

**Davie County
Planning Board Minutes
Tuesday April 25, 2023
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-Acting Chairman Ellen Grubb called the meeting to order at 3:01 P.M.

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

- B. Adopt the Agenda**- Keith Beck made the motion to adopt the agenda. Alan Miller seconded the motion. The agenda was adopted unanimously.

- C. Approval of Minutes**-Minutes from March 28, 2023 meeting were *unanimously* approved. Motion by Tamara Taylor, Seconded by Mark White.

- D. 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.*

- E. Zoning Map Amendment 2023-04.** Miller Tree Service, Inc. has applied to rezone approximately 6.22 acres from Residential 20 (R-20) and Residential Agricultural (R-A) to Highway Business- Conditional (H-B C). The subject property is located on Underpass Rd. The property is further described as Davie County Tax Parcel G800000082.

Johnny Easter introduced the item and read the staff report.

Board Discussion and questions: *There were none*

Public comment section in favor: **Vice-Chair Grubb** opened the floor for public comment in favor of the rezoning request.

Jake Miller- the applicant and owner of Miller's Tree Service, Inc. presented a power point presentation of the proposed building plans and buffering for the property. He stated the land has been vacant for over 10 years. He would be utilizing land that no one else wanted. Due to the odd pie shape of the property and the fact that it backs up to railroad tracks, the land is not conducive to building a home there. He feels that Miller's Tree Service fits in well with the other businesses in the area which includes a Fire Station, an old motorcycle shop and Tarheel Construction, to name a few. His plan is to build a 3500-4000 square foot building to store equipment with a shop for his 15 employees.

Public comment period in opposition: **Vice-Chair Grubb** opened the floor for public comment in opposition of the project.

Carol James- Ms. James lives at 264 Underpass Road. She said she feels there are enough businesses on Underpass and would like to see it left residential. She has questions about what kind of activity would be taking place on the property, if there would be run off from washing the trucks and what kind of signage would be put on the property. She feels this could have a negative impact on the property values.

Jane Vogler- Ms. Vogler lives at 414 Underpass which is directly across from this property. She feels the buffer that Mr. Miller presented is not enough and needs to be thicker.

William Crews- Mr. Crews owns a lot across the street. He has concerns that the buffering is not enough. He also wants to ask that a wood chipper not be allowed to be used on the property.

There were no other public comments. The public comment period was closed.

Board discussion and questions:

Vice-Chair Grubb asked if Mr. Miller would be willing to extend the buffer.

Mr. Miller said although he has gone above and beyond what is required, he would be willing to extend the buffering in areas along the property, as the land allowed. He advised that the land from the fence line forward towards the road is part of DOT and he could not add trees/shrubs there.

Alan Miller asked if he could add to the height of the berm to help with the buffering.

Mr. Miller said he could not add dirt on top of the trees that are already there because that would kill them.

Vice-Chair Grubb asked since there are sparse areas along the 1500 foot of the front of the property could he add some additional trees in areas to disguise the building for the houses/residents that are in the line of sight.

Mr. Miller said he would be willing to add additional trees as the land allows, to be a good neighbor.

Ms. Taylor asked because there is a church across the street, would they be working on a Sunday.

Mr. Miller stated that they do not work on Sundays so it would not interfere with the Sunday church services or the church traffic.

Vice-Chair Grubb asked if he would use wood chippers on the property.

Mr. Miller explained they only use wood chippers on customer's property when performing work that requires it. The land is only going to be for parking equipment and day to day business operations.

Mr. Easter explained that the zoning for the property of Highway Business (H-B) does not allow for the constant use of a wood chipper. The zoning for constant use of a wood chipper would be Heavy

Industrial (H-I). He went on to explain that any additional buffering requirements would be conditional and had to be agreed upon by both the applicant and the board.

The following additional condition, was agreed upon by both parties: Mr. Miller agreed that he will add supplemental buffering along the front of the property, as the land allows, from Bailey Road down to 414 Underpass Road. The buffering will consist of evergreen trees/bushes.

Vice-Chair Grubb called for a vote.

***Keith Beck** made the motion to approve with the additional conditions. **Tamara Taylor** seconded the motion. The motion to approve with the additional condition was passed unanimously (5-0).*

F. Old or new business: *There was none*

Vice-Chair Grubb asked if there was a motion to adjourn.

***Keith Beck** made the motion to adjourn, **Alan Miller** seconded the motion.*

G. Adjournment: The meeting was adjourned at 3:48 P.M.