

**Davie County
Planning Board Minutes
Tuesday July 28, 2026
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:04 P.M.

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

- B. Adopt the agenda**-The agenda was *unanimously* adopted. *Motion made by **Mr. White** seconded by **Mr. Cole**.*
- C. Approval of Minutes**-Minutes from the May 26, 2026 meeting were *unanimously* approved. *Motion by **Mr. Hunckler**, seconded by **Mr. White**.*
- 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 none.*
1. **Zoning Map Amendment DC26-E8-0014**: Scott Steeno of Kendall Communications has applied to rezone a .50 acre portion of an approximate 16.75 acre parcel from R-20 (Residential 20) to GI-C (General Industrial Conditional) to erect a wireless telecommunications tower. The subject property is located at 1820 Underpass Road. The property is further described as Davie County Tax Parcel E800000014.

Staff Report: **Johnny Easter** introduced the item.

Board discussion and questions:

Mr. White asked if there had been any calls in opposition to the Planning office.

Mr. Easter said there was one couple that visited the office from a neighboring property that simply wanted some additional information.

Scott Steeno addressed the board regarding the project. He explained the tower would provide additional coverage for one the big 3 cellular providers. One of which would own the tower and contract with the other providers. The tower would also enhance E911 communications for emergency services.

Mr. Hunckler asked if there would be lighting on the tower for aircrafts. He stated Marchmont private airstrip is close to this location.

Mr. Steeno explained that due to the proximity to airports, the FAA does not require lights. Airstrips do not require lighting, only airports.

Mr. Hunckler asked what the approximate construction period would be.

Mr. Steeno stated it would take about 6 weeks. It is a monopole, no guidewires.

Public comment period in opposition: None

Public comment section in favor: None

Chairman Beck ask if there was a motion.

Mr. Cole made a *motion* to approve, **Mr. Miller** *seconded* the motion. The *motion was unanimously approved*, 5-0.

2. Chapter 154: Subdivision Regulations

Johnny Easter introduced the discussion topics and presented the Power Point Presentation (attached). Mr. Easter stated that he would present the revisions at the next Planning Board Meeting.

- E. Old or New Business:** An administrative review of the site plan for Villa Nova subdivision. The site plan was reviewed and determined to have met the ordinance requirements for a Class III subdivision.

Mr. Cole made a *motion* to adjourn, **Mr. Miller** *seconded* the motion.

- F. Adjournment:** The meeting was adjourned at 4:24 p.m.



Proposed Subdivision Ordinances Changes



-Lot Width

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

(a) Lot width. 100 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.

-Setbacks

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

Front yard setback. 50 feet shall be 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. 20 feet shall be the minimum side yard for each principal building, measured from the nearest point of the building and the side lot line.

Proposed Subdivision Changes

- **All Major Subdivisions Greater than 10 lots shall meet the follow:**
 - TRC and Staff approval of site plan.
 - 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



- All Major Subdivisions lots shall meet the follow:
- *Maximum Lot Width to Depth Ratio 1:4 or 4:1*
- *Example 100'x 400' or 400' x 100'*



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.

■ 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

■ Clustered Mailbox Units and Davie County School Bus Stops

Major subdivision with more than 10 lots shall meet the following requirements:

- When cluster mailbox units and Bus Stops are required by the UPS and Davie County School, 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 and Bus Stops shall be covered to protect pedestrians from inclement weather while accessing their individual mailbox.
- Cluster mailbox units and Bus Stops shall be served by exterior illumination of at least 2 foot-candles to ensure safety during night time hours.
- Cluster Mailbox Units and Bus Stops must be located on a lot or area dedicated for open space or public access easement obtained by the developer.
- Cluster Mail Box Units and Bus Stops may not be placed in the Right of Way (ROW) of any road.
- The location of the Cluster Mailbox Unit and Bus Stops within the subdivision shall be determined by the Zoning Administrator or Subdivision Administrator; local Post Master; School Superintendent and developer or builder.

Proposed Subdivision Changes

- **All Major Subdivisions Greater than 10 lots shall meet the follow:**
 - TRC and Staff approval of site plan.
 - 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

- **** All Major Subdivisions where Street Trees are required, the follow shall be met:**
 - Locally-adapted/ Native Tree species shall be used for all required plantings shall be used. (Ex. But not limited to: **Flowering Dogwood, Eastern Redbud, Paperbark Maple, Serviceberry**)
 - Trees with a minimum height of 30' at maturity, with a minimum height of 8' of planting, with a minimum Caliper of 6" measured at 6" above ground level shall be placed no more than 25' on center.
 - The Zoning Administrator may approve revisions to an approved landscaping plan in order to accommodate seasonal planting problems or a lack of plant availability as long as:
 - a) There is no reduction in the quantity of plant material.
 - b) There is no significant change in the size or location of plant materials.
 - c) The new plants are of the same general category and have the same general design characteristics as the materials being replaced.

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.

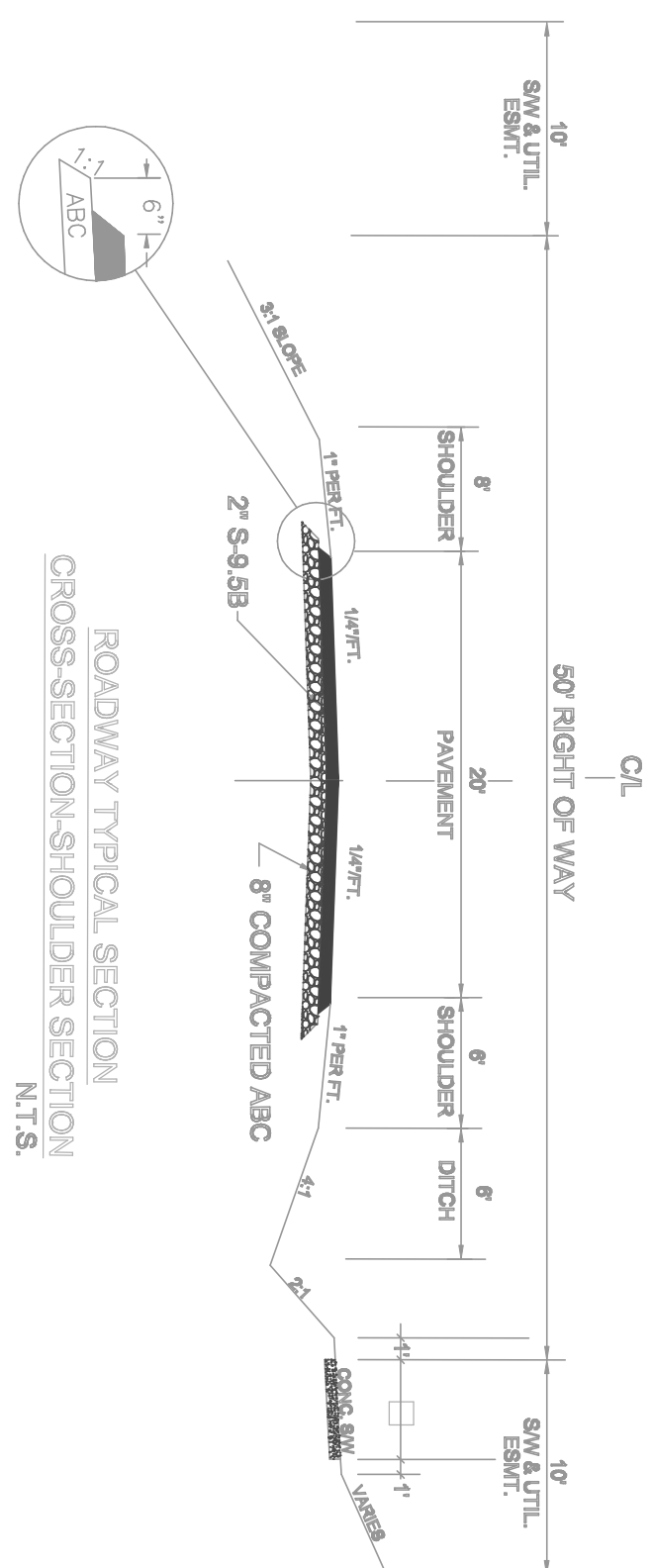
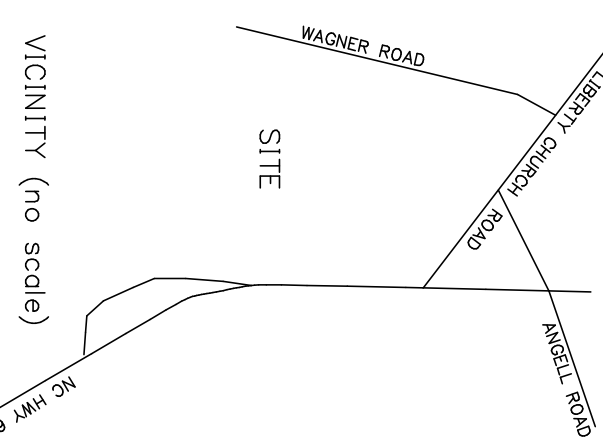
(b) Screening shall consist of:

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.

Major Subdivision Fees?

Questions?



SURVEYOR CERTIFICATION FOR SUBDIVISION

- [illegible]

David B. Coe, PLS #3320

Note

SURVEYOR CERTIFICATION FOR CLOSURE

I David B. Coe certify that this NLT was drawn under my supervision

I, David B. Cook certify that this plot was drawn under my supervision
on or about _____ A.D., 20_____.
I am a _____ day of _____ month of _____ year,
born on _____ day of _____ month of _____ year,
as such, that the ratio of precision or positive accuracy as calculated is
1/10,000%, and that this plot was prepared in accordance with
G.S. 47-30 as amended. Witness my original signature, license number
and seal this _____ day of _____ A.D., 20_____.

NOT FOR CREDIT FINANCES
COORDINATION OF SALES

DAVID LAND SURVEYOR COE
EASEMENTS OR RIGHTS-OF-WAY OF
RECORD PRIOR TO THE DATE OF
THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.

PLANNING DEPARTMENT / REVIEW OFFICER

Review Officer

is affixed meets all statutory requirements for recording.

Approved _____ Review Officer

This the day of 20.....

DAVID COOPER
NORTH CAROLINA

SITE CALCULATIONS

TOTAL AREA SUBDIVIDED = 54.179 ac

COMMON AREA = 12.630 ac (24%)

DEVELOPER:
TRIAD LAND DEVELOPMENT AND CATTLE, LLC

UTILITY POLE FROM EQUIPMENT	PROPERTY LINE (continued)

POINT NOT MONUMENTED (not surveyed)
R/W RIGHT-OF-WAY _____ STREAM _____

PROPOSED STREET LIGHTING

MAP FOR

SCALE	COUNTY	TOWNSHIP	STATE	DATE
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County ID # F300000053

AREA BY COORDINATES	COE FORESTRY & SURVEYING F-0141 P.O. BOX 36	JOB # JOLLEY SD
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DBC	EMAIL: coefor@ymail.com	DBC
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