



DAVIDSON COUNTY PLANNING DEPARTMENT

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

GOVERNMENTAL CENTER
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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: June 8, 2026

The next meeting of the Planning Board will be on Tuesday, June 16, at 6:00 PM. We have a large agenda for the 16th with four rezonings, four subdivisions, and one text amendment.

The first rezoning of the night is a continued item from your April 21st Planning Board meeting. The Billy Freeman request was continued to obtain an NCDOT driveway permit. Mr. Freeman now has said driveway permit and is ready to proceed forward. Mr. Freeman is requesting to rezone property on Sidney Craver Road from RA-3 to LI. Mr. Freeman hopes to construct a storage lot on site.

The second rezoning of the night is a request by Buel Barker to rezone property from HI, Heavy Industrial, and LI, Limited Industrial Districts, to that of RA-3, Rural Agricultural District. Said property is located on the east side of Old US Hwy 52 approximately 600 feet north of the Leonard Road intersection. Mr. Barker hopes to construct a subdivision on site.

Rezoning number three is a request by Steve Everhart to change property from O/I, Office and Institutional, and HC, Highway Commercial Districts, to that of RA-3, Rural Agricultural District. Said property is located on the west side of South Old Greensboro Road approximately 700 feet north of the Old US Hwy 29 intersection. Mr. Everhart has indicated he hopes to build some residential dwellings on site.

Our last rezoning of the evening is a request by Justin Nifong for 10477 Hwy 150 LLC. Said request is to change property from, O/I, Office and Institutional District, to that of RC, Rural Commercial District. The applicant hopes to rezone an existing building to better accommodate potential clients. Said property is located on the northwest corner of Raymond Court and N NC Hwy 150.

We will have four subdivisions on the agenda. The first subdivision is a request for final approval for Phase 2 of Baymeade, located off John M. Ward Road in Tyro and Reedy Creek Township. Phase 2 consists of 46 lots.

The second subdivision is Wallburg Fields South, a 22-lot subdivision located off Motsinger Road in Abbots Creek Township. The request is for preliminary extension.

Our third subdivision of the evening is Old Farm Place. This 66-lot request is on for preliminary extension. Old Farm place is located just south of South Davidson High School off of S NC Hwy 109.

Our last subdivision of the evening is Haven Creek. This site is located in Reedy Creek Township off of Ruff Leonard Road. This request is a proposed 41 lot site on for preliminary.

Our last item of the night is a continued discussion regarding the proposed Recreation Center text amendment that was continued at our last meeting.

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

6/16/2026

6:00PM

- I. Welcome by the Chairman**
- II. Adoption of the Agenda**
- III. Approval of the Planning Board Minutes**
 - A. 06/02/2026**
- IV. Public Address**
- V. Rezoning Request**
 - A. Billy S. Freeman – RA-3 to LI – Lexington Township.**
 - B. Buel B. Barker Jr. – LI & HI to RA-3 – Lexington Township.**
 - C. Steve Everhart – OI & HC to RA-3 – Thomasville Township.**
 - D. 10477 Hwy 150 LLC – OI to RC – Arcadia Township.**
- VI. Subdivisions**
 - A. Baymeade - Phase 2, Final – Reedy Creek Township and Tyro Township.**
 - B. Wallburg Fields South – Preliminary Extension – Abbotts Creek Township.**
 - C. Old Farm Place - Preliminary Extension - Emmons Township.**
 - D. Haven Creek - Preliminary - Reedy Creek Township.**
- VII. Text Amendment to the Davidson County Zoning Ordinance.**
 - A. Davidson County Board of Commissioners – To amend the Davidson County Zoning Ordinance by adding Recreational Center.**
- VIII. Adjournment**

Persons with disabilities who may need special accommodations to participate in this meeting should notify the County Manager's office at 336-242-2200 at least twenty-four hours prior to the start of the meeting.

COMMISSIONERS MEETING ROOM DAVIDSON
COUNTY GOVERNMENTAL CENTER
913 GREENSBORO STREET, LEXINGTON, NORTH CAROLINA

Minutes of the Planning Board Davidson County, North Carolina

Tuesday, June 2, 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 Member Christian Jones.

OTHERS PRESENT

Assistant County Attorney Andrew Howe, Deputy Clerk to the Board of Commissioners Lynn Wilson, Planning Director Lee Crook, and Zoning Officers John Wheeler, Adam Fleig and Matthew Bruff.

1. WELCOME

Chairman Greene called the meeting to order.

2. ADOPTION OF AGENDA

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

3. APPROVAL OF MINUTES

Mr. Hayworth moved, seconded by Mr. Barney, to approve the May 19, 2026 meeting minutes as presented. The motion carried unanimously, (5-0).

4. PUBLIC ADDRESS

No one requested to speak at public address.

5. REZONING REQUEST

A. Wendy Freihart and Don Michalowski – RC to CZ-RC – Reedy Creek Township

Mr. Crook reported this request by Wendy Freihart and Don Michalowski to rezone property located in Reedy Creek township, tax map 2, lot 42 containing 3.20 acres, more or less, and being located on the south side of Muddy Creek Road approximately 130 feet northwest of the Gus Hill Road intersection. Rezoning is requested to change from Rural Commercial District to Conditional Zoning, Rural Commercial District.

Mr. Bruff introduced the Applicants' request to rezone approximately 3.2 acres located on the south side of Muddy Creek Road from rural commercial to conditional zoning rural commercial. Mr. Bruff distributed an updated site map reflecting the proposed parking and existing building that the Applicants propose to use as an event center. He indicated that conditions addressing noise control and lighting had been submitted, and that the Applicants were present to elaborate on their plan. A copy of the map is included with the original Minutes.

Mr. Don Michalowski and Ms. Wendy Freihart addressed the Board and presented their conditional zoning proposal for Little Barn at Muddy Creek. A copy of the proposal is included with the original Minutes. Mr. Michalowski explained that the property was formerly a dilapidated auto body shop that they had cleaned up and renovated. The barn structure was initially intended for family use and, after hosting several private weddings for friends and family, they determined there was sufficient community interest to formalize the use as a commercial venue.

Board members expressed that noise management was a primary concern. Mr. Michalowski and Mr. Crook reported that on-site sound testing was conducted jointly by Staff and the Applicants, yielding readings of approximately 96 decibels at the speaker inside the structure, while measurements at the closest property line registered only 50 decibels, and at the northern property line as low as 42 decibels, comparable to the ambient noise level measured at the time. Mr. Crook attributed the sound containment to the building's position in a topographical bowl and the structure's original cement block construction with exposed wood rafters. The Applicants stated that music would cease at 10:00 PM, with an additional two-hour window for cleanup, caterer departure, and guest dispersal. Board Members expressed concern with the two-hour window following music cutoff noting that people leaving could still generate traffic noise for neighbors. Mr. Michalowski acknowledged this and explained that practical experience from prior events confirmed that cleanup and dispersal take considerable time.

The Board inquired whether the main building would be air-conditioned. Mr. Michalowski clarified that the core barn structure would have fans and air circulation but not full HVAC; the bathrooms, however, would have local heating and cooling units given the presence of water lines. There was some discussion regarding the septic system.

The Board inquired whether Environmental Health would be involved given the planned prep kitchen. Mr. Michalowski confirmed that the kitchen is strictly for staging and warming, with all food catered—no cooking would take place on-site. Mr. Michalowski also confirmed that two soil scientists and a septic engineer had assessed the property and their findings indicated that the site could support an engineered septic system capable of handling 500 persons per event, and the plan is in place pending the outcome of this rezoning process.

The Board raised questions about the scope of the rezoning, noting that only a portion of the property, the area highlighted in yellow on the site plan, was proposed for CZ-RC. Mr. Crook clarified that the existing RC-zoned flag strip to the road was never developed and would be recommended for rezoning back to RA-3, leaving only the relevant southern portion in the commercial classification. There was discussion of whether the Applicants' insurance carrier would require a formal property split. Mr. Michalowski noted that the property already carried two separate addresses, which had been accepted as sufficient separation by their insurer.

There was discussion regarding driveway access and sight distance. Mr. Michalowski confirmed that they had, approximately one year prior, spoken with DOT and they received approval indicating that adequate sight lines was on file.

The Board raised a concern, referencing a prior situation in the county where an event center was sold separately from the owner's residence, leading to neighborhood conflict. There was a proposal to add a condition requiring that the owner reside on the property as a condition of operating the event center. After discussion, the Board, Staff, and Applicants agreed to a condition that would accommodate the Applicants' succession planning. Staff noted that the two closest dwellings to the event center building are approximately 238 feet to the northeast and 408 feet to the northwest, and that the Applicants proposed additional fencing and screening along the northeast property line.

In response to the Board's question about recourse if noise levels became problematic after approval, Mr. Crook explained that the 50-decibel property line limit would be an enforceable condition. Noncompliance would first be addressed informally, then through a violation notice, and injunctive action would follow, if necessary.

No members of the public came forward to speak to the request.

Mr. Crook stated that the Applicants' property had formerly hosted an automotive repair garage and that the Applicants had performed a tremendous amount of work cleaning the property, removing vehicles, tractor-trailers, and derelict outbuildings. He noted the two closest dwellings are approximately 238 feet to the northeast and 408 feet to the northwest. He found the request consistent with the Davidson County Land Development Plan, citing policy statements in support of the request. Mr. Crook also cited changing conditions in the county as grounds for support under the county's zoning ordinance. Staff recommended that the request be approved.

Based on the Land Development Plan and Staff's recommendations, Vice-Chairman Myers moved, seconded by Mr. Barney to approve the rezoning request by Wendy Freihart and Don Michalowski to rezone property located in Reedy Creek township, tax map 2, lot 42 containing 3.20 acres, more or less, from Rural Commercial District to Conditional Zoning, Rural Commercial District that includes the conditions set out in the application with an additional condition as follows: the managing member, entity, or family member of the event center must reside on the same property the event center is operated on. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicants that this matter will be placed on the Board of Commissioner's June 22, 2026 Agenda, and that they should plan to appear at that hearing.

B. Corriher, Grange, and Bradshaw LLC – RA2 to LI – Conrad Hill Township

Mr. Crook reported this request by Corriher Grange and Bradshaw LLC to rezone property located in Conrad Hill township, tax map 21 and 29, lots 6, 7 and 3A containing 109.08 acres, more or less, and being located on the south side of East US Highway 64 approximately .52 mile west of the Cunningham Brickyard Road intersection. Said property is further located on the East side of Conrad Hill Mine Road directly across from the Robert Beck Road intersection. Rezoning is requested to change from Rural Agricultural District to Limited Industrial District.

Mr. Fleig introduced the Applicant's request to rezone approximately 109 acres, Lots 6, 7, and 3A, from RA-2 to LI. He noted the three parcels on the map, as well as the contiguous Lots 1, 8, and 11 that are already zoned LI.

Mr. Philip Corriher addressed the Board. He explained that approximately two years prior, the Board had approved a large-scale LI rezoning of contiguous acreage. At that time, the three parcels now before the Board were unavailable for purchase due to unresolved family matters with the respective sellers. Lot 7, completely surrounded by the applicant's existing LI holdings, had long represented a geographical gap in the site. Lots 6 and 3A have since become available, with Lot 3A, situated between a sewer right-of-way and the Harris Solar Farm, being added to round out the overall site footprint.

Mr. Corriher noted that, based on his prior rezoning experience, he proposed leaving a 200-foot buffer of RA-2 zoning along the northern property lines of Lot 6 to protect neighboring residents, which would represent approximately 8 to 10 acres. Mr. Corriher confirmed that the pond on Lot 7 would remain, noting that it is jurisdictional, and that Kimley-Horn Engineering Group

had conducted assessments of all three parcels for wetlands, streams, endangered species, and historical and cultural resources, all of which returned no concerns. He stated that the combined total LI-zoned properties, with these additional lots, would reach approximately 1,242 acres, and that the site is being marketed as a speculative industrial site with the hope of attracting a major employer to the East US Highway 64 corridor.

No members of the public came forward to speak to the request.

Mr. Crook noted that the three newly proposed parcels are contiguous properties that were previously unavailable but have since been acquired. Mr. Crook described lot 7 as the centerpiece of the site, now nearly completely surrounded by LI-zoned land; lot 6 as located on the eastern edge with the proposed 200-foot RA-2 buffer along its western and northern property lines; and lot 3A as abutting the Harris Solar Farm to the north and east, and the former Claybreakers property to the south. Mr. Crook noted that access to the rezoned parcels would be through the larger project off US Highway 64, consistent with the prior rezoning's condition that denied access from Conrad Hill Mine Road. He cited the East US Highway 64 corridor as one of two primary county focus areas for industrial development and infrastructure investment, alongside the Davidson County Business Center in the Linwood area. He referenced adjacent uses including the Elizabeth Carbide building, the former Lebeau Enterprise site, and the Kepley Frank hardwood lumber yard on Conrad Hill Mine Road as evidence that large-scale industrial and commercial development is already prevalent in the area. Mr. Crook found the request consistent with the Davidson County Land Development Plan, citing policy statements in support of the request.

Based on Staff's recommendations, Mr. Hayworth moved, seconded by Vice-Chairman Myers to approve the rezoning request by Corriher Grange and Bradshaw LLC to rezone property located in Conrad Hill township, tax map 21 and 29, lots 6, 7 and 3A containing 109.08 acres, more or less, from Rural Agricultural District to Limited Industrial District. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's June 22, 2026 Agenda, and that he should plan to appear at that hearing.

C. Donald Lanier – RA2 to CZ-LI – Alleghany Township

Mr. Crook reported this request by Donald Lanier to rezone property located in Alleghany township, tax map 21, lot 2A containing 71.81 acres, more or less, and being located on the south side of NC Highway 49 approximately .67 mile west of the NC Highway 8 and Badin Lake Road intersection. Rezoning is requested to change from Rural Agricultural District to Conditional Zoning, Limited Industrial District.

Mr. Fleig introduced the location of the property and stated that the proposed use is a heavy equipment operator training facility, including an office and classroom building and an outdoor equipment training area.

Mr. Donald Lanier addressed the Board and explained that the International Union of Operating Engineers (IUOE) has contracted to purchase the property contingent upon approval of the conditional zoning. He stated that the facility's mission is to provide accredited training for heavy equipment operators, including crane, excavator, bulldozer, and forklift operation, serving apprentices, working members seeking recertification, and training for students from local high schools and community colleges. Mr. Lanier noted that the property is currently a young pine plantation, approximately 3 to 4 years old, standing 6 to 10 feet in height, and that the balance of the tract would be allowed to grow as additional natural screening. He indicated

that DOT approval for a commercial driveway had been obtained from the Salisbury District, with required sight distances of 550 feet in each direction. Mr. Lanier also noted that the soil, watershed areas, and environmental management zone hardwoods along the creek would remain intact.

Mr. Steven Rumburg, the Business Manager and President of IUOE, also addressed the Board. He explained that there are over 1,100 members in North Carolina and South Carolina, with approximately 600 currently working. The training facility would serve both the 4-year apprenticeship program, which begins participants at \$26 per hour, and existing members requiring recertification in crane operation, forklift safety, OSHA, and other certifications required for modern job sites, particularly data center construction. Mr. Rumburg confirmed that training is limited to union members and apprentices. Mr. Rumburg described the union's outreach model noting that they will go to high schools to recruit students, they will bring in interested candidates on a temporary work permit placed with a contractor before formally inducting them into the apprenticeship program. He noted that the facility would serve dues-paying members and apprentices only, and not the general public on a walk-in basis. Mr. Rumburg stated that the two closest existing training facilities are in Aiken, South Carolina and Petersburg, Virginia.

Ms. Terri Henderson, of 2057 Highway 49, New London, addressed the Board. She lives directly across the highway from the subject property and expressed concerns about noise from heavy equipment operations, potential worsening of traffic conditions on a road she described as already prone to accidents, and the adequacy of existing drainage infrastructure. She specifically noted that during heavy rain events, surface water accumulates across Highway 49 at that location, attributing multiple accidents to the hazard. The Board suggested that this drainage issue should be referred to NCDOT as a maintenance concern. Staff noted that the driveway access would be closer to lot 25, which is further west from the area that Ms. Henderson referenced.

The Board noted that NC Highway 49 is part of the Uwharrie scenic road designation and that the visual character of the corridor is an important consideration. The Applicants noted that they would add a condition requiring that the office and classroom building be constructed with exterior materials that present a residential or agricultural appearance, rather than conventional industrial materials. Mr. Crook suggested adding the following condition: the architecture of the building will be of a nature to appear residential or agricultural in character; exterior veneer will be of a type that softens the appearance of the building and promotes a residential or agricultural appearance.

Mr. Crook cited policies of the Davidson County Land Development Plan that support the Applicants' request. He noted the proximity of the site to the NC Highway 8 and 49 commercial/industrial node, and the changing conditions related to the region's economic growth and demand for trained equipment operators as further support. Mr. Crook stated that Staff recommended that the application be approved.

Mr. Barney moved, seconded by Mr. Shoaf, to approve the rezoning request by Donald Lanier to rezone property located in Alleghany township, tax map 21, lot 2A containing 71.81 acres, more or less, from Rural Agricultural District to Conditional Zoning, Limited Industrial District that includes the conditions set out in the application with an additional condition stated as follows: the architecture of the building will be of a nature to appear residential or agricultural in character; exterior veneer will be of a type that softens the appearance of the building and promotes a residential or agricultural appearance. The motion carried, (4-1), Vice-Chairman Myers voted no.

Chairman Greene informed the Applicants that this matter will be placed on the Board of Commissioner's June 22, 2026 Agenda, and that they should plan to appear at that hearing.

D. Kendall Communications for Galaxi Towers (aka – Alpha Towers Prop. Co.) and Emanuel Reformed Church Inc. – RA3 to CZ-LI – Thomasville Township

Mr. Crook reported this request by Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co) and Emanuel Reformed Church Inc. to rezone property located in Thomasville township, tax map 346, lot 19 containing .25 acre, more or less, and being located on the north side of Emanuel Church Road approximately .25 mile northeast of the Johnsontown Road intersection. Rezoning is requested to change from Rural Agricultural District to Conditional Zoning, Limited Industrial District.

Mr. Wheeler noted the location of the property on the GIS map. He explained that the purpose of the rezoning is to allow placement of a cell tower on the subject quarter-acre parcel. He noted that the Davidson County Zoning Ordinance permits wireless telecommunications facilities in RA zoning districts via special use permit, but limits height to 160 feet. Any tower exceeding 160 feet must be located within a commercial or industrial zone. Mr. Wheeler stated that the Applicant is seeking to construct a tower of approximately 190 feet, necessitating the rezoning of a small parcel to CZ-LI. Mr. Wheeler noted that if the rezoning is approved, the Applicant would still be required to obtain a Class A Special Use Permit from the Board of Commissioners as a second step. Mr. Wheeler invited the Applicant to address the Board.

Mr. Scott Steano addressed the Board and stated that he represents Kendall Communications. He explained that the 160-foot limit is insufficient to achieve the required coverage in this rural, rolling, and forested area, and that a minimum of approximately 170 feet is needed to support a three-carrier tower. He added that the Applicant would offer use of the tower to Davidson County EMS or Davidson Communications at no charge. Mr. Steano stated that the proposed tower would remain under 200 feet to avoid FAA lighting requirements.

Mr. Crook stated that, while Staff is not opposed to the tower itself or its location, staff has significant concerns about the precedent of creating small CZ-LI parcels throughout the county solely to permit taller towers. Mr. Crook proposed an alternative approach where the Board could initiate a text amendment to raise the permitted tower height in RA-1, RA-2, and RA-3 districts from 160 feet to 199 feet. If adopted by the Board of Commissioners, the Applicant could then pursue a standard special use permit without requiring a rezoning. Mr. Crook noted that Staff's original recommendation in the 1990s had been for a 199-foot limit, but that 160 feet had been selected on aesthetic grounds. He remarked that public attitudes toward cell towers have evolved considerably since the 1990s, and noted that aesthetically, there is not a lot of difference between 160 and 199 feet. The two-tier regulatory system, special use permits for residential-height towers, and the area height-and-placement table for taller non-residential towers, would remain intact, with the threshold simply moved from 160 to 199 feet in both tiers.

Mr. Crook suggested that the Board vote to continue the Kendall Communications application to the July 21, 2026 Planning Board meeting, pending a text amendment vote before the July 16, 2026 Board of Commissioners meeting. If the text amendment is adopted by the Commissioners, Mr. Steano could then withdraw his rezoning application and apply for a special use permit. If the text amendment fails, the application would return to the Planning Board at its July meeting for a disposition decision.

Mr. Steano expressed support for this approach, noting he would prefer a continuance to preserve the option of returning if the text amendment does not pass.

Vice-Chairman Myers moved, seconded by Mr. Barney to continue this application to the July 21, 2026 Planning Board meeting. The motion carried unanimously, (5-0).

Mr. Hayworth moved, seconded by Mr. Shoaf to initiate a text amendment to the Davidson County Zoning Ordinance to change the permitted height of wireless telecommunication facilities in RA-1, RA-2, and RA-3 zoning districts from 160 feet to 199 feet, and to adjust the corresponding height threshold in the two-tiered special use permit framework accordingly. The motion carried unanimously, (5-0).

6. TEXT AMENDMENT TO THE DAVIDSON COUNTY ZONING ORDINANCE

A. Davidson County Board of Commissioners to amend the Davidson County Zoning Ordinance by adding Recreational Center

Mr. Crook reported this request by the Davidson County Board of Commissioners to amend the Davidson County Zoning Ordinance by adding the use of Recreational Center, Public or Non-Profit, for Assembly and Recreation, approved by development standards to Article II, Permitted and Conditional Zoning Districts, Section III.9, Table of Permitted Uses. Add development standards for a Recreational Center, Public or Non-Profit, for Assembly and Recreation to Article VI, Development Standards, Section VI.1 Standards for Permitted Uses. Add a definition of Recreational Center to Article IX Definitions.

Mr. Crook reported that Staff had classified the proposed Southmont recreational complex as a "community center, public or nonprofit for recreation or assembly," an existing category in the ordinance, consistent with a two-path framework in the ordinance that treats public/nonprofit recreational uses differently from private/for-profit recreational uses. He described this framework as having roots in the ordinance dating back to at least 1981. Mr. Crook reported that Staff received a lawsuit alleging that the Southmont project was misidentified under the existing ordinance. He acknowledged that the development of the Southmont project and the related lawsuit are driving factors for the text amendment, but that Staff is amending the ordinance for the entire county and that the amendment would provide clarity for these types of projects both now and in the future, including possible similar public facilities built on reclaimed landfill or similar areas. He characterized the amendment as clarifying and making explicit what staff already considers permissible under the existing ordinance, rather than changing any process or intent. Mr. Crook added that in the event of adoption, the Southmont project would become a use under the new classification.

The Chairman opened the floor to public comment.

Ms. Paula Noonan, of 421 Stone Creek Drive, Lexington, addressed the Board. She noted that from a planning principles standpoint that new zoning uses should only be created when there is a genuine planning need, distinct from categories that already exist, and that uses should only be placed in districts where they are demonstrably compatible. Ms. Noonan was opposed to creating a new use category and immediately distributing it across multiple zoning districts without a thorough compatibility analysis.

Ms. Lisa Nodwell, of 267 Starboard Reach, Lexington, addressed the Board. She focused on whether the proposed use, as broadly defined, is compatible with the purpose of rural agricultural districts, which are intended to preserve agricultural activity, open space, and low-density development. She urged the Board to consider limiting the use to commercial or industrial districts, or at minimum requiring conditional zoning in RA districts.

Ms. Margaret Marina, of 1485 Waterford Point Road, addressed the Board and noted that while recreational centers may be beneficial, the county had not demonstrated how a use of this scale advances the stated purposes of the rural agricultural district. She noted that the proposed development standards, requiring only a 100-foot setback and standard traffic and environmental studies, provide limited oversight compared to the conditions imposed on conditional use or special use permits, and similarly urged the Board to restrict the use to commercial or industrial zones or require conditional zoning in RA districts.

Ms. Kim Lyda, of 730 Ervin Drive, Lexington, addressed the Board and provided a chronological account of the Southmont sportsplex project, noting that the proposed facility was presented as a "Southeast destination" anticipated to draw over 90,000 visitors annually and require more than 3,500 parking spaces; that the Board of Commissioners previously voted down a rezoning of the Southmont property to the Community Recreational (CR) district after public opposition; and that bids were subsequently awarded despite continuing community concerns, leading to the pending litigation. Ms. Lyda stated that the text amendment was presented in this context to retroactively validate an action already underway, and urged the Board not to permit the use in rural agricultural districts.

Mr. Dave Nichols, of 618 Starboard Reach, Southmont, addressed the Board and described his experience as a longtime soccer referee and tournament director, and explained the operation of a large-scale soccer tournament as having continuous field use across the whole day, amplified referee whistles, cheering spectators, and the potential for up to 10,000 vehicle trips—ten times the current daily traffic volume on the adjacent roads according to NCDOT records. He stated that more than 50 homes adjoin the sportsplex property and that some would be within 300 feet of the playing fields, and argued that no noise mitigation technology could adequately address the impact. He characterized the text amendment as an attempt to cover up a bad zoning decision.

Ms. Monique Boucher, of 187 Point Harbor Road, Lexington, addressed the Board and recalled appearing before the Board approximately one year earlier regarding the rezoning request that was subsequently voted down, and expressed concern that assurances given at that time, that the project could proceed under existing zoning, now appeared to have been inaccurate, given the current effort to amend the ordinance. She also noted that promised environmental and traffic studies had not, to her knowledge, been made publicly available.

Mr. William Gassat, of 187 Point Harbor Road, Lexington, addressed the Board and echoed concerns about the absence of environmental studies and referenced an account of bald eagles observed near the site during tree removal. He argued that the amendment was an attempt to circumvent what had already been rejected.

Ms. Mary Wilson, of 8 Heritage Court, Thomasville, addressed the Board as a county resident not directly adjacent to the project, warned that changing the rules for one project sets a precedent that weakens the meaning of zoning regulations county-wide. She urged the Board to consider the long-term implications of allowing ordinance amendments to be driven by individual projects rather than planning logic.

Mr. Crook thanked all speakers and addressed several points raised. He clarified that HC zoning is not included in the proposal. He reviewed the county's broader three-pronged approach to improving quality of life, industrial development, residential growth, and recreational amenities, noting that the county had invested over \$13,000,000 in existing parks prior to the Southmont project. He reiterated the rationale for the two-path approval structure: governmental entities and certain nonprofits are tasked by statute and policy with providing recreational amenities, distinguishing them from private for-profit operators. He noted that a proposed gymnasium at the Hughes Park facility had been previously classified as "community

center, public or nonprofit" without controversy, reflecting consistency in Staff's approach over the past decade. Mr. Crook stated that he feels that the scale and scope of this one is why people are upset, and maintained that Staff was comfortable with the existing classification of Southmont as a community center under the current ordinance. He asked the board to recommend approval.

Upon questioning by the Board, Mr. Crook confirmed that the sportsplex could still be constructed under the existing ordinance, and that the text amendment improves the ordinance for the county as a whole and it potentially shuts a loophole in the ordinance language. Mr. Crook reported that community parks and ball fields are widespread in RA districts, noting parks such as Linwood Park, Hughes Park, and Reedy Creek ball field as examples. He noted that RA-1, RA-2, and RA-3 together, comprise approximately 85 percent of the county's land area, making their inclusion in the table of uses for publicly operated recreational facilities a long-standing and practical necessity.

The Board expressed their understanding of the community's frustration and concern about the appearance that the process was designed to fix a problem created by prior decisions. The application previously presented for a cell tower text amendment was used as an example and was noted as an outdated rule and moved proactively to correct it. It was acknowledged that zoning ordinances must be fluid and amendable as circumstances change.

The Board felt that they were establishing a set of rules that are applicable to the whole county and any other use like that, and noted that it is more pervasive than a particular rezoning. The Board did not feel comfortable giving the matter "short consideration" and expressed interest in a continuance.

Mr. Crook indicated that the board could continue the matter to the June 16, 2026 planning board meeting and that the public hearing before the Board of Commissioners, currently scheduled for June 22, could be continued as well, if needed.

Mr. Hayworth moved, seconded by Mr. Shoaf to continue this application to the June 16, 2026 Planning Board meeting. The motion carried unanimously, (5-0).

7. ADJOURN

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

Lynn Wilson, Secretary
Davidson County
Planning Board

Greg Greene, Chair
Davidson County
Planning Board

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

Date: 3/10/2026

Fees Paid Receipt #: REZ-26-4

Applicant(s): Billy S. Freeman

Telephone: 336-239-9998

Mailing Address: 280 Sides Road

Property Owner(s): Billy S. Freeman

Telephone: 336-239-9998

Mailing Address: 280 Sides Rd

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

Township: Lexington

Map No.: 308

Block No.: ---

Lots: 62A

Acres (more or less): .75

Existing Zoning District: RA-3

Proposed Zoning District: LI

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

Planning Board Meeting Date: 4/21/2026

Recommendation: 4-0 approved to continue to 06-16-2026

Public Hearing Date: 4/27/2026

Decision: 6-0 approved to con't to 06-22-2026.

Public Hearing Date: 06-16-2026

Board's Decision: _____

Public Hearing Date: 06-22-2026

Board's Decision: _____

Name: Billy S. Freeman

Signature, Applicant(s) 

Agent: _____ By: _____

Address: _____

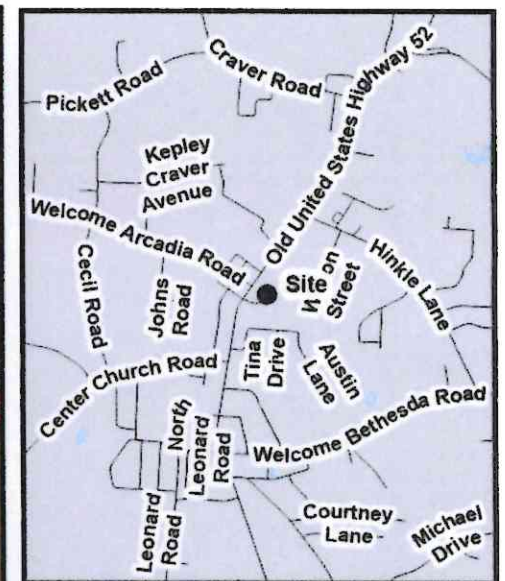
Phone: _____

Davidson County Planning Department

Application amendment to the Davidson County Zoning Ordinance

Contents of Application: All applications for amendments to this ordinance, without limiting the right to file additional material, shall contain at least the following (applicant may attach additional sheets if necessary):

- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
Click or tap here to enter text.
- B. A legal description of such land, if applicable.
Click or tap here to enter text.
- C. Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reason how the proposed amendment will correct same.
Click or tap here to enter text.
- D. The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.
Using the property to promote higher tax value by making it something to be used
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
This is a commercial node for the County so I'm wanting to join their group.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
I'm wanting to create a fenced in storage lot for the community to use and create a use for the land beside just a runoff.



Legend

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



Applicant

Billy S. Freeman

Property Owner

Billy S. Freeman

Scale

1:4,800

Drawn By: MPB

Date: 3/19/2026

REVISED

From: RA-3, Rural Agricultural District

To: LI, Limited Industrial District

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

2022 Aerial Photography

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

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

Allowed with Development Standards

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

RA-3**Rural Agricultural Zoning District**

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

Allowed by Special Use Permit

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

RA-3**Rural Agricultural Zoning District**

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

Limited Industrial Zoning District

Allowed by Right

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

Limited Industrial Zoning District

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

Allowed with Development Standards

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

Limited Industrial Zoning District

Allowed by Special Use Permit

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



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-4

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

This, the 31st day of March, 2026.

A handwritten signature in blue ink that reads "Angela Arthur".

Angela Arthur
Administrative Secretary II
Davidson County Planning Department
Post Office Box 1067
913 Greensboro Street, Suite 305
Lexington, North Carolina, 27293-1067
336-242-2220



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 3/31/2026

1130800000058 ✓
RCR ENTERPRISES LLC
P O BOX 1189
WELCOME, NC 27374-1189

1130800000062A ✓
FREEMAN BILLY S
280 SIDES RD
LEXINGTON, NC 27295-0816

1130800000065 ✓
TRANSOU STANLEY
6 WEST HEMSTEAD ST
LEXINGTON, NC 27292-0000

1130800000066 ✓
EATON MARGARET L
156 SIDNEY CRAVER RD
LEXINGTON, NC 27292

1130800000067 ✓
MOHR MARK
6156 OLD US HIGHWAY 52
LEXINGTON, NC 27292

11308G0000001 ✓
LEXINGTON BP LLC
10487 LAKERIDGE PKWY
SUITE 100
ASHLAND, VA 23005-8115

U/I 132 ✓
Winston-Salem-Southbound RE
C/O CSX Railroad
500 Water Street
Jacksonville, FL 32202-4420

U/I 23 ✓
Winston-Salem-Southbound RE
C/O CSX Railroad
500 Water Street
Jacksonville, FL
32202-4420



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 3/31/2026

11308G00000002✓

RRS INVESTMENT PROPERTIES LLC

PO BOX 1462

WELCOME, NC 27374-1462



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

MAILED
3/31/2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 3/31/2026
Parcel: 11308G0000002

This request is being made by:
Billy S. Freeman

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

A request for rezoning has been received for the subject property indicated below. The property description, description of the request, along with dates and times of the meetings to hear this request are provided below for your information.

Property Description

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

Description of rezoning Request

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

Meeting Dates & Times

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

Meetings will be held at: Commissioners Meeting Room
Davidson County Governmental Center, 4th Floor
913 Greensboro St
Lexington, NC 27292

Interested parties are invited to attend this meeting at the appropriate time to register appeals of objections to said request. The Board of County Commissioners grants or denies the request. Questions or comments about the application should be directed to the Planning Department by calling any of the toll-free numbers at the top of this document.

Persons who have a disability or who need special accommodations to participate in any meeting should notify the Office of the County Manager at least 24 hours prior to the start of the meeting.

"Planning for a Better Tomorrow"



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

COPY

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

NOTICE OF REZONING REQUEST

Date: 3/31/2026

Parcel: U/I 23

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

This request is being made by:

Billy S. Freeman

A request for rezoning has been received for the subject property indicated below. The property description, description of the request, along with dates and times of the meetings to hear this request are provided below for your information.

Property Description

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Davidson County Governmental Center, 4th Floor
913 Greensboro St
Lexington, NC 27292

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"Planning for a Better Tomorrow"

COPY



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

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

NOTICE OF REZONING REQUEST

Date: 3/31/2026

Parcel: U/I 132

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

This request is being made by:

Billy S. Freeman

A request for rezoning has been received for the subject property indicated below. The property description, description of the request, along with dates and times of the meetings to hear this request are provided below for your information.

Property Description

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

Description of rezoning Request

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

Meeting Dates & Times

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

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Davidson County Governmental Center, 4th Floor
913 Greensboro St
Lexington, NC 27292

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"Planning for a Better Tomorrow"



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

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



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

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



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-4

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

This, the 14th day of April, 2026.

A handwritten signature in cursive script, reading "Angela Arthur", is written over a horizontal line.

Angela Arthur
Administrative Secretary II
Davidson County Planning Department
Post Office Box 1067
913 Greensboro Street, Suite 305
Lexington, North Carolina, 27293-1067
336-242-2220



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

MAILED

4.14.2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 4/13/2026

Parcel: 11308G0000002

This request is being made by:

Billy S. Freeman

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

A request for rezoning has been received for the subject property indicated below. The property description, description of the request, along with dates and times of the meetings to hear this request are provided below for your information.

Property Description

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

Description of rezoning Request

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

Meeting Dates & Times

The Planning Board will meet to review this request on: 4/21/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 4/27/2026 at 6:00pm

Meetings will be held at: Commissioners Meeting Room
Davidson County Governmental Center, 4th Floor
913 Greensboro St
Lexington, NC 27292

Interested parties are invited to attend this meeting at the appropriate time to register appeals of objections to said request. The Board of County Commissioners grants or denies the request. Questions or comments about the application should be directed to the Planning Department by calling any of the toll-free numbers at the top of this document.

Persons who have a disability or who need special accommodations to participate in any meeting should notify the Office of the County Manager at least 24 hours prior to the start of the meeting.

"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: 4/13/2026

11308000000058 ✓

RCR ENTERPRISES LLC

P O BOX 1189

WELCOME, NC 27374-1189

11308000000062A ✓

FREEMAN BILLY S

280 SIDES RD

LEXINGTON, NC 27295-0816

11308000000065 ✓

TRANSOU STANLEY

6 WEST HEMSTEAD ST

LEXINGTON, NC 27292-0000

11308000000066 ✓

EATON MARGARET L

156 SIDNEY CRAVER RD

LEXINGTON, NC 27292

11308000000067 ✓

MOHR MARK

6156 OLD US HIGHWAY 52

LEXINGTON, NC 27292

11308000000068 ✓

DRWS PROPERTIES LLC

570 N PEACE HAVEN RD

WINSTON SALEM, NC 27104-1428

11308G00000001 ✓

LEXINGTON BP LLC

10487 LAKERIDGE PKWY

SUITE 100

ASHLAND, VA 23005-8115

11308G00000003A ✓

RRS INVESTMENT PROPERTIES LLC

PO BOX 1462

WELCOME, NC 27374-1462



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

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

Adjoining Owner List

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

11308G0000003B ✓

ANDERSONS OF WELCOME LLC

P O BOX 404

WELCOME, NC 27374

✓ U/I 132

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



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

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

Adjoining Owner List

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

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

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

**NORTH CAROLINA
DAVIDSON COUNTY**

Affidavit of Publication

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared before

Beth Hommel

who being first duly sworn, deposes and says that she is

Publisher

of The Denton Orator, engaged in the publication of a newspaper known as The Denton Orator, published, issued and entered as second class mail in the Town of Denton, in said County and State; and that he is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in The Denton Orator on the following dates:

4/8/2026

4/15/2026

and that this said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina, 1996, as amended, and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This 20th day of April 2026.

Beth Hommel

Sworn to and subscribed before me, this

20th day of April 2026.

Deborah K. Holt

Notary Public

My commission expires: 2-26-2028

NOTICE OF PUBLIC HEARING

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

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

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

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

Persons with disabilities who may need special accommodation to participate in this meeting should notify the County Manager's office at 336.242.2200 at least twenty-four hours prior to the start of the meeting.

Karen Watford, Chair
Davidson County Board of Commissioners



NOTICE OF PUBLIC HEARING

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

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

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

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

Persons with disabilities who may need special accommodation to participate in this meeting should notify the County Manager's office at 336.242.2200 at least twenty-four hours prior to the start of the meeting.

Karen Watford, Chair
Davidson County Board of Commissioners

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



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

April 29, 2026

Davidson County – SR 1824 (Sidney Craver Rd)

Permit No.: D091-029-25-00054

Subject: Sidney Craver Driveway - Driveway Permit Approval

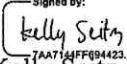
Billy Freeman Jr
Sidney Craver Driveway
280 Sides Rd
Lexington, NC 27255
everharttire@lexcominc.net

Dear Billy Freeman Jr,

Enclosed, please find the approved driveway permit application for the Driveway site onto Sidney Craver Road in Davidson County. This permit is contingent upon compliance with the attached provisions.

- Please see Standard Provisions Attachment.
- Please contact County Maintenance Engineer, Jamie Burkholder prior to construction.
- A copy of this approval package should be on site at all times.
- All Utilities will need to be approved under separate encroachments.
- Approval of this driveway permit application allows the applicant to establish a connection to an existing state-maintained roadway and does not constitute approval of the proposed commercial site plan or subdivision design.

Sincerely yours,

Signed by:

7AAT14FF694423
Kelly Seitz, P.E.
District Engineer

PKS: tlg

Attachments(s)

pc: Mr. John Rhyne, PE, Division Engineer
Mr. Jamie Burkholder, County Maintenance Engineer
Mr. Lee Crook, Davidson County Planning Director

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 9/ DISTRICT 1
4770 SOUTH MAIN STREET
SALISBURY, NC 28147

Telephone: (704) 630 3200
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
4770 SOUTH MAIN STREET
SALISBURY, NC 28147

STANDARD PROVISIONS

1. The Davidson County Maintenance Engineer's Office shall be notified at least five (5) days prior to the actual start of work and upon completion of all the work. A pre-construction meeting with Jamie Burkholder County Maintenance Engineer, Telephone (336-224-3200) shall be held in order that he may schedule his inspections accordingly.
2. An executed copy of this driveway permit shall always be present at the site during construction. If safety, traffic conditions, or absence of an approved permit warrant such an action, the Department reserves the right to further limit, restrict or suspend operations within the right-of-way.
3. All materials and construction shall be in accordance with current NCDOT standards and specifications, including, but not limited to the most recent updates of: the NCDOT Standard Specifications of Roads and Structures, the NCDOT Roadway Standard Drawings, and NCDOT Policies and Procedures for Accommodating Utilities on Highway Rights of Way
4. Strict compliance with the Policy on Street and Driveway Access to North Carolina Highways and Subdivision Roads Minimum Construction Standards manuals shall be required.
5. It shall be the responsibility of the developer to acquire or dedicate new right-of-way for all roadway improvements associated with the driveway permit. This shall include any and all construction easements, utility easements, sidewalk maintenance easements, etc. The Department of Transportation will not approve or take on maintenance of any facility that is located outside of recorded right-of-way. The developer shall identify the need for additional right-of-way or easements and officially record those with the respective county's register of deeds office.
6. Traffic control devices, lane closures, road closures, positive protection and/or any other warning devices shall be used in accordance with the latest NCDOT Roadway Standard Drawings, Standard Specifications for Roads and Structures, and/or any additional amendments. If there is no guidance provided in the above mentioned standards all traffic control devices shall comply with the latest Manual on Uniform Traffic Control Devices for Streets and Highways. The Department reserves the right to require a written traffic control plan for encroachment operations. Standard lane closure restrictions requires contractors close no lane between the hours of 7:00AM-9:00AM and 4:00PM-6:00PM. Additional holiday or special event lane closure restrictions may be enforced. The permittee shall be responsible for notifying the Department and/or any other necessary agencies a minimum of 72 hours prior to the traffic control installation.
7. During construction, ingress and egress shall be maintained to all businesses and dwellings affected by the project. Special attention shall be paid to police and fire stations, fire hydrants, and hospitals. Work requiring lane or shoulder closures shall not be performed on both sides of the road simultaneously within the same area.
8. The Department reserves the right to modify, remove, or relocate any access point if it is deemed necessary to maintain the safety, mobility, and efficiency of the roadway. The applicant may be held liable for the redesigning any necessary modifications, including but not limited to, medians, auxiliary lanes, and turning movement restrictions.
9. All permanent driveway connections shall be paved for a minimum of fifty (50) feet along the centerline of the new driveway, unless otherwise directed by the District Engineer.
10. It shall be the responsibility of the Permittee to determine the location of existing utilities and coordinate the relocation of any utilities within the encroachment area. The Permittee shall be responsible for notifying utility owners, providing protection and safeguards to prevent damage or interruption to existing facilities and for maintaining accessibility to existing utilities. Relocation costs of any utilities shall be the responsibility of the permittee.
11. Individual encroachment agreements shall be obtained for all work within the right-of-way, including but not limited to; utility connections, public extensions, widening, sidewalk, etc. For direction on submittal guidelines and requirements review the NCDOT Policies and Procedures for Accommodating Utilities on Highway Rights of Way. Approvals must be obtained prior to beginning any work within the right-of-way.

12. All erosion control devices and measures shall be constructed, installed, maintained, and removed by the Permittee in accordance with all applicable Federal, State, and Local laws, regulations, ordinances, and policies. All earth areas shall be regarded and seeded in accordance with NCDOT Standard Specifications for Roads and Structures dated January 2018.
13. It shall be the responsibility of the developer to install all necessary regulatory traffic signage, pavement markings, etc. in accordance with the latest NCDOT Roadway Standard Drawings. Any existing signage or control-of-access (C/A) fencing that is removed or damaged as a result of construction, shall be replaced at no cost to the Department.
14. When surface areas in excess of one acre will be disturbed, the Permittee shall submit a Sediment and Erosion Control Plan which has been approved by the appropriate regulatory agency or authority prior to beginning any work on the Right of Way. Failure to provide information shall be grounds for suspension of operations.
15. Driveways and/or roadway improvements must be constructed so that they do not adversely affect highway drainage or drainage of adjacent properties. Drainage and stability of the highway subgrade must not be impaired by construction or roadside development. In no case may construction cause water to flow across the highway pavement, to pond on the shoulders or in the ditch, or result in erosion within the right-of-way. Any modification of existing drainage facilities will require prior notification and approval by the Department.
16. It shall be the responsibility of the owner to maintain a sight distance triangle being measured seventy (70) feet in length, along the right of way, in each direction from the edges of the proposed or existing driveway and being measured ten (10) feet in width along each side of the drive from its intersection with the right of way and being in addition to the right of way. It is further understood that no structures, signage or vegetation over fifteen (15) inches in height shall be placed within the above described sight distance triangles.
17. It shall be the responsibility of the developer to ensure adequate sight distance in both directions at the driveway connection. Sight distance shall be based upon ten (10) feet of clear sight distance for each one (1) mile per hour of the prevailing speed limit.
18. While the Department of Transportation permits sidewalk construction within the right-of-way, behind curb and gutter sections only, the liability and maintenance of the sidewalk remains the responsibility of the permittee/property owners. All newly constructed sidewalk and curb ramps within NCDOT right-of-way must be constructed in compliance with the Americans with Disabilities Act (ADA) standards. See STD 848.05
19. In the event that plantings require relocation or removal for highway construction, reconstruction, maintenance or safety, such removal or relocation will be done immediately by the permittee (municipality/civic group/individual) upon notification by the Division of Highways, entirely at the expense of the permittee. The Division of Highways will not be responsible for any damage to the planting which may be done by third parties. Maintenance of the plantings will be the responsibility of the permittee. All plantings shall be maintained in a condition that will not interfere nor endanger vehicular or pedestrian traffic. Sightlines to roadway signs must be visible and unobstructed. No planting shall be taller than 24" above roadway elevations. All vegetation must maintain a minimum 5' setback from all ditches and drainage structures.
20. All temporary construction entrances are to be stoned and maintained at all times to prevent mud from being tracked onto the highway. Any mud/dirt which may collect on the roadway from equipment and/or truck traffic on site shall be removed in a timely manner to avoid any unsafe traffic conditions.
21. The driveway connection must be completed within one (1) year from the above approval date. Once this time has expired, a reapplication will be required unless otherwise directed by the District Engineer.
22. All work completed within the NCDOT right-of-way shall be completed by a pre-qualified NCDOT approved contractor. If a contractor is not pre-qualified they must be approved by the District Engineer prior to beginning any work. For a list of approved contractors visit the link below: (<https://www.ebs.nc.gov/VendorDirectory/search.html?s=fn&a=new>)
23. All personnel performing any activity inside the highway right-of-way are required to be familiar with the NCDOT Maintenance/Utility Traffic Control Guidelines. All flagging, spotting, or operating Automated Flagger Assist Devices (AFAD) inside the highway right-of-way requires qualified and trained work zone flaggers. Training for this certification

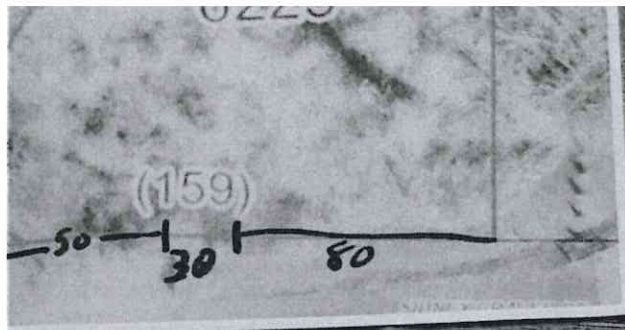
is provided by NCDOT training resources and pre-approved private entities. All personnel in charge of overseeing work zone traffic control are required to be qualified work zone supervisors. For any questions regarding proper work zone flagger or supervisor training please refer to our website at <http://connect.ncdot.gov/projects/WZTC/pages/Training.aspx>. You may also contact Kenneth Thornwell, P.E. at (919-814-5037) or kcthornwell@ncdot.gov

24. Prior to completing any work within five hundred (500') feet of a signalized intersection, please contact Division Traffic Engineer Ryan Newcomb at 336-747-7800. The developer will be held liable for any damages to existing signal loops or other components.
25. **Failure to comply with these set forth provisions will void your driveway access permit and may result in the removal of your driveway entrances. Any change of use and/or modification to the site operation may require submittal and approval of a new driveway permit.**

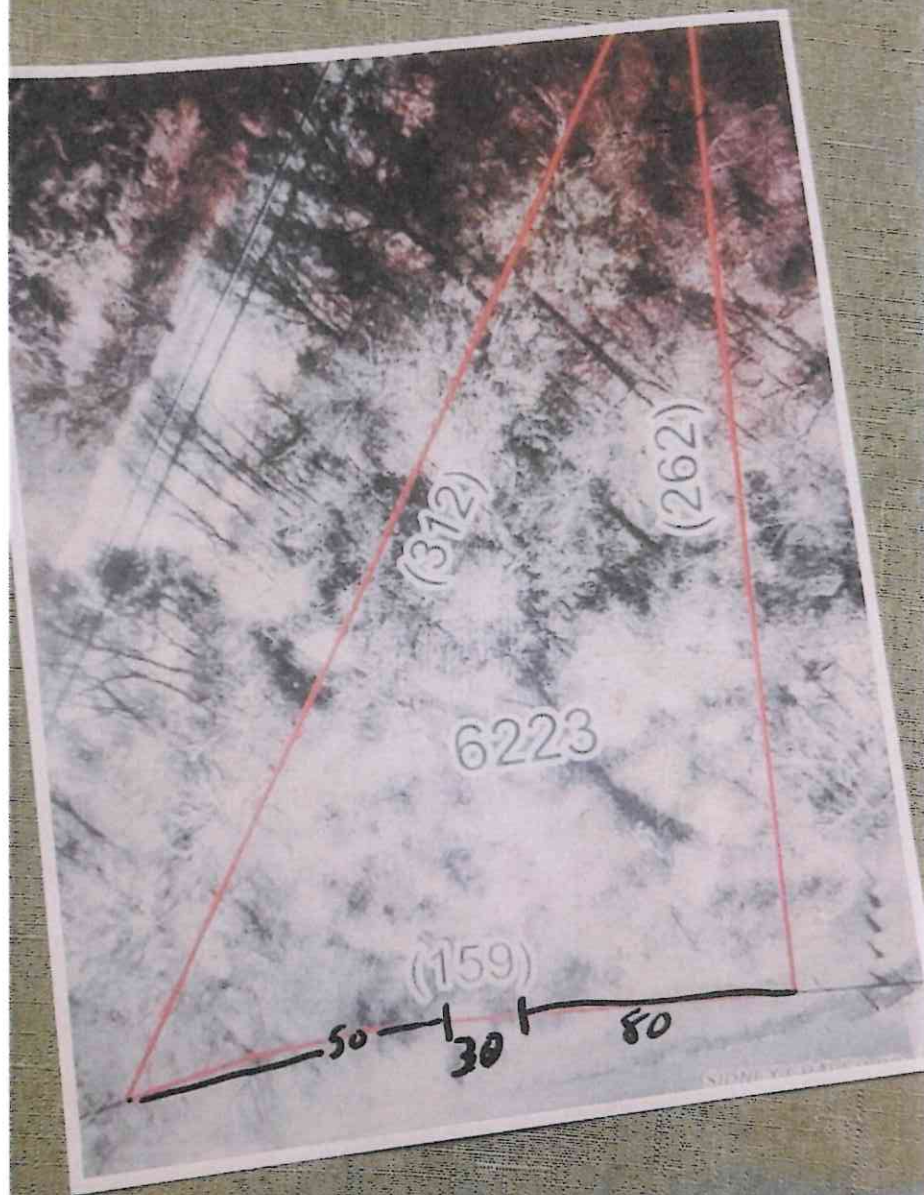
PROJECT SPECIAL PROVISIONS

26. This agreement does not authorize installations within nor encroachments onto railroad right of way. Permits for installations within railroad right of way must be obtained from the railroad and are the responsibility of the encroaching party.

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION	
Driveway Permit No.	Date of Application	STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
County			
Development Name			
LOCATION OF PROPERTY			
Route Road			
Exact Distance	☐ Miles	☐ N	☐ S
410	☐ Feet	☐ E	☐ W
From the Intersection of Route No.	Highway 52	and Route No.	State Highway 1 Toward RCR
Property Will Be Used For: ☐ Residential Subdivision ☒ Commercial ☐ Educational Facilities ☐ (THD) ☐ Emergency Services ☐ Other			
Property ☐ is ☒ is not within City/County Limits			
AGREEMENT			
• I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. • I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. • I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT. • I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans. • I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. • I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. • I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". • I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied. • I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. • I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer. • I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. • I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. • I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. • The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point. • I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees. • I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.			
2004-07 NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation TEB 05-04rev 01-03419			



SIGNATURES OF APPLICANT			
PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	NAME	NAME	
SIGNATURE	SIGNATURE	SIGNATURE	
ADDRESS	ADDRESS	ADDRESS	
Phone No.		Phone No.	
AUTHORIZED AGENT		WITNESS	
COMPANY	NAME	NAME	
SIGNATURE	SIGNATURE	SIGNATURE	
ADDRESS	ADDRESS	ADDRESS	
Phone No.		Phone No.	
APPROVALS			
APPLICATION RECEIVED BY DISTRICT ENGINEER			
SIGNATURE		DATE	
APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)			
SIGNATURE		Planning Director	05/04/2026
SIGNATURE		TITLE	DATE
APPLICATION APPROVED BY NCDOT			
SIGNATURE		District Engineer	04/30/2026
SIGNATURE		TITLE	DATE
INSPECTION BY NCDOT			
SIGNATURE		TITLE	DATE
COMMENTS:			



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

Date: 5/19/2026

Fees Paid Receipt #: REZ-26-13

Applicant(s): Buel B. Barker Jr.

Telephone: 336-775-1137

Mailing Address: 3632 Friedberg Church Road Winston- Salem, NC 27127

Property Owner(s): Buel B. Barker, Vickie Barker & Key Gen LLC

Telephone: 336-775-1137

Mailing Address: 3632 Friedberg Church Road Winston- Salem, NC 27127

Property Location (General Description): Said properties are located on the east side of Old US HWY 52 approximately 600 feet north from the Leonard Road intersection.

Township: Lexington

Map No.: 327

Block No.: ---

Lots: P/O 22 & 22B

Acres (more or less): 35.06

Existing Zoning District: LI & HI

Proposed Zoning District: RA-3

Legal Advertisement: Request by Buel B. Barker to rezone properties located in Lexington Township, Tax Map 327, part of Lots 22 & 22B containing a combined acreage of 35.06 acres more or less. Said properties are located on the east side of Old US HWY 52 approximately 600 feet north from the Leonard Road intersection. Rezoning is requested to change from that of LI, Limited Industrial District and HI, Heavy Industrial District to that of RA-3, Rural Agricultural District.

Planning Board Meeting Date: 6/16/26

Recommendation: _____

Public Hearing Date: 7/16/26

Decision: _____

Signature, Applicant(s)

Buel B. Barker Jr.
Vickie B. Barker
Dorothy L. Key

Agent: _____ By: _____

Address: _____

Phone: _____

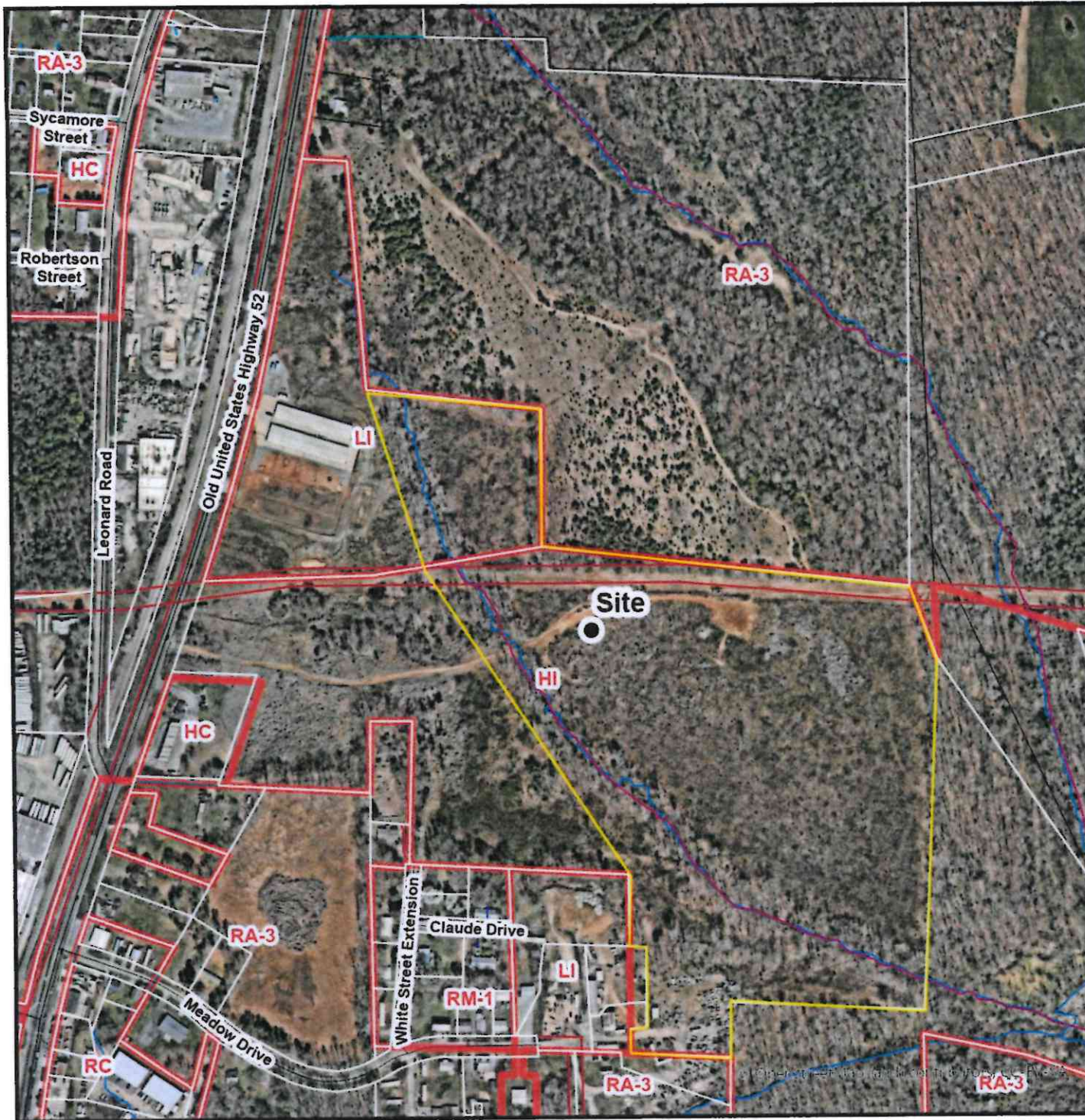
Davidson County Planning Department

Name: Buel Barker

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.
I want to change the HI Zoning to a residential zoning to which the property is better suited for Davidson County.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
This will tie the two properties together, close to other residential areas and would not impact the creek. This would leave the other part of this property in HI Zoning which is better intended, located near Old HWY 52.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
Create the ability for use to use this property in conjunction with the property to the north without the creek which could create an environmental impact to the property.



Legend

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



Applicant

Buel B. Barker

Property Owner

**Buel B. Baarker, Vickie Barker,
Key Gen LLC**

Scale 1:4,800

Drawn By

Date 6/1/2026

REVISED

From: LI, Limited Industrial District
HI, Heavy Industrial District

To: RA-3, Rural Agricultural District

Lexington Township, Tax Map 327,
Lots 22 & 22B, Containing 35.06± Acres

2022 Aerial Photography

mation

1132700000022

6726-02-98-2639

KEY-GEN LLC
245 CARRIES COVE
LEXINGTON
NC
27295

50 OLD US HWY 52

385-57 L22 BK2588-
2295

12.74 AC

2588-2295

02/27/2023

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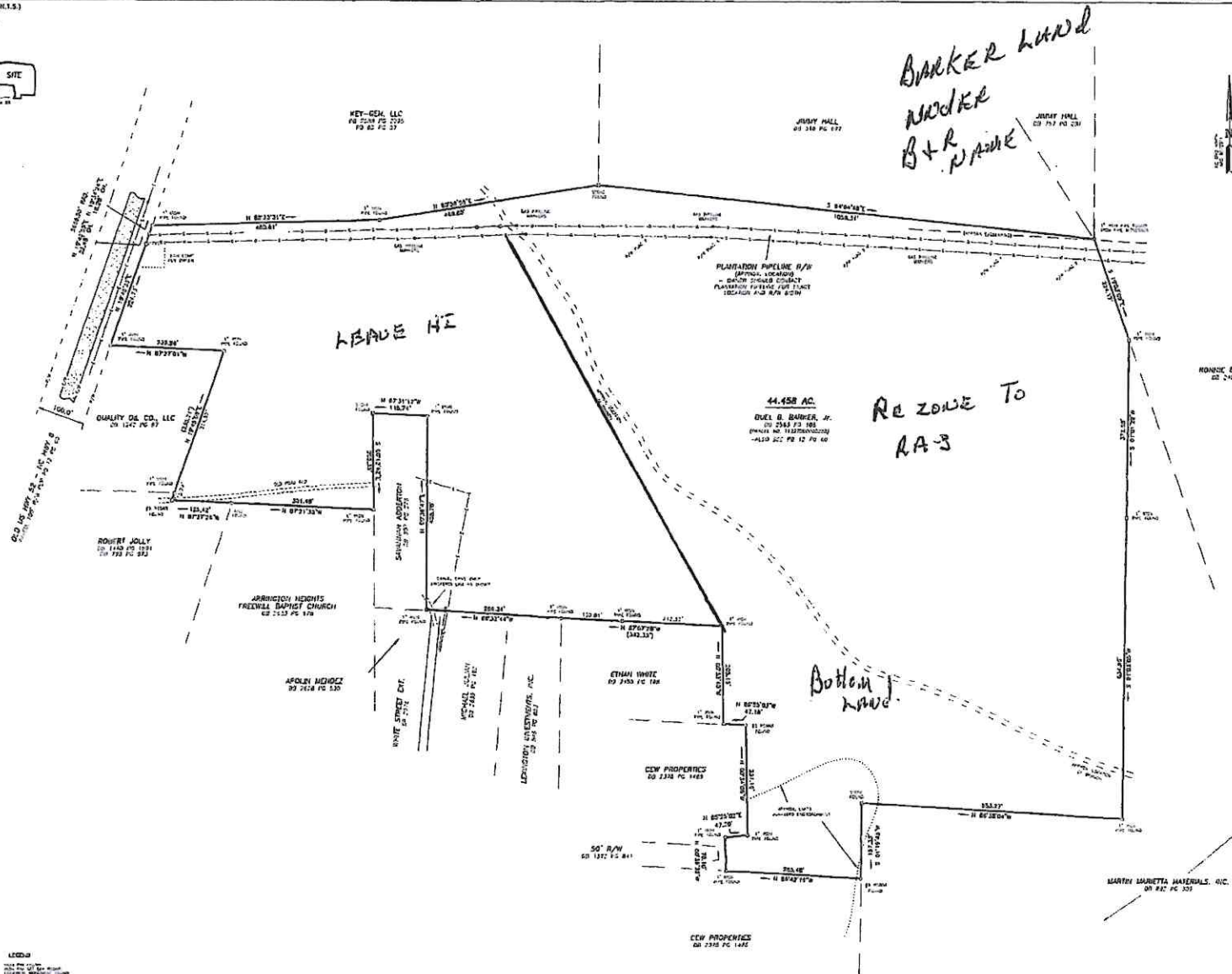
LI

2493520

174210



BARKER KUND
WICKER
B + R NAME

[illegible]

Re zone To
RA-3

Bottom -

[illegible]

SURVEY FOR		BUEL B. BARKER, Jr.				
SURVEY DATE	EDITION DATE	PROJECT NAME	COUNTY TO BE CROWN	STATE N.E.	SECTION S.	PAGE 1 OF 1
THE INTERESTED PARTY		EVERHART SURVEYING & MAPPING, PC A TOLSON EVERHART, PLS 1-202-838-1111				
AS TO STATE	PG 1-1-24	SCALE 1" = 100'		 335 S. WASHINGTON AVE. LENOIR, NC 28260 SM 230-5115		

BARKER land



Limited Industrial Zoning District

Allowed by Right

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

Limited Industrial Zoning District

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

Allowed with Development Standards

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

Limited Industrial Zoning District

Allowed by Special Use Permit

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

HI**Heavy Industrial Zoning District****Allowed by Right**

- *Abattoir, animal processing*
- *Above Ground Three Phase Electric Power Distribution Lines*
- *Auditorium*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Bottling Plant*
- *Brick, Tile & Cement Manufacturing*
- *Chemical Manufacturing*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods*
- *Concrete and/or Asphalt Production Plant*
- *Dumpster Site (box site)*
- *Electrical Generation Facility*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Event Center*
- *Farm Machinery Sales*
- *Farm- Bonafide (exempt from zoning)*
- *Foundry, up to 6,000 sq. ft.*
- *Foundry, Greater than 6,000 sq. ft.*
- *Freight Terminal, Truck or Rail*
- *Fuel Oil Dealer*
- *Furniture Manufacturing*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Laboratories; Analytical, Experimental or Testing*
- *Livestock Sales*
- *Machine Shop, Welding Shop*
- *Offices*
- *Parking, Principal Use*
- *Printing Establishment*
- *Recreational Facility, Commercial Indoor (bowling alley, skating rink, game room, etc.)*

HI**Heavy Industrial Zoning District**

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

Allowed with Development Standards

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

HI

Heavy Industrial Zoning District

- *Wireless Telecommunications Tower and Facilities, up to 160 feet**

Allowed by Special Use Permit

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

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

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

Allowed with Development Standards

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

RA-3**Rural Agricultural Zoning District**

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

Allowed by Special Use Permit

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

RA-3**Rural Agricultural Zoning District**

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



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-26-13

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Buel Barker, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 9th day of June, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 9th day of June, 2026.

A handwritten signature in black ink, reading "Angela Arthur", is written over a horizontal line.

Angela Arthur
Administrative Secretary II
Davidson County Planning Department
Post Office Box 1067
913 Greensboro Street, Suite 305
Lexington, North Carolina, 27293-1067
336-242-2220



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 6/9/2026

1132600000001 ✓

LOPP RONNIE BRUCE
1401 MCGUINN DR
HIGH POINT, NC 27262

1132600000002 ✓

MARTIN MARIETTA MATERIAL INC
PO BOX 54788
LEXINGTON, KY 40555-4788

1132700000013 ✓

B&R DEVELOPMENT LLC
3632 FRIEDBERG CHURCH RD
WINSTON SALEM, NC 27127-8730

1132700000015 ✓

GOBBLE RONALD
4061 GILES ROAD
LEXINGTON, NC 27295-0000

1132700000022A ✓

QUALITY OIL CO LLC
P O BOX 2736
WINSTON-SALEM, NC 27102-2736

1132700000022B ✓

BARKER BUEL B
3632 FRIEDBERG CHURCH RD
WINSTON SALEM, NC 27127-8730

1132700000014 ✓

380 LEONARD ROAD LLC
380 LEONARD RD
LEXINGTON, NC 27295-1219

1132700000021 ✓

ADDERTON SAVANNAH S ET ALS
309 E MOREHEAD ST
APT 317
CHARLOTTE, NC 28202-2301



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: 6/9/2026

1132700000022 ✓

KEY-GEN LLC

245 CARRIES COVE

LEXINGTON, NC 27295

1132700000016A ✓

ARRINGTON HEIGHTS FREE WILL BAPTIST CHURCH
INC

455 FREEWILL CIR

LEXINGTON, NC 27295-1536



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: 6/9/2026

1132700000025 ✓

JULIAN MICHAEL DALE

1607 WHITE STREET EXT

LEXINGTON, NC 27295-1447

1132700000027 ✓

LEXINGTON INVESTMENTS, INC

PO BOX 704

LEXINGTON, NC 27293-0000

11327D00A0001 ✓

JOLLY ROBERT B SR

2012 OLD US HWY 52

LEXINGTON, NC 27295-1240

1133200000023E ✓

WHITE CHARLES D JR

375 MEADOW DR

LEXINGTON, NC 27295-0901

1133200000023B ✓

WHITE CHARLES D JR

375 MEADOW DR UNIT D

LEXINGTON, NC 27295-0840

1133200000023D ✓

WHITE CHARLES D JR

375 MEADOW DR

LEXINGTON, NC 27295-0901

U/I 107



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

MAILED
6-9-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 6/9/2026
Parcel: 1132600000001

This request is being made by:
Buel B. Barker Jr.

LOPP RONNIE BRUCE
1401 MCGUINN DR
HIGH POINT, NC 27262

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

Subject properties are located in Lexington Township, Tax Map 327, Part of Lots 22 & 22B containing a total acreage of 35.06 acres more or less. Said properties are located on the east side of Old US HWY 52 approximately 600 feet north from the Leonard Road intersection.

Description of rezoning Request

Properties are requested to change from that of LI, Limited Industrial District and HI, Heavy Industrial District to that of RA-3, Rural Agricultural District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 6/16/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 7/16/2026 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
Application for Amendment to the Davidson County Zoning Ordinance
Map ☒ Text ☐

Date 5/21/2026

Fees Paid Receipt #: REZ-26-14

Applicant(s): Steve Everhart

Telephone: 336-238-0218

Mailing Address: PO BOX 437 Southmont NC 27351

Property Owner(s): Estate of Charles Wesley Reece Sr.

Telephone: 336-239-6439

Mailing Address: 452 South Old Greensboro Rd. Thomasville NC 27360

Property Location (General Description): Said properties are located on the west side of South Old Greensboro Road approximately 700 feet north from the Old US HWY 29 intersection.

Township: Thomasville

Map No.: 342

Block No.: ---

Lots: 7 & 8

Acres (more or less): 7.27

Existing Zoning District: O/I & HC

Proposed Zoning District: RA-3

Legal Advertisement: Rezoning request by Steve Everhart to rezone properties located in Thomasville Township, Tax Map 342, Lots 7 and 8 containing 7.27 acres more or less. Said properties are located on the west side of South Old Greensboro Road approximately 700 feet north from the Old US HWY 29 intersection. Rezoning is requested to change from that of O/I, Office and Institutional and HC, Highway Commercial, to that of RA-3 Rural Agricultural District.

Planning Board Meeting Date: 6/16/2026

Recommendation: _____

Public Hearing Date: 7/16/2026

Decision: _____

Signature, Applicant(s) _____

Steve Everhart (Developer)
Charles W. Reece, Jr. (Owner)

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Steve Everhart

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.
See attached
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
See attached
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
See attached

From: [Steve Everhart](#)
To: [John T. Wheeler](#)
Subject: SYNOPSIS FOR REZONING REQUEST 452 S. OLD GREENSBORO RD.
Date: Thursday, May 21, 2026 4:41:30 PM

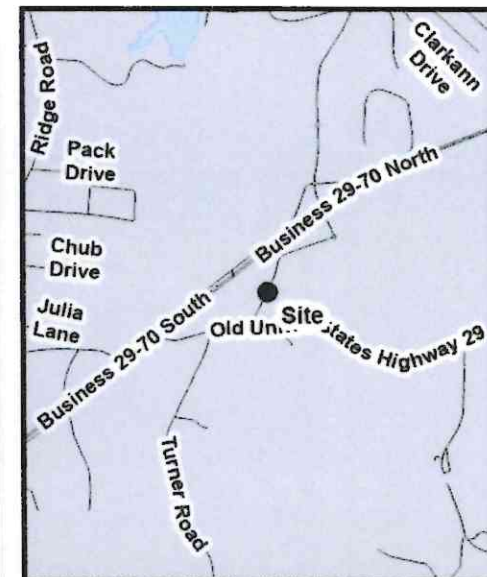
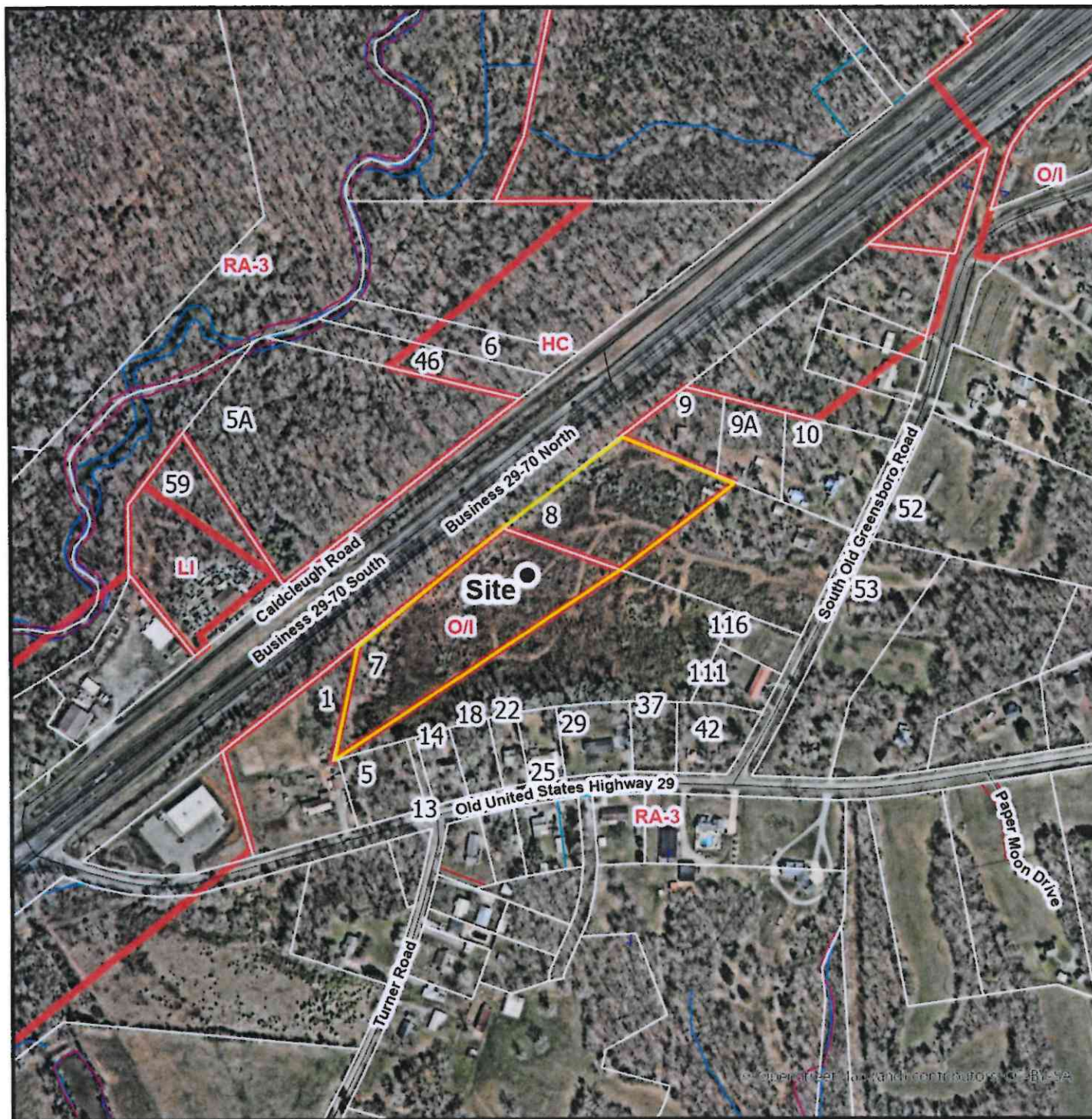
CAUTION External email. Do not
click links or open attachments
unless verified.

MR. John T. Wheeler

My rezoning request for RA-3 is based on the best use for this property is residential homes also the surrounding properties are now single-family homes.

There is very little Commercial proprieties in this area, and our intention if rezoning is approved is to develop this land/property into acreage tracks with single family homes to accommodate the existing neighborhood.

Sincerely,
Steve Everhart



Legend

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



Applicant

Steve Everhart

Property Owner

**Estate of Charles
Wesley Reece Sr.**

Scale
1:4,800

Drawn By JTW

Date: 6/2/2026

REVISED:

From: O/I, Office and Institutional
HC, Highway Commercial

To: RA-3, Rural Agricultural District

Thomasville Township, Tax Map 342,
Lot 7 & 8, Containing 7.27± Acres

2022 Aerial Photography

Office & Institutional Zoning District

Allowed by Right

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Apartments*
- *Banks; Savings and Loan Association*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Condominium*
- *Day Care Facility, freestanding*
- *Drive-in Window, accessory to a use permitted in the District*
- *Dwelling, Single-Family*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI*
- *Farm- Bonafide (exempt from zoning)*
- *Funeral Home*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Hospitals, Medical Clinic*
- *Library*
- *Manufactured Home, Class A (on individual lot)*
- *Museums*
- *Nursing and Rest Homes*
- *Offices*
- *Parking, Principal Use*
- *Rooming Houses*
- *School, Primary or Secondary*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Stations*
- *Townhome*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Vending Kiosk, accessory to a commercial use*
- *Vocational or Professional School*
- *Water and Sewer Lines*

Office & Institutional Zoning District

Allowed with Development Standards

- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Animal Grooming (Stand Alone Business)*
- *Biodiesel Fuel Production, Accessory Use*
- *Dwelling- Two Family*
- *Family Care Home*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)*
- *Veterinary Clinic, including accessory uses*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*

Allowed by Special Use Permit

- *Agritourism Business, 10,000 sq. ft. or more retail area*
- *Day Care, Home (Large)*
- *Extraction of Earth Products*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Lodges, Fraternal and Social Organizations*
- *Manufactured Home, Class B/C Accessory (family hardship)*
- *Manufactured Home, Class B/C, Park Model Temporary (disaster hardship)*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Solar Farm*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 160 ft.*

HC

Highway Commercial Zoning District

Allowed by Right

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Auditorium*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Banks, Savings and Loan Association*
- *Beauty and Barber Shop*
- *Bed & Breakfast Inn*
- *Bus Passenger Terminal*
- *Carnival, Fairgrounds*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Community Center, Public or Non-Profit, for Assembly and Recreation*
- *Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods*
- *Convenience Store*
- *Day Care Facility, freestanding*
- *Drive-In Window, accessory to use permit in the District*
- *Dry Cleaning, Laundry*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Farm Machinery Sales*
- *Farm Supplies Sales (feed, seed, fertilizer, etc.)*
- *Farm- Bonafide (exempt from zoning)*
- *Flea Market, Indoor or Outdoor*
- *Funeral Home*
- *Golf, Miniature*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Grocery Store (Supermarket)*
- *Home Furnishings and Appliance Sales*
- *Hospitals, Medical Clinic*
- *Hotel/Motel*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Library*

HC**Highway Commercial Zoning District**

- *Lodges, Fraternal and Social Organizations*
- *Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales*
- *Museums*
- *Nursing and Rest Homes*
- *Offices*
- *Parcel Delivery Service*
- *Parking, Principal Use*
- *Pharmacy and Drug Store*
- *Printing Establishment*
- *Recreational Facility, Commercial Indoor (bowling alley, skating rink, game room, etc.)*
- *Recycling Drop-Off Center*
- *Repair Service, Electronic & Appliance*
- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *Service Station*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Station*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Utility Station and Substation*
- *Vending Kiosk, accessory to a commercial use*
- *Veterinary Clinic, including accessory uses*
- *Vocational or Professional School*
- *Water and Sewer Lines*

Allowed with Development Standards

- *Accessory Residence to a Non-Residential Use within a Single Structure*
- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Animal Grooming (Stand Alone Business)*
- *Automobile Body Shop*
- *Biodiesel Fuel Production, Accessory Use*
- *Builders Supply Sales*
- *Junk Motor Vehicle, Accessory Use*
- *Kennels, Commercial*

HC

Highway Commercial Zoning District

- *Motor Vehicle Maintenance & Repair*
- *Outdoor Advertising Sign*
- *Outdoor Storage Yard*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Plaza*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*
- *Wireless Telecommunications Tower and Facilities, up to 160 feet*

Allowed by Special Use Permit

- *Adult Use*
- *Arena*
- *Cemetery*
- *Drive-in Theater*
- *Extraction of Earth Products*
- *Firing Range, Indoor*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Microwave, Television or Radio Antenna Tower and Facilities (any size)*
- *Utility Tower, Water Storage Tanks*
- *Wireless Telecommunication Towers and Facilities, greater than 160 ft.*

Allowed by Conditional Zoning Permit

- *Event Center*

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

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

Allowed with Development Standards

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

RA-3**Rural Agricultural Zoning District**

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

Allowed by Special Use Permit

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

RA-3**Rural Agricultural Zoning District**

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



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-26-14

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Steve Everhart, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 9th day of June, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 9th day of June, 2026.

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

Angela Arthur
*Administrative Secretary II
Davidson County Planning Department
Post Office Box 1067
913 Greensboro Street, Suite 305
Lexington, North Carolina, 27293-1067
336-242-2220*



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 6/9/2026

1634200000006 ✓
BRANSON CHARLES K
341 OLD FARM RD
THOMASVILLE, NC 27360-9404

1634200000007 ✓
REECE CHARLES WESLEY SR
165 SWING DAIRY RD
LEXINGTON, NC 27295

1634200000005A ✓
MOOREFIELD GEORGE M
9601 POST MILL PL
RALEIGH, NC 27615-0000

1634200000009A ✓
MORRIS GEORGE A
418 S. OLD GREENSBORO ROAD
THOMASVILLE, NC 27360-7849

1634200000010 ✓
MORRIS GEORGE A
418 S. OLD GREENSBORO ROAD
THOMASVILLE, NC 27360-7849

1634200000046 ✓
CLODFELTER KENNETH R
1812 W OLD HWY 64
LEXINGTON, NC 27292-8524

16342A00A0022 ✓
BOOLBA CHARLES P
349 OLD HIGHWAY 29
LEXINGTON, NC 27292-6817

16342A00A0013 ✓
REECE CHARLES WESLEY SR
165 SWING DAIRY RD
LEXINGTON, NC 27295



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: 6/9/2026

16342A00A0001 ✓

LALONE VAUGHN C

245 OLD HIGHWAY 29

LEXINGTON, NC 27292-6830

1634200000053 ✓

CLODFELTER ROBERT L

551 OLD HWY 29

THOMASVILLE, NC 27360-7848



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: 6/9/2026

1634200000052 ✓
CLODFELTER SUSAN
401 S OLD GREENSBORO RD
THOMASVILLE, NC 27360

16342A00A0005 ✓
SPEARS JASON E
317 OLD HIGHWAY 29
LEXINGTON, NC 27292-6817

16342A00A0025 ✓
SMITH DAVID S
1463 ROBERT BECK RD
LEXINGTON, NC 27292-0656

16342A00A0029 ✓
CRANFORD RANDY D JR
395 OLD HIGHWAY 29
LEXINGTON, NC 27292

1634200000008 ✓
REECE ROBERT PAUL MRS
452 SOUTH OLD GREENSBORO RD
THOMASVILLE, NC 27360-0000

1634200000009 ✓
CANNON MYRA JANE MORRIS
440 S OLD GREENSBORO RD
THOMASVILLE, NC 27360

16342A00A0037 ✓
REECE CHARLES WESLEY SR
165 SWING DAIRY RD
LEXINGTON, NC 27295

16342A00A0116 ✓
GLOVER MAXINE COX
530 S OLD GREENSBORO RD
THOMASVILLE, NC 27360-0050



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: 6/9/2026

16342A00A0014 ✓

SPEARS JASON E

317 OLD HIGHWAY 29

LEXINGTON, NC 27292-6817

16342A00A0018 ✓

SPEARS JASON E

317 OLD HIGHWAY 29

LEXINGTON, NC 27292-6817



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: 6/9/2026

16342A00A0042 ✓

SNIDER TERRY EUGENE

459 OLD HIGHWAY 29

LEXINGTON, NC 27292-0000

1634200000059 ✓

AHMADI HASSAN BABA

5098 TOWER RD

GREENSBORO, NC 27410-0000

16342A00A0111 ✓

GLOVER MAXINE COX

530 S OLD GREENSBORO RD

THOMASVILLE, NC 27360-0050



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

MAILED
6-9-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 6/9/2026

Parcel: 1634200000006

This request is being made by:
Steve Everhart

BRANSON CHARLES K
341 OLD FARM RD
THOMASVILLE, NC 27360-9404

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

Properties are located in Thomasville Township, Tax Map 342, Part of Lots 7 and 8 containing 7.27 acres more or less. Said properties are located on the west side of South Old Greensboro Road approximately 700 feet north from the Old US HWY 29 intersection.

Description of rezoning Request

Properties are requested to change from that of OI, Office and Institutional and HC, Highway Commercial to that of RA-3, Rural Agricultural District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 6/16/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 7/16/2026 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
Application for Amendment to the Davidson County Zoning Ordinance
Map ☒ Text ☐

Date: 6/1/2026

Fees Paid Receipt #: REZ-26-15

Applicant(s): 10477 HWY 150 LLC

Telephone: 704-562-5012

Mailing Address: 10477 HWY 150, Ste 3, Clemmons NC 27012

Property Owner(s): 10477 HWY 150 LLC

Telephone: 704-562-5012

Mailing Address: 10477 HWY 150, Ste 3, Clemmons NC 27012

Property Location (General Description): Said property is located on the northwest corner of Raymond Court and North NC HWY 150.

Township: Arcadia

Map No.: 7

Block No.: ---

Lots: 36

Acres (more or less): 1.39

Existing Zoning District: O/I

Proposed Zoning District: RC

Legal Advertisement: Request by 10477 HWY 150 LLC to rezone property located in Arcadia Township, Tax Map 7, Lot 36 containing 1.39 acres more or less. Said property is located on the northwest corner of Raymond Court and North NC HWY 150. Rezoning is requested to change from that of OI- Office & Institutional District to that of RC, Rural Commercial District.

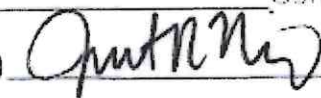
Planning Board Meeting Date: 6/16/2026

Recommendation: _____

Public Hearing Date: 7/16/2026

Decision: _____

Signature, Applicant(s) _____



Agent: _____ By: _____

Address: 10477 HWY 150, Ste 3, Clemmons NC 27012 Phone: 704-562-5012

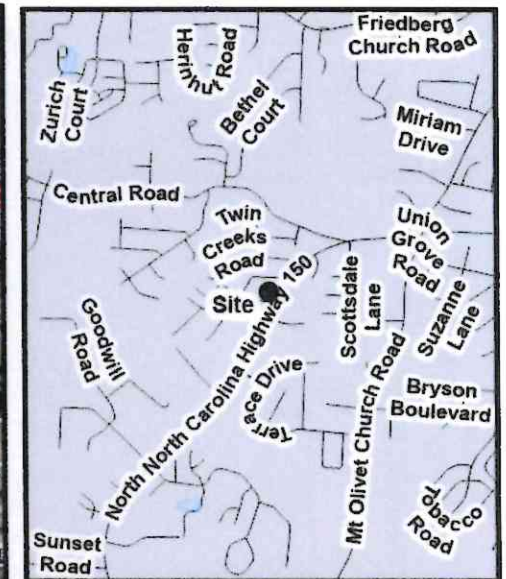
Davidson County Planning Department

Name: 10477 HWY 150 LLC

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.
Continued growth along HWY 150. RC zoning allows for more uses, including consistent with existing uses in the building. Building has 6 suites with varying industries represented.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
Supports continued business growth in the area by allowing for more uses of the existing building. O/I zoning is restrictive in uses and the demand for businesses that are allowed under RC far exceeds that found in O/I
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
Existing long-term tenant may be nonconforming use, so Applicant is trying to bring the use into conformance.



Legend

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



Applicant

10477 HWY 150 LLC

Property Owner

10477 HWY 150 LLC

Scale

1:4,800

Drawn By: MPB

Date

6/2/2026

REVISED:

From:

OI- Office & Institutional District

To:

RC, Rural Commercial District

Arcadia Township, Tax Map 7,
Lot 36, Containing 1.39 ± Acres
2022 Aerial Photography

Office & Institutional Zoning District

Allowed by Right

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Apartments*
- *Banks; Savings and Loan Association*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Condominium*
- *Day Care Facility, freestanding*
- *Drive-in Window, accessory to a use permitted in the District*
- *Dwelling, Single-Family*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI*
- *Farm- Bonafide (exempt from zoning)*
- *Funeral Home*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Hospitals, Medical Clinic*
- *Library*
- *Manufactured Home, Class A (on individual lot)*
- *Museums*
- *Nursing and Rest Homes*
- *Offices*
- *Parking, Principal Use*
- *Rooming Houses*
- *School, Primary or Secondary*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Stations*
- *Townhome*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Vending Kiosk, accessory to a commercial use*
- *Vocational or Professional School*
- *Water and Sewer Lines*

Office & Institutional Zoning District

Allowed with Development Standards

- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Animal Grooming (Stand Alone Business)*
- *Biodiesel Fuel Production, Accessory Use*
- *Dwelling- Two Family*
- *Family Care Home*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)*
- *Veterinary Clinic, including accessory uses*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*

Allowed by Special Use Permit

- *Agritourism Business, 10,000 sq. ft. or more retail area*
- *Day Care, Home (Large)*
- *Extraction of Earth Products*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Lodges, Fraternal and Social Organizations*
- *Manufactured Home, Class B/C Accessory (family hardship)*
- *Manufactured Home, Class B/C, Park Model Temporary (disaster hardship)*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Solar Farm*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 160 ft.*

RC**Rural Commercial Zoning District****Allowed by Right**

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Beauty and Barber Shop*
- *Bed & Breakfast Inn*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Community Center, Public or Non-Profit, for Assembly and Recreation*
- *Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods*
- *Convenience Store*
- *Day Care Facility, freestanding*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Farm Supplies Sales (feed, seed, fertilizer, etc.)*
- *Farm- Bonafide (exempt from zoning)*
- *Flea Market, Indoor or Outdoor*
- *Funeral Home*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Library*
- *Museums*
- *Nursing and Rest Homes*
- *Offices*
- *Parks, Playing Fields (Non-Profit)*
- *Pharmacy and Drug Store*
- *Recycling Drop-Off Center*
- *Repair Service, Electronic & Appliance*
- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *School, Primary or Secondary*
- *Service Station*
- *Special Event, Accessory Use*

RC

Rural Commercial Zoning District

- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Station*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Utility Station and Substation*
- *Vending Kiosk, accessory to a commercial use*
- *Veterinary Clinic, including accessory uses*
- *Vocational or Professional School*
- *Water and Sewer Lines*

Allowed with Development Standards

- *Accessory Residence to a Non-Residential Use within a Single Structure*
- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Animal Grooming (Stand Alone Business)*
- *Animal Shelter*
- *Automobile Body Shop*
- *Biodiesel Fuel Production, Accessory Use*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Kennels, Commercial*
- *Micro Farm*
- *Motor Vehicle Maintenance & Repair*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*

Allowed by Special Use Permit

- *Agritourism Business, 10,000 sq. ft. or more retail area*
- *Arena*
- *Cemetery*
- *Extraction of Earth Products*
- *Firing Range, Indoor*

RC**Rural Commercial Zoning District**

- *Group Care Facility; Group Home*
- *Solar Farm*
- *Utility Tower, Water Storage Tank*
- *Wind Energy Facility*

Allowed by Conditional Zoning Permit

- Event Center



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-26-15

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by 10477 Hwy 150, LLC, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 9th day of June, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 9th day of June, 2026.

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

Angela Arthur
*Administrative Secretary II
Davidson County Planning Department
Post Office Box 1067
913 Greensboro Street, Suite 305
Lexington, North Carolina, 27293-1067
336-242-2220*



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 6/9/2026

0300700000018A ✓

SMITH PALMER LEE

10401 N NC HWY 150

CLEMMONS, NC 27012-0000

03007000000026 ✓

DCM23 LLC

PO BOX 17009

GREENVILLE, SC 29606-8009

03007000000026A ✓

METHA HOLDINGS LLC

10436 NORTH NC HWY 150

CLEMMONS, NC 27012-0000

03007000000036 ✓

10477 HWY 150 LLC

3409 UNION GROVE RD

WINSTON SALEM, NC 27127-9212

03007000000035 ✓

WILLIAMS JAMES EDWARD JR

156 RAYMOND CT

CLEMMONS, NC 27012-0000

03007000000037 ✓

BRYANT ANDREW

149 RAYMOND CT

CLEMMONS, NC 27012-9574

03007C00000022 ✓

BIBB MATTHEW R

175 LYONS DRIVE

CLEMMONS, NC 27012

03007C00000023 ✓

LARIMER GLENN RAY TRUSTEE

10521 NC HWY 150

CLEMMONS, NC 27012



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

MAILED
6-9-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 6/9/2026
Parcel: 0300700000018A

This request is being made by:
10477 HWY 150 LLC

SMITH PALMER LEE
10401 N NC HWY 150
CLEMMONS, NC 27012-0000

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 Arcadia Township, Tax Map 7, Lot 36 containing 1.39 acres more or less. Said property is further located on the northwest corner of Raymond Court and North NC HWY 150.

Description of rezoning Request

Requested to change from that of OI- Office & Institutional District to that of RC, Rural Commercial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 6/16/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 7/16/2026 at 8:00am.

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"

Vicinity Map (nts)



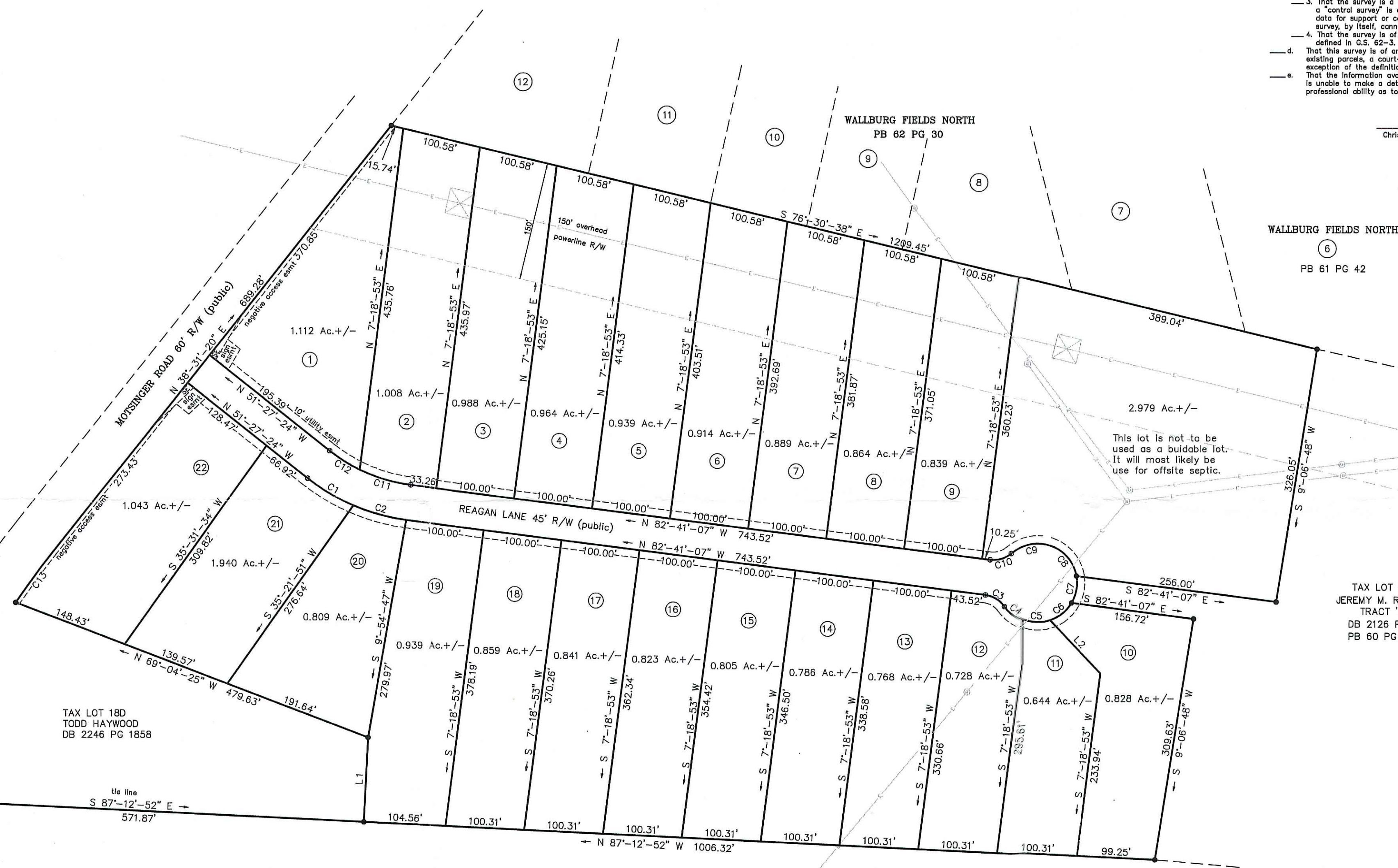
SURVEYOR CERTIFICATION FOR SUBDIVISION

I, Christian L. Jones, PLS #5522, 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.

Christian L. Jones, PLS #5522

date



TAX LOT 18D
TODD HAYWOOD
DB 2246 PG 1858

TAX LOT 18C
JEREMY M. ROBINSON
TRACT "A"
DB 2126 PG 1
PB 60 PG 90

Total =
23.550 Ac. +/-

Line	Bearing	Distance
L1	N 2°-47'-08" E	107.10'
L2	S 43°-52'-38" E	92.91'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	252.50'	N 59°-09'-29" W 67.68'	67.88'
C2	252.50'	N 74°-46'-21" W 69.52'	69.74'
C3	35.00'	S 58°-58'-11" E 28.15'	28.97'
C4	50.00'	S 51°-12'-21" E 27.48'	27.84'
C5	50.00'	S 87°-38'-43" E 35.00'	35.76'
C6	50.00'	N 51°-22'-48" E 35.00'	35.76'
C7	50.00'	N 10°-22'-30" E 35.05'	35.81'
C8	50.00'	N 40°-55'-21" W 51.17'	53.72'
C9	50.00'	S 79°-05'-26" W 48.80'	50.98'
C10	35.00'	S 73°-35'-56" W 28.15'	28.97'
C11	207.50'	N 73°-18'-17" W 67.64'	67.94'
C12	207.50'	N 57°-41'-25" W 45.06'	45.15'
C13	1126.36'	N 36°-22'-41" E 80.94'	80.96'

TAX LOT 40
KATHRYN GRUBBS
DB 1188 PG 891

SURVEYOR CERTIFICATION FOR CLOSURE

I, Christian L. Jones, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB xxx PG xxx), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision or positional accuracy as calculated is 1/10,000+, and that this plat was prepared in accordance with G.S. 47-20 as amended. Witness my original signature, license number and seal this _____ day of _____, A.D. 20_____.



PRELIMINARY
NOT FOR CONVEYANCES
SALES OR RECORDATION

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.

LEGEND

(nts)	NOT TO SCALE	OVERHEAD POWER LINE
⊙	UTILITY POLE	STREET ADDRESS
●	IRON FOUND	
○	IRON SET	
■	CONCRETE MONUMENT	
---	PROPERTY LINE (surveyed)	
---	PROPERTY LINE (not surveyed)	
⊕	POINT NOT MONUMENTED	

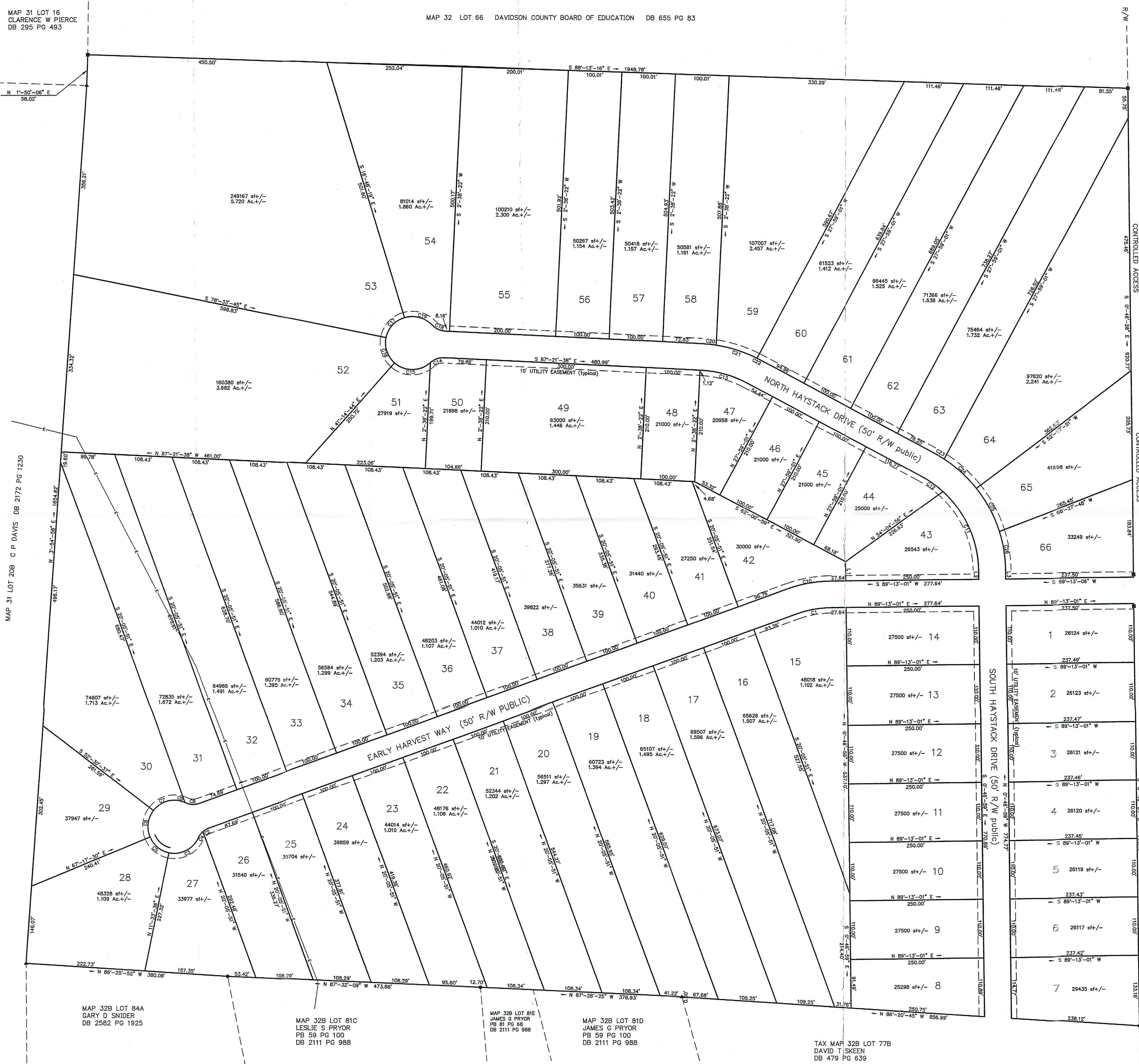
MAP FOR

WALLBURG FIELDS SOUTH

SCALE	COUNTY	TOWNSHIP	DATE	STATE
1" = 100'	Davidson	Abbotts Creek	5 June 2025	North Carolina
TAX MAP 12 TAX LOT 18				
REF: DB 2533 PG 122				
OWNER: REW HOMES LLC				
AREA BY COORDINATES	JONES-COE LAND SURVEYING, PLLC P-3161			JOB # 13033eplat
DRAFTED BY: DAK	P.O. BOX 98 WALLBURG, N.C. 27373 PHONE: (336) 768-4673 EMAIL: c.jones@jonescoesurvey.com			SURVEYED BY CREW

MAP 31 LOT 16
CLARENCE W. PIERCE
DB 295 PG 493

MAP 32 LOT 66 DAVIDSON COUNTY BOARD OF EDUCATION DB 655 PG 83



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____
(DISTRICT ENGINEER)
DATE _____
NORTH CAROLINA - DAVIDSON COUNTY

SURVEYOR CERTIFICATION FOR SUBDIVISION
I, David B. Coe, PLS #3320, 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 purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
4. That the survey is of a proposed easement for a public utility as defined in G.S. 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 to 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.

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 DB 2841 PG 2231), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision or positional accuracy 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, license number and seal this _____ day of _____, A.D., 20____.

PRELIMINARY MAP
NOT FOR CONVEYANCE
RECORDATION OF SALE
NORTH CAROLINA PROFESSIONAL SURVEYOR
DAVID B. COE
PLS #3320
THIS MAP IS SUBJECT TO ANY REVISIONS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHENEVER VISIBLE ON TITLE SEARCH NOT PROVIDED.

PLANNING DEPARTMENT / 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 _____
Review Officer
DAVIDSON COUNTY
NORTH CAROLINA
This the _____ day of _____, 20____.

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

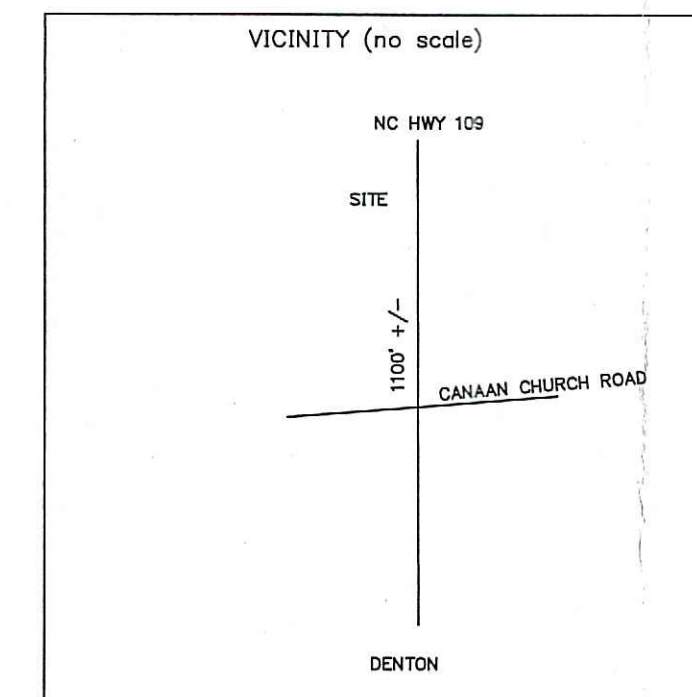
CERTIFICATE OF APPROVAL FOR RECORDING
I certify that the plat shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.
Date _____
Watershed adm./Chmn./Review Board

DEVELOPER:
N2 BUILDING, LLC
835 MUDDY CREEK ROAD
CLEMMONS, NC 27012

Line	Bearing	Distance
1	S 0°-46'-59" E	35.03'
2	S 0°-46'-59" E	17.03'
3	N 0°-46'-59" W	17.03'

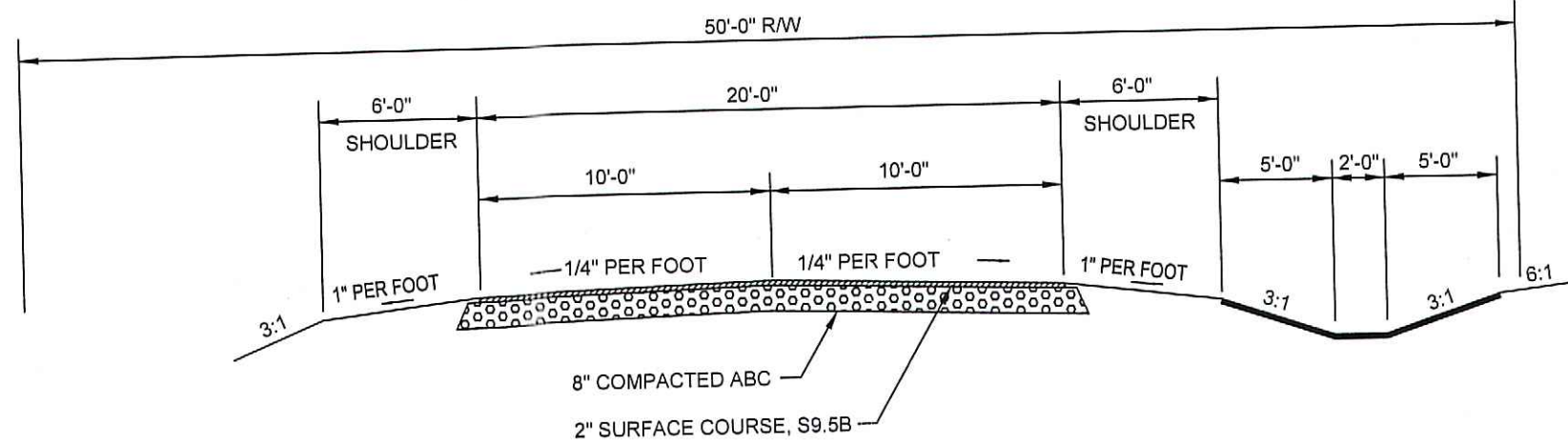
Curve	Radius	Chord Bearing and Distance	Arc Length
1	205.00'	S 79°-33'-36" W 66.78'	68.11'
2	35.00'	N 69°-30'-22" W 12.51'	12.58'
3	35.00'	N 63°-10'-54" W 22.09'	22.09'
4	35.00'	N 37°-03'-24" W 14.86'	14.87'
5	35.00'	N 50°-34'-27" W 46.74'	46.83'
6	35.00'	N 7°-23'-28" W 30.13'	30.23'
7	35.00'	N 75°-49'-45" W 62.03'	66.82'
8	35.00'	N 87°-32'-53" W 28.84'	27.50'
9	35.00'	N 65°-24'-50" W 0.713'	0.73'
10	205.00'	S 79°-33'-36" W 66.78'	68.11'
11	205.00'	S 24°-10'-52" W 162.83'	167.43'
12	205.00'	S 64°-47'-59" W 51.53'	51.65'
13	205.00'	S 87°-21'-38" W 1.12'	1.12'
14	35.00'	N 70°-00'-03" W 88.84'	87.55'
15	35.00'	N 89°-23'-34" W 66.72'	73.09'
16	35.00'	S 84°-16'-06" W 7.22'	7.22'
17	35.00'	S 4°-18'-58" W 51.34'	53.89'
18	35.00'	S 64°-47'-59" W 51.53'	51.65'
19	35.00'	N 74°-32'-00" W 33.39'	36.33'
20	205.00'	N 84°-16'-06" W 27.21'	27.22'
21	205.00'	N 59°-50'-40" W 23.77'	23.78'
22	205.00'	N 62°-34'-59" W 5.04'	5.04'
23	205.00'	N 59°-50'-40" W 23.77'	23.78'
24	205.00'	N 47°-24'-09" W 82.16'	82.52'
25	205.00'	N 27°-44'-37" W 81.85'	82.46'
26	205.00'	N 9°-04'-11" W 73.51'	73.76'

60' ACCESS PER
EXISTING CONCRETE
MONUMENTS - SEE
PROJECT 6.6010019
SHEET 10



LEGEND	
STREET ADDRESS	PROPERTY LINE (surveyed)
UTILITY POLE	PROPERTY LINE (not surveyed)
IRON FOUND	STREAM
IRON SET	OVERHEAD POWER LINE
CONCRETE MONUMENT	
POINT NOT MONUMENTED	
RIGHT-OF-WAY	
SE 10'X70' SIGHT EASEMENT	

SITE PLAN OF
OLD FARM PLACE
SCALE: 1" = 100'
COUNTY: Davidson TOWNSHIP: Emmons STATE: NORTH CAROLINA DATE: 3 JUNE 2025
Tax Parcel: 0703200000028
owner: N2 BUILDING, LLC DB 2841 PG 2251 PG 59 PG 3
AREA BY COORDINATES: COE FORESTRY & SURVEYING F-0141 P.O. BOX 36 WALLBURG, NC 27373 PHONE/FAX (336) 768-4673 EMAIL: coefor@gmail.com
JOB # 24187map
DRAFTED BY: DBC SURVEYED BY: TG



TYPICAL ROADWAY SECTION
NOT TO SCALE

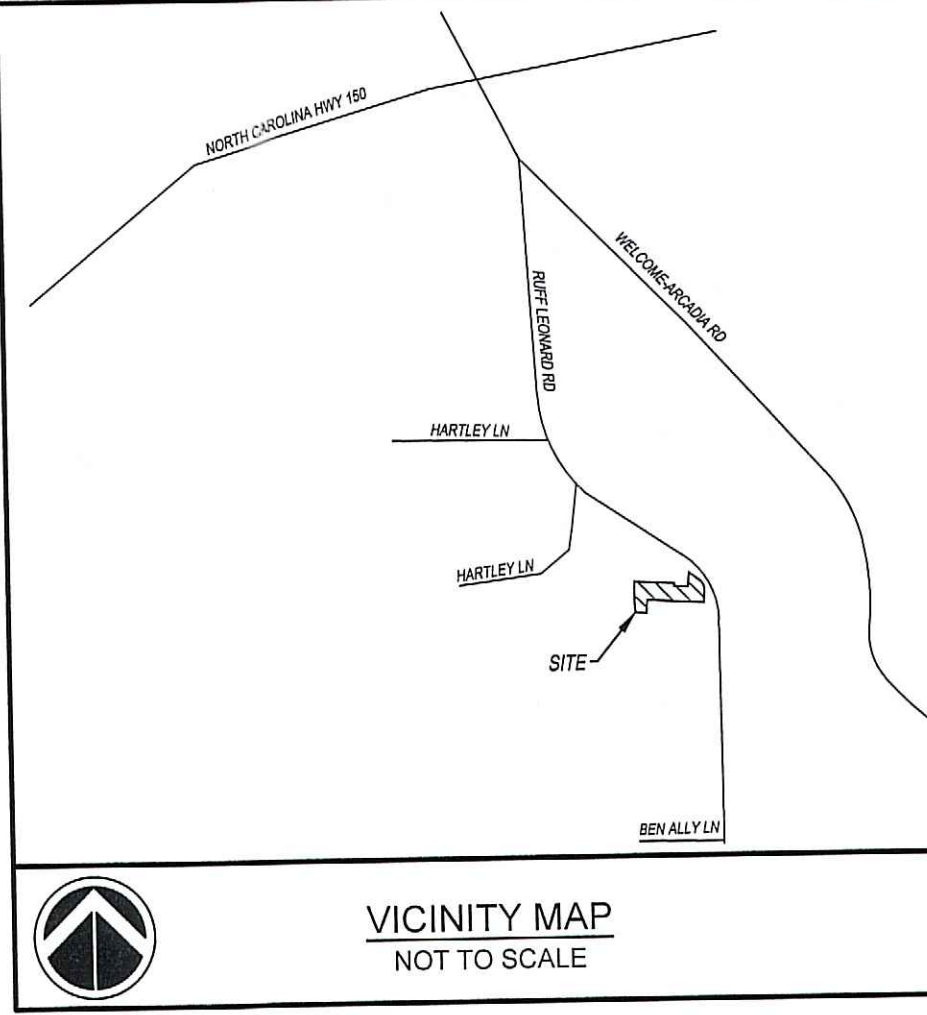
PROPERTY INFORMATION:
PARCEL NUMBER: 140030000009
ZONING: RA3
ACREAGE: 41.58

PROPERTY OWNER:
PARCEL NUMBER: 140030000009
PIN NUMBER: 0719-01-18-0060
DAVID ZIMMERMAN TRUSTEE
CAROLYN ZIMMERMAN TRUSTEE
400 VIA DICHOSA
SANTA BARBARA, CA 93110

PROPERTY OWNER:
PARCEL NUMBER: 140030000017
PIN NUMBER: 0719-01-28-9128
SUSAN E. SHIRCLIFF
THE 2002 ZIMMERMAN FAMILY TRUST
6115 CROOKED CREEK DRIVE
WOOSTER, OH 44691

PROPERTY DEVELOPER:
ISENHOUR HOMES, LLC
3411 HEALY DRIVE, SUITE A
WINSTON-SALEM, NC 27103
PHONE: (336) 345-1214
EMAIL: todd@isenhourhomes.com
CONTACT: TODD ISENHOUR

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
EMAIL: SCAUSEY@ALLIED-ENG.SURV.COM



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 53°59'30" E	179.50'
L2	S 52°53'33" E	99.70'
L3	S 52°08'02" E	168.07'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	835.43'	S 48°04'27" E	112.34'	112.34'
C2	356.63'	S 23°24'51" E	249.54'	254.63'
C3	1300.00'	S 00°44'48" W	175.06'	175.19'
C4	770.00'	S 48°04'27" E	108.13'	108.22'
C5	326.83'	S 23°24'51" E	228.25'	233.49'
C6	1270.00'	S 00°44'48" W	171.02'	171.15'

LEGEND

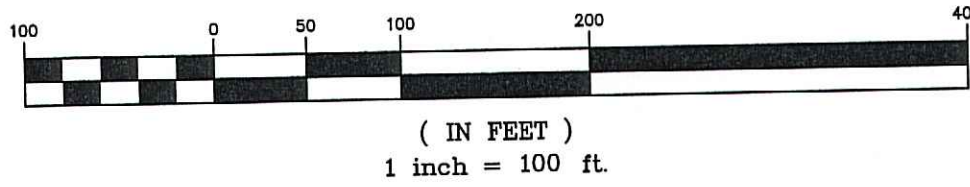
- W PROPOSED DIP WATERLINE
- PROPOSED VCP SEWER LINE

GENERAL NOTES

- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY BY ALLIED DESIGN, INC.. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE DAVIDSON COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF DAVIDSON COUNTY, MOST CURRENT EDITION.
- JURISDICTION: DAVIDSON COUNTY

REVIEW INFORMATION:	
TYPE OF REVIEW:	SPECIAL USE REZONING SITE PLAN AMENDMENT SPECIAL USE PERMIT FINAL DEVELOPMENT PLAN PRELIMINARY SUBDIVISION PLANNING BOARD REVIEW
JURISDICTION:	X DAVIDSON COUNTY X FORSYTH COUNTY X VILLAGE OF CLEMMONS X CITY OF WINSTON-SALEM X TOWN OF MOCKSVILLE
PURPOSED STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR THE PLANNING BOARD APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN WITH 41 SINGLE-FAMILY LOTS UNDER PRD USE CONDITIONS	
INFRASTRUCTURE:	
WATER:	PRIVATE PUBLIC
SEWER:	X X
STREETS:	X X
STREET LENGTH (LF) 2,473.00	
SITE SIZE AND COVERAGES:	
TOTAL ACREAGE (SF): 1,811,391.00	
TOTAL ACREAGE (AC): 41.58	
SITE COVERAGES:	
BUILDING TO LAND:	8.74 %
PAVEMENT TO LAND:	21.58 %
OPEN SPACE:	115,478.00 SF
TOTAL:	1,811,391.00 SF
BUILDING SIZE:	800.00 SF
ZONING:	
EXISTING ZONING:	RA3
PROPOSED ZONING:	RA3
PROPOSED USES:	
USE CATEGORY: RESIDENTIAL DISTRICT RESIDENTIAL BUILDING, SINGLE FAMILY	
DENSITY CALCULATIONS	
# OF LOTS	41
ACRES	41.58
DENSITY (LOTS PER ACRE)	0.99
LOT DIMENSION AND SPACING REQUIREMENTS	
FROM PUBLIC RW:	30' (MIN.)
FRONT:	30' (MIN.)
REAR:	20' (MIN.)
SIDE:	10' (MIN.)
MAX HEIGHT:	35'
BUFFERYARDS:	
REQUIRED:	N/A
PROPOSED:	N/A
PARKING CALCULATIONS	
SPACES REQUIRED	2 PER UNIT
# OF LOTS	41
LOTS X SPACES	62
REQUIRED:	62
PROPOSED:	62
STREET INDEX CALCULATIONS	
# SEGMENTS	3
# NODES	3
SEGMENTS/NODES	1
WATERSHED CALCULATIONS	
NOT LOCATED WITHIN A WATER SUPPLY WATERSHED	

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ALLIED DESIGN, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 765-8888
http://www.allied-engsurv.com

FIRM LICENSE C-1991

PRELIMINARY
PLANS
NOT RELEASED FOR
CONSTRUCTION

HAVEN CREEK SUBDIVISION
ISENHOUR HOMES
RUFF LEONARD ROAD
DAVIDSON COUNTY, NORTH CAROLINA

26-023	PROJECT NO.:			JMN	SMC	05/04/2026
	REVISIONS					
	NO	DATE	DESCRIPTION			
	A	05/04/2026	ISSUED FOR SKETCH PLAN REVIEW			
	B	05/04/2026	ISSUED FOR PLANNING BOARD REVIEW			
DRAWN BY:						
CHECKED BY:						
DATE:						

PRELIMINARY
SUBDIVISION
PLAN

SHEET

C1

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

Date: 5/25/2026

Fees Paid Receipt #: N/A

Applicant(s): Davidson County Board of Commissioners

Address: 913 Greensboro Street, Lexington NC 27292 Telephone: (336) 242-2220

Property Owner: N/A

Address: N/A Telephone: N/A

Property Location (General Description): N/A

Township: N/A Map No.: N/A Block: N/A Lot(s): N/A

Acres (more or less): N/A Existing Zoning District: N/A Proposed Zoning District: N/A

Legal Advertisement: Request to amend the Davidson County Zoning Ordinance by adding the use of Recreational Center, Public or Non-Profit, for Assembly and Recreation, approved by development standards to Article III, Permitted and Conditional Zoning Districts, Section III.9, Table of Permitted Uses. Add development standards for a Recreational Center, Public or Non-Profit, for Assembly and Recreation to Article VI, Development Standards, Section VI.1 Standards for Permitted Uses. Add a definition of Recreational Center to Article IX Definitions.

Planning Board Meeting Date: 6/2/2026

Recommendation: 5-0 approved to continue to 06-16-2026

Public Hearing Date: 6/22/2026

Recommendation: Click or tap here to enter text.

Planning Board Meeting Date 06-16-2026

Recommendation: _____

Signature, Applicant(s)



Agent: _____ By: _____

Address: _____

Phone: _____

Name: Davidson County Board of Commissioners

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.

Not applicable.

- B. A legal description of such land, if applicable.

Not applicable.

- 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.

Not applicable.

- 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.

Davidson County continues to experience growth at a healthy pace as part of North Carolina's population growth. Over the past decade the industrial, commercial and residential growth sectors of the county have expanded. Davidson County, as a government, is tasked with providing the highest possible quality of life for its citizens and the expansion of recreational amenities has been identified and targeted as a way to accomplish this task. This is viewed as a way to promote public health, safety and general welfare for the greater population of the County.

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

The Comprehensive Plan for the County promotes orderly growth as a way to stabilize development, property values and promote a high quality of life for its citizens. This amendment will promote Davidson County's ability to provide expected quality of life amenities of which a local government is expected to develop and expand. The orderly growth of the County's recreational amenities will serve as acknowledgement that a high quality of life is a priority for its citizens.

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

This amendment to the Davidson County Zoning Ordinance will require local officials to meet any and all requirements and obtain all applicable studies and permits for safe and responsible development of a recreational site. These services are expected of local government and will promote recreational amenities for its citizens.

TABLE OF PERMITTED USES																	
Use	Zoning District																
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	CR ¹¹	
Microwave, Television or Radio Antenna Tower and Facilities (any size)								SA		SA	SA	SA	SA	SA	SA	CZ	
Motor Vehicle Maintenance & Repair							D	D		D	D	D	D	D			
Museums							X	X	X	X			X	X		X	
Nursing and Rest Homes					X	X	X	X	X	X			X	X			
Offices							X	X	X	X	X	X	X	X	X	X	
Outdoor Advertising Sign								D		D	D	D	D	D			
Outdoor Storage Yard										D	D	D		D			
Parking, Principal Use ⁸	D	D	D	D	D			X	X	X	X	X	X	X		X	
Parcel Delivery Service								X		X	X		X	X	X		
Parks, Playing Fields (Non-profit)	X	X	X	X	X	X	X						X	X		X	
Pharmacy and Drug Store							X	X		X			X	X	X		
Printing Establishment								X		X	X	X	X	X	X		
Race Track, Drag Strip, Speedway												SB				CZ	
Recreational Center, Public or Non-Profit, for Assembly and Recreation	D	D	D								D	D				D	
Recreational Facility, Commercial Indoor (e.g.,								X		X	X	X	X	X	X	X	

(M) Micro Farm

- 1) Minimum Size. The micro-farm must consist of a minimum of two (2) acres. Farming activities on lots of less than two acres will be considered an accessory use for primarily private use or a home occupation for retail or commercial uses.
- 2) Retail Sales. Retail sales of products produced on site are permitted. Retail sales may occur on-site within a dedicated structure provided it is less than 1,000 square feet in size.
- 3) Setbacks. Structures must meet the required setback of the underlying zoning district and require a building permit.
- 4) Driveway Permit. A commercial driveway permit must be secured from NCDOT.

(N) Motor Vehicle Maintenance and Repair

Open storage of wrecked vehicles is not permitted.

(O) Outdoor Advertising Sign

See development standards listed in Section 6.05 (K).

(P) Outdoor Storage Yard

Outdoor storage yards shall be screened with an eight (8) foot solid fencing or other approved screening mechanism as approved by the Zoning Administrator.

(Q) Parking, Principal Use, amended: 8-3-15

- 1) All trailers and automobiles located on site shall have a valid tag and be in operable condition;
- 2) No junk motor vehicles shall be allowed in parking lots;
- 3) Said lot to be used for parking shall be located directly or diagonally across the street from a waterfront property or be a contiguous lot, in common ownership with said waterfront property;
- 4) No compensation or commercial use of said property shall occur as a commercial parking lot;
- 5) Said parking lot shall be screened in a manner with vegetation that will create a continuous, unbroken hedgerow at a height of 6 feet at maturity. Credit for existing trees can be given with approval from Zoning Administrator;
- 6) Fencing may be used for screening but must be approved by the Zoning Administrator.

(R) Recreational Center, Public or Non-Profit, for Assembly and Recreation

1) A 100-foot Setback shall be required from all exterior boundaries to any buildings or fields for the proposed facility.

2) The 100-foot setbacks shall remain wooded or be allowed to grow natural foliage if not currently wooded to serve as a buffer except where ingress or egress points are needed, utility easements enter or leave the property or where erosion control measures are required.

3) A traffic impact analysis shall be done and approved by the NCDOT as part of a successful driveway permit application for safe ingress and egress to the proposed facility.

4) An Environmental Site Assessment shall be conducted on the property that will include a historic site review, an endangered species review and a wetlands analysis.

5) The facility shall meet any post construction stormwater requirements required by the State of North Carolina if applicable.

(S) Saw Mill, Permanent

Must be located upon a lot or parcel of no less than two (2) acres in size.

(T) Structure, Temporary; Related to Development of Land

- 1) The temporary structure must be located on a site with an active zoning permit, building permit or other authorized development activity is underway.
- 2) The structure shall be removed within thirty (30) days of the issuance of a Certificate of Occupancy or upon completion of development activities.

(U) Travel Plaza amended 06-06-24

- 1) 10 Acre Minimum Lot Size
- 2) Site plan showing location and size of all existing and proposed structures, the distance of all structures and parking from adjoining properties, all overnight parking areas and all amenities, i.e.; fuel island, weigh station etc.
- 3) Plans, elevations and perspectives for all proposed structures and descriptions of the color and nature of all exterior materials.
- 4) A landscape plan showing, at the same scale as the site plan, existing and proposed trees, plus shrubs, ground cover, proposed screening with the types and locations of all proposed landscape materials.
- 5) A traffic impact analysis for the proposed facility.
- 6) A N.C. DOT Commercial Driveway Permit for the facility.
- 7) When an overnight parking lot is involved as part of the Travel Plaza, there shall be a minimum distance of 350 feet from the proposed parking facility to any residentially zoned property. A 100-foot vegetative buffer that consists of trees that will reach a minimum height of 20 feet at maturity shall be located between said parking area and any residentially zoned property. If tree plantings are required to satisfy this requirement, said plantings shall be a minimum of 6 feet in height at the time of planting and shall be planted at a density that will abate the noise from the parking area for the adjoining residentially zoned property. The 100-foot buffer shall be located within the closest 100 feet to the noise source (parking area).
- 8) Travel Plaza facilities (other than the overnight parking area) shall be located a minimum of the standard district setbacks from any property line.
- 9) Any outdoor lighting associated with the travel Plaza or other amenity areas shall be installed as full cut-off fixtures. Residential dusk-to dawn lighting is permitted elsewhere on the site. No lighting shall be directed onto adjacent property and shall be shielded to prevent such light pollution. A lighting plan shall be submitted showing these conditions can be met.

swimming, outdoor games and sports, equestrian activities, and activities incidental and related to the foregoing, all on a non-commercial basis.

RECREATION, PASSIVE. Activities that involve less equipment than active recreation and are unorganized activities, such as walking, bicycling, or picnicking.

RECREATIONAL CENTER. A facility that is government-owned or non-profit that provides indoor and/or outdoor spaces or facilities for both active and passive recreation activities, fitness, and social activities for all ages. These facilities typically include but, in no way are not limited to the following: gymnasiums and indoor training facilities; indoor and/or outdoor athletic courts; indoor and/or outdoor swimming pools and other swimming or water-related facilities (e.g., current channels ("lazy rivers"), water slides, wading pools, diving boards/platforms, splash pads, shower and locker room facilities, and related or ancillary facilities); indoor and/or outdoor facilities to host meetings or gatherings; outdoor fields, running tracks, trails and athletic training facilities; and other play areas, all that promote health, wellness, and community or regional engagement. These facilities may host competitions, games, or similar events for active and passive recreation activities and other community activities. Ancillary uses including but in no way limited to dressing facilities, concessions facilities, employee and office areas, and equipment storage facilities may be utilized.

RECREATIONAL FACILITIES, COMMERCIAL INDOOR. A facility or business that charges a fee for access to recreational facilities (e.g. bowling, skating, gaming, indoor soccer).

RECREATION FACILITIES, COMMERCIAL OUTDOOR. A facility or business that charges a fee for access and use of an outdoor recreational facility.

RECYCLING DROP-OFF CENTER. A facility where County residents may drop off recyclable materials separated or bundled.

REPAIR SERVICES, ELECTRONIC AND APPLIANCE. A building used for the repair electronics and appliances.

RESERVATION. A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development for a stated period of time.

RESIDENCE. Any building, or portion thereof, which is designed for living and/or sleeping purposes. The term "residence" shall not be deemed to include a hotel, motel, tourist home, or other building designed for transient residence. Neither shall it include travel trailers, campers, motor homes, nor other vehicles designed for transient residence. The term "residence" shall include the term "dwelling unit."

RESIDENTIAL FLOOR AREA. The sum of areas for residential use on all floors of the building measured from the outside faces of the exterior walls, including halls, lobbies, stairways, elevator shafts, enclosed porches and balconies, and below-grade floor areas used for habitation and residential access. Areas exempt from the floor area calculation include.

- a. Open terraces, patios, atriums, or balconies;
- b. Carports, garages, breezeways, tool sheds;
- c. Special-purpose areas for common use of occupants, such as recreation rooms or social halls;
- d. Staff space for therapy or examination in care housing;

Recreation Center Text Amendment to the Davidson County Zoning Ordinance

At the Staff level we are very comfortable with how we have classified the Southmont Community Center project within the existing framework of our Zoning Regulations. Some members of the Southmont Community have brought legal action against our office for the way we have this facility classified for permitting and construction. We feel our premise is very sound and our process for development is responsible and our rationality for the project has a solid foundation. Our decision to classify the Southmont project as a Community Center, Public or Non-Profit for Assembly and Recreation is the subject of the lawsuit against the County. Our ordinance offers two distinct and long-held paths to the construction of recreational amenities in our county. Put simply, there is a public and or non-profit path to construction and there is a private and/or commercial for-profit path. Due to the fact that Davidson County is a public body politic, staff placed this project on the path of a public/non-profit to construct and build the facility. The lawsuit alleges that this is not the correct path and accuses us of mis identifying the use. Their allegation states that we should have called it a commercial recreational facility and regulated it accordingly. The intent of our ordinance is and always has been to regulate commercial/for profit recreational amenities different from the public/non-profit.

Regulatory ordinances evolve as times evolve. This text amendment does not change the path of approval that the Davidson County Zoning Ordinance designates for the construction of recreational amenities for public or non-profit entities. This amendment defines specifically the intent and uses that was approved by the Board of Commissioners on March 9, 2026. This will allow the project to move forward without interruption by clarifying the proposed use.