



DAVIDSON COUNTY PLANNING DEPARTMENT

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

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

JOSHUA D. TUSSEY
ASST. DIRECTOR/
SUBDIVISION ADMINISTRATOR

LEXINGTON 336-242-2220

TO: Planning Board Members
FROM: R. Lee Crook, Jr. Planning Director
SUBJECT: Next Planning Board Meeting
DATE: June 30, 2026

The next meeting of the Planning Board will be on Tuesday, July 7th, at 6:00 PM. This should be a light meeting with only one text amendment item to consider and two subdivisions.

If the Board will recall setting a text amendment to increase the height of Wireless Telecommunication Towers and Facilities from 160 feet up to 199 feet. This was in response to the Kendall Communications rezoning application on Emanuel Church Road. The Kendall application was continued to allow time for this text amendment to be considered. We hope to have this text amendment heard by the BOC at their July 16, 2026, meeting.

The first subdivision on the agenda is a request for final approval of the Meadows at Oak Grove, located off Old Thomasville Road in Midway Township. This subdivision was initially granted preliminary approval in January of 2025 which was subsequently extended to July of this year. Staff are still awaiting septic permits for this project, which we anticipate having in time for this meeting date. If not, we may continue this item to the following Planning Board meeting in August.

The second, and final, subdivision is a request for final approval of Reeds Landing, which is located along South NC Highway 150 just south of Reeds Elementary School, in Tyro Township. Similarly to the previous item, this subdivision was given preliminary approval in January of 2025, then extended to this July. Staff have received all required certifications and submittals for this subdivision in advance of the meeting date.

I will leave it up to the Board's discretion as to how you wish to hear the items on the 7th. If you want to hear the subdivisions first in order to get the attendees out of the meeting earlier, staff will have no opposition to that.

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

7/07/2026

6:00PM

- I. Welcome by the Chairman**
- II. Adoption of the Agenda**
- III. Approval of the Planning Board Minutes**
 - A. 06/16/2026**
- IV. Public Address**
- V. Text Amendment**
 - A. Increase Cell Tower Heights from 160' to 199' in Table of Permitted Uses.**
- VI. Subdivisions**
 - A. Meadows at Oak Grove-Final-Midway Township.**
 - B. Reeds Landing-Final-Tyro Township.**
- VII. Adjournment**

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

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

Minutes of the Planning Board Davidson County, North Carolina

**Tuesday, June 16, 2026
6:00 PM**

**Commissioners' Meeting Room
County of Davidson**

PRESENT

Board Members: Chairman Greg Greene, Vice-Chairman Ted Myers, Randy Barney and Joe Hayworth. Alternate Board Members Jim Myers and Christian Jones.

OTHERS PRESENT

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

<u>1. WELCOME</u>
Chairman Greene called the meeting to order.
Chairman Greene stated that Mr. Shoaf needed to be excused from the meeting. Vice-Chairman Myers moved, seconded by Mr. Hayworth to excuse Mr. Shoaf from the meeting. The motion carried unanimously, (4-0).
Chairman Greene reported that an Alternate Board Member needed to be included as a voting member for this meeting. Vice-Chairman Myers moved, seconded by Mr. Hayworth to include alternate Board Member Jim Myers as a voting member for this meeting. The motion carried unanimously, (4-0).
<u>2. ADOPTION OF AGENDA</u>
The Chairman noted that a significant number of those in attendance appeared to be present for the Text Amendment discussion (Agenda Item VII). In recognition of the public's interest, the Chairman proposed amending the Agenda to move the Text Amendment to the top of the order of business. Chairman Greene moved, seconded by Mr. Myers to amend the agenda by moving the Text Amendment discussion to the first order of business. The motion carried unanimously, (5-0). A subsequent motion to adopt the Agenda as amended was made by Mr. Myers and seconded by Mr. Barney. The motion carried unanimously, (5-0).
<u>3. APPROVAL OF MINUTES</u>
Mr. Hayworth moved, seconded by Mr. Barney, to approve the meeting minutes from the June 2, 2026, Planning Board meeting as presented. The motion carried unanimously, (5-0).
<u>4. PUBLIC ADDRESS</u>
No one requested to speak at public address.
<u>7. TEXT AMENDMENT TO THE DAVIDSON COUNTY ZONING ORDINANCE</u>

A.	Davidson County Board of Commissioners to amend the Davidson County Zoning Ordinance by adding Recreational Center
The Chairman reminded the Board that this matter had been introduced, presented by staff, and opened to public comment at the prior meeting on June 2nd. At the conclusion of that meeting, the Board elected to take additional time for deliberation before voting on a recommendation. The Chairman invited staff to provide a brief summary for the benefit of both the Board and the public in attendance. Mr. Crook provided a brief summary for the record. He explained that the proposed text amendment would add the use of a "Recreation Center, Public or Nonprofit, for Assembly and Recreation, approved by Development Standards" to the Davidson County Zoning Ordinance. He confirmed that the amendment is county-wide in scope and is not retroactive, though he acknowledged it could potentially have bearing on the pending Sportsplex matter. Mr. Crook emphasized that Staff's position is that the use has been properly classified and that the amendment serves to define and codify it with greater specificity rather than to change procedure. The Board noted that the Text Amendment is broad in scope and applies to the ordinance as a whole and not exclusively to any single project. The amendment helps modernize an ordinance dating to the 1980s by addressing types of facilities, such as a YMCA or similar nonprofit recreation center, that were not contemplated when the ordinance was originally written. Mr. Crook confirmed that this was an accurate characterization, noting that the ordinance dated to 1981, representing roughly a forty-five-year gap in updated language, and that facilities of this nature were simply not envisioned at the time. There was discussion regarding the placement of such uses within the Rural Agricultural zoning district. The Board acknowledged an initial concern about the appropriateness of the use in an RA district, but noted that RA encompasses the vast majority of Davidson County and is a considerably more flexible district than commonly understood. The Board offered Dan Nicholas Park as an example, a large recreational facility situated in Rowan County, surrounded entirely by residential and agricultural land, which seems to be well received and considered a tremendous community asset to Rowan and Davidson Counties. Mr. Crook reiterated staff's recommendation for approval. Chairman Greene moved, seconded by Vice-Chairman Myers to recommend approval of the Text Amendment to the Davidson County Zoning Ordinance to add the use of a Recreation Center, Public or Nonprofit, for Assembly and Recreation. The motion carried unanimously, (5-0). The Chairman noted that the Davidson County Board of Commissioners will hold a public hearing on this matter on Monday, June 22, 2026, at 6:00 PM in the same meeting room, at which time the public will have an additional opportunity to speak. He reminded those present that the Planning Board's action constitutes a recommendation only, and that the Board of Commissioners will make the final determination.	
<u>5. REZONING REQUEST</u>	
A.	Billy S. Freeman – RA3 to LI – Lexington Township

Mr. Crook noted that this application first appeared before the Board in April, at which time staff had raised concerns about access to the property from the relatively narrow Sydney Craver Road. Mr. Freeman has since obtained an NCDOT driveway permit resolving those concerns, and the matter was now properly before the Board.

Mr. Crook reported this request by Billy S. Freeman to rezone property located in Lexington township, tax map 308, lot 62A containing .75 acres, more or less, and 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 RA-3, Rural Agricultural District to LI, Limited Industrial District.

Mr. Wheeler noted that this application had previously come before the Board in April, at which time staff had concerns regarding safe driveway access onto Sydney Craver Road given the road's narrow width and the proposed commercial use. Mr. Freeman subsequently obtained an NCDOT driveway permit resolving those concerns. Mr. Wheeler noted that the surrounding area is predominantly associated with Richard Childress Racing and is already used for commercial traffic, with LI zoning on adjacent properties.

Mr. Freeman was present but did not address the Board.

Mr. Crook stated that staff now supported the request, given that access had been approved by NCDOT. He noted that the at-grade crossing on Sydney Craver Road had been a concern given the road's narrowness and Mr. Freeman's proposed use of outdoor storage, which could involve boats and other large items. Mr. Crook characterized the property as being right in the midst of the RCR industrial complex, surrounded by LI and HC zoning, and cited it as a recognized commercial and industrial center and commercial corridor. He cited several policies from the Davidson County Land Development Plan in support of the request and recommended approval.

No members of the public came forward to speak to this application.

Based on Staff's recommendation, Mr. Hayworth moved, seconded by Mr. Myers to approve the rezoning request by Billy S. Freeman to rezone property located in Lexington township, tax map 308, lot 62A containing .75 acres, more or less, from RA-3, Rural Agricultural District to LI, Limited Industrial District. The motion to approve 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.

B. Buel B. Barker, Jr. – LI & HI to RA-3 – Lexington Township

Mr. Crook reported this request by Buel B. Barker to rezone property located in Lexington township, tax map 327, part of lots 22 and 22B containing 35.06 acres, more or less, and being located on the east side of Old US Hwy 52 approximately 600 feet north of the Leonard Road intersection. Rezoning is requested to change from Limited Industrial District and Heavy Industrial District to Rural Agricultural District.

Mr. Wheeler provided an introduction, noting the property on the GIS map as being highlighted in yellow. He explained that the request involved the rear portions of two properties fronting Old US Highway 52, the back portion of a storage unit property currently zoned LI, and the back half of Mr. Barker's adjacent property currently zoned HI. The Applicant intended to retain the front portions of both properties in their current industrial designations to maintain

compliance with the county's land development plan, which designates the Old US Highway 52 corridor as an economic development corridor. Mr. Wheeler stated that the property to the north, also owned by Mr. Barker and already zoned RA-3, would provide road access for the proposed development. Mr. Wheeler invited Mr. Barker to address the Board.

Mr. Buel Barker addressed the Board, explaining that he and a partner own the subject properties as well as adjoining property to the north, and that their intent is to develop a quality residential subdivision with clustered homes, common areas along two stream corridors, and a homeowner's association. He noted that sight distance limitations on Old US Highway 52 preclude a second access point, and that the single entrance will be through the existing driveway on the northern property. Mr. Barker estimated the overall development could accommodate approximately 65 to 70 lots across roughly 65 to 70 combined acres, and emphasized his intention to partner with established local builders to avoid a tract-home development model.

No members of the public came forward to speak.

Mr. Crook stated that Staff supports the request, noting that the road frontage of both properties will continue to comply with the Land Development Plan's commercial corridor designation and that the rezoning is consistent with the contiguous RA-3 zoning to the north. He cited several supporting policy statements from the Land Development Plan.

Based on Staff's recommendation and the Land Development Plan, Vice-Chairman Myers moved, seconded by Mr. Hayworth to approve the rezoning request by Buel B. Barker to rezone property located in Lexington township, tax map 327, part of lots 22 and 22B containing 35.06 acres, more or less, from Limited Industrial District and Heavy Industrial District to Rural Agricultural District. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's July 16, 2026 Agenda, and that he should plan to appear at that hearing.

C. Steve Everhart – OI & HC to RA-3 – Thomasville Township

Mr. Crook reported this request by Steve Everhart to rezone property located in Thomasville township, tax map 342, lots 7 and 8 containing 7.27 acres, more or less, and being 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 Office and Institutional and Highway Commercial District to Rural Agricultural District.

Mr. Wheeler noted the location of the property on the GIS map as being highlighted in yellow. He explained that the back half of Lot 7 is zoned OI and the back half of Lot 8 is zoned HC, with both lots fronting Old US Highway 29/South Old Greensboro Road. He stated that Davidson Davie Community College sits to the north, and a Dollar General occupies the nearby corner. The subject properties are the home of the late Mr. Reese, Sr., with his estate represented by the Applicant, Mr. Steve Everhart. Mr. Wheeler reported that the property is used entirely for residential purposes, and the estate has no commercial intentions. The rezoning is intended to bring the zoning classification into conformity with the existing residential use, as RA-3 would still permit that use. Mr. Wheeler invited Mr. Everhart to address the Board.

Mr. Steve Everhart addressed the Board and explained that he had made an offer to purchase the property. The total combined acreage, including additional RA-3 parcels already on site, is

approximately seventeen acres. He stated that his proposal involved building fewer than ten homes on acreage tracts, noting that septic percolation might present some challenges and would likely limit density. Mr. Everhart confirmed that he simply wanted the entire seventeen-acre tract to be uniformly RA-3.

The Board noted that commercial access to the site via US Highway 29 would be limited and that the rezoning to residential use made practical sense from what was visible on the map.

Mr. Aaron (George) Morris came forward as a neighboring property owner. He identified himself as the owner of Lots 9A and 10, properties adjacent to the northeast. He noted that the property had been clear-cut approximately six years earlier, which had left "a mess," though he acknowledged that was beside the point. He stated that he agreed commercial access to the site would be difficult. Mr. Morris recounted that he had his own adjacent properties rezoned from Highway Commercial to RA-3 around 2017 or 2018 due to rising tax assessments that had nearly doubled after the property was assessed based on its commercial designation, despite the land being steeply sloped and not suited for purposes of commercial development. He expressed support for the concept but noted his personal concern about increased traffic that would accompany residential development. Mr. Everhart remarked that the recent addition of a nearby roundabout had already increased traffic in the area and expressed concern about the road's narrowness and the speed of school buses traveling it.

No other members of the public came forward.

Mr. Crook stated that both tracts are part of the US 29/70 corridor, and that the commercial zoning designation had been placed on these properties in the 1970s. He cited the lack of direct access to Highway 29/70 as a key factor in Staff's support of the request, noting that any non-residential development would have to access the site through residential properties. Mr. Crook further noted that the properties are contiguous to RA-3 on three sides and that the development pattern in the area is predominantly residential. While the Land Development Plan designates this section of US 29/70 as a growth corridor for non-residential development, Staff recognized these tracts as not currently being candidates for commercial development given the access constraints. Mr. Crook cited multiple policies from the Land Development Plan that supported the request and recommended approval of the request.

Based on Staff's recommendation, Mr. Hayworth moved, seconded by Mr. Myers to approve the rezoning request by Steve Everhart to rezone property located in Thomasville township, tax map 342, lots 7 and 8 containing 7.27 acres, more or less, from Office and Institutional and Highway Commercial District to Rural Agricultural District. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's July 16, 2026 Agenda, and that he should plan to appear at that hearing.

D. 10477 Hwy 150 LLC – OI to RC – Arcadia Township

Mr. Crook reported this 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, and being located on the northwest corner of Raymond Court and the North NC Hwy 150 intersection. Rezoning is requested to change from Office and Institutional District to Rural Commercial District.

Mr. Bruff introduced the application, describing the property as located just off Highway 150, south of Crows Foot, at the corner of Raymond Court. He explained that the Applicant was requesting the change to allow current and future tenants in the existing commercial building to have a broader range of permitted uses under the zoning ordinance. Mr. Bruff noted that the Applicant was present and invited them forward.

Mr. Justin Nifong addressed the Board. He explained that he had recently purchased the property from Mr. Buel Barker and he described the building as containing six suites occupied by a variety of businesses: a home builder, a real estate office, a residential security installation company, a hairdresser, and a nail salon. Mr. Nifong acknowledged directly that the latter two businesses were non-conforming uses within the OI district, and that he was proactively seeking to rezone the property to RC to bring those uses into conformity.

Mr. Nifong noted that one of the non-conforming businesses, a hair salon, had been operating at the location for twenty-three years without a single complaint to the Planning Department. He observed that even the County's own tax card referenced "Karen Davis Hair Salon" as an occupant. He noted that he was trying to bring this into conformity. He emphasized that the rezoning would not change setbacks or increase density, as minimum setback rules for RC in areas adjacent to residential uses would still apply. Mr. Nifong further noted that the OI zoning permitted uses are fairly limited, and that RC, being the most restrictive commercial category, would simply offer a more supportive environment for the kinds of small businesses already operating on site. He submitted that twenty-three years of non-conforming use without complaint was itself reasonable evidence that the request was appropriate.

Mr. Buel Barker also addressed the Board and stated that years ago, a representative from North Davidson Realty had worked to get the property rezoned to highway commercial, and had reported back that it had been approved. He stated that for many years he and others had been operating under the assumption that the property was already highway commercial.

Mr. Crook confirmed that his records showed two prior rezonings on the property, one in 1993 and one in 1999. It appeared from those records that the property had at some point been rezoned from OI to HC, but had somehow reverted to OI on the county's official zoning map. Mr. Crook acknowledged that it was unclear how this had occurred.

The Board questioned whether, if the property had previously been rezoned to HC, the current action was even necessary. Mr. Crook stated that since the official zoning map showed OI, the formal rezoning request was the proper course of action, effectively papering a situation that should already have been resolved decades ago. The Chairman remarked that he had driven past the building countless times and had never noticed anything that appeared out of the ordinary, and that the surrounding residential community evidently had not been bothered by its commercial operations either.

No other members of the public came forward to speak.

Mr. Crook stated that Staff supported the request, characterizing the property as already functioning as a commercial building, and noting that RC is the most restrictive commercial category in the ordinance and that all current uses would be expected to comply. Mr. Crook cited the amendment as meeting ordinance standards due to changing conditions in the County and cited several applicable Land Development Plan policies in support of the request.

Mr. Myers moved, seconded by Mr. Hayworth to approve the rezoning 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, from Office and Institutional District to Rural Commercial District. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's July 16, 2026 Agenda, and that he should plan to appear at that hearing.

6. SUBDIVISION

A. Baymeade, Phase 2 – Final – Reedy Creek and Tyro Townships

Mr. Tussey presented the request for final plat approval of Baymeade subdivision, phases labeled in the submission as 2A and 2B, spanning the boundary between Reedy Creek and Tyro Townships. Mr. Tussey noted that Phase 1 of the subdivision had been approved in October 2025 and is currently under construction, with the road paved and in place. The current request covers the remainder of the development, with a small portion retained by the developer for a future phase.

Mr. Tussey clarified that the submitted plats are mapped on two separate documents: the western section along a new street designated Wagram Drive (Phase 2A), and the eastern section along the extension of Baymeade Drive to a cul-de-sac at the rear of the property (Phase 2B). Mr. Tussey also noted that a previously approved secondary access point connecting to an adjacent existing subdivision remains in place, gated, and designated for emergency vehicle access only and not for general traffic.

Mr. Tussey stated that he had a certification from Soil Scientist Eric Bailey confirming that all lots will support septic systems; an NCDOT driveway permit; and an engineer's certification from Mitchell Latham confirming that roads have been built to state standards. Mr. Tussey noted that water line installation was not yet complete and Staff received an estimate from the subcontractor of approximately \$200,000 for the remaining water line work, and the developer submitted a bond in the amount of \$250,000, which represents 125% of the estimated cost, satisfying the county's requirement of a 125% bond.

The developer's surveyor, Mr. Brian Lucas, addressed the Board and clarified that the plat labeled "2B" should be labeled "1B," as it is a continuation of the first phase rather than a new second phase. The area retained by the developer will constitute the true Phase 2B in the future. Mr. Lucas also confirmed that Davidson Water is scheduled to test the water lines the following day, and that a certification letter releasing the bond is expected any day.

Mr. Myers moved, seconded by Mr. Barney, to approve the final plats labeled 2A and 1B for Baymeade, Phase 2 subdivision. The motion carried unanimously, (5-0).

B. Wallburg Fields South – Preliminary Extension – Abbotts Creek Township

Mr. Tussey presented a request for a 12-month extension of the preliminary plat approval for Wallburg Fields South, originally approved by the Board in June 2025. Mr. Tussey noted that the road is in place and built to state standards, and that the primary outstanding matter involves completing the septic layout and lot configuration. The developer, represented by Mr. Jones, in his capacity as surveyor, requested the extension and noted that the delays in this project were attributable in part due to his workload.

Mr. Hayworth moved, seconded by Vice-Chairman Myers, to approve the 12-month preliminary extension for Wallburg Fields South subdivision. The motion carried unanimously, (5-0).

C. Old Farm Place – Preliminary Extension – Emmons Township

Mr. Tussey presented a request for a 12-month extension of the preliminary plat approval for Old Farm Place, located just north of Denton on NC 109 near South Davidson High School. He explained that the subdivision received a revised preliminary approval in June 2025 following an amended site design necessitated by septic constraints. The developer has since completed timbering on the site but the project is not yet ready for final plat approval. A 12-month extension was requested to allow sufficient time to complete the process.

Mr. Hayworth moved, seconded by Vice-Chairman Myers, to approve the 12-month preliminary extension for Old Farm Place subdivision. The motion carried unanimously, (5-0).

D. Haven Creek – Preliminary – Reedy Creek Township

Mr. Tussey presented the request for preliminary plat approval of Haven Creek, a proposed 41-lot subdivision located in Reedy Creek township on a parcel straddling two tax lots off Ruff Leonard Road. The plat was revised shortly before the meeting to address NCDOT concerns, and Mr. Tussey confirmed that he received communication from NCDOT the morning of the meeting indicating satisfaction with the proposed road connection, the restricted access design along Ruff Leonard Road for frontage lots, and the reconfiguration of a proposed cul-de-sac.

The subdivision will be served by individual septic systems. A letter from Soil Scientist Ryan Smith confirms adequate soil to support the proposed lots. Mr. Tussey noted that several lots are below the county's 40,000 square foot minimum lot size; however, the subdivision utilizes lot size averaging, and the overall density meets the county's requirements when accounting for a designated common area (which will also serve as the location for off-site septic systems for certain lots) and larger lots along the rear floodplain and stream corridor.

The developer's representative, Mr. Jonathan Cook, was present and available for questions. The Board raised a question regarding whether the right-of-way depicted on the plat was 50 or 60 feet, noting an apparent discrepancy between the label and the measured dimension. This item was noted for resolution in the final plat process.

Vice-Chairman Myers moved, seconded by Mr. Hayworth, to approve the preliminary plat for Haven Creek subdivision. The motion carried unanimously, (5-0).

The Board suggested that when the subdivision regulations are revisited, consideration should be given to extending preliminary approval periods beyond 12 months, as the current timeframe often proves insufficient given the complexity of modern development approvals, third-party review timelines, and regulatory processes. Mr. Tussey concurred, noting that Davidson County is on the more restrictive end compared to other jurisdictions, and that the state legislature may in fact be moving toward mandating longer approval periods. Mr. Justin Nifong noted that a five-year mandatory approval period may be forthcoming at the state level.

8. ADJOURN

Mr. Myers 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: 6/2/2026

Fees Paid Receipt #: N/A

Applicant(s): Davidson County Planning Board

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 by the Davidson County Planning Board to amend the Davidson County Zoning Ordinance. Said amendment would allow Wireless Telecommunication Towers and Facilities up to 160 feet to be increased to 199 feet. Said amendment would also amend Wireless Telecommunication Towers and Facilities greater than 160 feet to read greater than 199 feet, both in Article III, Permitted and Conditional Zoning Districts, Section III.9, Table of Permitted Uses. Said amendment would amend Article V, Special Uses, Section V.8 Requirement for Individual Special Uses, (RR) and (SS) with said height increase. Said amendment will amend Article 6, Development Standards, Section VI.1, Standards for Permitted Uses, (V).

Planning Board Meeting Date: 7/7/2026

Recommendation:

Public Hearing Date: 7/16/2026

Recommendation: Click or tap here to enter text.

Planning Board Meeting Date: _____ Recommendation: _____

Public Hearing Date: _____ Commissioners' Action: _____

Signature, Applicant(s) Orly H. Greene

Agent: _____ By: _____

Address: _____ Telephone No.: _____

Name: Davidson County Planning Board

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.

N/A

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

N/A

- 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.

There is no error in the Zoning Ordinance.

- 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.

When these regulations were adopted on February 5, 1998, the demand for wireless telecommunication facilities were not as high as today. People were apprehensive about the technology but have become more accepting, even relying, on this technology today.

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

This amendment will allow wireless telecommunication towers to be raised from 160 feet to 199 feet in residentially zoning districts. This is a logical height given the FAA requires lighting of these facilities at 200 feet. This will promote more efficient development of this type of infrastructure to help satisfy the demand for this technology.

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

When the original text amendment was proposed in 1998, 199 feet in height was the proposed height of the residential towers due to the lighting requirements. 160 feet was chosen based on ascetics. People are much more accepting of seeing these facilities now and simply want reliable cell service.

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	
Vending Kiosk, accessory to a commercial use							X	X	X	X			X	X	X	X	
Veterinary Clinic, including accessory uses							X	X	D	X			X	X			
Vocational or Professional School							X	X	X	X	X	X	X		X		
Warehouse											X	X			X		
Water and Sewer Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant; Waste Treatment Plant (Public)	SA	SA	SA								SA	SA			SA	CZ	
Welding or Other Metal-Working											X	X			X		
Wind Energy Facility	SA	SA	SA				SA		SA		SA	SA			SA		
Wind Energy Facility, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
Wireless Telecommunications co-location	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Wireless Telecommunications Tower and Facilities, up to 199 feet*	SA	SA	SA					D	SA	D	D	D	D	D	D		
Wireless Telecommunication Towers and Facilities, greater than 199 feet								SA		SA	SA	SA	SA	SA	SA		

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
Wholesale Storage, Sales or Services											X	X			X	

Foot Notes to the Table of Permitted Uses.

1. amended 8-19-03

2. amended 12-8-03

3. amended 3-5-01

4. amended 5-11-90

5. amended 4-2-01

6. amended 2-5-98

7. amended 6-4-01

8. amended 8-3-15

9. amended 11-2-15

10. amended 9-12-17

**Towers less than 199 feet in height that cannot meet the development standards will be required to obtain a Special Use Permit Class A for a Wireless Telecommunication Tower and Facility greater than 199 feet.*

11. Amended: April 28, 2025

(RR) Wireless Telecommunication Towers and Facilities, Greater Than 199 Feet *amended 11-2-15*

Allowed Districts: CS, HC, LI, HI; MX-R, MX-C, PEC

Approved by: Governing Body

Minimum Lot Size: .25 acres

- Submittals:**
1. Site Development Plan prepared by a North Carolina Registered Land Surveyor, Registered Landscape Architect, or Registered professional engineer, containing the following information:
 - Location and size of existing and proposed structures.
 - Applicants' name and property owners' name and their addresses
 - scale
 - north arrow
 - vicinity map
 - tax parcel identification number
 - latitude and longitude
 - Towers state plane coordinates
 - Adequate ground space for additional users.
 - Existing and proposed topography at a contour interval of five feet.
 - Any officially designated floodways and floodplains.
 - The location of access easements and parking areas.
 2. Plans, elevations, and perspectives for all proposed structures and descriptions of the color and nature of all exterior materials.
 3. A landscape plan showing, at the same scale as the site plan, Existing trees, plus shrubs, ground cover and other landscape materials.
 4. Documentation that no suitable existing facilities within the coverage area are available to the applicant. Documentation may be in the form of maps, letters from adjacent tower owners, or calculations. Facilities include other towers, elevated tanks, or other structures.
 5. Documentation indicating the intent to allow shared use of the tower, the number of shared users allowed, and how other potential users shall be accommodated. Documentation shall be submitted by a professional engineer that the tower has sufficient structural integrity to accommodate the required number of users.

(SS) Wireless Telecommunication Towers and Facilities, up to 199Feet *amended: 2-5-98*

Allowed Districts: RA-1, RA-2, RA-3, O/I

Approved by: Governing Body

Minimum Lot Size: .25 acres

- Submittals:**
1. Site Development Plan; prepared by a North Carolina Registered Land Surveyor, Registered Landscape Architect, or Registered professional engineer, containing the following information:
 - Location and size of existing and proposed structures.
 - Applicants' name and property owners' name and their addresses
 - scale
 - north arrow
 - vicinity map
 - tax parcel identification number
 - latitude and longitude
 - Towers state plane coordinates
 - Adequate ground space for additional users.
 - Existing and proposed topography at a contour interval of five (5) feet.
 - Any officially designated floodways and floodplains.
 - The location of access easements and parking areas.
 2. Substantial evidence to demonstrate that the tower cannot by technical necessity feasibly be located in a non-residential use zone and that the proposed tower cannot be located on a pre-existing elevated structure.
 3. Documentation indicating the intent to allow shared use of the tower, the number of shared users allowed, and how other potential users shall be accommodated.
 4. Documentation by a professional engineer that the tower has sufficient structural integrity to accommodate the required number of users.
 5. Documentation indicating the power density levels do not exceed federally approved levels, or American National Standards Institute (ANSI) standards, whichever provides for stricter requirements.
 6. Certification that the proposed tower will be constructed and operated in accordance with all Ordinances, including but not limited to all FCC and FAA rules and guidelines.

Standards:

- A. The tower shall not to exceed one hundred and sixty (199) feet in height.
- B. Fencing shall be provided at the base of the tower, including but not limited to equipment and/or storage structures, along with any guyed wires shall be enclosed by a commercial grade chain link fence (or some fence of equal or greater quality) a minimum of eight (8) feet in height.
- C. Screening applies to the tower and everything within the required security fencing, including buildings and equipment. The vegetative screen shall consist of two staggered rows of evergreen shrubs within a ten (10) foot planting yard on five (5) foot centers, six (6) feet tall at time of planting. Exceptions may be granted if existing vegetation or topography is determined to provide a screen which is at least as effective as the required plantings.

If the applicant elects to leave additional areas outside the fence, in addition to the required screen, such areas shall either be landscaped in a manner which is compatible with neighboring properties or shall be left in a natural condition.

Screening may be modified by the Governing Body if it is determined that the required screening will limit the capability of the proposed tower.

- D. The tower shall be designed to accommodate at least three cellular telephone carriers.
- E. The Tower must be located at least three hundred and fifty (350) feet from any adjoining property line and at least four hundred and fifty (450) feet from any adjoining residence other than a residence owned by the applicant.
- F. Tower site shall be located a minimum of three hundred and fifty (350) feet from a recorded residential subdivision plat, as defined by the Davidson County Subdivision Regulations.
- G. No free standing or guyed tower may be constructed closer than the tower's height from any public right-of-way.
- H. No towers shall be constructed in a designated historic district or on property on which a designated historic landmark is located. In addition, towers shall not be constructed within 350 feet of a designated historic district or an historic landmark. For purposes of this paragraph, the term "historic" shall refer to districts or landmarks which have been nominated to the National Register of Historic Places.
- I. No business signs, billboard, or other advertising shall be installed on the tower or security fencing with the exception of an identification sign no larger than 2 (two) square feet.
- J. No outside storage shall be allowed on site.

- 15) There shall be no leasing or renting of parking spaces in the parking area of a Travel Plaza.

(U) Veterinary Clinic

Outdoor boarding of animals shall not be permitted in the O/I District.

(V) Wireless Telecommunications Tower and Facilities, up to 199 feet

- 1) Tower must be located at least 50 feet plus tower height from any property line.
- 2) A site plan shall be required.

Section VI.2 STANDARDS FOR ACCESSORY USES

Certain accessory uses must meet specific development standards to mitigate potential negative impacts. Only after compliance with the standards described herein has been determined by the Zoning Administrator, shall a Zoning Permit be issued. Otherwise, such accessory uses are prohibited.

(A) Accessory Residence to a Non-Residential Use within a Single Structure

Shall be permitted for one (1) family as defined by this Ordinance, provided that one of the members is an employee of the entity operating the business, and is acting as a watchman and caretaker of the business.

(B) Accessory Retail to Light Manufacturing Use within a Single Structure

- 1) Retail operations shall be exclusive to the goods produced on-site.
- 2) The entire operation, excluding parking or loading areas, shall be enclosed inside the building,
- 3) Up to 25% of finished products may be sold on the premises.

(C) Amateur Radio (HAM) Tower *amended 12-12-22*

- 1) All parts of tower shall be the towers height from any adjoining property line.

(D) Biodiesel Fuel Production

- 1) The still and/or storage tanks shall be placed at a minimum of fifty (50) feet from a dwelling.
- 2) The still and/or storage tanks shall be placed at a minimum of one hundred (100) feet from any vehicular right-of-way and property lines.
- 3) The maximum storage tank size is five hundred (500) gallons.
- 4) The aggregate volume of ethanol/biodiesel fuel stored at any time on the property shall not exceed five hundred (500) gallons.
- 5) Fuel must be dispensed from either a gravity flow or vacuum flow pump.
- 6) The sale of ethanol/biodiesel fuel is prohibited.
- 7) The use of ethanol/biodiesel is restricted to use as fuel by the members of the household of the owner or lessee of the property upon which the fuel is produced.

NCDOT CONSTRUCTION STANDARDS CERTIFICATION

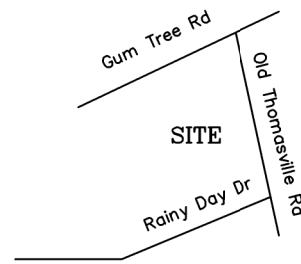
I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNED AS PUBLIC ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT OF WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

DISTRICT ENGINEER _____

DATE _____

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

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

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 ((See Title Block))), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision is 1:10,000'± or positional accuracy is 0.10' as calculated, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this _____ day of _____, A.D., 20_____.

PRELIMINARY
NOT FOR CONVEYANCES
SALES OR RECORDATION

Christian L. Jones

I, Christian L. Jones, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- 1) Class of survey: Class A
- 2) Positional Accuracy: 0.10'
- 3) GPS Field Procedure type: RTK, Carlson BRX7 base/rover
- 4) Date(s) of survey: 27 May 2026
- 5) Datum/Epoch: USA/NAD83/NC
- 6) Published/Fixed Control: NC NTRIP RTK
- 7) Geoid Model: CONTINENTALUS_NGCS2018
- 8) Mean Combined Grid Factor: 0.99988732
- 9) Units: US Survey feet
- 10) All distances are horizontal ground.

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.

REVIEW OFFICER

I, _____ Review Officer of Davidson County, certify that the map or plat of which this certification is affixed meets all statutory requirements for recording.

Approved _____ Date _____
Review Officer DAVIDSON COUNTY
NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

DATE _____ SUBDIVISION ADMINISTRATOR/CHAIRMAN
PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

DATE _____ SUBDIVISION ADMINISTRATOR / CHAIRMAN
PLANNING BOARD

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plat shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.

Date _____ Watershed adm./Chmn. Review Board

LEGEND

- | | | | |
|----------|------------------------------|-----|---------------------|
| SE (nts) | 10'x70' SIGHT EASEMENT | R/W | RIGHT-OF-WAY |
| ○ | NOT TO SCALE | --- | STREAM |
| ● | UTILITY POLE | --- | OVERHEAD POWER LINE |
| ○ | IRON FOUND | | |
| ○ | IRON PIPE SET | | |
| ▲ | STONE FOUND | 123 | STREET ADDRESS |
| ■ | CONCRETE MONUMENT | | |
| --- | PROPERTY LINE (surveyed) | | |
| --- | PROPERTY LINE (not surveyed) | | |

Plot of
The Meadows at Oak Grove

SCALE	COUNTY	TOWNSHIP	STATE	DATE
1" = 100'	Davidson	Midway	North Carolina	27 May 2026

Tax Map 7 Tax Lot 4C
Ref: DB 2692 PG 1023

AREA BY COORDINATES	JONES-COE LAND SURVEYING, PLLC P-3161 P.O. BOX 36 WALLBURG, N.C. 27373 PHONE: (336) 769-4673 EMAIL: cjones@jonescoesurvey.com	JOB # 24279plat SURVEYED BY JT/SJ
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CERTIFICATE OF OWNERSHIP AND DEDICATION

I(we) hereby certify that I(we) am(are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Davidson and that I(we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

date _____ owner _____

date _____ owner _____

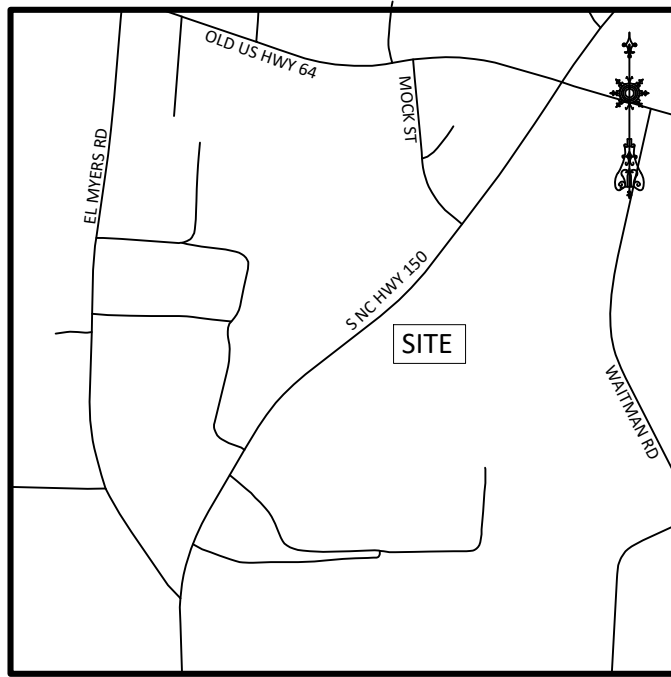
Owner:
Blue Wolf Investments, LLC
1305 Fawndale Dr
Lewisville, NC 27107

BRUSHY CREEK
PB 43 PG 87

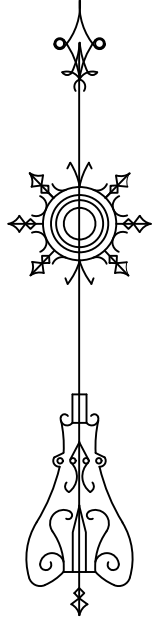
BRUSHY CREEK
PB 43 PG 87

LINE	BEARING	DISTANCE
L1	S 01°31'56" W	19.29'
L2	S 00°35'03" W	44.12'
L3	S 72°37'49" E	27.98'
L4	N 88°36'23" E	30.70'
L5	N 69°18'59" E	27.24'
L6	N 88°36'23" E	68.17'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1660.96'	S 00°44'01" E	76.39'	76.39'
C2	1660.96'	S 02°54'50" E	50.02'	50.02'
C3	1660.96'	S 04°42'17" E	53.81'	53.81'
C4	35.00'	N 68°50'38" W	26.84'	27.55'
C5	50.00'	N 63°51'26" W	30.17'	30.65'
C6	50.00'	S 78°31'36" W	34.29'	35.00'
C7	50.00'	S 38°25'11" W	34.29'	35.00'
C8	50.00'	S 01°41'15" E	34.29'	35.00'
C9	50.00'	S 41°47'40" E	34.29'	35.00'
C10	50.00'	S 81°54'06" E	34.29'	35.00'
C11	50.00'	N 60°46'34" E	29.69'	30.14'
C12	35.00'	N 66°03'25" E	26.84'	27.55'



VICINITY MAP
NOT TO SCALE



NC GRID (NAD83/2011)

OWNER INFORMATION:

- 1- Class of Survey: Class A
- 2- Positional Accuracy: 0.07'±
- 3- Type of GPS field procedure: RTK network
- 4- Date GPS survey: 10/20/2025
- 5- Datum/Epoch: NAD83/NSRS2011
- 6- Published/Fixed control used: See Map
- 7- Geoid Model: GEOID 18
- 8- Combined Grid Factor: 0.99990067
- 9- Units: US Survey Feet

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

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 this plat has been approved by the Planning Board/Board of Commissioners for recording in the office of the Register of Deeds of Davidson County.

Date

Signature

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER

DATE

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

Surveyor's Notes

- 1- The survey from which this map was prepared was conducted during October 2025.
- 2- All distances shown are GRID distances in US Survey Feet, unless stated otherwise.
- 3- Area determined by coordinate computations.
- 4- References: as shown
- 5- The subject property does not lie in a Special Flood Hazard Zone per the National Flood Insurance Rate Map, map number 3710670600J effective date 3/16/2009.
- 6- This survey was prepared without the benefit of a title report and is subject to all matters a full title search would disclose.
- 7- Property zoned - RS (minimum building setbacks; Front - 50' Rear - 20' Side street - 15' Side - 10'
- 8- Subject property total acreage: 16.69± acres

The following information was used to perform the GPS survey:

- 1- Class of Survey: Class A
- 2- Positional Accuracy: 0.07'±
- 3- Type of GPS field procedure: RTK network
- 4- Date GPS survey: 10/20/2025
- 5- Datum/Epoch: NAD83/NSRS2011
- 6- Published/Fixed control used: See Map
- 7- Geoid Model: GEOID 18
- 8- Combined Grid Factor: 0.99990067
- 9- Units: US Survey Feet

ABBREVIATIONS

IPF = EXISTING IRON PIPE FOUND
IRF = EXISTING IRON REBAR FOUND
PB = PLAT BOOK
DB = DEED BOOK
PG. = PAGE
PIN = PARCEL NUMBER
R/W = RIGHT OF WAY
NIP = NEW IRON PIPE/PIN SET
S.D.E. = SIGHT DISTANCE EASEMENT

LEGEND

- COMPUTED POINT UNLESS OTHERWISE NOTED

SURVEYED LINE

NON SURVEYED LINE

Surveyor Certificate

I, Theodore E. Landis, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded as shown); that the boundaries not surveyed are clearly indicated as drawn from information found in deeds as listed; that the ratio of precision or positional accuracy as calculated is 1:10,000+; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 16th day of June A.D. 2026.

Furthermore, I certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

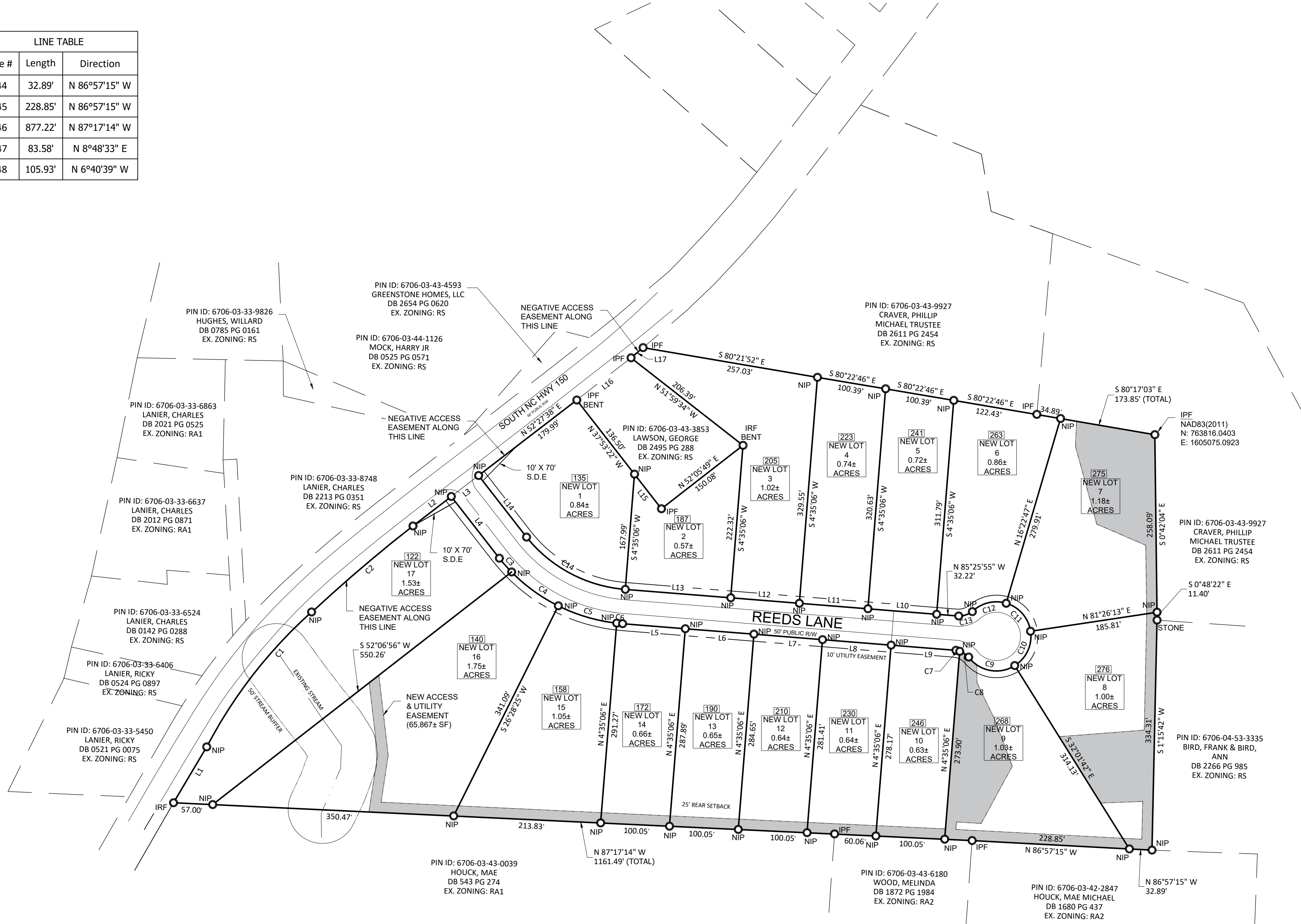
L-5320
License No. Professional Land Surveyor

LINE TABLE		
Line #	Length	Direction
L1	94.36'	S 30°46'49" W
L2	70.29'	S 52°27'38" W
L3	50.00'	S 52°27'38" W
L4	113.78'	S 37°53'24" E
L5	91.48'	N 85°25'55" W
L6	100.00'	N 85°25'55" W
L7	100.00'	N 85°25'55" W
L8	100.00'	N 85°25'55" W
L9	94.45'	N 85°25'55" W
L10	100.00'	N 85°25'55" W
L11	100.00'	N 85°25'55" W
L12	100.00'	N 85°25'55" W
L13	153.70'	N 85°25'55" W
L14	113.47'	S 37°53'24" E
L17	22.88'	N 49°45'17" E
L18	17.60'	N 52°06'56" E
L19	116.85'	S 6°40'51" E
L20	69.14'	S 8°33'54" W
L21	820.80'	S 87°17'24" E
L22	258.90'	N 4°35'06" E

LINE TABLE		
Line #	Length	Direction
L24	59.39'	S 25°45'10" E
L25	72.30'	S 20°34'18" E
L26	94.62'	S 28°32'00" W
L27	35.99'	N 86°28'47" W
L28	11.03'	S 4°51'29" W
L29	242.91'	S 86°58'02" E
L30	27.89'	S 87°08'05" E
L31	55.03'	N 1°15'37" E
L32	61.17'	S 87°46'35" W
L33	113.62'	N 32°01'42" W
L34	124.02'	N 85°35'22" E
L35	169.50'	N 1°12'04" E
L36	99.30'	N 0°47'34" W
L37	77.49'	N 66°42'39" W
L38	116.76'	N 15°20'28" W
L39	36.87'	N 2°21'09" E
L40	115.24'	S 80°17'03" E
L41	258.09'	S 0°42'04" E
L42	11.40'	S 0°48'22" E
L43	334.31'	S 1°15'42" W

LINE TABLE		
Line #	Length	Direction
L44	32.89'	N 86°57'15" W
L45	228.85'	N 86°57'15" W
L46	877.22'	N 87°17'14" W
L47	83.58'	N 8°48'33" E
L48	105.93'	N 6°40'39" W

CURVE TABLE				
Curve #	Length	Radius	Delta	CH Direction
C1	249.59'	693.96'	20°36'24"	S 37°50'30" W
C2	193.27'	2277.73'	4°51'42"	S 49°31'01" W
C3	26.77'	255.00'	6°00'56"	S 41°36'29" E
C4	84.16'	255.00'	18°54'31"	S 54°04'13" E
C5	88.91'	255.00'	19°58'36"	S 73°30'47" E
C6	8.52'	255.00'	1°54'54"	S 84°27'39" E
C7	5.65'	35.00'	9°15'09"	N 74°54'18" W
C8	15.62'	35.00'	25°34'39"	N 57°29'25" W
C9	74.71'	50.00'	85°36'24"	S 79°30'29" E
C10	58.12'	50.00'	66°35'44"	N 24°39'37" E
C11	56.86'	50.00'	65°09'17"	N 40°59'58" W
C12	53.03'	50.00'	60°46'15"	S 76°14'29" W
C13	21.17'	35.00'	34°39'34"	N 72°02'08" E
C14	166.87'	205.00'	46°38'23"	S 62°05'42" E
C15	15.62'	35.00'	25°34'39"	S 57°29'25" E
C16	16.14'	50.00'	18°29'37"	S 45°57'05" E



NORTH CAROLINA
DAVIDSON COUNTY

I, _____, Review Officer of Davidson County, certify that the map or plat to which this certification is affixed meets all statutory requirements of recordation.

Review Officer

Date

DAVIDSON COUNTY, NORTH CAROLINA

I certify that I am (we are) the owner(s) or the property shown and described hereon, which is in the subdivision jurisdiction of the County of Davidson and that I (we) hereby adopt this plat with my (our) free consent.

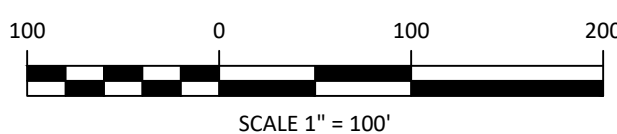
Owner:

Greenstone Homes, LLC
508 Arbor Hill Rd, Ste. 202
Kernersville, NC 27284

Date

Owner

FIELD SURVEY BY:		MAJOR SUBDIVISION SURVEY OF 1005 S NC HWY 150 Deed Book 2654, Page 0620		DATE:	
CAY				6/16/2026	
FIELD SURVEY DATE:				PROJECT No.:	
OCT 2025				250131	
DRAWN BY:				DOCUMENT No.:	
TJL		250131_D			
CHECKED BY:		LEXINGTON		SHEET No.:	
TJL				1 OF 2	
		DAVIDSON		NORTH CAROLINA	



295 Mathis Road Pilot Mountain, NC 27041
336.880.7115
License Number: P-2305