



DAVIDSON COUNTY PLANNING DEPARTMENT

R. LEE CROOK, JR.
PLANNING DIRECTOR/
ZONING ADMINISTRATOR

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

JOSHUA D. TUSSEY
ASST. DIRECTOR/
SUBDIVISION ADMINISTRATOR

LEXINGTON 336-242-2220

TO: Planning Board Members
FROM: R. Lee Crook, Jr. Planning Director
SUBJECT: Next Planning Board Meeting
DATE: February 24, 2026

The next meeting of the Planning Board will be on Tuesday, March 3rd, at 6:00 PM. We have one rezoning on the agenda and a couple of subdivision matters to discuss. We will still be short-handed with respect to members being eligible to vote, but we do have a quorum and can conduct business.

Our only rezoning is a request by Jarrett Albright. Mr. Albright was before the Planning Board on August 19, 2025. Mr. Albright successfully changed the subject property from RA-3 to CZ-RC for a lawn care/landscaping business. Mr. Albright wants to increase the size of his building, which is viewed as an increase in intensity; therefore, he needs to amend his conditions. This property is located off Old Lexington Road at 7255 Old Lexington Road. The rezoning is requested to change from CZ-RC to CZ-RC.

We will have two subdivisions on the agenda. The first subdivision is a request for final approval for Phase 2 of Chaplin Hills, located off John M. Ward Road in Tyro Township. Phase 1 of this subdivision included only the lots fronting the existing state road. Phase 2 includes 20 lots, roughly half of the remaining lots in the subdivision.

The second subdivision is Glenn Abby, a 12-lot subdivision located off Friedberg Church Road in Arcadia Township. The request is for preliminary approval.

Finally, staff would like to continue our previous discussion with the Board about proposed subdivision edits. Mr. Justin Nifong has emailed staff a set of edits reflecting the concerns that he voiced at the previous meeting. Staff will be including these in the agenda packets so board members can consider how these changes may affect future growth from a developer's point of view.

As always, feel free to contact our office before then if you have any questions or concerns. We look forward to seeing you all next Tuesday.

RLC/JDT/AMA

DAVIDSON COUNTY PLANNING BOARD AGENDA

3/3/2026

6:00PM

- I. Welcome by the Chairman***
- II. Oaths of Office***
 - A. Swearing-in of Planning Board Member(s).***
- III. Adoption of the Agenda***
- IV. Approval of the Planning Board Minutes***
 - A. 02/17/2026***
- V. Public Address***
- VI. Rezoning Request***
 - A. Jarret Albright – CZ-RC to CZ-RC– Midway Township.***
- VII. Subdivision***
 - A: Chaplin Hills, Phase 2 – Final – Tyro Township***
 - B: Glenn Abby – Preliminary – Arcadia Township***
- VIII. Discussion***
 - A. Continued discussion on subdivision changes.***
- IX. Adjournment***

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

Minutes of the Planning Board Davidson County, North Carolina

Tuesday, February 17, 2026
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

Board Members: Chairman Greg Greene, Vice-Chairman Ted Myers and Joe Hayworth. Alternate Board Member Christian Jones.

OTHERS PRESENT

Assistant County Attorney Andrew Howe, Deputy Clerk to the Board of Commissioners Lynn Wilson, Planning Director Lee Crook, Assistant Planning Director Josh Tussey, and Zoning Officer Matthew Bruff.

1. WELCOME BY THE CHAIRMAN

Chairman Greene called the meeting to order.

Due to term expirations causing vacancies on the Board, Chairman Greene reported that Alternate Board Member Christian Jones needed to be included as a voting member for this meeting. Vice-Chairman Myers moved, seconded by Mr. Hayworth to include alternate Board Member Christian Jones as a voting member for this meeting. The motion carried unanimously, (3-0).

2. ADOPTION OF AGENDA

Mr. Crook requested to amend the Agenda by changing the date of the Minutes to read January 20, 2026; by removing item VI.A. from the Agenda; and, by hearing item VI.B. prior to the Rezoning Requests. Mr. Hayworth moved, seconded by Mr. Jones to adopt the amended Agenda. The motion carried unanimously, (4-0).

3. APPROVAL OF MINUTES

Mr. Jones requested that his last name be corrected in the Minutes. Mr. Hayworth moved, seconded by Mr. Jones, to approve the meeting minutes from the January 20, 2026 Planning Board meeting as amended. The motion carried unanimously, (4-0).

4. PUBLIC ADDRESS

Mr. Brad Coe presented a copy of a public internet post by Wesley Kimbrell, PE. Mr. Coe noted the post as interesting, educational and informative. He stated that the preponders of the discourse is against review agencies, and not against Planning Boards or elected bodies. Mr. Coe felt that the summation at the end of the post is relevant. A copy of the post is included with the original Minutes.

There were no other requests to speak at public address.

6. SUBDIVISIONS

B. Cardinal Ridge – Final – Arcadia Township

Due to a conflict that Mr. Jones has with this subdivision, Vice-Chairman Myers moved, seconded by Mr. Hayworth to recuse Mr. Jones from deliberating or voting in this matter. The motion carried unanimously, (4-0).

Mr. Tussey reported that this request is for approval of the final plat for Cardinal Ridge. The preliminary plat was approved by this Board in 2024 and the Developer came back before the Board in March 2025 to request a 12 month extension. Mr. Tussey noted the location of the subdivision on the GIS map. The subdivision is platted for 21 lots. The subdivision is on county sewer. The lots are 90' in width as allowed when on public sewer. Mr. Tussey stated that Lots 3 and 4 will be served by an easement going through lots 2 and 5. All lots will be accessed internally off of Avian Lane. He presented photos of multiple views of the subdivision. A copy of the photos and GIS map is included with the original Minutes. Mr. Tussey noted that he had various certifications for the approval of sewer, utilities, water lines, roadways and driveways.

Brian Lucas reported that he is present on behalf of CG2 Homes. He stated that the homes will have the same appearance as the homes in Pipers Ridge subdivision.

Vice-Chairman Myers moved, seconded by Mr. Hayworth, to approve the final plat for Cardinal Ridge subdivision. The motion carried unanimously, (3-0).

Vice-Chairman Myers needed to be excused from the meeting. Mr. Hayworth moved, seconded by Mr. Jones, to excuse Vice-Chairman Myers from the remainder of the meeting. The motion carried unanimously, (3-0).

5. REZONING REQUESTS

A. Jacob Wilkes and TJ Lawson to rezone property from RA-3 to RM-1, Arcadia Township

Mr. Crook reported this request by Jacob Wilkes (J. Michael Homes) and TJ Lawson (Property Owner) to rezone property located in Arcadia township, tax map 4, lot 15 containing 10.25 acres more or less. Said property is located on the northeast side of Hickory Tree Road approximately 400 feet southeast from the Hidden Creek Road intersection. Rezoning is requested to change from RA-3, Rural Agricultural District to RM-1, Medium Density Residential District.

Mr. Bruff noted the location of the property on the GIS map. He stated that the property is located 1.5 mile east of Hickory Tree Road and Highway 150 near Hidden Creek development. Mr. Bruff noted that this rezoning is to allow for a townhome to be constructed on the northern side of the property as he noted on the map. This rezoning will also conform the existing mobile home park of more than 10 spaces to the south of the property.

Mr. Jacob Wilkes, stated that he is the owner of Jim Michael Homes. He stated that he is friends with the owner of the trailer park and his friend is keeping that property. He felt that it would be the best option to also rezone the trailer park since they are requesting rezoning for the townhome. Mr. Wilkes stated that this will not change the plans for the left side of the property. He reported that he has cleaned up lot 16 and plans to clean the property further to potentially construct single family homes on the lot.

Chairman Greene invited anyone who wished to speak in favor of or in opposition to the application to address the Board. No one requested to speak.

Mr. Crook stated that the Applicants do not plan to expand the trailer park, but want it properly zoned. The main purpose of the rezoning is to utilize some residual land for townhome development. The

Applicants propose a two-dwelling townhome on the western corner of the acreage in question. Mr. Crook stated that the area in question has been inundated with single family residential stick-built homes. Hidden Creek subdivision and a manufactured home park is in close proximity to the property. The mobile home park was created in 1996 and has operated as such since that time. Also, in the vicinity is a vacant tract of land that is unoccupied by a dwelling and is over 10 acres, as well as two dwellings on larger lots, and a CU-RC zoned hair salon. Mr. Crook stated that there is a diversity of uses along this small stretch of Hickory Tree Road.

Mr. Crook stated that Staff is in support of this request. The property should already be zoned RM-1 due to its existing land use. Adding a two-dwelling townhome on the proposed site should blend into the immediate area as a compatible use due to it being residential. Staff recommended that this application be approved based on the Land Development Plan, the Davidson County Zoning Ordinance, and the development pattern for the area.

Based on Staff's recommendation, Mr. Hayworth moved, seconded by Mr. Jones to approve the rezoning request by Jacob Wilkes (J. Michael Homes) and TJ Lawson (Property Owner) to rezone property located in Arcadia township, tax map 4, lot 15 containing 10.25 acres more or less from RA-3, Rural Agricultural District to RM-1, Medium Density Residential District. The motion to approve carried unanimously, (3-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's February 23, 2026 Agenda, and that he should plan to appear at that hearing.

B. Joanne B. Sweatt and Angela Renee Schultz to rezone property from RC to HC, Arcadia Township

Mr. Crook reported this request by Joanne B. Sweatt and Angela Renee Schultz to rezone property located in Arcadia township, tax map 14, lot 1 containing 2.22 acres more or less. Said property is located on the southeast corner of Community Road and North NC Highway 150. Rezoning is requested to change from RC, Rural Commercial District to HC, Highway Commercial District.

Mr. Bruff noted the location of the property on the GIS map. He stated that this property is located at the corner of Community Road and Highway 150. The Applicant is requesting to display and sell mobile homes on the property.

Mr. Rick Lanier reported that he is the agent for the property owners and he is in the process of purchasing the property from them. He would like to display mobile homes on the property for sale. He stated that he sold approximately 50 homes last year without having a sales center. He reported that the average age of a home buyer now is 40. He reported that mobiles homes are the more affordable option now and he feels that this use is needed in the county. Mr. Lanier stated that he will have entry level homes all the way to mid and upper range homes. Some of the homes will have sheet rock. Mr. Lanier spoke to the brand of homes that he plans to sell and noted that they will likely be Champion or CavCo, formerly Arnell.

Chairman Greene invited anyone who wished to speak in favor of or in opposition to the application to address the Board. No one requested to speak.

Mr. Crook stated that the Applicant would like to rezone the properties to construct and operate a manufactured housing sales office and display homes on site. This is a general district rezoning request and all uses allowed in the HC zoning classification should be considered. The property was formerly Arcadia Nursery until the structure burned sometime before 2018. The property has been vacant since that time.

Mr. Crook stated that there are five connected rental apartments to the north of the proposed site, as well as a single-family stick-built residence to the east. To the west of the property is a 14-acre tract zoned RS with a single-family stick-built home on site. To the south is Carter Pool, zoned LI, a small shopping center, zoned HC, and Charlie Olivers' automobile garage and sales facility, zoned HC. Greenfield Estates subdivision is located southeast of the property which is a 60-lot subdivision that contains above average homes. A City of Lexington Utilities substation is located to the east of the property.

Mr. Crook stated that it is Staff's opinion that the appropriate use of this tract is commercial and historically has been used for commercial purposes. The property is located at the northern edge of a commercial node that extends to the Welcome-Arcadia Road/ Frye Bridge Road intersection. This section of North NC Highway 150 has transitioned from rural farmland to a commercial node over the last 30 to 35 years and there are commercial and Industrial uses along this part of Highway 150.

Mr. Crook stated that Staff feels that the Applicant's request is reasonable and consistent with the Davidson County Land Development Plan and recommended that the application be approved.

Based on Staff's recommendation, Mr. Hayworth moved, seconded by Mr. Jones to approve the rezoning request by Joanne B. Sweatt and Angela Renee Schultz to rezone property located in Arcadia township, tax map 14, lot 1 containing 2.22 acres more or less from RC, Rural Commercial District to HC, Highway Commercial District. The motion to approve carried unanimously, (3-0).

Chairman Greene informed Mr. Lanier that this matter will be placed on the Board of Commissioner's February 23, 2026 Agenda, and that he should plan to appear at that hearing.

7. DISCUSSION

A. Continued Discussion on Subdivision Changes

Mr. Crook stated that the continued discussion is up to the Board due only having one-half of the Board members present. He noted that Mr. Lucas and Mr. Nifong both provided input/information at the last meeting. Mr. Crook stated that he would like to have a full Board present before they have any further discussion.

The Board felt that discussion should be postponed and placed on an upcoming Agenda.

8. ADJOURN

Mr. Hayworth moved, seconded by Mr. Jones to adjourn the meeting. The motion carried unanimously, (3-0).

Lynn Wilson, Secretary
Davidson County
Planning Board

Greg Greene, Chair
Davidson County
Planning Board

DAVIDSON COUNTY PLANNING DEPARTMENT
Application for Amendment to the Davidson County Zoning Ordinance
Map ☒ Text ☐

Date: 2/12/2026

Fees Paid Receipt #: REZ-26-6

Applicant(s): Jarrett Albright

Telephone: 336-682-5552

Mailing Address: 7205 Old Lexington Rd

Property Owner(s): Southern Turf Management LLC

Telephone: Same

Mailing Address: Same

Property Location (General Description): Said property is located on the east side of Old Lexington Road approximately .56 miles north from the Jones Road intersection.

Township: Midway

Map No.: 1

Block No.: ---

Lots: 56A

Acres (more or less): 9.72

Existing Zoning District: CZ-RC Proposed Zoning District: CZ-RC

Legal Advertisement: Request by Jarrett Albright to rezone property located in Midway Township, Tax Map 1, Lot 56A containing 9.72 acres more or less. Said property is located on the east side of Old Lexington Road approximately .56 miles north from the Jones Road intersection. Rezoning is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial to that of CZ-RC, Conditional Zoning Rural Commercial.

Planning Board Meeting Date: 3/3/2026

Recommendation: _____

Public Hearing Date: 3/23/2026

Decision: _____

Signature, Applicant(s):

Jarrett Albright
Chris Webb

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Jarrett Albright

Application 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 of 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.

Click or tap here to enter text.

- B. A legal description of such land, if applicable.

Click or tap here to enter text.

- 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 reason how the proposed amendment will correct same.

I wish to amend the original proposed usage of the property. Instead of a 80x100 building we wish to change the square footage to 90x120. I was not aware that the maximum size of the building had to be determined with the zoning board. I assumed that could be discussed with the permitting department. I have made this amendment after discussing plans with a builder and we feel this would better suit our needs within the building confinements. Instead of a total square footage of 8000 square feet we wish to extend it to 10,800 square feet. I have included an engineered site plan to show the location and size of the building.

- 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.

Situated directly across from two LI Zoned properties and adjacent to one RA Zoned property. I am requesting a rezoning to LI-R. 10 acres of wooded land. The purpose is to house a small lawn care company shop. 90x120 to store equipment inside. We service hundreds of homeowners in Davidson County.

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

We plan to apply for permits to build a 90x120 shop on less than one acre of disturbed land. Roughly 9 employees would carry out work from this shop. All equipment and trucks would be stored inside the shop and out of view from the public.

Davidson County Planning Department

F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.

There are already two LI Companies across from our property, one is a junkyard. The other is a tree service company. They both store a large amount outdoors. That is not our plan. We want everything within the confinements of the shop to be out of sight and out of the weather. It would be the nicest shop on Old Lexington Rd sitting off the road.



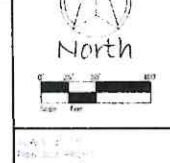
1/26/25
Joseph H. Hines

Site Plan
1/26/25

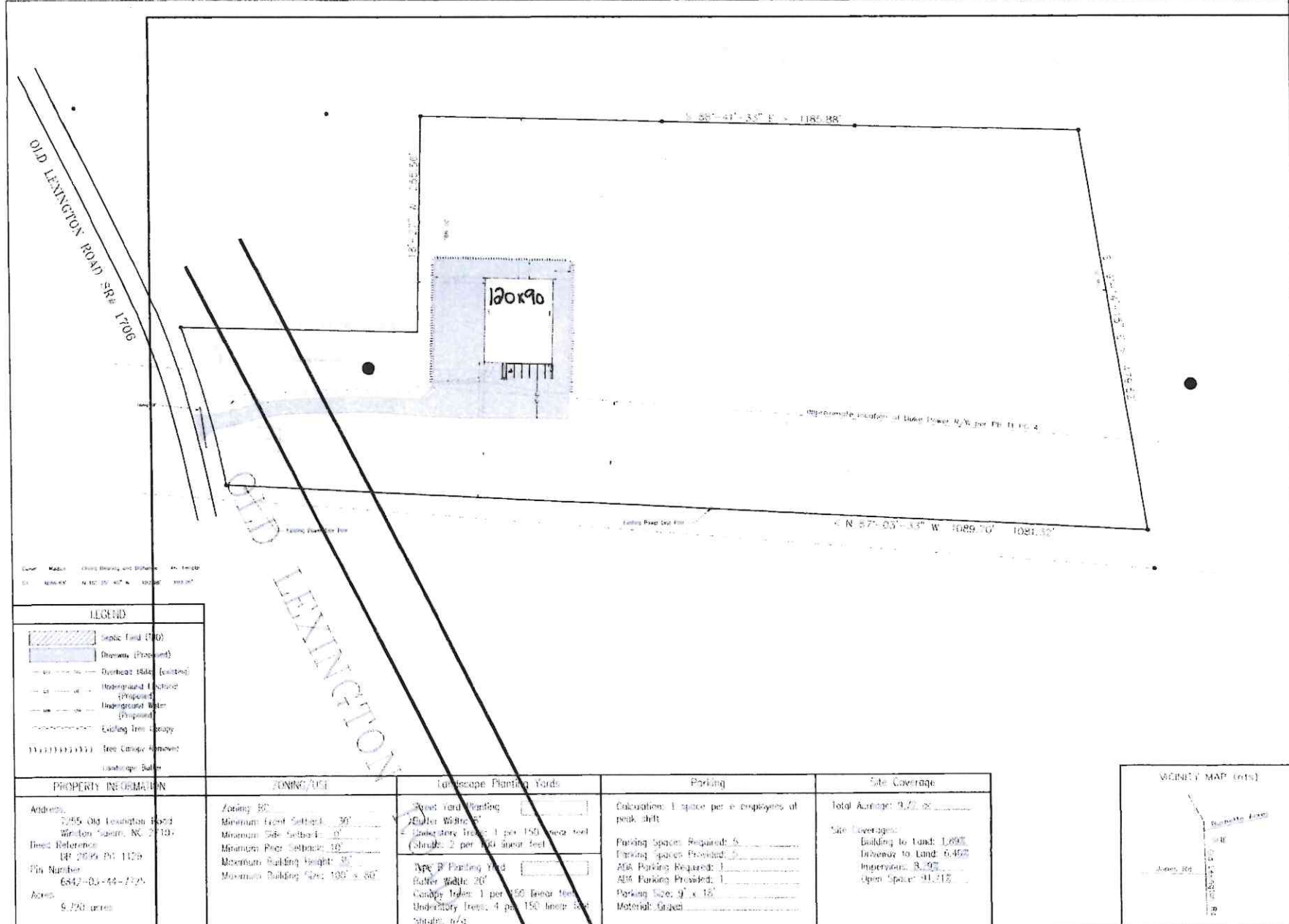
Southern
Turf

Site Plan
1/26/25

Site Plan
1/26/25



A-1.00



Scale: 1" = 40' (Horizontal) 1" = 20' (Vertical)

LEGEND	
	Septic Tank (1700)
	Drainage (Proposed)
	Overhead Utility (Existing)
	Underground Utility (Proposed)
	Underground Water (Proposed)
	Existing Tree Canopy
	Tree Canopy Removal
	Landscape Buffer

PROPERTY INFORMATION	ZONING/USE	Landscape Planting Yards	Parking	Site Coverage
Address: 7255 Old Lexington Road Winston-Salem, NC 27110 Direct Reference: UP 26.09 BC 1129 Pin Number: 6842-03-44-1729 Acres: 6.790 acres	Zoning: BC Minimum Front Setback: 30' Minimum Side Setback: 10' Minimum Rear Setback: 10' Maximum Building Height: 30' Maximum Building Foot: 100' x 80'	Street Land Planting: 2x 6" to 8" trees Understory Trees: 1 per 150 linear feet (Should: 2 per 100 linear feet) Type B Planting Yard: Buffer Width: 20' Canopy Trees: 1 per 150 linear feet Understory Trees: 4 per 150 linear feet (Should: 2 per 100 linear feet)	Calculation: 1 space per 6 employees at peak shift Parking Spaces Required: 5 Parking Spaces Provided: 5 ADA Parking Required: 1 ADA Parking Provided: 1 Parking Size: 9' x 15' Material: Gravel	Total Acreage: 6.72 ac Site Coverage: Building to Land: 1.89% Driveway to Land: 0.45% Impervious: 3.92% Open Space: 91.31%

List of Conditions

- Building size - 90x120 with small bathroom and office.
- Use of the facility will include all landscape equipment, trucks, mowers ect. Along with an office for staff.
- All equipment stored inside out of sight.
- Privacy fence around 1 acre. Starting at the front edge of the building Parking lot will be gravel
- Lighting will be on the building only facing downward. No parking lot lighting.
- Landscaping will be fixed very nicely around the building along with exceptional turfgrass which we would maintain.
- Hours of operation are 8:30am-4:40pm





DAVIDSON COUNTY PLANNING DEPARTMENT

R. Lee Crook
PLANNING DIRECTOR

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

Joshua D. Tussey
SUBDIVISION ADMINISTRATOR

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-3

I, John Wheeler, Zoning Officer I, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Jarrett Albright, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 24th day of February, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 24th day of February, 2026.

A handwritten signature in black ink, appearing to read "John Wheeler", is written over a horizontal line.

John Wheeler
Zoning Officer I
Davidson County Planning Department
Post Office Box 1067
913 Greensboro Street, Suite 305
Lexington, North Carolina, 27293-1067
336-242-2220



Davidson County Planning Department
913 Greensboro St
PO Box 1067
Lexington, NC 27293-1067

R. Lee Crook, Jr.
Planning Director
336-242-2220

Adjoining Owner List

From the Tax Administrator's Office as of: 2/24/2026

1300100000023

✓ AHMED JUNAID JAHANGIR

7224 OLD LEXINGTON RD

WINSTON SALEM, NC 27107-9881

1300100000055A

✓ BURNETTE HERMAN T

C/O RANDY BURNETTE

320 BURNETTE ACRES

WINSTON SALEM, NC 27107-0000

1300100000055D

✓ WHITEHEART PAM

218 BURNETTE ACRES

WINSTON-SALEM, NC 27107-0000

1300100000056

✓ ALBRIGHT TANNER C

7205 OLD LEXINGTON RD

WINSTON SALEM, NC 27107-9881

1300100000056A

✓ SOUTHERN TURF MANAGEMENT LLC

641 HOY LONG RD

WINSTON SALEM, NC 27107-8899

1300100000101

✓ BURNETTE LESTER RAY II

222 BURNETTE ACRES

WINSTON SALEM, NC 27107

1300400000002E

✓ BURNETTE RANDALL STACY

320 BURNETTE ACRES

WINSTON SALEM, NC 27107

1300400000004

✓ WHITLEY DAVID ANTHONY

167 SIMMON HILL DRIVE

WINSTON SALEM, NC 27107-0000



Davidson County Planning Department
913 Greensboro St
PO Box 1067
Lexington, NC 27293-1067

R. Lee Crook, Jr.
Planning Director
336-242-2220

Adjoining Owner List

From the Tax Administrator's Office as of: 2/24/2026

1300400000005

✓ ROBERTSON ISOBEL

7284 OLD LEXINGTON RD

WINSTON SALEM, NC 27107

1300400000005A

✓ ROBERTSON JOSEPH T

7284 OLD LEXINGTON RD

WINSTON SALEM, NC 27107



Davidson County Planning Department
913 Greensboro St
PO Box 1067
Lexington, NC 27293-1067

MAILED
2/24/2024

COPY

R. Lee Crook, Jr.
Planning Director
336-242-2220

NOTICE OF REZONING REQUEST

Date: 2/24/2026

Parcel: 1300100000056A

This request is being made by:
Jarrett Albright

SOUTHERN TURF MANAGEMENT LLC
641 HOY LONG RD
WINSTON SALEM, NC 27107-8899

A request for rezoning has been received for the subject property indicated below. The property description, description of the request, along with dates and times of the meetings to hear this request are provided below for your information.

Property Description

Property is located in Midway Township, Tax Map 1, Lot 56A containing 9.72 acres more or less. Property is further described as being located on the east side of Old Lexington Road approximately .56 miles north from the Jones Road intersection. Property is also known as 7255 Old Lexington Road.

Description of rezoning Request

Property is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial to that of CZ-RC, Conditional Zoning Rural Commercial.

Meeting Dates & Times

The Planning Board will meet to review this request on: 3/3/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 3/23/2026 at 6:00pm

Meetings will be held at:

Commissioners Meeting Room
Davidson County Governmental Center, 4th Floor
913 Greensboro St
Lexington, NC 27292

Interested parties are invited to attend this meeting at the appropriate time to register appeals of objections to said request. The Board of County Commissioners grants or denies the request. Questions or comments about the application should be directed to the Planning Department by calling any of the toll-free numbers at the top of this document.

Persons who have a disability or who need special accommodations to participate in any meeting should notify the Office of the County Manager at least 24 hours prior to the start of the meeting.

"Planning for a Better Tomorrow"

may or may not meet the standards for private roads in the Davidson County Subdivision Regulations. Neither the undersigned nor Davidson County certifies whether this easement meets such standards. Witness my original signature, registration number and seal this _____ day of _____, 20_____.

Commented [JDT20]: New certification clarifying easement notation on plat.

8.13 PERIMETER BUFFER YARD AND SCREENING

The following perimeter buffer yard and screening requirements shall apply to new major subdivisions of more than ten (10) lots.

Commented [JDT21]: Buffering requirements for new major subdivisions

8.13.01 Undisturbed Buffer Yard

A thirty (30) foot undisturbed buffer shall apply to the entire project boundary and shall remain undisturbed.

- (a) In areas within this undisturbed buffer that contain existing vegetation, such vegetation shall be preserved to the greatest extent practical. Clear cutting or mass grading of these areas shall be prohibited.

Commented [JDT22]: This establishes an undisturbed buffer around the perimeter; existing trees to be left, no additional plantings required

8.13.02 Viewshed Buffer Yard

A thirty (30) foot viewshed buffer shall be utilized to minimize the impact of new development on pre-development roadway views. This buffer replaces the undisturbed buffer and shall be placed along all existing roadways on the perimeter of the proposed subdivision. The buffer width shall be measured at right angles to the edge of the roadway right-of-way.

Commented [JDT23]: Viewshed buffer on roadway side only

- (a) Vegetative plantings in the buffer shall consist of a planted row of evergreen (or similar) trees placed no more than ten (10) feet apart. The planting does not have to be opaque but should function to significantly soften the visual impact of buildings. The visual buffering provided by plantings shall be effective in all seasons.
- (b) Existing vegetation may be utilized when it performs equivalently to or greater than the above standards. In all cases, such vegetation shall be protected during construction and held to the same standards for maintenance as newly planted vegetation.
- (c) When the proposed development pattern results in the front of the residences on certain lots facing the existing roadway, those lots shall be exempt from this viewshed buffer.

Commented [JDT24]: Establishes planting rate of one tree per 10 feet

Commented [JDT25]: Encourage existing vegetation to be used if practical

Commented [JDT26]: Exempt from viewshed buffer when houses are facing outward (instead of inward)

8.13.03 Alternative Screening Mechanisms

In lieu of compliance with the above buffer and screening requirements, an applicant may submit to the Planning Board for their review and approval alternative specifications for landscaping and screening. The Planning Board may approve the alternative buffering and screening upon finding that the proposal will afford a degree of buffering and screening equivalent to or exceeding that provided by the above requirements.

Commented [JDT27]: Let's Planning Board approve alternative screening when proposed by developer

8.13.04 Existing Vegetation

The retention of existing vegetation shall be maximized to the extent practical, wherever such vegetation contributes to required buffering and screening.

Commented [JDT28]: Encourage utilizing existing vegetation

8.13.05 Uses Permitted in Buffer Yard Areas

The following uses are permitted within the buffer yard areas if no required plant material is eliminated and all other development regulations are met.

- (a) Use of buffer yard to meet minimum setback requirements.
- (b) Use of buffer yard to meet density requirements.
- (c) Road and utility crossings.
- (d) Passive recreation.

Commented [JDT29]: Clarifies that buffer yards can be used to meet setbacks and density requirements

8.13.06 Visibility on Plats

All buffer yards shall be shown on the preliminary and final plat of the subdivision, and, upon recordation of said plat, a statement shall be noted on the plat identifying the maintenance responsibility that rests with the homeowners association or individual property owners.

Commented [JDT30]: Buffer yards must be shown and noted on the plat

8.13.07 Buffer Yard Maintenance

The property owner or homeowners association shall be responsible for maintaining all required plant materials and planting areas in good health and appearance.

- (a) All buffer yards shall be permanently restricted through recorded private deed restrictions and noted on the final recorded subdivision plat.
- (b) When a homeowners association is incorporated and established, all buffer yard areas shall be designated as common area on the plat and said association shall be tasked with maintenance of all buffer yards and common areas.

Commented [JDT31]: Establishes maintenance of buffer yard areas

Commented [JDT32]: When there is an HOA proposed, then HOA must maintain buffer yards

- (b) Any dead, unhealthy or missing plants shall be replaced within one-hundred and eighty (180) days with vegetation that conforms to the initial planting rates and standards. When plant material is severely damaged due to unusual weather conditions or other acts of God, the owner or homeowners association shall have two (2) years to replant.

Commented [JDT33]: Dead or dying plants must be replaced in 180 days. Natural disaster stricken plantings have 2 years to replant.

8.14 PROVIDING WATER ACCESS FOR BACK-TIER LOTS ON ANY PUBLIC LAKES OR RIVERS

- 8.14.01 No lot within a water-front subdivision of any river or public lake within the County shall be transferred or a deed for the same recorded by the Register of Deeds of Davidson County unless the property owner shall provide within the deed to the purchaser thereof a right in an access lot or lots to said river or to the high water mark of said public lake for the use of the owner of said lot and other owners of lots in said subdivision provided, however, that this shall not apply to lots having direct access to said river or public lake but only to the back-tier lots within 460 feet of said high water mark of said public lake, and provided further that nothing herein shall give to the public generally any rights or interest of any nature in said access lot or lots.

- 8.14.02 "High water mark" as referred to herein means contour at elevation 655 Carolina Aluminum Company datum as it pertains to High Rock Lake and contour 606 Yadkin, Inc. datum as it pertains to Tuckertown Lake.

8.13 PERIMETER BUFFER YARD SCREENING

The following perimeter buffer yard and screening requirements shall apply to new major subdivisions of more than ten (10) lots.

8.13.01 Viewshed Buffer Yard

A thirty (30) foot viewshed buffer shall be utilized to minimize the impact of new development on pre-development roadway views. This buffer shall be placed along all existing roadways on the perimeter of the proposed subdivision. The buffer width shall be measured at right angles to the edge of the roadway right-of-way.

The buffer may be in any of the following forms:

- (a) Vegetative plantings in the buffer shall consist of a planted row of evergreen (or similar) trees placed no more than ten (10) feet apart **as measured along the length of the planted row**. The planting does not have to be opaque but should function to significantly soften the visual impact of **buildingsthe homes in the subdivision**. The visual buffering provided by plantings shall be effective in all seasons. **The evergreen (or similar) trees may be additionally supplemented by other ornamental plantings or landscaped area.**
- (b) Existing vegetation may be utilized when it performs equivalently to or greater than the above standards. In all cases, such vegetation shall be protected during construction and held to the same standards for maintenance as newly planted vegetation.

(c) A soil berm supplemented by vegetative plantings intended to provide at least 8 foot of vertical coverage as measured from the existing roadway may be utilized.

(d) An applicant may submit to the Planning Board for their review and approval alternative specifications for landscaping and screening. The Planning Board may approve the alternative if the buffering and screening is equivalent to or exceed that provided by the above requirements.

(e) _____

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8.13.03 MISC

When the proposed development pattern results in the front of the residences on certain lots facing the existing roadway, those lots shall be exempt from this viewshed buffer.

To the extent that the buffer conflicts with any regulations or requirements provided by the DOT relating to sight distance or other concerns, such regulations and requirements provided by the DOT shall govern.

Visual separation through a buffer yard is not required where connectivity (for motor vehicles and/or non-motorized modes) between land uses is planned or provided.

8.13.03 — Alternative Screening Mechanisms

~~In lieu of compliance with the above buffer and screening requirements, an applicant may submit to the Planning Board for their review and approval alternative specifications for landscaping and screening. The Planning Board may approve the alternative buffering and screening equivalent to or exceed that provided by the above requirements.~~

Commented [JN1]: Moved to prior section

8.13.04 Existing Vegetation

The retention of existing vegetation shall be maximized to the extent practical, wherever such vegetation contributes to required buffering and screening ~~if the Buffer Yard is proposed to utilize the existing vegetation under Section 8.13.01(b).~~

8.13.05 Uses Permitted in Buffer Yard Areas

The following uses are permitted within the buffer yard areas ~~** language deleted**~~ if development regulations are met.

Commented [JN2]: Deleted language of "no required plant material is eliminated" as it was too strict. If an HOA wanted to mulch the undergrowth for example, they would not be allowed to. They wouldn't even be able to weedeat the area under the proposed language.

- (a) Use of buffer yard to meet minimum setback requirements.
- (b) Use of buffer yard to meet density requirements.
- (c) Road and utility crossings. To the extent that removal or abatement of plants is necessary in the road and utility crossings, such removal or abatement is allowed but only to the extent necessary.
- (d) Passive recreation.

Commented [JN3]: In practice, this is challenging. In the hypothetical where the buffer yard starts at the existing road ROW, the utility company WILL REQUIRE clearing of their 10 foot utility easement for power. The ordinance as written technically does not allow for it.

8.13.06 Visibility on Plats

All buffer yards shall be shown on the preliminary and final plat of the subdivision, and, upon recordation of said plat, a statement shall be noted on the plat identifying the maintenance responsibility that rests with the homeowners or community association or individual property owners.

Commented [JN4]: Does this imply that the buffer can be on an individual lot owner's lot? I think it does. And that's OK I suppose but confirm intent.

8.13.07 Buffer Yard Maintenance

The property owner or homeowners or community association shall be responsible for maintaining all required plant materials and planting areas in good health and appearance.

Commented [JN5]: Language used in the rest of the ordinance

- (a) All buffer yards shall be permanently restricted through recorded private deed restrictions and noted on the final recorded subdivision plat.
- (b) When a homeowners or community association is incorporated and established for the subdivision, all buffer yard areas shall be designated as common area on the plat and said association shall be tasked with maintenance of all buffer yards and common areas.
- (c) Any dead, unhealthy, or missing plants shall be replaced within one hundred and eighty (180) days with vegetation that conforms to the initial planting rates and standards. When plant material is severely damaged due to unusual weather conditions or other acts of God, the owner or homeowners or community association shall have two (2) years to replant.
- (d) The removal or abatement of plants that pose a safety hazard or risk to the public or that are necessary to effectuate utility services to the subdivision will be allowed.

Commented [JN6]: This is unclear. What is noted? The RCs or the existence of the buffer yard?

NC GRID
VAD83 (2011)

Dustin J. Hill
NC PLS #5137

Dustin J. Hill, PLS #5137

NOTE: ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED

THIS MAP IS SUBJECT TO ANY
EASEMENTS OR RIGHTS-OF-WAY OF
RECORD PRIOR TO THE DATE OF
THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED BY: _____

DATE: _____

Line	Bearing	Distance
L1	N 17°-16'-05" W	80.67'
L2	N 17°-24'-24" W	42.49'
L3	N 17°-19'-42" W	57.52'
L4	S 88°-53'-17" E	85.06'
L5	N 71°-44'-06" E	107.00'
L6	S 71°-44'-00" W	118.79'
L7	S 87°-00'-52" E	58.36'
L8	S 87°-00'-52" E	63.71'
L9	S 87°-00'-52" E	49.50'
L10	S 88°-00'-45" E	43.68'
L11	S 88°-04'-23" E	85.73'
L12	S 87°-53'-49" E	29.13'
L13	N 76°-55'-13" E	100.95'
L14	N 77°-07'-07" E	99.00'
L15	N 84°-46'-09" E	30.60'
L16	N 88°-37'-01" E	89.64'
L17	S 84°-32'-39" W	31.72'
L18	S 78°-55'-55" E	118.58'
L19	N 78°-14'-58" W	67.99'
L20	N 80°-13'-51" W	8.65'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	994.00'	S 82°-42'-06" W	73.19'
C2	994.00'	S 87°-47'-43" W	115.02'
C3	125.00'	N 78°-09'-16" E	29.52'
C4	175.00'	N 82°-19'-01" E	61.12'
C5	175.00'	N 82°-19'-01" E	61.12'
C6	175.00'	N 63°-31'-37" E	53.84'
C7	175.00'	N 63°-42'-53" E	21.65'
C8	175.00'	N 78°-09'-16" E	22.24'
C9	175.00'	S 50°-30'-52" E	25.08'
C10	55.00'	N 16°-55'-46" E	38.35'
C11	55.00'	S 44°-17'-17" W	39.91'
C12	55.00'	N 63°-09'-15" W	24.67'
C13	55.00'	N 61°-58'-03" W	21.65'
C14	55.00'	N 82°-58'-05" W	20.42'
C15	175.00'	N 63°-31'-34" W	53.83'
C16	175.00'	S 85°-00'-15" W	32.07'
C17	175.00'	S 78°-09'-16" W	114.02'
C18	175.00'	N 81°-58'-11" E	54.22'
C19	175.00'	S 83°-55'-03" W	34.57'
C20	175.00'	S 82°-58'-05" W	20.42'
C21	175.00'	S 82°-58'-05" W	20.42'
C22	175.00'	S 82°-58'-05" W	20.42'
C23	175.00'	S 82°-58'-05" W	20.42'
C24	175.00'	S 82°-58'-05" W	20.42'
C25	175.00'	S 82°-58'-05" W	20.42'
C26	175.00'	S 82°-58'-05" W	20.42'
C27	55.00'	S 62°-58'-51" E	65.36'
C28	55.00'	S 38°-43'-38" W	63.40'
C29	55.00'	S 39°-27'-26" W	65.53'
C30	55.00'	S 58°-33'-07" W	21.65'
C31	175.00'	N 82°-58'-05" W	20.42'
C32	175.00'	S 82°-58'-05" W	20.42'
C33	175.00'	S 82°-58'-05" W	20.42'
C34	175.00'	S 82°-58'-05" W	20.42'
C35	125.00'	S 84°-49'-22" W	53.07'

b. That this plot creates a subdivision of land within the area of a county municipality that has an ordinance that regulates parcels of land.

c. That this survey is located in a portion of a county or municipality that has an ordinance that regulates parcels of land.

c. Any of the following:

1. That the survey is a survey of an existing parcel or parcels of land or one or more existing easements and does not create a new street or other right-of-way. For this purpose, a "new street" is a street that is not an "existing easement" is an area of land described in a single, leg description or legally recorded subdivision that has been or may be created by a new deed.
2. That the survey is of an existing feature, such as a building or other structure, and the survey is not a plat.
3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that is not a plat and is not a subdivision survey, but is a survey that is used to establish or confirm the location of a boundary line, or to support or control of survey or for mapping. A control survey, by itself, cannot be used to define or convey rights of a parcel.
4. That the survey is a survey of a boundary line, or a survey of a boundary line defined in GS §2-62.
5. That the survey is a survey of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception.

d. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's knowledge and belief that the survey is not a subdivision survey as defined in GS §2-62.

I, _____, Review Officer
of Davidson County, certify that the map or plat of which this certification
is affixed meets all statutory requirements for recording.

Approved _____

Review Officer

This the day of 20..... DAVIDSON COUNTY
NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

DATE _____ SUBDIVISION ADMINISTRATOR/CHAIRMAN
PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS
 PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS
 OF THE APPROPRIATE GOVERNMENT AGENCY.

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plat shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.

Date _____ Watershed adm./Chmn.Review Board _____

FILED FOR REGISTRATION ATO'CLOCK AM ☐ PM ☐

....., 20 AND RECORDED IN

PLAT BOOK..... AT PAGE

Filing Fee Paid.

by

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(we) hereby certify that I(we) am(are) the owner(s) of the property shown and described herein, which is located in the subdivision jurisdiction of the County of Davidson and that I(we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

 文部科学省
 教育部


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date          owner
```

owner: TWT ASSOCIATES, LLC.
352 JAMES RD
CLEMSON, SC 29631

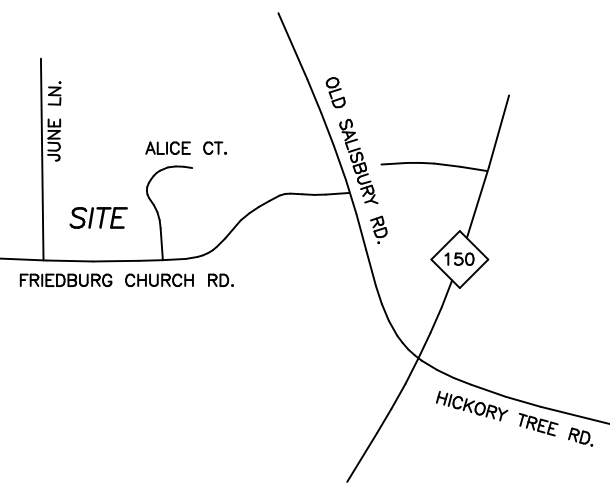
CLEMMONS RC. 27012

NOTE: IRON PIPES SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

MINIMUM BUILDING SETBACKS
FRONT = 50' FROM R/W
REAR = 20' FROM REAR P/L
SIDE = 10' FROM P/L



VICINITY MAP (N.T.S.)



12.74 AC.
BARKER FAMILY VENTURES, LLC
DB 2701 PG 1872
PB 96 PG 38

NOTES:

- TOTAL AREA TO BE DIVIDED = 12.74 AC.
- TOTAL NUMBER OF PROPOSED LOTS = 12.
- APPROX. 0.4 AC. IN NEW STREET
- LINEAL FEET OF NEW STREETS = 780'.
- ALL LOTS TO BE 30,000 SQ. FT. MIN.
- CURRENT ZONING OF THIS PROPERTY IS RS.
- CURRENT LAND USE IS RESIDENTIAL/AGRICULTURAL.
- ALL UTILITIES TO BE UNDERGROUND.
- OWNER/DEVELOPER: BARKER FAMILY VENTURES, LLC - BUEL BARKER
3632 FRIEDBURG CHURCH RD
WINSTON-SALEM, NC 27127
336-775-1137
- ENGINEER: MACK SUMMEY
PO BOX 968
ASHBORO, NC 27204
336-328-0902
- 10' DRAINAGE AND UTILITY EASEMENT ALONG STREET R/W.



J. Todd Everhart
10-2-2025

SECTION TWO
FRIEDBURG ESTATES
PB 23 PG 113
(FORSYTH CO. REGISTRY)

CITY OF WINSTON SALEM
DB 2077 PG 4531
TRACT TWO
(FORSYTH CO. REGISTRY)

SECTION ONE
FRIEDBURG ESTATES
PB 14 PG 61

SECTION 2
ARTHURS RIDGE
PB 29 PG 15

SEC. 1
ARTHURS RIDGE
PB 26 PG 156

KARL STIMPSON
DB 2706 PG 1048
PB 96 PG 38

LEGEND

- IRON PIN FOUND
- IRON PIN SET (#4 REBAR)
- CONCRETE MONUMENT FOUND
- △ POINT NOT MONUMENTED (CALC.)
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- S/C BACK OF CURB
- C&G CURB AND GUTTER
- CH POWER POLE
- CHORD
- RADIUS
- M.B.L. MINIMUM BUILDING LINE
- X- FENCING
- - - OVERHEAD UTILITY LINES
- - - LINE SURVEYED (SOLID)
- - - LINE NOT SURVEYED (DASHED)

NOTE: NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL AGENCY AFFECTING THE USE OF THE PREMISES OR ANY LOSS RELATING TO ANY MATTER THAT WOULD BE DISCOVERED BY AN ABSTRACT OR FULL AND ACCURATE TITLE SEARCH OF THE PROPERTY.

SURVEY FOR:

PRELIMINARY PLAN FOR GLENN ABBY

SURV'D	DRAWN	TOWNSHIP	COUNTY	STATE	DEED BOOK	PAGE
JTE	JTE	ARCADIA	DAVIDSON	N.C.	AS	SHOWN
TAX REFERENCE						
3-2-36						
JOB NO.	F.B.	DATE	SCALE 1"= 100'			
5770P	DC	9-15-25				

EVERHART
SURVEYING & MAPPING, PC
J. TODD EVERHART, PLS L-3558 NC



555 SHIPTONTOWN RD.
LEXINGTON, NC 27292
336-250-8119