

MINUTES  
DAVIE COUNTY BOARD OF COMMISSIONERS  
7:00 P. M., MONDAY, JULY 20, 1992

The Davie County Board of Commissioners met in regular session at 7:00 p. m., Monday, July 20, 1992, in the Commissioners' Room of the County Administration Building.

Commissioners Present:

Bert B. Bahnson, Chairman  
Diane Foster  
Larry Hayes  
Spurgeon Foster Jr.  
J. C. "Buster" Cleary

Commissioners Absent:

None

Others Present:

John T. Brock, County Attorney  
Brenda B. Hunter, Clerk to the Board

Prior to the 7:00 p. m. regular meeting, an informal ceremony was held in memory of former chairman Glenn Howard, who passed away May 11, 1992. At this time there was a hanging of a Ward Nichols print, "Dedication", in the hallway entrance to the Commissioners' Room. Members of Glenn's family were present for the ceremony. The print was donated by an anonymous donor.

Chairman Bahnson called the meeting to order and explained that Mr. Larry South, County Manager, was not present tonight because he was attending another meeting regarding important county business.

Consideration of Minutes: Upon motion by Commissioner D. Foster and seconded by Commissioner Cleary, the Board voted unanimously to approve the minutes of the June 30th and July 7th meetings.

Continuation of Public Hearing for Royster Carolina's Proposed Zoning Amendment: Mr. Jesse Boyce, Zoning Officer, explained that this was a continuation of the public hearing held at the June 15, 1992 Board of Commissioners' meeting,

in which Royster Carolina had requested the following proposed zoning amendment:

Royster Carolina had submitted a request to rezone property from Residential R-20 to Industrial I-3 Special Use. This 2.9 acre tract lies on the north side of Highway 801 approximately .3 of a mile east of Redland Road where the current nonconforming Royster business now exists. This property is shown as parcel 55 of Tax Map C-7.

At the June 15th meeting, the Board had heard from persons in favor of and in opposition to the proposed zoning request. At that time, the Board suggested that special use conditions be worked out that would be agreeable to both parties. Mr. Thomas King, Attorney, representing the neighbors of Royster Carolina, submitted the following conditions:

1. The property can only be used for the storage and sale of agricultural products, limited to fertilizer, chemicals, lime, and seed.
2. The expansion of the existing business shall be limited to that described on the site submitted by Royster Carolina.
3. The parking lot shall be maintained in such a manner as to minimize the dust caused by business traffic on the premises.
4. All agricultural products shall be stored in such a manner as to minimize dust.
5. All agricultural products shall be stored in accordance with any environmental regulations.
6. An abandoned or unused equipment, parts, or vehicles, shall be removed from the property.
7. A border of trees shall be maintained between the property and that of adjoining landowners if requested by the adjoining landowners.
8. Any change in the nature of the existing business, i.e., the storage and sale of agricultural products, shall cause the zoning classification of this property to revert back to R-20.
9. Any improvements to the property shall be completed within a reasonable time not to exceed six (6) months.
10. All trucks and equipment used by the business shall be kept inside proposed building unless in use.



Mr. John Frank Ferebee, representing Royster Carolina, stated that the building of a 28' x 24' lime shed had been approved, but the machine shed would not be built.

The Davie County Planning Board voted unanimously at their May 14, 1992 meeting to recommend approval of the proposed zoning amendment submitted by Royster Carolina.

Commissioner Hayes made the motion to approve the proposed zoning amendment for Royster Carolina from Residential R-20 to Industrial I-3 Special Use, subject to the conditions stated above, with the following exceptions: No. 6.- An abandoned or unused equipment, parts, or vehicles, shall be removed from the property unless intended for future use; No. 9. - Any improvements to the property shall be completed within a reasonable time not to exceed twelve (12) months; Delete No. 10.

The motion failed due to the lack of a second.

Upon motion by Commissioner S. Foster and seconded by Commissioner Bahnson, the Board voted 4-1 (Commissioner Hayes opposed) to approve the proposed zoning amendment for Royster Carolina from Residential R-20 to Industrial I-3 Special Use, subject to the conditions as stated above, with the following exceptions: Delete No. 6 and No. 10 and change No. 9 to read as follows: Any improvements to the property shall be completed within a reasonable time not to exceed twelve (12) months.

Presentation on Proposed Heritage Book for Davie County:

Mr. Don Mills, Printing Consultant, Walsworth Publishing Company, stated that his company is interested in preparing a heritage book for Davie County. The book would be a people history. Residents of Davie County would be invited to submit an article and photo of their family. Mr. Mills stated that there would be no cost to the county. A steering committee, comprised of a representative from all of the civic organizations in Davie County, would be formed to give direction for the book.

Mr. Jim Wall, representing the Davie County Historical and Genealogical Society, stated that they would not be interested in participating in this project as the materials submitted are not thoroughly researched.

Mr. Mills stated that it would take about eighteen (18) months to complete the book, which would sell for \$35-42. The steering committee would get approximately 15-20%, with the rest going to manufacturing costs. A minimum of 300 books would be required to be sold.