

**Minutes of the
Davie County Planning Board
January 25, 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	Present
Keith Beck	Board Member	Present
Andrew Backus	Alternate Member	Absent

B. ADOPT AGENDA

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

C. APPROVAL OF THE MINUTES- REGULAR MEETING - DEC 21, 2021 3:00 PM

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

C. PUBLIC COMMENT

There was none.

D. ZONING AMENDMENT

1. Zoning Map Amendment 2022-01. To rezone approximately 110 acres from Residential-20 (R-20) to Residential Agricultural (R-A). The subject properties are located along Crabtree Road and is further described as Davie County Tax Map D30000002101, D30000002103, D30000002104, D30000002301 D30000002105, D30000002302, D3-00000021(portion), D300000018, D300000022, D00000023, D300000024, E300000036 (portion).

Andrew Meadwell introduced the item and answered board questions.

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

1. Jennifer Freeman of 226 Crabtree Road spoke in support of the request.

2. Erin Sobe, general manager for Clayton Homes in Mount Airy spoke in favor of manufactured homes as an affordable housing choice and in support of the request.

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 request including water and sewer infrastructure, the dead end nature of Crabtree Road, the existing housing types and agricultural uses along the street.

Alan Miller 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. The property is rural residential on the 2019 plan.
2. The Comprehensive Plan policy goals to increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.
3. The property is indicated as a rural 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 near agriculture, forestry, and open space.
2. The property's location near similar housing types.
3. The lack of availability of public infrastructure including water and sewer.

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

E. OLD OR NEW BUSINESS

The next meeting will be February 22nd.

F. ADJOURNMENT

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