

**DRAFT Minutes of the
Davie County Planning Board
October 25, 2022**

A. CALL TO ORDER

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

Chairman Wright called the meeting to Order at 3:01 pm.

B. ADOPT THE AGENDA

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

C. PUBLIC COMMENT

There was none.

D. Zoning Text Amendment 2022-07. Heath MacDougall has applied to rezone approximately 4.68 acres from Highway Business (H-B) to Residential Agricultural (R-A). The subject properties are located at end of Legion Hut Rd. The property is further described as Davie County Tax Parcel M5000000104.

Johnny Easter introduced the item and answered board questions.

Chairman Wright opened the public comment period.

1. Heath MacDougall, property owner and applicant, stated that his intent was to construct a home on the property and have a place for his family and animals.

Chairman Wright closed the public comment period.

The Board held discussion on the request.

Keith Beck made a motion to approve and adoption of the following statement:

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 strengthening support for agricultural economic development.

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

E. **Zoning Text Amendment 2022-08.** Rebeca Perez Anorve has applied to rezone a portion of the approximately 1.96 acres from Highway Business (H-B) to Residential 20(R-20). The subject property is located at 3613 US Hwy 601 S. The property is further described as Davie County Tax Parcel N60000004701.

Johnny Easter introduced the item and answered board questions.

Chairman Wright opened the public comment period.

1. No one spoke.

Chairman Wright closed the public comment period.

The Board held discussion on the request.

Ellen Grubb made a motion to approve and adoption of the following statement:

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 strengthening support for agricultural economic development.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ellen Grubb
SECONDER:	Alan Miller
AYES:	Miller, Grubb, Taylor, Wright, Miller, Beck, Cole
ABSENT:	Backus

F. **Zoning Text Amendment 2022-09.** Kenneth L. Foster has applied to rezone approximately 5.499 acres from Community Shopping-Conditional (C-S -CD) to Residential Agricultural (R-A). The subject property is located at the corner of Danner Rd and US Hwy 601 N. The property is further described as Davie County Tax Parcel F300000099..

Johnny Easter introduced the item and answered board questions.

Chairman Wright opened the public comment period.

1. Kenneth Foster, owner and applicant, spoke on behalf of the property and stated that the property would be a subdivision. The number and size of the lots would depend on the perk test results..

Chairman Wright closed the public comment period.

The Board held discussion on the request.

Ellen Grubb made a motion to approve and adoption of the following statement:

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 strengthening support for agricultural economic development.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alan Miller
SECONDER:	Ellen Grubb
AYES:	Miller, Grubb, Taylor, Wright, Miller, Beck, Cole
ABSENT:	Backus

G. ADJOURNMENT

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