

**Davie County
Planning Board Minutes
Tuesday May 26, 2026
Commissioners Meeting Room-123 South Main Street**

- A. Call to order**-The meeting was called to order at 3:00 P.M.

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

- B. Adopt the agenda**-The agenda was *unanimously* adopted. *Motion* made by **Mrs. Grubb** seconded by **Mr. Cole**.
- C. Approval of Minutes**-Minutes from the March 24, 2026 meeting were *unanimously* approved. *Motion* by **Mr. Hunckler**, seconded by **Mr. Cole**.
- 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. Review the Table of Uses**
 - 2. Public Comment procedures**

Johnny Easter introduced the first item. He reviewed the list of definitions that need updating and others that need to be determined in order to be added to the Table of Uses (list attached). This will be on the agenda for the next meeting.

Mr. Easter then introduced the Public Comment Period rules and Public Comment Period rules for Zoning Amendments. (Attached).

Board discussion ensued.

Chairman Beck called for a motion to move forward with the Public Comment Period Rules and the Public Comment Period Rules for Zoning Amendments.

Mrs. Grubb made a *motion* to approve the Public Comment Period Rules and Public Comment Period Rules for Zoning Amendments. **Mr. White** seconded the motion. The motion was *unanimously approved*.

- E. **Old or New Business:** An administrative review of the site plan for the Dooley Farm subdivision. The site plan was reviewed and determined to have met the ordinance requirements for a Class III subdivision.

Mr. Cole made a *motion* to adjourn, **Mrs. Grubb** *seconded*.

- F. **Adjournment:** The meeting was adjourned at 4:24 p.m.

DAVIE COUNTY PLANNING BOARD

PUBLIC COMMENT PERIOD RULES

1. Thirty minutes before each regular monthly meeting of the Planning Board of Davie County, a sign-up sheet shall be placed on the podium in the Davie County Commissioners meeting room on the second floor of the Administrative Office Building located at 123 South Main Street, Mocksville, North Carolina for anyone wishing to speak at the regular monthly meeting during the public comment period. In the event the regular monthly meeting location has changed, the sign-up sheet shall be placed on the podium at the changed location of the meeting. There shall be no advanced sign-ups allowed before this time
2. Each person desiring to speak during the public comment shall sign up on the sign-up sheet provided and shall state fully their name, and topic on which he or she desire to speak. If the speaker has already discussed the topic with a particular staff member before the meeting, he or she shall identify the name of the staff member.
3. All speakers will be acknowledged by the Board or its designee in the order in which their names appear on the sign-up sheet.
4. Each speaker shall be allowed a total of three (3) minutes to speak and shall immediately stop when his or her three (3) minutes are up. If the speaker does not stop at the end of his/her time period, the speaker shall be considered as interrupting or disrupting a meeting under N.C.G.S. 143-318.17 and shall be subject to the criminal laws of the State of North Carolina. In the event the speaker is speaking for an organized group, the speaker shall be allowed a total of five (5) minutes. All organized groups shall designate a single representative speaker so as to economize time and avoid duplication. In the event several individuals have signed up for the same topic and one or more individuals wish to yield their time to a subsequent speaker, then in that event, the subsequent speaker shall be considered as a speaker for an organized group and shall be allowed a total of five (5) minutes only.
5. The Board Chair shall designate a time keeper, who shall begin timing the speaker when the speaker states his or her name and will announce "time" when the allotted time has expired. The speaker shall stop at that time.
6. The speaker shall address the Board as a whole and shall not ask for any verbal exchange back from the Board. It is not the intent of public comments to require the Board to answer any impromptu questions. There shall be no discussion between the speakers and members of the audience.
7. All comments shall be in verbal form and the speaker shall not be allowed to play any recorded or video devices during such comments. All speakers are expected to observe the decorum of the Meeting, to be respectful in their language and presentation and to refrain from the use of profanity or shouting or from making disclosures prohibited by the Personnel Act with respect to any County employee. Willfully violation of the law or interrupting or disrupting of the meeting can result in criminal charges being brought under N.C.G.S. 143-318.17.
8. All comments by a speaker shall be limited to subjects that are within the jurisdiction of the Davie County Planning Board, or pertain to matters upon which it may act

9. The speaker must make all presentations from the podium provided and shall not be allowed to physically approach the Board or staff member without the express invitation by the Chair or other designated presiding officer of the Board.
10. Any applause will be held until the end of the Public Comment Period.
11. A total of thirty (30) minutes shall be allocated by the Board for Public Comments at each regular monthly meeting of the Planning Board. Upon Motion duly made and adopted, the Board may extend the thirty (30) minute time period for any particular meeting.
12. If the time period runs out before all persons who have signed up to speak has had an opportunity to do so, then those names will be carried over to the next Public Comment Period.
13. This Policy on Public Comment shall be made available to the public 30 minutes before each regular monthly meeting and shall be placed on the County Website along with the public agenda of each regular monthly meeting at least 24 hours before each regular monthly meeting.

DAVIE COUNTY PLANNING BOARD PUBLIC COMMENT PERIOD RULES FOR ZONING AMENDMENTS

1. Pursuant to Chapter 155 of the Davie County Code of Ordinances, this Board is conducting a review and recommendations of a Zoning Amendment. The Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board.
2. After Planning Staff Presents the Zoning Amendment for consideration, the Chair shall open the meeting for public Comment.
3. The Chair shall give the Zoning Amendment Applicant or their designee up to 60 minutes to present their proposal, at this time the board shall have the opportunity to address the applicant with questions or comments.
4. Each person desiring to speak at this public comment period should come forward to the podium, state his or her full name for the Board and then comment on the proposal.
5. Speakers may only speak once per public hearing.
6. Each speaker shall be allowed a total of three (3) minutes to speak and shall immediately stop when his or her three (3) minutes are up. If the speaker does not stop at the end of his/her time period, the speaker shall be considered as interrupting or disrupting a meeting under N.C.G.S. 143-318.17 and shall be subject to the criminal laws of the State of North Carolina. In the event the speaker is speaking for an organized group, the speaker shall be allowed a total of five (5) minutes. All organized groups shall designate a single representative speaker so as to economize time and avoid duplication. In the event several individuals have signed up for the same topic and one or more individuals wish to yield their time to a subsequent speaker, then in that event, the subsequent speaker shall be considered as a speaker for an organized group and shall be allowed a total of five (5) minutes only.
7. The Board Chair shall designate a time keeper, who shall begin timing the speaker when the speaker states his or her name and will announce "time" when the allotted time has expired. The speaker shall stop at that time.
8. The speaker shall address the Board as a whole and shall not ask for any verbal exchange back from the Board. It is not the intent of public comments to require the Board to answer any impromptu questions. There shall be no discussion between the speakers and members of the audience.
9. All speakers are expected to observe the decorum of the Meeting, to be respectful in their language and presentation and to refrain from the use of profanity or shouting or from making disclosures prohibited by the Personnel Act with respect to any County employee. Willful violation of the law or interrupting or disrupting of the meeting can result in criminal charges being brought under N.C.G.S. 143-318.17.
10. All comments by a speaker shall be limited to subject of the proposed Amendment.
11. The speaker must make all presentations from the podium provided and shall not be allowed to physically approach the Board or staff member without the express invitation by the Chair or other designated presiding officer of the Board.

12. In order to conduct public business in an efficient and productive manner, speakers are encouraged to avoid duplicative and repetitive comments.
13. A total of sixty (60) minutes shall be allocated by the Board for Public Comments of Zoning Amendment(S) at each regular monthly meeting of the Planning Board. Upon Motion duly made and adopted, the Board may extend the sixty (60) minute time period for any particular meeting.
14. Any applause will be held until the end of the Public Comment Period.
15. This Policy on Public Comment Rules for Zoning Amendment shall be made available to the public thirty (30) minutes before each Planning Board meeting.

