

**Davie County
Planning Board
Special Called Meeting Minutes
Friday January 30, 2026
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:01 P.M.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Ellen Grubb	Chair	Present
Keith Beck	Vice-Chair	Present
Tamara Taylor	Board Member	Present
Mark White	Board Member	Present
Justin Miller	Board Member	Present
Chris Cole	Board Member	Absent
Nick Gibietis	Board Member	Present
Anthony Hunckler	Board Member	Present

- B. Adopt the agenda**-The agenda was *unanimously* adopted. Motion made by ***Vice Chair Beck***, seconded by ***Anthony Hunckler***.

- C. Approval of Minutes**-Minutes from the November 18, 2025 meeting were *unanimously* approved. Motion by ***Tamara Taylor***, seconded by ***Justin Miller***.

- 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 none.*

1. **Zoning Ordinance Text Amendment DC26-TEXT-26-1**: Chapter 155: Zoning Code: Zoning, Sections; § 155.001 DEFINITIONS. § 155.125 TABLE OF USE DISTRICTS. § 155.151 SPECIAL PURPOSE DISTRICT (S-P).

Johnny Easter introduced the item. He presented a Power Point presentation of the current Special Purpose District ordinance Chapter 155. He asked the board to decide what the number of lots in a proposed subdivision should be that would require a rezoning to Special Purpose District (S-P) and what process should they follow.

Board discussion and questions:

Mark White said growth should be at the right pace in the right places. He knows that growth is coming and we should not discourage builders but find the win, win.

Chair Grubb asked what the average sizes of the developments constructed in the last year.

Mr. Easter answered the average number of homes were 35-40.

Anthony Hunckler suggested the number of parcels should be lowered. He suggested the number of parcels be in the 28-37 ballpark. He felt the developers should not be required to have 2 community meetings.

Nick Gibietis suggested it should be more like 26 lots. He also said he feels the board should address the time of the community meetings. He asked if they can make the developers hold them in the evenings and Saturdays so working people would be more available to attend.

Vice Chair Beck suggested they should make the current Class III subdivision the number of lots (26-40) and make the first community meeting mandatory and a second one optional.

Vice Chair Beck made a *motion* to revise the ordinance to make the Class III or higher subdivision the required number of lots to require a rezoning and make the developers conduct a mandatory community meeting with a second one optional. **Mr. Hunckler** *seconded the motion*.

Chair Grubb called for a *vote*.

Vice Chair Beck, Mr. Hunckler and Chair Grubb *voted in favor, Mr. White, Ms. Taylor, Mr. Miller and Mr. Gibietis were opposed. The motion failed.*

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

Jody Everett who resides at 212 Sowers Lane in Advance spoke in opposition. He feels the board meetings are good but there is no outcome. He feels the public input in the developer meetings won't be listened to. The developers are going to do what they want.

Gary Stowers spoke in opposition. He wants to know how many houses need to be built before the taxpayers need to pay for an additional fire department or school. He feels the schools are overcrowded now. He suggested an Impact Study be done. He would like to see subdivision lots be 5 acres or more.

Brent Shoaf made the comments that the county needs to be in more of a reactionary posture because they have to react to the decisions the municipalities make. We need to be restrictive but not uber restrictive. He added that 100 million dollars' worth of property yields \$688,000 in property taxes. Residential does not pay for itself.

Phil Dyson lives on 64 west. He wants to know how we will know the surrounding property owners will be contacted for the community meetings.

Mr. Easter explained the proposed procedure the developers will need to follow for notification for the community meetings.

Brian Barnett addressed the board and attendees. He said the biggest complaint he gets is that people say they didn't know about a development. He explained if it is a right by use there is no notification to the surrounding property owners. By making it go through a rezoning it would require the developer to make the effort to tell the community what they are planning by holding community meetings. It would allow the County Commissioners to decide whether the development is good or not to go where they are proposing. We want to work with the developers but not make it easy on them.

Benita Finney spoke as a citizen. She stated that if we don't make it hard on the developer it makes it hard on us. She is concerned about how hard it is on our County and our citizens. We can no longer depend on developers that take pride in their work so the restrictions need to reflect that.

Randy Kennedy resides at 949 Ijames Church Road. He feels the community meetings in the evenings or weekends are a good idea.

Public comment section was closed.

Chair Grubb asked if there was a motion.

Mr. White made a motion to defer, it was seconded by **Mr. Gibietis**.

Chair Grubb called for a vote. **Mr. White, Mr. Miller, Ms. Taylor and Mr. Gibietis** voted to defer. **Chair Grubb, Vice Chair Beck and Mr. Hunckler** were opposed. The motion to defer was approved 4-3.

- E. **Old or new business:** Next meeting there will be an election of Officers.
- F. **Adjournment:** **Chair Grubb** asked for a motion to adjourn. **Chair Grubb** made the *motion* to adjourn, it was *seconded* by **Vice Chair Beck**. The meeting was adjourned at 4:38 p.m.