(D) New parking areas shall be able to accommodate 6 vehicles.



Proposed Subdivision Changes



-Setbacks

All lots in a major subdivision shall meet the following requirements:

Front yard setback. 60 feet shall be minimum setback of the principal structure, measured from the nearest point of the building and the right-of-way line.

-or-

Front yard setback. 60 feet shall be minimum setback of the principal structure, measured from the nearest point of the building and the right-of-way line; with every other lot having a 40 foot minimum setback of the principal structure, measured from the nearest point of the building and the right-of-way line.



-Setbacks

All lots in a major subdivision shall meet the following requirements:

Side yard setback. 30 feet shall be the minimum side yard for each principal building, measured from the nearest point of the building and the side lot line.

-Lots Larger than 5 ac.

Major Subdivisions where each lot within the subdivision is at least five acres.
TRC and Staff approval of site plan.

- ***RA Major Subdivision***

Major Subdivisions in RA Zoning District Shall have a minimum lot size of at least three acres.

Proposed Subdivision Changes

■ All Major Subdivisions shall meet the follow:

- 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

■ Open Space

To qualify as common open space, land shall be usable for recreation purposes or shall provide visual, aesthetic or environmental amenities and may not be occupied by streets, drives, parking areas, or structures other than recreational structures. At least 30% of the gross area (unless otherwise allowed by the Davie County Board of Commissioners dedicated (for open space) must be suitable for and designed to be used as active recreation space (for example, walking trails, ball fields, community swimming pools, playgrounds and the like).

Open space shall be held in common ownership by a homeowner's association as public open space.

Proposed Subdivision Changes



■ Public Water Requirement

Major subdivision shall meet the following requirements:

County or Municipal Public Water.

County or Municipal Public Water is required in a Major Subdivision as follows:

Any subdivision which has public water lines available within 1000 foot shall extend the public water system throughout the subdivision to each lot as required.



Proposed Subdivision Changes

■ **Clustered Mailbox Units**

Major subdivision shall meet the following requirements:

- When cluster mailbox units are required by the US Postal Service, they shall be configured in accordance with the following:
- Cluster mailbox units shall be configured in accordance with all applicable USPS standards.
- Cluster mailbox units shall be served by a sidewalk connected to the larger pedestrian network in the development, or shall provide at least two designated parking spaces that provide safe and unobstructed access to the mailbox unit.
- Cluster mailbox units shall be covered to protect pedestrians from inclement weather while accessing their individual mailbox.
- Cluster mailbox units shall be served by exterior illumination of at least 2 foot-candles to ensure safety during night time hours.
- Cluster Mailbox Units must be located on a lot or area dedicated for open space or public access easement obtained by the developer.
- Cluster Mail Box Units may not be placed in the Right of Way (ROW) of any road.
- The location of the Cluster Mailbox Unit within the subdivision shall be determined by the Zoning Administrator or Subdivision Administrator; local Post Master; and developer or builder.

■ Underground Utilities

Major subdivision shall meet the following requirements:

Underground utilities. Electrical, fiber optic, cable, and telephone utility lines installed within major subdivisions shall be underground unless the Planning and Development Services Department determines underground installation is inappropriate; without expense to Davie County.

■ Performance Guarantees

Major subdivision shall have a Performance Guarantee:

§ 160D-804.1. Performance guarantees. To assure compliance with G.S. 160D-804 and other development regulation requirements, a subdivision regulation may provide for performance guarantees to assure successful completion of required improvements.

Proposed Subdivision Changes



- **Lot Limitations on Built along State Maintained Roads**

Major subdivision shall meet the following requirements:

The total number of lots that are accessed along a State maintained Road shall be limited to 10 lots.

Proposed Subdivision Changes



§ 155.125 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

§ 155.151 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 § [155.130](#)(BB), the stricter requirements shall prevail.

(B) *Dimensional requirements* (Major 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 §§ [155.070](#) through [155.072](#) of this chapter.
- (7) *Off-street parking.* Requirements specified in §§ [155.050](#) through [155.053](#) 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 § [155.172](#) of this chapter.

(C) *Access.* Except for Solar Energy Generating Facilities **and Major 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.





Proposed Subdivision Changes

(F) *Community meetings For Major 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.

