



DAVIDSON COUNTY PLANNING DEPARTMENT

GOVERNMENTAL CENTER

913 GREENSBORO STREET

POST OFFICE BOX 1067

LEXINGTON, NORTH CAROLINA 27293-1067

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

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: April 7, 2026

The next meeting of the Planning Board will be on Tuesday, April 7th at 6:00 PM. We only have one subdivision on the agenda. We would like to continue the discussion about the information that Mr. Justin Nifong, Mr. Brian Lucas, and Mr. Brad Coe provided to us with regard to the proposed subdivision edits.

There is a single subdivision item on the agenda. Chaplin Hills, Phase 2, is requesting final approval. This is a portion of a larger subdivision located on John M. Ward Road, off South NC Hwy 150 in Tyro. This phase consists of 20 lots.

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

4/7/2026

6:00PM

- I. Welcome by the Chairman**
- II. Oaths of Office**
- III. Adoption of the Agenda**
- IV. Approval of the Planning Board Minutes**
 - A. 03/17/2026**
- V. Public Address**
- VI. Subdivision**
 - A. Chaplin Hills, Phase 2 - Final - Tyro Township**
- VII. Discussion**
 - A. Continued discussion on subdivision changes.**
- VIII. 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, March 17, 2026
6:00 PM**

**Commissioners' Meeting Room
County of Davidson**

PRESENT

Board Members: Chairman Greg Greene, Randy Barney and Joe Hayworth. Alternate Board Members Jim Myers and 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 Officers John Wheeler and Adam Fleig

1. WELCOME BY THE CHAIRMAN

Chairman Greene called the meeting to order.

2. OATHS OF OFFICE

Mrs. Wilson administered the oath to Board Member Randy Barney and Alternate Board Member Jim Myers.

Chairman Greene stated that Vice-Chairman Myers and Dennis Shoaf needed to be excused from the meeting. Mr. Hayworth moved, seconded by Mr. Barney to excuse Vice-Chairman Myers and Mr. Shoaf from the meeting. The motion carried unanimously, (3-0).

Chairman Greene reported that Alternate Board Members Jim Myers and Christian Jones needed to be included as voting members for this meeting. Mr. Hayworth moved, seconded by Mr. Barney to include alternate Board Members Jim Myers and Christian Jones as voting members for this meeting. The motion carried unanimously, (3-0).

3. ADOPTION OF AGENDA

Mr. Crook requested to amend the Agenda by deleting item VI.A. Chaplin Hills, Phase 2 from the Agenda. Mr. Hayworth moved, seconded by Mr. Myers to adopt the amended Agenda. The motion carried unanimously, (5-0).

4. APPROVAL OF MINUTES

Chairman Greene stated that he was not present for the March 3, 2026 meeting and wanted to abstain from voting. Mr. Howe noted that Chairman Greene's vote would be counted in the affirmative. Mr. Hayworth moved, seconded by Mr. Jones, to approve the meeting minutes from the March 3, 2026 Planning Board meeting as presented. The motion carried unanimously, (5-0). Chairman Greene did not vote.

5. PUBLIC ADDRESS

There were no requests to speak at public address.

6. SUBDIVISIONS

B. | Madison Gardens – Final – Cotton Grove Township

Mr. Tussey reported that this request is for approval of the final plat for Madison Gardens. He noted the location of the property on the GIS maps. He stated that the preliminary plat was approved by the Board in late 2024. Mr. Tussey reported that there are some unique features on the plat. There are private drives as noted on the plat. Mr. Tussey presented some photos of the subdivision and he noted that the roads have been paved. He reported that he received certifications for septic, the roadways and driveways, and water lines. Mr. Tussey reported that the lots perk for septic, the roads were built to standards and driveway permits have been received. He noted that Dillard Drive will have to be changed to Buster Way due to a similarity with the road name. Mr. Tussey reported that he received a check to hold until the water mains, fire hydrant and water lines have been installed. Holding the monies is be similar to the County receiving a bond. He noted that once these areas are resolved, the monies will be refunded to the Developer. The delays were weather related. A copy of the map, plat and photos is included with the original Minutes.

Jonathan Cochran stated that they only need to install the fire hydrants.

Mr. Myers moved, seconded by Mr. Barney, to approve the final plat for Madison Gardens subdivision provided that the Developer change the name of Dillard Drive to Buster Way on the final plat and completes the water mains. The motion carried unanimously, (5-0).

C. | Wildlife Pointe – Preliminary – Cotton Grove Township

Mr. Tussey reported that this request is for approval of the preliminary plat for Wildlife Pointe. He noted the location of the property on the GIS as being highlighted in red. He stated that this plat is divided for 21 lots and he noted the area on the plat that is to be conveyed outside of the subdivision. Mr. Tussey addressed the configuration of the lots and their driveways. He noted that two lots, and up to four lots are shown to have a shared driveway and he noted that this is allowed. He presented photos of the property for the Board to view. Mr. Tussey reported that the soil is adequate for septic. The Fire Marshal and DOT have no concerns with the roadways. The roadways and driveways were designed by the Developer based on feedback from DOT. A copy of the map, plat and photos is included with the original Minutes.

Attorney LaDiedra Matthews stated that she represents the Applicant. She reported that Mr. Tussey did a good job summarizing the subdivision and the background. She stated that the question for the Board is whether the site plan checks the boxes to meet the ordinance and Mr. Tussey reported on how the plat complies. Upon questioning by the Board, Ms. Matthews reported that the homes will be single family with hard surfaced driveways that will comply with DOT standards. Ms. Matthews noted that there are some panhandle lots that will have negative easements to prevent stacking on the roadway.

Mr. Tussey noted that DOT will have requirements for connection to the State road.

Garrett Neal stated that DOT prefers that the driveways be as spaced out as possible. The roadway alignment is atypical, specifically the sharp curve. The speed limit is 55 mph, but you cannot travel that fast and DOT recognizes that. There will be further discussion regarding

driveway locations. Shared driveways become a function of conflict points, and this will be a safer roadway.

Mr. Tussey addressed the lots and their specific access to the roadway. He had a discussion with Tyler Wooten and he stated that Mr. Wooten is satisfied with the driveway points at the preliminary stage; however, there will be further discussion which may change the layout prior to final approval. Mr. Tussey stated that the lots are in the watershed and will utilize lot-size-averaging, and the plat meets the density requirement.

Mr. Neal was not sure which direction the homes on lots 4, 6, 8, and 10 will face. He suspects that they will face Wildlife Pointe. He noted that there may be a dedicated alley for utility access to the back lots and there will be negative access easements outside of the driveway connections.

Chairman Greene noted that they will give anyone the opportunity to speak to this matter if there is anyone present.

Several residents of Yachtman's Pointe addressed the Board regarding their concerns for safety on the roadway and requested that this issue be mitigated prior to deciding. There were questions regarding shared driveways and who would bear the cost for maintenance of the driveways; the screening/buffering around the perimeter of the subdivision; as well as the setback between the homes and the lake area.

Ms. Matthews stated that the property will be cleared as much as will be needed for the septic systems; and, there is no plan to clear cut the entire property, nor is there a plan for screening.

Mr. Tussey addressed the driveways and noted that the setback between the lake and the homes would be set by Cube Hydro and not the County. He stated that there has been discussion regarding changes to the ordinance which includes buffers and screening. He noted that once this preliminary plat is approved, the developer will have one year to present the final plat for approval. If the timeframe exceeds one year, the Developer may fall under the new ordinance. The timeframe will start today if the preliminary is approved by the Board.

Mr. Jones moved, seconded by Mr. Myers, to approve the preliminary plat for Wildlife Pointe subdivision as presented. The motion carried unanimously, (5-0).

D. | Greenlevel – Preliminary – Reedy Creek Township

Mr. Tussey reported that this request is for approval of the preliminary plat for Greenlevel. He noted the location of the property on the GIS maps. The Subdivision is located south of Arcadia Road. The property is subdivided for 14 lots. He stated that the property is in the watershed and the lots will utilize lot-size-averaging. They are all on a single road with a cul-de-sac. Mr. Tussey stated that the plat includes the building footprint for the lots. He noted that DOT has no concerns with driveway access. The soil has been approved for future septic needs, and Davidson Water stated that they may require some improvements. Mr. Tussey stated that Davidson Water has issues with the size of the water mains and it is noted on the plat to improve them. Davidson Water is satisfied with the preliminary plans. Mr. Tussey stated that the lots will utilize public water and septic. He stated that the plat meets the requirements and ordinance.

Justin Nifong reported that he is present on behalf of CG2 Homes. They build a good product and have built several developments in the County. Mr. Nifong addressed the water line issue and noted that the fire department is close by and could respond quickly. He noted that if there are any changes that are not addressed by Davidson Water, the changes will be covered by the Builder. Mr. Nifong stated that the builder plants a border on just about every one of their subdivisions. They will have screenings on lot 14 and along the road frontage. He reported that this is a better product that is being sold.

A copy of the map is included with the original Minutes.

Mr. Hayworth moved, seconded by Mr. Myers, to approve the preliminary plat for Greenlevel subdivision. The motion carried unanimously, (5-0).

7. DISCUSSION

A. Continued Discussion on Subdivision Changes

Mr. Crook stated that Staff was tasked with reviewing the ordinance and come up with ways to preserve the character of the County. There have been numerous workshops to bring forth ideas of what this may look like and Developers have presented their ideas at other meetings. Mr. Crook stated that Staff is trying to find a balance that will work with the County to preserve the character and soften the appearance.

Mr. Tussey stated that he had no changes or comments and is present should anyone have any questions.

Mr. Brad Coe stated that he has no objections to textual changes that Staff has presented on various configurations, other than the buffer – he does not like it. Mr. Coe reported on his Google AI internet search regarding “housing shortage North Carolina.” It addressed the shortage of homes over the next five years and the percentage of availability of housing. According to the search, we are at one-third of the availability that we should have. Mr. Coe noted that he searched reasons why there is a shortage and high costs, low supply caused by years of underbuilding and local subdivision regulations was noted. Mr. Coe addressed his thoughts on years of underbuilding. He noted the 21st Century Road to Housing Act. Mr. Coe referenced 160D and noted that Legislature amended it to tighten local government’s ability to regulate this problem. He feels that this will be a severe problem over the next several years. Mr. Coe noted that we should care that this will be a problem and expressed his concern for people who rent versus those who can afford to buy a home. Mr. Coe stated that code changes have increased the cost of homes today. He feels that we need to decide whether we are promoting the public health, safety or welfare. He referenced subdivisions being built beside of junkyards. A buffer yard is someone’s opinion of what they want to see and it will add cost to the homes. Mr. Coe stated that we will reach a point to where the homes will not sell due to so many costs being added. He understands the desirability for the buffer, and he knows how it started, but he does not see a need for it. Mr. Coe stated that you hear, “not in my backyard.” You cannot ride anywhere within the county within five miles and not pass a zoning violation. We want aesthetic preferences. Mr. Coe requested that the buffer be removed from the proposed changes. People mistakenly ask for what they may not want because they do not have all of the facts. Mr. Coe referenced the project that they assisted with in Randolph County named as a “Conservation Subdivision.”

Mr. Jonathan Cochran stated that the buffer, at the width proposed, will add substantial cost, especially if it goes into a field with no standing vegetation. It will kill projects quickly. If the plan is to shut down development within the County, then it will be a good plan, but we cannot do that with the amount of industry that we have slated to come here and that is already here. Mr. Cochran addressed farm land preservation and noted that the farmers' heirs will sell the land regardless and imposing buffers will create higher development costs which will devalue the land. He feels that there is a happy medium, margins will have to be met whether costs are cut within the construction of the home or the land.

Mr. Brian Lucas stated that his view of real estate has changed now that he is building rentals. He has been exposed to people's finances. Whether they can afford to buy or not, they have to live somewhere. He is concerned that if people cannot afford to own, they will be forced to be lifetime renters. As housing prices increase, if wages do not increase with it, they will find a way to afford to be a renter. Mr. Lucas encouraged the Board to find a way to promote development without increasing the cost of the homes.

Mr. Justin Nifong disputed some of the statements made by Mr. Coe. He noted that post-Recession homebuilding contracted because the economy was "crap," and there were no homebuyers. There is a housing shortage. Mr. Nifong stated that you have policy makers and the legislature setting laws and local policymakers does not like the rules. He noted that there are additional changes proposed other than the buffers which include, flag lots, panhandle lots, and access.

Mr. Tussey reminded Mr. Nifong and the Board of the other proposals.

Mr. Nifong touched on the other proposed changes. He stated that the buffer can be regulated based on legislation. He referenced some of the existing subdivisions within the County and stated that the issue is not the ordinance, the lots have changed. He reported that some subdivisions include buffers. Mr. Nifong also reported that due to higher home prices, buyers are not putting as much down on their home purchase as they used to, which increases the homebuyer's mortgage. Wages do not allow people to purchase homes anymore and therefore creates the need for rentals. Mr. Nifong does not recommend MXR zoning and he addressed the state legislature's intent with regard to further land use regulatory intervention.

Mr. Jones noted that based on his own Google research, housing prices increased 10% due to migration and the net migration from 2020 to 2024 is 95% of the total population growth in North Carolina was from people from out of the State. He noted that people who have migrated here feel that our prices are low compared to people who have lived here all of their lives. The people moving here from out of State caused the inflation in housing prices. Mr. Jones stated that some municipalities got carried away with regulation which became insane and is a reason for legislation restricting local land use regulation. The issues also came in on the end of the economy. He does not want to see this County get too carried away with regulations. Mr. Jones stated that he hears the comments on the buffer yard, he proposed it, and he now does not like it. He feels that it is no longer doing what they wanted it to. Mr. Jones wants the changes to have a minimal impact to the County and he feels that the undisturbed buffer yard needs to be deleted.

Mr. Barney stated that everything has changed with the grading. Some areas need to preserve some of the buffer to enhance the look. In the past, lots were not completely clear cut and it has hurt the look of the land. Staff noted that clearing the land gives a more urban look which is a shock to some. Mr. Nifong stated that if you try to leave some of the trees rather than clear

cutting, the trees will eventually die. You will be better off clearing the property and planting new trees. Mr. Nifong stated that a lot of other areas require tree planting. This may give a more rural look.

The Developers stated that they would prefer that there be a requirement to plant trees in the yard rather than a buffer. Crawl spaces are gone and building one today is rare. Stem walls are a new design that is more visually appealing and adds a little additional cost to the home. It was noted that Developers used to build the roads, and then sold lots to individual builders for home construction.

Mr. Hayworth noted that he hears people within the community who brag about moving here and buying a home twice the size as the one they had out of state, and they report the County's taxes are a lot cheaper in our State than other States.

The Board did not feel that they are prepared to make a motion tonight and requested to digest the information. Mr. Crook stated that this does not diminish the task at hand. The legislature may change the current status of local land use regulation and this may be all for nothing, but Staff is tasked with coming up with something to preserve the character of the land and not everything can be regulated. Staff felt that this would be the easiest way to address the visual concerns. Mr. Crook was in favor of giving the Board time to digest the information to try to formulate something to present to the Board of Commissioners.

Mr. Coe stated that he would like to see a use by right option that is approved at Staff level. He is not in favor of MXR unless it becomes quasi-judicial.

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

NC GRID
NAD83 (2011)

PRELIMINARY NOT FOR CONVEYANCES SALES OR RECORDATION

Dustin J. Hill
NC PLS #5137

NOTE: ALL DISTANCES ARE HORIZONTAL FIELD
MEASUREMENTS UNLESS OTHERWISE NOTED.

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

APPROVED BY: _____
DATE: _____

I, Dustin J. Hill, certify that this map was drawn under my supervision from an actual GPS survey made under supervision and the following information was used to perform the survey:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.10
TYPE OF GPS FIELD PROCEDURE: RTK BASE/ROVER
DATE OF SURVEY: 22 NOV 2024
DATUM/EPDCH: NAD 83(2011)
PUBLISHED/FIXED-CONTROL USE: NCGS VRS/RTN
GEOID MODEL: 2018
COMBINED GRID FACTOR: 0.999887841423
UNITS: US SURVEY FEET

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.

SURVEYOR CERTIFICATION FOR SUBDIVISION
I, Dustin J. Hill, PLS #5137, certify to one or more of the following as indicated:
a. That this plot creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
b. That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. Any of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
4. That the survey is of a proposed easement for a public utility as defined in G.S. 82-3.
d. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
e. 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 professional ability as to provisions contained in (c) through (d) above.

Dustin J. Hill, PLS #5137

FINAL SUBDIVISION PLAT APPROVAL
This is to certify that this plat meets the recording requirements of the David Development Ordinance Subdivision Regulations for Davidson County.
I, _____, Review Officer, is/are meets all statutory requirements for recording.
Approved: _____ Review Officer
This the _____ day of _____, 20____, DAVIDSON COUNTY, NORTH CAROLINA, by _____, DEPUTY-ASSISTANT
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.
DATE: _____ SUBDIVISION ADMINISTRATOR / CHAIRMAN PLANNING BOARD
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 AT _____, AND RECORDED IN _____, 20____, AT PAGE _____
PLAT BOOK _____
Filing Fee Paid: _____
CERTIFICATE OF OWNERSHIP AND DEDICATION
I(we) hereby certify that I(we) am(are) the owner(s) of the property shown and described hereon, 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.
date _____ owner _____
date _____ owner _____
date _____ owner _____
owner: TWT ASSOCIATES, LLC.
352 JAMES RD
CLEMENS NC 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

