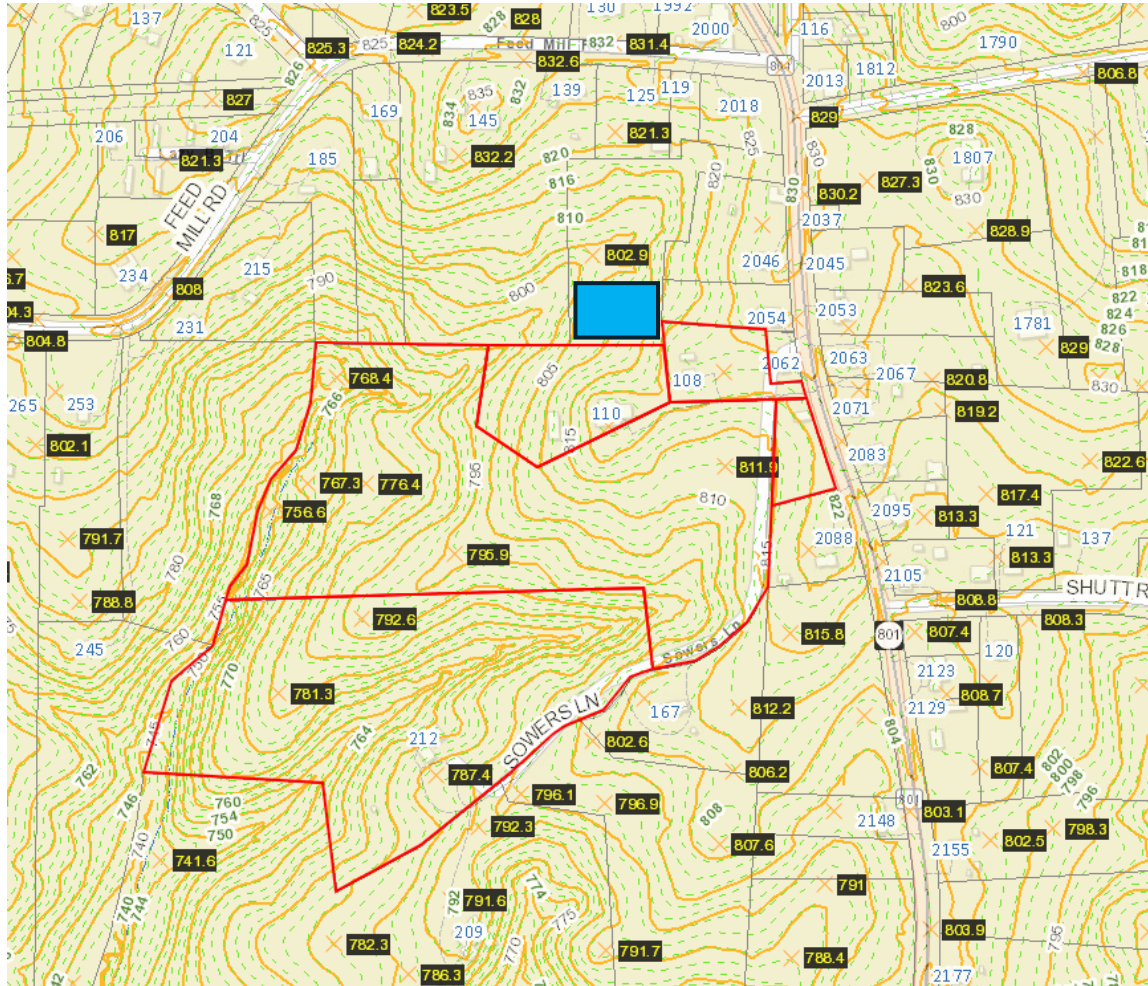




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My name is Joe M. Everett, Jr(Jody). My wife Ashley and I, along with my mother-in-law Gaye, and my parents Joe and Eva Everett, currently reside in and/or own the parcels outlined in red at 108,110, and 212 Sowers Lane. Other than my mother Eva who moved to Davie in the 1960s, we are all lifelong residents of Davie County. My wife's family has owned the highlighted properties and others in the area for nearly 100 years. I am representing our collective objections to the proposed rezoning build site(blue rectangle) on the adjacent property.

The proposed request does not meet the conditions required for this board's approval.

My ask of this board



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. The requested parcel is classified residential/mixed use on the 2019 plan, which allows for only limited commercial uses.

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.



- Mr Rye is asking for rezoning of the ~3-acre (mostly gulley) track but it is limited by topography to ≤ 1 acre of useable site that lays approximately 20-25 ft in elevation below adjoining residential structures. In other words, he wants to build on the least sloping portion of the gulley which is directly behind our properties. The structure would be completely visible due to lack of natural screening and elevation fall from our property. We have significant concerns over appearance, noise, and watershed.



Views of proposed site from 108 Sowers Lane. Very little in the way of natural screening and most trees in view would be removed for building, parking lot, dumpster, etc.



Views of 110 Sowers from inside footprint of proposed building.
Most vegetation in second photo would be removed.



Views from 110 Sower Lane towards proposed site. You would need a 20+ft high fence to block the view due to elevation differences.



Views of proposed site from 110 Sowers Lane. Note small tractor clearly visible. Now replace with 100x100 building, 20+ parking spaces, 5-10 brightly wrapped trucks, dumpster(more of this later) and perimeter lighting.



View of 110 Sowers from proposed 100ft x100ft building/parking lot/dumpsters/etc



Mr. Rye’s proposed “existing trees” to be used for screening. Most of these are on our side of the property line and offer little to no screening.



Existing Deacon/All Phase location on Cornatzer Road. Once rezoned, there is nothing to stop the same condition on the proposed site facing into our backyards.



Current views of Deacon HVAC(All Phase). Mr Rye appears to operate 5-10 brightly wrapped trucks currently and produces copious amounts of garbage.



Current Deacon trash output Monday(left) 1/15/24 to Friday(right) 1/19/24. Second overflowing dumpster added in < 1 week



1/23/2024 12:30 PM Update

Water has to go somewhere, and it goes faster and harder when you roof and pave over an acre of already bad land.



Small example of
portion of water
runoff during most
recent rains onto
110 Sowers Lane
from proposed site
without 1 acre of
roof and parking lot



Runoff by the numbers – in an average year, Mr. Rye is proposing at a minimum, pumping over 55 medium size inground residential pools on to my property each and every year.

X Dimesion	Y Dimemsiion	Acres	Inches of Rain	Total Gallons	40 Gallon Baths	19.2k Gallon Medium sized Residential In Ground Pools (16x32x5)
200	200	0.92	1	24935.00	623.38	1.30
200	600	2.75	1	74805.00	1870.13	3.90
200	200	0.92	43	1072205.00	26805.13	55.84
200	600	2.75	43	3216615.00	80415.38	167.53

Sources:

- Calculation done using .623375 gallons/sqft for 1inch of rainfall
- 40-45 inch 100 year average rainfall for Davie and surrounding areas.
<https://swcweb.epa.gov/stormwatercalculator/precipitation>
- <https://water.usgs.gov/edu/activity-howmuchrain.php>

Davie growth plan advocates use of available properties. Allphase/Deacon HVAC is not a new business trying to come to the area. Mr Rye is already here with multiple properties owned or leased and several already zoned appropriately or leased.

- 1.91 acre (Davie County GI) off Peoples Creek - Current Deacon/Allphase ([Property Report](#)) owned by Block House Properties
- .7 acre (Davie County H-B) off Cornatzer Road ([Property Report](#)) owned by Allphase (Mr Rye acquired Allphase in 2023)
- 5.0 acres (Bermuda Run GB) at 158/Gray Sheeks Road ([Property Report](#)) currently owned by Mr Rye
- 3.7 acres (Davie County R-A) off 801/Hillcrest ([Property Report](#)) currently zone owned by Mr Rye (in the vicinity of his residence)

My ask of this board



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