

**Minutes of the
Davie County Planning Board Regular Meeting
Brock Auditorium: 622 N. Main Street
April 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	Present
Wendy Gallimore	Board Member	Present
Alan Miller	Alternate Member	Present
Tamara Taylor	Alternate Member	Absent

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

B. APPROVAL OF THE MINUTES: REGULAR MEETING – MARCH 23, 2021

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

C. PUBLIC COMMENT

There were none.

D. ZONING MAP AMENDMENT 2021-03. Clayton Properties Group have applied to rezone 3.963 acres of land consisting of two tracts of land from Residential 20 & Residential Agricultural, Quality Design Overlay (R-20, R-A, QD-O) to Residential 8 (R-12 QD-O). The subject properties are located adjacent to 470 NC HWY 801 N and are further described as Davie County Tax Maps C70000010901 & C7140A008. These properties are part of the Brayden at Bermuda Run neighborhood project.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period to those speaking in favor.

1. Ken Caper, representative for the applicant Clayton Properties Group, outlined the project and answered questions.

Chairman Allen opened the public comment period to those speaking in opposition.

There was none.

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 Land Development Plan and Growth Enhancement Strategy because it is in harmony with the surrounding residential area and uses and promotes increased density on lots serviced by public utilities.

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

E. ZONING MAP AMENDMENT 2021-04. KSRV LLC by Rick King have applied to rezone approximately 3 acres of land from Residential 20 Quality Design Overlay (R-20 QD-O) to Highway Business (H-B). The subject property is located at 123 Juney Beauchamp Road and is further described as Davie County Tax Map E700000041.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period to those speaking in favor.

1. Rick King, the applicant, outlined the project and answered questions.

Chairman Allen opened the public comment period to those speaking in opposition.

There was none.

Chairman Allen closed the public comment period.

Jeff Vaughn 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:	Jeff Vaughn
SECONDER:	Ellen Grubb
AYES:	Grubb, White, Wright, Allen, Vaughn, Gallimore, Miller
ABSENT:	Taylor

F. ZONING MAP AMENDMENT 2021-05. Block House Properties LLC have applied to rezone 6.68 acres of land from Residential 20 (R-20) and Residential Agricultural (R-A) to Industrial 2 (I-2). The subject property is located at 1765 Peoples Creek Road and is further described as Davie County Tax Map G8120B000302.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period to those speaking in favor.

1. Andy Mossman, the applicant, outlined the project and answered questions.

Chairman Allen opened the public comment period to those speaking in opposition.

There was none.

Chairman Allen closed the public comment period.

Ellen Grubb 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 several 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 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 commercial on the land use map and it is in the vicinity of commercially & industrial zoned property.

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

G. ZONING TEXT AMENDMENT 2021-01. The Board will review a text amendment to the Zoning Ordinance in sections 155.120, 155.125, 155.147, 155.160, and 155.171 regarding use requirements.

Andrew Meadwell introduced the item.

Chairman Allen opened the public comment period to those speaking in favor.

There was none.

Chairman Allen opened the public comment period to those speaking in opposition.

There was none.

Chairman Allen closed the public comment period.

Alan Miller 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 Land Development Plan and Growth Enhancement Strategy by clarifying industrial uses and standards from a ranking system to a simpler classification system.

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

H. OLD OR NEW BUSINESS

There was none.

I. ADJOURNMENT

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