

**Minutes of the
Davie County Planning Board Special Called Meeting
Brock Auditorium: 622 N. Main Street
May 18, 2021**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Present
Mariam Wright	Board Member	Absent
Jeffrey Allen	Chairman	Present
Jeffrey Vaughn	Board Member	Present
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: REGULAR MEETING – APRIL 27, 2021

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

C. PUBLIC COMMENT

There were none.

D. ZONING AMENDMENT

Zoning Map Amendment 2021-02. Wells Fargo Bank applied to rezone approximately 159 acres of a 201 acre parcel from Residential 20 Quality Design Overlay (R-20 QD-O) and Highway Business Quality Design Overlay (H-B-QD-O) to General Industrial Quality Design Overlay (G-I QD-O). The subject property is located at 2777 US Hwy 158 and is further described as the northern portion of Davie County Tax Map F500000053.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period.

1. Luke Dickey, representative for the applicant, outlined the request and summarized a community meeting.
2. William Vaughn of 158 Eagles Landing Lane spoke in opposition to the request citing nearby residential developments, environmental, traffic, view shed and other concerns.

3. Terry Bralley, President of Davie County Economic Development Commission, spoke in support of the request.

4. Kyle Swicegood, representative for the property owner, spoke in support of the request.

5. Lisa Gifford of 149 Eagles Landing Lane spoke in opposition to the request due to proximity of schools, traffic safety concerns and residential developments.

Chairman Allen closed the public comment period.

Wendy Gallimore 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, maps and policies of the Comprehensive Plan and Growth Enhancement Strategy because it is in harmony with the surrounding area and uses, and fits within the County's future land use plans as it is designated industrial on the Comprehensive Plan map & as a primary growth area on the Growth Enhancement Strategy Map; it is in the vicinity of commercially & industrial zoned property and available infrastructure.

Jeff Vaughn seconded the motion

Jeff Allen spoke in support of the motion due to the positives of locating potential truck traffic next to the interstate and the property's potential as an industrial site.

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

E. OLD OR NEW BUSINESS

There was none.

F. ADJOURNMENT

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