

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Board of Commissioners of Davidson County on **Monday, 5/8/2023 at 6:00pm** in the Commissioners' Meeting Room, Governmental Center, 913 Greensboro Street in Lexington, North Carolina for the following zoning item(s):

ITEM #1: Request by Thad Hedrick to rezone property located in Reedy Creek Township, Tax Map 20B, Lots 1 and 2 with a combined acreage of 4.14 acres more or less. Said property is located on the east side of N NC Highway 150 approximately 440 feet southeast of the Goforth Lake Road intersection. Rezoning is requested to change from that of RS, Low Intensity Residential District to that of RA-3, Rural Agricultural District.

ITEM #2: Request by Key-Gen LLC to rezone property located in Lexington Township, Tax Map 327, Lot 22 containing 12.74 acres more or less. Said property is located on the east side of Old US Highway 52 approximately 1,100 feet north of the Leonard Road intersection at the address of 2250 Old US Hwy 52. Rezoning is requested to change from that of HI, Heavy Industrial District, to that of LI, Limited Industrial District.

ITEM #3: Request by Richard Mark and Susan Adams to rezone property located in Lexington Township, Tax Map 335C, Lot 33 containing 0.25 acre more or less. Said property is located on the south side of West 5th Avenue, directly east of the Summit Drive intersection. Rezoning is requested to change from that of RS, Low Intensity Residential District to that of CZ-O/I, Conditional Zoning Office and Institutional District.

ITEM #4: Request by the Davidson County Planning Board to amend the following sections of the Davidson County Zoning and Subdivision Ordinances:

- To replace the wording in Section 7.11.03 of the Subdivision Ordinance, entitled Defects Guarantee, to read, "The Planning Board shall secure from all developers of major subdivisions, a performance Bond to guarantee against defects and maintenance of roadway pavement and drainage facilities until the road is taken over by the NCDOT. The Bond must be at least 10% of the overall cost of roadway construction."
- To change Section IV.13 Dimensional Requirements in the Zoning Ordinance for zoning districts RA-1, RA-2, RA-3, RS, and RM-1 and Section 8.11.03 (b)(2) of the Subdivision Ordinance to increase the minimum lot width from 100 feet to 125 feet;
- To delete in Section 8.11.03(a)(4) of the Subdivision Ordinance the wording "Lots within major subdivisions of 10 or more lots, may vary in size as low as 20,000 square feet, as long as the overall density in the subdivision remains at one dwelling per 40,000 square feet;"
- To add a new Section 8.8.031(e) to read, "A Private Road Disclosure Statement indicating the responsibility of maintenance shall be placed on the recorded plat and a Road Maintenance Agreement must be established and recorded;"
- To add a new Section 8.9.01(a) to read, "The developer of a major subdivision will be responsible for the maintenance of a public road until the road is accepted by the NCDOT. A disclosure statement must be placed on the plat indicating the developer being responsible for

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the roadway maintenance and the individual lot owner being responsible for right of way maintenance until accepted by NCDOT;”

- To add a new front yard setback to Section 8.11.03(d)(1a) of the Subdivision Ordinance to read, “Distance from Front Property line in Major Subdivisions.....50 feet.”

As a result of the Public Hearing, substantial changes might be made in the advertised proposal reflecting objections, debate, and discussions at the hearing. All inquiries prior to the Public Hearing regarding the items mentioned above should be directed to the Davidson County Planning Department at 336.242.2220.

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.

Fred McClure, Chairman
Davidson County Board of Commissioners

Run Dates: Wednesday 4/19/2023
 Wednesday 4/26/2023

Bill to: Davidson County Planning Department
 Attn: Stephanie Wilson
 913 Greensboro Street, Suite 305
 Lexington, NC 27292