

**Davie County
Planning Board Minutes
Tuesday February 28, 2023
Commissioners Meeting Room-123 South Main Street**

A. Call To Order at 3:00 P.M.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Tamara Taylor	Board Member	Present
Mark White	Board Member	Absent
Miriam Wright	Board Chair	Present
Alan Miller	Board Member	Present
Chris Cole	Board Member	Present
Ellen Grubb	Board Member	Present
Keith Beck	Board Member	Absent

B. **Approval of Minutes**-Minutes from January 26, 2023 meeting were unanimously approved.
Motion by Tamara Taylor, Seconded by Ellen Grubb.

C. **Public Comment from Citizens**-Members of the public may address the Planning Board on items not on the agenda for today's meeting. *There were no public comments made.*

D. **Zoning Amendment-Zoning Map Amendment 2023-01.** Robert S. Hendrix has applied to rezone approximately 19.02 acres from Residential 20 (R-20) and Residential Agricultural (R-A) to Residential 8 Conditional (R-8-C). The subject properties are located at 409 Farmington Road. The property is further described as Davie County Tax Parcel F500000038.

Johnny Easter introduced the item. Mr. Easter stated this was a conditional rezoning request and the conditions put in place had to be agreed upon by both parties.

Chairman Wright opened the floor for public comment in favor of the rezoning request.

Gerald Grant-Mr. Grant is the Engineer of record on the proposed project. He stated there would be a maximum of 72 lots perhaps less pending further analysis based on the results of the wetlands study. The structures comprise of 2 story townhomes and duplexes up to 5 units. There would be 4 units to the acre (3.97). They would dedicate a greenway easement to the county at the rear in the floodplain if they so choose to connect up to the surrounding schools. Almost 50% of the project would be common open space with a planned pocket park and a hiking trail in the floodplain.

James McKnight-Mr. McKnight is the developer on the proposed project. He stated the residential project would be a safer option than industrial.

Johnny Lambert-Mr. Lambert is the Director of Davie County Public Utilities. He spoke regarding sewer location and upgrades for the proposed project. He stated there would be an upgrade to Dutchman

Creek which would take approximately 18 months to complete. He is due to put the project out to bid in June if the rezoning is approved.

Chairman Wright then opened the floor for public comment in opposition of the project.

Ricky W Parrish- Spoke in opposition of the project. Mr. Parrish is Mr. Hendrix's neighbor for 44 years. He raised traffic concerns regarding safe ingress and egress and increased congestion. He stated that the DOT has no plans to widen Farmington Road and with the school traffic, the proposed development would add to the congestion. He also raised concerns for the wildlife in the area. Mr. Parrish also feels with the median income of Davie County being \$66,200, the average home price of the proposed neighborhood would be \$300,000 and may not be affordable for many residents.

Mr. Parrish's 3 minute time expired.

Mr. Grant-then addressed the potential increased traffic concerns Mr. Parrish raised. Mr. Grant said there would be a traffic analysis performed if the rezoning is approved. This process generally takes 6 months and is all part of the approval process.

Ms. Grubb asked if they could put in a dedicated turn lane to help with ingress and egress.

Mr. Easter addressed Mrs. Grubb's question regarding the turn lane. He stated that a turn lane could be designated but that would require a commercial driveway permit.

Ms. Grubb stated that being a Real Estate agent, she feels there is a shortage of housing in Davie County and the proposed neighborhood could be a good thing. She also feels the homes would sell at that price point.

Chairman Wright asked if there were any further comments from the public. *There were none.*

Ms. Grubb *made the motion to approve the conditional rezoning.*

Mr. Cole *seconded the motion.*

Chairman Wright called for a vote. The motion was unanimously passed to approve Robert B Hendrix to rezone approximately 19.02 acres from Residential 20 (R-20) and Residential Agricultural (R-A) to Residential 8 Conditional (R-8-C). The subject properties are located at 409 Farmington Road with the following conditions:

- Max 72 lots pending further analysis may be less on results of the wetlands study.
- 4 units to the acre (3.97)
- Dedicate a greenway easement to the county at the rear in the floodplain. Developer is NOT building any greenway on the property just dedicating an easement for the county to build if they so choose to connect up to the schools.
- Creek buffers
- Almost 50% common open space
- Pocket par, hiking train in the floodplain, Dog Park, etc.

Adjournment-The meeting was adjourned at 3:30 pm.