



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: March 10, 2026

The next meeting of the Planning Board will be on Tuesday, March 17th, at 6:00 PM. We have no zoning items on the agenda but a few subdivision matters to discuss.

First, we have a request for final approval for Phase 2 of Chaplin Hills, located in Tyro Township on John M. Ward Road. Preliminary approval of the subdivision was granted in 2024, and the first phase was granted final approval in 2025. This is the second of three phases of this development.

The next subdivision item is a request for final approval for Madison Gardens, located on Linwood-Southmont Road in Cotton Grove Township. The developer has been delayed seeking final approval due to weather the last few months but has informed staff that he is ready to move forward at this time.

We also have two new subdivisions requesting preliminary approval. The first of these is named Wildlife Pointe and is located in Cotton Grove Township, fronting Scout Road and Wildlife Recreational Area Access Road, near the entrance to the Yachtsman's Point subdivision. This proposed subdivision will utilize a combination of frontage lots, shared driveways, and private easements for access to all lots, as shown on the included plat. The final subdivision on the agenda is a new subdivision known as Greenlevel and located along Ruff Leonard Road in Reedy Creek Township. Both of these subdivisions are located in a watershed area and will be utilizing lot size averaging.

Finally, staff would like to continue our previous discussion with the Board about proposed subdivision edits. Mr. Justin Nifong has emailed staff a set of edits reflecting the concerns that he voiced at the previous meeting. Staff will be including these in the agenda packets so board members can consider how these changes may affect future growth from a developer's point of view. We may also have a number of other developers in attendance that may want to speak from their perspective as well.

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

3/17/2026

6:00PM

I. Welcome by the Chairman

II. Adoption of the Agenda

III. Approval of the Planning Board Minutes

A. 03/03/2026

IV. Public Address

V. Subdivision

A: Chaplin Hills, Phase 2 - Final - Tyro Township.

B: Madison Gardens - Final - Cotton Grove Township.

C: Wildlife Pointe - Preliminary- Cotton Grove Township.

D: Greenlevel – Preliminary – Reedy Creek 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, March 3, 2026
6:00 PM

Commissioners' Meeting Room
County of Davidson

PRESENT

Board Members: Vice-Chairman Ted Myers and Joe Hayworth. Alternate Board Member Christian Jones.

OTHERS PRESENT

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

1. WELCOME BY THE CHAIRMAN

Vice-Chairman Myers called the meeting to order.

2. OATHS OF OFFICE

Mrs. Wilson administered the oath to Board Member Joe Hayworth.

Due to term expirations causing vacancies on the Board, Vice-Chairman Myers reported that Alternate Board Member Christian Jones needed to be included as a voting member for this meeting. Mr. Hayworth moved, seconded by Vice-Chairman Myers to include alternate Board Member Christian Jones as a voting member for this meeting. The motion carried unanimously, (3-0).

Vice-Chairman Myers stated that Chairman Greene needed to be excused from the meeting. Mr. Hayworth moved, seconded by Vice-Chairman Myers to excuse Chairman Greene from the meeting. The motion carried unanimously, (3-0).

3. ADOPTION OF AGENDA

Mr. Crook requested to amend the Agenda by deleting item VII.A. Chaplin Hills, Phase 2 from the Agenda. Mr. Hayworth moved, seconded by Mr. Jones to adopt the amended Agenda. The motion carried unanimously, (3-0).

4. APPROVAL OF MINUTES

Mr. Hayworth moved, seconded by Mr. Jones, to approve the meeting minutes from the February 17, 2026 Planning Board meeting as presented. The motion carried unanimously, (3-0).

5. PUBLIC ADDRESS

There were no requests to speak at public address.

6. REZONING REQUESTS

A. Jarret Albright – CZ-RC to CZ-RC – Midway Township

Mr. Crook reported this request by Jarrett Albright to rezone property located in Midway Township, tax map 1, lot 56A containing 9.72 acres more or less. Said property is located on the east side of Old Lexington Road approximately .56 miles north from the Jones Road intersection. Rezoning is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial to that of CZ-RC, Conditional Zoning Rural Commercial.

Mr. Wheeler noted the location of the property on the GIS map. He stated that Mr. Albright cleared the property and realized that he could construct a larger building than was originally planned and is requesting to amend this condition by increasing the size of the building. Mr. Wheeler stated that the new building will be 90'x120' and the original building was going to be 80'x100'. All other conditions will remain in place and the zoning will not change for this property.

Mr. Jarrett Albright, stated that he met with the builder and he realized that he would need an office and is requesting to build an additional 2,800 square feet. He reported that all other conditions will remain in place.

Vice-Chairman Myers 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 reported that Staff had no inquiries concerning this application.

Mr. Crook stated that the Davidson County Land Development Plan supports the Applicant's request and the application complies with the Development Plan and the Zoning Ordinance; therefore, Staff recommended that the application be approved.

Mr. Crook reported that if an Applicant wishes to amend this type of condition, it cannot be amended at Staff's level and it must go back before the Board of Commissioners for approval. The purpose in setting conditions is to not be an intrusion to neighboring properties and if this would have been the original condition, there may have been opposition at the first hearing. Mr. Crook reported that Staff plans to research this issue to see if there can be some amendments.

Based on Staff's recommendation, Mr. Hayworth moved, seconded by Mr. Jones to approve the rezoning request by Jarrett Albright to rezone property located in Midway Township, tax map 1, lot 56A containing 9.72 acres more or less from CZ-RC, Conditional Zoning Rural Commercial to CZ-RC, Conditional Zoning Rural Commercial. The motion to approve carried unanimously, (3-0).

Vice-Chairman Myers informed the Applicant that this matter will be placed on the Board of Commissioner's March 23, 2026 Agenda, and that he should plan to appear at that hearing.

7. SUBDIVISIONS

B. Glenn Abby – Preliminary – Arcadia Township

Mr. Tussey reported that this request is for approval of the preliminary plat for Glenn Abby. He noted the location of the property on the GIS maps. A copy of the map is included with the original Minutes. The property is subdivided for 12 lots. The width and depth of the lots will be met and the lots will meet the 30,000 minimum lot size requirements. Staff received comments that the soil is suitable for septic, the driveway connection onto Friedburg-Church Road is acceptable, and Abby Court will be a private road and it will be built to standards for a private road. Staff received comments from the fire marshal that a turn-around and a fire apparatus shall be included on the final plat.

Surveyor Todd Everhart stated that Buel Barker is the developer and the property is in close proximity to his home. Mr. Barker plans to do a private development which may be a gated community. The cost of the homes will be approximately \$750,000. Mr. Everhart addressed the creek branch. He

stated that it meanders through lot 8 and around lot 9 in the direction of Forsyth County. He confirmed that there is building space available on those lots.

Mr. Jones moved, seconded by Mr. Hayworth, to approve the preliminary plat for Glenn Abby subdivision. The motion carried unanimously, (3-0).

8. DISCUSSION

A. Continued Discussion on Subdivision Changes

Mr. Crook stated that the continued discussion is up to the Board due to only having a few Board members present. Mr Crook noted that Mr. Brad Coe is present and he may want to address the Board. The Board requested to hear from Mr. Coe.

Mr. Coe stated that he believes he knows what people want to see. There are arbitrary rules that have some reason or rationale behind them, but they may drive us in a direction we do not want to go. He noted that he likes the word "conservation." Mr. Coe stated that conservation subdivision is a voluntary thing that would be an option. There would be no issues with 160D and it would throw in a certain percentage of common space, perhaps 15 as a minimum, but more is better. And in exchange for this genuine common open space, you could throw in the buffer along the existing road frontage and you could make concessions to encourage people to choose the options, such as diminishing or perhaps tossing out any arbitrary dimensionality requirements. Mr. Coe stated that area requirements are more understanding. Dimensionality, at some level, is more arbitrary. If we make concessions on dimensionality, in particularly the width requirements, and govern it by more overall density and add in open space, then he feels the product will look more tucked back and hidden and will have more genuine useable open space. If you get a more desirable product, everyone wins, the County, Developer and the home buyer. Mr. Coe reported that he presented something similar to Randolph County and they loved it, but they did not do the project for reasons unrelated to that. Mr. Coe stated that this is not totally new territory, it is food for thought for the next meeting.

Mr. Crook stated that there is nothing scheduled for the March 17, 2026 meeting which may be a good time to schedule this discussion.

9. ADJOURN

Mr. Hayworth moved, seconded by Mr. Jones to adjourn the meeting. The motion carried unanimously, (3-0).

Lynn Wilson, Secretary
Davidson County
Planning Board

Greg Greene, Chair
Davidson County
Planning Board

NC GRID
NAD83 (2011)

PRELIMINARY NOT FOR CONVEYANCES SALES OR RECORDATION

Dustin J. Hill
NC PLS #5137

NOTE: ALL DISTANCES ARE HORIZONTAL FIELD
MEASUREMENTS UNLESS OTHERWISE NOTED.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED BY: _____
DATE: _____

I, Dustin J. Hill, certify that this plot was drawn under my supervision from an actual GPS survey made under supervision and the following information was used to perform the survey:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.10
TYPE OF GPS FIELD PROCEDURE: RTK BASE/ROVER
DATE OF SURVEY: 22 NOV 2024
DATUM/EPDCH: NAD 83(2011)
PUBLISHED/FIXED-CONTROL USE: NCGS VRS/RTN
GEOID MODEL: 2018
COMBINED GRID FACTOR: 0.999887841423
UNITS: US SURVEY FEET

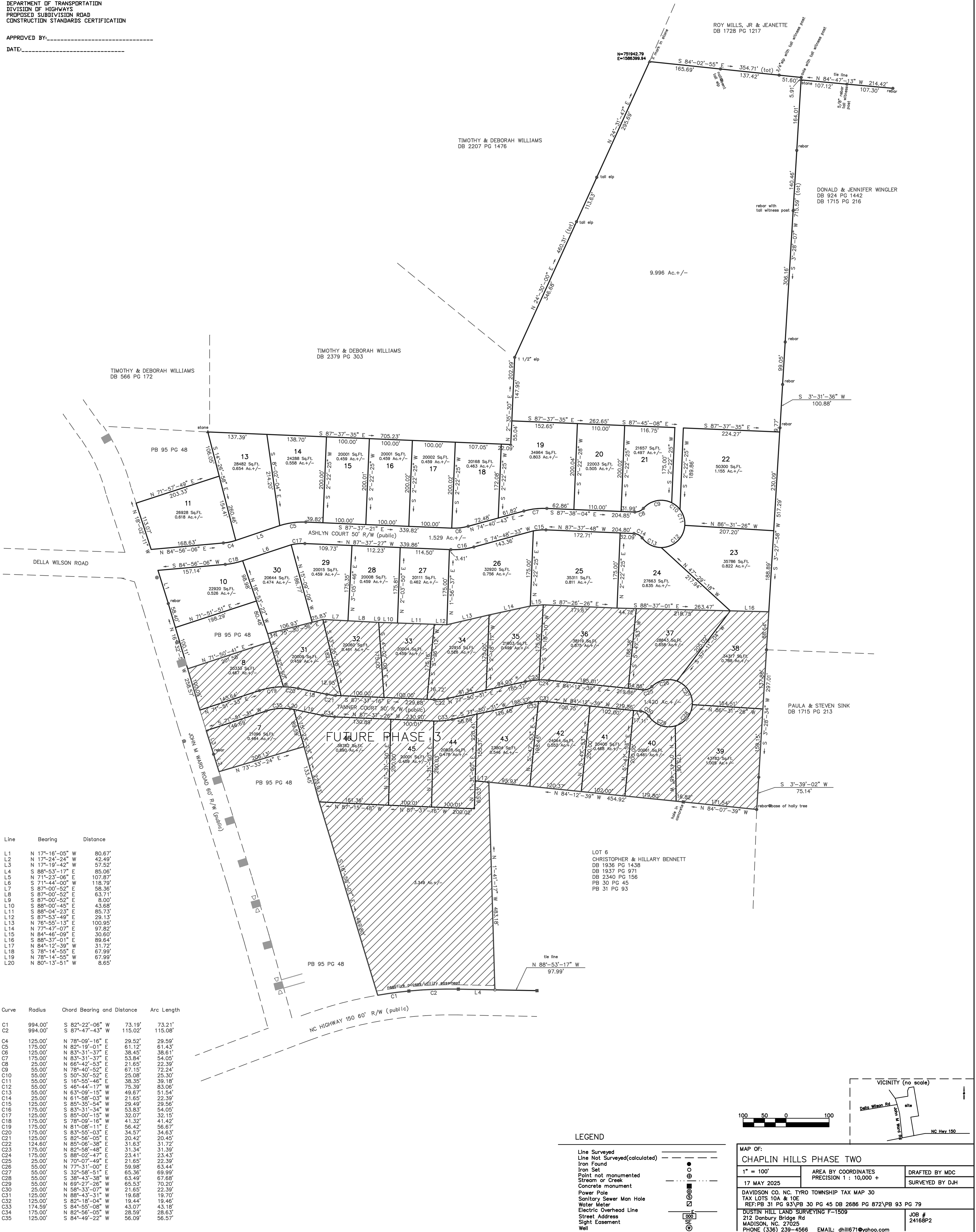
THIS MAP IS SUBJECT TO ANY
EASEMENTS OR RIGHTS-OF-WAY OF
RECORD PRIOR TO THE DATE OF
THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.

SURVEYOR CERTIFICATION FOR SUBDIVISION
I, Dustin J. Hill, PLS #5137, certify to one or more of the following as indicated:
a. That this plot creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
b. That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. Any of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
4. That the survey is of a proposed easement for a public utility as defined in G.S. 82-3.
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 (c) through (d) above.

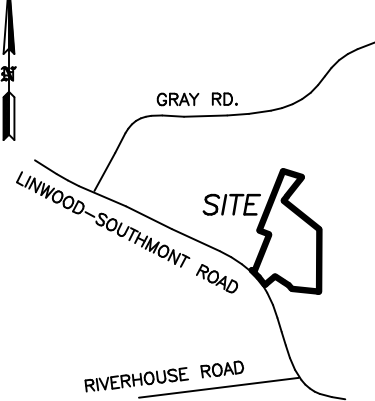
Dustin J. Hill, PLS #5137

FINAL SUBDIVISION PLAT APPROVAL
This is to certify that this plot meets the recording requirements of the David Development Ordinance Subdivision Regulations for Davidson County.
I, _____, Review Officer, is/are meets all statutory requirements for recording.
Approved: _____ Review Officer
This the _____ day of _____, 20____, NORTH CAROLINA, by _____, DAVIDSON COUNTY PLANNING BOARD, DEPUTY-ASSISTANT
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
I certify that the plot 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

FILED FOR REGISTRATION AT _____, AND RECORDED IN _____, 20____, AT PAGE _____
PLAT BOOK: _____
Filing Fee Paid: _____
date owner
date owner
date owner
owner: TWT ASSOCIATES, LLC.
352 JAMES RD
CLEMENS NC 27012
NOTE: IRON PIPES SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
MINIMUM BUILDING SETBACKS
FRONT = 50' FROM R/W
REAR = 20' FROM REAR P/L
SIDE = 10' FROM P/L



VICINITY MAP (N.T.S.)



CERTIFICATE OF OWNERSHIP AND DEDICATION. I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF DAVIDSON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER/S _____ DATE _____
OWNER/S _____ DATE _____

NORTH CAROLINA, DAVIDSON COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT
OWNER(S), PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL STAMP OF SEAL, THIS ____ DAY
OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING BOARD/BOARD OF COUNTY COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY. ANY FURTHER RESUBDIVISION OR DEVELOPMENT OF THE LOTS SHOWN ON THIS PLAT MUST MEET ALL BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE LOCAL GOVERNMENT.

DATE _____ CHAIRMAN _____ SUBDIVISION ADMINISTRATOR _____

I, A REVIEW OFFICER OF DAVIDSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

DATE _____ REVIEW OFFICER _____

DAVIDSON COUNTY NEW ROAD(S) NOTE:

THE ROADS WITHIN THE SUBDIVISION HAVE BEEN BUILT TO THE STANDARDS SET BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR SUCH ROADS, AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN SUCH STANDARDS FOR THE ROADWAY, WITH THE FUTURE PROPERTY OWNERS MAINTAINING THE RIGHT OF WAY, UNTIL THE ROAD IS TAKEN OVER FOR MAINTENANCE BY THE NCDOT.

NORTH CAROLINA, DAVIDSON COUNTY

I, J. TODD EVERHART, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NO. AND SEAL THIS 3rd DAY OF FEBRUARY, 2026.

LAND SURVEYOR: J. Todd Everhart L-3558 NC

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

GPS CONTROL ON THE SURVEY WAS MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: <=0.10'
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK, BASE-ROVER
DATES OF SURVEY: 8-3-2024, 9-4-2024, 9-5-2024
DATUM/EPOCH: NAD 83/2011 REALIZATION 2010.0
PUBLISHED/FIXED CONTROL USE: NC CORS(RTN)
GEOID MODEL: 2018 (NGS)
COMBINED GRID FACTOR: 0.99987684
UNITS: US SURVEY FEET, HORIZ. LOCALIZED GRID



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.

RODNEY DALE MORETZ TRUST
DB 2591 PG 1897

CHAD DAVIS
DB 2470 PG 1867

NANCY DELIA
DB 1677 PG 1183

MARY RUTH OWENS HEIRS
PB 32 PG 32

CONTROL POINTS INFO.

COURSE	BEARING	DISTANCE
CC1-CC2	N 38°34'13"E	572.24'
CC2-CC3	N 51°25'47"W	405.11'
CC3-LOT 10/11	N 71°57'34"W	50.00'
CC2-LOT 17/18	S 83°30'13"E	47.08'
CC2-LOT 20/21	S 42°32'11"E	258.10'
CC2-LOT 22	S 08°25'47"E	35.36'
CC2-LOT 7	S 83°34'13"W	35.36'
CC1-LOT 2/3	N 10°40'54"E	53.45'
CC1-LOT 27/28	N 69°11'24"E	49.08'

PART OF TRACT 1
SOUTHMONT FARM PARTNERSHIP
PB 33 PG 58

4.393 AC.
EVERETTE L. WOFFORD EST. - MAP ONE
PB 43 PG 13

NOTES:

- ALL LOTS SUBJECT TO 10' DRAINAGE AND UTILITY EASEMENTS ALONG NEW STREET R/W'S.
- #4 REBAR SET AT ALL NEW LOT CORNERS.
- ALL LOTS TO BE SERVED BY PUBLIC WATER.
- TOTAL AREA TO BE DIVIDED = 25.105 AC.
- TOTAL NUMBER OF PROPOSED LOTS = 29.
- LESS THAN 2 AC. IN NEW STREETS
- LINEAL FEET OF NEW STREETS = 1530'.
- ALL LOTS TO BE 20,000 SQ. FT. MIN.
- CURRENT ZONING OF THIS PROPERTY IS RAZ.
- CURRENT LAND USE IS RESIDENTIAL/AGRICULTURAL.
- ALL UTILITIES TO BE UNDERGROUND.
- OWNER/DEVELOPER: 21 OAK HOLDINGS, LLC - JONATHAN COCHRAN
PO BOX 1746
LEXINGTON, NC 27293
336-355-2660
- ENGINEER: NEAL CIVIL ENGINEERING, PLLC
419 ARBOR DRIVE
LEXINGTON, NC 27292
336-596-8486

LEGEND

- IRON PIN FOUND
- IRON PIN SET (#4 REBAR)
- △ CONCRETE MONUMENT FOUND
- POINT (CALCULATED)
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- POWER POLE
- CH CHORD
- RAO RADIUS
- M.B.L. MINIMUM BUILDING LINE
- OVERHEAD UTILITY LINES
- LINE SURVEYED (SOLID)
- - - LINE NOT SURVEYED (DASHED)
- 911 SYSTEM STREET ADDRESS
- CONTROL CORNER

NOTE: NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL AGENCY AFFECTING THE USE OF THE PREMISES OR ANY LOSS RELATING TO ANY MATTER THAT WOULD BE DISCOVERED BY AN ABSTRACT OR FULL AND ACCURATE TITLE SEARCH OF THE PROPERTY.

SURVEY FOR:

FINAL PLAT FOR MADISON GARDENS

SURV'D DRAWN TOWNSHIP COUNTY STATE DEED BOOK PAGE
JTE JTE COTTON GROVE DAVIDSON N.C. 2663 2006

TAX REFERENCE
6-31-1A,34A

JOB NO. 5716# F.B. DC DATE 2-3-26

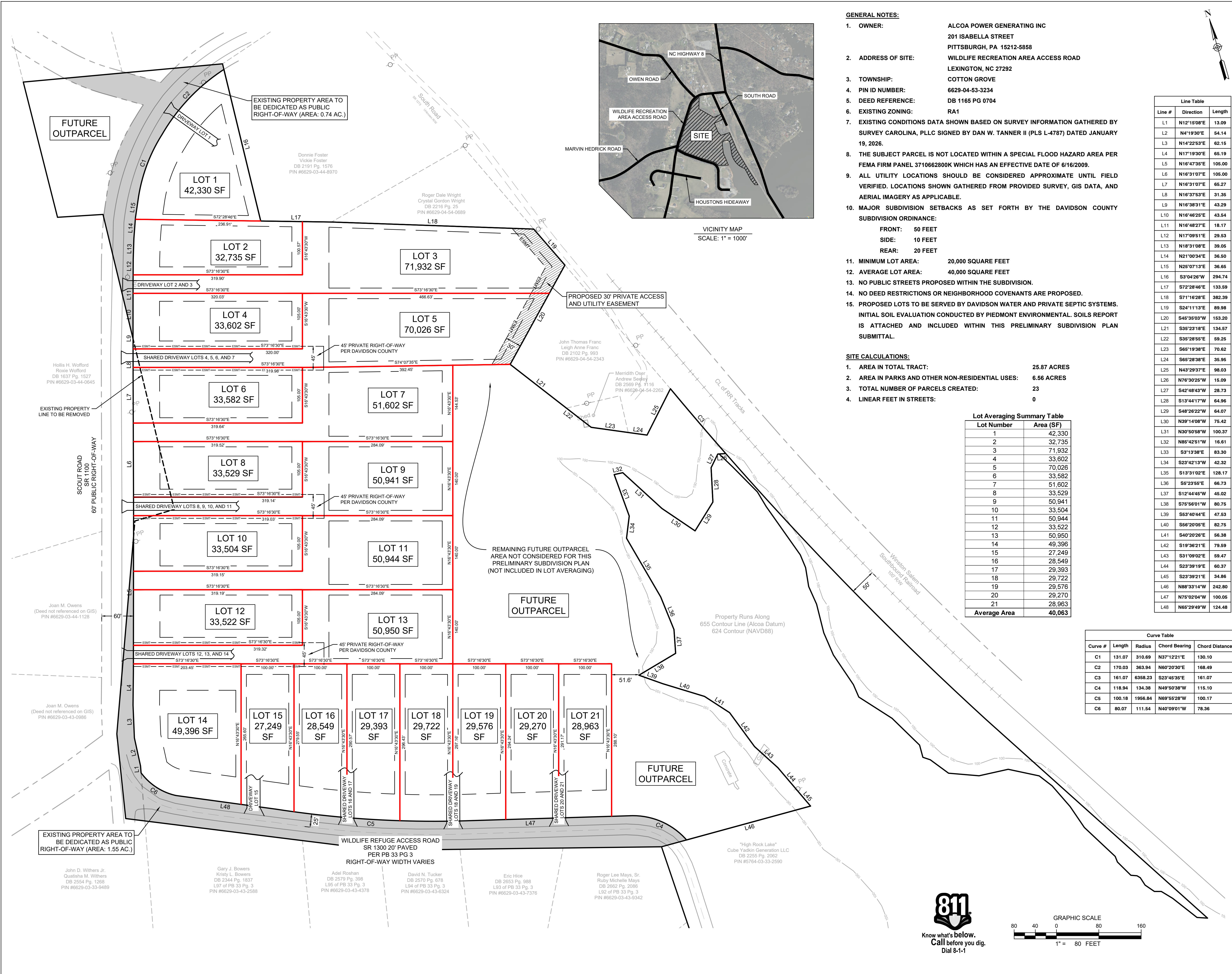
SCALE 1" = 100'

EVERHART
SURVEYING & MAPPING, PC
J. TODD EVERHART, PLS L-3558 NC



555 SHIPTONTOWN RD.
LEXINGTON, NC 27292
336-250-8119

SHEET NAME: 25-002_SITE1 PLOT DATE: March 9, 2026



GENERAL NOTES:

- OWNER: ALCOA POWER GENERATING INC
201 ISABELLA STREET
PITTSBURGH, PA 15212-5858
- ADDRESS OF SITE: WILDLIFE RECREATION AREA ACCESS ROAD
LEXINGTON, NC 27292
- TOWNSHIP: COTTON GROVE
- PIN ID NUMBER: 6629-04-53-3234
- DEED REFERENCE: DB 1165 PG 0704
- EXISTING ZONING: RA1
- EXISTING CONDITIONS DATA SHOWN BASED ON SURVEY INFORMATION GATHERED BY SURVEY CAROLINA, PLLC SIGNED BY DAN W. TANNER II (PLS L-4787) DATED JANUARY 19, 2026.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 3710662800K WHICH HAS AN EFFECTIVE DATE OF 6/16/2009.
- ALL UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE UNTIL FIELD VERIFIED. LOCATIONS SHOWN GATHERED FROM PROVIDED SURVEY, GIS DATA, AND AERIAL IMAGERY AS APPLICABLE.
- MAJOR SUBDIVISION SETBACKS AS SET FORTH BY THE DAVIDSON COUNTY SUBDIVISION ORDINANCE:
FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
- MINIMUM LOT AREA: 20,000 SQUARE FEET
- AVERAGE LOT AREA: 40,000 SQUARE FEET
- NO PUBLIC STREETS PROPOSED WITHIN THE SUBDIVISION.
- NO DEED RESTRICTIONS OR NEIGHBORHOOD COVENANTS ARE PROPOSED.
- PROPOSED LOTS TO BE SERVED BY DAVIDSON WATER AND PRIVATE SEPTIC SYSTEMS. INITIAL SOIL EVALUATION CONDUCTED BY PIEDMONT ENVIRONMENTAL. SOILS REPORT IS ATTACHED AND INCLUDED WITHIN THIS PRELIMINARY SUBDIVISION PLAN SUBMITTAL.

SITE CALCULATIONS:

- AREA IN TOTAL TRACT: 25.87 ACRES
- AREA IN PARKS AND OTHER NON-RESIDENTIAL USES: 6.56 ACRES
- TOTAL NUMBER OF PARCELS CREATED: 23
- LINEAR FEET IN STREETS: 0

Lot Averaging Summary Table

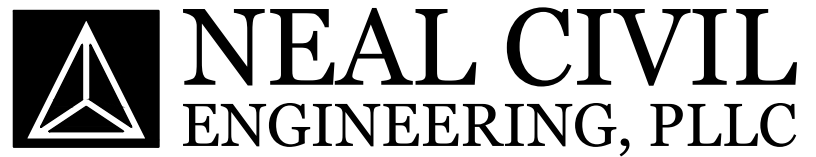
Lot Number	Area (SF)
1	42,330
2	32,735
3	71,932
4	33,602
5	70,026
6	33,582
7	51,602
8	33,529
9	50,941
10	33,504
11	50,944
12	33,522
13	50,950
14	49,396
15	27,249
16	28,549
17	29,393
18	29,722
19	29,576
20	29,270
21	28,963
Average Area	40,063

Line Table

Line #	Direction	Length
L1	N12°15'00"E	13.09
L2	N4°19'30"E	54.14
L3	N14°22'53"E	62.15
L4	N17°19'30"E	65.19
L5	N16°47'35"E	105.00
L6	N16°31'07"E	105.00
L7	N16°31'07"E	65.27
L8	N16°37'53"E	31.35
L9	N16°38'31"E	43.29
L10	N16°46'25"E	43.54
L11	N16°48'27"E	18.17
L12	N17°09'51"E	29.53
L13	N18°31'08"E	39.05
L14	N21°00'34"E	36.50
L15	N25°07'13"E	36.65
L16	S3°04'28"W	294.74
L17	S72°28'46"E	133.59
L18	S71°16'28"E	382.39
L19	S24°11'13"E	89.98
L20	S45°35'03"W	153.20
L21	S35°23'18"E	134.57
L22	S35°28'55"E	59.25
L23	S65°19'38"E	70.62
L24	S65°28'38"E	35.95
L25	N43°29'37"E	98.03
L26	N76°30'25"W	15.09
L27	S42°48'43"W	28.73
L28	S13°44'17"W	64.96
L29	S48°26'22"W	64.07
L30	N39°14'08"W	75.42
L31	N30°50'58"W	100.37
L32	N85°42'51"W	16.61
L33	S3°13'38"E	83.30
L34	S23°42'13"W	42.32
L35	S13°31'02"E	128.17
L36	S5°23'55"E	66.73
L37	S12°44'45"W	45.02
L38	S75°56'01"W	80.75
L39	S63°40'44"E	47.53
L40	S66°20'05"E	82.75
L41	S40°20'26"E	56.38
L42	S19°36'21"E	79.59
L43	S31°09'02"E	59.47
L44	S23°39'19"E	60.37
L45	S23°39'21"E	34.86
L46	N88°33'14"W	242.80
L47	N75°02'04"W	100.05
L48	N65°29'49"W	124.48

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	131.07	310.69	N37°12'21"E	130.10
C2	170.03	363.94	N60°20'30"E	168.49
C3	161.07	6358.23	S23°45'35"E	161.07
C4	118.94	134.38	N49°50'38"W	115.10
C5	100.18	1956.84	N69°55'28"W	100.17
C6	80.07	111.54	N40°09'01"W	78.36



NCBELS FIRM LICENSE: P-2982
TELEPHONE: 336-596-8486
E-MAIL: GARRETT@NEALCIVIL.COM

PROPERTY OWNER:
ALCOA POWER GENERATING INC.
201 ISABELLA STREET
PITTSBURGH, PA 15212

APPLICANT AND DEVELOPER:
WATERFORD POINTE PARTNERS, LLC
808 N. MAIN STREET
LEXINGTON, NC 27292

SURVEYOR:
SURVEY CAROLINA, PLLC
154 S FAYETTEVILLE STREET, SUITE B
ASHEBORO, NC 27203

PROJECT TITLE:

WILDLIFE POINTE SUBDIVISION

(COTTON GROVE TOWNSHIP, TUCKERTOWN LAKE WATERSHED)

PROJECT NUMBER: 25-082
PARCEL ID: 6629-04-53-3234
PLOT DATE: March 9, 2026

SUBMITTALS:
1. PRELIMINARY PLAT: FEBRUARY 26, 2026



FOR TRC REVIEW/APPROVAL
NOT FOR CONSTRUCTION

SHEET TITLE:

PRELIMINARY PLAT

SHEET NUMBER:

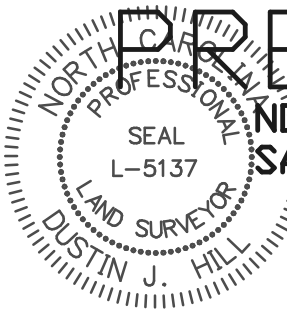
1

SHEET 1 OF 1

SURVEYOR CERTIFICATION FOR CLOSURE

I, Dustin J. Hill, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 2208 PG 2393), 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.

Dustin J. Hill
NC PLS #5137



PRELIMINARY
NOT FOR CONVEYANCES
SALES OR RECORDATION

NOTE: ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

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

I certify that this map was drawn under my supervision from an actual GPS survey made under supervision and the following information was used to perform the survey:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.10
TYPE OF GPS FIELD PROCEDURE: RTK BASE/ROVER
DATE OF SURVEY: 5 FEB 2026
DATUM/EPDCH: NAD 83(2011)
PUBLISHED/FIXED-CONTROL USE: NCGS VRS/RTN
GEOID MODEL: 2018
COMBINED GRID FACTOR: 0.99914587304
UNITS: US SURVEY FEET

SURVEYOR CERTIFICATION FOR SUBDIVISION

I, Dustin J. Hill, PLS #5137, 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.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED (DISTRICT ENGINEER)

DATE NORTH CAROLINA - DAVIDSON COUNTY

FILED FOR REGISTRATION AT O'CLOCK AM PM
20 AND RECORDED IN

PLAT BOOK AT PAGE

Filing Fee Paid.

by DEPUTY-ASSISTANT

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

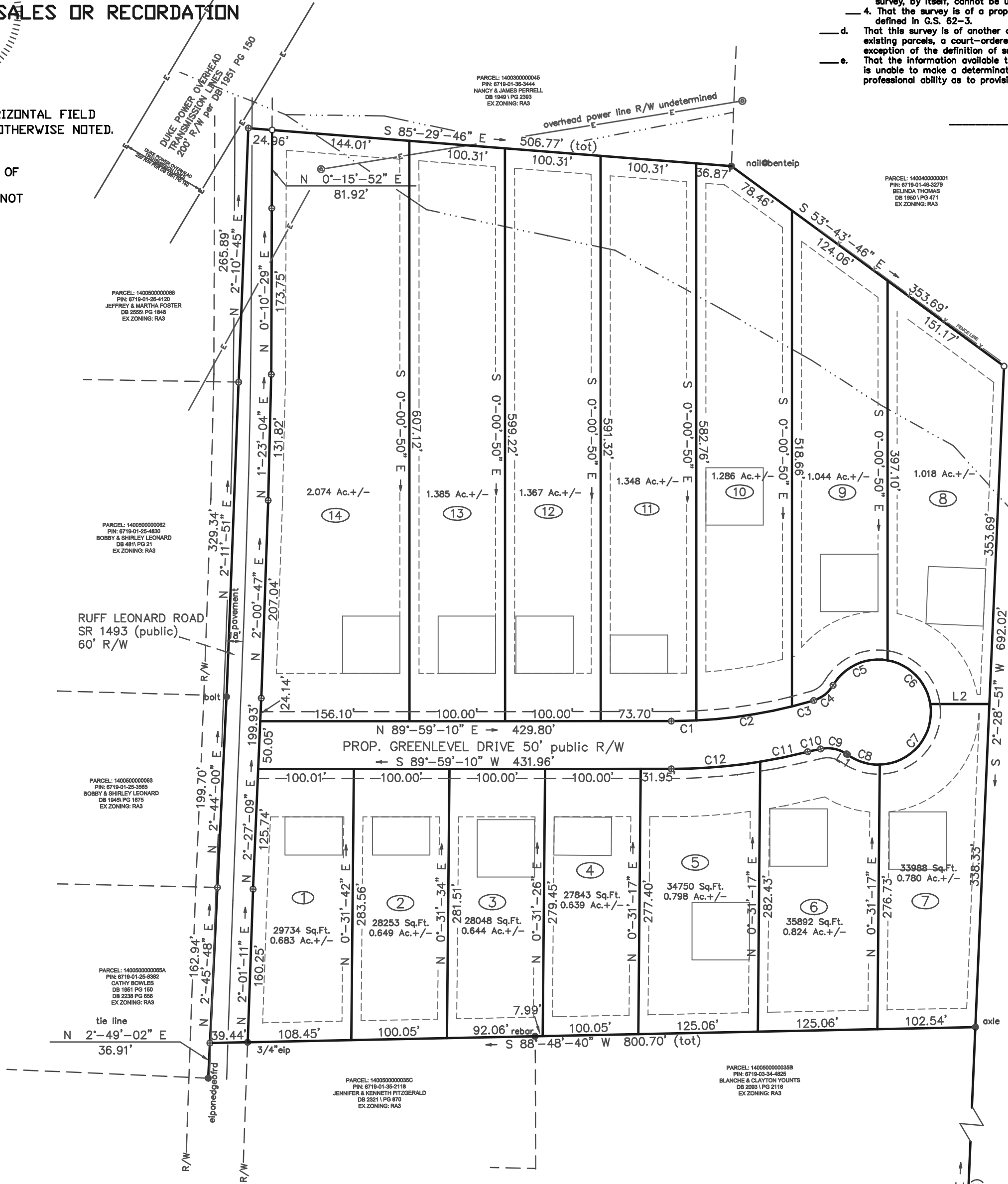
ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

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



Dustin J. Hill, PLS #5137

PARCEL: 1400400000001
PIN: 6719-01-46-0279
BELINDA THOMAS
DB 1950 PG 471
EX ZONING: RA3

N=795963.80
E=1613837.62

BELINDA THOMAS
DB 744 PG 237
DB 1950 PG 471

Line	Bearing	Distance
L1	N 54°-58'-10" W	1.23'
L2	S 89°-59'-06" W	61.84'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	524.85'	N 88°-32'-59" E 26.31'	26.31'
C2	524.85'	N 81°-35'-15" E 101.08'	101.24'
C3	524.85'	N 74°-46'-43" E 23.50'	23.50'
C4	35.00'	N 52°-00'-16" E 25.65'	26.26'
C5	55.00'	N 65°-20'-42" E 62.83'	66.87'
C6	55.00'	S 44°-19'-07" E 63.88'	68.16'
C7	55.00'	S 39°-47'-17" W 82.52'	93.31'
C8	55.00'	N 72°-47'-10" W 35.49'	36.14'
C9	35.00'	N 79°-03'-51" W 27.45'	28.21'
C10	2394.23'	S 77°-55'-48" W 13.83'	13.83'
C11	574.85'	S 78°-08'-13" W 50.67'	50.69'
C12	574.85'	S 85°-19'-28" W 93.44'	93.54'

TOTAL AREA SURVEYED: 16.203 Ac. +/-
AREA OUTSIDE OF R/W: 15.444 Ac. +/-
AREA INSIDE OF R/W: 0.759 Ac. +/-
LIEAR FEET IN STREET: 705.3'
TOTAL LOT DENSITY: 1.1 ac. per lot

MIN. BLD SETBACK:
FRONT=50'
SIDE= 10'
REAR= 20'
STREET SIDE=15'

IRON PIPES SET AT ALL CORNERS UNLESS NOTED OTHERWISE

CERTIFICATE OF OWNERSHIP AND DEDICATION

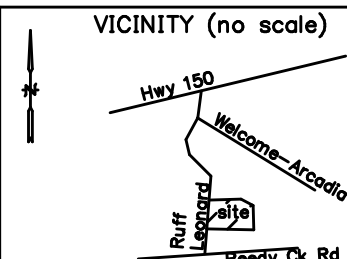
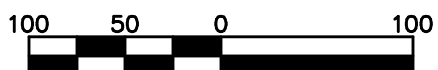
I(we) hereby certify that I(we) am(are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Davidson and that I(we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building setback lines, and dedicate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

date owner

date owner

LEGEND

- Line Surveyed
Line Not Surveyed(calculated)
Iron Found
Iron Set
Point not monumented
Stream or Creek
Concrete monument
Power Pole
Sanitary Sewer Man Hole
Water Meter
Electric Overhead Line
Street Address
Sight Easement
Wall



MAP FOR GREENLEVEL		
1" = 100'	AREA BY COORDINATES	SURVEY BY: DJH
5 FEB 2026	PRECISION 1 : 10,000 +	DRAFTED BY: MDC
DAVIDSON CO. NC. REEDY CREEK & ARCADIA TOWNSHIP TAX MAP 5 TAX LOT 36 PIN# 6719-01-35-4708 REF: DB 2208 PG 2393		
DUSTIN HILL LAND SURVEYING F-1509 212 DANBURY BRIDGE RD, MADISON, NC 27025 (336) 239-4566 dhill671@yahoo.com		JOB # 26020

may or may not meet the standards for private roads in the Davidson County Subdivision Regulations. Neither the undersigned nor Davidson County certifies whether this easement meets such standards. Witness my original signature, registration number and seal this _____ day of _____, 20_____.

Commented [JDT20]: New certification clarifying easement notation on plat.

8.13 PERIMETER BUFFER YARD AND SCREENING

The following perimeter buffer yard and screening requirements shall apply to new major subdivisions of more than ten (10) lots.

Commented [JDT21]: Buffering requirements for new major subdivisions

8.13.01 Undisturbed Buffer Yard

A thirty (30) foot undisturbed buffer shall apply to the entire project boundary and shall remain undisturbed.

- (a) In areas within this undisturbed buffer that contain existing vegetation, such vegetation shall be preserved to the greatest extent practical. Clear cutting or mass grading of these areas shall be prohibited.

Commented [JDT22]: This establishes an undisturbed buffer around the perimeter; existing trees to be left, no additional plantings required

8.13.02 Viewshed Buffer Yard

A thirty (30) foot viewshed buffer shall be utilized to minimize the impact of new development on pre-development roadway views. This buffer replaces the undisturbed buffer and shall be placed along all existing roadways on the perimeter of the proposed subdivision. The buffer width shall be measured at right angles to the edge of the roadway right-of-way.

Commented [JDT23]: Viewshed buffer on roadway side only

- (a) Vegetative plantings in the buffer shall consist of a planted row of evergreen (or similar) trees placed no more than ten (10) feet apart. The planting does not have to be opaque but should function to significantly soften the visual impact of buildings. The visual buffering provided by plantings shall be effective in all seasons.
- (b) Existing vegetation may be utilized when it performs equivalently to or greater than the above standards. In all cases, such vegetation shall be protected during construction and held to the same standards for maintenance as newly planted vegetation.
- (c) When the proposed development pattern results in the front of the residences on certain lots facing the existing roadway, those lots shall be exempt from this viewshed buffer.

Commented [JDT24]: Establishes planting rate of one tree per 10 feet

Commented [JDT25]: Encourage existing vegetation to be used if practical

Commented [JDT26]: Exempt from viewshed buffer when houses are facing outward (instead of inward)

8.13.03 Alternative Screening Mechanisms

In lieu of compliance with the above buffer and screening requirements, an applicant may submit to the Planning Board for their review and approval alternative specifications for landscaping and screening. The Planning Board may approve the alternative buffering and screening upon finding that the proposal will afford a degree of buffering and screening equivalent to or exceeding that provided by the above requirements.

Commented [JDT27]: Let's Planning Board approve alternative screening when proposed by developer

8.13.04 Existing Vegetation

The retention of existing vegetation shall be maximized to the extent practical, wherever such vegetation contributes to required buffering and screening.

Commented [JDT28]: Encourage utilizing existing vegetation

8.13.05 Uses Permitted in Buffer Yard Areas

The following uses are permitted within the buffer yard areas if no required plant material is eliminated and all other development regulations are met.

- (a) Use of buffer yard to meet minimum setback requirements.
- (b) Use of buffer yard to meet density requirements.
- (c) Road and utility crossings.
- (d) Passive recreation.

Commented [JDT29]: Clarifies that buffer yards can be used to meet setbacks and density requirements

8.13.06 Visibility on Plats

All buffer yards shall be shown on the preliminary and final plat of the subdivision, and, upon recordation of said plat, a statement shall be noted on the plat identifying the maintenance responsibility that rests with the homeowners association or individual property owners.

Commented [JDT30]: Buffer yards must be shown and noted on the plat

8.13.07 Buffer Yard Maintenance

The property owner or homeowners association shall be responsible for maintaining all required plant materials and planting areas in good health and appearance.

- (a) All buffer yards shall be permanently restricted through recorded private deed restrictions and noted on the final recorded subdivision plat.
- (b) When a homeowners association is incorporated and established, all buffer yard areas shall be designated as common area on the plat and said association shall be tasked with maintenance of all buffer yards and common areas.

Commented [JDT31]: Establishes maintenance of buffer yard areas

Commented [JDT32]: When there is an HOA proposed then HOA must maintain buffer yards

- (b) Any dead, unhealthy or missing plants shall be replaced within one-hundred and eighty (180) days with vegetation that conforms to the initial planting rates and standards. When plant material is severely damaged due to unusual weather conditions or other acts of God, the owner or homeowners association shall have two (2) years to replant.

Commented [JDT33]: Dead or dying plants must be replaced in 180 days. Natural disaster stricken plantings have 2 years to replant.

8.14 PROVIDING WATER ACCESS FOR BACK-TIER LOTS ON ANY PUBLIC LAKES OR RIVERS

- 8.14.01 No lot within a water-front subdivision of any river or public lake within the County shall be transferred or a deed for the same recorded by the Register of Deeds of Davidson County unless the property owner shall provide within the deed to the purchaser thereof a right in an access lot or lots to said river or to the high water mark of said public lake for the use of the owner of said lot and other owners of lots in said subdivision provided, however, that this shall not apply to lots having direct access to said river or public lake but only to the back-tier lots within 460 feet of said high water mark of said public lake, and provided further that nothing herein shall give to the public generally any rights or interest of any nature in said access lot or lots.

- 8.14.02 "High water mark" as referred to herein means contour at elevation 655 Carolina Aluminum Company datum as it pertains to High Rock Lake and contour 606 Yadkin, Inc. datum as it pertains to Tuckertown Lake.

8.13 PERIMETER BUFFER YARD SCREENING

The following perimeter buffer yard and screening requirements shall apply to new major subdivisions of more than ten (10) lots.

8.13.01 Viewshed Buffer Yard

A thirty (30) foot viewshed buffer shall be utilized to minimize the impact of new development on pre-development roadway views. This buffer shall be placed along all existing roadways on the perimeter of the proposed subdivision. The buffer width shall be measured at right angles to the edge of the roadway right-of-way.

The buffer may be in any of the following forms:

- (a) Vegetative plantings in the buffer shall consist of a planted row of evergreen (or similar) trees placed no more than ten (10) feet apart as measured along the length of the planted row. The planting does not have to be opaque but should function to significantly soften the visual impact of building the homes in the subdivision. The visual buffering provided by plantings shall be effective in all seasons. The evergreen (or similar) trees may be additionally supplemented by other ornamental plantings or landscaped area.
- (b) Existing vegetation may be utilized when it performs equivalently to or greater than the above standards. In all cases, such vegetation shall be protected during construction and held to the same standards for maintenance as newly planted vegetation.
- (c) A soil berm supplemented by vegetative plantings intended to provide at least 8 foot of vertical coverage as measured from the existing roadway may be utilized.
- (d) An applicant may submit to the Planning Board for their review and approval alternative specifications for landscaping and screening. The Planning Board may approve the alternative if the buffering and screening is equivalent to or exceed that provided by the above requirements.
- (e) _____

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8.13.03 MISC

When the proposed development pattern results in the front of the residences on certain lots facing the existing roadway, those lots shall be exempt from this viewshed buffer.

To the extent that the buffer conflicts with any regulations or requirements provided by the DOT relating to sight distance or other concerns, such regulations and requirements provided by the DOT shall govern.

Visual separation through a buffer yard is not required where connectivity (for motor vehicles and/or non-motorized modes) between land uses is planned or provided.

~~8.13.03 Alternative Screening Mechanisms~~

~~In lieu of compliance with the above buffer and screening requirements, an applicant may submit to the Planning Board for their review and approval alternative specifications for landscaping and screening. The Planning Board may approve the alternative buffering and screening equivalent to or exceed that provided by the above requirements.~~

Commented [JN1]: Moved to prior section

8.13.04 Existing Vegetation

The retention of existing vegetation shall be maximized to the extent practical, wherever such vegetation contributes to required buffering and screening if the Buffer Yard is proposed to utilize the existing vegetation under Section 8.13.01(b).

8.13.05 Uses Permitted in Buffer Yard Areas

The following uses are permitted within the buffer yard areas ~~** language deleted**~~ if development regulations are met.

Commented [JN2]: Deleted language of "no required plant material is eliminated" as it was too strict. If an HOA wanted to mulch the undergrowth for example, they would not be allowed to. They wouldn't even be able to weed eat the area under the proposed language.

- (a) Use of buffer yard to meet minimum setback requirements.
- (b) Use of buffer yard to meet density requirements.
- (c) Road and utility crossings. To the extent that removal or abatement of plants is necessary in the road and utility crossings, such removal or abatement is allowed but only to the extent necessary.
- (d) Passive recreation.

Commented [JN3]: in practice, this is challenging. In the hypothetical where the buffer yard starts at the existing road ROW, the utility company WILL REQUIRE clearing of their 10 foot utility easement for power. The ordinance as written technically does not allow for it.

8.13.06 Visibility on Plats

All buffer yards shall be shown on the preliminary and final plat of the subdivision, and, upon recordation of said plat, a statement shall be noted on the plat identifying the maintenance responsibility that rests with the homeowners or community association or individual property owners.

Commented [JN4]: Does this imply that the buffer can be on an individual lot owner's lot? I think it does. And that's OK I suppose but confirm intent.

8.13.07 Buffer Yard Maintenance

The property owner or homeowners or community association shall be responsible for maintaining all required plant materials and planting areas in good health and appearance.

Commented [JN5]: Language used in the rest of the ordinance

- (a) All buffer yards shall be permanently restricted through recorded private deed restrictions and noted on the final recorded subdivision plat.
- (b) When a homeowners or community association is incorporated and established for the subdivision, all buffer yard areas shall be designated as common area on the plat and said association shall be tasked with maintenance of all buffer yards and common areas.
- (c) Any dead, unhealthy, or missing plants shall be replaced within one hundred and eighty (180) days with vegetation that conforms to the initial planting rates and standards. When plant material is severely damaged due to unusual weather conditions or other acts of God, the owner or homeowners or community association shall have two (2) years to replant.
- (d) The removal or abatement of plants that pose a safety hazard or risk to the public or that are necessary to effectuate utility services to the subdivision will be allowed.

Commented [JN6]: This is unclear. What is noted? The RCs or the existence of the buffer yard?