



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

TO: Planning Board Members
FROM: Scott Leonard, Director
SUBJECT: Next Planning Board Meeting
DATE: April 25, 2023

The next meeting of the Planning Board will be on Tuesday, May 2nd at 6:00PM. Currently, we have four rezoning requests and the Text Amendments involving the proposed Developmental Standards we've worked through the last year.

The first rezoning request is from Carlos, Tony, and Dora Ontiveros, to rezone property in Lexington Township, off Old Salisbury Road, from LI, Limited Industrial, to O/I, Office and Institutional. The applicant wants to build a single-family residence for his parents.

The second rezoning request is from Arless Loggins to rezone property in Lexington Township, off Old US Highway 52, to rezone his property from O/I, Office and Institutional, and RS, to that of RA-3, Rural Agricultural. Mr. Loggins wishes to rezone for tax reduction purposes.

The third rezoning request is from Thomas Loggins to rezone property in Lexington Township, also off Old US Highway 52 from LI, Limited Industrial to RA-3, Rural Agricultural. Mr. Loggins had the property zoned industrial to build a warehouse for his business, however, the business is no longer active and he wishes to return the zoning back to its original classification.

The fourth request is from the NC Rural Water Association and is not technically a rezoning request, but instead, a modification of the current conditions. The Association presently has their office on Old Highway 52. They are wishing to move their location to this requested site. The zoning is already established, however, the conditions placed on the property need to be modified in order for the Association to move in.

Finally, you will remember the list of Text Amendments the Board has discussed and determined to recommend to the Board of Commissioners. These amendments were discussed with the Commissioners prior to them setting a public hearing, and from those discussions, an additional recommendation came forth in regard to the increase of the front yard setback for houses in major subdivisions. We would like to take a few minutes at your meeting to discuss this recommendation prior to the Board voting on the whole package of amendments.

All of the requests are in your packet, therefore please reach out to staff if you have any questions. If not, we look forward to seeing you next week.

SL/srw

DAVIDSON COUNTY PLANNING BOARD AGENDA

5/2/2023

6:00PM

- I. *Welcome by the Chairman*
- II. *Adoption of the Agenda*
- III. *Public Address*
- IV. *Approval of the Planning Board Minutes*
 - A. *4/18/2023*
- V. *Rezoning Requests*
 - A. *Carlos, Tony, Dora Ontiveros - LI to O/I- Lexington Township*
 - B. *Arless Andrew Loggins – O/I & RS to RA-3- Lexington Township*
 - C. *Thomas A. & Freida C. Loggins- LI to RA-3- Lexington Township*
 - D. *North Carolina Rural Water Association- CU-O/I to CZ-O/I- Arcadia Township*
- VI. *Text Amendments*
 - A. *Davidson County Planning Board-Developmental Standards for the Davidson County Zoning and Subdivisions Ordinances*
- 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