



## 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 14, 2026

The next meeting of the Planning Board will be on Tuesday, July 21st, at 6:00 PM. This should be a light meeting with only one potential rezoning to consider and two subdivisions.

If the Board will recall continuing the Kendall Communications for Galaxi Towers rezoning application on your June 2<sup>nd</sup> meeting. The purpose of that continuation was to allow time for the Board of Commissioners to consider a text amendment which would make the rezoning unnecessary. That text amendment is to be heard on July 16<sup>th</sup> at 8AM. If that passes, I would expect a withdrawal form from Kendall Communications and this rezoning being removed from the 21<sup>st</sup> agenda at the meeting. In the instance that the text amendment is not passed we need to prepare to hear the rezoning request as originally proposed.

The rezoning request is from Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co.) & Property Owners, to change .25 acres more or less from RA-3, Rural Agricultural District, to that of CZ-LI, Conditional Zoning Limited Industrial District. The applicants hope to place a taller tower than the currently allowed 160 feet maximum height. Said property is located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnstontown Road intersection.

We will have two subdivisions on the agenda. The first is a request for final approval for Phase 2 of Linwood Acres. This subdivision is located on the corner of Linwood-Southmont Road and Junior Order Home Road in Cotton Grove Township. The first phase of this subdivision was approved earlier this year, and the developer wishes to move forward with the second phase now. Staff expect to be in receipt of all required certifications for improvements prior to the meeting date.

The final subdivision is a request for a preliminary approval for Wheatstone. This site is located in Cotton Grove Township on the north side of Jersey Church Road just west of the NC Hwy 8 intersection. The developer is planning for 30 lots to be accessed via a single proposed state road.

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**

**7/21/2026**

**6:00PM**

***I. Welcome by the Chairman***

***II. Adoption of the Agenda***

***III. Approval of the Planning Board Minutes***

***A. 07/07/2026***

***IV. Public Address***

***V. Rezoning Request***

***Kendall Communications for Galaxi Towers - RA-3 to CZ-LI -  
Thomasville Township***

***VI. Subdivisions***

***A. Linwood Acres, Phase Two – Final – Cotton Grove Township.***

***B. Wheatstone – Preliminary – Cotton Grove 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.*

# Minutes of the Planning Board Davidson County, North Carolina

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Tuesday, July 7, 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, and Assistant Planning Director Josh Tussey.

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| <b><u>1. WELCOME</u></b> |
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| Chairman Greene called the meeting to order. |
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| Chairman Greene stated that Mr. Dennis Shoaf needed to be excused from the meeting. Mr. Hayworth moved, seconded by Vice-Chairman Myers to excuse Mr. Shoaf from the meeting. The motion carried unanimously, (4-0). |
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| Chairman Greene reported that an Alternate Board Member needed to be included as a voting member for this meeting. Mr. Jones suggested that due to his affiliation with the subdivisions on the Agenda, Mr. Myers should serve as the alternate. Mr. Hayworth moved, seconded by Mr. Barney to include alternate Board Member Jim Myers as a voting member for this meeting. The motion carried unanimously, (4-0). |
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| <b><u>2. ADOPTION OF AGENDA</u></b> |
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| Mr. Crook requested that the Board amend the Agenda to put the subdivisions prior to the text amendment. There was no objection to this change. Vice-Chairman Myers moved, seconded by Mr. Hayworth to adopt the Agenda as amended. The motion carried unanimously, (5-0). |
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| <b><u>3. APPROVAL OF MINUTES</u></b> |
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| Chairman Greene noted one minor correction to the June 16, 2026 minutes. On page 7, Mr. Brian Lucas was incorrectly identified as a surveyor. Mr. Myers moved, seconded by Mr. Hayworth, to approve the meeting minutes from the June 16, 2026, Planning Board meeting with the noted correction. The motion carried unanimously, (5-0). |
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| <b><u>4. PUBLIC ADDRESS</u></b> |
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| No one requested to speak at public address. |
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| <b><u>6. SUBDIVISIONS</u></b> |
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| <b><u>A. Meadows at Oak Grove – Final – Midway Township</u></b> |
|-----------------------------------------------------------------|

Mr. Tussey presented the request for final plat approval of the Meadows at Oak Grove subdivision, located between Old Thomasville Road and Gumtree Road in Midway Township. He noted that the preliminary plat approval was granted in January 2025, with an extension approved in January 2026 which runs through the end of this month. Mr. Tussey stated that the developer was now prepared to move forward with final approval.

Mr. Tussey reported that the subdivision consists of 15 lots and utilizes lot size averaging, with some lots below 40,000 square feet but meeting the required overall density of one dwelling per 40,000 square feet. He confirmed that all required submittals had been received, including a soil scientist certification approving subsurface septic systems for all lots, an NCDOT driveway permit approving the subdivision street and its connection to Old Thomasville Road, a road paving certification from engineer Mitchell Latham, and water line installation certifications from the engineer and from Davidson Water. Mr. Tussey presented the Board with GIS maps and photos of the subdivision. A copy of the maps and photos is included with the original Minutes.

In response to Board questions, Mr. Tussey confirmed that access to all of the lots, including the lots fronting Old Thomasville Road, would be restricted to the internal subdivision street, Meadows Oak Lane, per the NCDOT driveway permit. The distinctive shape of Lot 12 was explained as being dictated by soil conditions and septic suitability. A cluster mailbox area was identified on the plat in accordance with U.S. Postal Service requirements. Mr. Tussey stated that Tom Vickers was present to answer any questions.

Developer Mr. Tom Vickers addressed the Board briefly, describing the planned product as similar in quality to his prior Kapstone Crossing development, with homes expected to be priced in the range of \$490,000 to \$525,000 at the lower end, with custom homes priced higher.

Mr. Myers moved, seconded by Mr. Hayworth, to approve the final plat for the Meadows at Oak Grove subdivision. The motion carried unanimously, (5-0).

#### **B. Reeds Landing – Final – Tyro Township**

Mr. Tussey presented the final plat for Reeds Landing subdivision to the Board for approval. He noted that the subdivision is located just south of Reeds School along South NC Highway 150 in Tyro Township. He reported that this subdivision followed the same timeline as the previous item, having received preliminary plat approval in January 2025 and an extension in January 2026 that runs through this month. Mr. Tussey reported that the applicant was now before the Board seeking final approval of the plat.

Mr. Tussey reported that the subdivision is comprised of 17 lots, also utilizing lot size averaging and held to a 30,000 square foot density requirement as the property falls outside the watershed. Staff acknowledged that the initial packet distributed to the Board was missing a second page of the plat depicting a proposed utilities easement in greater detail, and he provided the Board with the full plat. Mr. Tussey also presented the Board with GIS maps and photos of the subdivision. A copy of the plat, maps and photos is included with the original Minutes.

Mr. Tussey confirmed receipt of all required submittals, including a certification from soil scientist Eric Bailey confirming that all lots will support subsurface septic systems, an NCDOT driveway permit approving Reeds Lane and its connection to South NC 150, a road paving certification from engineer Mitch Latham; a water line installation and testing certification also from Mitch Latham; and confirmation from the City of Lexington to provide electrical service.

It was noted that the utility easement shown on the plat, serving Lots 15, 16, and 17 with individual septic drain fields and a shared pump line corridor, did not designate which portion of the easement served which lot. The Board requested that the surveyor label each easement area to clearly identify the lot it serves. Staff agreed to address this issue before the final plat is recorded.

Developer representative Mr. Ryan Dowell confirmed the layout of the three drain field areas and the pump line routing.

Staff observed that the plat's title block referenced a street address rather than the subdivision name and requested that correction be made prior to final approval.

Vice-Chairman Myers moved, seconded by Mr. Barney, to approve the final plat for the Meadows at Oak Grove subdivision to include both corrections to the plat. The motion carried unanimously, (5-0).

## **5. TEXT AMENDMENT**

### **A. Increase Cell Tower Heights from 160' to 199' in Table of Permitted Uses**

Mr. Crook reported this 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 VI, Development Standards, Section VI.1, Standards for Permitted Uses, (V).

Mr. Crook explained that the 199-foot threshold is significant because the FAA requires lighting on structures at or above 200 feet. By allowing towers up to 199 feet, carriers gain substantially more vertical capacity, potentially improving coverage while reducing the overall number of towers needed. He noted that the original committee that drafted the wireless telecommunications rules had in fact used 199 feet, and that this amendment effectively restores that original intent. Mr. Crook stated that the existing setback requirements of 350 feet to the side and rear property lines and a distance equal to the tower's height from road rights-of-way would remain unchanged.

Mr. Crook noted that the amendment was prompted in part by a pending application from a carrier that had attempted to address height limitations through spot-zoning rather than working within the existing framework. The Board briefly discussed ongoing cellular coverage deficiencies in parts of the county, particularly in rural areas, and the practical constraints on tower placement created by the large setback requirements.

No one was present to speak for or against the request.

Staff recommended approval of the amendment and requested that the Board adopt a statement of consistency.

Based on Staff's recommendation, Vice-Chairman Myers moved, seconded by Mr. Hayworth to approve the text amendment to increase permitted wireless telecommunication tower heights from 160 feet to 199 feet. The motion carried unanimously, (5-0).

Prior to adjournment, Mr. Jones requested that the Board revisit the amendments to the subdivision regulations that had been previously discussed noting that several active subdivision projects would benefit from those clarifications being codified. The Board agreed to include this on a future agenda.

Mr. Howe provided an update on significant legislative developments. He advised the Board that the Governor had just today signed the state budget, which included a provision establishing third-party standing in land use matters. Under this provision, organizations such as industry associations or advocacy groups could initiate or join litigation to challenge local land use decisions, even without direct property interest. Mr. Howe expressed concern that this would disproportionately burden smaller jurisdictions with limited legal resources. He also noted that separate pending legislation, not yet enacted, would make accessory dwelling units use by right in all residential districts statewide, with very limited local override authority, and would potentially allow residential development by right on non-residential tracts. The practical constraints such as financing, insurance, and septic limitations may temper the real-world impact in Davidson County.

#### **7. ADJOURN**

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

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Lynn Wilson, Secretary  
Davidson County  
Planning Board

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Greg Greene, Chair  
Davidson County  
Planning Board

DAVIDSON COUNTY PLANNING DEPARTMENT  
Application for Amendment to the Town of Wallburg Zoning Ordinance  
Map ☒ Text ☐

Date: 5/13/2026

Fees Paid Receipt #: REZ-26-12

Applicant(s): Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co) & Property Owners

Telephone: 847-331-3659

Mailing Address: PO Box 1341 Tallevast, FL 34270-1341

Property Owner(s): Emanuel Reformed Church INC.

Telephone: 336-250-0173

Mailing Address: 1170 Emanuel Church Road, Thomasville NC 27360

Property Location (General Description): Said property is located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnstontown Road intersection.

Township: Thomasville

Map No.: 346

Block No.: ---

Lots: 19

Acres (more or less): .25

Existing Zoning District: RA-3

Proposed Zoning

District: CZ-LI

Legal Advertisement: Request by Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co) & Property Owners to rezone property located in Thomasville Township, Tax Map 346, Lot 19 containing .25 acres more or less. Said property is located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnstontown Road intersection. Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of CZ-LI, Conditional Zoning Limited Industrial District.

Planning Board Meeting Date: 6/2/2026

Recommendation: 5-0 approved to con't to 07-21-2026 PB

Public Hearing Date: 6/22/2026

Recommendation: 6-0 approved to con't to 08-10-2026 BOC

Planning Board Meeting Date 07-21-2026

Recommendation: \_\_\_\_\_

Public Hearing Date: 08-10-2026

Recommendation: \_\_\_\_\_

Signature, Applicant(s):

Caron C. Beck

Agent: Kendall Communications for Galaxi Towers

By: Tony Phillips

Address: PO Box 1341, Tallevast, FL 34270-1341 Phone: 847-331-3659

Davidson County Planning Department

**Name:** Kendall Communications

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.

With the elimination of land lines, wireless communications are now considered critical infrastructure, RF engineers have determined a support structure taller than the allowed 160 feet is needed to provide the necessary elevations for multiple wireless carriers. Amending the zoning designation of the parcel will allow a support structure over 160 feet to provide seamless wireless coverage. Essential for first responders.

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

Wireless communications are no longer a luxury and should be a part of any comprehensive plan. As mentioned above, wireless support structures are critical infrastructure and needed in all areas.

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

To provide seamless wireless communications and internet. Wireless support structures are often needed where the zoning is prohibitive. Amending the zoning in some areas on a case by case basis is required to service the residents and work force. A 195' monopine tower will accommodate 3 carriers and eliminate the need for additional towers.

5/12/26

Mr. John T. Wheeler  
Zoning Officer – Planning Department  
Davidson County Governmental Building  
913 Greensboro Street, Suite 305  
Lexington, NC 27292

**RE: Galaxi Towers (aka Alpha Towers Prop Co) Conditions for Rezoning of NC-WNS-0014  
Vacant Land owned by Emanuel Reformed Church Inc - Parcel ID 16-346-0-000-0019**

Mr. Wheeler,

The rezoning of the above referenced parcel from RA3 to CZ-LI owned by Emanuel Reformed Church, Inc is for the sole purpose of allowing a new wireless telecom facility with a tower over 160'. The Conditions are as follows:

1. 100'x100' Lease area to allow a new wireless telecom facility with a new wireless support structure over 160'. (180' Monopine) within new fenced equipment area.
2. All necessary ground support equipment including Future Stand By Generator(s) within fenced equipment area.
3. Access to the wireless facility from adjacent Church owned parcel to the east.
4. Lighting will be limited to Motion Sensor on Ground Equipment for security.
5. The remainder of the parcel will be used for future church related uses and services allowed within current RA3 zoning.

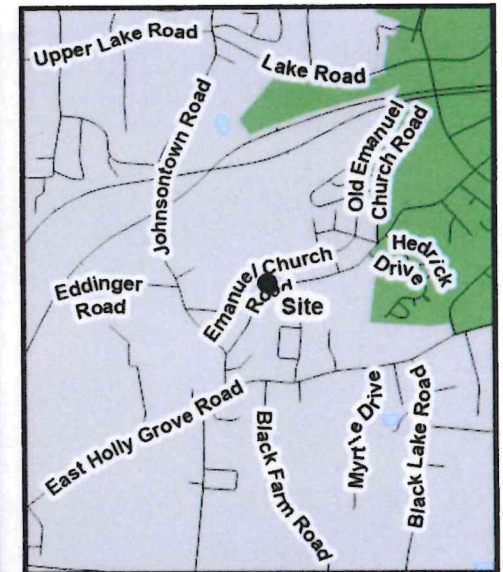
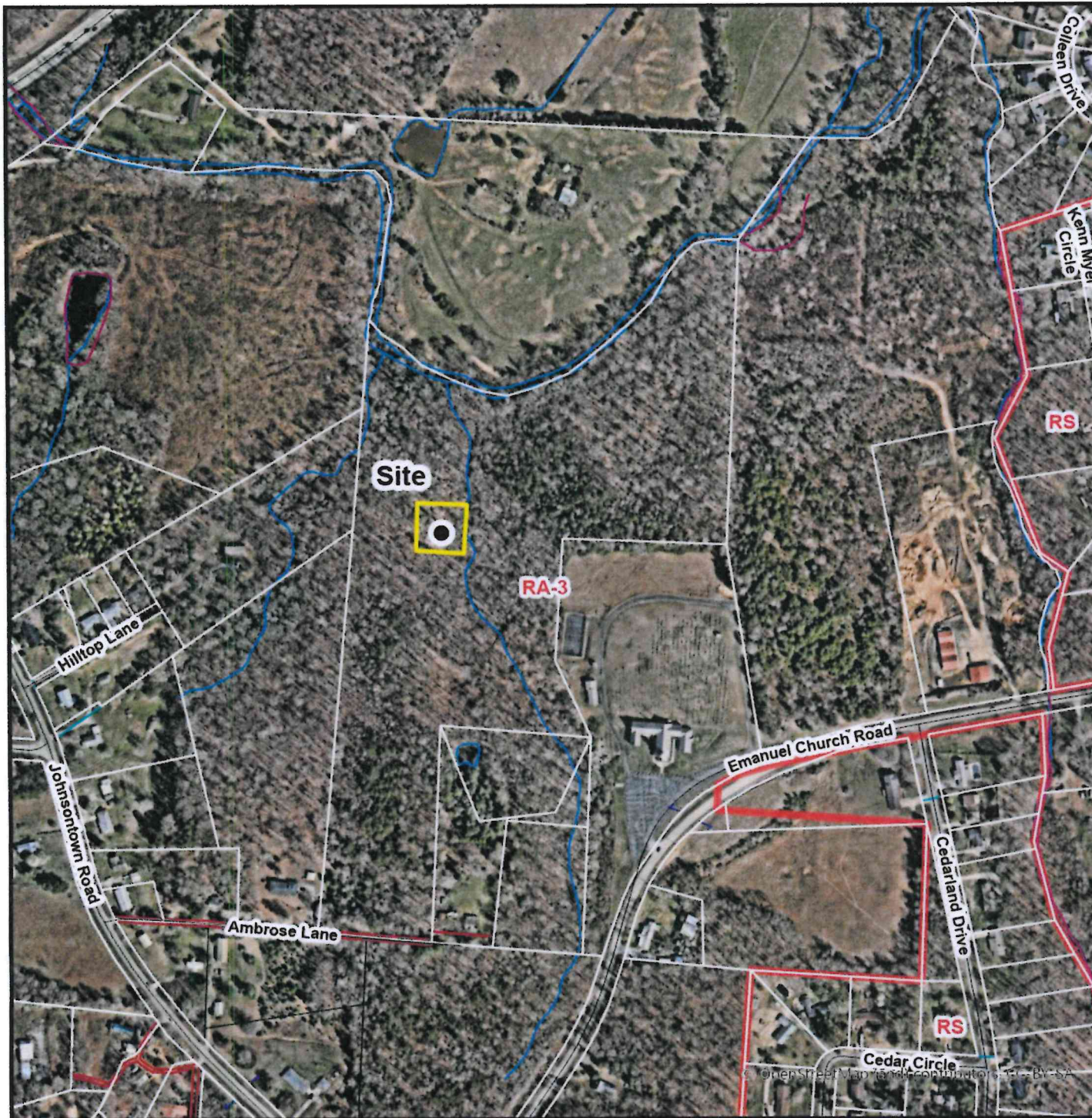
Thank you in advance for your help.

*Tony Phillips*

**Tony Phillips**  
Director-Zoning and Permitting  
Kendall Communications  
[tony@kendallcommunications.net](mailto:tony@kendallcommunications.net)

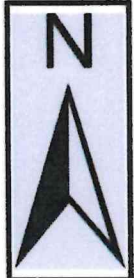


For more information, please contact:  
www.kendallcommunications.net  
1-800-441-1111



### Legend

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



Applicant

**Kendall Communications**

Property Owner

**Emanuel Reformed Church Inc**

Scale 1:4,800

Drawn By: JTW

Date: 5/19/2026

REVISED

From: RA-3, Rural Agricultural District

To: CZ-LI, Conditional Zoning  
Limited Industrial

Thomasville Township, Tax Map 346,  
Lot 19, Containing 0.25± Acres

2022 Aerial Photography

**DAVIDSON COUNTY PLANNING DEPARTMENT**

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

C. SCOTT LEONARD  
PLANNING DIRECTOR

R. LEE CROOK, JR.  
ZONING ADMINISTRATOR

LEXINGTON 336-242-2220

**CERTIFICATE OF SERVICE**

REZ-26-12

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Conditional Zoning, Rezoning Request," made by Kendall Communications for Galaxi Towers(AKA-Alpha Towers Prop. Co.) & Property owners, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 27th day of April, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 27th day of April, 2026.

A handwritten signature in black ink, appearing to read "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**  
**5/27/2026**

**COPY**

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

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## NOTICE OF REZONING REQUEST

Date: 5/26/2026  
Parcel: 1634600000003

This request is being made by:  
Kendall Communications for Galaxi Towers  
(AKA Alpha Towers Prop Co) & Property Owners

DOBY CAROL COX  
2119 JOHNSONTOWN ROAD  
THOMASVILLE, NC 27360-0000

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 Thomasville Township, Tax Map 346, Lot 19 containing .25 acres more or less. Said property is further described as being located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnsongtown Road intersection.

### Description of rezoning Request

Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of CZ-LI, Conditional Zoning Limited Industrial.

### Meeting Dates & Times

The Planning Board will meet to review this request on: 6/2/2026 at 6:00pm.  
A Public Hearing will be held by the Board of County Commissioners on: 6/22/2026 at 6:00pm

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

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

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

*"Planning for a Better Tomorrow"*

---



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

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

### Adjoining Owner List

From the Tax Administrator's Office as of: 5/26/2026

---

1634600000003 ✓  
DOBY CAROL COX  
2119 JOHNSONTOWN ROAD  
THOMASVILLE, NC 27360-0000

1634600000019A ✓  
EMANUEL REFORMED CHURCH INC  
128 CEDARLAND DRIVE  
THOMASVILLE, NC 27360

1634600000021 ✓  
SKEEN DARRELL G  
129 CEDARLAND DRIVE  
THOMASVILLE, NC 27360-0000

1634600000036A ✓  
GOBBLE TONY B  
297 AMBROSE LANE  
THOMASVILLE, NC 27360-0000

16346A00A0018 ✓  
MANLEY CARL STEVEN  
309 HILLTOP LN  
THOMASVILLE, NC 27360-8579

1634600000014 ✓  
BYERLY JAMIE BRENT  
2019 OLD HWY 29  
THOMASVILLE, NC 27360

1634600000016 ✓  
LEONARD FREDDIE D  
PO BOX 2751  
THOMASVILLE, NC 27361-0000

1634600000019 ✓  
EMANUEL REFORMED CHURCH INC  
128 CEDARLAND DRIVE  
THOMASVILLE, NC 27360



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 5/26/2026

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1634600000036 ✓  
GOBBLE TONY B  
297 AMBROSE LANE  
THOMASVILLE, NC 27360-0000

1634600000039 ✓  
WALKER ROBERT M  
1105 BLACK RD  
THOMASVILLE, NC 27360-6039



**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-26-12

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Kendall Communications for Galaxi Towers, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 8th day of June, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 8th 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

**MAILED**  
6.8.2024

**COPY**

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

## NOTICE OF REZONING REQUEST

Date: 6/8/2026

Parcel: 1634600000003

This request is being made by:  
Kendall Communications for Galaxi Towers  
(AKA Alpha Towers Prop Co) & Property Owners

DOBY CAROL COX  
2119 JOHNSONTOWN ROAD  
THOMASVILLE, NC 27360-0000

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### Description of rezoning Request

Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of CZ-LI, Conditional Zoning Limited Industrial.

### Meeting Dates & Times

A Public Hearing will be held by the Board of County Commissioners on: 6/22/2026 at 6:00pm

Meetings will be held at: Commissioners Meeting Room  
Davidson County Governmental Center, 4<sup>th</sup> 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.

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*"Planning for a Better Tomorrow"*



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913 Greensboro St  
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Lexington, NC 27293-1067

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

### Adjoining Owner List

From the Tax Administrator's Office as of: 6/8/2026

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1634600000003 ✓

DOBY CAROL COX

2119 JOHNSONTOWN ROAD

THOMASVILLE, NC 27360-0000

1634600000019A ✓

EMANUEL REFORMED CHURCH INC

128 CEDARLAND DRIVE

THOMASVILLE, NC 27360

1634600000020A ✓

EVERHART JOHN ELLIOT

1247 EMANUEL CHURCH ROAD

THOMASVILLE, NC 27360-0000

1634600000021 ✓

SKEEN DARRELL G

129 CEDARLAND DRIVE

THOMASVILLE, NC 27360-0000

1634600000036A ✓

GOBBLE TONY B

297 AMBROSE LANE

THOMASVILLE, NC 27360-0000

1634600000039 ✓

WALKER ROBERT M

1105 BLACK RD

THOMASVILLE, NC 27360-6039

16346A00A0018 ✓

MANLEY CARL STEVEN

309 HILLTOP LN

THOMASVILLE, NC 27360-8579

1635200000014 ✓

HEDRICK LINDSAY DARRELL

1341 JOHNSONTOWN RD

THOMASVILLE, NC 27360-0000



**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: 6/8/2026

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1635210000001 ✓

EMANUEL REFORMED CHURCH INC  
128 CEDARLAND DRIVE  
THOMASVILLE, NC 27360

1634600000014 ✓

BYERLY JAMIE BRENT  
2019 OLD HWY 29  
THOMASVILLE, NC 27360



**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: 6/8/2026

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1634600000016 ✓

LEONARD FREDDIE D

PO BOX 2751

THOMASVILLE, NC 27361-0000

1634600000019 ✓

EMANUEL REFORMED CHURCH INC

128 CEDARLAND DRIVE

THOMASVILLE, NC 27360

1634600000020 ✓

EMANUEL REFORMED CHURCH INC

128 CEDARLAND DRIVE

THOMASVILLE, NC 27360

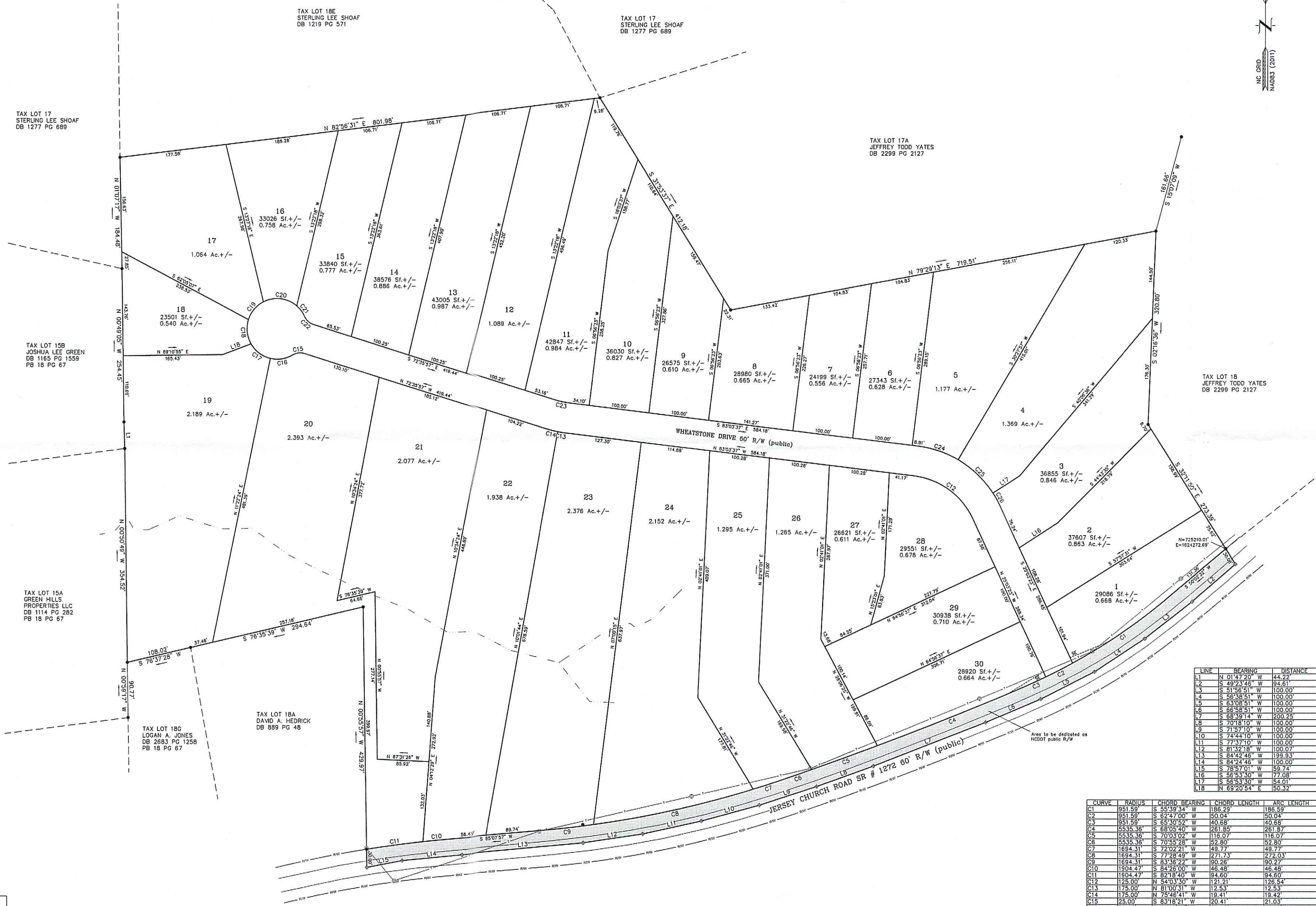
1634600000036 ✓

GOBBLE TONY B

297 AMBROSE LANE

THOMASVILLE, NC 27360-0000





| C1  | CURVE   | RADIUS       | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-----|---------|--------------|---------------|--------------|------------|
| C1  | 951.59  | S 55.39 34 W | 186.29        | 186.59       | 186.59     |
| C2  | 951.59  | S 62.47 02 W | 186.29        | 186.59       | 186.59     |
| C3  | 951.59  | S 55.35 52 W | 20.68         | 20.68        | 20.68      |
| C4  | 951.59  | S 68.05 40 W | 46.85         | 46.87        | 46.87      |
| C5  | 951.59  | S 70.93 03 W | 119.02        | 119.07       | 119.07     |
| C6  | 955.36  | S 70.55 28 W | 52.80         | 52.87        | 52.87      |
| C7  | 1694.31 | S 72.02 21 W | 49.77         | 49.77        | 49.77      |
| C8  | 1694.31 | S 77.49 39 W | 22.73         | 22.73        | 22.73      |
| C9  | 1694.31 | S 83.45 22 W | 90.26         | 90.27        | 90.27      |
| C10 | 1904.47 | S 84.26 00 W | 46.48         | 46.48        | 46.48      |
| C11 | 1904.47 | S 82.18 14 W | 46.48         | 46.48        | 46.48      |
| C12 | 125.00  | N 54.03 30 S | 11.21         | 12.54        | 12.54      |
| C13 | 125.00  | N 81.00 31 S | 12.53         | 12.53        | 12.53      |
| C14 | 75.00   | N 78.56 41 S | 10.05         | 10.05        | 10.05      |
| C15 | 25.00   | S 83.18 21 W | 21.41         | 21.03        | 21.03      |
| C16 | 50.00   | S 81.95 32 W | 37.22         | 38.19        | 38.19      |
| C17 | 50.00   | S 53.72 21 W | 40.05         | 39.30        | 39.30      |
| C18 | 50.00   | N 06.12 22 E | 40.05         | 41.50        | 41.50      |
| C19 | 50.00   | N 49.02 01 E | 38.48         | 38.50        | 38.50      |
| C20 | 50.00   | S 83.21 53 S | 21.62         | 21.03        | 21.03      |
| C21 | 50.00   | S 36.53 40 W | 21.62         | 21.03        | 21.03      |
| C22 | 25.00   | S 49.30 16 W | 21.62         | 21.03        | 21.03      |
| C23 | 125.00  | S 72.48 57 W | 22.78         | 22.78        | 22.78      |
| C24 | 175.00  | S 71.17 50 E | 71.35         | 71.66        | 71.66      |
| C25 | 175.00  | S 45.18 16 E | 80.00         | 80.00        | 80.00      |
| C26 | 175.00  | S 29.04 56 E | 24.57         | 24.59        | 24.59      |

**SURVEYOR CERTIFICATION FOR SUBDIVISION**  
I, Christian L. Jones, PLS #5522, certify to one or more of the following as indicated:

- [illegible]

Christian L. Jones, PLS #5522 date

**SURVEYOR CERTIFICATION FOR CLOSURE**

I, Christian L. Jones, certify that this plot 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 plot 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

**SALES OR RECORDATION**

I hereby 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, Continous  
BRIK base/rover
- 4) Date(s) of survey: 26 May 2008
- 5) Datum/Elevation: USA NAD83 / NAVD83
- 6) Published/Fixed Control: CO NTIPR R/T
- 7) Geoid Model: CONTINENTALUS\_JNS2018
- 8) Mean Combined Grid Factor: 0.99987761
- 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 \_\_\_\_\_ Review Officer \_\_\_\_\_ Date \_\_\_\_\_  
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

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 filing by the Registrar of Deeds.

Date \_\_\_\_\_ Waterhed adm./Chmn.Review Board \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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date            owner
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```

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date owner
```

LEGEND

|               |                              |               |                       |
|---------------|------------------------------|---------------|-----------------------|
| (Nts)         | NOT TO SCALE                 | R/W           | RIGHT-OF-WAY          |
| ⊙             | UTILITY POLE                 | — · — · — · — | STREAM                |
| ●             | IRON FOUND                   | —————         | OVERHEAD POWER LINE   |
| ○             | IRON PIPE SET                |               |                       |
| ▲             | STONE FOUND                  |               |                       |
| ■             | CONCRETE MONUMENT            |               |                       |
| — · — · — · — | PROPERTY LINE (surveyed)     | —————         | OVERHEAD TELECOM LINE |
| —————         | PROPERTY LINE (not surveyed) |               |                       |
| ⊕             | POINT NOT MONUMENTED         |               |                       |

|                                                                                                          |          |              |                         |             |
|----------------------------------------------------------------------------------------------------------|----------|--------------|-------------------------|-------------|
| Wheatstone                                                                                               |          |              |                         |             |
| SCALE                                                                                                    | COUNTY   | TOWNSHIP     | STATE                   | DATE        |
| 1" = 80'                                                                                                 | Davidson | Cotton Grove | North Carolina          | 9 July 2026 |
| Tax Map 16 Tax Lots 18B, 18C, 18F, 18H                                                                   |          |              |                         |             |
| Ref: DB 1046 PG 1481, DB 1332 PG 862, DB 1210 PG 584, DB 1332 PG 858                                     |          |              |                         |             |
| owner: David A Hendrick                                                                                  |          |              |                         |             |
| AREA BY<br>COORDINATES                                                                                   |          |              | JOB #<br>20115plot.prim |             |
| JONES-COE LAND SURVEYING, PLLC P-3161<br>P.O. BOX 20<br>WALLBURG, NC 27373                               |          |              |                         |             |
| PHONE: (336) 769-4073<br>EMAIL: <a href="mailto:conner@jonescoesurvey.com">conner@jonescoesurvey.com</a> |          |              |                         |             |
| DRAWN BY:<br>CLJ                                                                                         |          |              | SURVEYED BY<br>TD       |             |