

**Minutes of the  
Davie County Planning Board  
February 22, 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     | Present |
| Christopher Cole | Board Member     | Absent  |
| Keith Beck       | Board Member     | Present |
| Andrew Backus    | Alternate Member | Absent  |

**B. ADOPT THE AGENDA**

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

**C. APPROVAL OF THE MINUTES JAN 25, 2022 3:00 PM**

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

**D. PUBLIC COMMENT**

There was none.

**E. Zoning Map Amendment 2022-02.** George Johnson III c/o Laura Mathis applied to rezone approximately 2.57 acres consisting of three tracts from Residential-12 (R-12), Residential 20 (R-20) and Quality Design Overlay (R-12, R-20, QD-O) to Neighborhood Business, Quality Design Overlay (N-B, QD-O). The subject properties are located at 1832 Farmington Road. The properties are further described as Davie County Tax Parcels C500000107, C500000109 and C500000111.

Andrew Meadwell introduced the item and answered board questions.

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

1. Laura Mathis, applicant, outlined her request and spoke in favor of the request.

Chairman Wright closed the public comment period.

The Board held discussion on the request including the existing home based business and this proposed expansion, the commercial uses along Farmington Road near the NC HWY 801 intersection.

Keith Beck 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. A portion of the property is designated commercial on the 2019 plan.
2. The Comprehensive Plan policy goals to encourage planned development that mimics the existing architectural aesthetic of nearby land uses, ensures internal and external walkability and bikeability connections and complements nearby residential land use.
3. The property is indicated as a secondary growth area on the Growth Enhancement Strategy map within the Comprehensive Plan.

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 location on Farmington Rd and near the NC HWY 801 intersection.
2. The property's location near other commercially zoned property and nonresidential uses such as the community center and church.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                |
| <b>MOVER:</b>    | Keith Beck                                 |
| <b>SECONDER:</b> | Mark White                                 |
| <b>AYES:</b>     | Grubb, White, Taylor, Wright, Miller, Beck |
| <b>ABSENT:</b>   | Cole, Backus                               |

**F. Zoning Text Amendment 2022-01.** The Board reviewed a text amendment to the Zoning Ordinance in sections 155.125, 155.260, and 155.281 regarding table of uses, definitions and permit choice.

Andrew Meadwell introduced the item and answered board questions.

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

Chairman Wright closed the public comment period.

The Board held discussion on the text amending including the time frame for permits and difference between submitted and a complete submittal.

Alan Miller made a motion to approve and 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 permitted public uses, permit choice and definitions for vested rights.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                |
| <b>MOVER:</b>    | Alan Miller                                |
| <b>SECONDER:</b> | Mark White                                 |
| <b>AYES:</b>     | Grubb, White, Taylor, Wright, Miller, Beck |
| <b>ABSENT:</b>   | Cole, Backus                               |

**E. OLD OR NEW BUSINESS**

The Board discussed time limits for speakers and confirmed a five minute limit for the applicant and a three minute limit for others.

Due to no business, the board will not meet in March.

**F. ADJOURNMENT**

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>ADJOURNED [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Alan Miller                                |
| <b>SECONDER:</b> | Keith Beck                                 |
| <b>AYES:</b>     | Grubb, White, Taylor, Wright, Miller, Beck |
| <b>ABSENT:</b>   | Cole, Backus                               |