

**Minutes of the
Davie County Planning Board
Brock Auditorium: 622 N. Main Street
March 23, 2021**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Absent
Tamara Taylor	Alternate 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

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

B. OATH OF OFFICE

Chairman Allen delivered the oath of office to alternate members Tamara Taylor and Alan Miller.

C. APPROVAL OF THE MINUTES REGULAR MEETING - FEB 23, 2021

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

D. PUBLIC COMMENT

1. Dr. Bob Grigsby, spoke about the decommissioning process for solar generating facilities.
2. Dr. Bonnie Grigsby, spoke about proposed changes to the Zoning Ordinance regarding solar generating facilities.
3. Nick Slogick, spoke about site visits to solar sites and the changes to farmland.

D. ZONING AMENDMENT

Zoning Map Amendment 2021-01. Trent Adams Properties have applied to rezone approximately 43 acres of land from Residential 20 Quality Design Overlay (R-20 QD-O) to Residential 12 Quality Design Overlay (R-12 QD-O). The subject property is located at 238 Armsworthy Road and is further described as a portion of Davie County Tax Map E700000088.

Andrew Meadwell introduced the item.

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

1. Trent Adams, the applicant described the plan for the property and other projects completed in the county.

Ellen Grubb asked Mr. Adams more details about his proposed project.

Trent Adams described an all residential project consisting of either all single family or a combination of single family and duplex units.

2. Slayton Harpe of 288 Armsworthy Road spoke in opposition and outlined concerns about drainage and topography.

3. Libby Cook, 187 Longwood Drive spoke in opposition to the request due to the number of homes and water runoff.

4. Wayne Webb, 1848 NC Hwy 801 N, spoke in favor of delaying the project for road improvements on US Hwy 158 to begin and the existing traffic on Hwy 158.

5. Cindy Wilson of 120 Sugar Valley Trl spoke in opposition of the request due to availability of public utilities and loss of rural character.

6. Brent sheaf, 4601 US Hwy 158 spoke in opposition due to the number of homes and sizes of lot and requested more details about the project.

7. Amber Bostick of Davie Academy Road, spoke in opposition to the request due to crowded schools, infrastructure, small lot sizes and preference for agricultural uses.

Chairman Allen closed the public comment section.

Chairman Allen asked questions of the application regarding the proposal.

Ellen Grubb asked the applicant about utilities to the site.

Trent Adams replied with his intent to use public water and sewer to the property and how these are essential to the project's viability.

Wendy Gallimore spoke about compliance with the Comprehensive Plan & Growth Strategy maps, the general use request and the future impact of the planned extension of Baltimore Road to Interstate 40.

Wendy Gallimore made a motion to approve the request.

Jeff Allen spoke in support of the request and the plans to widen US Hwy 158, the developers other projects in the county (Kinderton Village) and proposed growth in the area.

RESULT:	MOTION FAILED 2-4
MOVER:	Wendy Gallimore
SECONDER:	Jeff Allen
AYES:	Allen, Gallimore
NAYS:	Grubb, Taylor, Wright, Miller
ABSENT:	White, Vaughn

Mariam Wright made a motion to defer and requested more information about the project.

RESULT:	DEFERRED [5-1]
MOVER:	Mariam Wright
SECONDER:	Tamara Taylor
AYES:	Grubb, Taylor, Wright, Allen, Miller
NAYS:	Gallimore
ABSENT:	White, Vaughn

E. OLD OR NEW BUSINESS

The Board received an update on the moratorium for solar facilities and upcoming work projects.

F. ADJOURNMENT

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