

**Special Called Joint Meeting  
Town of Mocksville Commissioners & Mocksville Planning Board  
December 12, 2024**

The Town of Mocksville Board of Commissioners and Mocksville Planning Board met for a special joint meeting on Thursday, December 12, 2024 at 5:30 p.m. in the Mocksville Education Building located at 201 Salisbury Street, Mocksville, NC.

**Present:**

**Commissioners Present:**

Mayor, Will Marklin  
Justin Draughn  
Carl Lambert  
Johnny Frye  
Jenny Stevenson

**Absent:** Rob Taylor

**Present:**

**Planning Board Present:**

Vice Chair, Neal Cheek  
Clint Junker  
Chris Domanski  
Lee Rollins  
Chuck Taylor  
Sarah Johnston

**Absent:** Matt Davidson

**Others Present:**

Ken Gamble, Town Manager  
Lynn Trivette, Town Clerk  
Emily Quance, Deputy Clerk  
Brian Moore, Public Works Director

Johnny Easter, Planning and Zoning Director  
Michele Kabei-Walsh, Central Permit Specialist

Mayor Marklin called the meeting to order.

Invocation; Mayor Marklin

Pledge of Allegiance; Sekaiah Taylor Troop 575

**Adoption of Agenda**

*A motion was made by Planning Board Member Domanski to adopt the agenda. The motion was seconded by Planning Board Member Junker which carried by a unanimous vote 6-0.*

*A motion was made by Commissioner Frye to adopt the agenda. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.*

#### **Adoption of Planning Board Minutes October 23, 2024**

*A motion was made by Planning Board Member Taylor to adopt the October 23, 2024 minutes. The motion was seconded by Planning Board Member Junker which carried by a unanimous vote 6-0.*

#### **Oath of Office – Chris Domanski given by Deputy Clerk, Emily Quance**

Davie County School Superintendent, Jeff Wallace addressed the Board. He discussed with the Board about residential development and the impact on the schools.

Dr. McKibben Demographer has successfully completed more than 200 projects for school districts, planners, and developers as well as provide expert testimony in a number of cases.

Dr. McKibben presented us with a ten year forecast in 2012. He said two things:

- You are going to grow in the Southern part of the County
- You are going to reduce in size in the Eastern part of the County

Cooleemee Elementary population went up and William Ellis Middle and Shady Grove Elementary went down.

I did not think this would really happen; but it did. Ten years and I could not believe how close his forecast was. I am talking about forecasting the number of 3<sup>rd</sup> graders who would be in each of our schools. It was amazing how close he was.

Two years ago we wanted to engage Dr. McKibben again; so I spoke with Mayor, Will Marklin, Town Manager, Ken Gamble County Manager, Brian Barnett and some folks with Cooleemee and ask him to do another population forecast and he did. This is what I would like to discuss with you tonight.

- Key note which is a national trend; we are not having as many babies to replace the people in DC and families would have to have 2.1 children per family; DC birth rate is 1.87 so we are not even replacing what we have here now.
- New construction is not a good indicator for student growth; just because you have new houses that is not necessary a good indicator.
- Most of Dr. McKibben's work is based on birth rate.
- The largest group of people leaving DC is the age range of 18 to 24; they are going off to college and not coming back; some move to urban areas.
- The next group of people leaving DC are 70 and older; moving in with family or moving closer to their children.
- Discussing the birth rate; women in life are waiting longer to have children; families are waiting until their 30's typically only to have 1 to 2 children; this effects the replacement rate.
- 2015 there were 6,325 kids enrolled in the school system; shortly after that we started to see a decline in enrollment; sometimes 100 or more; probably our lowest was around 5,800.
- The last 4 years we have saw it plateau or a slight increase.
- 2024; today we have 6005 kids enrolled.
- 2023; we had 6010; so we are staying around 6,000.

13 Schools – (6) Elementary Schools 6,650, (3) Middle Schools 1,450 and (1 traditional) High School 1,950 (1) ECHS, Alternative School and Virtual School

#### Population Forecast Summary 2022-2023 – 2032-2033

- Compare the 6,000 range now with the 6,325 back in 2015.
- Dr. McKibben said we would see an increase of 300 kids in 10 years so we should be able to absorb 300 kids; however where are those kids located.
- If we were to run full capacity we would redistrict; we did redistrict in 2014.
- I cannot expand footprints; I have to go capture houses and neighborhoods and collect various data before a redistrict.
- Our district overall is 85% capacity.
- Most of the schools are in the 70's% range and we could add classrooms; William R Davie Elementary is around 95% and we would not want to add more classrooms.

The apartments built near Walmart 10 years ago; Cooper Creek; if you ride through there you will see bikes, toys which means kids most likely live there but Cooper Creek had no impact on the William R Davie population.

Dr. McKibben says the reason for that is they move into an apartment first; then have children; and once school age they typically move into a house; typically in the County if they can afford it.

The high school (93% class rooms that have kids in them now) can be expanded by 36 more class rooms. There are rooms now that can be converted to class rooms. We do not want a school at 100% but 93% to 94%.

Dr. McKibben says this % can change if industry changes; higher graduation rates; inflation rate and mortgage rate.

The age group that is coming back is in their 40's. The median age of the districts population will increase from 44.4 in 2020 to 46.0 in 2030.

The age group in their 70's that are leaving; the young adults can afford their houses more than they can afford the new construction \$350,000 to \$400,000. This is a way to attract to get young families to move back.

The General Assembly just approved a voucher plan for any and all kids; there has been an enormous increase in applications to support parents in sending their children to private schools. I am not arguing against private, charter or home schools. The funds have been designated for the next 10 years; we cannot not sustain this voucher plan budget and the state budget.

- We could see a decline in public school kids.
- Expanding the internship programs; have places for the kids to go; insurance issues; the businesses can usually only take a couple kids at a time.
- In the past 5 years 1113 residential building permits were granted.
- The combined largest school district permits are Cornazter Elementary School 75% and Shady Grove Elementary School 78%.

- Mocksville 85%.
- Based on the population forecast increase and the requests for permits Davie County Schools can absorb the anticipated growth.
- Both feed William Ellis Middle School 76% capacity.
- Total district enrollment is forecasted to increase by 63 students or 1.1% between 2022-2023 and 2027-2028. Total enrollment will increase by 220 students or 3.6% from 2027-2028 to 2032-2033.
- We need child care.
- We are replacing people that we lost during COVID.

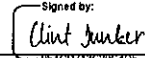
Even if the district continues to have some amount of annual new housing unit construction over the next 10 years the rate, magnitude, and price of existing home sales will become the increasingly dominant factor affecting the amount of population and enrollment change.

We have to continue to discuss all these changes. Mooresville, Clemmons is full and they are coming this way. It is not just traffic, property values and schools; there are a number of factors before deciding on new development.

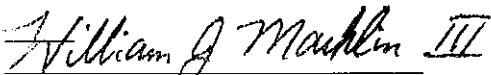
### Adjourn


*A motion was made by Planning Board Member Taylor to adjourn the December 12, 2024 Special Called Joint Meeting. The motion was seconded by Planning Board Member Rollins which carried by a unanimous vote 6-0.*

Signed by:   
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Neal Cheek, Vice Chair

Signed by:   
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DE1C073C29C4D5  
Clint Junker  
Planning Board Member

*A motion was made by Commissioner Lambert to adjourn the December 12, 2024 Special Called Joint Meeting. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.*

  
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William J. Marklin, Mayor

  
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Lynn Trivette, Town Clerk, MMC, NCCMC