



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 28, 2026

The next meeting of the Planning Board will be on Tuesday, May 5th at 6:00 PM. We will have two subdivisions on the agenda – one request for preliminary approval and one request for final approval.

The first item is a request for final approval of Phase 2 of Evergreen Landing, in Cotton Grove Township. This subdivision was granted preliminary approval in March of 2025 under the name of Tryon Fields. This phase, consisting of 22 lots, is located on the west side of New Jersey Church Road across from the first phase of the same development. Staff are awaiting engineering certifications for the paving and water lines. We expect to have those certifications, or a bond in lieu, prior to next Tuesday's meeting.

The second, and final, item on the agenda is a request for preliminary approval for a new subdivision known as Berkeley Mill. This is a 12-lot subdivision, located off George Hege Road in Arcadia Township. Staff have also received a soil map for the property from a licensed soil scientist as well as preliminary comments from NCDOT.

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

05/05/2026

6:00PM

- I. Welcome by the Chairman**
- II. Adoption of the Agenda**
- III. Approval of the Planning Board Minutes**
 - A. 04/21/2026**
- IV. Public Address**
- V. Subdivision**
 - A. Evergreen Landing, Phase 2 - Final – Cotton Grove Township.**
 - B. Berkeley Mill – Preliminary – Arcadia Township.**
- VI. 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 21, 2026
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

Board Members: Randy Barney, Joe Hayworth and Dennis Shoaf. 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 John Wheeler.

1. WELCOME

Mrs. Wilson called the meeting to order and stated that the Chairman and Vice-Chairman were unable to attend the meeting tonight.

Mrs. Wilson requested nominations for a Board Member to act as Chair for the meeting. Mr. Shoaf nominated Mr. Hayworth to serve as Chair for the meeting. No other nominations were made. The nomination to elect Mr. Hayworth to serve as Chair for the meeting carried by a vote of (3-0).

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

Interim Chairman Hayworth stated that alternate Board Member Jones needed to be included as a voting member for this meeting. Mr. Barney moved, seconded by Mr. Shoaf 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 adding Madison Gardens as item VI.B for a bond release. Mr. Barney moved, seconded by Mr. Jones to adopt the amended Agenda. The motion carried unanimously, (4-0).

3. APPROVAL OF MINUTES

Mr. Jones moved, seconded by Mr. Shoaf, to approve the April 7, 2026 meeting minutes as presented. The motion carried unanimously, (4-0).

4. PUBLIC ADDRESS

Ms. Corrie Cole of Lynnhaven Park Drive, Winston Salem, addressed the Board. She stated that she has been a resident of Wallburg for 30 years. She reported that her neighbor has been operating a dog kennel, boarding and grooming business for a number of years. She stated that

she reported this issue to Mr. Wheeler on July 11, 2025, and he reported that he would research the matter and follow up with her; however, he has not followed up. Ms. Cole referenced race, and intimidation to get her to move from her home. She stated that she will seek assistance from the NAACP. Ms. Cole requested to know the process of operating a kennel and how restrictive covenants would apply. Mr. Crook addressed Ms. Cole's questions. Ms. Cole requested that Staff follow up as a courtesy. Mr. Crook reported that he had tried to contact Ms. Cole on Monday and left her a message, and she stated that she was out of town. Mr. Crook informed Ms. Cole that she may contact him in the office with regards to her concern.

5. REZONING REQUEST

A. Billy S. Freeman – RA3 to LI – Lexington Township

Mr. Crook reported this request by Billy S. Freeman to rezone property located in Lexington township, tax map 308, lot 62A containing .75 acres, more or less, and being located on the north side of Sidney Craver Road approximately 400 feet east of the Old US Highway 52 intersection. Rezoning is requested to change from Rural Agricultural District to Limited Industrial District.

Mr. Wheeler noted the location of the Applicant's property on the GIS map. He noted the property as being the triangular lot highlighted in yellow. The Applicant wishes to rezone the property from Rural Agricultural District to Limited Industrial District. Staff assisted the Applicant with finding the most appropriate zoning for his property. With highway commercial, a 50' buffer would be required, and limited industrial only requires a 30' buffer. Mr. Wheeler stated that the rezoning is for a .75 acre lot. He noted that lot 58 is also zoned limited industrial.

Mr. Billy Freeman addressed the Board. He stated that he bought the property as an investment. The property is not suitable for a home, and noted that there are ravines around the lot. He would like to use the lot for storage that would include boats and RVs. He plans to grade and level the lot, and he noted that drainage runs towards his lot. Mr. Freeman reported that he will utilize Sydney Craver Road to access his property. He reported that Staff informed him today that he would need to obtain a driveway permit; therefore, he contacted DOT to begin the process.

Mr. Crook reported that Staff is concerned with this intersection. He would like to see an approved driveway permit from NCDOT before Staff can recommend approval.

There was discussion regarding RCR and their use of Sydney Craver Road. Mr. Crook noted that RCR has employees who enter and exit at the intersection, and the Applicant's use would have boat trailers and campers entering and exiting the intersection.

There was discussion regarding approving the application with an approved driveway permit. Mr. Crook reported that the application is scheduled before the Board of Commissioners on April 27th, which will require continuance; therefore, Mr. Crook recommended continuing the application to this Board's meeting scheduled for June 16th. He noted that it takes approximately eight weeks to receive a response from NCDOT.

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

Interim Chairman Hayworth requested to hear Staff's recommendations.

Mr. Crook stated that the Applicant plans to use the property for compartmentalized storage or an outdoor storage yard as the two most likely uses. Staff understands that this request is a general district request; therefore, all allowed uses must be considered when making this recommendation. Mr. Crook noted that the property is currently vacant and wooded. To the north and west of the property is the Winston Salem Southbound Railroad. The RCR Racing complex is located to the east and partially to the south of the tract. Two lots that are zoned RA-3 are located to the south of the tract which contain a single-wide manufactured home and a garage type structure, but Mr. Crook is unsure whether the home is residential.

Mr. Crook stated that the property is accessed by Sidney Craver Road, which is a state-maintained road that ends at the RCR property and serves as secondary access for the RCR property. Sidney Craver road is very narrow and has an at grade crossing with the WSSB RR. Mr. Crook stated that the intersection of Sidney Craver Road and Old US Highway 52 is narrow and could be difficult to navigate with longer vehicles or tow vehicles and trailers. He reported that Staff is concerned with this access and the amount of traffic it could generate.

Mr. Crook stated that the Applicant's request is reasonable and consistent with the Zoning Ordinance and the Davidson County Land Development Plan, but Staff would like to receive a driveway permit from NCDOT before suggesting that the application be approved.

Mr. Barney moved, seconded by Mr. Jones to continue this request by Billy S. Freeman to the June 16th Planning Board meeting scheduled at 6:00 p.m. The motion to continue the application carried unanimously, (4-0).

6. SUBDIVISION

A. Canton Fields – Bond Release – Reedy Creek Township

Mr. Tussey reported that this subdivision was approved by the Board in January. The developer posted a bond for the roads to be paved and water mains to be installed. Staff received certifications that the roads and water mains have been built to standards. Mr. Tussey recommended that the bond be released.

Based on Staff's recommendation, Mr. Jones moved, seconded by Mr. Shoaf, to release the bond for Canton Fields subdivision. The motion carried unanimously, (4-0).

B. Madison Gardens – Bond Release – Cotton Grove Township

Mr. Tussey reported that this subdivision was approved on March 17, 2026. The developer gave Staff a check to cover the cost of the water mains until they could be installed. Staff received certification that the water mains have been installed to specifications. Mr. Tussey recommended that the bond be released.

Mr. Barney moved, seconded by Mr. Jones, to release the bond for Madison Gardens subdivision. The motion carried unanimously, (4-0).

7. ADJOURN

Mr. Jones moved, seconded by Mr. Shoaf to adjourn the meeting. The motion carried unanimously, (4-0).

Lynn Wilson, Secretary
Davidson County
Planning Board

Greg Greene, Chair
Davidson County
Planning Board

NC GRID
NAD83 (2011)

PRELIMINARY

I _____ 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: 23 MAR 2026
INSTRUMENT: LEICA 802(2011)
SUBSTANTIATED CONTROL: NCGRS VRS/RN
COORDINATE MODEL: 2011
COMPUTED GRID FACTOR: 0.9998875
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 CLOSURE

I, Dustin J. Hill, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 2571 PG 497), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1 : 10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number and seal this _____ day of _____ in the year of our Lord 20_____.

Dustin J. Hill
NC PLS #5137

SURVEYOR CERTIFICATION FOR SUBDIVISION

I, Dustin J. Hill, PLS #5137, certify to one or more of the following as indicated:

- a. That this plat 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 purpose 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. 62-3.
— 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 (a) through (d) above.

Dustin J. Hill, PLS #5137

TAX LOT 38D
n/f ROSEMARY HEGE
DB 2680 PG 2495

PLANNING DEPARTMENT / REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Davidson County.

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

FILED FOR REGISTRATION AT _____ O'CLOCK AM ☐ PM ☐

_____, 20 _____ AND RECORDED IN

PLAT BOOK _____ AT PAGE _____

Filing Fee Paid.

by _____
DEPUTY-ASSISTANT

NCDOT CONSTRUCTION STANDARDS CERTIFICATION

I hereby certify that the streets on this plat designed as public are or will be in accordance with the minimum Right of Way and construction standards established by the Board of Transportation for acceptance on the State Highway System.

District Engineer _____

Date _____

Only North Carolina Department of Transportation approved structures are to be constructed on public Right of Way

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

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

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.

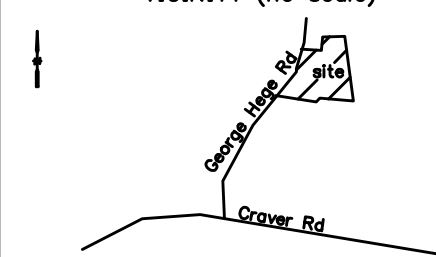
date _____ owner _____

date _____ owner _____

TOTAL AREA: 11.713 Ac. +/-
ROAD AREA: 0.809 Ac. +/-

IRON PIPES SET ATT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
MINIMUM BUILDING LINE: 50' FRONT
10' SIDE
20' REAR

VICINITY (no scale)



100 50 0 100

LEGEND

- Line Surveyed
Line Not Surveyed (calculated)
Iron Found
Iron Set
Point not monumented
Stream or Creek
Concrete monument
Power Pole
Sanitary Sewer Man Hole
Water Meter
Electric Overhead Line
Street Address
Sight Easement
Well

PLAT MAP OF
BERKELEY MILL

1" = 100'	AREA BY COORDINATES	SURVEY BY: DJH
23 MAR 2026	PRECISION 1 : 10,000 +	DRAFTED BY: MDC
DAVIDSON CO. NC. ARCADIA TOWNSHIP PARCEL ID# 0301300000040 REF: DB 2571 PG 497		
DUSTIN HILL LAND SURVEYING F-1509 212 DANBURY BRIDGE RD, MADISON, NC 27025 (336) 239-4566 dhill671@yahoo.com		JOB # 26043



NCDOT Maintenance Statement

The road(s) within this subdivision has (have) been built to the standards set by the North Carolina Department of Transportation (NCDOT) for such roads, and it shall be the responsibility of the developer(s) to maintain such standards for the roadway, with future owners maintaining the right-of-way, until the road is taken over for maintenance by the NCDOT.

Line	Bearing	Distance	Curve	Radius	Chord Bearing and Distance	Arc Length
L1	N 87°-23'-23" W	103.62'	C1	2727.19'	N 40°-43'-00" E	322.55'
L2	S 87°-23'-23" E	103.62'	C2	2727.19'	N 36°-16'-14" E	100.53'
L3	N 24°-50'-20" E	32.41'	C3	2727.19'	N 34°-09'-41" E	100.22'
L4	S 89°-48'-46" W	105.18'	C4	2727.19'	N 32°-03'-28" E	100.04'
L5	S 65°-09'-40" E	74.50'	C5	2727.19'	N 29°-57'-22" E	100.00'
L6	S 89°-46'-47" W	25.92'	C6	2727.19'	N 27°-51'-15" E	100.10'
L7	N 65°-09'-40" W	74.50'	C7	2727.19'	N 25°-58'-34" E	78.67'
L8	S 67°-24'-03" E	80.73'	C8	205.00'	N 68°-44'-56" W	25.66'
L9	N 2°-14'-09" E	74.22'	C9	205.00'	N 75°-51'-47" W	53.70'
L10	N 27°-30'-15" E	70.28'	C10	50.00'	S 84°-10'-40" W	59.72'
L11	N 0°-18'-30" E	34.10'	C11	35.00'	S 70°-03'-38" W	26.84'
L12	S 89°-44'-34" E	34.83'	C12	50.00'	N 27°-25'-33" W	52.59'

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

APPROVED
(DISTRICT ENGINEER)

DATE

NORTH CAROLINA - DAVIDSON COUNTY

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

I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

- That this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- 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.
- Any of the following:
 - 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.
 - That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 - That the survey is a control survey. For the purpose 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.
 - That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- 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.
- 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 (a) through (d) above.

David B. Coe, PLS #3320

date

SURVEYOR CERTIFICATION FOR CLOSURE

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision. (description recorded in ((See Title Block))), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision is 1:10,000 +/- or positional accuracy is 0.10' as calculated, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this day of, A.D., 20.....

David B. Coe
NC PLS #3320

I, David B. Coe, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
1) Class of survey: Class A
2) Positional Accuracy: 0.10'
3) GPS Field Procedure type: RTK, Carlson BRX7 base/rover

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.

- 4) Date(s) of survey: 23 May 2025 / April 2026
- 5) Datum/Epoch: USA/NAD83/NC
- 6) Published/Fixed Control: NC NTRIP RTK
- 7) Geoid Model: CONTINENTALUS_NGS2018
- 8) Mean Combined Grid Factor: 0.99987961
- 9) Units: US Survey feet
- 10) All distances are horizontal ground.

REVIEW OFFICER

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 _____ Date _____
Review Officer 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

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DATE _____ SUBDIVISION ADMINISTRATOR / CHAIRMAN
PLANNING BOARD

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

LEGEND

- | | |
|----------------------------------|------------------------|
| ● IRON FOUND | R/W RIGHT-OF-WAY |
| ○ IRON SET | OVERHEAD POWER LINE |
| ■ CONCRETE MONUMENT | STREET ADDRESS |
| --- PROPERTY LINE (surveyed) | ⊕ POINT NOT MONUMENTED |
| --- PROPERTY LINE (not surveyed) | |

NOTE: THIS PROJECT WAS DESIGNED AND PERMITTED UNDER THE NAME "TRYON FIELDS"

MAP FOR

EVERGREEN LANDING, PHASE 2

SCALE	COUNTY	TOWNSHIP	STATE	DATE
1" = 100'	Davidson	Cotton Grove	North Carolina	14 APR 2026

P/O Tax Parcel 060110000042D

owner: Tryon Fields, LLC DB 2717 PG 2279

AREA BY COE FORESTRY & SURVEYING F-0141

COORDINATES P.O. BOX 36

DRAFTED BY: dft DBC

JOB # 25051P2

WALLBURG, N.C. 27373

PHONE/FAX (336) 769-4673

EMAIL: coe@cofmail.com

SURVEYED BY DBC

