

**Minutes of the
Davie County Planning Board
June 28, 2022**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Present
Tamara Taylor	Board Member	Present
Mariam Wright	Board Member	Present
Alan Miller	Board Member	Absent
Christopher Cole	Board Member	Absent
Keith Beck	Board Member	Present
Andrew Backus	Alternate Member	Present

Chairman Wright called the meeting to Order.

B. ADOPT THE AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Ellen Grubb
SECONDER: Keith Beck
AYES: Grubb, White, Taylor, Wright, Beck, Backus
ABSENT: Miller, Cole

C. APPROVAL OF THE MINUTES: APRIL 26, 2022 3:00 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Andrew Backus
SECONDER: Tamara Taylor
AYES: Grubb, White, Taylor, Wright, Beck, Backus
ABSENT: Miller, Cole

D. PUBLIC COMMENT

There was none.

E. Zoning Map Amendment 2022-04. Miller Tree Service, Inc. has applied to rezone approximately 6.77 acres from Residential Agricultural (R-A) to Highway Business (H-B). The subject properties are located at 327 and 337 Hillcrest Drive at the intersection of Hillcrest Dr and NC HWY 801 S. The properties are further described as Davie County Tax Parcel F800000069 and F800000068.

Adam Barr introduced the item and answered board questions.

Chairman Wright opened the public comment period.

1. Jake Miller, applicant, outlined the request and spoke in favor of the request.

2. Tom Browder, an adjacent property owner, spoke with concerns regarding traffic, landscape buffering, and property values.

3. Diane Browder, an adjacent property owner, spoke with concerns regarding traffic, landscape buffering, and property values.

Chairman Wright closed the public comment period.

The Board held discussion on the request.

Andrew Backus made a motion to approve and adoption of the following statement:

The proposed zoning amendment is consistent with the Davie County Comprehensive Plan because:

1. The Comprehensive Plan policy goals to incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density.

Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because:

1. The proposed zoning would be in harmony with the surrounding uses.
2. The property's location along a major intersection.

RESULT:	APPROVED
MOVER:	Andrew Backus
SECONDER:	Keith Beck
AYES:	Grubb, Wright, Beck, Backus
NAYES:	White, Taylor
ABSENT:	Miller, Cole

E. Zoning Map Amendment 2022-05. Delmar McDaniel has applied to rezone approximately 2 acres from Residential 12 (R-12) to Highway Business (H-B). The subject properties are located at 2519 and 2531 US HWY 601 S. The properties are further described as Davie County Tax Parcel L5140A0021 and L5140A0022.

Adam Barr introduced the item and answered board questions.

Chairman Wright opened the public comment period.

1. Delmar McDaniel, applicant, outlined the request and spoke in favor of the request.

2. Kevin Ellis, an adjacent property owner, spoke in support of the proposal

Chairman Wright closed the public comment period.

The Board held discussion on the request.

Ellen Grubb made a motion to approve and adoption of the following statement:

The proposed zoning amendment is consistent with the Davie County Comprehensive Plan because:

1. The Comprehensive Plan policy goals to limit rural area commercial development to local convenience stores, farm supply stores, and generally accepted rural retailing establishments and require them to be clustered near road intersections.

Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because:

1. The property's classification of Commercial/Mixed Use on the Comprehensive Plan Map.
2. The existing of Highway Business zoning in the vicinity.
3. The property's location along a major intersection.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ellen Grubb
SECONDER:	Tamara Taylor
AYES:	Grubb, White, Taylor, Wright, Beck, Backus
ABSENT:	Miller, Cole

F. OLD OR NEW BUSINESS

There was none.

G. ADJOURNMENT

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Tamara Taylor
SECONDER:	Keith Beck
AYES:	Grubb, White, Taylor, Wright, Beck, Backus
ABSENT:	Miller, Cole