

**Minutes of the
Davie County Planning Board
December 21, 2021**

A. CALL TO ORDER

Attendee Name	Title	Status
Ellen Grubb	Board Member	Present
Mark White	Board Member	Absent
Tamara Taylor	Board Member	Absent
Mariam Wright	Board Member	Present
Alan Miller	Board Member	Present
Christopher Cole	Board Member	Present
Keith Beck	Board Member	Present
Andrew Backus	Alternate Member	Present

Staff present: Andrew Meadwell, Amy Flyte

B. ADOPT AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Keith Beck
SECONDER: Ellen Grubb
AYES: Grubb, Wright, Miller, Cole, Beck, Backus
ABSENT: White, Taylor

C. APPROVAL OF THE MINUTES REGULAR MEETING - NOV 23, 2021 3:00 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Alan Miller
SECONDER: Andrew Backus
AYES: Grubb, Wright, Miller, Cole, Beck, Backus
ABSENT: White, Taylor

C. PUBLIC COMMENT

There was none.

D. ZONING AMENDMENT

1. Zoning Map Amendment 2021-10. Gary Sibert applied to rezone an approximately 1.6 acre portion of a 3.04 acre parcel of land from Residential-20 (R-20) to Residential Agricultural (RA). The subject property is located at 226 Crabtree Road and is further described as parcel of Davie County Tax Map D300000024. ZMA 2021-10, a 1.6 acre rezoning from R20 to RA at 226 Crabtree Road, parcel D3/24.

Andrew Meadwell introduced the item and answered board questions regarding housing types and spot zoning.

Chairman Wright opened the public comment period to those speaking in favor.

1. Jennifer Freeman of 226 Crabtree Road spoke as the daughter of the petitioner and presented the board with a signed petitioner from residents of Crabtree Road in support of the request.

2. Erin sober, general manager for Clayton Homes in Mount Airy spoke in favor of manufactured homes as affordable housing and their sale of a single wide home to the applicant.

Chairman Wright opened the public comment period to those speaking in opposition.

There was none.

Chairman Wright closed the public comment period.

The Board held discussion on the request including spot zoning, setting a precedent for such rezoning requests, and the role of the board and zoning.

Andrew Backus made a motion to deny and for the adoption of the following statement:

The proposed zoning amendment is not consistent with the Davie County Comprehensive Plan because:

1. The surrounding properties are zoned R-20 and a granting a change in zoning classification to R-A would create inconsistency and a potential for spot zoning.
2. By granting this change in zoning classification, land uses would be available to the property that are not available to the surrounding property owners.

Therefore, we find this zoning amendment is unreasonable and not in the public interest because it does not support the Comprehensive Plan policies above and because:

1. The potential for spot zoning.
2. The proposed amendment is incompatible with the surrounding residential structures.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Andrew Backus
SECONDER:	Keith Beck
AYES:	Grubb, Wright, Miller, Cole, Beck, Backus
ABSENT:	White, Taylor

2. Zoning Text Amendment 2021-01. The Board reviewed and made a recommendation on text amendments to the Zoning Ordinance and Comprehensive Plan for solar energy generating facilities.

Andrew Meadwell introduced the item and went over the proposed text amendment.

Chairman Wright opened the public comment period.

1. Earl Ratledge of 466 Ratledge Rd spoke in favor of the ordinance and requested maximum size of a solar facility be changed from 100 acres to 50 acres.

2. Nick Slogick of 341 Magnolia Ave spoke about delaying solar to better understand how they will perform in the future.

Chairman Wright closed the public comment period.

The Board held discussion on the text amendment.

Andrew Backus spoke about the work the Planning Board and subcommittee put into drafting the text amendment and the considerations given to articulate the standards of Davie County to landowners and solar developers. Mr. Backus made a motion to approve the new language to the Comprehensive Plan and Zoning Ordinance with the following statement:

the Planning Board finds the amendment promotes public health, safety and general welfare; is consistent with all applicable adopted plans and considers the action to be reasonable and in the public interest; that said approval furthers the goals, objectives, actions and policies of the Comprehensive Plan and Growth Enhancement Strategy by clarifying standards for utility scale solar facilities.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andrew Backus
SECONDER:	Keith Beck
AYES:	Grubb, Wright, Miller, Cole, Beck, Backus
ABSENT:	White, Taylor

E. OLD OR NEW BUSINESS

There was none.

F. ADJOURNMENT

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Alan Miller
SECONDER:	Keith Beck
AYES:	Grubb, Wright, Miller, Cole, Beck, Backus
ABSENT:	White, Taylor