

**Minutes of the
Davie County Planning Board Regular Meeting
Brock Auditorium: 622 N. Main Street
February 23, 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 – OCT 27, 2020

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

C. PUBLIC COMMENT

There were none.

D. ZONING MAP AMENDMENT. Junction Solar Project LLC has applied to rezone 853.35 acres of land consisting of six parcels from Residential Agricultural (R-A), Residential 20 (R-20) and Cooleemee Zoning Overlay District (CZ-O) to Special Purpose-Special Conditions (SP-S) to operate a solar energy generating facility. The proposed solar facility will occupy approximately 545 acres of the total 853 acres. The subject properties are located along Junction Road and Ratledge Road. The properties are further described as parcels of the Davie County Tax Map K300000065, K300000058, L300000017, L400000016, L400000055 and L400000017.

Andrew Meadwell introduced the item.

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

1. Hank Van Hoy, attorney for the applicant, outlined the project and answered questions.
2. Peter Moritzburke for Orion Renewable Energy Group, outlined the project and answered questions.
3. Tommy Cleveland, engineer, discussed environmental concerns and answered questions.
4. Della Hightower, engineer, discussed berms, fences, and answered questions.

5. Damon Bidencepe, appraiser, discussed the appraisal in the application.
6. Jerry Shore spoke in favor of the request.
7. David Gilbreth spoke in favor of the request.
8. Mark Hager spoke in favor of the request.
9. Linda Leonard spoke in favor of the request.
10. Jim Cartner spoke in favor of the request.
11. David Cartner spoke in favor of the request.
12. Johnny Marklin spoke in favor of the request.
13. Morgan White spoke in favor of the request.
14. Betsy Cockerham spoke in favor of the request.

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

1. Kyle Swicegood spoke in opposition to the request.
2. Bonnie Grigsby spoke in opposition to the request.
3. Nick Slogick spoke in opposition to the request.
4. Matt Marion spoke in opposition to the request.
5. Bob Grigsby spoke in opposition to the request.
6. Earl Ratledge spoke in opposition to the request.
7. Elizabeth Swicegood spoke in opposition to the request.
8. Johnny Benfield spoke in opposition to the request.
9. Doug Bordner spoke in opposition to the request.
10. Danny Correll spoke in opposition to the request.
11. Jerry Culven spoke in opposition to the request.
12. Kevin Wishon spoke in opposition to the request.
13. James Knowles spoke in opposition to the request.
14. Phil Diehl spoke in opposition to the request.
15. Vicki Berkeley spoke in opposition to the request.
16. Johnathan Rappaport spoke in opposition to the request.
17. Charity Green spoke in opposition to the request.
18. Mary Beth Rappaport spoke in opposition to the request.
19. Margaret Bordner spoke in opposition to the request.
20. Richard Stroud spoke in opposition to the request.
21. Valarie Slogick spoke in opposition to the request.

Chairman Allen closed the public comment period.

The Board held discussion on the proposed amendment including the size and scale of the project, watershed location, existing forested areas, the impacts to streams and other water sources, the long life of the proposed project being up to 50 years of impact, glare to nearby airport, electric shock and arc flash.

Jeff Vaughn voiced concerns of the overall intensity of the proposal, the proximity and impact to Hunting Creek and South Yadkin rivers with regards to stormwater runoff, displacement of natural wildlife and the potential for natural or man-made disasters to the site and does not promote public health, safety and general welfare to the community.

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

While the amendment is consistent with some applicable and adopted plans, the amendment does not promote public health, safety or general welfare and is not considered reasonable or in the public interest. It does not promote the areas residential rural historical character. The proposed structure/use is incompatible with the surrounding residential, business and conservation structures; the amendment will have detrimental effects and will not protect, enhance or encourage a quality of life and image enjoyed by area residents. This is due but not limited to what was previously explained and the lack of a long range vision and plan for mega solar farms in Davie County, the proposed actions and ability to protect our views, our landscapes and our conservation areas and the lack and inadequacy of a well understood and defined long term disposal process for solar panels.

RESULT:	DENIED 6-1
MOVER:	Mariam Wright
SECONDER:	Alan Miller
AYES:	Grubb, White, Wright, Allen, Vaughn, Miller
NAYS:	Gallimore
ABSENT:	Taylor

E. OLD OR NEW BUSINESS

There was none.

F. ADJOURNMENT

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