

**Minutes of the
Davie County Planning Board
August 24, 2021**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Present
Tamara Taylor	Alternate Member	Present
Mariam Wright	Board Member	Absent
Jeffrey Allen	Chairman	Present
Jeffrey Vaughn	Board Member	Present
Wendy Gallimore	Board Member	Present
Alan Miller	Board Member	Present

Others present: Andrew Meadwell, Amy Flyte, Adam Barr
Chairman Allen called the meeting to order.

B. APPROVAL OF THE MINUTES REGULAR MEETING - JULY 27, 2021 3:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Wendy Gallimore
SECONDER:	Mark White
AYES:	Grubb, White, Taylor, Allen, Vaughn, Gallimore, Miller
ABSENT:	Wright

C. PUBLIC COMMENT

There was none.

D. ZONING AMENDMENT

Zoning Map Amendment 2021-08. A&J Self Storage c/o Josh Nifong have applied to rezone approximately 5.88 acres from Residential-20, Quality Design Overlay (R-20, QD-O) to Highway Business-Conditional District, Quality Design Overlay (HB-CD, QD-O). The subject property is located along NC HWY 801 N across from 700 NC HWY 801 N (Macedonia Moravian Church) and is further described as parcel of Davie County Tax Map C700000097.

Andrew Meadwell introduced the item.

Chairman Allen asked for board questions.

Chairman Allen opened the public comment period.

1. John Bowles, adjoining property owner, spoke in opposition to the request. Mr. Bowles voiced concerns about adverse effects to his property and the residential area and presented a petition of 92 signatures in opposition to the Board.

2. Larry Lanier, 196 Gordon Drive spoke as a member of Macedonia Moravian Church and voice his opposition due to the self storage use, traffic, security, loss of trees, and lack of need for storage facilities in this residential area.
3. Philip Brown, 222 Woodburn Place, spoke in opposition of the request due to light pollution, the use being out of character for the neighborhood, water runoff and protecting his home value.
4. Kyle Deskins, 230 Woodburn Place, spoke in opposition to the request due to the residential area and water runoff concerns.
5. Dwight Sparks, spoke as a lifetime member of Macedonia Moravian Church and in opposition to the request due to the views from the church property and the potential for spot zoning and commercial creep into the residential community.
6. Vernon Butler, spoke as a member of Macedonia Moravian Church in opposition for the following reasons: driveway access across from the church and the curve of NC HWY 801, the existing preschool at the church, discrepancies with the Comprehensive Plan and the visual impact of the proposed use.
7. Nancy Miller, 903 Spillman Road, spoke as a member of Macedonia Moravian Church in opposition due to the request being out of character for the area. She expressed concerns regarding traffic and the impact to the community.
8. Josephine Davis, adjoining property owner and church member, spoke in opposition to the request due to the surrounding homes and church.
9. Zach Deese, 748 NC HWY 801 N and minister at Macedonia Moravian Church, spoke in opposition to the request due to impacts to the church and environment.
10. Josh Nifong, the applicant, spoke in favor of the request and proposed business providing a service to the community and the availability of keeping existing trees, limiting business hours, fencing, security and extensive road frontage on the site.
11. Mark Davis, adjoining property owner, spoke in opposition due to concerns about spot zoning and lack of commercial in the area and proposed the following considerations: ingress, egress, lighting, drainage and buffers.
12. Shirley Smith, spoke as a member of Macedonia Moravian Church and in opposition to the proposed commercial use in the residential area.

Chairman Allen closed the public comment period and called for board discussion.

Tamara Taylor spoke in support of the concerns raised by the residents.

Jeff Vaughn spoke about the visual blight of the proposed use and the impacts to the residential area causing him to be unable to support the request.

Tamara Taylor made a motion to deny and for the adoption of the following statement: the amendment is not consistent with all applicable adopted plans; the amendment does not promote the public health, safety and general welfare and does not consider the action to be reasonable and in the public interest due to: the amendment does not protect the areas residential, rural historic character, the amendment will have detrimental effects and will not protect, enhance and encourage a high quality of life, and image enjoyed by area residents.

Jeff Allen spoke in support of the applicant finding an appropriate location for his business.

Ellen Grubb and Alan Miller agreed with Mr. Vaughn and Mr. Allen's comments.

Mark White spoke of his concerns with amending the Comprehensive Plan if this were approved and not inviting commercial creep in this area.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Tamara Taylor
SECONDER:	Jeff Vaughn
AYES:	Grubb, White, Taylor, Allen, Vaughn, Gallimore, Miller
ABSENT:	Wright

E. OLD OR NEW BUSINESS

The Board received an update on the solar moratorium.

Jeff Allen was recognized for his service on the Planning Board and serving as chairman.

Jeff Vaughn was recognized for his service on the Planning Board.

F. ADJOURNMENT

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Wendy Gallimore
SECONDER:	Alan Miller
AYES:	Grubb, White, Taylor, Allen, Vaughn, Gallimore, Miller
ABSENT:	Wright