



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: August 10, 2026

The next meeting of the Planning Board will be on Tuesday, August 18, 2026 at 6:00 PM. We have four rezonings on the agenda to consider and four subdivisions for review.

Our first rezoning request is a request by Group 21, LLC, to change 7.33 acres, more or less, from RA-1 and RA-2, Rural Agricultural Districts, to CZ-RC, Conditional Zoning Rural Commercial District. This property is located on the north side of Belmont Road approximately .85 mile west of the Linwood-Southmont Road intersection. The applicant hopes to change the zoning of this property to construct compartmentalized storage buildings.

The second rezoning request for the evening is a request by Maria Isabel Bejarano & Arnulfo Montes Ortiz to rezone 2.46 acres from RA-3, Rural Agricultural District, to CZ-LI, Conditional Zoning Limited Industrial District. The applicant hopes for a successful rezoning in order to construct a parking lot for road tractors and trailers with an office and laundromat for its customers. Said property is located on the east side of Kennedy Road approximately 400 feet south of the Kennedy Mill Road intersection.

The third rezoning request of the evening is another request by Group 21, LLC, to change 32.35 acres more or less, from RA-3, Rural Agricultural District, to that of CZ-RM-2, Conditional Zoning High Density Residential District. If successful, the applicant hopes to construct a maximum of 288 apartments and accompanying accessory uses on this property. Said property is located on the south side of Eller Road directly east of the I-285 overpass.

Our last rezoning request of the evening is by Deborah B. Lewis to change zoning from CZ-RC, Conditional Zoning Rural Commercial District, to RA-3, Rural Agricultural District. The Lewis's successfully rezoned this subject property early last year for an automobile sales facility. Those plans have changed, and they wish to rezone the property back to RA-3 for agricultural use. Said property is located on the west side of N. Clodfelter Road approximately .45 mile north of the Willie Bodenheimer Road intersection.

The first of four subdivision items on the agenda is a request for preliminary approval for a new 11-lot subdivision located off Reuter Way in Arcadia Township, to be known as Friedberg Grove. The second subdivision item, by the same developer, is a request for preliminary approval for a new subdivision named Woodland Creek. This proposed 43-lot subdivision is on Sunset Road, also located in Arcadia Township. Both subdivisions are located in the Yadkin River watershed and will be utilizing lot-size averaging or cluster development. Maps are included for your review.

We will also have a request for final approval for Whispering Mill, a 14-lot subdivision in Reedy Creek Township. This proposed subdivision was initially granted preliminary approval under the name of "Grindstone" by this Board in October of last year. The developer has since changed the name of the subdivision and is in the process of providing staff with the required certifications prior to next Tuesday's meeting.

The final item on the agenda is a request for release of a bond for Phase 2 of Baymeade, which this Board approved earlier this year. At the time, the Board accepted a bond in lieu of required water line improvements being installed. That water line has since been installed, and staff have received an engineer's certification confirming that it meets state standards. The developer is requesting the bond be released following submission of said certification.

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

08/18/2026

6:00PM

- I. Welcome by the Chairman**
- II. Adoption of the Agenda**
- III. Approval of the Planning Board Minutes**
 - A. 08/04/2026**
- IV. Public Address**
- V. Rezoning Request**
 - A. Group 21, LLC - RA-1 & RA-2 to CZ- RC - Cotton Grove Township**
 - B. Maria Isabel Bejarano & Arnulfo Montes Ortiz- RA-3-to CZ-LI – Thomasville Township**
 - C. Group 21, LLC – RA-3 to CZ-RM-2 – Midway Township**
 - D. Deborah Lewis – CZ-RC to RA-3 – Abbotts Creek Township**
- VI. Subdivisions**
 - A. Friedberg Grove – Preliminary – Arcadia Township.**
 - B. Woodland Creek – Preliminary - Arcadia Township.**
 - C. Whispering Mill (Grindstone)-Final-Reedy Creek Township.**
 - D. Baymeade, Phase2- Bond Release- Reedy Creek 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, August 4, 2026
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

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

OTHERS PRESENT

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

1. WELCOME BY THE CHAIRMAN

Vice-Chairman Myers called the meeting to order.

Vice-Chairman Myers stated that Chairman Greene needed to be excused from the meeting. Mr. Hayworth moved, seconded by Mr. Barney to excuse Chairman Greene from the meeting. The motion carried unanimously, (4-0).

Vice-Chairman Myers reported that an Alternate Board Member needed to be included as a voting member for this meeting. It was noted that Mr. Jones is due to serve. Mr. Hayworth moved, seconded by Mr. Shoaf to include alternate Board Member Christian Jones as a voting member for this meeting. The motion carried unanimously, (4-0).

2. ADOPTION OF AGENDA

There were no requests to amend the Agenda. Mr. Barney moved, seconded by Mr. Hayworth to adopt the Agenda as presented. The motion carried unanimously, (5-0).

3. APPROVAL OF MINUTES

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

4. PUBLIC ADDRESS

There were no requests to speak at public address.

5. REZONING REQUEST

A. Kirk Clinard – RM-1 to HC – Cotton Grove Township

Mr. Crook reported this request by Kirk W. Clinard to rezone property located in the Cotton Grove township, tax map 34A, lot 23 containing .07 acres more or less. The property is located on the north side of Holloway Church Road approximately 180' east of the NC Highway 8

intersection. Rezoning is requested to change from RM-1, Medium Density Residential District to HC, Highway Commercial District.

Mr. Fleig noted the location of the property on the GIS map, stating that the property sits in the heart of the Southmont community. A Marathon gas station sits to the north of the property and Southmont Grocery sits to the south of the property, both of which carry highway commercial zoning designations.

Mr. Kirk Clinard of 2044 Beckner Road, Lexington, North Carolina, addressed the Board as the Applicant. He stated that he had owned the property for approximately 10 to 12 years and was unaware of its RM-1 designation until recently, when he began the process of connecting to the public sewer system. Mr. Kirk indicated that his intention was to expand the existing service station use to encompass the subject parcel, noting that all surrounding properties were already commercial in nature.

Mr. Crook explained the historical circumstances that created the current zoning anomaly. He noted that around 2005 or 2006, the North Carolina Department of Transportation acquired a portion of the right-of-way along Holloway Church Road, which altered the lot lines in the area. Much of downtown Southmont had historically carried an RM-1 designation owing to the density of small subdivision lots in the area. The DOT purchase left only a small sliver of the original parcel outside of the road right-of-way, which retained its residential classification while the surrounding properties had since been rezoned to highway commercial.

No members of the public came forward to speak in support of or in opposition to the application and Staff received no telephone calls concerning the request.

Mr. Crook stated that based on the subject property being contiguous to existing highway commercial zoning, both to the north and the south, that the area is recognized in the County's Land Development Plan as a commercial and industrial center. Mr. Crook noted that numerous policies within the plan support the proposed rezoning. Staff requested that the Board approve the rezoning request.

Based on Staff's recommendation, Mr. Hayworth moved, seconded by Mr. Barney to approve this request by Kirk W. Clinard to rezone property located in the Cotton Grove township, tax map 34A, lot 23 containing .07 acres more or less from RM-1, Medium Density Residential District to HC, Highway Commercial District. The motion carried unanimously, (5-0).

Mr. Clinard was advised that the matter would proceed to the Davidson County Board of Commissioners for final action on Monday, August 10, 2026, at 6:00 PM, in the same meeting room.

6. DISCUSSION

A. General Discussion on Land Development Plan

Mr. Crook advised the Board that the County had received funding to update its Land Development Plan during the current fiscal year. The update process is to be conducted in partnership with the Piedmont Triad Regional Council, with staff liaison Jesse Day coordinating. A steering committee of approximately 12 to 13 members is to be assembled, comprising elected officials, planning board members, and representatives from other County bodies such as the VAD committee, to include Sterling Wall.

Mr. Day provided Mr. Crook with a preliminary set of questions that were sent to the Board by email, for the Board to consider. Mr. Crook highlighted the following five key areas of inquiry: (1) how well the existing ordinance has served its intended purpose; (2) what new issues and focus areas have emerged recently; (3) how planning and zoning updates can best address evolving expectations; (4) what the Board would most like to accomplish through the plan update; and (5) what growth management tools should be considered and why.

Mr. Crook encouraged Board members to consider volunteering to serve on the committee and to share names of other community members who might be well-suited to participate. He noted that the commitment would likely involve two to six meetings over the course of the year, with the completed plan coming before the Planning Board for their review and recommendation to the Board of Commissioners.

B. General Discussion on Proposed Changes to the Davidson County Zoning Ordinance
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The discussion continued with several interrelated concerns.

The Board discussed the emergence of hyperscale data centers as a significant land use consideration, noting that the County is in a period of active learning on the subject. Mr. Crook described the process by which large power users interface with Duke Energy, including a \$100,000 engineering study fee and the requirement that applicants front 90 percent of infrastructure build costs, which can reach into the hundreds of millions of dollars, as a non-interest-bearing but refundable deposit prior to project approval.

The Board acknowledged that a moratorium on data center applications is anticipated at the county level in the near term. The Board voiced both support for and caution regarding data center development. The substantial tax base contribution was noted as well as the national security implications of domestic data infrastructure. Concerns centered on potential strain to public utilities, including water supply and electrical grid capacity, particularly the risk that increased demand from a hyperscale facility could reduce service quality for existing county residents.

Mr. Crook noted that both Davidson and Davie County stand to receive significant economic investment in connection with energy infrastructure expansions, including a proposed compressed natural gas facility on the Davidson County side and power generation plants proposed in Davie County. He emphasized that regardless of which county hosts a given data center, the demand is drawn from the same regional electrical grid and the same water supply system.

The Board discussed the possibility that the Land Development Plan update could identify preferred locations within the County for data center development, specifically areas with proximity to the Yadkin River for independent water supply and close access to power generation facilities, as a means of directing such uses away from areas where utility impacts would be more deeply felt.

The Board discussed residential development patterns and rural character. They expressed concern over the prevalence of slab-on-grade tract housing and the associated practice of clear-cutting lots prior to construction. Several members noted that this pattern eliminates the

natural tree cover that defines Davidson County's rural character, contributes to stormwater runoff and erosion, and forces neighboring property owners to erect privacy fencing in lieu of natural screening. The consensus was that retaining existing tree canopy and foliage on the periphery of subdivision developments would go a long way toward softening the visual impact of new construction without significantly burdening developers.

The Board discussed the economic drivers behind the slab construction model, with members acknowledging that while crawl space and basement construction yields a superior product and is preferred by custom builders, the economies of track construction make slab-on-grade far more cost-efficient at scale, particularly given the current high cost of materials, land, and infrastructure.

Board Members addressed housing market conditions noting that the residential real estate market, while still elevated in terms of pricing, has shown signs of cooling. Properties are taking longer to sell, and there have been instances of sales below asking price, conditions that were described as "more of a normal cycle" compared to the extraordinary pace of the preceding several years. Members observed that interest rate levels remain a significant constraint on buyer activity, and that a reduction in rates could reignite demand considerably.

There was discussion on minimum lot size requirements, development economics, and housing affordability. A member noted the dynamics in the Town of Wallburg, which maintains a 40,000 square foot minimum lot size requirement and 100-foot minimum width, effectively limiting major subdivision activity. While the Board acknowledged that such requirements would be impractical countywide, it was observed that any increase in lot size requirements translates directly into higher infrastructure costs, which are ultimately passed through to the buyer.

Board members and Staff acknowledged a shifting regulatory landscape emanating from the state level.

Mr. Howe noted that policy changes have been introduced through the state budget process with limited legislative debate. Mr. Crook advised the Board that effective January 2027, county governments will no longer retain authority to regulate parking requirements. It was noted that state-level preemption of local land use authority, including potential mandates on lot sizes and accessory dwelling units, could significantly constrain the County's ability to manage its own growth.

Mr. Crook provided the Board with a preview of a number of proposed text amendments to the Davidson County Zoning Ordinance that are anticipated to come before the Board in forthcoming meetings. Items identified for consideration included: modification of maximum fence heights from six to eight feet; clarification of setback measurements from easements rather than property lines and from state roads; updated vehicle classification definitions; addition of a use category for homeless shelters and large group homes; addition of use categories for bars, nightclubs, and truck parking; strengthening of family hardship dwelling language; clarification of the residential character of RA zoning districts, in light of case law from *Capital Outdoors v. Guilford County Board of Adjustment*, which established that a zoning district may have only one principal use, raising questions about whether RA districts, classified as agricultural, can be treated as residential districts under the ordinance.

Mr. Crook indicated that he would prepare a more complete and organized list of proposed changes and distribute it to Board members in advance of future meetings to allow for additional preparation and input.

Mr. Crook urged Board members to respond to the distributed questionnaire and to email their input to staff, noting that the Board's practical experience and community knowledge is particularly valuable in shaping the priorities of the plan update.

7. ADJOURN

Mr. Jones 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: 7/22/2026

Fees Paid Receipt #: REZ-26-17

Applicant(s): Group 21, LLC

Telephone: 336-240-0774

Mailing Address: PO BOX 1746 Lexington, NC 27293

Property Owner(s): Hazel Snider Family Trust

Telephone: 336-239-0173

Mailing Address: PO BOX 74 Linwood, NC 27299

Property Location (General Description): Said property is located on the north side of Belmont Rd approximately .85 mile west of Linwood-Southmont Rd intersection.

Township: Cotton Grove

Map No.: 13

Block No.: --

Lots: 26

Acres (more or less): 7.33

Existing Zoning District: RA-1/RA-2

Proposed Zoning District: CZ-RC

Legal Advertisement: Request by Group 21 LLC to rezone property located in Cotton Grove Township, Tax Map 13, Lot 26 containing 7.33 acres more or less. Said property is located on the north side of Belmont Rd. approximately .85 mile west of Linwood-Southmont Rd. intersection. Rezoning is requested to change from that of RA-1 and RA-2, Rural Agricultural Districts, to that of CZ-RC, Conditional Zoning Rural Commercial District.

Planning Board Meeting Date: 8/18/2026

Recommendation: _____

Public Hearing Date: 9/14/2026

Decision: _____

Signature, Applicant(s) _____
Group 21, LLC By Jonathan Cochran Manager
Hazel Snider Family Trust
by 3 trustees, Margaret C. Snider

Agent: Group 21, LLC

By: Jonathan Cochran- Manager

Address: PO Box 1746, Lexington, NC 27293

Phone: 336-240-0774

Davidson County Planning Department

Name: Group 21, LLC

Application amendment to the Davidson County Zoning Ordinance

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

- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.

Click or tap here to enter text.

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

Click or tap here to enter text.

- C. Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reason how the proposed amendment will correct same.

Click or tap here to enter text.

- D. The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.

Since the property's original zoning destination, the surrounding area has experienced significant growth and development that has substantially changed the character of the corridor. Most notably, a new corporate industrial business park and multiple new residential subdivisions have been approved and developed in the surrounding area, resulting in continued population growth and increased demand for secure, convenient storage options for residents and local businesses. These changing conditions make the proposed rezoning to allow self-storage facilities reasonably necessary to promote the public health, safety, and general welfare. The proposed use will provide a needed service to both the expanding residential population and nearby businesses while generating minimal traffic, noise, and environmental impacts compared to many other commercial or industrial uses. This request will also support the local tax base and utilize existing transportation infrastructure without placing a significant burden on public services.

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

The proposed amendment carries out the intent and purpose of the Davidson County Comprehensive Plan by promoting orderly growth and locating a needed service in an area experiencing significant residential, commercial, and industrial development. Multiple new subdivisions have been developed nearby, and many of the newer homes have limited garage,

attic, basement, or exterior storage space. This has created an increased need for secure and conveniently located self-storage units to serve area residents.

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

The proposed self-storage facility would also support nearby businesses while generating relatively limited traffic, noise, and demand on public services compared with many other commercial uses. The tract was professionally evaluated by a licensed soil scientist, who determined that no suitable soil area exists to support a conventional septic system. This condition significantly limits the property's development potential and has negatively affected its market value because most residential, commercial, and institutional uses require dependable wastewater disposal. The development will include controlled access, appropriate landscaping, screening, buffers, lighting, and stormwater controls to protect surrounding properties and maintain compatibility with the area. The proposed amendment therefore represents a logical and appropriate use of the property that supports coordinated growth, meets an identified community need, and advances the goals of the County's comprehensive plan. Please see attached Exhibit A.

Exhibit A

Current Zoning: RA-2/RA-1

Requested Zoning: CZ-RC

I am requesting that the Hazel Snider Family Trust tract, identified as Parcel No. 0601300000026, be rezoned from RA-2/RA-1 to CZ-RC.

The tract has been evaluated and does not contain suitable soils for a conventional septic system. This condition significantly limits the types of development that can reasonably occur on the property. The requested rezoning would allow the land to be used for its highest and best practical use as a compartmentalized self-storage facility, which requires minimal water and wastewater service.

The proposed rezoning would create a tract suitable for the construction of compartmentalized storage buildings while providing a needed service to nearby residents and businesses. To maintain compatibility with surrounding properties and support the goals of the Davidson County Comprehensive Plan, I respectfully request that the following conditions be included as part of the rezoning approval:

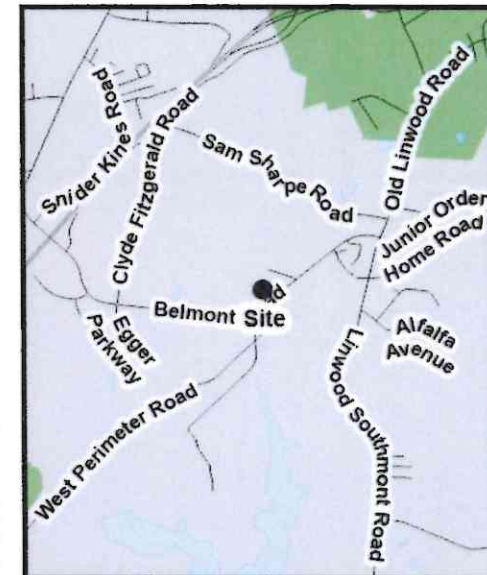
1. Obtain all required NCDOT driveway and access permits.
2. Pave or concrete the first 50 feet of the driveway entrance.
3. Cover all drive aisles and other drivable areas with an all-weather hard-surface material.
4. Maintain all setbacks required by the Davidson County Zoning Ordinance.
5. Retain as many existing trees as reasonably possible to provide natural screening.
6. Install and maintain all landscaping and screening required by the Davidson County Zoning Ordinance.

Regards,

Jonathan Cochran



This plan is conceptual and is intended solely to illustrate the proposed use of the property. Once the required zoning approval is obtained, a complete engineered site design will be prepared by qualified professionals. The final engineered design will comply with all applicable codes, ordinances, and development standards. Building locations, site layout, building sizes, orientation, access points, parking, stormwater facilities, and other site features shown on this conceptual plan are preliminary and subject to change during the engineering, permitting, and review process.



Legend

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



Applicant

Group 21, LLC

Property Owner

Hazel Snider Family Trust

Scale 1:6,000

Drawn By:

Date 7/28/2026

REVISED

From: RA-1/RA-2, Rural
Agricultural District

To: CZ-RC, Conditional Zoning
Rural Commercial

Cotton Grove Township, Tax Map 13,
Lot 26, Containing 7.33± Acres

2022 Aerial Photography

RA-1**Rural Agricultural Zoning District****Allowed by Right**

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

Allowed with Development Standards

- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Animal Grooming (Stand Alone Business)*
- *Biodiesel Fuel Production, Accessory Use*

RA-1**Rural Agricultural Zoning District**

- *Dwelling- Two Family*
- *Family Care Home*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Micro Farm*
- *Parking, Principal Use*
- *Recreational Center, Public or Non-Profit, for Assembly and Recreation*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, non-permanent*
- *Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*

Allowed by Special Use Permit

- *Agritourism Business, 10,000 sq. ft. or more retail area*
- *Airport, General Aviation*
- *Animal Husbandry*
- *Animal Shelter*
- *Bed & Breakfast Inn*
- *Cemetery*
- *Day Care, Home (Large)*
- *Expansion of Non-Conforming Commercial or Industrial Use in a Residential District*
- *Extraction of Earth Products*
- *Firing Range, Outdoor including Skeet, Trap, and Turkey Shoot*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Kennels, Commercial*
- *Lodges, Fraternal and Social Organizations*
- *Manufactured Home, Class B/C Accessory (family hardship)*
- *Manufactured Home, Class B/C, Park Model Temporary (disaster hardship)*
- *Manufactured Home Park, less than ten (10) Spaces*
- *Recreational Facility, Commercial Outdoor*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Sawmill, permanent*

RA-1**Rural Agricultural Zoning District**

- *Solar Farm*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 199 ft.*

RA-2**Rural Agricultural Zoning District****Allowed by Right**

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

Allowed with Development Standards

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

RA-2**Rural Agricultural Zoning District**

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

Allowed by Special Use Permit

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

RA-2**Rural Agricultural Zoning District**

- *Recreational Facility, Commercial Outdoor*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Sawmill, permanent*
- *Solar Farm*
- *Storage of Low Explosives*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 199 ft.*



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-17

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Group 21, LLC, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 11th day of August, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 11th day of August, 2026.

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

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



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 8/11/2026

1302100000004 ✓
GOOGE STEPHEN L
PO BOX 444
WELCOME, NC 27374-0000

1302100000009 ✓
HURDLE COREY
262 RUBY LN
LEXINGTON, NC 27295-7099

1302100000005 ✓
CBJ DEVELOPMENT CORPORATION
234 MARSHALL BYERLY ROAD
LEXINGTON, NC 27295-0000

1302100000023 ✓
SIZEMORE BRIAN M
487 CLARATOM DR
WINSTON SALEM, NC 27107-8745

1302100000023C ✓
SIZEMORE BARRY W TRUSTEE
6001 RIDGE ROAD
LEXINGTON, NC 27295

1302100000010 ✓
GRIGGS JANET COBLER TRUSTEE
212 RALPH MILLER RD
LEXINGTON, NC 27295-8893

1302100000010A ✓
GRIGGS DANA R
270 RALPH MILLER ROAD
LEXINGTON, NC 27295

1302100000092 ✓
MASHBURN GREGG M
225 RAY LANNING RD
WINSTON-SALEM, NC 27107-9651



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: 8/11/2026

1302100000116✓

LIVESAY CHRISTOPHER DAVID

148 FELLOWSHIP LANE

LEXINGTON, NC 27295-0000

1302100000081✓

SIZEMORE BARRY W TRUSTEE

6001 RIDGE ROAD

LEXINGTON, NC 27295



Davidson County Planning Department

913 Greensboro St
PO Box 1067
Lexington, NC 27293-1067

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

Adjoining Owner List

From the Tax Administrator's Office as of: 8/11/2026

1302100000117✓

TULLOCK JIMMY D JR

164 FELLOWSHIP LANE

LEXINGTON, NC 27295-0000

1302200000019✓

GRUBBS THOMAS FRANKLIN

176 RUPERT BAILEY DR

LEXINGTON, NC 27295-7349

1302100000008✓

OWEN JAMES D

228 HOLTON DR

WINSTON SALEM, NC 27127-9152

1302100000117A✓

BRANSON SABRINA

250 RUBY LANE

LEXINGTON, NC 27295

1302200000027✓

FG COMMUNITIES AT LEXINGTON ELLER ESTATES LLC

6408 BANNINGTON RD

CHARLOTTE, NC 28226-1358

1301300000045A✓

SMITH JERRY R

420 DAVID SMITH RD

WINSTON SALEM, NC 27127-9058

1301300000041✓

NIFONG FAMILY LLC

30143 WALSER

CHAPEL HILL, NC 27517-8064



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

MAILED
8-11-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 8/11/2026

Parcel: 1302100000004

This request is being made by:
Group 21, LLC

GOUGE STEPHEN L
PO BOX 444
WELCOME, NC 27374-0000

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 on the southeast corner of interstate 285 and Eller Road. Property is further described as being located in Midway Township, Tax Map 21, Lot 5, containing 32.35 acres more or less.

Description of rezoning Request

Property is requested to change from that of RA-3, Rural Agricultural District to that of CZ-RM-2, Conditional Zoning High Density Residential District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 8/18/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 9/14/2026 at 6:00pm

Meetings will be held at:

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

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

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

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

Date: 7/27/2026

Fees Paid Receipt #: REZ-26-18

Applicant(s): Maria Isabel Bejarano & Arnulfo Montes Ortiz

Telephone: 336-250-1590

Mailing Address: 1425 Kennedy Road

Property Owner(s): Same

Telephone: Same

Mailing Address: Same

Property Location (General Description): Said property is located on the east side of Kennedy Road approximately 400 ft south from the Fuller Mill Road intersection.

Township: Thomasville

Map No.: 348

Block No.: ---

Lots: P/O 15

Acres (more or less): 2.46

Existing Zoning District: RA-3

Proposed Zoning District: CZ-LI

Legal Advertisement: Request by Maria Isabel Bejarano & Arnulfo Montes Ortiz to rezone property located in Thomasville Township, Tax Map 348, part of Lot 15 containing 2.46 acres more or less. Said property is located on the east side of Kennedy Road approximately 400 ft south from the Fuller Mill 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: 8/18/2026

Recommendation: _____

Public Hearing Date: 9/14/2026

Decision: _____

Signature, Applicant(s)

Arnulfo Montes Ortiz

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Maria Isabel Bejarano & Arnulfo Montes Ortiz

Application amendment to the Davidson County Zoning Ordinance

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

- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
Click or tap here to enter text.
- B. A legal description of such land, if applicable.
Click or tap here to enter text.
- C. Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reason how the proposed amendment will correct same.
Click or tap here to enter text.
- D. The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.
See attached
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
See attached
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
See attached

To Whom It May Concern,

We Arnulfo and Maria are proposing to change 1115 Kennedy rd. into a fully commercial property. We Anticipate using this property to open a new laundromat and a new parking lot for truckers. Bringing the community of Thomasville more business into the area.

1115 Kennedy Rd already has one portion as commercial, and which is why we want to fully convert it into commercial. This will allow to us to use this property to its full extend. Kennedy Rd currently has existing commercial properties such as Central Recycling, and Business neighbors such as; Walmart, Malvis tires & Brake, Sheetz, and etc. 1115 Kennedy rd. is in a perfect location for business.

We plan in opening a parking lot for truckers. We believe that this will bring business to the area and give truckers a proper area to park their large riggs and trailers. Truckers have a very important role in the economy in moving food, goods, and freight in the USA. Providing them a large and safe place to park is as important. This will eliminate truckers parking on the side of the roads or on the side of the highways. Eliminating road hazards and damage to residential properties. We will assure maintaining this parking lot with proper lighting and gravel stone. The hours of operation will be 24/7. Fencing will be installed to eliminate disturbing nearby neighbors.

The 2nd plan is to open a laundry mat. This brings more business to the area. Opening employment opportunities. People that need to wash clothing or bed sheeting will have a closer place to do so. Truckers that have been on the road for weeks can also wash their clothing. Not to mentioned that truckers will also have the nearby stores and restaurants for them to buy supplies and food.

Turning 1115 Kennedy Rd into a full commercial property will benefit the community. Bringing more business and employment opportunities to the area. Providing truckers, a safe designated area to park large riggs with trailers. Preventing road hazards and damages to properties. Bringing nearby store with more business and clients. We assure to take proper care and action to not disturbed nearby neighbors. Installing fence, proper lighting, and stoning driveways.

Sincerely,
Arnulfo and Maria.

Conditions for CZ-LI Property

- Operation is 24/7 parking facility for tractor trailers
- Lighting will be shielded downward facing and not cast on other residential properties
- Will obtain an NC DOT Driveway Permit
- Will install an 8ft fence for the tractor trailer parking

282C
Arnulfo montes ortiz



0 20 40 80 120



Disclaimer: The information contained on this map does not replace information that may be obtained by consulting the official source of the information. In no event shall Davidson County, NC or the consultants of Davidson County, be liable for any errors or omissions on this map.



NCDC GIS Unit

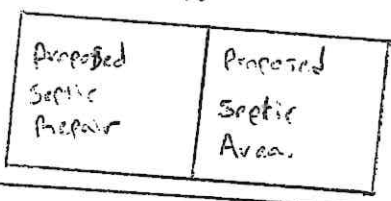
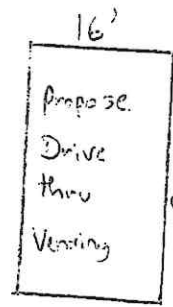
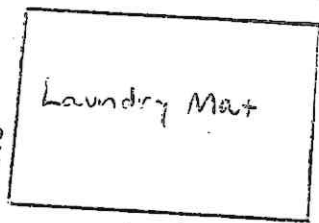
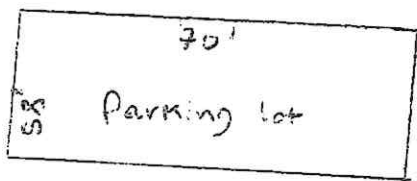
Fuller Mill Rd

73'

43'

194'

Entrance



Kennedy Rd

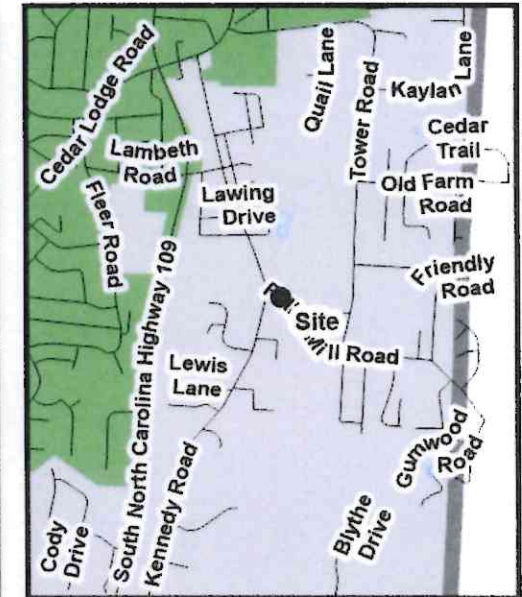
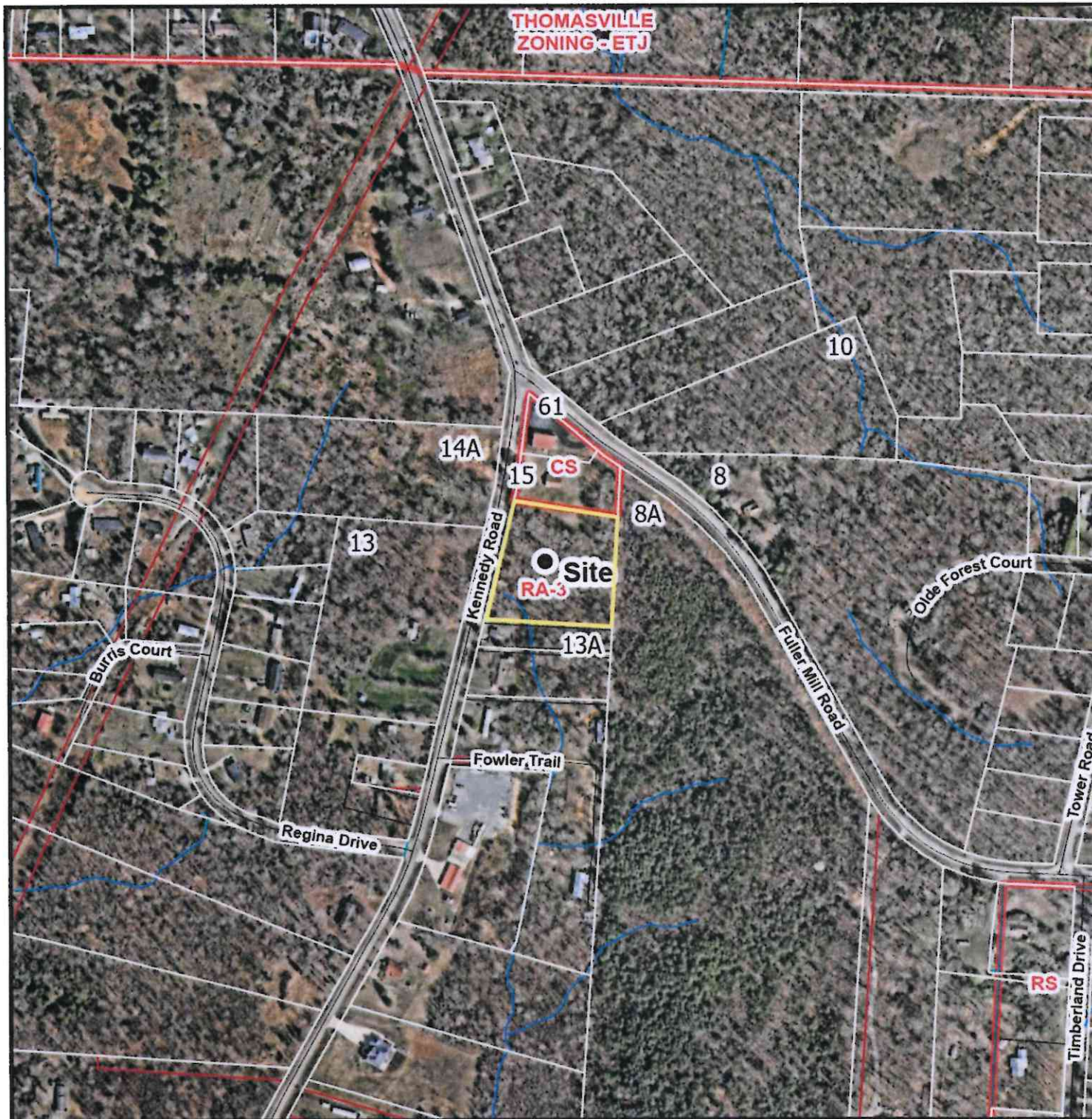
493'

Over head power line

449.84'

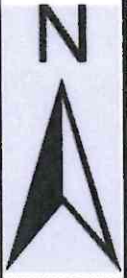
Future parking lot for truckers

360'



Legend

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



Applicant
Maria Isabel Bejarano
Arnulfo Montes Ortiz

Property Owner
Maria Isabel Bejarano
Arnulfo Montes Ortiz

Scale
 1:4,800

Drawn By.

Date 8/3/2026

REVISED:

From: RA-3, Rural Agricultural District

To: CZ-LI, Conditional Zoning
 Limited Industrial

Thomasville Township, Tax Map 348,
 Lot P/O 15, Containing 2.41± Acres

2022 Aerial Photography

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

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

Allowed with Development Standards

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

RA-3**Rural Agricultural Zoning District**

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

Allowed by Special Use Permit

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

RA-3**Rural Agricultural Zoning District**

- *Recreational Facility, Commercial Outdoor*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Sawmill, permanent*
- *Solar Farm*
- *Storage of Low Explosives*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 199 ft.*



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-26-18

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Maria Isabel Bejarno & Arnulfo Montes Ortiz, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 11th day of August, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 11th day of August, 2026.

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

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



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 8/11/2026

1634800000015 ✓
CRUZ MARIA ISABEL BEJARANO
1319 KENNEDY RD
THOMASVILLE, NC 27360

1634800000014A ✓
DUNN NANCY R
2603 HUNTINGTON RD
FAYETTEVILLE, NC 28303

1634800000013A ✓
WALKER JOSEPH KIRBY SR
513 WHITE ST
THOMASVILLE, NC 27360-3152

1634800000013 ✓
LOWERY JAMES A TRUSTEE
5840 WELBORN RD
TRINITY, NC 27370

1634800000061 ✓
TAN XIANMEI
577 SHELL RD
THOMASVILLE, NC 27360

16348R0000010 ✓
ISA PROPERTIES OF NC LLC
6941 COLONIAL CLUB DR
THOMASVILLE, NC 27360-5901

1634900000008A ✓
ANDERSON WILLIAM F
PO BOX 1206
THOMASVILLE, NC 27361

1634900000008 ✓
ANDERSON WILLIAM F
PO BOX 1206
THOMASVILLE, NC 27361



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

MAILED
8-11-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 8/11/2026

Parcel: 1634800000015

This request is being made by:
Maria Isabel Bejarna & Arnulfo Montes Ortiz

CRUZ MARIA ISABEL BEJARANO
1319 KENNEDY RD
THOMASVILLE, NC 27360

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

Property Description

Property is located on the east side of Kennedy Road approximately 400 feet south from the Fuller Mill Road intersection. Property is further described as being located in Thomasville Township, Tax Map 348, part of Lot 15 containing 2.46 acres more or less.

Description of rezoning Request

Property 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: 8/18/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 9/14/2026 at 6:00pm

Meetings will be held at:

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

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

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

"Planning for a Better Tomorrow"

Map ☒ Text ☐

Phone: 336-240-0774

Davidson County Planning Department

Name: Group 21, LLC

Application amendment to the Davidson County Zoning Ordinance

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

- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
Click or tap here to enter text.
- B. A legal description of such land, if applicable.
Click or tap here to enter text.
- C. Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reason how the proposed amendment will correct same.
Click or tap here to enter text.
- D. The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.
See Exhibit A
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
See Exhibit A
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
See Exhibit A

Exhibit A

Current Zoning: RA-3

Requested Zoning: CZ-RM-2

Group 21, LLC is requesting that the CBJ Development tract, identified as Parcel No. 1302100000005, be rezoned from RA-3 to CZ-RM-2.

(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.

Since the property's original zoning classification was established in the 1970s, significant changes have occurred in both surrounding land use and public infrastructure. According to the Davidson County Planning and Zoning Department, nearby properties have been rezoned over time, reflecting a shift in development patterns in the area. A tract located two parcels diagonally from the subject property was rezoned to O/I in 1987. Additionally, a tract directly diagonal from the subject property and shares road frontage with Eller Rd, was rezoned to CU-HC in 2007. These rezonings demonstrate a gradual transition in the area toward more intensive and varied land uses.

A major infrastructure change occurred in 2010 when an easement was granted across the subject property for the installation of a gravity-fed public sanitary sewer line. The construction of this sewer infrastructure represents a substantial changed condition because the property now has access to centralized sewer service that was not available when the original zoning was established.

The availability of gravity sewer service makes the property more suitable for planned higher-density residential development and reduces the need for individual septic systems, private wastewater systems, or other less efficient methods of sewage disposal. The installation of this public infrastructure also reflects the continued transition of the Eller Road area from a lower-density or rural development pattern to an area capable of supporting higher density residential development

The proposed rezoning to CZ-RM-2 would promote public health by allowing wastewater from the proposed development to be collected and treated through a regulated public sanitary sewer system. This reduces the potential for septic-system failures, groundwater contamination, sewage exposure, and other environmental or health concerns associated with private wastewater disposal systems.

The request would promote public safety by allowing the development to be reviewed through the conditional zoning process and made subject to binding requirements concerning emergency access, roadway improvements, traffic circulation, fire protection, stormwater controls, site lighting, pedestrian connections, building placement, and separation from adjoining residential properties. These conditions would help ensure that the property is developed in an orderly manner and that potential impacts on Eller Road and neighboring properties are properly addressed.

The request would promote the general welfare by making efficient use of newly available public infrastructure, providing additional housing opportunities, supporting an orderly and compact development pattern, and directing higher-density residential development to property that can be served by public water and sanitary sewer. Because the property is surrounded by a mix of residential and other transitioning uses, the proposed development would remain compatible in character. Binding conditions related to buffers, landscaping, building locations, density, lighting, stormwater controls, and traffic improvements would provide additional protection for adjoining property owners.

Therefore, the granting of the sewer easement in 2010 and installation of the new gravity-fed sanitary sewer line, together with the pattern of nearby rezonings since the 1980s, constitute material changed conditions supporting the requested rezoning. Subject to confirmation of adequate utility capacity and all required governmental approvals, the proposed CZ-RM-2 amendment would promote public health, safety, and general welfare by providing safe and regulated wastewater disposal, requiring appropriate development and transportation safeguards, protecting neighboring properties, expanding housing opportunities, and encouraging the efficient use of existing public infrastructure.

(e) The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.

The proposed CZ-RM-2 amendment carries out the intent of the Comprehensive Plan by directing higher-density residential development to a tract located within an established residential area, within close proximity to a municipality, where urban services can support the proposed use. This promotes compact and orderly growth, makes efficient use of public infrastructure, and provides a greater variety of housing options.

The property's challenging topography can also be addressed more effectively through a unified, professionally engineered development plan that coordinates grading, internal roads, utilities, stormwater controls, and building locations. Conditional zoning will allow enforceable requirements for density, access, buffers, landscaping, lighting, stormwater controls, and protection of adjoining residential properties. The amendment therefore advances the Plan's objectives for infrastructure-supported growth, housing choice, responsible land development, and compatibility with surrounding uses.

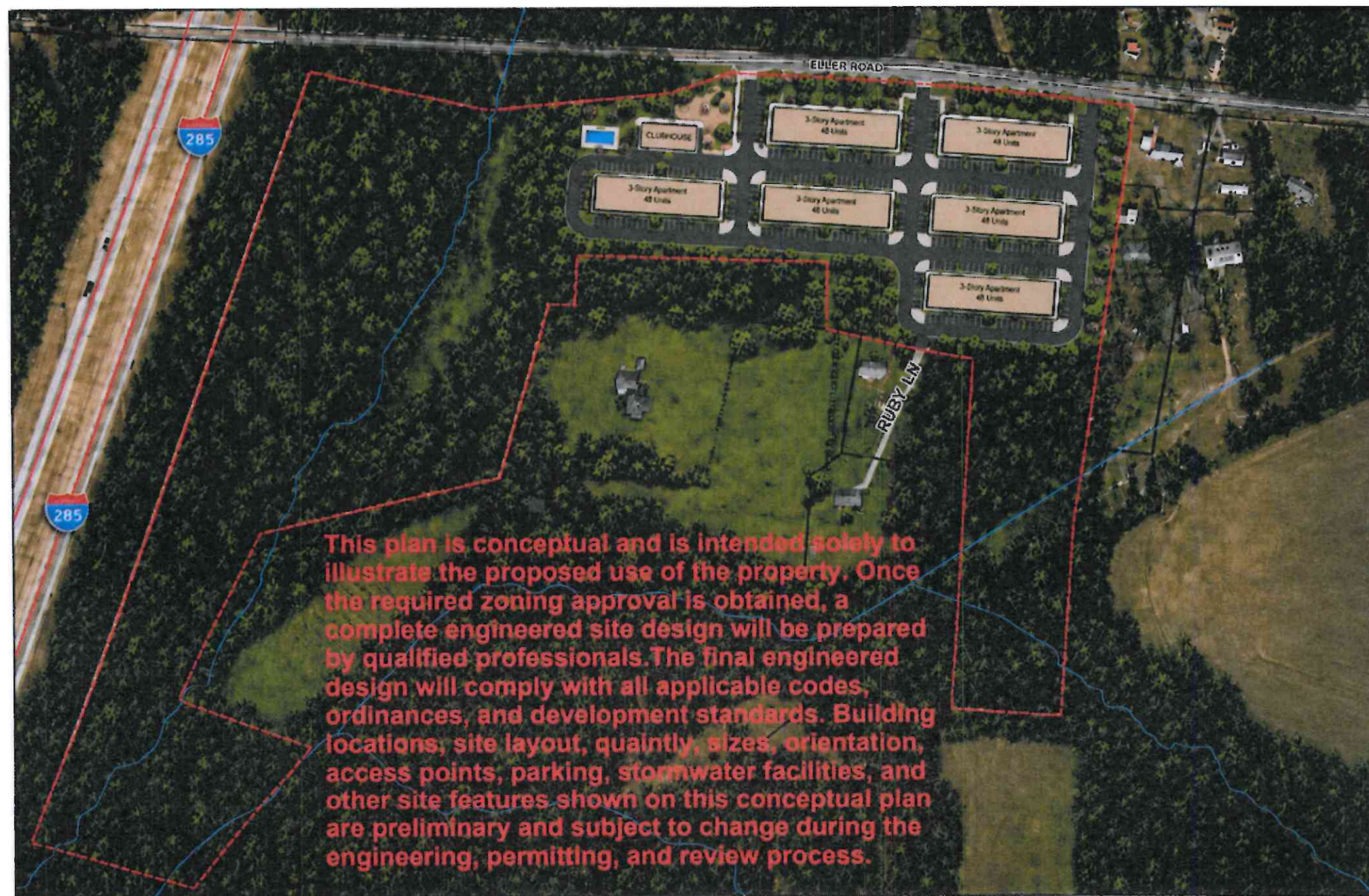
(f) All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.

The property's topography is an additional factor supporting the proposed amendment. The existing slopes and changes in elevation would severely limit the practical use of the land under a conventional low-density development pattern, particularly if individual septic systems, drain fields, and separate building pads were required.

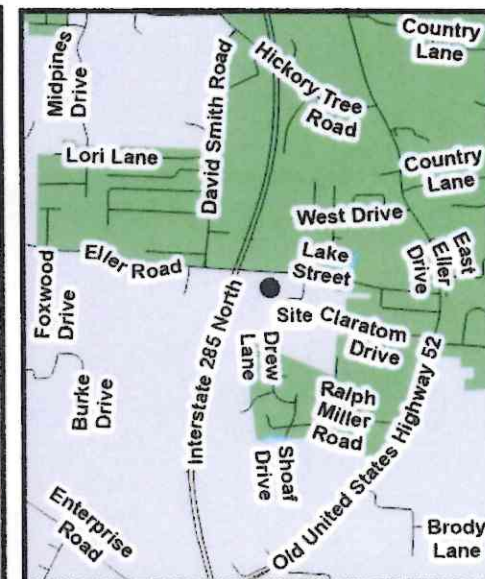
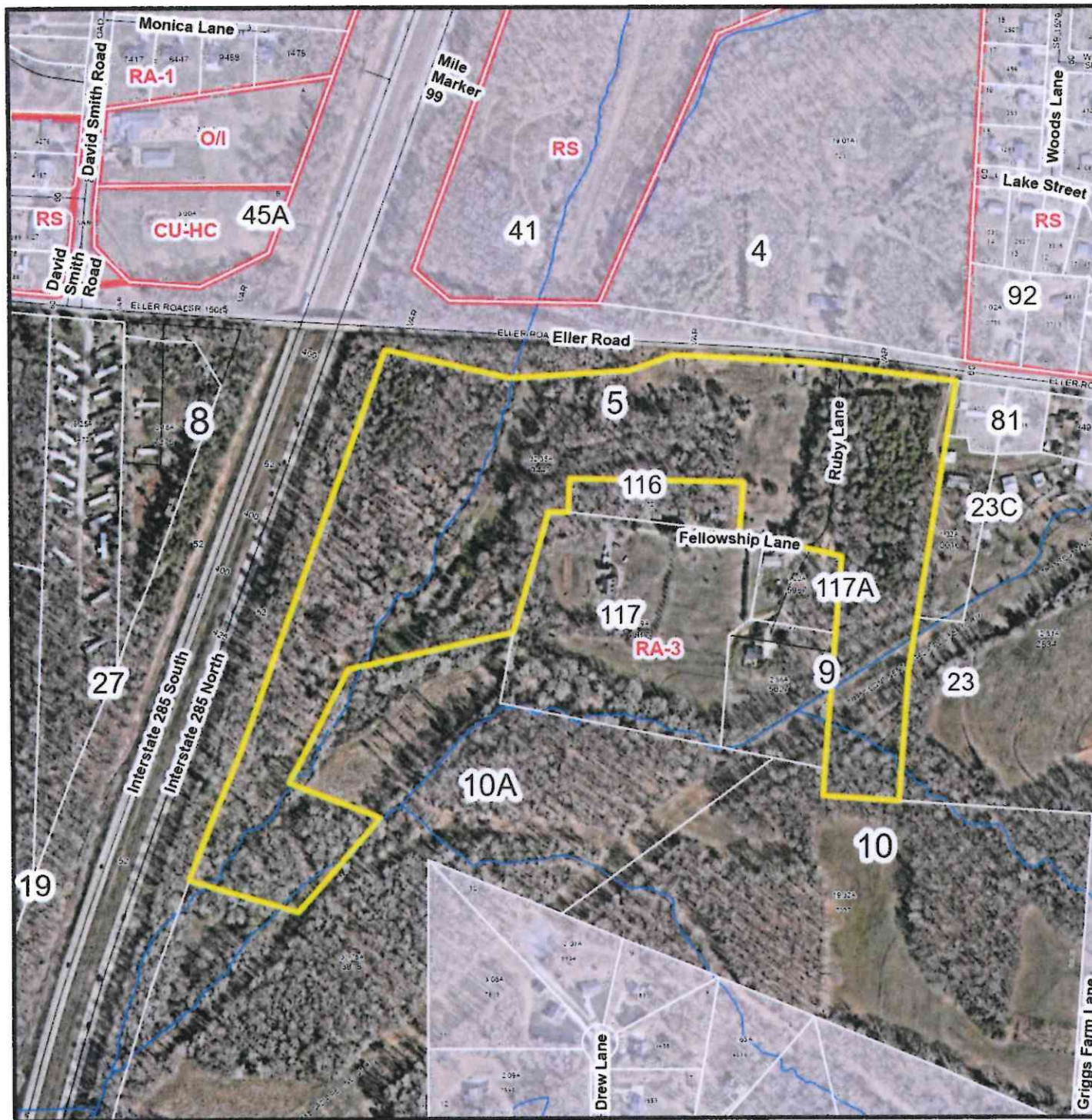
A planned multifamily development served by public water and the new gravity-fed sanitary sewer line would allow the site to be designed as a coordinated project. This would permit an engineered mass-grading plan to address the topographic challenges, establish suitable building and roadway elevations, improve internal access, and concentrate development in the most appropriate portions of the tract. Through the CZ-RM-2 process, grading, retaining structures, stormwater controls, erosion protection, buffers, and building locations can be reviewed and made binding conditions of approval. This approach would allow the property to be used more efficiently while ensuring that development occurs in a safe, orderly manner and minimizes impacts on adjoining residential properties.

To maintain compatibility with surrounding properties and support the goals of the Davidson County Comprehensive Plan, I respectfully request that the following conditions be included as part of the rezoning approval:

1. The property shall be used for a multifamily apartment community and customary accessory uses, including a leasing office, clubhouse, swimming pool, fitness facility, mail facilities, maintenance facilities, open space, vending services, delivery/amazon boxes, dumpsters, trash-compaction facilities and resident recreation areas.
2. Development of the property shall be limited to a maximum of **288 dwelling units**
3. Obtain required NCDOT driveway and access permits.
4. Pave or concrete the first 50 feet of the driveway entrance.
5. Pave or Concrete or all drive aisles parking areas.
6. Maintain all setbacks required by the Davidson County Zoning Ordinance.
7. Install and maintain all landscaping and screening required by the Davidson County Zoning Ordinance.



This plan is conceptual and is intended solely to illustrate the proposed use of the property. Once the required zoning approval is obtained, a complete engineered site design will be prepared by qualified professionals. The final engineered design will comply with all applicable codes, ordinances, and development standards. Building locations, site layout, quantity, sizes, orientation, access points, parking, stormwater facilities, and other site features shown on this conceptual plan are preliminary and subject to change during the engineering, permitting, and review process.



Legend

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



Applicant

Group 21, LLC

Property Owner

CBJ Development Corporation

Scale 1:4,800

Drawn By MPB

Date 8/3/2026

REVISED

From:

RA-3, Rural Agricultural District

**To: CZ-RM-2, Conditional Zoning,
High Density Residential District**

**Midway Township, Tax Map 21,
Lot 5, Containing 32.35 ± Acres**

2022 Aerial Photography

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

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

Allowed with Development Standards

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

RA-3**Rural Agricultural Zoning District**

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

Allowed by Special Use Permit

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

RA-3**Rural Agricultural Zoning District**

- *Recreational Facility, Commercial Outdoor*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Sawmill, permanent*
- *Solar Farm*
- *Storage of Low Explosives*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 199 ft.*



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-26-19

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Group 21, LLC., was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 11th day of August, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 11th day of August, 2026.

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

Angela Arthur

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



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 8/11/2026

0601300000045 ✓
DAVIDSON COUNTY
PO BOX 1067
LEXINGTON, NC 27293-1067

0601300000063 ✓
HILL TERRY DEXTER
295 GREENTREE DR
LEXINGTON, NC 27295

0601300000007 ✓
LAZARO ALEJANDRO GONZALEZ
1005 ROCK GROVE CHURCH RD
SALISBURY, NC 28146-0324

0601300000034 ✓
ASHBY PAUL
176 FISHER FARM ROAD
LEXINGTON, NC 27292-8133

0601300000027 ✓
GRAY JOEY C
215 WASHINGTON DR
CLEMMONS, NC 27012-7257

0601300000025 ✓
PELLAK SHELLEY J
2055 BELMONT ROAD
LINWOOD, NC 27299

0601300000033 ✓
SHOOK META L
414 RIVERVIEW RD
LEXINGTON, NC 27292-1735

0601300000026 ✓
HAZEL SNIDER FAMILY TRUST
P O BOX 74
LINWOOD, NC 27299-0074



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

MAILED
8-11-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 8/11/2026
Parcel: 0601300000027

This request is being made by:
Group 21, LLC

GRAY JOEY C
215 WASHINGTON DR
CLEMMONS, NC 27012-7257

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

Property Description

Property is located in Cotton Grove Township, Tax Map 13, Lot 26 containing 7.33 acres, more or less.

Description of rezoning Request

Requested to change from that of RA-1/RA-2, Rural Agricultural District, to that of CZ-RC, Conditional Zoning Rural Commercial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 8/18/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 9/14/2026 at 6:00pm

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

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

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

"Planning for a Better Tomorrow"

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

Date: 7/29/2026

Fees Paid Receipt #: REZ-26-20

Applicant(s): Deborah B. Lewis

Telephone: 336-847-1497

Mailing Address: 336 Hidden Valley Farm Road

Property Owner(s): Deborah B Lewis Trustee & James S. Lewis Trustee

Telephone: Same

Mailing Address: Same

Property Location (General Description): Said property is on the west side of North Clodfelter Road approximately .45 miles north from the Willie Bodenheimer Road intersection.

Township: Abbotts Creek

Map No.: 16

Block No.: -- Lots: 3C & P/O 3

Acres (more or less): 1

Existing Zoning District: CZ-RC

Proposed Zoning District: RA-3

Legal Advertisement: Request by Deborah B. Lewis to rezone property located in Abbotts Creek Township, tax Map 16, Lots 3C & P/O 3 containing 1 acre more or less. Said property is on the west side of North Clodfelter Road approximately .45 miles north from the Willie Bodenheimer Road intersection. Rezoning is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial, to that of RA-3, Rural Agricultural District.

Planning Board Meeting Date: 8/18/2026

Recommendation: _____

Public Hearing Date: 9/14/2026

Decision: _____

Signature, Applicant(s)

Commissioners' Action: _____
Deborah B. Lewis
James S. Lewis

Agent: _____ By: _____

Address: _____

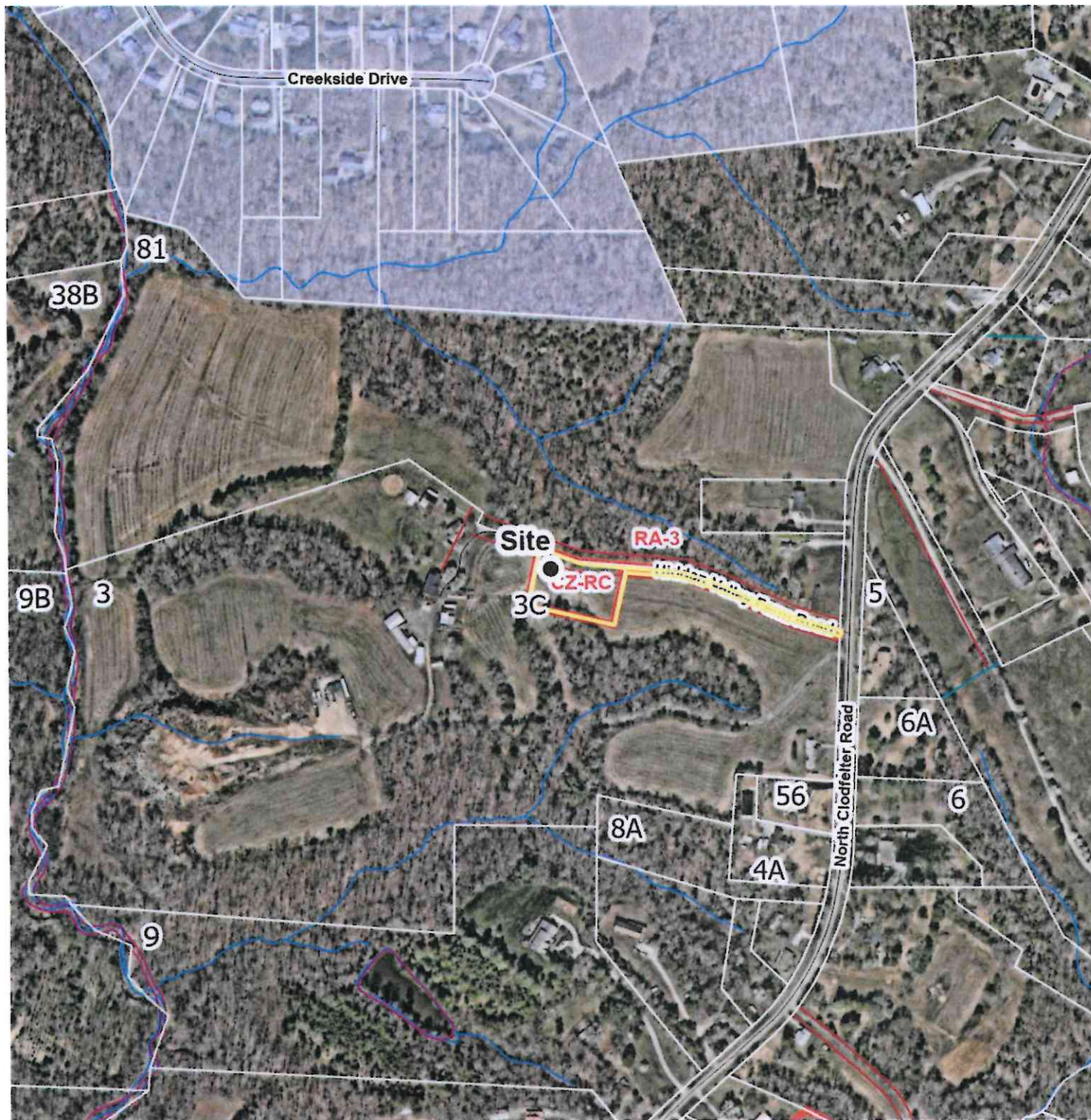
Phone: _____

Name: Deborah B. Lewis

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.
Back to farm deferment
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
Same as above
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
Same as above



Legend

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



Applicant

Deborah B. Lewis

Property Owner

Deborah B. Lewis Trustees
James S. Lewis Trustees

Scale 1:4,800

Drawn By:

Date: 8/3/2026

REVISÉ:

From: CZ-RC, Conditional Zoning
Rural Commercial

To: RA-3, Rural Agricultural District

Abbotts Creek Township, Tax Map 16 ,
Lot 3 & 3C, Containing 1.00± Acres

2022 Aerial Photography

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

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

Allowed with Development Standards

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

RA-3

Rural Agricultural Zoning District

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

Allowed by Special Use Permit

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- *Airport, General Aviation*
- *Animal Husbandry*
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- *Bed & Breakfast Inn*
- *Cemetery*
- *Day Care, Home (Large)*
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- *Golf Driving Range*
- *Group Care Facility/ Group Home*
- *Kennels, Commercial*
- *Landfill, greater than 10 acres*
- *Landfill, less than 10 acres*
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- *Manufactured Home, Class C (on individual lot)*
- *Manufactured Home, Class B/C Accessory (family hardship)*
- *Manufactured Home, Class B/C, Park Model Temporary (disaster hardship)*
- *Manufactured Home Park, less than ten (10) spaces*

RA-3**Rural Agricultural Zoning District**

- *Recreational Facility, Commercial Outdoor*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Sawmill, permanent*
- *Solar Farm*
- *Storage of Low Explosives*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, up to 199 ft.*



DAVIDSON COUNTY PLANNING DEPARTMENT

GOVERNMENTAL CENTER
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LEXINGTON, NORTH CAROLINA 27293-1067

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-20

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Debroah B. Lewis, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 11th day of August, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 11th day of August, 2026.

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

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



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 8/11/2026

0101100000038B ✓

HACKMAN MATTHEW E

301 SHELL LN

WINSTON SALEM, NC 27107

0101600000009B ✓

MEYER STEPHEN A

969 STONEY RIDGE RD

WINSTON SALEM, NC 27107-9803

0101600000006A ✓

MURPHY BARBARA ANN COLLETT

1461 NORTH CLODFELTER ROAD

HIGH POINT, NC 27265-7313

0101600000009 ✓

LOCKAMY WALTER

1275 N CLODFELTER RD

HIGH POINT, NC 27265-7311

0101600000003C ✓

LEWIS DEBORAH B TRUSTEE

336 HIDDEN VALLEY FARM RD

HIGH POINT, NC 27265-7356

0101600000005 ✓

ALCON BOBBY L

1538 N CLODFELTER RD

HIGH POINT, NC 27265

0101600000006 ✓

MURPHY EDDIE E

1461 N CLODFELTER RD

HIGH POINT, NC 27265-9225

0101600000004A ✓

CARGAL DYLAN A

1439 N CLODFELTER ROAD

HIGH POINT, NC 27265



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: 8/11/2026

0101600000003✓

LEWIS DEBORAH B TRUSTEE

336 HIDDEN VALLEY FARM RD

HIGH POINT, NC 27265-7356

0101600000008A✓

DEANE LANDON B JR

1339 N CLODFELTER RD

HIGH POINT, NC 27265-0000



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: 8/11/2026

0101600000056 ✓

MURPHY EDDIE E

1461 N CLODFELTER RD

HIGH POINT, NC 27265-9225

0101600000081 ✓

HOLDEN CLIFFORD M TRUSTEE

102 CLOVERLEAF LN

ASHEVILLE, NC 28803-3162



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

MAILED
8-11-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 8/11/2026

Parcel: 0101100000038B

This request is being made by:
Deborah B. Lewis

HACKMAN MATTHEW E
301 SHELL LN
WINSTON SALEM, NC 27107

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

Property Description

Property is located on the west side of North Clodfelter Road approximately .45 miles north from the Willie Bodenheimer Road intersection. Property is further described as being located in Abbotts Creek Township, tax Map 16, Lots 3C & part of Lot 3 containing 1 acre more or less.

Description of rezoning Request

Property is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial District, to that of RA-3, Rural Agricultural District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 8/18/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 9/14/2026 at 6:00pm

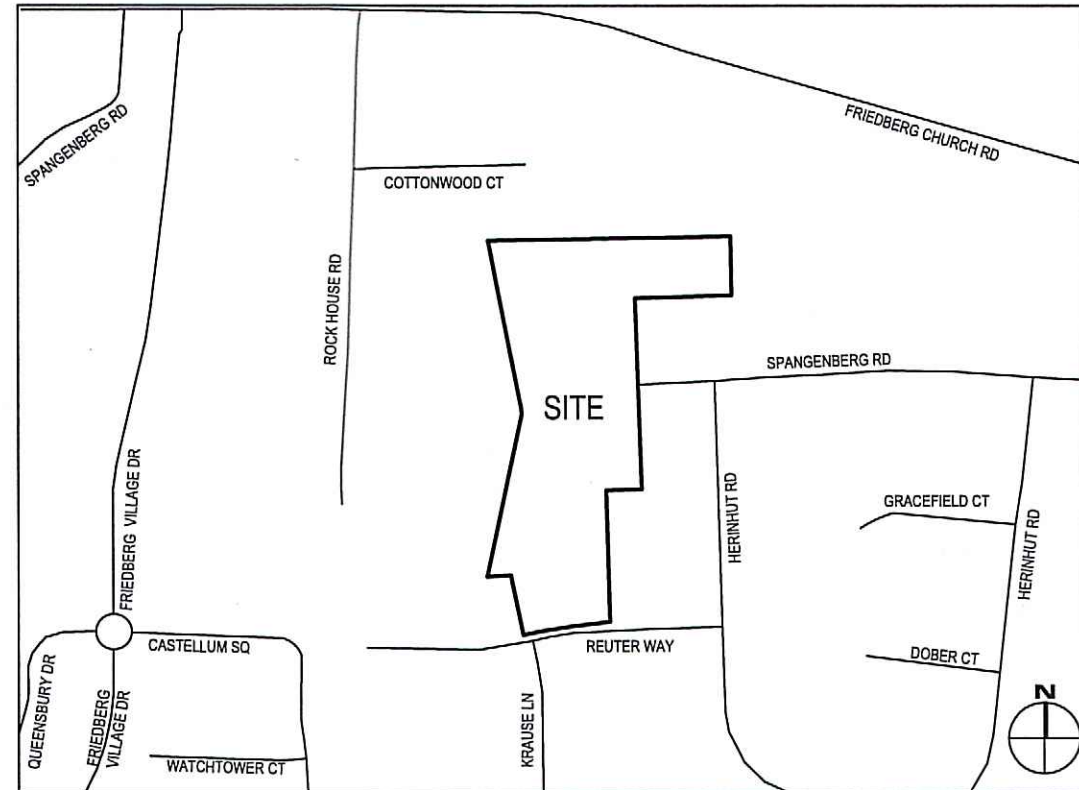
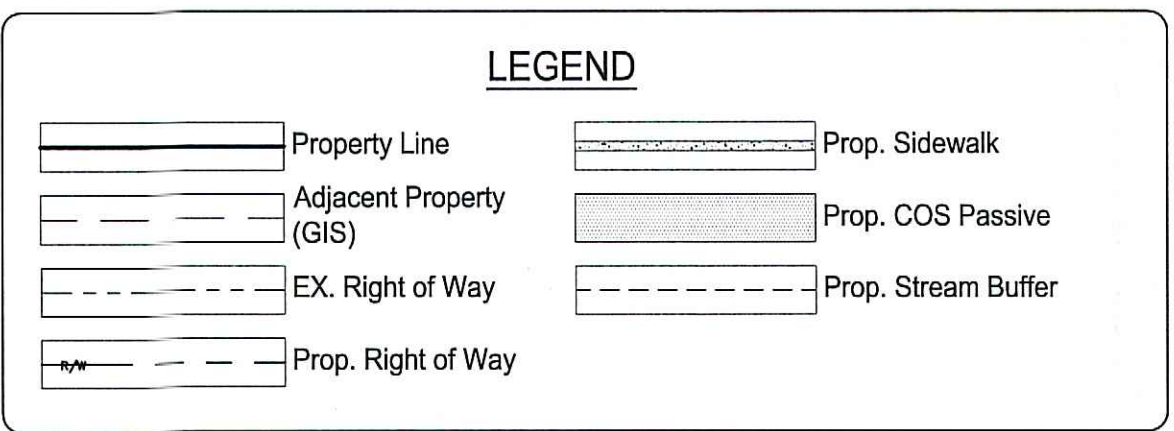
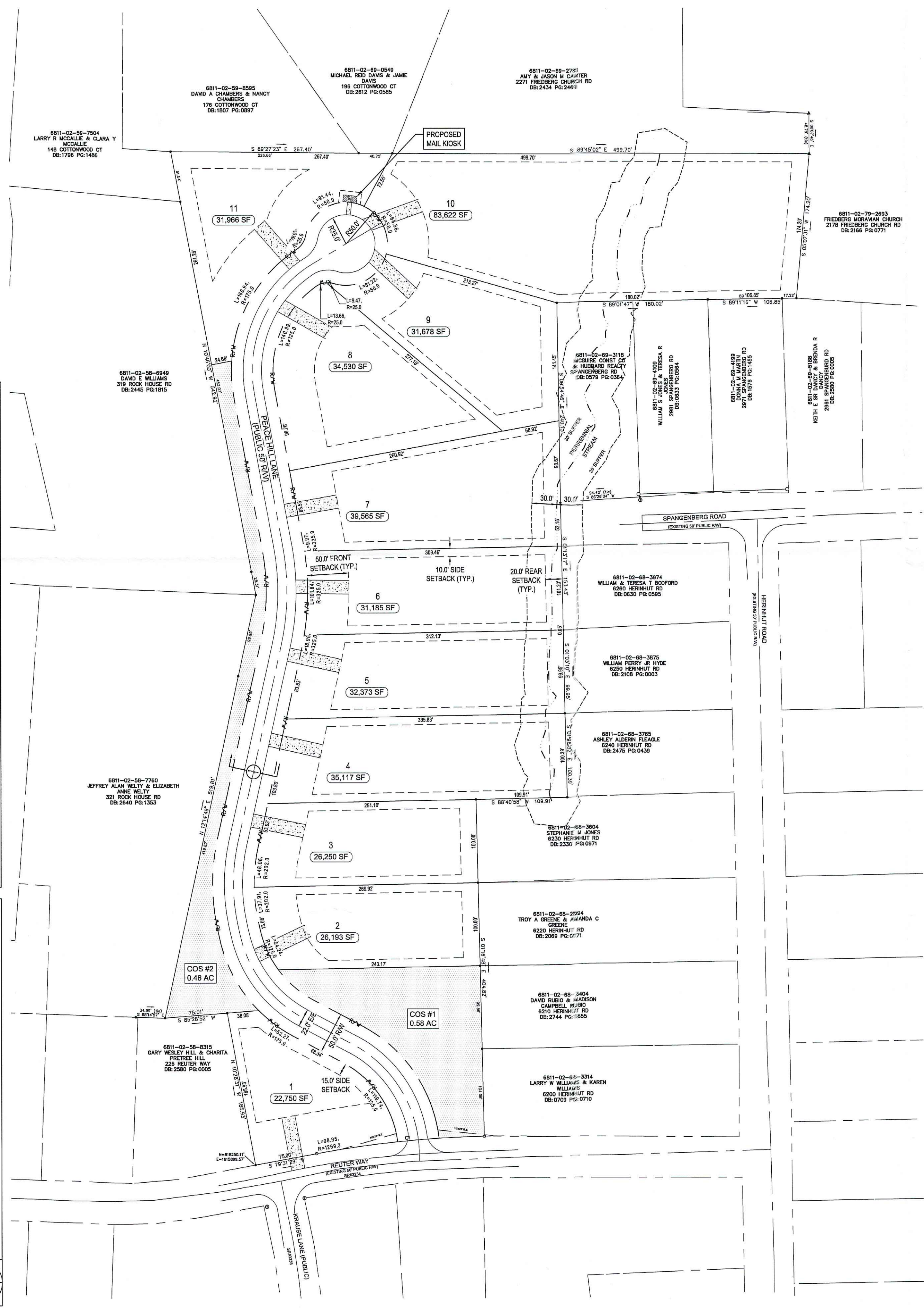
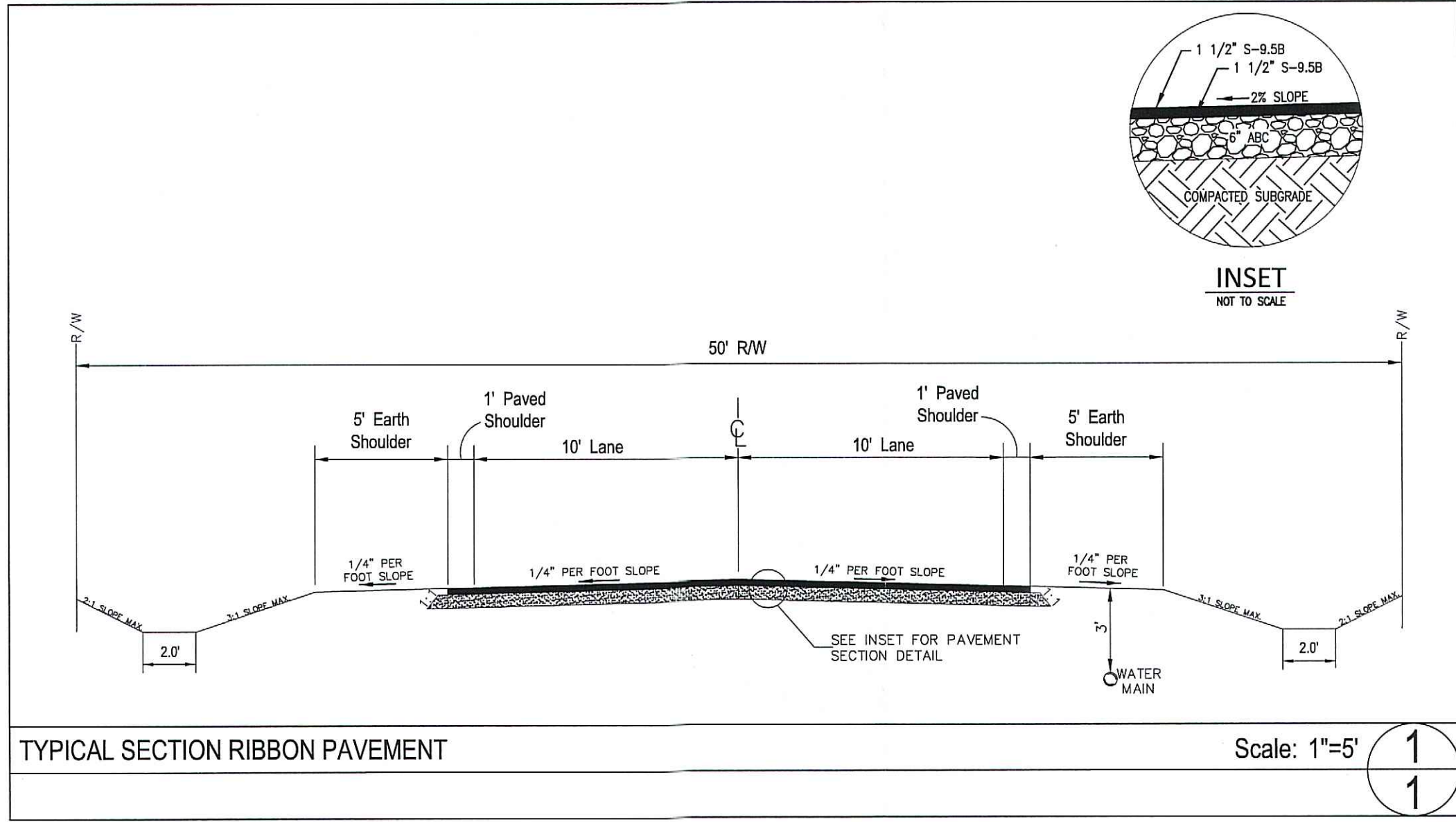
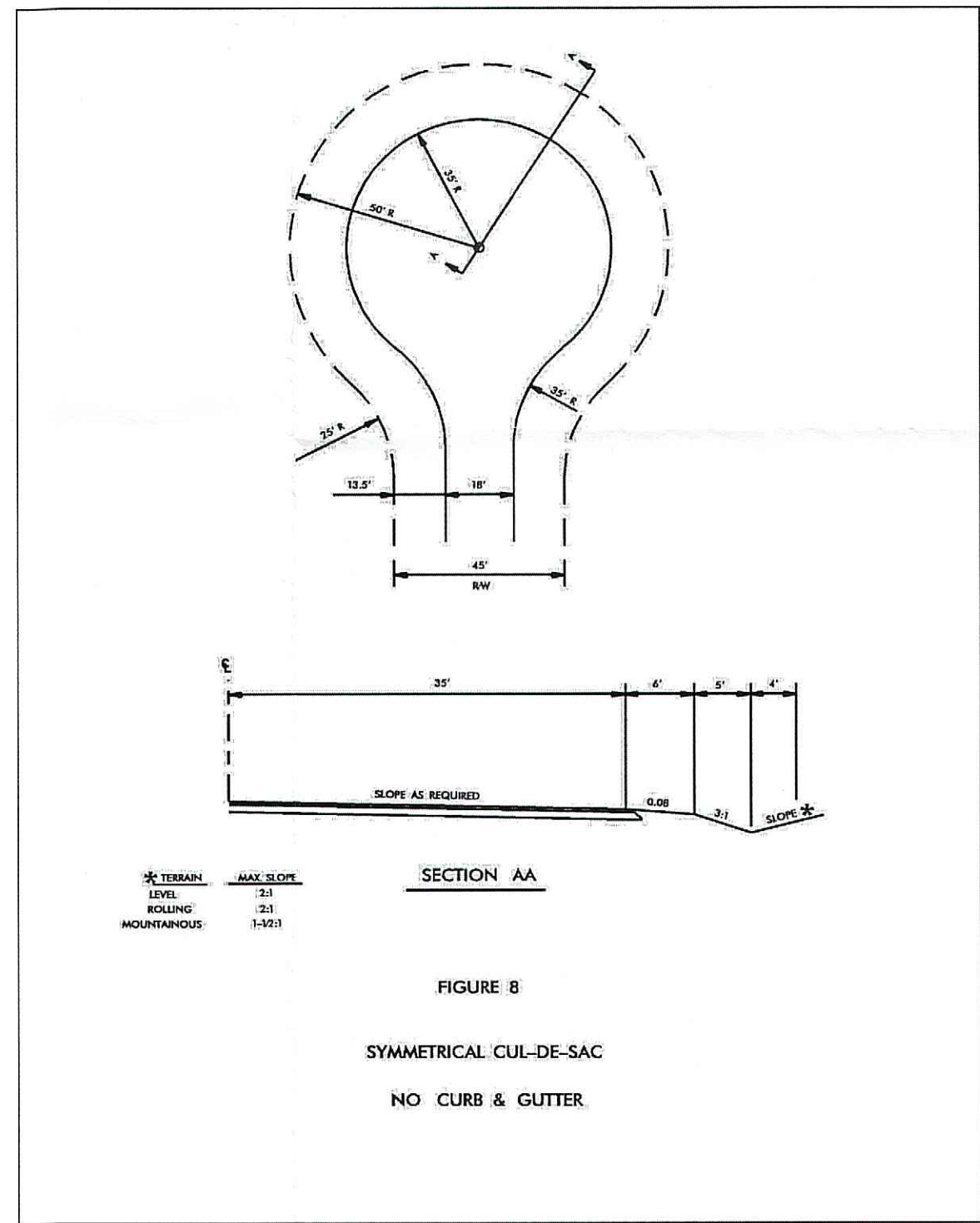
Meetings will be held at:

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

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

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

"Planning for a Better Tomorrow"

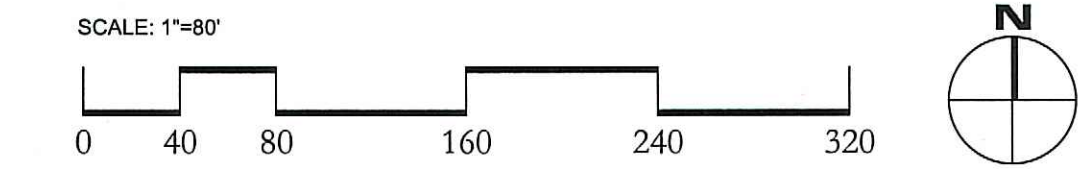


QUANTITIES
PUBLIC ROAD: 1,309 LF
PUBLIC WATER: 1,314 LF

PROPERTY INFORMATION:
PID: 6811-02-68-0877
PROPERTY ADDRESS: REUTER WAY/SPANGENBURG RD, WINSTON SALEM, 27127
EXISTING ZONING: RA-3
SITE AREA: 11.65 ACRES
DB: 640
PAGE NO: 609
FEMA MAP#: 3710681100J
FEMA PANEL#: 6811J
OWNER: MCCURE CONST CO ET AL
DEVELOPER / CONTRACTOR INFORMATION:
NAME: HUBBARD REALTY
ADDRESS: 1598 WESTBROOK PLAZA DRIVE, WINSTON SALEM, NC 27103
CONTACT: CLAY MIZE
EMAIL: CMIZE@HUBBARDREALTY.COM
PHONE: 336-723-0303
DESIGN COMPANY:
PLANS PREPARED BY: NC DESIGN SOLUTIONS, INC.
ADDRESS: 6701 CAMEL ROAD, SUITE 205, CHARLOTTE, NC 28226
CONTACT: ROBERT L. FROST
EMAIL: RFROST@NCDESIGNSOLUTIONS.COM
PHONE: 704-800-0990

GENERAL NOTES
1. THIS PROPERTY IS **NOT** LOCATED WITHIN A WATER SUPPLY WATERSHED.
2. ALL SEWAGE TO BE DIRECTED TO AN ON-SITE SEPTIC FIELD AND LOCATION WILL BE DETERMINED DURING CD PHASE.
3. PROPOSED STORM SHOWN IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE.
4. THE SITE SHALL CONSIST A MAIL KIOSK
PURPOSE STATEMENT:
HUBBARD REALTY PLANS TO DEVELOP EXISTING PARCEL 6811-02-68-0877. THE PROPOSED PRELIMINARY PLAN MEETS ALL INTENDED DEVELOPMENT REQUIREMENTS FOR RA-3 ZONING. THE PROJECT WILL CONSIST OF 11 SINGLE-FAMILY UNITS AS DEPICTED ON THIS PLAN.

Development Data	
Property Information	
Jurisdiction	Davidson County
Parcel #	0300200000013B
PIN #	6811-02-68-0877
Address	Reuter Way
Site Area	11.65 ac.
Proposed Lots	11 lots
Proposed Density	0.95 DUA
Zoning	
Existing Zoning	RA-3
Proposed Uses	Residential Building, Single-Family
Type of Review	Planning Board Review
Common Open Space Requirements	
Passive COS#1	0.58 ac
Passive COS#2	0.46 ac
Total Common Open Space Provided	1.04 ac
Parking Requirements	
Single-Family Residential Parking Required	2 spaces per dwelling unit
Single-Family Residential Parking Provided	22 parking spaces (2 spaces per 11 lots)
Site Coverages	
Building to Land	14.44%
Pavement to Land (including Sidewalk)	8.38%
Open Space	1.04 ac
Total Impervious Surface	1.68 ac
Building Area	2800 sf
Building Height	35 ft. max.
Setbacks	
Front	50 ft
Side	10 ft
Side at Corners	15 ft
Rear	20 ft



NC Design Solutions, Inc.
6701 Camel Rd, Suite 205
Charlotte, NC 28226
704-800-0990 Phone
NC PE Firm C-045

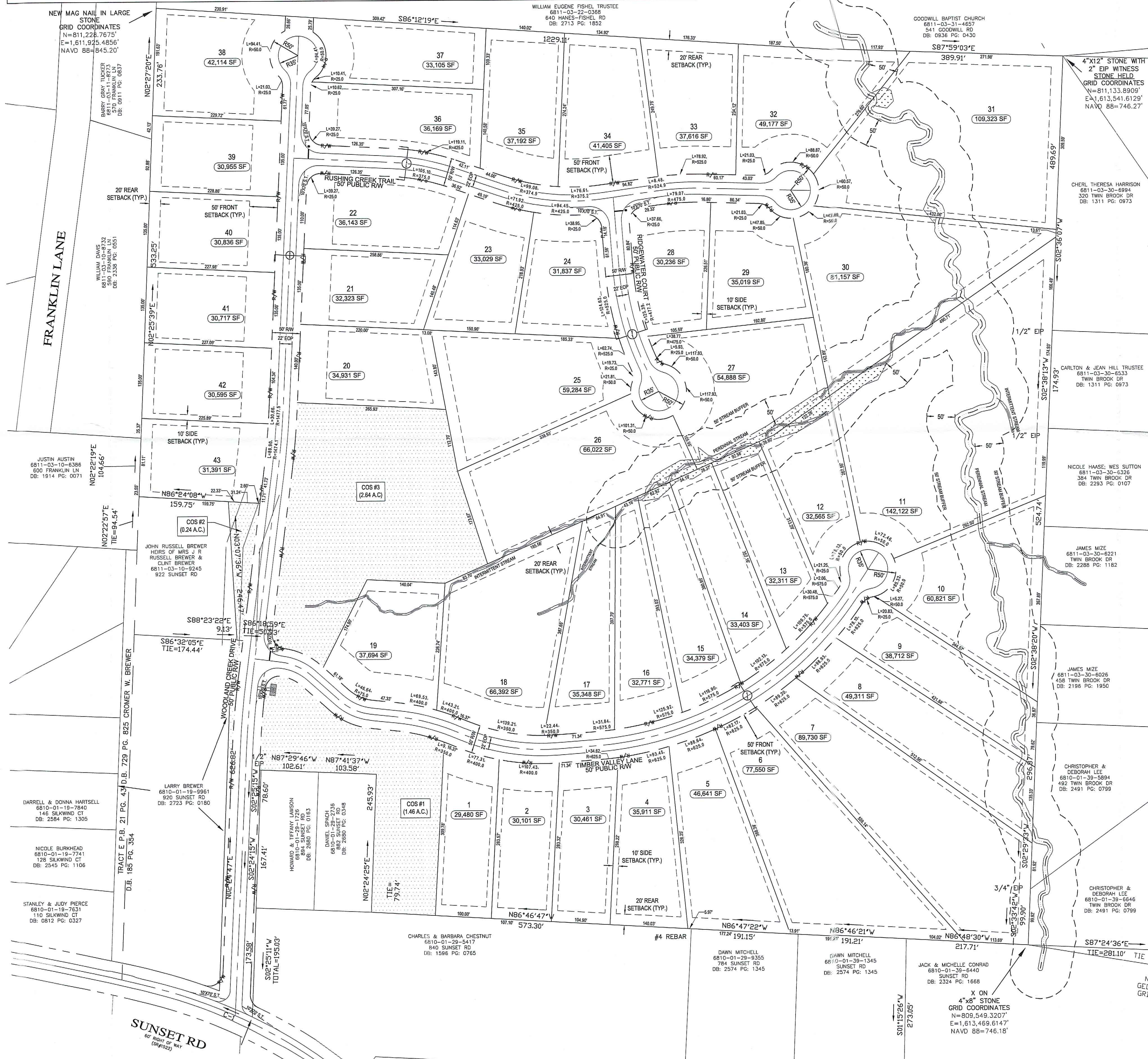
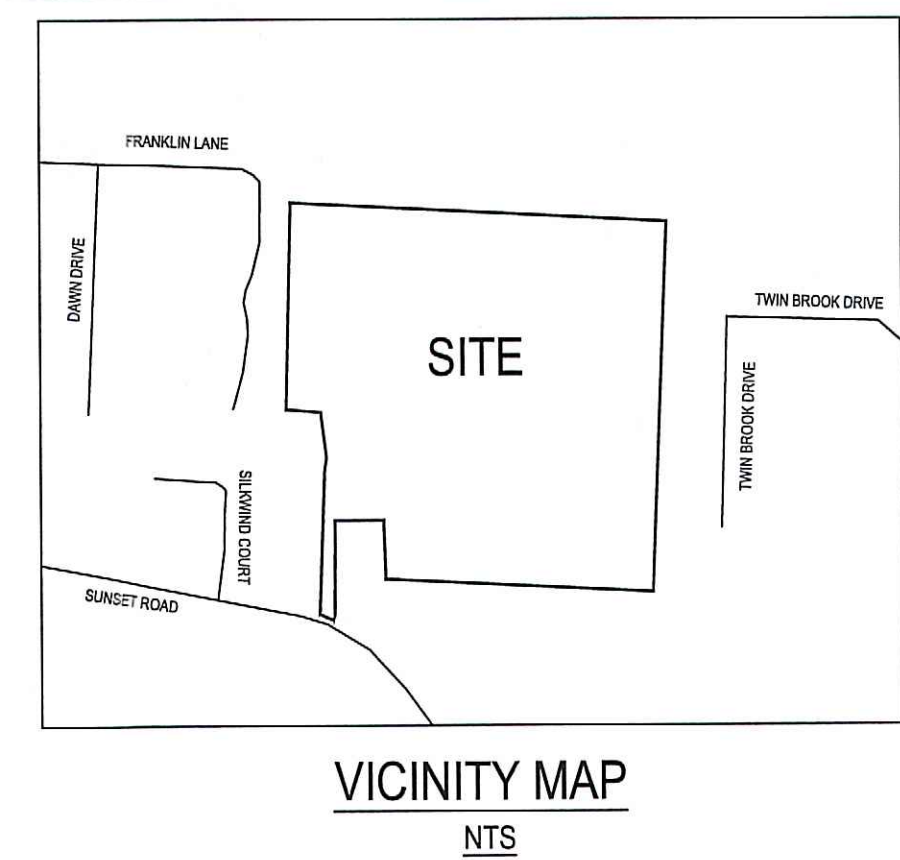
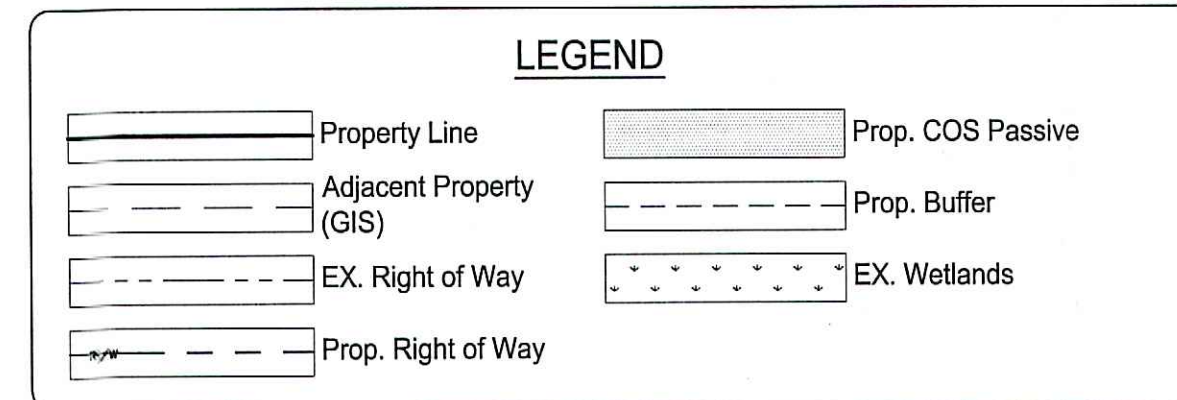
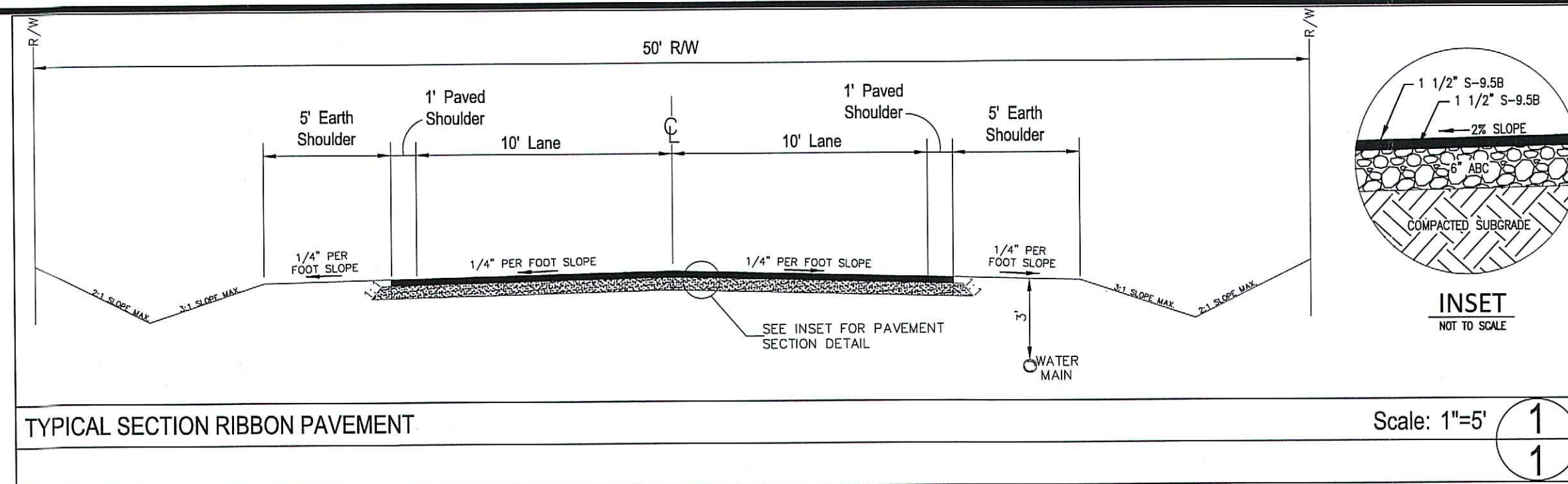
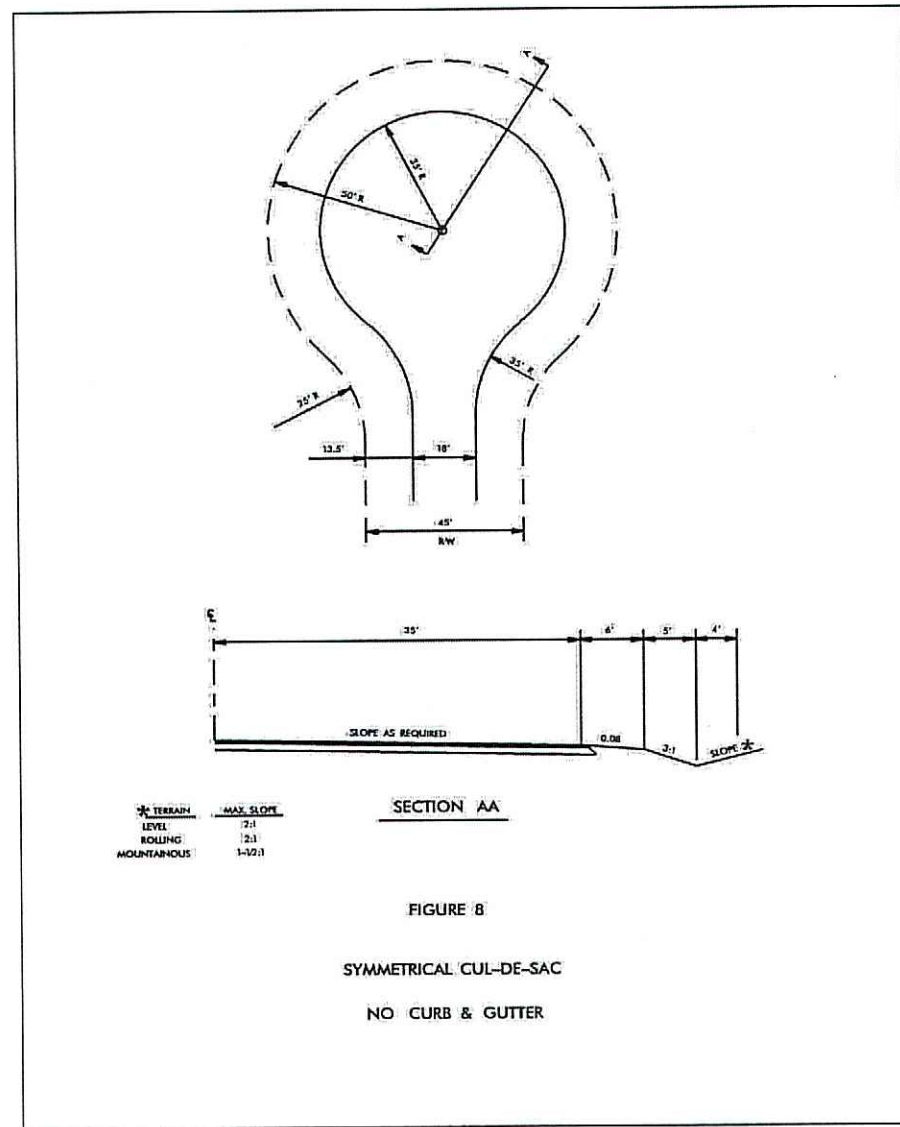


PLAN REVISIONS	
NO.	DATE

PREPARED FOR
Hubbard Realty
1598 Westbrook Plaza Dr, Suite 200
Winston-Salem, NC 27103

Friedberg Grove Subdivision
Preliminary Plat Site Plan
Davidson County, North Carolina

DRAWN BY: DRJ
REVIEWED BY: RLF
DATE: 08.04.2026
PROJ. NO. 4016.16
SHEET NUMBER 1 OF 1



PROPERTY INFORMATION:

PID: 6811-03-20-7580
PROPERTY ADDRESS: 924 SUNSET ROAD
EXISTING ZONING: RA-3
SITE AREA: 54.97 ACRES
DB: 2741
PAGE NO: 1603
FEMA MAP#: 3710681100J
FEMA PANEL#: 6811J
OWNER: SUNSET HR LLC

DEVELOPER / CONTRACTOR INFORMATION:

NAME: HUBBARD REALTY
ADDRESS: 1598 WESTBROOK PLAZA DRIVE
WINSTON-SALEM, NC 27103
CONTACT: CLAY MIZE
EMAIL: CMIZE@HUBBARDREALTY.COM
PHONE: 336-723-0303

DESIGN COMPANY:

PLANS PREPARED BY: NC DESIGN SOLUTIONS, INC.
ADDRESS: 6701 CARMEL ROAD, SUITE 205
CHARLOTTE, NC 28226
CONTACT: ROBERT L. FROST
EMAIL: RFROST@NCDISIGNSOLUTIONS.COM
PHONE: 704-800-0990

GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED.
2. ALL SEWAGE TO BE DIRECTED TO AN ON-SITE SEPTIC FIELD AND LOCATION WILL BE DETERMINED DURING CD PHASE.
3. PROPOSED STORM SHOWN IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE.
4. THE SITE SHALL CONSIST A MAIL KIOSK

PURPOSE STATEMENT:

SUNSET HR, LLC PLANS TO DEVELOP EXISTING PARCEL 6811-03-20-7580. THE PROPOSED PRELIMINARY PLAN MEETS ALL INTENDED DEVELOPMENT REQUIREMENTS FOR RA-3 ZONING. THE PROJECT WILL CONSIST OF 43 SINGLE-FAMILY UNITS AS DEPICTED ON THIS PLAN.

Development Data	
Property Information	
Jurisdiction	Davidson County
Parcel #	30100000027
PIN #	6811-03-20-7580
Address	924 Sunset Rd.
Existing Site Area	54.97 ac
Proposed Lots	43 Lots
Proposed Density	0.78 DUA
Zoning	
Existing Zoning	RA-3
Proposed Uses	Residential Building, Single-Family
Common Open Space	
Passive COS#1	1.46 ac
Passive COS#2	0.24 ac
Passive COS#3	2.64 ac
Total Passive COS Provided	4.35 ac
Proposed Road Length	
Linear Feet of Road	4,331 ft
Site Coverages	
Pavement to Land (including Sidewalk)	5.42%
Total Impervious Surface	2.98 ac
Setbacks	
Front	50 ft
Side	10 ft
Side at Corners	15 ft
Rear	20 ft

NC Design Solutions, Inc.
6701 Carmel Rd, Suite 205
Charlotte, NC 28226

704-800-0990 Phone
NCDPE@ncdesignsolutions.com

PLAN REVISIONS

NO.	DATE	BY

PREPARED FOR

Sunset HR, LLC
1598 Westbrook Plaza Dr, Suite 100
Winston-Salem, NC 27103

Woodland Creek Subdivision

Preliminary Plat Site Plan

Clemmons, Davidson County, NC

DRAWN BY: LC

REVIEWED BY: RLF

DATE: 08.04.2026

PROJ. NO. 4016.12

SHEET NUMBER 10 OF 1

NCDOT Maintenance Statement

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

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 _____

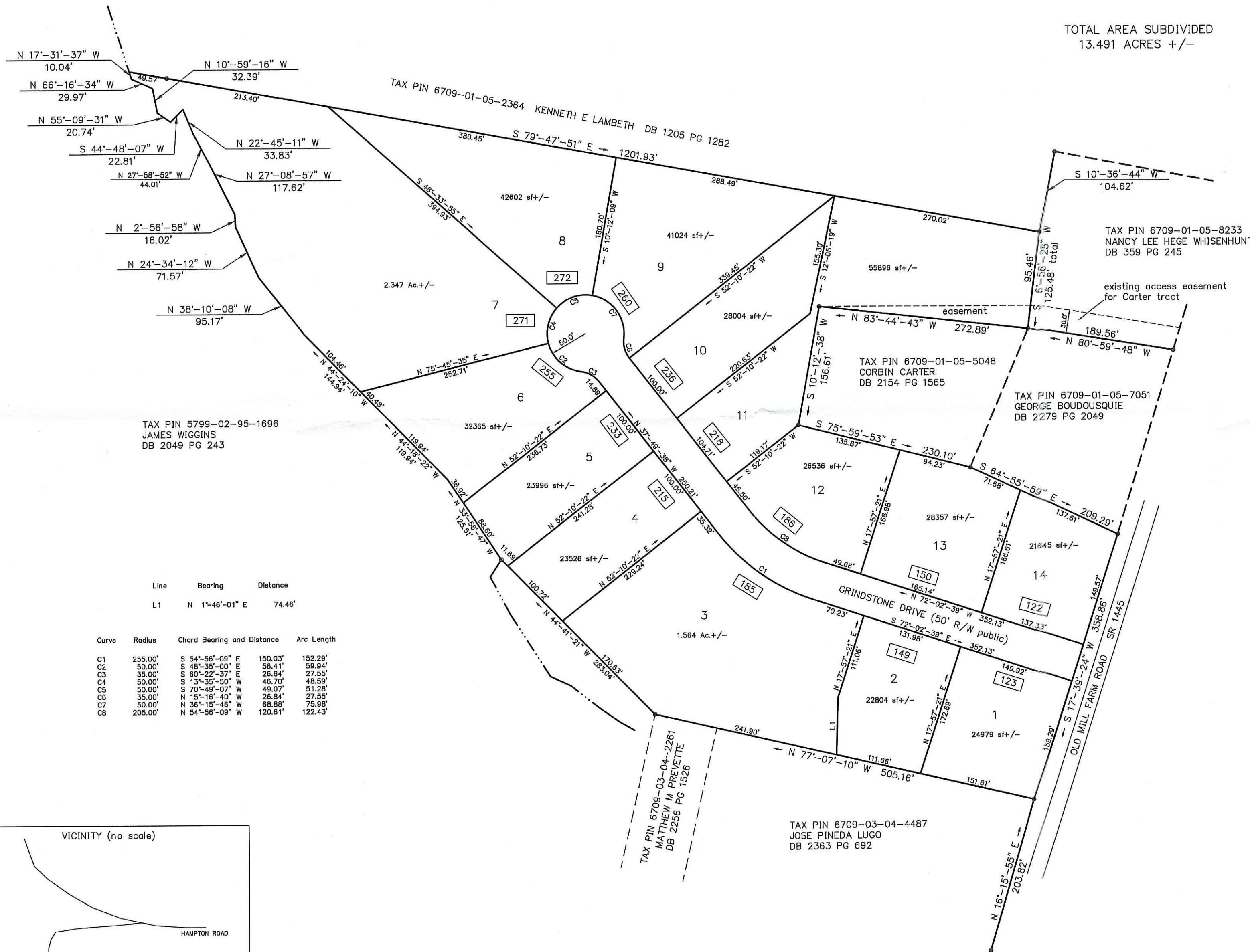
DATE _____

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

NOTE: IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

DEVELOPER:
GRINDSTONE DRIVE, LLC
3409 UNION GROVE ROAD
Winston-Salem, NC 27127

TOTAL AREA SUBDIVIDED
13.491 ACRES +/-



TAX PIN 5799-02-95-1696
JAMES WIGGINS
DB 2049 PG 243

TAX PIN 6709-01-05-8233
NANCY LEE HEGE WHISENHUNT
DB 359 PG 245

TAX PIN 6709-01-05-5048
CORBIN CARTER
DB 2154 PG 1565

TAX PIN 6709-01-05-7051
GEORGE BOUDOUSQUIE
DB 2279 PG 2049

TAX PIN 6709-03-04-4487
JOSE PINEDA LUGO
DB 2363 PG 692

TAX PIN 6709-03-04-2261
MATTHEW M PREVETTE
DB 2256 PG 1526

Line	Bearing	Distance
L1	N 1°-46'-01" E	74.46'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	255.00'	S 54°-56'-09" E 150.03'	152.29'
C2	50.00'	S 48°-35'-00" E 56.41'	59.94'
C3	35.00'	S 60°-22'-37" E 26.84'	27.55'
C4	50.00'	S 13°-35'-50" W 46.70'	48.59'
C5	50.00'	S 70°-49'-07" W 49.07'	51.28'
C6	35.00'	N 15°-16'-40" W 26.84'	27.55'
C7	50.00'	N 36°-15'-46" W 68.88'	75.98'
C8	205.00'	N 54°-56'-09" W 120.61'	122.43'

VICINITY (no scale)

SITE

HAMPTON ROAD

REEDY CREEK
BAPTIST CH. ROAD

THIS MAP IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY RECORD PRIOR TO THE DATE OF THIS MAP WHETHER VISIBLE OR NOT TITLE SEARCH NOT PROVIDED.

PRELIMINARY
NOT FOR CONVEYANCE
RECORDATION OR SALES

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

- a. That this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any of the following:
 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the 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.

David B. Coe, PLS #3320

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 2256 PG 1523), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1 : 10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this day of in the year of our Lord 20.....

David B. Coe
NC PLS #3320

PLANNING DEPARTMENT / REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL

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

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

Approved _____ Review Officer

This the day of 20..... DAVIDSON COUNTY NORTH CAROLINA

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

- WATER METER
- SEWER MANHOLE
- POWER POLE
- IRON FOUND
- IRON SET
- MONUMENT
- PROPERTY LINE (surveyed)
- PROPERTY LINE (not surveyed)
- R/W RIGHT-OF-WAY
- STREAM
- OVERHEAD POWER LINE
- WELL
- STREET ADDRESS
- POINT NOT MONUMENTED

Note: This project was permitted as "Grindstone"

MAP OF

WHISPERING MILL

SCALE	COUNTY	TOWNSHIP	DATE	PREC. RATIO
1" = 100'	Davidson	Reedy Creek	8 AUG 2026	1 : 10,000 +

Parcel # 140070000031 / PIN 6709-01-05-3262

owners: Grindstone Drive, LLC DB 2723 PG 931

AREA BY COORDINATES
DRAFTED BY: DBC
COE FORESTRY & SURVEYING F-0141
P.O. BOX 36
WALLBURG, N.C. 27373
PHONE/FAX (336) 769-4673
EMAIL: coe@coefor.com

JOB #
19197
SURVEYED BY
LE/DK