



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: Joshua D. Tussey, Assistant Planning Director
SUBJECT: Next Planning Board Meeting
DATE: December 30, 2025

The next meeting of the Planning Board will be on Tuesday, January 6th, at 6:00 PM. We have a single phase of a subdivision requesting final approval. Staff would also like to continue our previous discussion on potential amendments to the Subdivision Regulations.

The first item is a request for final approval for Phase 1 of Kennedy Place, located in Thomasville Township. The Board may remember this subdivision gaining preliminary approval back in November. This first phase is only for the three road frontage lots along Kennedy Road. Since there is no new road construction needed for these lots, the developer is wanting to begin building on these lots while they continue developing the remainder of the property.

Our final item is a continued discussion on potential subdivision changes. Per this Board's previous discussion, staff would like to focus specifically on proposed buffers and landscaping for new major subdivisions. Staff would like to go back to the Board of Commissioners in the coming weeks with some recommendations from the Planning Board on the direction of these changes.

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.

JDT/AMA

DAVIDSON COUNTY PLANNING BOARD AGENDA

1/6/2026

6:00PM

I. Welcome by the Chairman

II. Adoption of the Agenda

III. Approval of the Planning Board Minutes

A. 12/16/2025

IV. Public Address

V. Subdivisions

A. Kennedy Place – Phase 1, Final – Thomasville Township.

VI. Discussion

A. Continued discussion on subdivision changes.

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, December 16, 2025
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

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

OTHERS PRESENT

County Attorney Adam Jones, Deputy Clerk to the Board of Commissioners Lynn Wilson, Planning Director Lee Crook, Assistant Planning Director Josh Tussey, and Zoning Officers John Wheeler and Adam Fleig.

1. WELCOME BY THE CHAIRMAN

Chairman Greene called the meeting to order.

2. ADOPTION OF AGENDA

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

3. APPROVAL OF MINUTES

There were no requests to revise the Minutes. Mr. Hayworth moved, seconded by Mr. Shoaf, to approve the meeting minutes from the December 2, 2025 Planning Board meeting as presented. The motion carried unanimously, (5-0).

4. PUBLIC ADDRESS

No one requested to speak at public address.

5. REZONING REQUESTS

A. Timothy Dilldine II and Kriston Dilldine to rezone property from RA-3 to LI, Abbotts Creek Township

Mr. Crook reported this request by Timothy Dilldine II and Kristin Dilldine to rezone property located in Abbotts Creek township, tax map 9, part of lot 18C containing 8.636 acres more or less. Said property is located on the northwestern side of Horneytown Road approximately 550 feet northeast of the Horneytown Road and Wallburg High Point Road. Intersection. Rezoning is requested to change from RA-3, Rural Agricultural District to LI, Limited Industrial District.

Mr. Wheeler noted the location of the property as being highlighted in yellow on the GIS map. He stated that the property is located on Wallburg-High Point Road and Horneytown Road. Mr. Wheeler stated that the Applicants would like to rezone a portion of lot 18 and the rest of the lot will remain RA-3 to build their home on. Mr. Wheeler noted that the zoning request is a general district.

Mr. Timothy Dilldine stated that he and his wife purchased the land with the intent to build their home and business on the property. He saw other businesses in the area and he assumed his business

would be allowed. They plan to build a small office and warehouse on the property. Mr. Dilldine stated that they started with a landscaping business and have gradually moved towards an HVAC business and he plans to stop landscaping. He stated that he has three employees and he does not plan to get much larger than that. He reported that they want to build their home on the back side of the property. Mr. Dilldine noted the trees on the property and addressed the question regarding the creek that runs through the property. He reported that if there is heavy rain, there may be standing water, but overall, the property stays dry. Mr. Dilldine stated that he plans to access the property from Wallburg-High Point Road, but he will use whichever access that DOT provides. Mr. Dilldine addressed Mr. Crook's question regarding outdoor storage. He reported that there may be some trees, plants or HVAC equipment that may need to sit outside for a couple of days until he can get them to his customers. Mr. Dilldine stated that he spoke with the adjoining property owners and no one reported having any issues with his request.

Mr. Crook addressed the other businesses that are located in the area. He stated that one property was zoned in the 90s, one was zoned in the 80s, and Metal Monkeys was grandfathered in. The other businesses were in place prior to the Land Development Plan being established. Mr. Crook reported that Staff has not received any calls regarding the request.

Chairman Greene invited anyone who wished to speak in favor of or in opposition to the application to address the Board. No one requested to speak.

Mr. Crook noted two maps of the area and stated that it is primarily residential. A copy of the maps is included with the original Minutes.

Mr. Crook stated that the Applicants are requesting to rezone the front portion, 8.636 acres, of their tract to operate their HVAC and landscaping business. The Applicants plan to place parking, a warehouse and office, as well as outdoor storage on site. Mr. Crook noted that this request is a general district request; therefore, all allowed uses for the LI zoning classification shall be considered when making this decision. The requested property is currently vacant and fully wooded and there are two road frontage accesses. There is approximately 373 feet of road frontage along Horneytown Road and 125 feet along Wallburg-High Point Road. The subject tract is surrounded by residential or agricultural properties to the west, south and east. Mr. Crook noted that the property is contiguous to an existing LI zoning district and two residential properties to the north.

Mr. Crook stated that the development pattern in this area is principally residential. The City of High Point is almost a mile northwest of the Applicants' property along Horneytown Road and Westover Drive. The residential development pattern in that area is very dense, with townhomes and apartments being the primary development preference. Mr. Crook stated that there are larger scale lots with single family residences located around the Applicants' property. The soils in the area are borderline with respect to perking; therefore, sewer, if available, is obtained by requesting and receiving annexation into the City of High Point. Staff does not think public sewer is available at the Applicants' proposed location.

Mr. Crook stated that directly to the north of the Applicants' request, a district was created in 1990 for a small furniture upholstery business that was run out of a 35 x 25-foot building on 2 acres directly behind the residence. This district was intended to be small with a low volume furniture upholstery business on site. This district is off the road and cannot be seen from Horneytown Road. This district was created prior to conditional zoning and Staff did not recommend this request, but it was approved. There have been several businesses on site since that time.

Mr. Crook stated that further to the north along Horneytown Road is the Hedgecock racing facility. This was zoned to LI in 1987. This LI district is also located off the road with no visibility from Horneytown Road. The only other industrial district in the area is for Metal Monkeys located along

Westover Drive which was in place prior to Davidson County adopting zoning. The character of the existing industrial districts shows the character of Horneytown Road which is residential in character.

Mr. Crook stated that Staff is concerned with this request. This zoning district would be out of character with the residential building pattern in the area. The proposed district would also be out of character with the existing industrial zoning classifications due to its potential visibility from both Horneytown Road and Wallburg-High Point Road. Staff feels that the Applicants will develop the property exactly as proposed; however, the general district nature of the zoning will allow any and all uses in the LI zoning classification in the future. While the request is contiguous to an existing LI zoning district, no changes warrant the promotion and expansion of an industrial zoning district at this site which make this request non-compliant with the Zoning Ordinance.

Mr. Crook stated that the County's Land Development Plan proposes nothing but residential development in this area of the County. Some small-scale service-oriented businesses could be appropriately sited in the area with well-located, conditionally zoned requests. The tools would be in place to reduce the impact of industrial or commercial activity that can produce high traffic noise, vibration and dust at an impactful level to the surrounding residential development. This could reduce property values in the area for existing or proposed residential development. Staff feels that the Applicants' request is not consistent with the Zoning Ordinance and the Land Development Plan and recommended that the application be denied.

There was discussion between the Board, Staff and Mr. Dilldine about whether the Applicants could restructure the zoning to fit the area to be less intrusive. There were concerns about the next property owner clearing the land and putting a larger business on the property when the area is predominantly small business and residential. Mr. Crook explained that the Applicant could rezone to a less intrusive zoning; however, when the Applicant requested outdoor storage, limited industrial is the only zoning that allows that use. Mr. Crook stated that the Applicants could amend their application and request CZ-LI zoning. Mr. Jones explained conditional zoning to Mr. Dilldine and noted that Mr. Dilldine may have his business and he would tailor the conditions to fit his needs to operate the business. Mr. Crook informed the Applicants that they would build the district that they need to operate the business and if approved, they would abide by those conditions. It was suggested that the application be continued to a later date to allow the Applicants time to amend the application if that was their request. Mr. Dilldine requested to amend the application.

Mr. Crook requested that the application be continued to the Board's meeting scheduled on January 20, 2026.

Vice-Chairman Myers moved, seconded by Mr. Hayworth to continue this application to their meeting scheduled at 6:00 p.m. on January 20, 2026. The motion to continue carried unanimously, (5-0).

B. Johnny Shelton Beck to rezone property from HC to RA-1, Conrad Hill Township

Mr. Crook reported this request by Johnny Shelton Beck to rezone property located in Conrad Hill township, tax map 18, lot 19 containing 2.31 acres more or less. Said property is located on the east side of East Old Highway 64 approximately 969 feet south of the East Center Street Ext intersection. Rezoning is requested to change from HC, Highway Commercial District to RA-1, Rural Agricultural District.

Mr. Fleig noted the location of the property on the GIS map. He stated that the property is located on East Old Highway 64 across the street from the BP gas station and in the vicinity of the Bob Timberlake Gallery and I-85 at mile marker 94. Mr. Fleig stated that Attorneys Irvin Sink and Chris Raines were present on behalf of the Applicant.

Attorney Chris Raines stated that he is present on behalf of the Applicant. He stated that the property is rural in nature despite being close to Interstate 85. The Applicant wants to timber the property. He reported that the gas station located across the street from the property is the only commercial property in the area. Mr. Raines stated that the zoning request conforms with the zoning in the area and the Land Development Plan supports the request with the need for timber in the county. The zoning request would be less intense and intrusive than the current zoning. Mr. Raines requested that the Board approve the Applicant's request to rezone the property.

Attorney Irvin Sink stated that the Applicant owns several parcels in close proximity to the proposed tract and he noted lots 17 and 18 on the GIS map that were acquired by the Applicant. The Applicant intends to combine the lots with his other property to make one use. Mr. Sink stated that there is no other highway commercial zoning on the same side of Highway 64 as the proposed property and this would be consistent with the uses on the north side of East Old US Highway 64.

The Board thanked the Applicant for preserving the rural nature of the property.

Chairman Greene invited anyone who wished to speak in favor of or in opposition to the application to address the Board. No one requested to speak.

Mr. Crook stated that this property was zoned to highway commercial in 1990 when the southern portion of Davidson County was zoned. He stated that several additional parcels around the subject tract were zoned highway commercial at the time as he noted that area on the GIS map. Over the years the properties have been rezoned to RA-1. The Applicant owns all of the surrounding property and hopes to make this tract consistent with all adjoining properties for open land preservation. Mr. Crook stated that the historic use of this property was a manufactured home park and the homes were removed. There is only one manufactured home left on site.

Mr. Crook stated that the Davidson County Land Development Plan designates the East Old Highway 64 and I-85 interchange as a "Commercial and Industrial Center" and Staff speculates this interchange has not developed extensively due to poor soil conditions limiting potential development and the high cost of extending public sewer to this site. The convenience store across the street is the only new development in the area and it is limited by septic restrictions.

Mr. Crook stated that the Davidson County Land Development Plan supports this request due to the subject property being contiguous to existing RA-1 zoning to the north, east and south. Staff feels that the Applicant's request is reasonable and consistent with the Zoning Ordinance and the Land Development Plan and recommended that the application be approved.

Based on Staff's recommendation and the Davidson County Land Development Plan, Vice-Chairman moved, seconded by Mr. Hayworth to approve the rezoning request by Johnny Shelton Beck to rezone property located in Conrad Hill township, tax map 18, lot 19 containing 2.31 acres more or less from HC, Highway Commercial District to RA-1, Rural Agricultural District. The motion to approve carried unanimously, (5-0).

Chairman Greene informed the Applicant, Mr. Raines and Mr. Sink that this matter will be placed on the Board of Commissioner's January 26, 2026 Agenda, and that he should plan to appear at that hearing.

C.	Dave Knierim and Joann Primerano to rezone property from HC to RA-1, Emmons Township
-----------	---

Mr. Crook reported this request by Dave Knierim and Joann Primerano to rezone property located in Emmons township, tax map 18, lot 2D containing 1 acre more or less. Said property is located on

the north side of Regan Road approximately 2.27 miles southeast of the Jerusalem Road and Young Road intersection. Rezoning is requested to change from RA-2, Rural Agricultural District to CZ-RC, Conditional Zoning Rural Commercial District.

Mr. Fleig noted the location of the property on the GIS map. He stated that the property is located on Regan Road in the vicinity of Young Road, Jerusalem Road and the Silver Valley Fire Department. Mr. Fleig reported that there is a chicken farm located west of the proposed site. The Applicants are requesting to rezone a portion of the tract. They would like to use the property to sell classic cars. Mr. Fleig noted the photos of the proposed building and some of the cars that the Applicants are consigning.

Ms. Joann Premerano and Mr. Dave Knierim stated that they want to rezone the property to sell high end collector cars. Mr. Knierim presented the Board with a copy of the Amendment to their application. A copy of the Amendment is included with the original Minutes. They reported that no traffic will be generated by their business and they will not have a car lot. Their business will be by appointment only. They reported that the business will sit off of the road and will be private. The cars will be brought in on rollback trucks, no big rigs. Mr. Knierim reported that they are retired and want to move the business and their home that they have in Mooresville to Davidson County. He reported that the cars are valued up to \$300,000 and are high end cars. He buys and sells cars and consigns cars for his customers. They reported that they need to sell a certain number of cars per year in order to maintain their license to sell. Ms. Premerano stated that there will not be any noise from the business and it will not be a nuisance to the adjoining property owners. They will construct a metal storage facility to match the façade of their home and it will be located approximately a quarter of a mile off of the road. Mr. Knierim stated that he plans to participate in the car shows that take place in Lexington by showing some of the cars. He stated that he currently has approximately 40 cars. He stated that he will not restore any of the cars on the property, the business is strictly to sell the cars.

Mr. Crook read the proposed conditions into the record: approved use of the CZ-RC zoning district will be for a metal building to house an office and automobiles for sale; most automotive transactions will take place via the internet resulting in very few automobiles for sale on site; the few automobiles that do come to this site will be via a rollback truck and not a large car transporter; there will be no outside storage of automobiles for sale at this site; the site plan that is included in the application will become part of the record; the entrance to the proposed facility off Regan Road will be approved by the NCDOT with a commercial driveway permit; hours of operation will be by appointment only; and, there will be no signage placed at the road indicating the presence of the business.

Chairman Greene invited anyone who wished to speak in favor of or in opposition to the application to address the Board.

Mr. Jason Turner of 1240 Regan Road reported that he is in support of the application. He noted that he has been to the Applicants' property in Mooresville and it is kept very clean.

Mr. Crook reported that Staff received one call questioning the status of the petition and once Staff explained the nature of the application to the caller, he had no concerns. No one was present to oppose the Applicants' request.

Mr. Crook stated that the requested tract is surrounded by RA-2, rural agricultural zoning in every direction. The smallest residential property that is contiguous to the Applicants' tract is over 8 acres in size. All adjoining properties are either vacant with agricultural, or forestry uses on them or are very large single-family residential lots. The only adjoining property that does not meet this description is the 2-acre property to the south of the Applicants' tract and it is occupied by the Silver Valley Fire Department which has a small satellite base on the property.

Mr. Crook stated that the property is isolated and wooded which provides the applicant with a good basis to mitigate visual and noise impacts of a facility like this. Some additional trees will be cleared to accommodate construction and parking for the facility. Mr. Crook stated that the rural commercial zoning classification is designed to be located somewhat off the beaten path to provide local services and this proposed facility provides a specific service on a boarder scale in a very specific niche.

Mr. Crook stated that the County's Land Development Plan supports this request due to enhanced conditions by the applicant that will protect the quality of life for residences in close proximity to the request. Staff feels that the Applicants' request is reasonable and consistent with the Zoning Ordinance and the Land Development Plan and recommended that the application be approved.

Based on Staff's recommendations and the proposed conditions, Mr. Hayworth moved, seconded by Mr. Barney to approve the rezoning request by Dave Knierim and Joann Primerano to rezone property located in Emmons township, tax map 18, lot 2D containing 1 acre more or less. Said property is located on the north side of Regan Road approximately 2.27 miles southeast of the Jerusalem Road and Young Road intersection. Rezoning is requested to change from RA-2, Rural Agricultural District to CZ-RC, Conditional Zoning Rural Commercial District. The motion to approve carried unanimously, (5-0).

Chairman Greene informed the Applicants that this matter will be placed on the Board of Commissioner's January 26, 2026 Agenda, and that they should plan to appear at that hearing.

Mr. Jim Myers left the meeting at 7:16 p.m.

6. SUBDIVISIONS

A. High Rock Development – Sketch – Cotton Grove Township

Mr. Tussey introduced the sketch plan for the proposed subdivision and stated that the Developer is bringing the subdivision before them as a sketch. He reported that it has been a while since the Board has reviewed a sketch. Mr. Tussey explained the process and reported on the history of the property. The Applicant purchased all of the property and plans to develop the subdivision in phases. A copy of the sketch plan is included with the original Minutes.

Mr. Tussey referenced the sketch plan and he noted the parcels that will be developed as well as the access roads. He stated that the lots are in the watershed and they will utilize lot size averaging. There are 381 proposed lots, however that may change prior to the approval of the preliminary and final plats. The subdivision will also be developed in phases as noted on the sketch.

Scott Krusell reported that he is the Project Manager and Engineer for VennTerra Land Development. He stated that he has been in contact with The Department of Transportation and other developers to seek their advice on the sketch. He noted that this is his first project in the county. The lots will either have onsite or offsite septic as noted on the sketch. Mr. Krusell stated that he feels strongly about the first phase and feels that it is in final form. There are plans for two common areas, a clubhouse, a community dock, and there will be an HOA. He noted that he needs to speak with Cube Yadkin to start the process for lake access. He noted the wetland and stated that there will not be any docks in that area, however, there may be some lots that will have private docks. The homes will be single family residences.

There was discussion between Mr. Krusell and the Board regarding the curved property lines that were shown on the sketch and it was suggested that the lines be straighter as it will be easier for

surveyors to mark and for property owners to install fencing. Mr. Krusell reported that he used the curved lines for the sketch, but they will be corrected when the preliminary plat is presented. It was also suggested that the common area have access and noted that the Developer may have to lose lots to acquire the access. Mr. Krusell reported that he will do pads where he can; however, with the steep topography, they do not anticipate many homes being built on pads. There was some discussion regarding the boat slips and courtesy slips, which will be strictly for HOA use. Mr. Krusell confirmed that there will not be any private roads.

B. Baymeade – Bond Release – Reedy Creek Township

Mr. Tussey reported that this matter has been on the Agenda for the last two meetings. The Developer needed certifications for the water lines and the roads and both certifications have been received. Staff is satisfied with the certifications that they received and recommended that the bond be released.

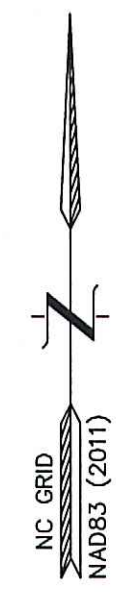
Mr. Barney moved, seconded by Vice-Chairman Myers, to release the bond for Baymeade subdivision. The motion carried unanimously, (5-0).

7. ADJOURN

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

Lynn Wilson, Secretary
Davidson County
Planning Board

Greg Greene, Chair
Davidson County
Planning Board



VICINITY MAP (nts)

NC Hwy 109

Kennedy Rd

SITE

Ben Rd

Lee Rd