

**Davie County
Planning Board Workshop Minutes
Tuesday March 25, 2025
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:03 P.M.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Ellen Grubb	Chairman	Absent
Keith Beck	Vice-Chair	Present
Tamara Taylor	Board Member	Present
Mark White	Board Member	Present
Justin Miller	Board Member	Present
Chris Cole	Board Member	Present
Nick Gibietis	Board Member	Present
Anthony Hunckler	Board Member	Absent

- B. Adopt the Agenda**-The agenda was *unanimously* adopted. *Motion by **Mark White**, seconded by **Tamara Taylor**.*
- C. Approval of Minutes**-Minutes from the 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 no citizens in attendance..*
- 1. Text Amendment TEXT-25-2** -The Planning Board will review and revise Chapter 154: Subdivision Regulations and Chapter 155: Zoning Code of Ordinance.

Johnny Easter introduced the first proposed amendment revisions for Subdivision Regulations.

Board discussion and questions:

Mr. White asked where 40,000 square feet came from.

Mr. Easter explained 40,000 was already in the county ordinances and it made sense.

There were no other questions.

Vice-Chairman Beck called for a motion. ***Mark White** made a motion to approve the text amendment as written, **Justin Miller** seconded the motion.* The text amendment was *unanimously* approved.

Mr. Easter then introduced the second proposed amendment; Temporary Seasonal Uses.

Board discussion and questions:

Mr. White commented that he felt this would be good for community fund raising for various organizations. He also raised concerns about potential noise with these events.

Mr. Easter explained the time restrictions outlined in the proposed ordinance limits activities to 10 p.m.

Vice-Chairman Beck called for a motion. ***Chris Cole** made a motion to approve the text amendment, **Tamara Taylor** seconded the motion.* The text amendment was *unanimously* approved.

E. Old or new business: *There was no new or old business.*

F. Vice-Chairman Beck asked if there was a motion to adjourn.

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

G. Adjournment: The meeting was adjourned at 4:01 p.m.

§ 155.140 RESIDENTIAL-AGRICULTURAL DISTRICT (R-A).

(A) *Intent.* The R-A Residential-Agricultural District is established to maintain a rural development pattern where single-family housing dwellings are intermingled with agricultural uses. Generally, houses will be separated from one another by open fields or wooded areas. The impact of one homeowner's activities on his or her neighbors will be less than if the property owners were located side by side in a subdivision. Consequently, the property owner may have more freedom to use his or her land as he or she sees fit. Therefore, some limited commercial uses will be permitted along with residential and agricultural uses; however, the intent is clearly to exclude commercial and industrial uses or residential subdivisions that require public services (principally water and sewer systems) before they are generally needed in the area.

(B) *Dimensional requirements.*

(1) *Lot size.* Thirty thousand (Forty thousand) square feet shall be the minimum lot area per dwelling unit or any other alternative as described in § [154.142](#).

§ 155.141 RESIDENTIAL DISTRICT (R-20).

(A) *Intent.* The R-20 Residential District is established for residential areas where public services, such as public water and sewer, may not be available; however, housing units are located on one-half acre lots or larger, often within established subdivisions. Because housing units are generally closer together than in the R-A Residential-Agricultural District, there are more restrictions on uses that might infringe on neighboring homeowners.

(B) *Dimensional requirements.*

(1) *Lot size.* Thirty thousand (Forty thousand) square feet shall be the minimum lot area per dwelling unit or any other alternative as described in § [154.142](#).

§ 154.42 LOTS.

(A) Lots sizes, shapes, and locations shall be made with due regard to topographic conditions, soil types, contemplated use, and the surrounding natural and human-made uses. Land designated as a floodplain by the Federal Emergency Management Agency (FEMA) shall always be designated on all lots, tracts, or plats when presented. Under no circumstances will required lot areas contain street rights-of-way.

(B) Every lot shall front on or abut a minimum of 25 feet on a publicly-dedicated or maintained street except in PUD areas that have been approved by the County Planning Board.

(C) Lots shall comply with the following requirements.

(1) Lots served by both public water and public sewer shall have an area not less than 8,000 square feet, a width at the building line of not less than 70, nor be less than 100 feet deep. Planned unit developments are exempt.

(2) Lots served by public water but not by public sewer shall have an area not less than 30,000 square feet, a lot width at the building line of not less than 80 feet, nor be less than 150 feet deep. Planned unit developments are exempt.

(3) Lots served by neither public water nor public sewer shall have an area not less than 40,000 square feet, a lot width at the building line of not less than 100 feet, nor be less than 150 feet deep.

(2) Lots served by public water or not; but not by public sewer shall have an area not less than 40,000 square feet, a lot width at the building line of not less than 80 feet, nor be less than 150 feet deep. Planned unit developments are exempt.

§ 154.50 Major Subdivision Design Standards and Approval Process

(A) Class I (Major Subdivisions with 10 or less lots)

(1) TRC and Staff approval of site plan

(B) Class II (Major Subdivisions with 11 to 25 lots)

(1) TRC and Staff approval of site plan

(2) 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 or accepted by Davie County as public open space

(3) 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.

(4) Final Site plan and design Approval by the Davie County Planning Board

(C) Class III (Major Subdivisions with 26-40 lots)

(1) TRC and Staff approval of site plan

Common open space shall not be less than 18% of the total development area.

(2) Open space shall be held in common ownership by a homeowner's association or accepted by Davie County as public open space
Pedestrian access.

(3) 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.

(4) 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.

(5) Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners.

(D) Class IV (Major Subdivisions with 41-60 lots)

(1) TRC and Staff approval of site plan

(2) 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 or accepted by Davie County as public open space

(3) 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.

(4) 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.

(5) Street trees shall be planted along both sides of all public streets.

(6) Shall have at least 2 NC DOT approved entries/exits that connect or are accessed by a publicly-dedicated or maintained street/road.

(7) Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners

(E) Class V (Major Subdivisions with 61plus lots)

(1) TRC and Staff approval of site plan

(2) 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 or accepted by Davie County as public open space

(3) 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.

(4) 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.

(5) Street trees shall be planted along both sides of all public streets.

(6) Shall have at least 2 NC DOT approved entries/exits that connect or are accessed by a publicly-dedicated or maintained street/road.

(7) Curb and gutter shall be required along all streets/roadways.

(8) Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners

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

(1) TRC and Staff approval of site plan

(G) To qualify as common open space, in the section, 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).

(H) Alternative compliance measures may be proposed which vary from the strict application of the above requirements in order to accommodate the unique character of the site or to utilize innovative design. Alternative compliance may be granted by the Davie County Board of Commissioners upon a review of the Davie County Planning Board and finding that the proposed alternative fulfills the intent of this chapter as well as, or better than would strict compliance with the requirements of this subchapter.



Temporary Seasonal Uses



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



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



(5) 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



(6) The application shall be accompanied by an outline map of the area to be used, to approximate scale, showing the location of all proposed and existing lavatory facilities; all parking areas; existing structures; vendor areas; stages; all water supply sources including lakes, ponds, streams, wells, storage tanks, and the like; all areas of assemblage; all food service areas; all garbage and refuse storage and disposal areas; all entrances and exits to public roadways; and emergency ingress and egress roads.



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



Questions, Comments,
Concerns?

