



Development & Facilities Services

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There will be a meeting of the **Davie County Planning Board** on **Tuesday November 23, 2021** **at 3:00** p.m. in the 2nd floor Commissioners Room of the Davie County Administration Building, 123 South Main Street, Mocksville, N.C. The public is invited to attend. Business will be conducted as follows:

- A. **Call to order**
- B. **Approval of the Minutes** of October 26, 2021
- C. **Public Comment.**
- D. **Zoning Text Amendment 2021-01.** The Board will review text amendments to the Zoning Ordinance for solar energy generating facilities.
- E. **Old or New Business**
- F. **Adjournment.**

**Minutes of the
Davie County Planning Board
October 26, 2021**

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	Present
Keith Beck	Board Member	Present
Andrew Backus	Alternate Member	Present

Andrew Meadwell called the meeting to order.

B. SWEAR IN NEW MEMBER

Andrew Meadwell swore in Andrew Backus as a new alternate member.

C. APPROVAL OF THE MINUTES REGULAR MEETING - SEPTEMBER 28, 2021 3:00 PM

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tamara Taylor
SECONDER: Keith Beck
AYES: Grubb, White, Taylor, Wright, Miller, Cole, Beck

D. PUBLIC COMMENT

1. Dr. Bonnie Grigsby presented information regarding Solar Farms.

E. ELECT OFFICERS

Mark White nominated Mariam Wright to serve as Chairman.

RESULT: **Chairman: Mariam Wright [UNANIMOUS]**
MOVER: Mark White
SECONDER: Ellen Grubb
AYES: Grubb, White, Taylor, Wright, Miller Cole, Beck

Keith Beck nominated Ellen Grubb to serve as Vice Chairman.

Minutes Acceptance: Minutes of Oct 26, 2021 3:00 PM (Approval of the Minutes)

RESULT:	Vice Chairman: Ellen Grubb [UNANIMOUS]
MOVER:	Keith Beck
SECONDER:	Mark White
AYES:	Grubb, White, Taylor, Wright, Miller Cole, Beck

F. Zoning Map Amendment 2021-09. George Haire applied to rezone a 5.24 acre portion of a 25.63 acre parcel of land from General Industrial (G-I) to Heavy Industrial – Conditional District (H-I-CD). The subject property is located at the intersection of Production Lane and Commercial Way and is further described as a portion of Davie County Tax Map F500000032.

Andrew Meadwell introduced the item.

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

1. Luke Dickey, representative for the applicant, outlined the project and answered questions.

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

There was none.

Chairman Wright closed the public comment period.

The Board held discussion on the item and asked questions of Mr. Dickey regarding the proposed concrete products plant use.

Ellen Grubb made a motion to approve and for the adoption of the following statement:

The proposed zoning amendment is consistent with the Davie County Comprehensive Plan because:

1. The property is designated industrial on the 2019 plan.
2. The Comprehensive Plan policy goals to maintain a diverse industrial base as an integral part of Davie County's future growth and development and to ensure new industrial development has safe and reliable access to major highways.
3. The property is indicated as a primary 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 next to the I-40 interchange.

2. The property's location near other commercially and industrial zoning property.
3. The availability of public infrastructure including water and sewer.
4. The proposed amendment will provide opportunities for businesses to locate in Davie County and increase the tax base.
5. All development of the parcel would be subject to the conditions approved herein.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ellen Grubb
SECONDER:	Keith Beck
AYES:	Grubb, White, Taylor, Wright, Miller Cole, Beck

Proposed Conditions:

1. The property is limited to the use of concrete products plant.
2. Lighting shall consist of flood lights mounted on top of silos and directed towards primary work areas. Additional site lighting shall be limited to full cut off light fixtures. No lighting shall be directed onto adjacent residential property.

Keith Beck made a motion to approve the Conditions as submitted to the staff report 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 industrial on the land use map and it is in the vicinity of industrial zoned property.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Beck
SECONDER:	Alan Miller
AYES:	Grubb, White, Taylor, Wright, Miller Cole, Beck

G. OLD OR NEW BUSINESS

1. The Board held discussion with staff on the draft ordinance for solar generating facilities.

H. ADJOURNMENT

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Alan Miller
SECONDER:	Keith Beck
AYES:	Grubb, White, Taylor, Wright, Miller Cole, Beck