

**Minutes of the
Davie County Planning Board
July 27, 2021**

A. CALL TO ORDER

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

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

B. APPROVAL OF THE MINUTES:– MAY 18, 2021

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

C. PUBLIC COMMENT

1. Bonnie Grigsby discussed solar requirements.

D. ZONING AMENDMENT

Zoning Map Amendment 2021-06. Trevor A. Waltermann has applied to rezone approximately 0.92 acres consisting of two parcels from Residential Agricultural (R-A) to Highway Business (HB). The subject property is located at 3793 US HWY 64 West and is further described as parcels of Davie County Tax Map I1110A0003 and I1110A0030.

Adam Barr introduced the item.

Chairman Allen opened the public comment period.

1. Trevor Waltermann, the applicant, outlined the request and answered questions.
2. Kevin Bowers, 150 Oakland Avenue, asked clarifying questions.

Chairman Allen closed the public comment period.

Mariam Wright made a motion to approve and for the adoption of the following statement:

the amendment promotes public health, safety and general welfare; is consistent with all applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions and policies of the Comprehensive Plan because it is in harmony with the surrounding area and uses, and it is in the vicinity of commercially zoned property

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

E. ZONING AMENDMENT

Zoning Map Amendment 2021-07. Bird & Co. c/o Tyler and Sara King have applied to rezone approximately 9.7 acres consisting of three parcels from Residential 12 (R-12) to Highway Business (HB). The subject property is located on the west side of US HWY 601 N between Ijames Church Road and Chaucer Lane. The property is further described as parcels of Davie County Tax Map G30000003302, G30000003304 and G30000003303

Ellen Grubb recused herself from voting on this amendment.

Adam Barr introduced the item.

Chairman Allen opened the public comment period.

1. Tyler and Sara King, the applicants, outlined the request and answered questions.
2. John Hoglen, 175 Ijames Church Road, voiced concerns regarding traffic on Ijames Church road.
3. Paul O'Neal, 165 Ijames Church Road, voiced concerns regarding traffic on Ijames Church road.
4. Angie Bailey spoke in favor of the amendment.
5. Michael Johnson, 147 Ijames Church Road, voiced concerns regarding traffic on Ijames Church road and US HWY 601 N.

Chairman Allen closed the public comment period.

Mariam Wright made a motion to approve and for the adoption of the following statement:
the amendment promotes public health, safety and general welfare; is consistent with all applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions and policies of the Comprehensive Plan because it is in harmony with the surrounding area and uses, and it is in the vicinity of commercially zoned property

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mariam Wright
SECONDER:	Alan Miller
AYES:	Wright, White, Taylor, Allen, Gallimore, Miller
ABSENT:	Vaughn
RECUSED:	Grubb

F. OLD OR NEW BUSINESS

The meeting time of the Planning Board will be permanently moved to 3:00 P.M.

G. ADJOURNMENT

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