



Development & Facilities Services

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

DavieCountyNC.gov



There will be a meeting of the **Davie County Planning Board** on **Tuesday October 26, 2021 at 3:00** p.m. in the 2nd floor Commissioners Room of the Davie County Administration Building, 123 South Main Street, Mocksville, N.C. The public is invited to attend. Business will be conducted as follows:

- A. **Call to order**
- B. **Approval of the Minutes** of September 28, 2021
- C. **Public Comment.**
- D. **Zoning Map Amendment 2021-09.** George Haire has applied to rezone a 5.24 acre portion of a 25.63 acre parcel of land from General Industrial (G-I) to Heavy Industrial – Conditional District (H-I-CD). The subject property is located at the intersection of Production Lane and Commercial Way and is further described as a portion of Davie County Tax Map F500000032.
- E. **Old or New Business**
 - a. The Board will continue discussing language regulating solar energy generating facilities.
- F. **Adjournment.**

**Minutes of the
Davie County Planning Board
September 28, 2021**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Present
Tamara Taylor	Alternate Member	Present
Mariam Wright	Board Member	Present
Christopher Cole	Board Member	Present
Keith Beck	Board Member	Present
Wendy Gallimore	Board Member	Present
Alan Miller	Board Member	Present

Others present: Andrew Meadwell, Amy Flyte, Adam Barr
Andrew Meadwell called the meeting to order.

B. SWEAR IN NEW MEMBER

Andrew Meadwell swore in Keith Beck and Chris Cole as new members.

C. APPROVAL OF THE MINUTES REGULAR MEETING - AUGUST 24, 2021 3:00 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Wendy Gallimore
SECONDER: Ellen Grubb
AYES: Grubb, White, Taylor, Gallimore, Wright, Cole, Beck
ABSENT: Miller

D. PUBLIC COMMENT

1. Dr. Bonnie Grigsby presented information regarding Solar Farms.
2. Dr. Herbert Eckerlin spoke to the Board about Solar collection.

E. OLD OR NEW BUSINESS

1. The Board will elect officers next month.
2. The Board recognized Wendy Gallimore for her time on the Board.
3. The Board received a worksheet for solar to work on before next month.

F. ADJOURNMENT

RESULT: **ADJOURNED [UNANIMOUS]**
MOVER: Mark White
SECONDER: Ellen Grubb
AYES: Grubb, White, Taylor, Gallimore, Wright, Cole, Beck
ABSENT: Miller

Minutes Acceptance: Minutes of Sep 28, 2021 3:00 PM (Approval of the Minutes)

Davie County
ZONING MAP AMENDMENT 2021-09
George Haire

Submittal Date
September 15, 2021

STAFF REPORT TO THE BOARD
 October 26, 2021 Meeting Date

Planning Staff
 Amy Flyte

I. REQUEST

To rezone a 5.24 acre portion of a 25.63 acre parcel of land from General Industrial (G-I,) to Heavy Industrial – Conditional District (H-I-CD).

II. PROJECT LOCATION

The subject property is located at the intersection of Production Lane and Commercial Way and is further described as Davie County Tax Map F500000032.

III. PROJECT PROFILE

DAVIE COUNTY PIN: F500000032

ZONING DISTRICT: General Industrial (G-I)

LAND USE PLAN: Industrial

WATERSHED: N/A

CROSS REFERENCE FILES: ZMA 1985-05

APPLICANT: George Haire

PROPERTY OWNER: George Haire

PROPERTY SIZE: 5.24 portion of 25.63 acres

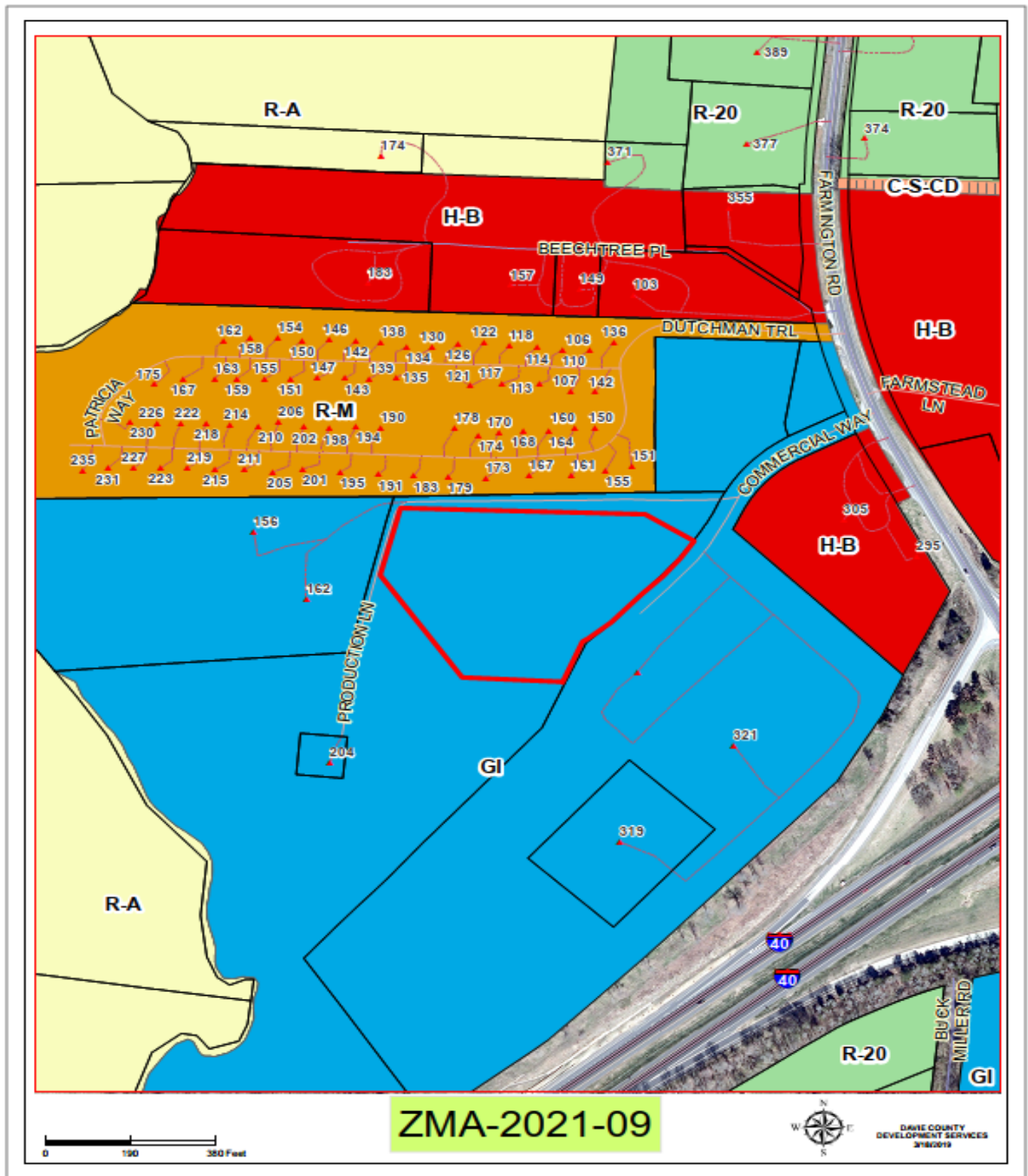
CURRENT LAND USE: Vacant

PROPOSED LAND USE: Concrete and asphalt products plant

PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Mobile Home Park	R-M
West	Wooded, Agricultural	R-A
South	Industrial	G-I
East	Industrial, Commercial	G-I, H-B

IV. Zoning Map



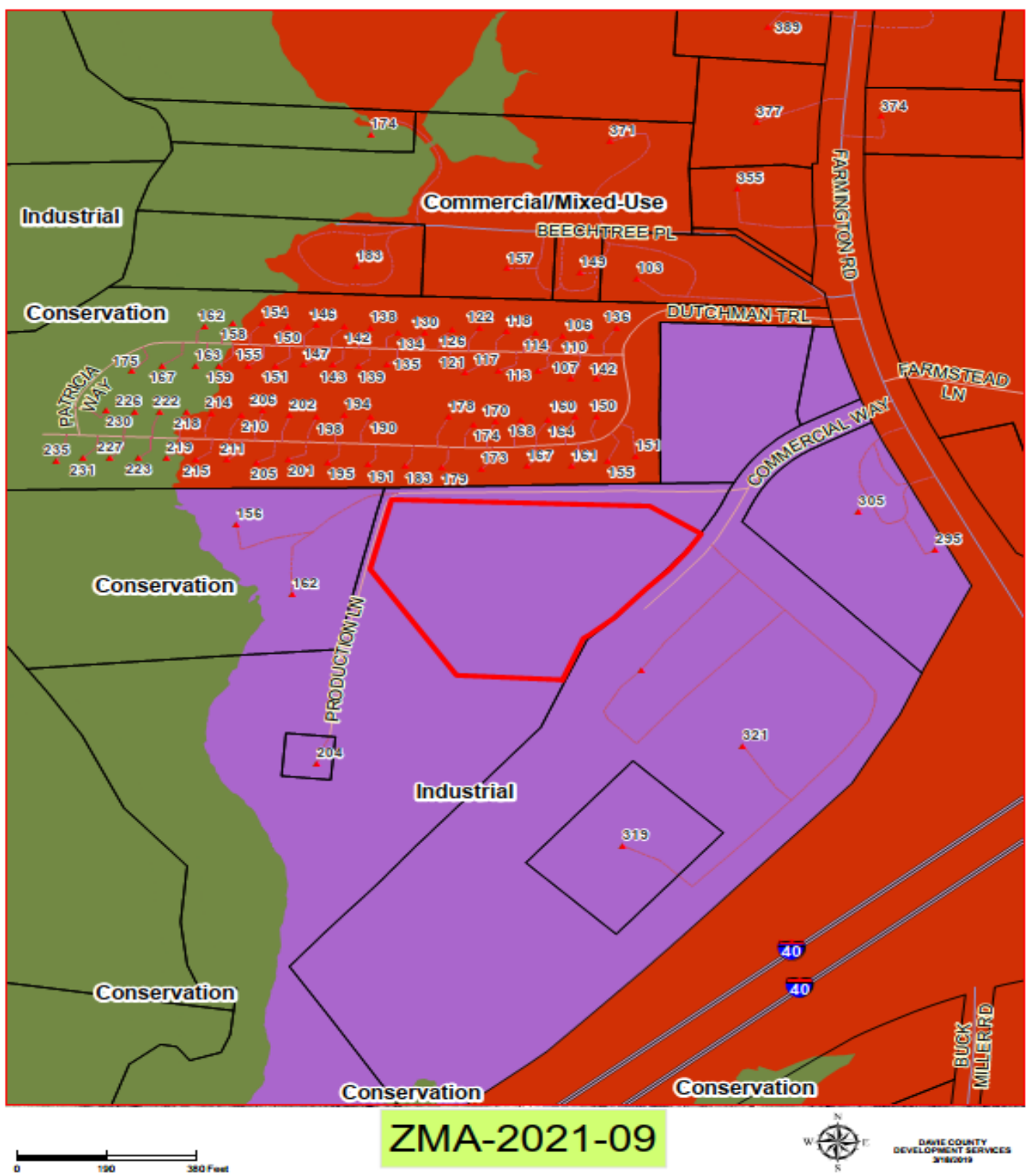
Attachment: StaffReport_Haire_HI_20211026 (Zoning Map Amendment 2021-09: George Haire)

V. 2018 Aerial Map



Attachment: StaffReport_Haire_HI_20211026 (Zoning Map Amendment 2021-09: George Haire)

VI. 2019 Future Land Use Map



Attachment: StaffReport_Haire_HI_20211026 (Zoning Map Amendment 2021-09: George Haire)

VIII. LAND USE/ ZONING HISTORY

- **1973:** The properties are originally zoned R-20.
- **1985:** The property is rezoned to I-2 at the request of the property owner.
- **2020:** The I-2 zoning district is renamed GI-General Industrial.

A. Proposed Zoning

The Heavy Industrial District is established for industrial, processing and related operations.

B. Utilities

Public water and sewer is available.

C. Davie County Land Development Plan

The property is located in an area designated as Industrial. The land use category presented on the future land use map are intended to indicate the predominant land uses for that particular area of the county. It is not a map of zoning district but is a general geographical guide for land use and development. The Davie County Comprehensive plan describes the Industrial area as Industrial and manufacturing uses with adequate street access, water/sewer services, and may require relatively large tracts of land. Intended to preserve and protect important industrial properties from encroachment by non-industrial land uses.

The Comprehensive Plan future development policy recommendations state:

- Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density
- Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.
- Ensure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative visual and operational offsite impacts whenever practicable.
- Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.

E. Davie County Growth Enhancement Strategy

The property is located in an area that is designated as a Primary Growth Area. The primary county growth area is located adjacent to municipal limits or regulatory areas and generally extends along major urban/transportation corridors within the county. It includes areas that are likely to have access to urban infrastructure services, such as water and sewer, within the foreseeable future. The Primary Growth Area is predominantly mixed use that will include residential and commercial development. Higher urban type density level can be anticipated in this area.

The Growth Enhancement Strategy describes area characteristics within the primary growth area as:

- Close to municipalities and central business districts
- Likely to have access to both public water and sewer in the foreseeable future.
- Predominately mixed use including, residential and commercial.
- Highest density residential development
- Prime site for office and commercial locations
- Adjacent to primary and interstate roads.
- Prime site for industrial locations

The Growth Enhancement Strategy describes policies within the rural growth area as:

Policy 3.1 Industrial development should not be located in areas that would diminish the desirability of existing and planned residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.

Policy 3.2 Industrial development will be on land that is physically suitable and has unique location advantages for industry. Advanced planning for the identification of such land will be encouraged.

Policy 3.3 Heavy industrial sites will be separated from non-industrial areas by natural features, green belts and/or

other suitable means.

Policy 3.4 Light industrial sites will be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.

Policy 3.5 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and be visually buffered.

Policy 3.6 New industrial development will be encouraged to locate in existing and planned industrial parks.

X. ISSUES TO CONSIDER

As a Special Conditions rezoning, the Board may place conditions on the use. Conditions and site-specific standards imposed on a special use district shall be limited to those that address the conformance of the development and use of the site to county ordinances and an officially adopted land development plan or other plans and those that address the impacts reasonably expected to be generated by the development or use of the site. The Board may approve or deny, or defer the request for additional consideration. The Board should consider the following in making its recommendation:

1. The properties potential as a heavy industrial development site
2. If rezoning is approved, any new structure will go through a Project Review to ensure compliance with zoning ordinance standards such as setbacks, landscaping, buffers, parking, etc.
3. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
4. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
5. Applicable Zoning Ordinance Sections: The following sections of the Zoning Ordinance are applicable to this request: §155.125(B) Table of Uses; 155.161 and, §155.250-253 Changes and Amendments.

DRAFT CONDITIONS:

1. The property is limited to the use of concrete products plant.
2. Lighting shall consist of flood lights mounted on top of silos and directed towards primary work areas. Additional site lighting shall be limited to full cut off light fixtures. No lighting shall be directed onto adjacent residential property.

XI. PLANNING BOARD RECOMMENDATION

The Board should consider one of the following actions:

Rezoning

☐ **Move that the following statement be adopted in support of a Motion to Approve;**

The proposed zoning amendment is consistent with the Davie County Comprehensive Plan because:

1. The property is designated industrial on the 2019 plan.
2. The Comprehensive Plan policy goals to maintain a diverse industrial base as an integral part of Davie County's future growth and development and to ensure new industrial development has safe and reliable access to major highways.
3. The property is indicated as a primary growth area on the Growth Enhancement Strategy map within the Comprehensive Plan.

Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because:

1. The property's location next to the I-40 interchange.

2. The property's location near other commercially and industrial zoning property.
3. The availability of public infrastructure including water and sewer.
4. The proposed amendment will provide opportunities for businesses to locate in Davie County and increase the tax base.
5. All development of the parcel would be subject to the conditions approved herein.

☐ **Move that the following statement be adopted in support of a Motion to Deny,**

The proposed zoning amendment is not consistent with the Davie County Comprehensive Plan because:

1.

Therefore, we find this zoning amendment is unreasonable and not in the public interest because it does not support the Comprehensive Plan policies and maps above and because:

1. The amendment does not protect the areas residential rural historic character.
2. The proposed amendment is incompatible with the surrounding residential structures.
3. The amendment will have detrimental effects and will not protect or enhance a high quality of life and image enjoyed by area residents due to.....

☐ **Defer** the amendment for additional consideration

Conditions

☐ **Move that the following statement be adopted in support of a Motion to Approve;** the amendment promotes public health, safety and general welfare; is consistent with several applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions, maps and policies of the Comprehensive Plan because it is in harmony with the surrounding area and uses, and fits within the County's future land use plans as it is designated industrial on the land use map and it is in the vicinity of industrial zoned property.

☐ **Move that the following statement be adopted in support of a Motion to Deny,** the amendment is consistent with some applicable adopted plans; however the amendment does not promote the public health, safety and general welfare and does not consider the action to be reasonable and in the public interest due to: the amendment does not protect the areas residential, rural historic character, the proposed structure/use is incompatible with the surrounding residential and business structures, the amendment will have detrimental effects and will not protect, enhance and encourage a high quality of life, and image enjoyed by area residents due to...

☐ **Defer** the amendment for additional consideration

How will the public be notified of the Zoning Map Amendment change?

The public will be notified in three ways. First, a sign will be posted on the property being rezoned. Second, a public notice will be submitted by the Davie County Development Services Department to the *Davie County Enterprise*. Third, by a notice being sent to all property owners located within 500 feet of the property lines of the property being rezoned.

Davie County Application for a Zoning Map Amendment

To: Board of County Commissioners of Davie County

Date: 09 / 15 / 2021Applicant's Name: George HaireApplicant's Address: 120 Farmstead Lane
Mocksville, NC 27028Address and brief description of the property
To be rezoned or amendment to be made:Tax Map: NCPIN 5840467535
Parcel(s): F500000032 (portion of)Property is an approximate 5.24-acre portion of a vacant lot located on the northwest side of Commercial Way,which is a private drive with access to Farmington Road. Property is located behind 305 Farmington Road.Applicant's interest in the property: ☒ Ownership ☐ Lease Agreement ☐ Other (explain below)Applicant is owner of the property and under contract to sell a portion to the future end user.

If Property is not owned by the applicant, lease agreement or other binding legal documentation stating Applicant's legal right(s) for use of the above listed property shall be required upon submittal of application.

Type of rezoning requested:

From: G-ITo: H-I-CD

(or brief description of request): _____

Reason(s) for the requested rezoning: Conditional District zoning request to Heavy Industrial (H-I) zoning toallow for a Concrete Products Plant on a portion of an existing zoned General Industrial (G-I) parcel.Applicant's Signature: George e Haire

(Applicant)

This the 21 day of SEPT, 2021

By signing this form, applicant hereby states all information written herein is accurate and true. Applicant further states the Planning and Zoning Staff have fully explained the requirements of the ordinance and the information required for the Board of Commissioners to render a decision.

Project Overview Statement

On the following lines, please give a synopsis or overview of the project, including information relevant to use, density, lot, layout, housing type, planned amenities, and similar information. Please attach any supporting documentation to your application.

Plan is for the development of a concrete products plant with access on Commercial Way to Farmington Road.

The plan consists of a small office space, storage areas, gravel parking area for concrete trucks, and a production plant.

Volunteered Conditions:

1) Request is to limit the permitted uses to Concrete Products Plant.

2) Lighting shall consist of flood lights mounted on top of silos and directed towards primary work areas. Additional site lighting shall be limited to full cut-off lighting fixtures. No lighting shall be directed onto adjacent residential property to meet ordinance requirements.

**LEGAL DESCRIPTION – PROPOSED 5.245 Ac. +/- LOT ON COMMERCE WAY
360' +/- WEST OF FARMINGTON RD.**

All that certain tract or parcel of land, being located in Farmington Township, Davie County, North Carolina, being more particularly described as follows:

BEGINNING at a point in the northerly line of property owned, now or formerly, by BRJ Properties, LLC (Deed Book 867, Page 262, Davie County Register of Deeds), said point lying the following two (2) courses and distances from an iron pipe found at the northwesterly corner of said BRJ Properties, LLC, (said iron having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 806,161.46' and East(x) = 1,544,815.20', said iron lying South 77 deg. 51' 36" West a ground distance of 1824.99 feet from NGS Monument "Farmington"):

- 1) North 42 deg. 21' 07" East a distance of 792.60 feet to an iron pipe found; and
- 2) North 25 deg 01' 32" East a distance of 112.94 feet to a point, the true point and place of BEGINNING;

Thence from said true point and place of BEGINNING with a new line the following five (5) courses and distances:

- 1) North 90 deg. 00' 00" West a distance of 228.39 feet to a point;
- 2) North 33 deg. 57' 31" West a distance of 320.10 feet to a point in the easterly line of a 30 foot Access and Utility Easement as described in Deed Book 205, Page 37, Davie County Register of Deeds;
- 3) with the easterly line of said 30 foot Access and Utility Easement North 13 deg 50' 30" East a distance of 187.19 feet to a point in the southerly line of a variable width Access Easement, sometimes known as Production Lane, as described in Deed Book 147, Page 786, Davie County Register of Deeds;
- 4) with the southerly line of said variable width Access Easement North 88 deg. 59' 19" East a distance of 562.26 feet to a point; and
- 5) South 58 deg. 20' 43" East a distance of 127.87 feet to a point in the northerly line of said BRJ Properties, LLC;

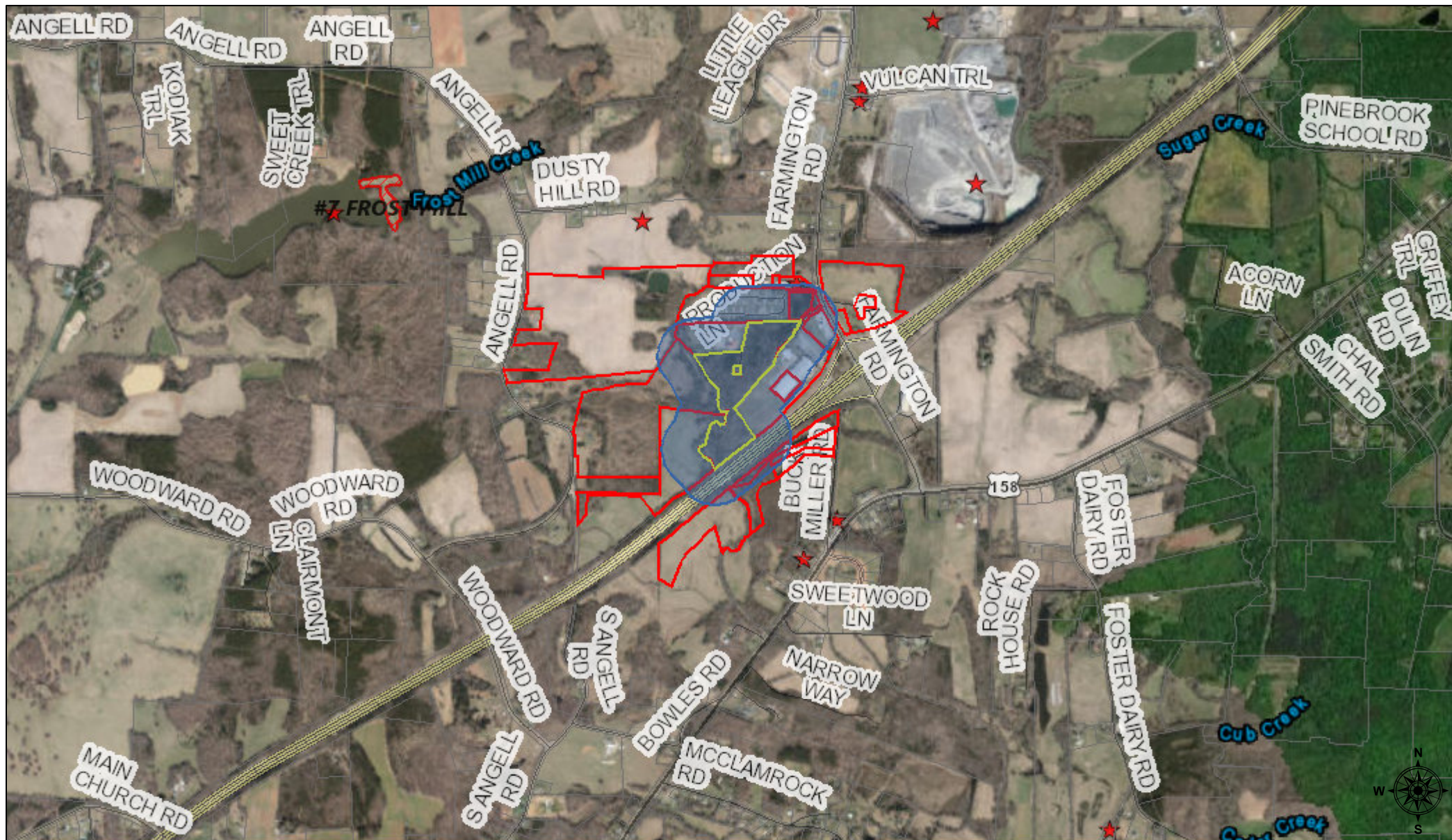
Thence with the northerly line of said BRJ Properties the following four (4) courses and distances:

- 1) Along a curve to the right an arc distance of 99.24 feet to an iron pipe found, said curve having a chord bearing of South 37 deg. 14' 24" West, a chord distance of 99.11 feet, and a radius of 571.44 feet;
- 2) South 42 deg. 24' 07" West a distance of 199.94 feet to an iron pipe found;
- 3) South 48 deg. 15' 06" West a distance of 86.06 feet to an iron pipe found; and
- 4) South 25 deg. 01' 32" West a distance of 117.22 feet to the point and place of BEGINNING;

Containing 5.245 acres, more or less, BEING a portion of that property described in Deed Book 561, Page 567, Davie County Register of Deeds.

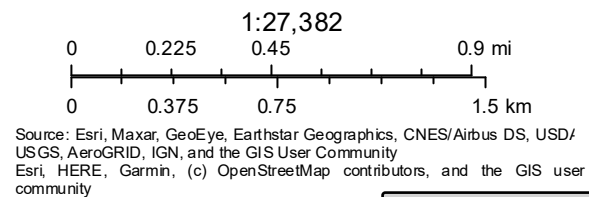
Mailing Letters Map

D.1.b



October 5, 2021

- Parcels
- ★ Special Uses & Variances
- Watershed Structure



Packet Pg. 14

2021

Attachment: DC_PB_supporting docs (Zoning Map Amendment 2021-09: George Haire)

QUALITY OIL COMPANY LLC
PO BOX 2736

WINSTON SALEM, NC 27127-2736

CRAWFORD GILMER ALLEN
265 HIDDEN CREEK DRIVE

ADVANCE, NC 27006-0000

REAVIS FRANKIE TOLLEY
223 BUCK MILLER ROAD

MOCKSVILLE, NC 27028-0000

HAIRE GEORGE EDGAR
119 ROCK HOUSE ROAD

MOCKSVILLE, NC 27028-0000

BEECHTREE'S TRIO LLC
371 FARMINGTON ROAD

MOCKSVILLE, NC 27028-7638

PRODUCTION LANE PROPERTIES LLC
162 PRODUCTION LANE

MOCKSVILLE, NC 27028

CRAWFORD J EMORY
371 FARMINGTON ROAD

MOCKSVILLE, NC 27028-0000

FARMSTEAD LANE LMTD PARTNERSHI
120 FARMSTEAD LANE

MOCKSVILLE, NC 27028-0000

REAVIS SHELIA M
504 ANGELL ROAD

MOCKSVILLE, NC 27028-5609

BRJ PROPERTIES LLC
259 NORTH CAROLINA CIRCLE

MOCKSVILLE, NC 27028-0000

WHITAKER JUDITH F
330 ANGELL ROAD

MOCKSVILLE, NC 27028-5607

ROGERS & ROGERS PROPERTIES LLC
373 MAE ZIMMERMAN DRIVE

LEXINGTON, NC 27295-0000

ISGETT JENNIFER ALLEN
211 BUCK MILLER ROAD

MOCKSVILLE, NC 27028

MCCLAMROCK LOUISE WARD TRUST
166 BOWLES ROAD

MOCKSVILLE, NC 27028-4111

CRESS JOSEPH COLEMAN
139 BUCKEYE TRL

MOCKSVILLE, NC 27028-6125

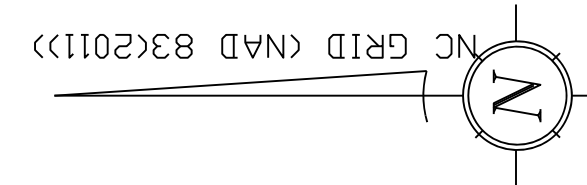
FURCHES PAULA LEE
1891 US HIGHWAY 601 S

MOCKSVILLE, NC 27028-6902

HAIRE GEORGE C
120 FARMSTEAD LN

MOCKSVILLE, NC 27028-7671

Chandler Concrete
c/o Bob Chandler
PO BOX 131
Burlington, NC 27216



NOTES:

APPARENT SOURCE OF TITLE: DB 561 PG 567

BACK DEEDS: 325 PG 826; DB 46 PG 493; DB 42 PG 295

PLAT REFERENCE: PB 2 PG 30, PART OF 70.5 AC. TRACT

TAX PIN #5840-46-7535

AREA UNDER HEAVY LINE: 25.851 ACRES, MORE OR LESS

AREA EXCLUDES 0.253 AC. [11,027 Sq.Ft.] WITHIN THE CELL TOWER LEASE AREA (TAX PIN #5840-46-8657)

ZONING: GI (INDUSTRIAL)

THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY. SEE ALSO:

+ NCDOT PLANS FOR HIGHWAY PROJECT 8.1732501

+ A BOUNDARY SURVEY OF TAX PIN #5840-46-7535 PREPARED BY STONE LAND SURVEYING COMPANY DATED 5/18/2020 (MAP #4320)

THIS PROPERTY HAS ACCESS TO FARMINGTON ROAD [SR 1410] VIA A 60' ACCESS EASEMENT IN DB 128 PG 377

N.C. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY RAPID STATIC GPS METHODS USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING NGS MONUMENT "FARMINGTON" AS FIXED HORIZONTAL REFERENCE. A WEIGHTED LEAST-SQUARES AVERAGE OF THREE INDEPENDENT OBSERVATIONS WAS USED TO CALCULATE THE RESULTANT POSITIONS.

Class of Survey: A
Positional Accuracy: 0.04' Horiz. / n/a Vert.
Type of GPS field procedure: Rapid Static (VRS)
Date of Survey: 28 September, 2021
Datum/Epoch: NAD 83 (2011)
Published/fixed-control used: NGS Mon. "Farmington"
Geoid Model: Geoid 18
Combined grid factor: 0.99991862
Units: US Survey Feet

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710584000-J, EFFECTIVE 17 SEPTEMBER, 2008, PORTIONS OF THIS SITE LIE WITHIN THE FEMA 100-YEAR SPECIAL HAZARD FLOOD ZONE (ZONE 'AE'). THE LIMITS OF SAID FLOOD ZONE ARE SHOWN HEREON PER FEMA GIS DATA. THIS SURVEYOR DID NOT PERFORM A FLOOD ELEVATION STUDY IN CONJUNCTION WITH THE PRESENT MAPPING.

ANY UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

- LEGEND OF STANDARD SYMBOLS**
- UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - SPOT LIGHT
 - ELECTRIC MANHOLE
 - ELEC. SERVICE/VAULT
 - ELECTRICAL CABINET
 - HEATING/AIR UNIT
 - TELECOM. PEDESTAL
 - TELECOM. MANHOLE
 - TELECOM. VAULT
 - TRAFFIC SIGNAL CABINET
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - BACKFLOW PREVENTOR
 - WATER VALVE MANHOLE
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - FIRE DEPT. CONNECTION
 - WELL
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - CONCRETE CATCH BASIN
 - CAST IRON CATCH BASIN
 - DROP INLET w/ GRATE
 - CONCRETE YARD DRAIN
 - STORM MANHOLE
 - STORM PIPE END
 - SIGN
 - MONITORING WELL
 - MAIL BOX
 - BOLLARD
 - SD = STORM WATER LINE
 - SS = SANITARY SEWER LINE
 - OWH = OVERHEAD WIRES
 - E = BURIED ELECTRIC LINE
 - G = BURIED GAS LINE
 - T = BURIED TELECOM. LINE
 - W = BURIED WATER LINE
 - X = METAL FENCE LINE
 - 100 = 100-YEAR FLOOD ZONE
 - IPF = IRON PIPE FOUND
 - RBF = IRON REBAR FOUND
 - PKF = MAGNETIC NAIL FOUND
 - XF = CHISLED "X" FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - IPS = IRON PIPE SET
 - PKS = MAGNETIC NAIL SET
 - XS = CHISLED "X" SET
 - CP = COMPUTED POINT (NO CORNER MONUMENT FOUND OR SET)
 - R/W = RIGHT OF WAY
 - N/F = NOW OR FORMERLY
 - FFE = FINISHED FLOOR ELEVATION
 - H/C = HANDICAP
 - RCP = CONC. STORM PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - CMP = CORRUGATED METAL PIPE
 - VCP = VITRIFIED CLAY PIPE
 - Ch = CHORD
 - Typ = TYPICAL
 - T/C = TOP OF CURB
 - EP = EDGE OF PAVEMENT
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
 - TS = TOP OF STEPS
 - BS = BOTTOM OF STEPS
 - INV = INVERT ELEVATION
 - C/L = CENTERLINE
 - TM = TEMP. BENCH MARK
 - SC = SURVEY CONTROL PT.

THE PROPOSED SUBDIVISION OF PROPERTY SHOWN HEREON HAS NOT BEEN REVIEWED BY THE LOCAL PLANNING JURISDICTION, AND MAY BE SUBJECT TO THEIR APPROVAL PRIOR TO ANY SALES, CONVEYANCE, OR RECORDATION OF THIS PROPERTY.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	351.31'	35.45'	35.45'	S 27°12'55" W	5°47'04"
C2	571.44'	178.45'	177.72'	S 33°16'09" W	17°53'32"
C2a	571.44'	79.21'	79.15'	S 28°17'38" W	7°56'31"
C2b	571.44'	99.24'	99.11'	S 37°14'24" W	9°57'01"
C3	351.31'	197.27'	194.69'	S 46°11'39" W	32°10'24"

LEG TABLE:

LINE	BEARING	DISTANCE
L1	N 24°50'18" W	122.04'
L2	N 52°12'50" W	98.75'
L3	N 71°37'46" W	112.88'
L4	N 06°54'47" E	32.11'
L5	N 29°39'12" E	40.17'
L6	N 42°41'41" E	55.14'
L7	N 35°43'29" E	51.44'
L8	N 17°47'33" E	146.97'
L9	N 26°36'28" E	98.54'
L10	N 51°13'03" E	83.26'
L11	N 26°59'24" E	107.73'
L12	S 81°33'32" E	90.00'
L13	N 30°16'58" W	125.57'
L14	N 13°24'47" W	104.54'
L15	N 04°08'52" E	142.61'
L16	N 34°10'26" W	53.61'
L17	N 57°23'28" W	81.63'
L18	N 27°03'57" W	66.66'
L19	N 23°46'30" W	166.55'
L20	N 35°01'55" W	125.45'
L21	N 29°58'13" W	55.69'
L22	N 29°07'32" W	44.95'
L23	N 89°39'29" E	174.69'
L24	S 42°24'07" W	199.94'
L25	S 48°15'06" W	86.06'
L26	S 81°33'32" E	135.06'
L27	S 23°21'19" W	240.61'
L28	S 84°48'24" E	105.00'
L29	S 05°12'45" W	105.05'
L30	N 84°46'07" W	105.00'
L31	N 05°12'56" E	104.98'

SURVEYOR'S CERTIFICATE

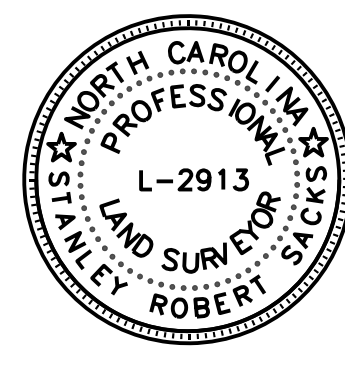
I, STANLEY ROBERT SACKS, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 561, Page 567, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in book 561, page 567; that the relative positional accuracy as calculated is 1: 0.05"±50 ppm.; and that this map meets the requirements of The Standards of Practice for Surveying in North Carolina (21 NCAC 56.1600); that topographic data is shown per an actual ground survey; and that the vertical accuracy of topographic data conforms to the United States National Map Accuracy Standards.

Witness my original signature, registration number and Seal this 12th day of OCTOBER A.D. 2021.

Stanley Robert Sacks

SURVEYOR LICENSE NUMBER L-2913

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCES.



Land Surveyors

3308-B Edgefield Road
Greensboro, NC 27409
(336) 931-0566
FAX 931-0558
WWW.SSMLAND
FIRM LIC #C-2741

BOUNDARY SURVEY
CHANDLER CONCRETE SITE
TAX PIN #5840-46-7535
FARMINGTON TOWNSHIP, DAVIE COUNTY, N.C.
DATE OF LAST FIELD INSPECTION: 08 OCTOBER, 2021
SCALE 1 INCH = 100 FEET

REVISIONS:
10-12-21 - ADD PROPOSED NEW LOT

DRAWING FILE NAME: CHANDLER-FARMINGTON.DWG



Jurisdiction			
Davie County, NC			
Purpose Statement			
To rezone the subject site to a zoning district that supports Concrete and Asphalt Products Plant.			
Zoning			
Existing Zoning:	GI		
Proposed Zoning:	CD-HI		
Site Acreage			
Total Site Acreage:	5.24 Acres +/-		
Watershed Data			
Site is not located within a water supply watershed district.			
Site Coverage			
Maximum Impervious Area Permitted:			%
Building to Land:	0.02 Acres +/-	0.38 %	
Pavement to Land:	1.76 Acres +/-	33.59 %	
Open Space:	3.46 Acres +/-	66.03 %	
Parcel Total:	5.24 Acres +/-	100.00 %	
Impervious			
Existing Impervious:	0.00 Acres +/-	33.97 %	
Total Impervious:	1.78 Acres +/-	67.94 %	
Infrastructure			
Water			
Sewer	Public		
Road	N/A		LF +/-
Building Data			
Max. Building Height:			
Proposed Modular Office:	528 SF +/-		
Future 20x30 Building:	600 SF +/-		
15 x 30 Building:	450 SF +/-		
Total Building Size:	1,578 SF +/-		
Parking Calculations			
Vehicle Parking			
Concrete & Asphalt Products Plant			
<i>(1 sp per employee on largest shift + 1 sp per vehicle in use)</i>			
Parking Required:	10 Spaces		
Parking Provided:	10 Spaces +/-		
Loading Spaces			
Concrete & Asphalt Products Plant			
<i>(0 sf - 19,999 sf = 0 required loading spaces)</i>			
Loading Spaces Required:	0 Spaces		
Loading Spaces Provided:	0 Space +/-		
Building Setbacks			
Front:	50'		
Rear:	40'		
Side:	25'		
Street:	N/A		
Other:	N/A		
Bufferyards			
Type Required:	10' Type C Bufferyard		
Type Provided:	1.Existing Vegetation around		

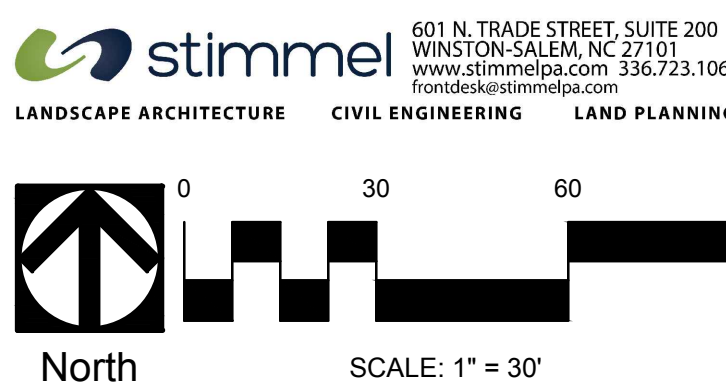
PROPOSED USES

Boundary & Topographic Information...
Boundary and Topographic information created from currently available GIS data.

General Notes

- ## General Notes
1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 2. Landscaping within buffers, streetsways, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility layout are conceptual. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

PETITIONER(S) / OWNER(S):
Pin # A portion of 5840-46-7535
Deed BK-PG: 005610567
George Haire
120 Farmstead Lane
Mocksville, NC 27028
P: (336) 403-2454
E: geroge.e.hair@gmail.com



PROJECT NAME & LOCATION:

Chandler Concrete - Haire Property

PLANS FOR:

☐ PRE-SUBMITTAL

☒ SUBMITTAL

☐ REVISED SUBMITTAL

CLIENT:
Bob Chandler
 Chandler Concrete
 1006 S. Church Street
 Burlington, NC 27216
 336-226-1181
bob.chandler@chandlerconcrete.com

RZ-1	09/24/2021	REZONING SUBMITTAL
MARK	DATE	DESCRIPTION

PROJECT NO:	21-036
DRAWN BY:	WGH
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SHEET TITLE:

REZONING PLAN

RZ-1