

**Minutes  
Mocksville Board of Commissioners  
Regular Board Meeting  
November 1, 2011**

The Town of Mocksville Board of Commissioners met in regular session on Tuesday, November 1, 2011 at 4:00 p.m. in the Mocksville Town Hall.

**Present:** Mayor F.W. Slate **Absent:** None

**Commissioners Present:** Richard Broadway  
Buster Cleary  
Bill Foster  
Will Marklin  
Lash Sanford

**Others Present:**

Christine W. Bralley, Town Manager  
Beth N. Thompson, Administrative Assistant  
Hank Van Hoy, Town Attorney  
Andrew Meadwell and Amy Litz, Davie County Planning Board

Sign in Sheet attached

Mayor F.W. Slate called the meeting to order and welcomed everyone.

**Approval of Minutes**

*A motion was made by Commissioner Will Marklin to approve the minutes of the October 4, 2011 Regular Board Meeting. The motion was seconded by Commissioner Lash Sanford and approved by a unanimous vote.*

**Public Comment – None**

**Zoning Map Amendment – Approximately 4.628 acres from OSR to OSR-MH-O-CD**

A request was made by Martha and Loyd Rollins to rezone approximately 4.628 acres from OSR, Open Space Residential to OSR-MH-O-CD, Open Space Residential, Manufactured Home Overlay, and Conditional District. Subject property is located on the south side of John Crotts Road. The Planning Staff recommended approval of the request with the conditions of one home site for a manufactured home per submitted site plan. And a 50 foot buffer comprised of existing vegetation shall be maintained along the southern property line.

*Mayor Slate opened the public hearing asking for anyone speaking in favor of the amendment. Loyd Rollins spoke in favor of the amendment stating that the new owner had concerns of the drainage thru the middle of the property and requested rezoning for a Manufactured or Modular Home.*

*Mayor Slate closed the Public Hearing with no one speaking in opposition to.*

*A motion was made by Commissioner Buster Cleary to approve the zoning map amendment to rezone approximately 4.628 acres from OSR, Open Space Residential to OSR-MH-O-CD, and Open Space Residential, Manufactured Home Overlay, and Conditional District. The motion was seconded by Commissioner Bill Foster and approved by a unanimous vote.*

*A motion was made by Commissioner Will Marklin to accept the conditions to limit one manufactured home on the property and have a 50 foot buffer. The motion was seconded by Commissioner Richard Broadway and approved by a unanimous vote.*

**Exhibit A**

**Zoning Map Amendment – Approximately 1.329 acres from CI Campus Institutional to NR Neighborhood Residential**

The Town of Mocksville has requested to rezone approximately 1.329 acres from CI Campus Institutional to NR Neighborhood Residential. The property has an MHO Manufactured Home Overlay zoning which would carry over. The property is located on the west side of Campbell Road between Hillcrest and Holman Streets. The property owner is Habitat for Humanity of Davie.

*Mayor Slate opened the public hearing asking for anyone speaking in favor of the amendment.*

Daphne Frye, Director of Habitat for Humanity presented pictures and informed the board of Habitats' plans and qualifications that must be met. Habitat intends on building two (2) stick built homes, one (1) on each lot, to help people who cannot qualify for conventional loans. Habitat is a Christian organization and requires certain rules and responsibilities to be met.

Dewey Hunt, 20 year Habitat Board member; Rev. Gwendolyn Hampton, Pastor of St. John AME Zion Church; Julius Suiter and property owner, Faye Carter, all spoke in high favor of the Habitat for Humanity building the homes.

Town Attorney, Hank Van Hoy, expressed his satisfaction of how well Habitat, the church community, the neighborhood and the boards are working together to help others in need.

*Mayor Slate closed the public hearing with no one speaking in opposition of the amendment.*

*A motion was made by Commissioner Lash Sanford to approve the Zoning Map Amendment of approximately 1.329 acres from CI Campus Institutional to NR Neighborhood Residential. The motion was seconded by Commissioner Bill Foster and approved by a unanimous vote.*

**Exhibit B**

**Text Amendment 8-3.8.3 Accessory Dwelling Unit Attached or Detached.**

Andrew Meadwell informed the board that the current ordinance limited the amount of square footage that this type of accessory dwelling could have to 650 square feet. Staff has noticed the difficulty in building a dwelling unit in 650 square feet. The change to the ordinance stats that a detached accessory dwelling shall be nor greater in size than 1100 square feet or 75% of the living area of the principal dwelling and may have no more than two bedrooms.

*Mayor Slate opened and closed the public hearing with no one speaking in favor of or in opposition to the Text Amendment 8-3.8.3 Accessory Dwelling Unit Attached or Detached.*

*A motion was made by Commissioner Buster Cleary to approve the Text Amendment 8-3.8.3 Accessory Dwelling Unit Attached or Detached. The motion was seconded by Commissioner Will Marklin and approved by a unanimous vote.*

**Exhibit C**

**Manager's Report**

Manager Bralley informed the board that the Code of Ordinances codification continues.

November 15, 2011 has been named as America Recycles Day. The Mocksville Woman's Club and the Town of Mocksville are partnering together with a no fee shredding process that will donate a truck for two hours at Junker's Mill. Donations will be accepted to Hunger Fighters at Davie High School. This will benefit high school students that are in hunger need.

Mayor Slate proclaimed November 15, 2011 as America Recycle Day with the theme of "Take the Pledge."

**Commissioners Report**

Commissioner Cleary welcomed Mayor Slate back after being out for surgery.

Commissioner Marklin reported on the Council of Government. The council is looking for a building to purchase in Kernersville.

**Adjourn**

*A motion was made by Commissioner Bill Foster to adjourn the November 1, 2011 Regular Board Meeting. The motion was seconded by Commissioner Buster Cleary and approved by a unanimous vote.*

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Mayor

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Town Clerk