

**Davie County
Planning Board Minutes
Tuesday February 24, 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	Chairman	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	Absent

- B. Adopt the agenda**-The agenda was *unanimously* adopted. Motion made by ***Vice-Chair Beck*** seconded by ***Justin Miller***.
- C. Approval of Minutes**-Minutes from the January 30, 2026 meeting were *unanimously* approved. Motion by ***Mark White***, seconded by ***Tamara Taylor***.
- 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 Map Amendment DC26-C7-0055** Neil Cornatzer has applied to amend the existing conditions on an approximate 2.9 acre parcel from General Industrial Conditional (GI-C) to General Industrial Conditional (GI-C). The subject property is located at 920 NC HWY 801 N. The property is further described as Davie County Tax Parcel C700000055.

Staff Report: Johnny Easter introduced the item.

Board discussion and questions:

Nick Gibietis asked what the intentions of the applicant are.

Mr. Easter explained that he can market it to potential buyers or renters.

Chair Grubb stated she felt the list of potential uses was too broad and would like to see if they could narrow it down.

Neil Cornatzer explained he is currently under contract to purchase the property. He would like to get it back to GI zoning to keep the door open for various uses. He said he is most likely going to lease it to a general contractor type of business. He stated he would be open to eliminating some of the uses.

Mr. Easter and Mr. Cornatzer then reviewed the list of all the uses that would be allowed for GI zoning and eliminated several.

Public comment period in opposition: **Chair Grubb** opened the floor for public comment in opposition of the project. *There were none.*

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

Cameron Webb, Fire Marshal made general comments regarding the rezoning of the existing conditions. He said that any future tenant would have to conform to the new fire codes. He feels this would benefit the surrounding area by not having it be used for the storage of fertilizer.

Public comment section was closed.

Vice Chair Beck made a *motion* to approve with the proposed conditions/uses. **Ms. Taylor** *seconded* the motion.

Chair Grubb *called for a vote*. The motion was *unanimously approved* with the uses limited to the following: Building contractors general and heavy, Fruit and vegetable market, Machine and Welding Shops, Warehousing establishment except for the storage of dangerous or offensive items such as uncured hides and explosives, Services B business, Wholesale trade A and B, Building supplies stores, Farm machinery sales and service (equipment may be stored in flood plain), Feed and seed stores, Greenhouses commercial and Professional offices.

E. Old or New Business: Election of Officers

Chair Grubb made the *motion* to elect **Vice Chair Beck** as Chair. **Ms. Taylor** *seconded* the motion. The motion was *unanimously approved*.

Chair Grubb made the *motion* to elect **Ms. Taylor** as Vice Chair. **Mr. Gibietis** *seconded* the motion. The motion was *unanimously approved*.

Mr. Easter introduced the **Fire Marshal Cameron Webb** and Field Supervisor from Environmental Health, **Emily Naylor** who were in attendance.

Mr. Easter addressed the recently revised subdivision ordinance. He stated there needs to be more clarification before going forward with any more discussions.

Chair Grubb made a *motion* to adjourn, **Mr. Miller** *seconded*.

F. Adjournment: The meeting was adjourned at 3:50 p.m.