



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: April 14, 2026

The next meeting of the Planning Board will be on Tuesday, April 21st at 6:00 PM. We have a single zoning item on the agenda and a subdivision bond to be released.

The zoning item is a request by Billy Freeman to rezone property located in Lexington Township from that of RA-3, Rural Agricultural District to that of LI, Limited Industrial District. Mr. Freeman wishes to use the property in some type of industrial or commercial capacity. This zoning district would match the zoning of the adjoining RCR Enterprises property to the south and east.

The subdivision bond to be released is for Canton Fields, which was granted final approval by the Planning Board earlier in the year. Staff have received the certification that the paving is complete to state standards and are hoping to be in receipt of the water line certification by next Tuesday as well.

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

4/21/2026

6:00PM

- I. Welcome by the Chairman***
- II. Adoption of the Agenda***
- III. Approval of the Planning Board Minutes***
 - A. 04/7/2026***
- IV. Public Address***
- V. Rezoning Request***
 - A. Billy S. Freeman – RA-3 to LI – Lexington Township.***
- VI. Subdivision***
 - A. Bond Release – Canton Fields – Reedy Creek Township.***
- VII. 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, April 7, 2026
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

Board Members: Chairman Greg Greene, Randy Barney, Joe Hayworth and Dennis Shoaf.
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, and Assistant Planning Director Josh Tussey.

1. WELCOME BY THE CHAIRMAN

Chairman Greene called the meeting to order.

2. OATHS OF OFFICE

Mrs. Wilson administered the oath to Board Member Dennis Shoaf.

Chairman Greene stated that Vice-Chairman Myers needed to be excused from the meeting. Mr. Hayworth moved, seconded by Mr. Barney to excuse Vice-Chairman Myers from the meeting. The motion carried unanimously, (4-0).

Chairman Greene reported that an Alternate Board Member needed to be included as a voting member for this meeting. Mr. Myers recommended that Mr. Jones be the voting member. Mr. Barney moved, seconded by Mr. Hayworth to include alternate Board Member Christian Jones as a voting member for this meeting. The motion carried unanimously, (4-0).

3. ADOPTION OF AGENDA

Mr. Hayworth moved, seconded by Mr. Shoaf to adopt the Agenda as presented. The motion carried unanimously, (5-0).

4. APPROVAL OF MINUTES

Mr. Hayworth moved, seconded by Mr. Jones, to approve the meeting minutes from the March 17, 2026, Planning Board meeting as presented. The motion carried unanimously, (5-0).

5. PUBLIC ADDRESS

There were no requests to speak at public address.

6. SUBDIVISIONS

A. Chaplin Hills, Phase 2 – Final - Tyro Township

Mr. Tussey reported that this request is for approval of the final plat for Chaplin Hills, Phase 2. He presented the Board with a revised plat for their review. A copy of the plat is included with the original Minutes. Mr. Tussey stated that the lots have been approved for septic. The water lines have been installed and are built to specifications. He received an approved driveway permit from NCDOT for connection to the internal road from John M. Ward Road. Mr. Tussey presented photos of the subdivision and noted that it had been seeded and strawed and the road had been paved. A copy of the photos is included with the original Minutes. Mr. Tussey noted the lots on the plat that will access John M. Ward Road directly and he stated that some of those lots will be a part of phase 3. He noted that all of the lots in phase 2 will access the internal road. Mr. Tussey stated that the lots are under the 40,000 square foot minimum lot size requirement and the common areas in phases 2 and 3 will make up the difference.

There was discussion regarding the 15' and 20' septic line easements as noted on the plat.

Staff recommended that the plat be approved.

Mr. Hayworth moved, seconded by Mr. Jones, to approve the final plat for Chaplin Hills, Phase 2 subdivision. The motion carried unanimously, (5-0).

7. DISCUSSION

A. Continued Discussion on Subdivision Changes

Mr. Crook stated that there was no rush to take action, and he wanted to ensure that the Board has had plenty of time to digest the information that they have received. He stated that there have been a variety of options presented, which include the conservation subdivision plan, and the berm/buffer plan. He noted that the Board has heard from several developers and how these options likely increase the price of homes and how we may not be able to adopt these changes should the legislature impose stricter regulations in the near future. Mr. Crook stated that the other option would be to scrap everything that has been presented and start from scratch.

There was discussion between the Board and Staff regarding the implementation of the conservation subdivision plan and whether they could even enforce such a plan.

Mr. Howe recommended that the Board should recommend whatever provisions and/or amendments the Board thinks is reasonable and necessary and that the County will then navigate enforcement. He stated that members of the Board of Commissioners as well as the general public have made quite clear that the prevailing subdivision product in the county is widely viewed in a negative light.

There was discussion regarding HOAs and common space and how the common space could be prevented from being sold by the HOAs, including whether such sale may be voided. The Board also discussed implementing restrictions on the common areas.

The Board requested to take into consideration having larger setbacks on streets where the speed limit is increased to make entering and exiting driveways less dangerous.

Mr. Crook stated that based on tonight's conversation, he will put a draft together for the Board to consider at an upcoming meeting.

8. ADJOURN

Mr. Barney moved, seconded by Mr. Hayworth to adjourn the meeting. The motion carried unanimously, (5-0).

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: 3/10/2026

Fees Paid Receipt #: REZ-26-4

Applicant(s): Billy S. Freeman

Telephone: 336-239-9998

Mailing Address: 280 Sides Road

Property Owner(s): Billy S. Freeman

Telephone: 336-239-9998

Mailing Address: 280 Sides Rd

Property Location (General Description): Said property is located on the north side of Sidney Craver Road approximately 400 feet east from the Old US HWY 52 intersection.

Township: Lexington

Map No.: 308

Block No.: ---

Lots: 62A

Acres (more or less): .75

Existing Zoning District: RA-3

Proposed Zoning District: LI

Legal Advertisement: Request by Billy S. Freeman to rezone property located in Lexington Township, Tax Map 308, Lot 62A containing .75 acres more or less. Said property is located on the north side of Sidney Craver Road approximately 400 feet east of the Old US HWY 52 intersection. Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of LI, Limited Industrial District.

Planning Board Meeting Date: 4/21/2026

Recommendation: _____

Public Hearing Date: 4/27/2026

Decision: _____

Name: Billy S. Freeman

Signature, Applicant(s) _____



Agent: _____ By: _____

Address: _____

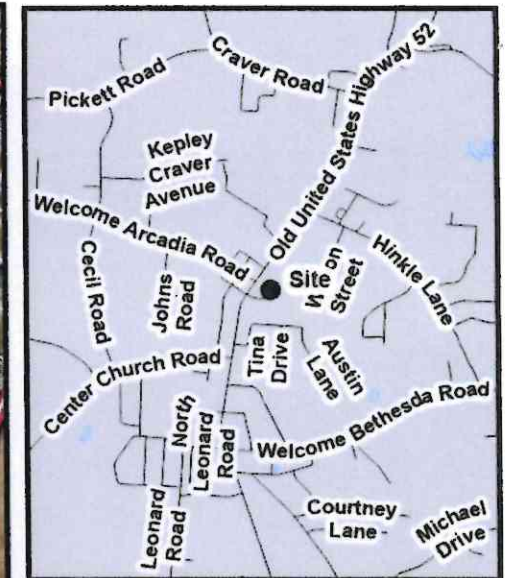
Phone: _____

Davidson County Planning Department

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.
Click or tap here to enter text.
- 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.
Using the property to promote higher tax value by making it something to be used
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
This is a commercial node for the County so I'm wanting to join their group.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
I'm wanting to create a fenced in storage lot for the community to use and create a use for the land beside just a runoff.



Legend

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



Applicant

Billy S. Freeman

Property Owner

Billy S. Freeman

Scale 1:4,800

Drawn By: MPB

Date: 3/19/2026

REVISED

From: RA-3, Rural Agricultural District

To: LI, Limited Industrial District

**Lexington Township, Tax Map 308,
Lot 62A, Containing 0.75 ± Acres**

2022 Aerial Photography

RA-3**Rural Agricultural Zoning District****Allowed by Right**

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Botanical Gardens, Arboretum*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Community Center, Public or Non-Profit, for Assembly and Recreation*
- *Country Club, Membership Swim and Tennis Club*
- *Day Care- Home*
- *Dumpster Site (box site)*
- *Dwelling- Single Family*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI*
- *Farm Machinery Sales*
- *Farm Supplies Sales (feed, seed, fertilizer, etc.)*
- *Farms- Bonafide (exempt from zoning)*
- *Golf Course*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Livestock Sales*
- *Manufactured Home, Class A (on individual lot)*
- *Manufactured Home, Class B (on individual lot)*
- *Parks, Playing Fields (Non-Profit)*
- *Riding Academies*
- *Saw Mill, temporary*
- *School, Primary or Secondary*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Water and Sewer Lines*

Allowed with Development Standards

- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*

RA-3**Rural Agricultural Zoning District**

- *Animal Grooming (Stand Alone Business)*
- *Biodiesel Fuel Production, Accessory Use*
- *Dwelling- Two Family*
- *Family Care Home*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Micro Farm*
- *Parking, Principal Use*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*

Allowed by Special Use Permit

- *Agritourism Business, 10,000 sq. ft. or more retail area*
- *Airport, General Aviation*
- *Animal Husbandry*
- *Animal Shelter*
- *Bed & Breakfast Inn*
- *Cemetery*
- *Day Care, Home (Large)*
- *Expansion of Non-Conforming Commercial or Industrial Use in a Residential District*
- *Extraction of Earth Products*
- *Firing Range, Outdoor including Skeet, Trap and Turkey Shoot*
- *Golf Driving Range*
- *Group Care Facility/ Group Home*
- *Kennels, Commercial*
- *Landfill, greater than 10 acres*
- *Landfill, less than 10 acres*
- *Lodges, Fraternal and Social Organizations*
- *Manufactured Home, Class C (on individual lot)*
- *Manufactured Home, Class B/C Accessory (family hardship)*
- *Manufactured Home, Class B/C, Park Model Temporary (disaster hardship)*
- *Manufactured Home Park, less than ten (10) spaces*
- *Recreational Facility, Commercial Outdoor*

RA-3**Rural Agricultural Zoning District**

- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Saw Mill, permanent*
- *Solar Farm*
- *Storage of Low Explosives*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 160 ft.*

Limited Industrial Zoning District

Allowed by Right

- Above Ground Three Phase Electric Power Distribution Lines
- Auditorium
- Auto Carwash, Drive-Through with Vehicle Stacking
- Automobile Sales, New and Used
- Bottling Plant
- Carnival, Fairgrounds
- Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)
- Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods
- Drive-in Window, accessory to a use permitted in the District
- Dry Cleaning, Laundry
- Dumpster Site (box site)
- Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI
- Event Center
- Farm Machinery Sales
- Farm- Bonafide (exempt from zoning)
- Foundry, up to 6,000 sq. ft.
- Freight Terminal, Truck or Rail
- Fuel Oil Dealer
- Furniture Manufacturing
- Governmental Emergency Services
- Governmental Offices
- Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial
- Laboratories; Analytical, Experimental or Testing
- Machine Shop, Welding Shop
- Manufactured Housing, Travel Trailer, Camper, Marine and/or Recreational Vehicle Sales
- Offices
- Parking, Principal Use
- Parcel Delivery Service
- Printing Establishment
- Recreational Facility, Commercial Indoor (bowling alley, skating rink, game room, etc.)
- Recycling Drop-Off Center
- Repair Service, Electronic & Appliance

Limited Industrial Zoning District

- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *Service Station*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Station*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Utility Station and Substation*
- *Vocational or Professional School*
- *Warehouse*
- *Water and Sewer Lines*
- *Welding or Other Metal-Working*
- *Wholesale Storage, Sales or Service*

Allowed with Development Standards

- *Accessory Residence to a Non-Residential Use within a Single Structure*
- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Automobile Body Shop*
- *Biodiesel Fuel Production, Accessory Use*
- *Builders Supply Sales*
- *Junk Motor Vehicle, Accessory Use*
- *Manufacturing, Fabrication or Assembly of Pre-Structured Materials or Components*
- *Manufacturing, Light Processing or Fabrication*
- *Motor Vehicle Maintenance & Repair*
- *Outdoor Advertising Sign*
- *Outdoor Storage Yard*
- *Saw Mill, permanent*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Plaza*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*
- *Wireless Telecommunications Tower and Facilities, up to 160 feet*

Limited Industrial Zoning District

Allowed by Special Use Permit

- *Airport, General Aviation*
- *Arena*
- *Drive-in Theater*
- *Extraction of Earth Products*
- *Firing Range, Indoor*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Junkyard, Automobile Graveyard*
- *Landfill, Greater than 10 acres*
- *Landfill, Less than 10 acres*
- *Microwave, Television or Radio Antenna Tower and Facilities (any size)*
- *Recreational Facility, Commercial Outdoor*
- *Solar Farm*
- *Storage of Low Explosives*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, greater than 160 ft.*



DAVIDSON COUNTY PLANNING DEPARTMENT

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

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-4

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Billy S. Freeman, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 31st day of March, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 31st day of March, 2026.

A handwritten signature in blue ink that reads "Angela Arthur". The signature is written in a cursive style and is positioned above a horizontal line.

Angela Arthur
Administrative Secretary II
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: 3/31/2026

1130800000058 ✓

RCR ENTERPRISES LLC

P O BOX 1189

WELCOME, NC 27374-1189

1130800000062A ✓

FREEMAN BILLY S

280 SIDES RD

LEXINGTON, NC 27295-0816

1130800000065 ✓

TRANSOU STANLEY

6 WEST HEMSTEAD ST

LEXINGTON, NC 27292-0000

1130800000066 ✓

EATON MARGARET L

156 SIDNEY CRAVER RD

LEXINGTON, NC 27292

1130800000067 ✓

MOHR MARK

6156 OLD US HIGHWAY 52

LEXINGTON, NC 27292

11308G0000001 ✓

LEXINGTON BP LLC

10487 LAKERIDGE PKWY

SUITE 100

ASHLAND, VA 23005-8115

U/I 132 ✓

Winston-Salem-Southbound RE

C/O CSX Railroad

500 Water Street

Jacksonville, FL 32202-4420

U/I 23 ✓

Winston-Salem-Southbound RE

C/O CSX Railroad

500 Water Street

Jacksonville, FL

32202-4420



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: 3/31/2026

11308G0000002✓

RRS INVESTMENT PROPERTIES LLC

PO BOX 1462

WELCOME, NC 27374-1462



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

MAILED
3/31/2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 3/31/2026
Parcel: 11308G0000002

This request is being made by:
Billy S. Freeman

RRS INVESTMENT PROPERTIES LLC
PO BOX 1462
WELCOME, NC 27374-1462

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 on the north side of Sidney Craver Road approximately 400 feet east of the Old US HWY 52 intersection. Property is further described as being located in Lexington Township, Tax Map 308, Lot 62A, containing .75 acres more or less.

Description of rezoning Request

Property is requested to change from that of RA-3, Rural Agricultural to that of LI, Limited Industrial.

Meeting Dates & Times

The Planning Board will meet to review this request on: 4/7/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 4/27/2026 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"



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

COPY

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

NOTICE OF REZONING REQUEST

Date: 3/31/2026

Parcel: U/I 23

Winston-Salem Southbound RR
c/o CSX Railroad
540 Water Street
Jacksonville, FL 32202-4420

This request is being made by:

Billy S. Freeman

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 on the north side of Sidney Craver Road approximately 400 feet east of the Old US HWY 52 intersection. Property is further described as being located in Lexington Township, Tax Map 308, Lot 62A, containing .75 acres more or less.

Description of rezoning Request

Property is requested to change from that of RA-3, Rural Agricultural to that of LI, Limited Industrial.

Meeting Dates & Times

The Planning Board will meet to review this request on: 4/7/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 4/27/2026 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.

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

COPY

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

NOTICE OF REZONING REQUEST

Date: 3/31/2026

Parcel: U/I 132

Winston-Salem - Southbound R & E
40 CSX Railroad
500 Water Street
Jacksonville, FL 32202-4420

This request is being made by:

Billy S. Freeman

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 on the north side of Sidney Craver Road approximately 400 feet east of the Old US HWY 52 intersection. Property is further described as being located in Lexington Township, Tax Map 308, Lot 62A, containing .75 acres more or less.

Description of rezoning Request

Property is requested to change from that of RA-3, Rural Agricultural to that of LI, Limited Industrial.

Meeting Dates & Times

The Planning Board will meet to review this request on: 4/7/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 4/27/2026 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.

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"Planning for a Better Tomorrow"



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PLANNING DEPARTMENT
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913 GREENSBORO STREET
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Winston-Salem Southbound RR
C/O CSX Railroad
500 Water Street
Jacksonville, FL 32202-4420



DAVIDSON COUNTY
PLANNING DEPARTMENT
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913 GREENSBORO STREET
POST OFFICE BOX 1067
LEXINGTON, NORTH CAROLINA 27293-1067

Winston-Salem Southbound RR
C/O CSX Railroad
500 Water Street
Jacksonville, FL 32202-4420

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Board of Commissioners of Davidson County on Monday, 04/27/2026 at 6:00pm in the Commissioners' Meeting Room, Governmental Center, 913 Greensboro Street Lexington, North Carolina for the following zoning item(s):

Item #1 Request by Billy S. Freeman to rezone property located in Lexington Township, Tax

Map 308, Lot 62A containing .75 acres more or less. Said property is located on the north side of Sidney Craver Road approximately 400 feet east of the Old US HWY 52 intersection. Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of LI, Limited Industrial District.

As a result of the Public Hearing, substantial changes might be made in the advertised proposal reflecting objections, debate, and discussions at the hearing. All inquiries prior to the Public Hearing regarding the items mentioned above should be directed to the Davidson County Planning Department at 336.242.2220.

Persons with disabilities who may need special accommodation 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.

Karen Watford, Chair
Davidson County Board of Commissioners

Davidson County (Angela)
Planning and Zoning
BOC 04-27-2026
3214 - 2x (4/8, 4/15)
Rate: \$110



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-4

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Billy S. Freeman, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 14th day of April, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 14th day of April, 2026.

Angela Arthur
Administrative Secretary II
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

MAILED

4.14.2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 4/13/2026
Parcel: 11308G0000002

This request is being made by:
Billy S. Freeman

RRS INVESTMENT PROPERTIES LLC
PO BOX 1462
WELCOME, NC 27374-1462

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 on the north side of Sidney Craver Road approximately 400 feet east of the Old US HWY 52 intersection. Property is further described as being located in Lexington Township, Tax Map 308, Lot 62A, containing .75 acres more or less.

Description of rezoning Request

Property is requested to change from that of RA-3, Rural Agricultural to that of LI, Limited Industrial.

Meeting Dates & Times

The Planning Board will meet to review this request on: 4/21/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 4/27/2026 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.



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: 4/13/2026

1130800000058 ✓

RCR ENTERPRISES LLC

P O BOX 1189

WELCOME, NC 27374-1189

1130800000062A ✓

FREEMAN BILLY S

280 SIDES RD

LEXINGTON, NC 27295-0816

1130800000065 ✓

TRANSOU STANLEY

6 WEST HEMSTEAD ST

LEXINGTON, NC 27292-0000

1130800000066 ✓

EATON MARGARET L

156 SIDNEY CRAVER RD

LEXINGTON, NC 27292

1130800000067 ✓

MOHR MARK

6156 OLD US HIGHWAY 52

LEXINGTON, NC 27292

1130800000068 ✓

DRWS PROPERTIES LLC

570 N PEACE HAVEN RD

WINSTON SALEM, NC 27104-1428

11308G00000001 ✓

LEXINGTON BP LLC

10487 LAKERIDGE PKWY

SUITE 100

ASHLAND, VA 23005-8115

11308G00000003A ✓

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Adjoining Owner List

From the Tax Administrator's Office as of: 4/13/2026

11308G0000003B ✓

ANDERSONS OF WELCOME LLC

P O BOX 404

WELCOME, NC 27374

✓ U/I 132

Winston-Salem Southbound Rd
c/o CSX Railroad
500 Water Street
Jacksonville, FL-32202-446



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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: 4/13/2026

✓ U/I 23 Winston-Salem Southbound RL
c/o CSX Railroad
500 Water Street
Jacksonville, FL 32202-4420

11308G0000002 ✓
RRS INVESTMENT PROPERTIES LLC
PO BOX 1462
WELCOME, NC 27374-1462