



Development & Facilities Services

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

DavieCountyNC.gov



Board of Adjustment Davie County

**Agenda: Regular Meeting
September 21, 2021**

**Location: 123 S. Main Street Mocksville, NC
27028**

3:00 p.m.

- A) Call to Order
- B) Adopt Agenda
- C) Approval of Minutes from January 19, 2021
- D) Cindy Stasinski has applied for a **Special Use Permit for a private dog park/private recreation facility** in the Residential Agricultural and Residential 20 (R-A & R-20) zoning districts pursuant to §155.125 of the Davie County Zoning Ordinance. The subject property is located at along US HWY 158 Advance, NC 27006 across from Smith Grove Volunteer Fire Department and is further described as a 10.73 acres parcel of the Davie County Tax Map E60000009203.
- E) Old or New Business
- F) Adjourn

**Minutes of the
Davie County Board of Adjustment
January 19, 2021
Regular Meeting**

CALL TO ORDER

Attendee Name	Title	Status
Diane Foster	Board Member	Absent
Tim Hendrix	Board Member	Absent
Marty Carter	Board Member	Present
Robert Crews	Alternate Member	Present
Barbara Owens	Alternate Member	Present
Wayne Webb	Chairman	Present
Eddie Leagans	Board Member	Present

Others attending: Dan Womble, Andrew Meadwell, Amy Flyte, and Adam Barr

ADOPT AGENDA

RESULT: ADOPTED [UNANIMOUS]
MOVER: Barbara Owens
SECONDER: Marty Carter
AYES: Carter, Crews, Owens, Webb, Leagans
ABSENT: Foster, Hendrix

APPROVAL OF MINUTES

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Marty Carter
SECONDER: Eddie Leagans
AYES: Carter, Crews, Owens, Webb, Leagans
ABSENT: Foster, Hendrix

ITEMS BEFORE THE BOARD- SPECIAL USE PERMIT

Tanya Lowe has applied for a **Special Use Permit for a riding stables** in the Residential-20 (R-20) and the Residential Agricultural (R-A) zoning district pursuant to §155.125 of the Davie County Zoning Ordinance. The subject property is located at 4257 NC HWY 801 N, Mocksville, NC 27028 and is further described as a 4.75 acres parcel of the Davie County Tax Map B300000074.

Andrew Meadwell was sworn in and introduced the request.

Chairman Webb opened the public hearing and invited anyone in favor to speak on the matter

1. Chad Bomar, applicant for the attorney is sworn in and outlines the request.

Chairman Webb invited anyone in opposition to speak on the matter.

Minutes Acceptance: Minutes of Jan 19, 2021 3:00 PM (Approval of Minutes)

2. Jessica Hewitt, 153 Ponderosa Rd was sworn in and spoke in opposition to the request.
3. Greg Beck 4266 Hwy 801 was sworn in and spoke in opposition to the request.
4. Betty Smith, 4258 NC HWY 801 N was sworn in and spoke in opposition to the request.
5. Jeanna White, 4242 NC HWY 801 N and 4244 801 NC HWY 801 N was sworn in and spoke in opposition to the request.
6. Mark White, 4242 NC HWY 801 N and 4244 801 NC HWY 801 N was sworn in and spoke in opposition to the request.

Chairman Webb closed the public hearing.
The board held discussion.

Marty Carter made a motion to deny the application stating that the proposal will affect health and be injurious to public welfare. Barbara Owens seconded.

RESULT:	DENIED [4 TO 1]
MOVER:	Marty Carter
SECONDER:	Barbara Owens
AYES:	Carter, Crews, Owens, Webb
NAYS:	Leagans
ABSENT:	Foster, Hendrix

OLD OR NEW BUSINESS

None.

ADJOURN

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Crews
SECONDER:	Eddie Leagans
AYES:	Carter, Crews, Leagans, Owens, Webb
ABSENT:	Foster, Hendrix

Minutes Acceptance: Minutes of Jan 19, 2021 3:00 PM (Approval of Minutes)

**Development & Facilities Services**

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DavieCountyNC.gov**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ADJUSTMENT**

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Chapter 160D-406 of the General Statutes of North Carolina and Section 155.235 of the Davie County Code of Ordinances, that the Davie County Board of Adjustment will hold a **Public Hearing** in the **Commissioners Room** of the Davie County Administration Building, 123 South Main Street Mocksville, NC on **Tuesday September 21, 2021 at 3:00 p.m.** to hear the following request:

Cindy Stasinski has applied for a **Special Use Permit for a pet care service facility/private dog park** in the Residential Agricultural and Residential 20 (R-A & R-20) zoning districts pursuant to §155.125 of the Davie County Zoning Ordinance. The subject property is located at along US HWY 158 Advance, NC 27006 across from Smith Grove Volunteer Fire Department and is further described as a 10.73 acres parcel of the Davie County Tax Map E60000009203.

A sign will be placed on the above listed properties to advertise the Public Hearing.

All parties and interested citizens are invited to attend said hearing at which time they shall have an opportunity to present facts and testimony in support of, or in opposition to, the request. Prior to the hearing, additional information on a request may be obtained by visiting the Development Services Department weekdays between 8:30 a.m. and 5:00 p.m. Monday through Friday, or by telephone at (336) 753-6050.

As a result of the public hearing, substantial changes might be made in the advertised proposal, reflecting objections, debate and discussion at the hearing. Anyone who needs an accommodation to participate in the meeting should notify the Development Services Department at least 48 hours prior to the meeting or call North Carolina Relay at 1-800-735-8262.

Andrew Meadwell
Planning Department

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**Legal Notice
Affidavit Required
Publication Dates: September 9, 2021
September 16, 2021**

Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)



DAVIE COUNTY DEVELOPMENT SERVICES

298 E Depot Street Mocksville, NC 27028
PH:(336)753-6050 FAX:(336)751-7689

September 21, 2021

Special Use Permit Request

Applicants:	Cindy Stasinski		
Description and Location of Property:	A 10.74-acre tract owned by Cindy Stasinski along US HWY 158 across from Smith Grove Volunteer Fire Department in Eastern Davie County.		
Tax Map / Parcel	E60000009203	Watershed District:	None
Public Water:	Yes	Public Sewer:	No
Current Zoning:	Residential-Agricultural (R-A) & Residential 20 (R-20)		
Current zoning in area:	Residential-Agricultural (R-A), Residential 20 (R-20), Highway Business (H-B) and General Industrial (GI)		
Intended use of the property:	Pet Care Services (except Veterinary services)		
Existing Land Uses in the area:	Surrounding properties consist of agricultural uses, open lands, residential homes, fire department, and commercial.		
Environmental concerns:	N/A		

Summary:

Cindy Stasinski has filed an application requesting a Special Use Permit to construct a Pet Care Service Facility to house a private dog park on her 10.74 tract of land. The Davie County Zoning Ordinance §155.125 allows such a use with the issuance of a Special Use Permit granted by the Board of Adjustment.

The Zoning Ordinance defines pet care services as:

PET CARE SERVICES (EXCEPT VETERINARY SERVICES). This industry comprises establishments primarily engaged in providing pet care services (except veterinary) such as boarding, grooming, sitting and training pets.

The applicant has stated her intent to open a private dog park and locate her residence on the property. The park would provide a private off leash experience to those who have reserved the space. The applicant has stated the dog park would feature six runs created with six foot chain linked fencing with double entry gates. The applicant wishes to locate a structure on the property to house a bathroom facility, indoor dog washing station and retail storefront and paved driveway and parking.

The applicant has submitted a site plan showing a future residence on the property, six dog runs of various sizes, 18 parking spaces, walking trails and a 26'x40' business structure for bathrooms, indoor dog washing and retail sales.

As a special use permit request, the Board of Adjustment may place reasonable conditions on the use related to expected impacts to adjacent or nearby properties.

The Board of Adjustment, in order to grant a permit, must find that:

1. The use as proposed **will not** adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. The use as proposed **will not** be detrimental to the public welfare or injurious to property or public improvements in the neighborhood of the proposed use;
3. The use **will not** substantially injure the value of adjoining or abutting property; and,
4. The use meets all required conditions and specifications.

DRAFT FINDINGS OF FACT

1. The existing use is a tract of land 10.74 acres in size, located along US HWY 158 across from Smith Grove Volunteer Fire Department and is presently zoned Residential-Agricultural & Residential-20, located in eastern Davie County in an area comprised generally of single-family housing and open/agricultural lands.

Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

2. The property is presently open/agricultural lands.
3. A complete application for a Special Use Permit request was submitted by Cindy Stasinski on August 20, 2021. A duly noticed and advertised public hearing was conducted by the Board of Adjustment on September 21, 2021. All parties were given notice of the hearing and the opportunity to offer evidence and testimony related to the proposed Special Use Permit.
4. The property is presently owned by Cindy Stasinski.
5. The property was purchased by Ms. Stasinski on June 24, 2021.
6. The property is served by public water and a private septic system.
7. Pet Care Services in the R-A and R-20 zoning district are allowed with the approval of a Special Use Permit.
8. The property is classified as Commercial Mixed Use by the County's Comprehensive Land Use Plan. This classification is described in the County's Comprehensive Land Use Plan as "Commercial activities including shopping, retail, services, offices and other commercial business, along with other intensive land uses compatible with commercial business, including medium to high density residential, civic or light industrial uses and where roads, water and sewer can support those activities."
9. The property is classified as a Secondary Growth Area on the Growth Strategy Map within the County's Comprehensive Land Use Plan. The Secondary Growth Area is described as "transitional residential development is predominant in this area with major subdivisions scattered between agricultural and commercial land use patterns. Both public water and sewer infrastructure access is unlikely within the immediate future. The availability of large undeveloped tracts can substantially alter the development character of established residential areas.
10. If the specified conditions addressed in the special use permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Board of Adjustment for another special use permit and receiving their approval can the use be again permitted
11. The development of the property shall proceed in conformity with all plans and design features submitted as part of the Special Use Permit application and kept on file by the Davie County Development Services Department.
12. That the Special Use will/will not materially endanger the public health or safety, if located where proposed and developed according to the plan as proposed;
13. The use meets/does not meet all required conditions and specifications.
14. That the Special Use will/will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
15. The Special Use will be/will not be in harmony with the area in which it is to be located and will be in general conformity with the plan of development of the county.
16. The proposed use/project will be/will not be consistent with the Davie County Land Development Plan and/or other adopted plans and policies.

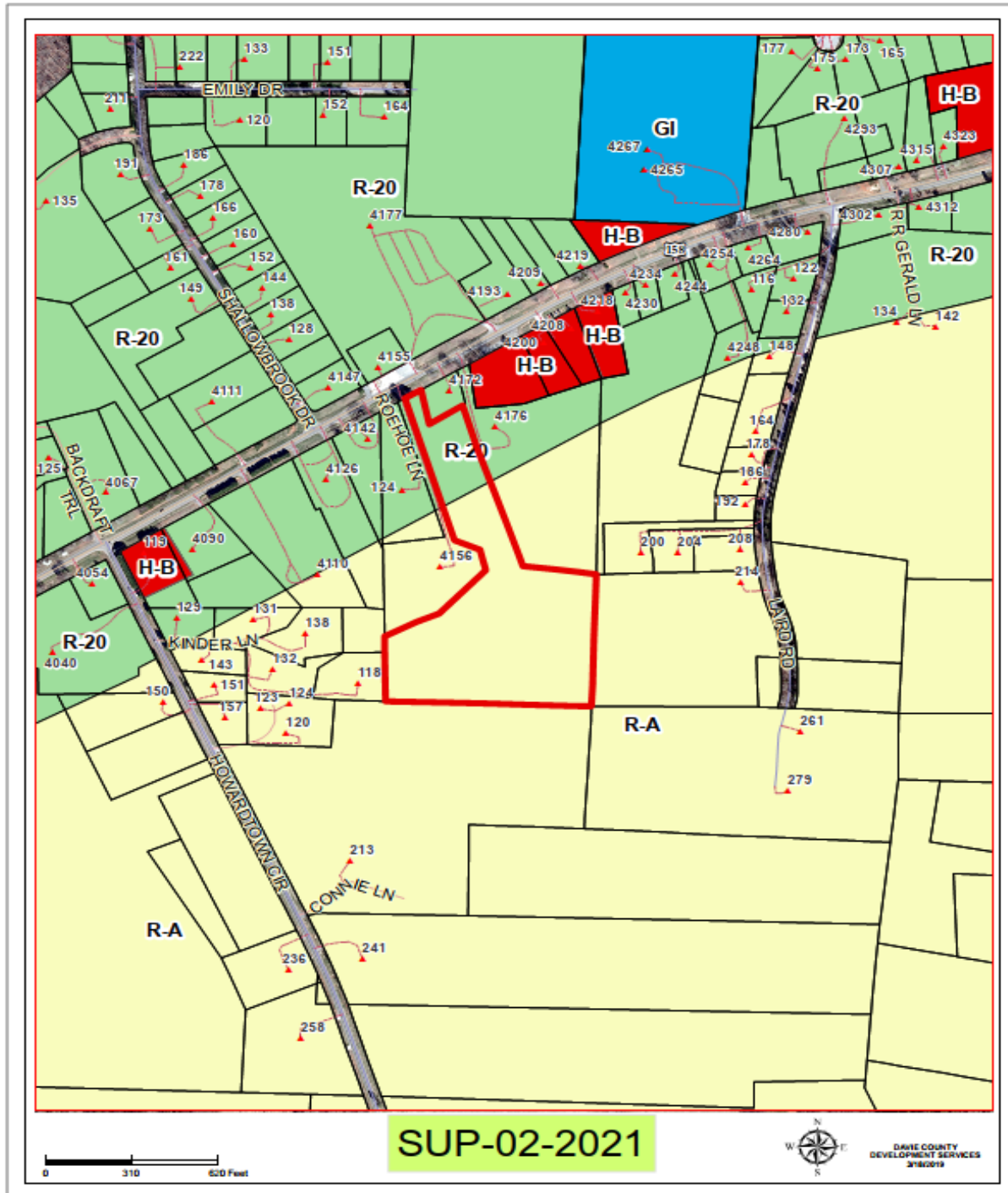
Staff Recommendation

If the Board of Adjustment finds that the pet care service facility as proposed meets the spirit, intent, and purposes of the Zoning Ordinance(which are "to promote the public health, safety, morals, and general welfare of the county; promote the orderly development of the area; lessen congestion on the roads and streets; secure safety from fire, Pet Care Services Facility SUP

panic, and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements"), Staff would recommend the following conditions(as well as any other conditions found necessary by the Board to meet the standards of the ordinance):

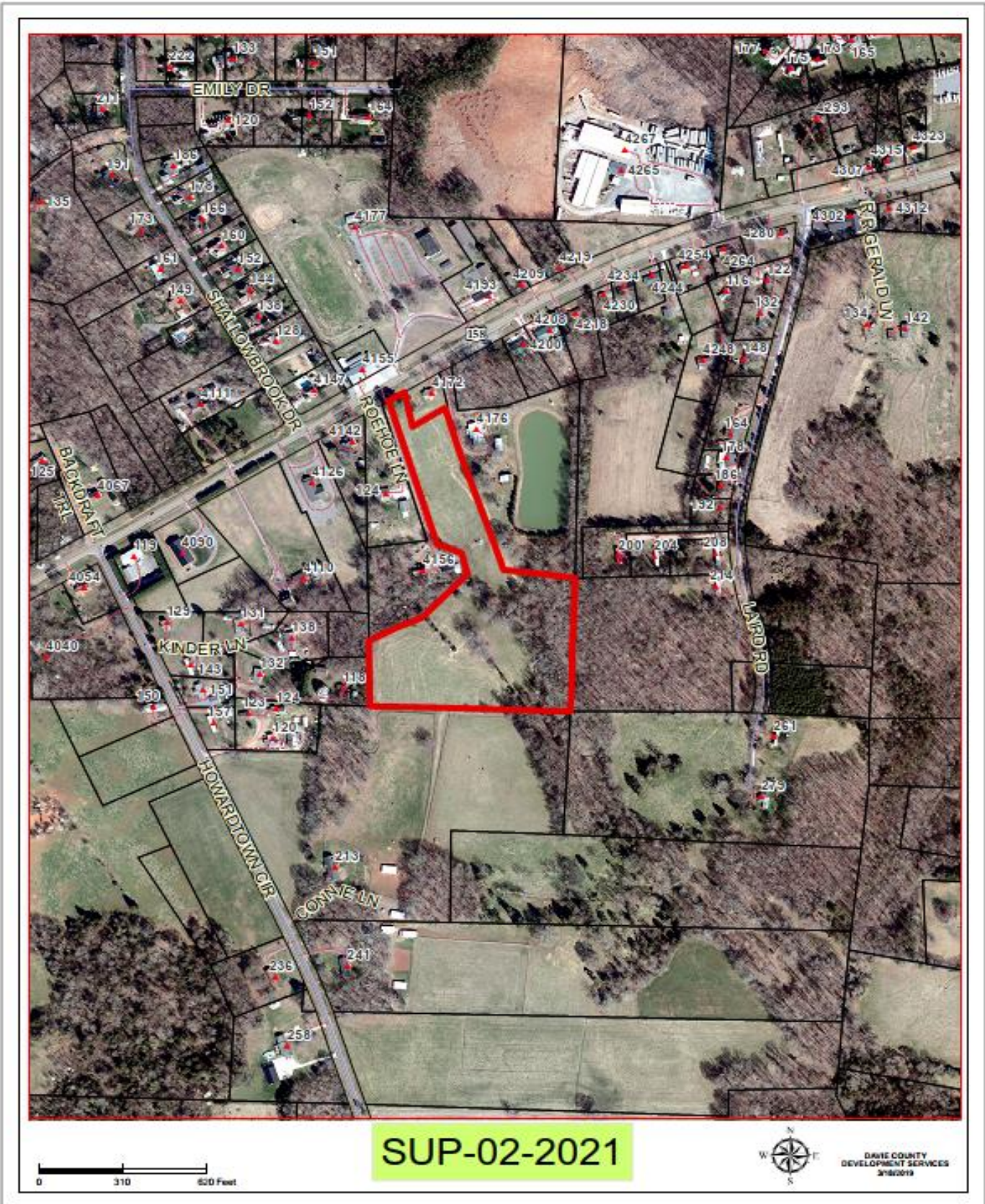
1. The setback from property lines shall be 50 feet for all dog runs.

Zoning Map



Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

Aerial Map



Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

Davie County Special Use Permit Application

SUP No. # _____

Date: ____/____/____

**A. Request Type**☒ Special Use Permit☐ Special Use Permit Amendment (SUP #)

Note: All applicants are strongly urged to have a Pre-Application Conference with the Davie County Development Services Department staff.

B. Applicant/Owner Representative Information**Applicant**

Name:	CINDY STASINSKI
Address:	4182 Clemmons Rd #296 Clemmons, NC 27012
Phone (w):	(912) 824-0123
Fax:	() -
Email:	CINDY STASINSKI@OUTLOOK.COM

Property Owner (if different)

Name:	
Address:	
Phone (w):	()
Fax:	()
Email:	

Will an attorney, engineer, or
represent the applicant and/or

Professional Affiliation:	property owner in this matter?	realtor
Name:		
Address:		
Phone (w)	()	
Fax:	()	
Email:		

C. Request Information

1. Present Zoning Classification(s): - RA/R20
2. Describe the existing use of this property:
PASTURE TO GRAZE CATTLE
3. Describe the requested Special Use Permit uses/activities:
HOME and HOME BUSINESS FOR A PRIVATE DOG PARK

Note: The applicant/owner must complete the attached Special Use Permit Checklist. The Davie County Development Services staff will prepare a formal permit with the concurrence of the applicant/owner.

D. Property Identification, Location and Site Information

1. Tax Map(s) Tax Block(s) Tax Lot(s) Tax Map(s) Tax Block(s) Tax Lot(s)
E60000009203

A copy of the most recent record deed(s) and tax map identifying the above noted tax lots must accompany this application, or the application will be considered incomplete and will be returned.

2. ☒ This Special Use Permit request includes entire parcel and/or recorded platted lots.
3. ☐ This Special Use Permit request includes a portion(s) of an existing parcel(s). A written legal description along with a map identifying that portion of the parcel(s) is attached.

E. Geographic location & address of site :

TBD US HWY 158
Advance, Nc. 27006 Near Roehoe Lane
across from Smith Grove
Fire Department

F. Total acreage (square footage if less than one acre) of the subject property:
16.7400

G. Square footage of building an/or portion of a building of the Special Use Permit request: 1,640 (26' x 40')

(A site plan identifying the building(s) or portion of the building in which the uses will be located is required to be attached.)

H. Supplemental Information

1. The Special Use Permit must meet applicable requirements of the Davie County Development Ordinance and the Board of Adjustment must make findings in order for the request to be approved.
2. The County of Davie does not produce a verbatim transcript of the hearing proceedings. If a verbatim transcript is required, the applicant or party requesting said transcript shall be responsible for arranging, producing and payment of all expenses for the production of said transcript. The applicant shall in no manner be responsible for providing the County of Davie a verbatim transcript of public hearings. Signing this application indicates the applicant's understanding and acceptance of this policy.
3. Application Withdrawal:
 - a) This application may only be withdrawn by written request from the applicant or property owner. If such request is received prior to submission of the public hearing notice to the newspaper, filing fees may be refunded. Filing fees will not be refunded after submission of the public hearing notice to the hearing.
 - b) After submission of the public hearing notice to the newspaper, an application may only be withdrawn by action of the Board of Adjustment at the public hearing.
4. No more than one (1) proposal for a major amendment to a Special Use Permit shall be considered within one (1) year after the date of the original authorization of such a permit.
5. If for any reason any condition imposed pursuant to these regulations is found to be illegal or invalid, such Special Use Permit shall be null and void and of no effect.
6. An approved Special Use Permit shall be void as authorized by the Board of Adjustment unless the use of the property has begun and/or a footing inspection has passed. Refer to the appropriate ordinance (Davie County - § 155.282 B).
7. If any Special Use is discontinued for a period or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and

the Special Use Permit shall be null and void and of no effect. Refer to the appropriate ordinance (Davie County - § 155.282 B).

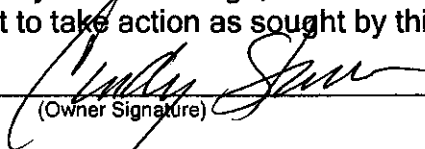
All of the items required by this application must be turned in to the Davie County Development Services, FULLY COMPLETED, by 5:00 p.m. of the prescribed deadline. Incomplete applications will not be accepted. Applications submitted after the deadline will be held until the next deadline for processing.

I. Signatures

When the applicant is someone other than the current property owner, the signatures of both the current property owner and the applicant shall be provided unless a power of attorney authorization is in effect. If power of attorney is in effect, a properly executed copy is required to be submitted with this application.

Signature of Property Owner(s)

I/We the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge, and do hereby request the County of Davie Board of Adjustment to take action as sought by this application.

<u>CINDY STASINSKI</u> (Owner Print Name)	<u></u> (Owner Signature)	<u>08/20/2021</u> (Date)
_____ (Owner Print Name)	_____ (Owner Signature)	_____ (Date)
_____ (Owner Print Name)	_____ (Owner Signature)	_____ (Date)
<u>/ /</u> (Applicant Print Name)	_____ (Applicant Signature)	_____ (Date)
_____ (Representative Print Name)	_____ (Representative Signature)	<u>/ /</u> (Date)

Note: If there are additional property owners, applicants or representatives, please attach an additional signature sheet with their names and signatures.

Corporations, Partnerships or other similar entities please include notarized Official Corporate Certification authorizing representative to sign on behalf of the corporation.

Project Overview Statement

I would like to open a home business on the property that I purchased this year in Advance. I would like to open a private dog park in addition to my home site.

Mission: Provide private, reservable dog runs and services in a park-like setting.

Target Clients: Dog owners/fosters who cannot or prefer not to go to public dog parks in order to provide their dogs an off-leash experience

The plan is to build six (6) separate dog runs throughout the property. The dog runs will be constructed of six (6) foot chain-linked fencing and include double entry gates to provide enhanced safety of entry and exit. Some of the runs will provide special features such as covered shelters, water features/equipment, dog agility equipment, etc. To highlight the park like setting of the property there will be some picnic type tables in the wooded area. All dogs will need to be leashed in the common areas.

In addition to providing the reservable dog runs I will have a business building the offers the following:

- ☐ Indoor dog washing stations (note: working with soil scientists and engineer to meet all state and local requirements for waste water)
- ☐ ADA compliant public restroom(s) – will start with one and have space to expand to two restrooms if needed
- ☐ Store area that may include:
 - Dog treats and products
 - Feature local area products & businesses year round
 - Non-alcoholic drinks and basic food items
- ☐ Location for special events that support local dog services such as:
 - Dog adoptions events with local rescue organizations
 - Mobile pet grooming with local pet groomers
 - Local food truck(s)

In summary, first and foremost this will be my home. I would like to be able to offer services to dog owners and form partnerships with local business to provide additional products and services while preserving the park-like setting of the property.

I identified this need when I fostered and then ended up adopting my dog, Romeo, in August of 2020. I was living in a home with a small fenced in yard and I had to leash and walk him for any exercise. Given that he was a rescue he was not a good candidate for a public dog park, in addition he weighs about 30 pounds – too big for the small dog side of the dog park, and was worried about him with the large dogs and getting himself into trouble. Having grown up in a rural community and I know the joy dogs experience when able to run free. I began looking into private dog parks and there are limited choices in North Carolina. There are many public dog parks and some boarding locations that offer dog runs. I also found some private owners that rent out their backyards in the Raleigh area. I feel this business model fills a niche in a growing market space that offers the benefits of a dog park while providing a private location that owners can reserve and control who and what pets are lose in the dog run.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$320.00

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. E60000009203

Mailing Address: _____

Mail after recording to: Grantee at mailing address.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 24 day of June, 2021 by and between

GRANTOR

MELVIN W. BATES, UNMARRIED
124 Roehoe Lane
Advance, NC 27006

GRANTEE

CINDY STASINSKI

4182 Clemmons Rd # 296
Clemmons NC 27012-7520

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 188, Page 545, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book _____, Page _____ and referenced within this instrument.

The above-described property does include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Melvin W. Bates (SEAL)
MELVIN W. BATES

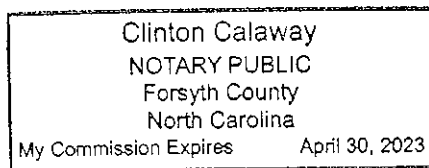
____ (SEAL)

STATE OF NC

COUNTY OF Forsyth

I, Clinton Calaway, A Notary Public of Forsyth County, State of NC certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **MELVIN W. BATES**

Witness my hand and official stamp or seal, this the 24 day of June, 2021.



Notary Public

Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/23

Tract 1

Exhibit A

A tract beginning at an iron stake, Pott's corner; thence South 76 deg. West 1.00 chains to a stake on South side of Highway #158; thence South 61 deg. West with said Highway 5.00 chains to a stake; thence South 2 deg. West 20.02 chains to a stake in old Carson Smith's line; thence South 87 deg. East 11.43 chains to a Maple; thence North 3 deg. East 19.55 chains to an iron, Pott's corner in Allen's line; thence South 73 deg. West 7.29 chains to an iron; thence North 4 deg. East 3.90 chains to the beginning, containing Twenty-five (25) acres, more or less.

SAVE AND EXCEPT from the above-described tracts those tracts conveyed to Ronald G. Bates in deed Book 117, page 26, and the tract conveyed to Melvin W. Bates et ux in Deed Book 98, page 372.

BEING Tax Map Number E-6 92.03 and being 10.735 acres more or less, Davie County Tax Collectors Office.

BEING the identical property described in Book 44, page 372, Davie County Registry.

"EXHIBIT A"

Tract 2

LYING AND BEING IN FARMINGTON TOWNSHIP, DAVIE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

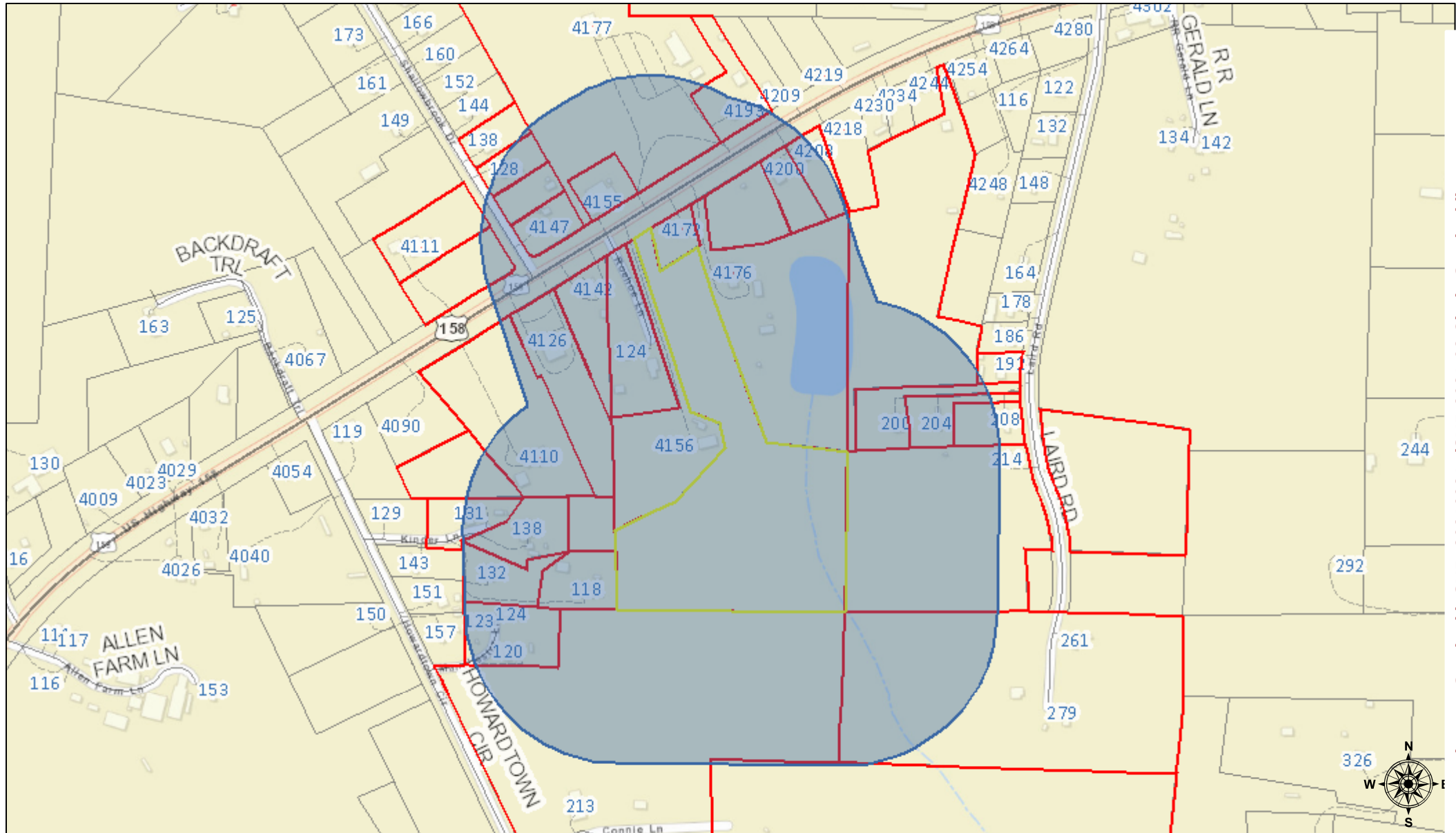
BEGINNING AT AN EXISTING IRON PIPE DISK IN THE 60-FOOT PUBLIC RIGHT OF WAY OF U.S. HIGHWAY 158 AND RUNNING THENCE N 59° 08' 33" E 6.04 FEET TO AN EXISTING PINCH TOP PIPE; THENCE N 63° 08' 00" E 67.56 FEET TO A 1' EXISTING IRON PIPE IN THE 60-FOOT PUBLIC RIGHT OF WAY OF U.S. HIGHWAY 158; THENCE S 11° 58' 48" E 163.19 FEET TO A 1" EXISTING IRON PIPE; THENCE N 59° 20' 01" E 142.70 FEET TO A ¾" EXISTING IRON PIPE; THENCE S 17° 09' 26" E 177.11 FEET TO A ¾" EXISTING IRON PIPE; THENCE S 19° 09' 25" E 494.44 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE S 82° 52' 30" E (CROSSING A STREAM) 266.13 FEET TO A ¾" EXISTING IRON PIPE; THENCE S 02° 10' 34" W (CROSSING A STREAM) 515.86 FEET TO AN AXLE; THENCE N 89° 10' 39" W 739.12 FEET TO A 1" EXISTING IRON PIPE (WITNESSED BY A TIE ROD AND A ¾" EXISTING IRON PIPE); THENCE N 01° 57' 49" W 192.77 FEET TO A T-POST; THENCE N 02° 14' 36" W 69.12 FEET TO AN EXISTING IRON PIPE DISK; THENCE N 67° 37' 25" EAST 127.00 FEET TO AN EXISTING IRON PIPE DISK; THENCE N 67° 30' 28" E 87.32 FEET TO AN EXISTING IRON PIPE DISK; THENCE N 44° 04' 08" E (CROSSING A STREAM) 239.80 FEET TO AN AXLE; THENCE N 13° 49' 49" W 83.71 FEET TO AN AXLE; THENCE N 68° 17' 37" W 86.53 FEET TO AN IRON REBAR SET; THENCE N 68° 17' 37" W 12.75 FEET TO AN AXLE; THENCE N 16° 50' 02" W 263.70 FEET TO A T-POST; THENCE N 17° 42' 57" W 358.22 FEET TO AN EXISTING IRON PIPE DISK, THE POINT AND PLACE OF BEGINNING. CONTAINING 10.771 ACRES, MORE OR LESS, ACCORDING TO "BOUNDARY SURVEY FOR CINDY STASINSKI" BY CLINTON B. OSBORNE, PLS, L-3834, DATED 05/05/2021 AND DESIGNED AS JOB NO. PA210406.

TAX PIN: 5861-15-7695

Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

parcels labels mailed

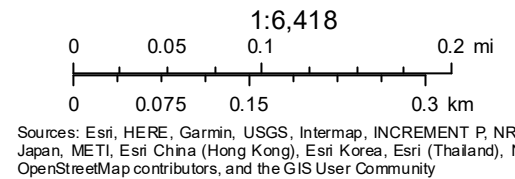
D.1.a



Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

August 27, 2021

- ▲ Address
- Driveways
- Parcels
- ▨ Watershed Structure
- City Limit**
- MOCKSVILLE
- COOLEEMEE
- BERMUDA RUN
- County Line



Packet Pg. 18

2021

BATES MELVIN W
124 ROEHOE LANE

ADVANCE, NC 27006-6746

Cindy Stasinski
4182 Clemmons Road
Unit 296
Clemmons, NC 27012

SMITH GROVE VOLUNTEER FIRE
4155 US HIGHWAY 158

ADVANCE, NC 27006-0000

DOWD MICHAEL
213 CONNIE LANE

MOCKSVILLE, NC 27028-0000

YUSON CARLO P
4176 US HIGHWAY 158

ADVANCE, NC 27006-0000

SMITH NANCY BATES
4172 US HIGHWAY 158

ADVANCE, NC 27006-0000

CLEARY DWIGHT H
4193 US HIGHWAY 158

ADVANCE, NC 27006-0000

MOOREFIELD MARTHA B
138 SHALLOWBROOK DRIVE

ADVANCE, NC 27006-0000

MALLORY PAUL J SR
282 LAKEVIEW ROAD

MOCKSVILLE, NC 27028-7313

STUDEVENT PERRY JAMES
4244 US HIGHWAY 158

ADVANCE, NC 27006-0000

BREWER JOSEPH R
241 HOWARDTOWN CIRCLE

MOCKSVILLE, NC 27028-0000

LEONARD LAWRENCE J
4111 US HIGHWAY 158

ADVANCE, NC 27006-6940

DAVIS RONALD LEE
279 LAIRD ROAD

ADVANCE, NC 27006-7837

WENK DONNA J
4401 BRYN MAWR LANE

WINSTON SALEM, NC 27103

IDEAL INVESTMENTS LLC
211 WEST ACADIA AVENUE

WINSTON SALEM, NC 27127

DAVIS RICKY G
1339 BEAUCHAMP ROAD

ADVANCE, NC 27006

ORELLANA OSCAR SAUL
128 SHALLOWBROOK DRIVE

ADVANCE, NC 27006

FRYE LUTHER WAYNE
4110 US HIGHWAY 158

ADVANCE, NC 27006-6790

RENTZ BARRY
118 KINDER LANE

MOCKSVILLE, NC 27028-0000

AGIENTAS MARK
4156 US HIGHWAY 158

ADVANCE, NC 27006

BIRDSONG JACK W
4147 US HWY 158

ADVANCE, NC 27006

ALLEN WAYNENA
4142 US HWY 158

ADVANCE, NC 27006-0000

YOST SHANNON SPILLMAN
158 SUNBURST LANE

MOCKSVILLE, NC 27028-0000

SMITH GROVE RURITAN CLUB INC
127 TALLWOOD LANE

ADVANCE, NC 27006

KINDER HARRY G/ARVATA MAXINE
138 KINDER LN

MOCKSVILLE, NC 27028-7719

CAMPBELL CONNIE MAE Y
216 MCDANIEL ROAD

ADVANCE, NC 27006-7069

SPILLMAN ROGER PHILLIP
PO BOX 738

COOLEEMEE, NC 27014-0738

BLACKWELL NORMA JEAN
4116 SUNFLOWER CIRCLE

WINSTON SALEM, NC 27105-0000

Attachment: Stasinski_SUP_20210921 (SUP 2021-02 Cindy Stasinski)

