

**AGENDA**  
**DAVIDSON COUNTY PLANNING BOARD MEETING**  
**GOVERNMENTAL CENTER, 913 GREENSBORO STREET, LEXINGTON**  
**February 18, 2020**  
**6:00 PM**

- I. Welcome/Adoption of the Agenda
  
- II. Election of Officers for 2020- Old Business
  - A. Chair
  - B. Vice Chair
  
- III. Planning Board Minutes
  - A. February 4, 2020
  
- IV. Public Address
  
- V. Rezoning Requests
  - A. Phillip Dale Welborn- Thomasville Township- RC to RA-3
  - B. Lisa Ann Wolfe- Tyro Township- RA-1 to RA-2
  
- VI. Recognition of David Craver

Persons with disabilities who may need special accommodations to participate in this meeting should notify the County Manager's office at 336-242-2200 at least twenty-four hours prior to the start of the meeting.

COMMISSIONERS MEETING ROOM  
DAVIDSON COUNTY GOVERNMENTAL CENTER  
913 GREENSBORO STREET, LEXINGTON, NORTH CAROLINA



**DAVIDSON COUNTY PLANNING DEPARTMENT**

GOVERNMENTAL CENTER  
913 GREENSBORO STREET  
POST OFFICE BOX 1067  
LEXINGTON, NORTH CAROLINA 27293-1067

GUY L. CORNMAN, III  
PLANNING DIRECTOR

LEXINGTON 336-242-2220

To: Planning Board Members  
From: Guy Cornman, Planning Director  
Subject: Notice of Next Meeting  
Date: February 10, 2020

The Planning Board is scheduled to hold the next meeting on February 18, 2020 at 6:00pm in the Commissioners' Meeting Room at the Governmental Center in Lexington.

At this meeting, there will be two rezoning applications for the Board to consider making recommendations. Both applications are set for public hearing on March, 10, 2020 at 6pm with the Board of Commissioners. Copies of both applications are included in your agenda packet. Please look them over and visit the sites if you are unfamiliar with their location. The Planning Staff will be prepared to offer their professional recommendation based upon the adopted Land Development Plan. Please feel free to reach out to the Planning Staff should you have any questions about either application.

At this point in time, these are the only items to be placed on the agenda.

This will be David Craver's last meeting having served on the Board for 10 years. We will want to recognize his service to Davidson County at the meeting. The Board of Commissioners has voted to make Rayne Brown a regular voting member to replace David Craver. Two new alternates have been appointed to serve. They are Wes Kimbrell, P.E. who lives on Helmstetler Road and Jim Myers, a former Lexington City Council member, who resides inside of Lexington. Mr. Myers has previous experience serving on Lexington's Planning Board. Please welcome these two new alternates and congratulate Rayne Brown for stepping up to regular voting status. I am sure all will make valuable contributions to the Board's work in the coming months.

GLC, III/ SRW

**DAVIDSON COUNTY PLANNING BOARD  
MINUTES for February 4TH, 2020 MEETING @ 6:00 PM  
GOVERNMENTAL CENTER  
LEXINGTON, NORTH CAROLINA**

**Members Present:** Steve Long, Chairman  
Greg Greene, Vice-Chairman  
David Craver  
Joe Hayworth  
Rayne Brown, Alternate

**Members Absent:** Ted Myers

**Staff Present:** Mike Newby, Assistant County Attorney  
Guy L. Cornman, III, Planning Director  
C. Scott Leonard, Sr. Planner  
Josh Tussey, Zoning Officer I  
Stephanie Wilson, Office Assistant

**Others Present:** Attorney Irvin Sink  
Attorney Christopher Raines  
Travis Payne  
Brad Coe, Surveyor

**I. WELCOME/ADOPTION OF THE AGENDA**

Chairman Long asked if there were any changes to the agenda as presented.

Guy Cornman stated that Planning Board Member, Mr. Myers, was not present and recommended that Item II- Election of Officers be postponed until the next meeting on February 18<sup>th</sup>, 2020.

Vice Chairman Greg Greene made the motion to postpone Agenda Item II- Election of Officers until February 18<sup>th</sup>.

Joe Hayworth seconded the motion and the vote stood at 5 to 0.

Vice Chairman Greg Greene made the motion to accept the agenda as amended.

Joe Hayworth seconded the motion and the vote stood at 5 to 0.

## **II. Election of Officers**

Agenda Item II was postponed under Agenda Item I due to the absence of Board Member Mr. Myers.

## **III. PUBLIC ADDRESS**

Chairman Long asked if there was anyone in the audience who would like to address the Board about any particular items that are not on the agenda.

No comments or concerns were presented at that time.

## **IV. PLANNING BOARD MINUTES**

### **A. Planning Board Minutes**

Chairman Long asked the Board Members to consider the January 21, 2020 Minutes that were attached to their packet.

Vice Chairman Greg Greene made the motion to approve the January 21, 2020 Planning Board Minutes.

Joe Hayworth seconded the motion and the vote stood at 5 to 0.

## **V. Zoning Map Amendment Request**

- A. Travis Payne- Thomasville Township RA-3 to CU-0/I  
Request by Travis Payne to rezone property located in the Thomasville Township, Tax Map 309, Lot 41A containing approximately 2.26 acres more or less. The property is further described as being located on the west side of Burton Road approximately 1000 feet south of the West Burton Road intersection at the address 4678 Burton Road. The rezoning is requesting a change from that of RA-3, Rural Agricultural District to*

*CU- O/I, Conditional Use Office and Institutional District.*

Guy Cornman read the legal for the record and also stated that this matter is scheduled for a public hearing on February 25<sup>th</sup>, 2020 at 6pm in front of the Board of County Commissioners.

Attorney Irvin Sink spoke on Mr. Payne's behalf. Mr. Payne's intentions are to purchase the property and use an existing building, that is currently being used as a church, as an Office for an HR Department for his business. Paul Payne, Father to Travis Payne, owns adjoining properties to this parcel.

Attorney Christopher Raines states on the behalf of Mr. Payne that the intended use of the property is for an administrative/human resource office. There will be no gathering for training, deliveries or storage of supplies for equipment other than what is typical for an office environment.

Mr. Cornman asked what is the planned use for the second building.

Mr. Payne stated that he has no plans for that building at this time, other than family gatherings.

Rayne Brown asked Mr. Payne where will the church go if he purchases the property. Mr. Payne states that the Church is wanting to move into the City of Thomasville in order to be easily accessed by more people, but they are welcome to stay until they find their new location.

Chairman Long asked if there was anyone in the audience that would like to speak in favor of or if there are any questions in regards to this application.

No comments were made.

Chairman Long states first vote is for the O/I, Office and Institutional rezoning.

Guy Cornman feels the rezoning is reasonable and consistent for the comprehensive plan of the area. A low volume of traffic will be expected and should have low or no impact at all on the surrounding neighborhood. Conditions being offered by the Applicant will maintain

property values and make the use blend into the residential neighborhood.

Chairman Long asked if there were anyone who would make the motion to rezone the parcel in reference from RA-3 to O/I.

Vice Chairman Greg Greene made the motion.

Joe Hayworth seconded the motion and the vote stood at 5 to 0.

Chairman Long asked if there were anyone who would make the motion to approve the following conditions:

1. The property will be used as administrative office for "Human Resources" department or administrative office for Mr. Payne's business.
2. The hours of operation will be 7:30am- 6pm Monday through Friday
3. The applicant may engage in administrative functions on the property including but not limited to clerical payroll, communication by telephone, facsimile or other electronic means and accounting. The applicant will not store any tools, equipment or supplies on the property other than supplies needed for cleaning and maintenance of the building. The applicant may not store fixtures from retail stores or establishments. The applicant may not sell or keep any merchandise on site. No distribution or warehousing will occur on-site.

Chairman Long asked if there were anyone who would make a motion on the Conditional Uses of the property.

Vice Chairman Greg Greene made the motion to approve.

Joe Hayworth seconded the motion and the vote stood at 5 to 0.

The Planning board will recommend that the application be approved by The County Commissioners Meeting at on February 25<sup>th</sup>, 2020 at 6pm.

## **VI. Text Amendment**

### **A. Wilderness NC, Inc.**

This item is a Text Amendment to amend the Davidson County Ordinance Article IV Section 6.02(A) "Accessory

Residence to a commercial use within a single structure;" to read, "Accessory Residence to a Non-Residential use within a single structure," and to amend Article III, Section 3.08 Table of Permitted Uses, to allow, "Accessory Residence to a Non-Residential Use within a Single Structure," in the RC, CS, HC, LI, HI, MX-R, MX-C and PEC zoning districts with associated development standards.

Guy Cornman read the Text Amendment request and stated that Davidson County currently has this same type of use already allowed, with the Quality Marts as an example, which was approved by the Board of Commissioners 10-12 years ago. The purpose of the amendment is to allow an employee to stay overnight in the facility as long as it is part of the existing plant or manufacturing facility.

Ronnie Bolt, Owner of Wilderness NC, Inc, explained what his intentions are for his particular situation. He lives in Floyd County, Virginia, and wishes to reduce travel time by having a facility suitable for himself and his employees to legally stay overnight on the property where Wilderness NC, Inc. is located. There is a structure that was initially a Modular Office on the property that has been altered with appropriate accommodations and requirements for such use that is currently being used for this purpose. Mr. Bolt did not realize that he was violating the Zoning Ordinance until it was brought to his attention by the Fire Marshall.

Guy Cornman spoke up stating that this would be a Text Amendment to the County Zoning Ordinance, not just limited to the Wilderness NC, Inc. property.

Rayne Brown stated that the chances for this type of usage shouldn't be very many.

Guy Cornman stated that this situation does come up occasionally but that he does not see there being a tremendous amount of usage such as this, and stated that he is in favor of the Text Amendment being approved for recommendation to the Board of Commissioners.

Chairman Long asked if there were anyone who would make a motion to approve the Text Amendment to be recommended to the Board of Commissioners.

Vice Chairman Greg Greene made the motion.

Joe Hayworth seconded the motion.

The vote stood at 5 to 0.

## **VII. SUBDIVISIONS**

### **A) AltaVista – Preliminary Plat Approval – Hampton Township**

Scott Leonard submitted copies of a new proposed subdivision off Hampton Road named AltaVista, along with an aerial photograph of the surrounding area. He stated the developer was Justin Nifong of Lexington and his development contained 60 lots on 93 acres. The lots all met the required minimum dimensional standards and would be served by private septic systems. Mr. Leonard stated the soil analysis had been performed by Edwin Stott with Piedmont Environmental and indicated the overall soil would be suitable for septic systems. He stated Davidson Water, Inc. had submitted a letter indicating their ability to serve the project with public water, and the NCDOT had submitted a letter giving their approval of the proposed driveway entrance off Hampton Road.

Brad Coe, the surveyor representing the developer, was recognized and stated the developer intended to preserve a certain amount of acreage along the Yadkin River as Common Area, since it was presently designated as floodplain, and since it would make a great location for amenities or river access for the future homeowners within AltaVista. He stated the preliminary plat had two other large tracts of land that appeared to be common, however, those tracts would be divided and merged into adjoining building lots once a more detailed soil analysis could be completed showing which building lots needed more drain field.

The Board discussed the project among themselves and staff, after which Mr. Hayworth made the motion to approve the preliminary plat of AltaVista. The motion was seconded by Mr. Greene and the vote carried 5 to 0.

### **B) Tuscola – Sketch Review**

Mr. Leonard submitted copies of a new proposed development off Bud Sink Road containing 51 lots on approximately 104 acres. The developer was listed as Mr. Ted Nifong of Lexington. Mr. Leonard stated whenever a proposed development contained over 25 lots, a Sketch of the project had to come before the Planning Board for



review and questions prior to the Preliminary Plat. He stated the developer had already had a soil analysis of the property and that analysis was very positive, indicating the soil would be suitable for septic systems. The NCDOT had already given their site distance approval for the proposed entrance, and Davidson Water had reviewed the project during a Technical Review Committee meeting the Planning Staff had conducted recently.

Brad Coe, the surveyor representing the developer was present to answer any questions the Board had. One of which involved an existing easement on the property giving access to several homes towards the back of the property. Mr. Coe indicated that easement had been awarded by the Court system and the developer was well aware of it and had agreed to build his new paved roadway along that easement, giving those existing homes a better access out to Bud Sink Road. In regards to that easement, Mr. Greene mentioned the developer had proposed a 30' easement once it left the new roadway, down to the adjoining tract where the existing homes began. He asked if the developer would be willing to widen that proposed easement to 50 feet in width in order to provide for the possibility of future development on that adjoining tract. Discussion among the Board members, Planning staff, and developer followed, at which time, Mr. Coe indicated his client would be willing to widen the proposed easement, and would display the new easement on the Preliminary plat when he came back to the Board. No action was taken.

**The Planning Board meeting for February 4th, 2020 was adjourned with no further business to bring to the Board's attention.**

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**Agent to the Board of Commissioners  
Secretary to the Planning Board**

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**Chairman of Davidson County  
Planning Board**



DAVIDSON COUNTY PLANNING DEPARTMENT  
Application for Amendment to the Davidson County Zoning Ordinance  
Map or Text (Circle One)

Date: 01/28/2020 Fees Paid Rcpt. No.: 2020000012

Applicant(s): Phillip Dale Welborn

Address: 805 Macedonia Ct. High Point <sup>27260</sup> Telephone No.: 336-210-7336

Property Owner: Randy Lee Welborn

Address: 7384 Midway School Rd. Telephone No.: 336-210-7336  
Thomasville

Property Location (General Description) Said property is located on the south side of Midway School Road approximately 280 feet west of the Scenic Way intersection.

Township: 16 Map No. 315 Blk. No. - Lot(s) 19G

Acres (more or less) .85 Existing Zoning District RC Proposed Zoning District: RA-3

Legal Advertisement: Request by Phillip Dale Welborn to rezone .85 acre more or less in Thomasville Township, Tax Map 315,

Lot 19G. Said property is located on the south side of Midway School Road, approximately 280 feet west of Scenic Way intersection (7384 Midway School Road). Rezoning is requested to change from that of RC, Rural Commercial District, to that of RA-3, Rural Agricultural District.

Planning Board Meeting Date: 02/18/2020 Recommendation: \_\_\_\_\_

Public Hearing Date: 03/10/2020 Commissioners' Action: \_\_\_\_\_

\* Signature, Applicant(s) Phillip Dale Welborn P.O.A. Phillip Dale Welborn  
P.O.A.

Agent: \_\_\_\_\_ By: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Davidson County Planning Department

Name: Phillip Dale Welborn

Application for Amendment to the Davidson County Zoning Ordinance

Contents of Application: All applications for amendments to this ordinance, without limiting the right to file additional material, shall contain at least the following (applicant may attach additional sheets if necessary):

- (a) If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map at a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
- (b) A legal description of such land, if applicable.
- (c) Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reasons how the proposed amendment will correct same.

There does not appear to be an alleged error in the Zoning Ordinance.

- (d) The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.

There has been no change in conditions. This is a residential area.

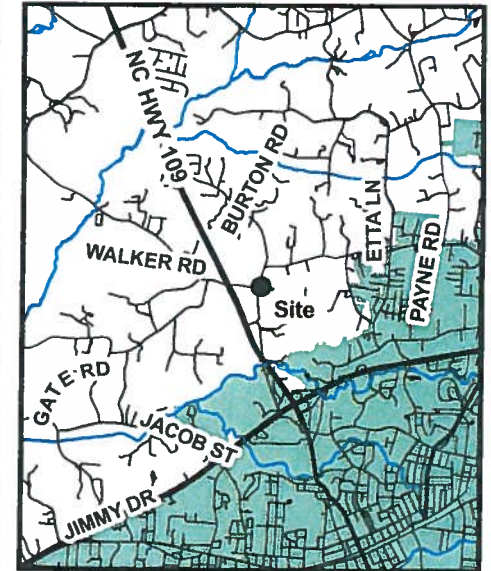
- (e) The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.

The comprehensive plan is for Residential.

- (f) All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.

My brother owned the property and has passed away. We want to sale.





**Legend**

- Secondary Road
- Interstate
- NC Hwy
- US Hwy
- Zoning Boundaries
- Property Lines
- City Zoning



Applicant:	
Phillip Dale Welborn	
Property Owner:	
Randy Lee Welborn	
Scale 1 inch = 300 feet	Drawn By: JDT
Date: 2/4/2020	REVISED:
From: RC, Rural Commercial District	
To: RA-3, Rural Agricultural District	
Thomasville Twp., Tax Map 315, Lot 19G Containing 0.85 AC More or Less	
2018 Aerial Photography	





## Davidson County Planning Department

913 Greensboro Street  
Post Office Box 1067  
Lexington, North Carolina 27293-1067

Guy L. Comman, III  
Planning Director

Toll Free Numbers  
Lexington: 336-242-2220  
Winston-Salem: 336-723-7890 ext. 2220  
Denton: 336-859-2184 ext. 2220

### Adjoining Property Owners

From the Tax Administrators Office as of:  
02/11/2020

Parcel ID	Owner Name	Mailing Address
1631500000116	BRILES JONATHAN HILTON	341 SCENIC WAY THOMASVILLE NC 27360-
1631500000112	KHAN KASHIF	4076 BEMBRIDGE DRIVE HIGH POINT NC 27260-
1631500000030F	TOWNE SUSAN S	180 WILLOW DRIVE SALISBURY NC 28146-
1631500000030C	SAINTSING HARVEY	7363 MIDWAY SCHOOL ROAD THOMASVILLE NC 27360-
1631500000030B	SAINTSING DANIEL H	7363 MIDWAY SCHOOL ROAD THOMASVILLE NC 27360-
1631500000027	LAMBERT JAMES M	446 ALEX D OWENS DR KINGS MOUNTIAN NC 28086
1631500000019G	WELBORN RANDY LEE	805 MACEDONIA CT HIGH POINT NC 27262-
1631500000019E	WILSON JIM WILLIAM	7366 MIDWAY SCHOOL RD THOMASVILLE NC 27360
1631500000019D	HALE WILLIAM LEONARD JR	7314 MIDWAY SCHOOL RD THOMASVILLE NC 27360

*"Planning for a Better Tomorrow"*

DAVIDSON COUNTY PLANNING DEPARTMENT  
Application for Amendment to the Davidson County Zoning Ordinance  
Map or Text (Circle One)

Date: 02/03/2020 Fees Paid Rcpt. No.: 2020000014

Applicant(s): Lisa Ann Wolfe

Address: 2117 Swicegood Rd. Linwood, NC 27299 Telephone No.: 336-425-8772

Property Owner: Lisa Ann Wolfe & James D. Kimbrell, Jr.

Address: 2221 Swicegood Rd. Linwood, 27299 Telephone No.: \_\_\_\_\_

Property Location (General Description) Said property is located on the east side of Swicegood Rd. approximately .13 mile south of the Old Wesley Chapel Road intersection.

Township: Tyro Map No. 36 Blk. No. -      Lot(s) P/O 24A & P/O 24

Acres (more or less) 1.49 Existing Zoning District RA-1 Proposed Zoning District: RA-2

Legal Advertisement: Request by Lisa Ann Wolfe to rezone a portion of said \_\_\_\_\_ properties in the Tyro Township, Tax Map 36, P/O Lots 24A and 24 containing 1.49 acres more or less. Said property is located on the east side of Swicegood Road approximately .13 mile south of the Old Wesley Chapel Road intersection (2117 Swicegood Road). The zoning is requested to change from that of RA-1, Rural Agriculture District, to that of RA-2, Rural Agricultural District.

Planning Board Meeting Date: 02/18/2020 Recommendation: \_\_\_\_\_

Public Hearing Date: 03/10/2020 Commissioners' Action: \_\_\_\_\_

Signature, Applicant(s) + Lisa Ann Wolfe Lisa Ann Kimbrell Wolfe  
+ James D. Kimbrell Jr. James D. Kimbrell Jr.

Agent: \_\_\_\_\_ By: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Davidson County Planning Department

Name: Lisa Ann Wolfe  
Application for Amendment to the Davidson County Zoning Ordinance

Contents of Application: All applications for amendments to this ordinance, without limiting the right to file additional material, shall contain at least the following (applicant may attach additional sheets if necessary):

- (a) If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map at a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
- (b) A legal description of such land, if applicable.
- (c) Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reasons how the proposed amendment will correct same.

There does not appear to be an alleged error in zoning ordinance.

- (d) The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.

Although no significant changes have happened, this is a farming community where singlewide mobile homes do exist.

- (e) The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.

The plan calls for residential growth.

- (f) All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.

I'm a single mother, and this will be my home for me to live in. There is no intention to rent. I am financially able to afford a singlewide, but cannot place a doublewide.