



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: May 19, 2026

The next meeting of the Planning Board will be on Tuesday, May 19th at 6:00 PM. We have three rezonings on the agenda and a single subdivision variance request.

Our first rezoning request is a request by Kimley-Horn and Associates, Inc. to change 11.60 acres, more or less, from RA-1, Rural Agricultural District, to CZ-LI, Conditional Zoning Limited Industrial District. This property is located on the southeast side of New Bowers Road approximately 0.43 mile southwest of the East US Hwy 64 intersection. The applicant hopes to change the zoning of this property to reflect and be consistent with the CZ-LI property to the south. The applicant proposes to use this property for some erosion control devices, overflow parking, or some minor building encroachment and setbacks for projects where the main construction is on the property located to the south.

The second rezoning request for the evening is a request by Boulos Investments LLC. c/o Kamil Boulos to rezone 6.79 acres from RA-3, Rural Agricultural District, to HC, Highway Commercial District. The applicant hopes for a successful rezoning in order to speculate on the property for future commercial use to be placed on site. Said property is located on the south side of East US Hwy 64 approximately 0.24 mile east of the New Bowers Road intersection.

Our last rezoning request of the evening is by Michael and Tricia Burns to change zoning from CZ-HC, Conditional Zoning Highway Commercial District, to RA-2, Rural Agricultural District. The Burns successfully rezoning this subject property several years ago for an outdoor storage facility. Those plans have changed and they wish to rezone the property back to RA-2. Said property is located on the north side of Trantham Drive approximately 418 feet west of the NC Hwy 8 intersection.

Finally, we will have a request for a variance from the required 50' front setback for a recently approved subdivision. This board granted final approval to Hanes Meadows, a 37-lot subdivision, in June of last year. Shortly after, the homebuilder applied for a building permit on lot 29. When the initial site plan was approved, the building was shown meeting a 50-foot front setback, as required. However, after the home was largely built, the builder discovered that the building sits about three feet too close to the front property line. The builder has requested a variance, which must be approved by this board, as the previous final plat approval requires a 50-foot front setback. Attached is the variance application, as well as the builder's justification for the request and an as-built site plan.

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

5/19/2026

6:00PM

I. Welcome by the Chairman

II. Adoption of the Agenda

III. Approval of the Planning Board Minutes

A. 05/05/2026

IV. Public Address

V. Rezoning Request

A. Kimley-Horn and Associates, INC. – RA-1 to CZ-LI – Conrad Hill Township.

B. Boulos Investments, LLC. (Kamil Boulos) – RA-3 to HC – Conrad Hill Township.

C. Michael and Tricia Burns – CZ-HC to RA-2 – Cotton Grove Township.

VI. Subdivision

A. Carl Cain on behalf of Anew Homes, LLC. - Variance to 50' front setback. – Hanes Meadows, Lot 29 – Midway 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, May 5, 2026
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

Board Members: Chairman Greg Greene, Vice-Chairman Ted Myers, 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

Chairman Greene called the meeting to order.

2. ADOPTION OF AGENDA

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

3. APPROVAL OF MINUTES

Mr. Hayworth moved, seconded by Mr. Shoaf, to approve the April 21, 2026 meeting minutes as presented. The motion carried unanimously, (5-0).

4. PUBLIC ADDRESS

No one requested to speak at public address.

5. SUBDIVISION

A. Evergreen Landing, Phase 2 – Final – Cotton Grove Township

Mr. Tussey presented the final plat for Evergreen Landing, Phase 2, formerly known as Tryon Fields, located on New Jersey Church Road. He explained that Phase 1 had previously been approved by the Board. He noted the location of the subdivision on the GIS map. Mr. Tussey stated that Phase 2 consists of approximately 22 lots along Bassett Drive. He reported that a site visit had been conducted that morning and that the subdivision improvements were progressing. The road had been paved, shoulders had been seeded, and water lines had been installed. Mr. Tussey also noted that homes were under construction in Phase 1 and that the development was moving forward quickly. He presented photos of the subdivision for the Board to view. A copy of the GIS map and photos is included with the original Minutes.

Mr. Tussey stated that documentation had been received, including a letter regarding lot suitability for septic from Eric Bailey with Piedmont Environmental Associates, engineer certifications from Mitchell Latham for the asphalt and water lines, and an NCDOT driveway

permit covering the subdivision. He stated that the required certifications indicated the improvements had been constructed to applicable standards.

There was a question regarding the clustered mailbox unit. Developer Brian Lucas explained that the mailbox unit would be located within the right-of-way on an asphalt turnout with a concrete pad, in coordination with the U.S. Postal Service and NCDOT. Mr. Lucas stated that similar clustered mailbox locations would be provided in future phases to distribute service locations throughout the development.

Another Board member asked whether the four lots facing the road would each have individual driveways. Mr. Lucas confirmed that each lot would have its own driveway and stated that similar road-facing lots had been included in Phase 1 and would also appear in later phases, consistent with NCDOT's direction.

There being no further questions, Mr. Barney moved, seconded by Mr. Hayworth, to approve the final plat for Evergreen Landing, Phase 2, subdivision. The motion carried unanimously, (5-0).

B. Berkeley Mill – Preliminary – Arcadia Township

Mr. Tussey presented the preliminary plat for Berkeley Mill, located near George Hege Road and Enterprise Road in Arcadia Township. He noted the location on the GIS map. Staff stated that the proposed subdivision consisted of approximately 11.7 acres and would include 12 lots served by a proposed state-maintained road proposed as Berkeley Mill Drive. A copy of the map is included with the original Minutes. Mr. Tussey explained that the property was in the watershed and the lots will use lot size averaging. Some lots near the front of the subdivision would be below the standard 40,000-square-foot minimum, while other larger lots would offset them. Mr. Tussey stated that the subdivision met the required density standard.

Mr. Tussey reported that comments had been made from the School Board, Davidson Water, and the Fire Marshal, and that no unusual concerns had been received. Staff stated that the preliminary plat met the applicable requirements for preliminary subdivision approval.

Developer Brian Lucas addressed the Board and stated that the development would be a CG2 neighborhood, similar to other projects recently reviewed by the Board. He noted that there will be a slightly wider paved section than typical, increasing the pavement width from 20 feet to 22 feet, and also proposed a somewhat larger cul-de-sac. Mr. Lucas stated that the homes in these types of developments had received positive market feedback and will be in the \$550,000 to \$650,000 range.

Mr. Lucas was asked whether homes in these developments were selling quickly and he replied that sales were sufficient to continue bringing new projects forward for review. The Board commented favorably on these homes and expressed support for seeing more of these types of homes.

Mr. Tussey confirmed that Board action was needed on the preliminary plat and noted that the project would return for final approval within the required timeframe, potentially during the summer.

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

6. ADJOURN

Mr. Hayworth 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

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

Date: 12/30/2022

Fees Paid Receipt #: REZ-26-5

Applicant(s): Kimley-Horn and Associates, INC.

Telephone: 704-954-8273

Mailing Address: 580 Kingsley Park Drive, Suite 125, Fort Mill, SC 29715

Property Owner(s): Three Hat Mountain Farm INC.

Telephone: 336-249-2101

Mailing Address: 6182 E US Hwy 64, Lexington, NC 27292

Property Location (General Description): Said property is located on the southeast side of New Bowers Rd approximately .43 mile southwest of East US Highway 64 intersection.

Township: Conrad Hill

Map No.: 20

Block No.: --

Lots: 1

Acres (more or less): 11.60

Existing Zoning District: RA-1

Proposed Zoning District: CZ-LI

Legal Advertisement: Request by Kimley-Horn and Associates, INC. to rezone property located in the Conrad Hill Township, Tax Map 20, Lot 1 containing 11.60 acres more or less. Said property is located on the southeast side of New Bowers Rd approximately .43 mile southwest of East US Highway 64 Intersection. Rezoning is requested to change from that of RA-1, Rural Agricultural District, to that of CZ-LI, Conditional Zoning Limited Industrial.

Planning Board Meeting Date: 5/19/2026

Recommendation: _____

Public Hearing Date: 6/8/2026

Decision: _____

Signature, Applicant(s) _____



Agent: Kimley-Horn and Associates, INC. By: Sara Shirley, LA

Address: 580 Kingsley Park Drive, Suite 125, Fort Mill, SC 29715

Phone: 704-954-8273

Davidson County Planning Department

Name: Kimley-Horn and Associates, INC.

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.

Both the 1-85 corridor and Highway 64 corridor continue to change and develop, guided by the land development plan to put into place by the Davidson County Board of Commissioners and the Davidson County Planning Department. Under this plan, both the 1-85 and Highway 64 corridors have been identified as economic growth corridors. Further, the area surrounding the intersection of 1-85 and Highway 64 has been designated as a Commercial and Industrial Center. As a result, the 1-85 and US-64 corridors are now home to dozens of industrial, commercial, and business/office ventures and developments. As a result, several hundred acres worth of contiguous land along these corridors are now zoned used for Heavy Industrial or CZ- Light Industrial. This includes the 2024 zoning of 294.94 +/- acres, as CZ-LI as well as the adjoining 2025 rezoning of the contiguous 15.00 acres site to the south. The zoning amendment being requested will allow the further investment and development at the intersection of the 1-85 and Highway 64 corridors, with the goal of attracting financial and capital investment to the rezoned location by light industrial users. Such an outcome would produce positive economic impact on Davidson County and its residents, promoting the economic employment and general welfare of the county's residents.

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

The proposed amendment will carry out the intent and purposes of the County's Land Development plan, which identifies both the 1-85 corridor and Highway 64 corridor as economic

growth corridors and the area surrounding the intersection of 1-85 and Highway 64 as a Commercial and Industrial Center. Further, the proposed amendment would promote the stated intent and purpose of Policy 1.1 of the County's Policies for Growth and Development, which is a part of the Davidson County Land Development Plan, by promoting land use that encourages investment from new and expanding industries and businesses to diversify the local economy. The proposed amendment would also promote the stated intent and purpose of Policy 1.5 of the County's policies of Growth and Development, by promoting the use of currently underutilized land sites and using the site's access to pre-existing infrastructure, in the form of US Highway 64 and 1-85. Further, the proposed amendment would promote the stated intent and purpose of Policy 1.8 of the County's policies for Growth and Development, which states that the county shall endorse a pro-business/pro-growth attitude. Finally, the proposed amendment would promote the stated intent and purpose of Policy 1.16 of the County's Policies for Growth and Development, by focusing economic development within designated transportation corridors and strategically located intersection and development centers.

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

The proposed amendment will allow for ancillary uses of grading and potential expansion of approved uses and conform the subject tract alongside the adjoining rezoned parcels, with the goal of attracting sizable economic investment to Davidson County by existing and growing companies and creating new job opportunities in the County. This investment and job creation will benefit not only those employed directly but will also have a ripple effect in the County's wider economy, producing increased local incomes, and economic activity.

Proposed Conditions/Uses for Three Hat Mountain Farm PIN 6754-01-09-2316:

1. General Agreed Upon Conditions for CZ-LI Application of Kimley-Horn and Associates, Inc.

Improvements upon the site will be located in a manner consistent with the public health, safety, and welfare and surface waters, ground waters, population centers, adjacent land uses and Davidson County in general will be protected.

2. Agreed Upon Development Exclusions for CZ-LI Permitted Use

The Applicant proposes to adopt the Table of Permitted Uses of the LI, Limited Industrial Zoning Classification but exclude or remove the following uses from said list:

Airport General Aviation,
Amateur Radio (Ham) Tower,
Arena,
Automobile Body Shop,
Auto Car Wash,
Carnival,
Fairgrounds,
Drive-In Theater,
Junk Motor Vehicle Accessory Use,
Junkyard,
Automobile Graveyard,
Landfill greater than 10 Acres,
Landfill less than 10 Acres,
Recycling Drop-Off Center,
Water Treatment Plant,
Waste Treatment Plant (Public).

Operations of any permitted use shall not be detrimental to health, safety, or general welfare of the community and shall maintain compliance with emission control standards regulated by North Carolina Department of Environmental Quality.

Location and permitting of any proposed facilities shall be determined through review and approval by North Carolina Department of Environmental Quality and issuance of necessary water and waste treatment permit from the Davidson County Health Department, when applicable.

3. Agreed Upon Conditions to Prevent Lighting Pollution

To minimize the effects of facility lighting on any contiguous residential and other non-commercial properties, outside lighting shall be designed to minimize direct glare on adjacent properties.

4. Agreed Upon Conditions to Prevent Noise Pollution

No use approved under this zoning shall be operated to constitute a nuisance with respect to noise and vibration. No public address system shall be used adjacent to any residential district.

5. Agreed Upon Conditions Related to Traffic Impact Analysis

A traffic impact analysis has been completed by a third-party traffic engineering consultant (Timmons Group) and has been reviewed and approved by NCDOT for the proposed scope of development. Development will meet offsite improvements required by NCDOT at each phase of development.

6. Agreed Upon Conditions Relating to Access • Driveway Permit

If required beyond the approved access directly from New Bowers Road, an NCDOT Commercial Driveway Permit will be obtained for access to the subject Property prior to completion of development.

7. Agreed Upon Setbacks

All building structures shall be located at least 100 feet when adjacent to other non residential parcels.

8. Timber View Drive

Timberview Drive will not be used as an access point for any type of industrial development or activity for the Davidson Craven, LLC. industrial development project, including the subject site.

9. Third Access Point

The third access point of the Davidson Craven, LLC project, located on New Bowers Road at 1.52 mile south of the E. US Highway 64 intersection is eliminated and would not be utilized for access to the industrial park at all, including the subject site.

10. Curb and Gutter

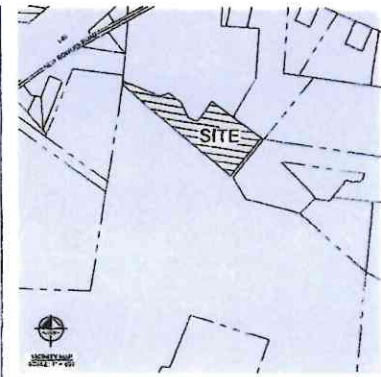
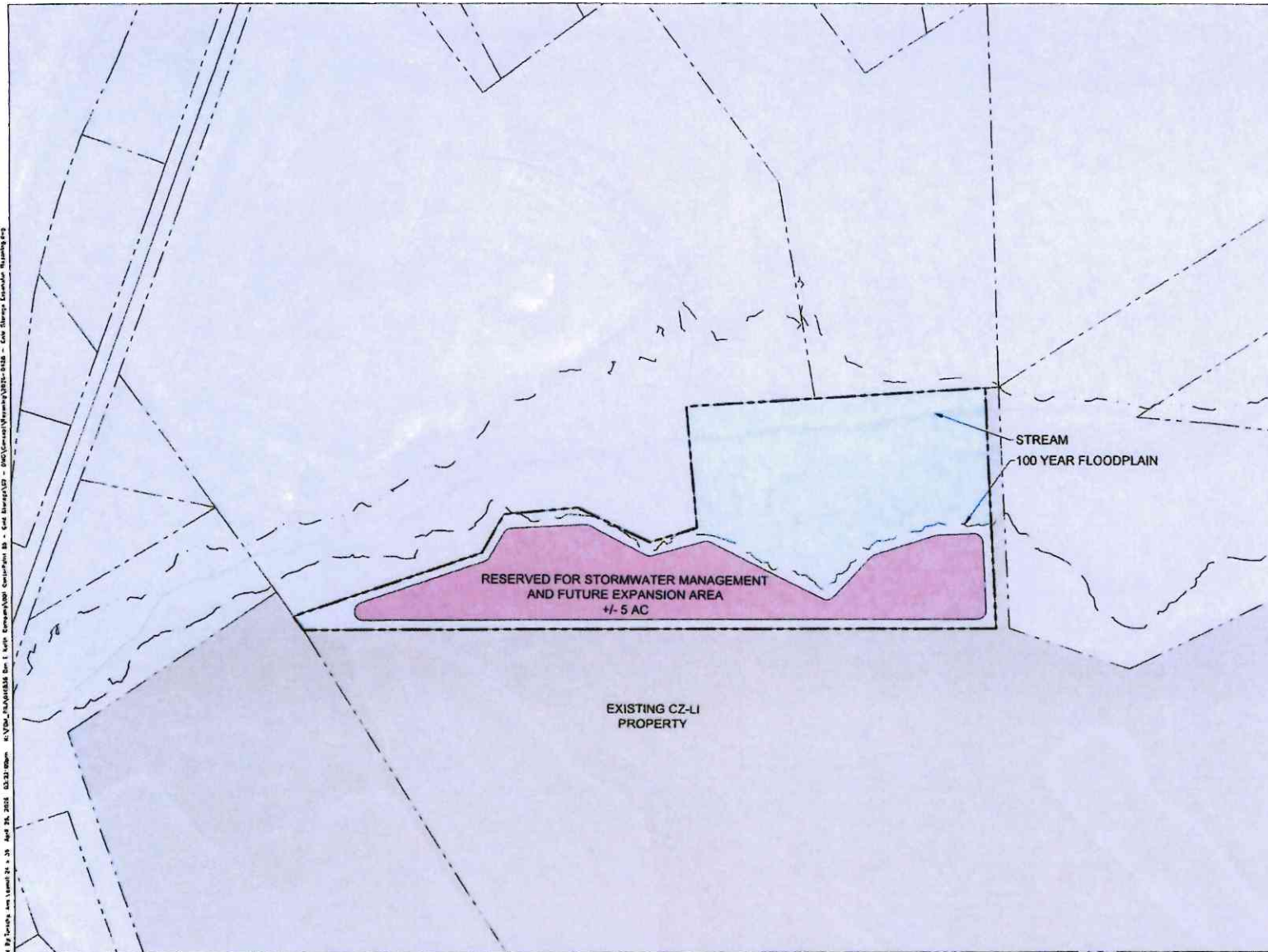
Curb and gutter will be installed on all streets and parking areas within the industrial project.

11. Tenants

All industrial development contained within the subject site will contain Class A tenants and construction.

12. Construction Traffic

All construction traffic shall be required to enter the Davidson Craven, LLC project at the primary entrance, which is located on New Bowers Road at .55 miles south of the E US Hwy 64 intersection to the completion of development. The secondary entrance, which is located at 1.07 mile south of the E US Hwy 64 intersection on New Bowers Road shall not be used for any construction activities.



SITE DATA TABLE	
DEVELOPMENT DATA:	
PARCEL NUMBER:	0000000000
PM:	0000000000
LAND USE:	UNCLASSIFIED
TOTAL SITE AREA:	(137) AC (547,764 SQ FT)
CLARIFIED ZONING:	NA-1
PROPOSED ZONING:	C342
ENVIRONMENTAL DATA:	
PERMITS REQUIRED:	2000000000 2000000000



THREE HAT MOUNTAIN FARM (PID:675401092316)

SURVEYED LEGAL DESCRIPTION

COMMENCING AT THE NGS MONUMENT "TIGHT" DESIGNATION FA4750 LOCATED WITH
NORTH CAROLINA STATE PLANE COORDINATES N:751,768.37 E:1,649,650.67 THENCE
S 16°03'43" W A DISTANCE OF 1892.09' TO A 3/4" OPEN TOP PIPE, WHICH IS THE POINT
OF BEGINNING;

THENCE S 69°06'13" E A DISTANCE OF 438.75' TO A 1" OPEN TOP PIPE FOUND;

THENCE N 74°03'42" E A DISTANCE OF 102.97' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 56°06'43" E A DISTANCE OF 168.12' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 22°31'07" E A DISTANCE OF 175.09' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 67°20'51" E A DISTANCE OF 107.98' TO A 1" OPEN TOP PIPE FOUND;

THENCE N 34°39'04" E A DISTANCE OF 276.31' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 53°09'51" E A DISTANCE OF 270.04' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 53°24'48" E A DISTANCE OF 20.18' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 53°06'10" E A DISTANCE OF 375.54' TO A 1" OPEN TOP PIPE FOUND;

THENCE S 37°54'32" W A DISTANCE OF 540.90' TO A 1" OPEN TOP PIPE FOUND;

THENCE N 49°58'43" W A DISTANCE OF 1534.92' TO A 2" OPEN TOP PIPE FOUND;

THENCE N 04°24'32" E A DISTANCE OF 37.18' TO A 3/4" OPEN TOP PIPE FOUND;

WHICH IS THE POINT OF BEGINNING,

CONTAINING 501,146.78 Sq Ft. OR 11.505 Ac.

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO (NAME) KIMLEY-HORN AND ASSOCIATES, INC.

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO DAVIDSON COUNTY, NORTH CAROLINA, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

That certain 11.6 acre track of land described as Parcel Number 0502000000001 in the Davidson County Tax Records
and more definitively described on the attached Exhibit "A"

Rezoning Request: RA-1 to CZ-LI

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that the above-authorized entity is allowed to file an application and present the above proposal and at the Zoning Commission and County Commission hearings. I further certify that I have read and understand the information provided concerning the procedure for consideration of the rezoning request.

I understand that the filing fee is not refundable upon withdrawal of proposal after public notice nor upon denial of my case by the Commission.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

Three Hat Mountain Farm Inc.

OWNER'S SIGNATURE of the above described property: Sam A. Harris

OWNER'S NAME (printed): Sam Harris, President of Three Hat Mountain Farm Inc.

ADDRESS and ZIP: 6182 East Us Highway 64, Lexington, NC 27292;

TELEPHONE: (919) 733-9412

EMAIL: kiksterharris@aol.com

RELATED CASE NO., if applicable: _____

Exhibit A

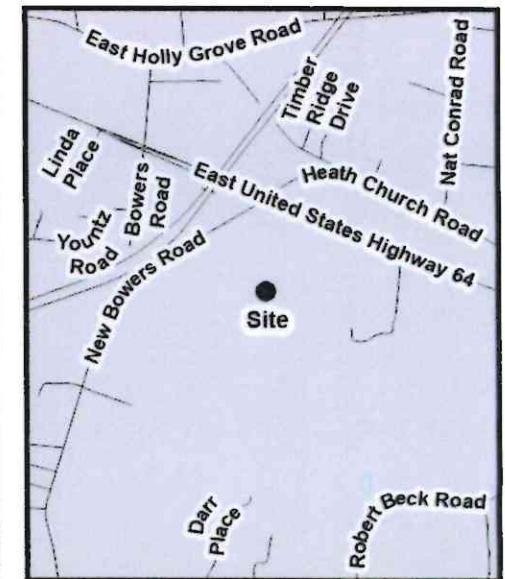
VESTED LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

TRACT #6, BEGINNING: AT A STONE, BOTTIE GRIMES CORNER IN W. H. BOWERS LINE; RUNNING THENCE WITH SIX LINES OF BOTTIE GRIMES AS FOLLOWS: SOUTH 89 DEG 40' EAST 439 FEET TO AN IRON; NORTH 74 DEG. EAST 95 FEET TO AN IRON; SOUTH 55 DEG. 40' EAST 168 FEET TO AN IRON; SOUTH 20 DEG. EAST 187 FEET TO AN IRON; SOUTH 56 DEG. EAST 124 FEET TO AN IRON; NORTH 35 DEG. 15' EAST 275 FEET TO AN IRON; BOTTIE GRIMES CORNER; THENCE WITH BOTTIE GRIMES AND MRS. J. H. CURRY'S LINES SOUTH 52 DEG. EAST 653 FEET TO A STAKE, A NEW CORNER ON MRS. J. H. CURRY'S LINE; SAID STAKE BEING ON THE WEST SIDE OF A NEW ROAD AND BEING NORTH 52 DEG. WEST 30 FEET FROM HEDRICK'S CORNER; THENCE WITH THE WEST SIDE OF THE NEW ROAD AND 30 FEET WEST OF AND PARALLEL TO HEDRICK'S LINE SOUTH 37 DEG. 50' WEST 535 FEET TO A STAKE, SAID STAKE BEING NORTH 49 DEG. WEST 30 FEET FROM AN IRON HEDRICK'S CORNER AND ON THE WEST SIDE OF A NEW ROAD, ALSO A NEW CORNER IN ELMO LOHR'S NEW LINE, THENCE WITH ELMO LOHR'S NEW LINE NORTH 49 DEG. WEST 1538.5 FEET TO A STAKE, A NEW CORNER OF ELMO LOHR IN BOWERS LINE, THENCE WITH W. H. BOWERS LINE NORTH 8 DEG. EAST 37.8 FEET TO THE BEGINNING, CONTAINING 11.80 ACRES MORE OR LESS. (THE ABOVE REFERRED NEW ROAD IS A STRIP OF LAND 30 FEET WIDE AND 535 FEET LONG AND IS BEING RETAINED BY THE GRANTORS FOR THEIR PRIVATE USE) SEE BOOK 395, PAGE 14.

SURVEYED LEGAL DESCRIPTION

COMMENCING AT THE NGS MONUMENT "TIGHT" DESIGNATION FA4750 LOCATED WITH NORTH CAROLINA STATE PLANE COORDINATES N: 751,768.37 E: 1,649,650.87 THENCE S 16°03'43" W A DISTANCE OF 1892.08' TO A 3/4" OPEN TOP PIPE, WHICH IS THE POINT OF BEGINNING,
THENCE S 89°04'13" E A DISTANCE OF 438.75' TO A 1" OPEN TOP PIPE FOUND;
THENCE N 74°03'42" E A DISTANCE OF 102.97' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 55°06'13" E A DISTANCE OF 168.12' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 22°31'07" E A DISTANCE OF 175.09' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 57°20'51" E A DISTANCE OF 107.96' TO A 1" OPEN TOP PIPE FOUND;
THENCE N 34°39'04" E A DISTANCE OF 275.31' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 52°08'51" E A DISTANCE OF 270.04' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 53°24'18" E A DISTANCE OF 20.18' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 53°06'10" E A DISTANCE OF 375.84' TO A 1" OPEN TOP PIPE FOUND;
THENCE S 37°54'32" W A DISTANCE OF 540.90' TO A 1" OPEN TOP PIPE FOUND;
THENCE N 49°18'43" W A DISTANCE OF 1534.32' TO A 2" OPEN TOP PIPE FOUND;
THENCE N 04°24'32" E A DISTANCE OF 37.18' TO A 3/4" OPEN TOP PIPE FOUND, WHICH IS THE POINT OF BEGINNING,
CONTAINING 301,145.78 Sq. Ft. OR 11.505 Ac.



Legend

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



Applicant

Kimley-Horn and Associates, INC.

Property Owner

Three Hat Mountain Farm INC.

Scale
1:6,000

Drawn By:

Date 4/30/2026

REVISED

From: RA-1, Rural Agricultural District

To: CZ-LI, Conditional Zoning Limited Industrial District

Conrad Hill Township, Tax Map 20, Lot 1, Containing 11.60± Acres

2022 Aerial Photography



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-26-5

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Kimley-Horn and Associates, INC., was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 12th day of May, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 12th day of May, 2026.

A handwritten signature in cursive script that reads "Angela Arthur".

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
5-12-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 5/11/2026
Parcel: 0502000000002

This request is being made by:
Kimley-Horn and Associates, INC.

NORTH CAROLINA INDUSTRIAL PARTNERS LLC
111 REYNOLDA VLG STE H
WINSTON SALEM, NC 27106-5130

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 Conrad Hill Township, Tax Map 20, Lot 1 containing 11.60 acres more or less.

Description of rezoning Request

Requested to change from that of RA-1, Rural Agricultural District, to that of CZ-LI, Conditional Zoning Limited Industrial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 5/19/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 6/8/2026 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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 5/11/2026

0501600000028F ✓

NORTH CAROLINA INDUSTRIAL PARTNERS LLC
111 REYNOLDA VLG STE H
WINSTON SALEM, NC 27106-5130

0501600000068 ✓

CENTERPOINT INVESTORS LLC
111-H REYNOLDA VILLAGE
WINSTON SALEM, NC 27106

0501600000069 ✓

CURRY JAMES C JR FAMILY TRUST
710 CURRY ROAD
HIGH POINT, NC 27265-0000

0502000000001 ✓

THREE HAT MOUNTAIN FARM INC
6182 E US HWY 64
LEXINGTON, NC 27292-0000

0502000000002 ✓

NORTH CAROLINA INDUSTRIAL PARTNERS LLC
111 REYNOLDA VLG STE H
WINSTON SALEM, NC 27106-5130

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

Date: 4/30/2026

Fees Paid Receipt #: REZ-26-6

Applicant(s): Boulos Investments LLC- Kamil Boulos

Telephone: 336-682-1504

Mailing Address: 1200 National Dr, Winston Salem, NC 27103

Property Owner(s): Joel Hartley and Cynthia Hartley

Telephone: 336-425-5808

Mailing Address: See Attached Exhibit A

Property Location (General Description): Said property is located on the south side of East US Highway 64 approximately .24 mile southeast of the New Bowers Rd Intersection, at 3864 East US Highway 64.

Township: Conrad Hill

Map No.: 15

Block No.: --

Lots: 4C, 58

Acres (more or less): 6.79

Existing Zoning District: RA-3

Proposed Zoning District: HC

Legal Advertisement: Request by Boulos Investments LLC- Kamil Boulos to rezone property located in Conrad Hill Township, Tax Map 15, Lot 4C and 58 containing 6.79 acres more or less. Said property is located on the south side of East US Highway 64 approximately .24 mile southeast of the New Bowers Rd intersection, at 3864 East US Highway 64. Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of HC, Highway Commercial District.

Planning Board Meeting Date: 5/19/2026

Recommendation: _____

Public Hearing Date: 6/8/2026

Decision: _____

Signature, Applicant(s) _____

Joel K. Hartley
Cynthia C. Hartley

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Boulos Investments LLC- Kamil Boulos

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.
This rezoning request is consistent with the surrounding properties along US Highway 64.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
This area of US Highway 64 is currently undergoing significant industrial and commercial growth. This request is consistent with current growth.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
The buyer of the property located at 3864 E US Highway 64 desires to rezone the property to HC Highway Commercial. This property is located just east of the interstate 85- US Highway 64 intersection. This section of US Highway 64 has been deemed an economic development corridor to promote industrial and commercial development.

EXHIBIT A:

The properties identified below are hereby submitted for consideration to be rezoned to **Highway Commercial (HC)**:

Property 1:

Address: 3864 E US Highway 64, Lexington, NC 27292

Parcel Number: 0501500000058

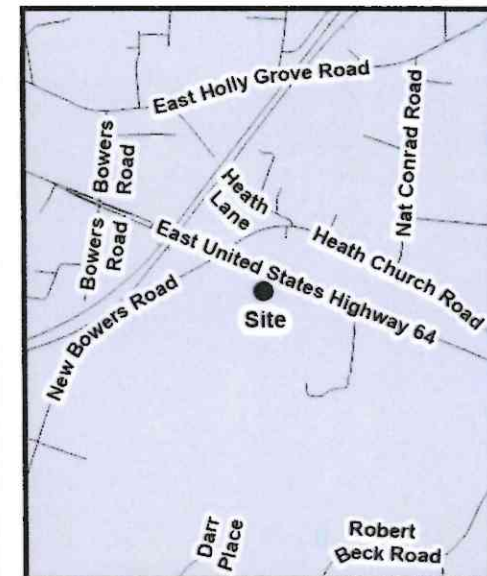
Property 2:

Address: East US Highway 64, Lexington, NC 27292

Parcel Number: 050150000004C

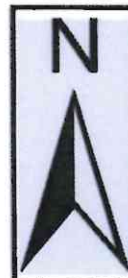
These parcels are included in this rezoning application and are depicted in the accompanying maps and exhibits, which clearly outline the subject properties and the specific areas requested for rezoning.





Legend

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



Applicant

**Boulos Investments LLC-
Kamil Boulos**

Property Owner

Joel and Cynthia Hartley

Scale
1:3,600

Drawn By.

Date 5/5/2026

REVISED

From: RA-3, Rural Agricultural
District

To: HC, Highway Commercial
District

Conrad Hill Township, Tax Map 15,
Lot 4A and 4B, Containing 6.79± Acres

2022 Aerial Photography



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-26-6

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Boulos Investments, LLC. (Kani Boulos), was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 12th day of May, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 12th day of May, 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
5-12-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 5/11/2026
Parcel: 0501500000004

This request is being made by:
Boulos Investments LLC- Kamil Boulos

CONRAD CORNELIA H ET ALS
4835 NC HIGHWAY 47
LEXINGTON, NC 27292-8647

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 Conrad Hill Township, Tax Map 15, Lot 4C and 58 containing 6.79 acres more or less.

Description of rezoning Request

Requested to change from that of RA-3, Rural Agricultural District to that of HC, Highway Commercial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 5/19/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 6/8/2026 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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 5/11/2026

0501500000002D ✓

GARNER GLENNA R

516 HEATH CHURCH RD

LEXINGTON, NC 27292-0000

0501500000004B ✓

CONRAD WYNN ALAN

4000 US HWY 64 EAST

LEXINGTON, NC 27292-8088

0501500000004C ✓

HARTLEY JOEL K

4835 NC HIGHWAY 47

LEXINGTON, NC 27292-8647

05015000000058 ✓

HARTLEY CYNTHIA C

4835 NC HIGHWAY 47

LEXINGTON, NC 27292-8647

05016000000069 ✓

CURRY JAMES C JR FAMILY TRUST

710 CURRY ROAD

HIGH POINT, NC 27265-0000

05016000000069A ✓

S & S CAPITAL LLC

3735 E US HIGHWAY 64

LEXINGTON, NC 27292-8067

05015000000004 ✓

CONRAD CORNELIA H ET ALS

4835 NC HIGHWAY 47

LEXINGTON, NC 27292-8647

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

Date: 4/30/2026

Fees Paid Receipt #: REZ-26-7

Applicant(s): Michael and Tricia Burns

Telephone: 336-225-8482

Mailing Address: 173 Trantham Dr, Lexington, NC 27292

Property Owner(s): Michael and Tricia Burns

Telephone: 336-225-8482

Mailing Address: 665 Trantham Dr, Lexington, NC 27292

Property Location (General Description): Said property is located on the north side of Trantham Dr approximately 418ft west of NC Hwy 8 intersection, at 665 Trantham Dr

Township: Cotton Grove

Map No.: 8C

Block No.: B

Lots: 22

Acres (more or less): .93

Existing Zoning District: CZ-HC

Proposed Zoning District: RA-2

Legal Advertisement: Request by Michael Burns to rezone property located in the Cotton Grove Township, Tax Map 8C, Block B, Lot 22 containing .93 acre more or less. Said property is located on the north side of Trantham Dr approximately 418ft west of NC Hwy 8 intersection, at 665 Trantham Dr. Rezoning is requested to change from that of CZ-HC, Conditional Zoning Highway Commercial District, to that of RA-2, Rural Agricultural District.

Planning Board Meeting Date: 5/19/2026

Recommendation: _____

Public Hearing Date: 6/8/2026

Decision: _____

Signature, Applicant(s) Michael J. Burns & Tricia M Burns

Agent: _____ By: _____

Address: _____

Phone: _____

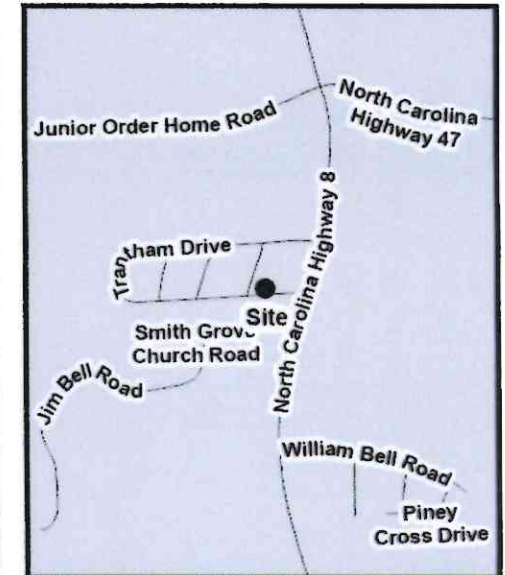
Davidson County Planning Department

Name: Michael and Tricia Burns

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.
Plans Changed. Plan on building a house.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
Want to build a house in the future.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
Plans have changed for the future and cost of building.



Legend

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



Applicant	
Michael and Tricia Burns	
Property Owner	
Michael and Tricia Burns	
Scale	Drawn By.
1:1,200	
Date	REVISED
5/1/2026	
From: CZ-HC, Conditional Zoning Highway Commercial	
To: RA-2, Rural Agricultural District	
Cotton Grove Township, Tax Map 8C, Block B, Lot 22, Containing .93± Acres	
2022 Aerial Photography	



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-26-7

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Michael and Tricia Burns, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 12th day of May, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 12th day of May, 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
5-12-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 5/11/2026

Parcel: 06008C00B0022 ✓

This request is being made by:
Michael and Tricia Burns

BURNS MICHAEL
173 TRANTHAM DRIVE
LEXINGTON, NC 27292

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 Cotton Grove Township, Tax Map 8C, Block B, Lot 22 containing .93 acre more or less. Said property is further described as being located at 665 Trantham Dr, Lexington, NC 27292.

Description of rezoning Request

Requested to change from that of CZ-HC, Conditional Zoning Highway Commercial District to that of RA-2, Rural Agricultural District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 5/19/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 6/8/2026 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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 5/11/2026

06008C00B0001 ✓
PHILLIPS ANTHONY JOHN
400 RIMA LNDG
DENTON, NC 27239-7099

06008C00B0004B ✓
PROVENDRA LLC
820 SCOUT RD
LEXINGTON, NC 27292-5147

06008C00B0008A ✓
JOWERS DANIEL R
4248 NC HIGHWAY 8
LEXINGTON, NC 27292-8895

06008C00B0013 ✓
OWENS TONY G
1125 WAFFORD CIR
LEXINGTON, NC 27292-6224

06008C00B0017 ✓
BURNS TRICIA MARIE
173 TRANTHAM DRIVE
LEXINGTON, NC 27292

06008C00B0022 ✓
BURNS MICHAEL
173 TRANTHAM DRIVE
LEXINGTON, NC 27292

06008C00C0001 ✓
M & K RENTAL PROPERTIES LLC
2481 WELCOME ARCADIA RD
LEXINGTON, NC 27295-5483

06008C00C0025 ✓
CAMPOS EDDIE
209 TRANTHAM DRIVE
LEXINGTON, NC 27292



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: 5/11/2026

06008C00F0001 ✓

MEJIA SILVANO PEREZ

248 SPRING FOREST RD

ASHEBORO, NC 27205-2899

06008C00F0012 ✓

DAVIDSON WATER INC

PO BOX 969

WELCOME, NC 27374-0969



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: 5/11/2026

06008C00F0020A ✓

A AND A HOME SOLUTIONS AND INVESTMENTS INC

159 PAUL POPE RD

THOMASVILLE, NC 27360-9165

DAVIDSON COUNTY, NORTH CAROLINA

Application to the Planning Board for a Hearing

Application No.: _

Date: 4/22/2026

Applicant(s): Carl Cain on behalf of Anew Homes LLC

Telephone: 336-399-3083

Mailing Address: 499 Jes Wes Lane, Lexington, NC 27295

Property Owner: Same

Telephone: Same

Mailing Address: Same

Property Location (General Description): Property is located on the north side of Emory Court, approximately 200 feet east of the Garnet Lane intersection

Township: Midway

Map No.: 30C

Block No.: ---

Lots: 29

Type of Application:

- ☐ Appeal from an action of the Subdivision Administrator and/or petition for an interpretation of the Subdivision Ordinance
- ☒ Variance

Legal Advertisement: Request for a variance from the required 50 foot minimum front setback on Lot 29 of Hanes Meadows subdivision, as recorded with the Davidson County Register of Deeds in Plat Book 98, Page 5. Property is located on the north side of Emory Court approximately 200 feet east of the Garnet Lane intersection at the address 157 Emory Court. Property is further described as Midway Township, Tax Map 30C, Lot 29 consisting of 1.01 acres, more or less.

Public Hearing Date: 5/19/2026

Board's Decision: _____

Signature, Applicant(s) _



Fee Paid Receipt No.:

Variance Application

DAVIDSON COUNTY
STATE OF NORTH CAROLINA

APPLICATION FOR A VARIANCE

9/24/2025

I, Carl Cain, on behalf of Anew Homes, LLC, hereby petition the Planning Board for a VARIANCE from the literal provisions of the Davidson County Subdivision Regulations because, under the interpretation given to me by the Subdivision Administrator, I am prohibited from using the parcel of land described in the attached form (Application for a Hearing) in a manner shown by the Plot Plan attached to that form. I request a variance from the following provisions of the ordinance (cite paragraph numbers: 8.11.03(d)(1)(a))

So that the above-mentioned property can be used in a manner indicated by the Plot Plan attached to the Application for a Hearing form, or if the Plot Plan does not adequately reveal the nature of the variance, as more fully described herein (if variance is requested for a limited time only, specify duration requested): See attached site plan

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Planning Board does not have unlimited discretion in deciding whether to grant a variance under the terms of the Davidson County Subdivision. A variance may only be allowed by the Board of Adjustment in cases involving practical difficulties or unnecessary hardships when substantial evidence in the official record of the application supports all five of the Findings of Facts listed below. In the space provided below, indicate the facts you intend to show and the arguments that you intend to make to convince the Board that it can properly find the following five required findings of fact:

1. That the alleged hardships or practical difficulties are unique and singular as regards the property of the person requesting that variance and are not those suffered in common with other property similarly located. Discovery of the encroachment of front setback of Lot 29 does not reflect on similar builds in the subdivision.

Staff Comment: Staff find no hardships or difficulties other than those caused by the builder's siting of the house.

2. That the alleged hardships and practical difficulties, which will result from failure to grant the variance, extend to the inability to use the land in question for any use in conformity with the provisions of this ordinance and include substantially more than mere inconvenience and inability to attain a higher financial return. Upon discovery of the encroachment on front setback of Lot 29, the project is 95% complete.

Staff Comment: Without the variance, the builder will need to relocate or rebuild the structure to comply with the Subdivision Regulations.

3. That the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance: See attached letter from property owners within 500 feet, and real estate professional.

Staff Comment: Staff cannot speak to property values, but the applicant has submitted a letter from a real estate broker affirming maintenance of property values, as well as signed statements from adjoining property owners concurring.

4. That the variance is in harmony with and serves the general intent and purpose of this ordinance: The variance would preserve the overall standards of the neighborhood, maintain the established streetscape, and not create any use or intensity that the ordinance seeks to prevent. The structure is already built in accordance with all other zoning requirements. Granting this variance simply legalizes an existing condition without altering the character of the area or conflicting with the goals of the ordinance.

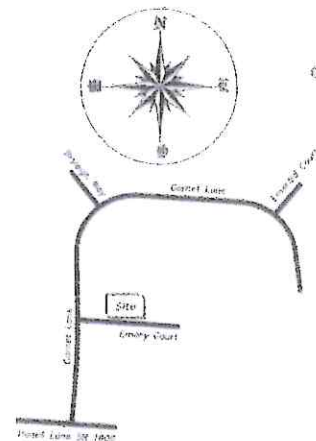
Staff Comment: Building and zoning permits for this site were approved in December of 2025 and the applicant is currently waiting for final inspections to take place. As applicant states, the structure was initially permitted as compliant to the required 50 foot front setback. After construction was complete, it was discovered that the setback was not met, as shown on the attached as-built site plan.

5. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this ordinance and the individual hardships that will be suffered by a failure of the Board to grant a variance. This variance was previously approved in 2019. Justice is served by granting the variance as it provides for a better subdivision product that minimizes connections to Old Mill Farm Road.

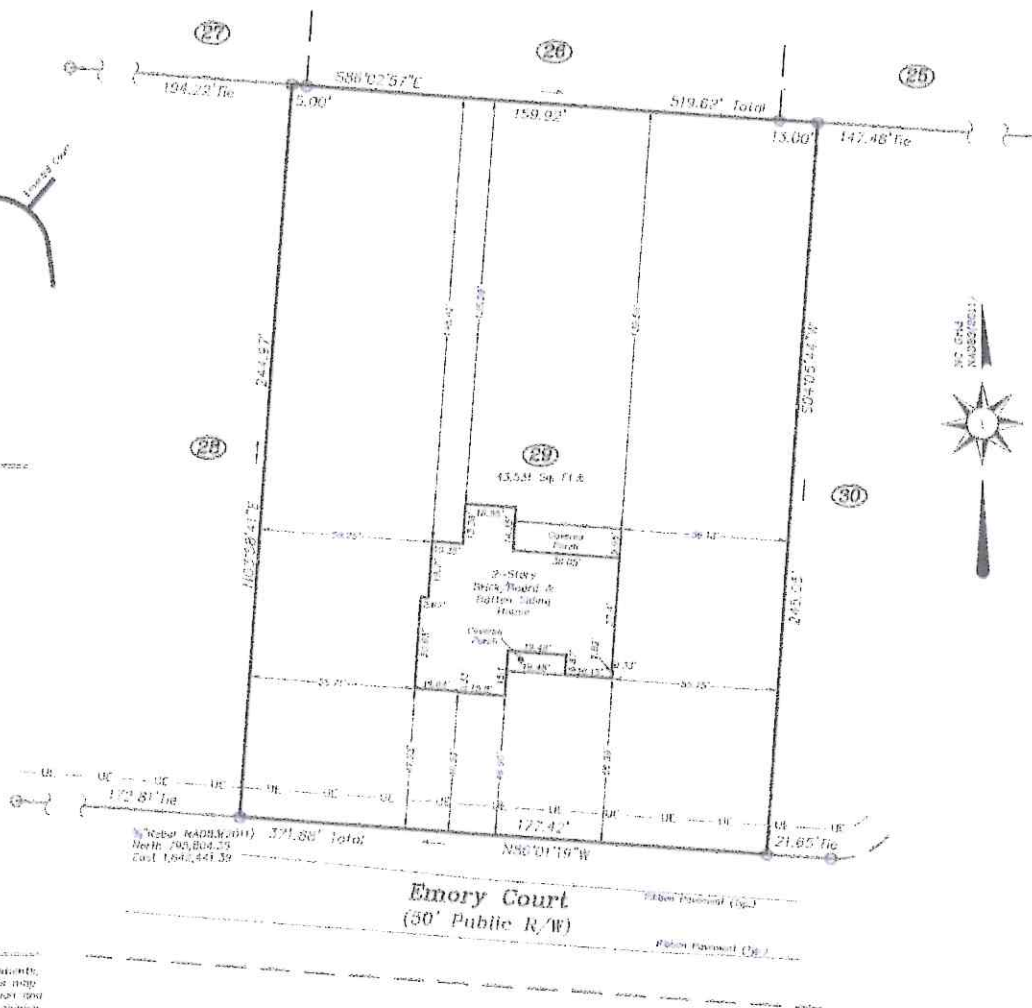
Staff Comment: Prior to 2023, this structure would have been compliant by meeting a 30 foot front setback. Since then, the Subdivision Regulations require a greater 50 foot front setbacks in major subdivisions. All plat approvals and permits issued for this site have reflected that 50 foot front setback. If the variance is not granted, applicant would be required to relocate or rebuild the structure to comply.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Signature of Applicant _____



Location Map
Not to scale



Notes:

1) This property is subject to any easements, agreements, or rights-of-way of record prior to the date of this map which were not apparent at the time of my inspection and might otherwise be disclosed by my attorney's title opinion which as of date shown herein has not been supplied to the Surveyor. There may be easements or other matters of record affecting this property not shown herein.

2) The purpose of this survey is to show existing house location.

3) All distances shown are measured horizontal ground distances, unless specifically noted otherwise.

Legend

5/8" Rebar Found
Boundary Line
Adjoining Line
Unsurveyed Line
10' Utility Easement

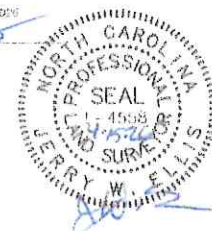


SURVEYOR CERTIFICATION FOR CLOSURE

I, Jerry W. Ellis, certify that this plat was drawn under my supervision from an actual traditional and a GPS survey made under my supervision (detailed description recorded in Deed Book 2724, Page 2332 and other reference sources as shown), that the boundaries not surveyed are indicated as dashed lines and drawn from information shown; that the rules of precision or positional accuracy for the traditional survey as calculated by coordinates is 1/20,000", the following information was used to perform the GPS survey: (1) Class of survey: A (2) Positional accuracy: 0.10" (3) Type of GPS data processing: RTK (4) Date of survey: 3-18-2024 (5) Datum: NAD83(2011) (6) NCOS: NCOS-RTK (7) CORS model: R01B (8) Combined grid factor(s): 0.9999966 (9) North US Survey Foot, that the area was calculated by coordinates; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56 1009) and meets the requirements of NCOS 47-30 as amended. Witness my official signature, license number and seal.

This 15th Day of April, A.D. 2024

Jerry W. Ellis
L. 4558



As-Built Survey
Anew Homes, LLC
Hanes Meadows
Phase 2
157 Emory Court
Lot 29
Deed Book 2724, Page 2332
Plat Book 98, Page 5
Davidson County, North Carolina
April 15, 2024
Jerry W. Ellis, PLS



ENCOMPASS
Surveying & Engineering, PC
Firm # C-4644
6206-B Hacker's Bend Court
Winston-Salem, NC 27103
(336)893-7397

Drawing 23040 Lot 29 Asbuilt.dwg



April 15, 2026

To: Davidson County Zoning Department
Re: Zoning Variance Request – Lot 29, Hanes Meadows Subdivision

Dear Members of the Zoning Board,

I am writing in my capacity as a licensed real estate broker with extensive experience in the Davidson County market to offer my professional opinion regarding the requested zoning variance for a change in setback on Lot 29 within the Hanes Meadows subdivision.

Based on my knowledge of current market conditions, neighborhood standards, and buyer expectations within this area, it is my professional opinion that granting the requested variance will not have any negative impact on the value of the home built on Lot 29 or the surrounding properties within the subdivision.

Hanes Meadows has proven to be a blossoming residential community where home values are primarily influenced by factors such as floor plan, square footage, interior selections, curb appeal, and neighborhood consistency. Minor adjustments to setback requirements—when thoughtfully executed and in keeping with the architectural integrity of the home and surrounding properties—do not materially affect marketability or perceived value.

In this particular case, the proposed setback modification does not appear to create any adverse visual impact, overcrowding concern, or inconsistency with the general character of the neighborhood. As such, it is unlikely to deter prospective buyers or diminish the desirability of adjacent homes. Furthermore, I am not aware of any evidence within the local market to suggest that a variance of this nature would result in diminished property values within a subdivision such as Hanes Meadows.

For these reasons, I respectfully support the approval of the requested zoning variance for Lot 29.

Please feel free to contact me should you require any additional information or clarification regarding this opinion.

Sincerely,
Ashley Bonnett
Realtor / Broker-in-Charge
Home Star Realty

336 - 403 - 4051
Ashley@HomeStarRealtyNC.com
6734 Old US Hwy 52, Lexington NC 27295



Anew Homes LLC

359 Hanes Ln

Lexington, NC 27295

April 20, 2026

Davidson County Planning and Zoning

913 Greensboro St, Lexington NC, 27292

Davidson County, North Carolina

Re: Zoning Variance Request – Front Setback Adjustment (157 Emory Ct., Lexington 27295)

Dear Members of Planning and Zoning,

On behalf of Anew Homes LLC, I am writing to formally state that the property owners within a 500-foot radius of **157 Emory Court, Lexington, NC 27295** have been notified of the requested zoning variance regarding the front setback adjustment from 50 feet.

After communication with the surrounding property owners listed below, we confirm that **no objections have been expressed** regarding this variance request.

The following property owners have acknowledged and do not object:

- Carl Cain – 359 Hanes Lane
- Chad McGuire – 293 Hanes Lane
- Oakwood Residential Builders, 10436 N NC Hwy 150, Clemmons, NC 27012 – 134 Emory Ct, 168 Emory Ct, 179 Emory Ct, 336 Garnet Lane, 364 Garnet Lane, 450 Garnet Lane, 498 Garnet Lane, 173 Garnet Lane
- Aher Builders Inc, 199 Covington Pl, Lewisville, NC 27023 – 190 Hanes Lane, 123 Garnet Lane, 396 Garnet Lane, 203 Garnet Lane, 235 Garnet Lane, 267 Garnet Lane
- Anew Homes LLC, 359 Hanes Ln, Lexington, NC 27295 – 253 Hanes Lane, 193 Emory Ct, 274 Garnet Lane

We respectfully request the Committee's consideration and approval of this zoning variance. Should you require any additional information or documentation, please do not hesitate to contact us.

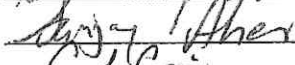
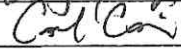
Thank you for your time and consideration.

Sincerely,

Anew Homes LLC

Property Owner Acknowledgment & Signatures

By signing below, the undersigned property owners acknowledge notification of the zoning variance request for **157 Emory Court, Lexington, NC 27295**, and confirm that they **do not object** to the requested front setback adjustment.

Property Owner Name	Property Address	Signature	Date
Carl Cain, 336-399-3083	359 Hanes Lane		4/20/26
Chad McGuire, 336-406-2617	293 Hanes Lane		4/20/26
Oakwood Residential Builders, 336-462-0589	Listed Above		
Aher Builders Inc, 336-792-0354	Listed Above		4/20/26
Anew Homes LLC, 336-399-3083	Listed Above		4/20/26

Davidson County Planning Department
Zoning Certificate / Occupancy Compliance

Zoning Permit #: B-25-2113

Health #:

Applicant:
CARLCAIN

Location Address:
157 Emory Court Lexington NC
27295

Daytime Phone:
3363993083

Owner/Legal Representative:
ANEW HOMES LLC

Mailing Address:

Daytime Phone:

Subdivision: PB98-5 L29 BK2724-
2332 HANES MEADOWS PH2

Parcel ID: 13030C0000029

Township: Midway

Zone:

Occupancy:

Use:

Mob Year:

SW/DW:

Conforming:

Legal Nonconforming:

Special/Variance:

Setback Lines: **Front:** 50FT

Rear: 20FT

Side: 10FT

Side Street:

Max Lot Coverage:

Max Bld Height: 35FT

Parking:

Loading:

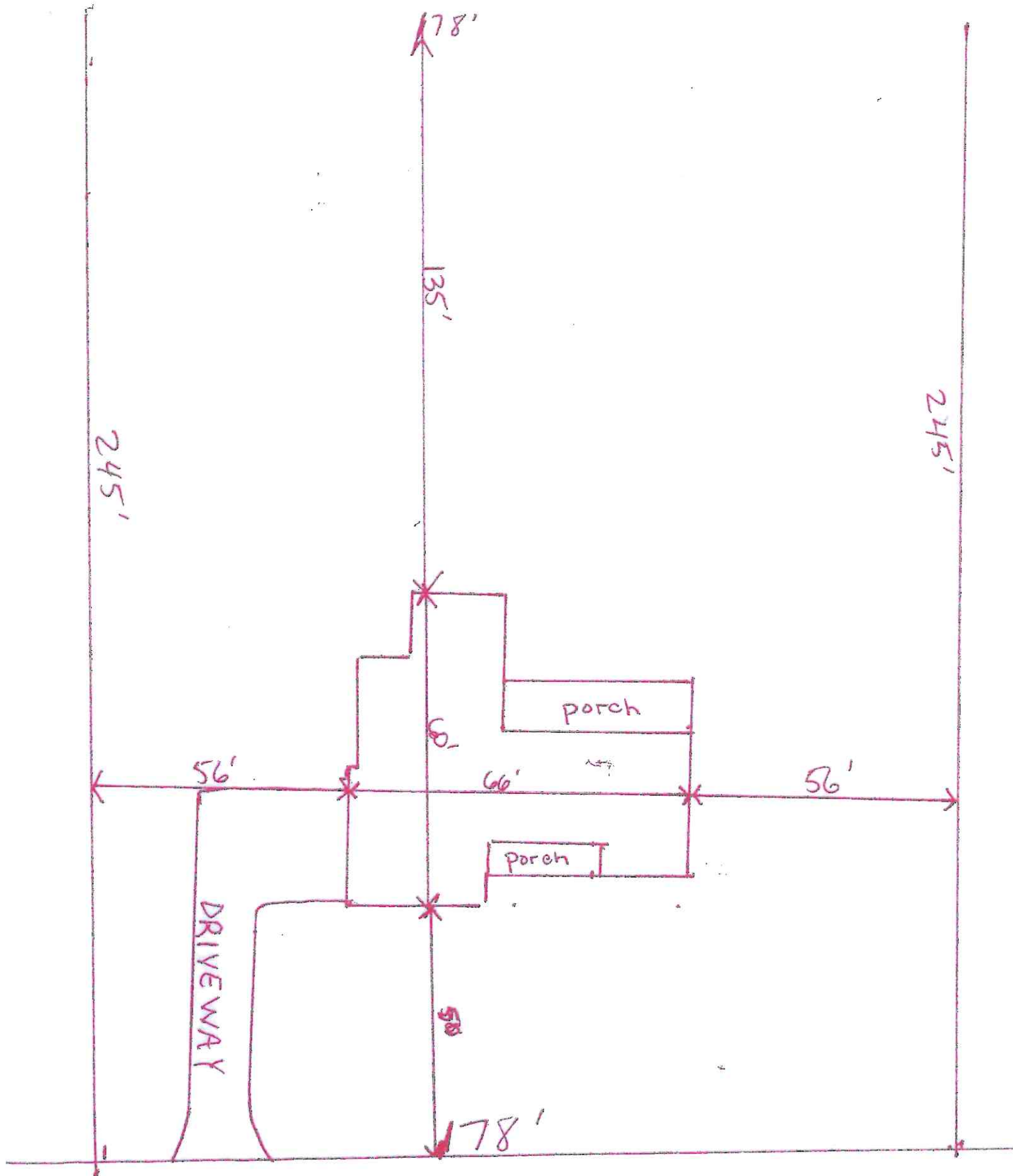
Conditions of Approval:

Approval for single family dwelling based on site plan showing setbacks are met.

**Conditions of Approval met and
Setback lines checked:**

Zoning Office

Date



157 EMORY CT



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

Click or tap here to enter text.

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Request for a Variance made by Carl Cain on behalf of Anew Homes, LLC," was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 7th day of May, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 7th day of May, 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

COPY

MAILED

5-7-2026 do

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

NOTICE OF REQUEST FOR VARIANCE

Date: 5/7/2026

Parcel: 13030C0000034

This request is being made by:
Carl Cain on behalf of Anew Homes LLC

OAKWOOD RESIDENTIAL BUILDERS LLC
10436 N NC HWY 150
CLEMMONS, NC 27012-6863

A request for variance 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 Emory Court approximately 200 feet east of the Garnet Lane intersection at the address 157 Emory Court. Property is further described as Midway Township, Tax Map 30C, Lot 29 consisting of 1.01 acres, more or less.

Description of variance Request

Request for a variance from the required 50-foot minimum front setback on Lot 29 of Grindstone Place subdivision, as recorded with the Davidson County Register of Deeds in Plat Book 98, Page 5.

Meeting Dates & Times

A Public Hearing will be held by the Planning Board on: 5/19/2026 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 Planning Board 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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 5/7/2026

13030C0000034 ✓

OAKWOOD RESIDENTIAL BUILDERS LLC
10436 N NC HWY 150
CLEMMONS, NC 27012-6863

13030C0000033 ✓

OAKWOOD RESIDENTIAL BUILDERS LLC
10436 N NC HWY 150
CLEMMONS, NC 27012-6863

13030C0000025 ✓

OAKWOOD RESIDENTIAL BUILDERS LLC
10436 N NC HWY 150
CLEMMONS, NC 27012-6863

13030C0000027 ✓

ANEW HOMES LLC
499 JES WES LN
LEXINGTON, NC 27295-0838

13030C0000026 ✓

OAKWOOD RESIDENTIAL BUILDERS LLC
10436 N NC HWY 150
CLEMMONS, NC 27012-6863

13030C0000028 ✓

AHER BUILDERS INC
199 COVINGTON PL
LEWISVILLE, NC 27023-9804

13030C0000029 ✓

ANEW HOMES LLC
499 JES WES LN
LEXINGTON, NC 27295-0838

13030C0000030 ✓

OAKWOOD RESIDENTIAL BUILDERS LLC
10436 N NC HWY 150
CLEMMONS, NC 27012-6863

NC DOT 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.

Signed by: Phillip Kelly Sides
DISTRICT ENGINEER
7A47154EF0B4423

DATE 10/3/2025

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
NORTH CAROLINA - DAVIDSON COUNTY

NC DOT 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 property owners maintaining the right of way, until the road is taken over for maintenance by NCDOT.

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.

10/3/2025

Signed by: Joshua Tussey
Watershed Adm./Chmn.Review Board

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.

10/3/2025

Signed by: Joshua Tussey
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.

10/3/2025

Signed by: Joshua Tussey
Subdivision Administrator/Chairman
Planning Board

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.

10/3/2025

Signed by: Joshua Tussey
Review Officer

of Davidson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording

10/3/2025

Signed by: Joshua Tussey
Davidson County, North Carolina

DAVIDSON COUNTY REGISTER OF DEEDS

PLAT REGISTRATION

Filed for registration at _____ o'clock _____ M.

This the _____ Day of _____, 2025

and recorded in Plat Book _____, Page _____

Filing Fee Paid: _____

Michael E. Horne, Register of Deeds

By:

DEPUTY/ ASSISTANT

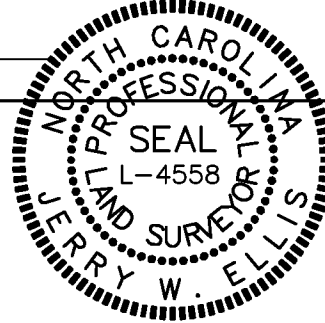
Davidson County, North Carolina

SURVEYOR CERTIFICATION FOR CLOSURE

I, Jerry W. Ellis, certify that this plat was drawn under my supervision from an actual traditional and a GPS survey made under my supervision (deed description recorded in Deed Book 2632, Page 137 and other reference sources as shown); that the boundaries not surveyed are indicated as dashed lines and drawn from information shown; that the ratio of precision or positional accuracy for the traditional survey as calculated by coordinates is 1/20,000+; the following information was used to perform the GPS survey: (1) Class of survey: A (2) Positional accuracy: 0.10" (3) Type of GPS field procedure: RTK (4) Date of survey: 3-28-2024 (5) Datum: NAD83(2011) (6) NGS VRS/RIN (7) Geoid model: 2018 (8) Combined grid factor(s): 0.9999983 (9) Units: US Survey Feet; that the area was calculated by coordinates; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and meets the requirements of NCGS 47-30 as amended.
Witness my original signature, license number and seal:
This 6th Day of August, A.D., 2025

Signed by:

Jerry W. Ellis
L-4558



SURVEYOR CERTIFICATION FOR SUBDIVISION

I, Jerry W. Ellis Professional Land Surveyor, L-4558 certify to one or more of the following as indicated by an X:

- ☒ a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☒ b. That the 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 one 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 or ownership.
- ____.4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ____.5. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- ____.6. 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.

Davidson County, North Carolina

The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Davidson County authorize that this plat be recorded in the office of the Register of Deeds of Davidson County.

DocuSigned by:

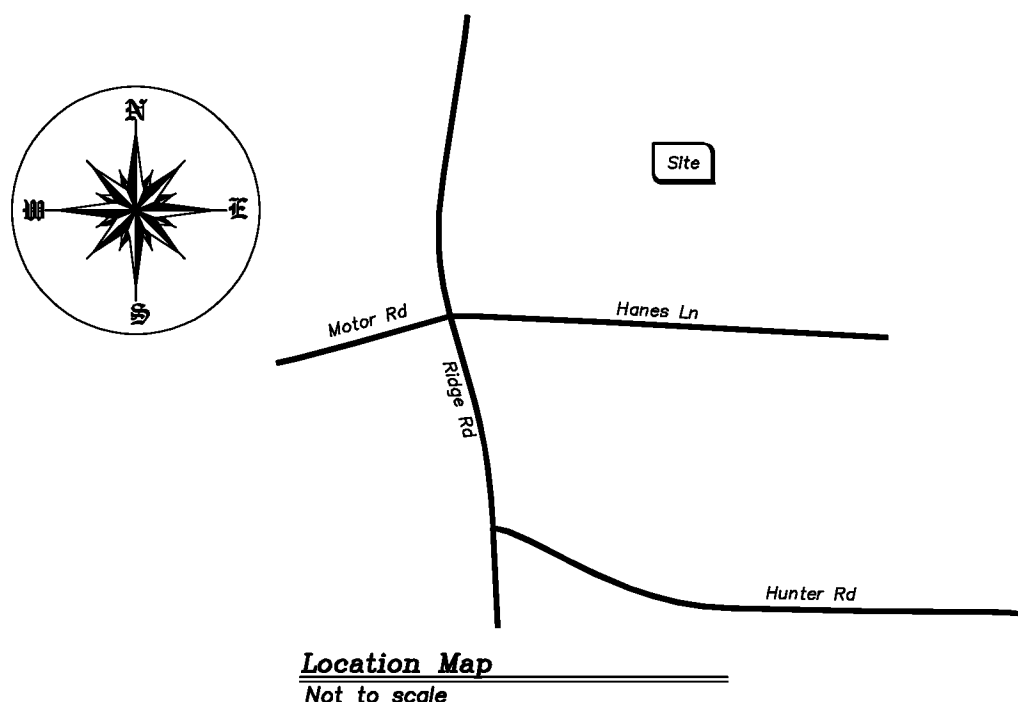
Davidson County

10/3/2025

Date

Owner

Date



Line Table		
Line	Bearing	Length
L1	S43°40'36"E	55.76'
L2	S06°38'33"E	59.80'
L3	S06°38'33"E	11.62'
L4	S00°15'30"E	100.74'
L5	N89°20'53"W	50.67'
L6	S01°54'57"E	37.64'
L7	S02°31'39"E	320.20'
L8	S01°43'12"W	31.99'

Legend

- 5/8" Rebar Placed (NRP) ●
- Iron Found (As Noted) ○
- Stone Found □
- Unmonumented Point ×
- Boundary Line _____
- Unsurveyed Line _____
- Adjoining Boundary Line _____
- 50'x50' Sign Easement — E — E —
- 10'x70' Sight Easement — SE — SE —
- Private Drainage Easement — PDE — PDE —
- 10' Utility Easement — UE — UE —
- Address [117]

2025018281

DAVIDSON COUNTY NC FEE \$21.00

PRESENTED & RECORDED

10/03/2025 04:22:26 PM

MICHAEL E. HORNE

REGISTER OF DEEDS

BY: SHERRY KEPLY

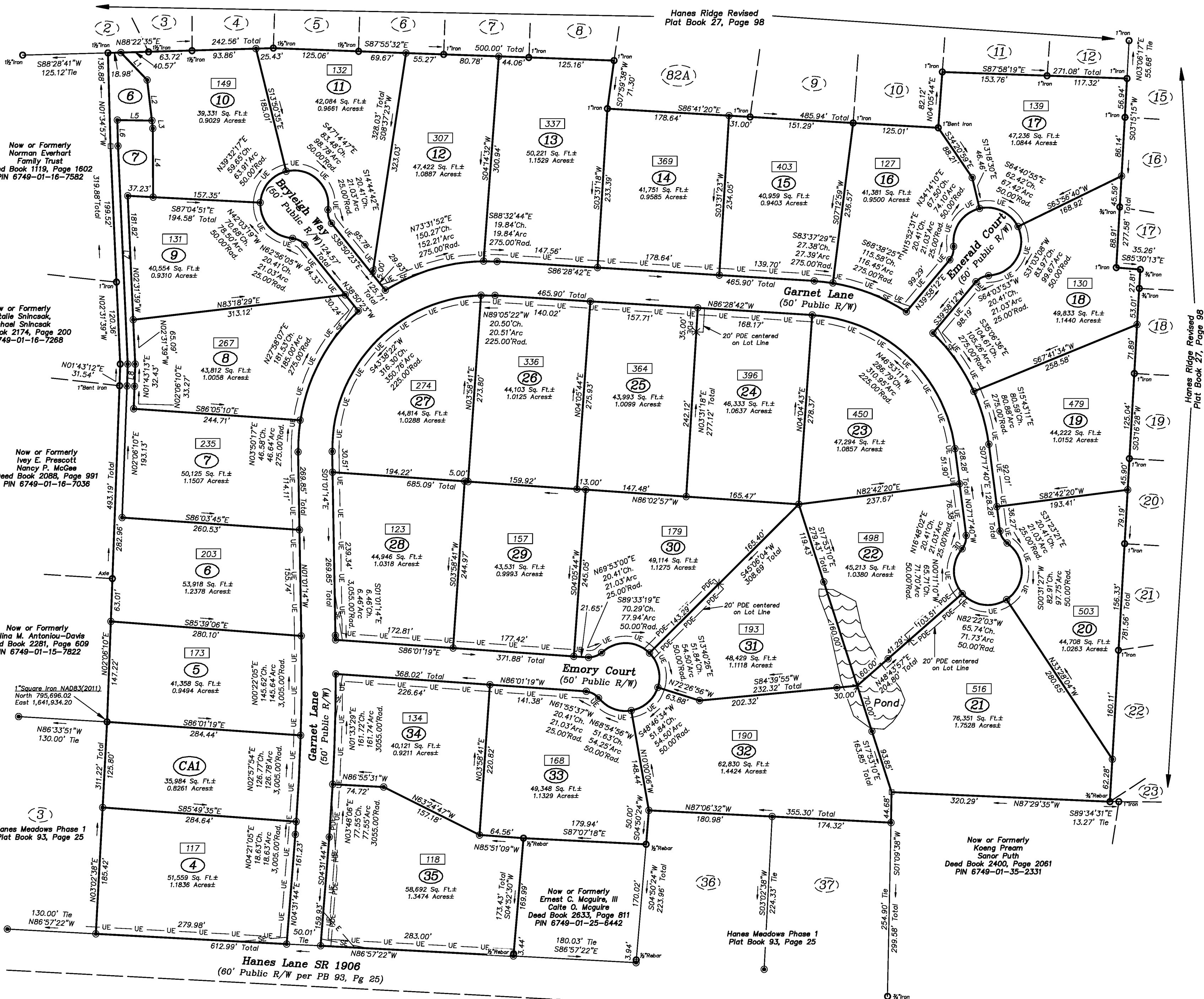
DEPUTY

BK: PL 98

PG: 5 - 5

Notes:

- 1) This property is subject to any easements, agreements, or rights-of-way of record prior to the date of this map which were not apparent at the time of my inspection and might otherwise be disclosed by an attorney's title opinion which as of date shown hereon has not been supplied to Encompass Surveying and Engineering, PC. There may be easements or other matters of record affecting this property not shown hereon.
- 2) Horizontal datum: NCGS VRS/RTK Network - NAD83(2011)
- 3) All distances shown are measured horizontal ground distances unless specifically noted otherwise.
- 4) Lots have a 50 foot minimum front setback.



Revisions:			
No.	Date	Description	By:
1	10-2-25	NCDOT Certification	JWE

Final Plat
Hanes Meadows
Phase 2
PIN's 6749-01-25-2989 & 6749-01-36-0123
Hanes Meadows, LLC
Deed Book 2632, Page 137
Midway Township
Davidson County, North Carolina
August 6, 2025

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Jerry W. Ellis, PLS
ENCOMPASS
Surveying & Engineering, PC
Firm # C-4644
6206B Hacker's Bend Court
Winston-Salem, North Carolina 27103
(336) 893-7397