



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: January 13, 2026

The next meeting of the Planning Board will be on Tuesday, January 20th at 6:00 PM. We have four rezonings on the agenda and several subdivisions' matters to discuss. We would like to bring a final version of the proposed subdivision edits to the Board for discussion and a recommendation.

Our first rezoning is a request by Timothy & Kriston Dildine II to change 8.636 acres, more or less, from RA-3, Rural Agricultural District, to LI, Limited Industrial District. Said property is located on the northwest side of Horneytown Road approximately 550 feet north of the Wallburg-High Point Road intersection. The applicants propose an HVAC and landscaping company to be located on site. As you will remember, this item was continued on the December 16, 2025, Planning Board meeting to upgrade the application to a CZ, Conditional Zoning Request. As of the date of this memo, we have received a proposed site plan, but no list of conditions, and the additional fee to upgrade the request to CZ has not been paid. Staff is unsure if we will hear this request on the 20th or it may be continued one more time.

The second rezoning of the evening is a request by Dione Saavedra to rezone .6 acres from RS, Low Intensity Residential District, to CZ-LI, Conditional Zoning Limited Industrial District. The applicant proposes an outdoor storage lot on this property to store their business equipment and some personal items. Said property is located on the south side of Javan Drive approximately 300 feet east of the Cedar Drive intersection.

Our third rezoning request is by Jerimah Beasley to amend the conditions on an existing CZ-RC, Conditional Zoning Rural Commercial District. The Planning Board heard this request originally on August 5, 2025, where it recommended to the BOC to rezone the old Cooks BBQ to CZ-RC. The original proposal was for a residence and a landscaping company to be run from the property. The applicant has run into problems with the building and wants to amend the proposed use of the property. Said property is located on the southwest side of Valiant Drive approximately .32 mile south of the Rock Crusher Road intersection.

Our last rezoning request of the evening is from Fred Kozee III and Gina Flinchum Kozee to rezone 9.55 acres from HC, Highway Commercial District, to RA-3, Rural Agricultural District. The applicants hope to operate a farm on the above-described property and an agritourism business. This property is the old March Motors property on Old Hwy 52. Said property is located on the east side of Old US Hwy 52, approximately 360 feet south of the American Way Intersection.

There are four subdivision matters on the agenda. The first item is a request for final approval for Phase 1 of Linwood Acres, in Cotton Grove Township. This development is located just off the corner of Linwood-Southmont Road and Junior Order Home Road. This phase is for approximately the first half of the overall subdivision. The second item is a request for final approval for Canton Fields, located off Hampton Road in Reedy Creek Township. Preliminary approval for this subdivision was granted in March of 2025. The developer has slightly modified their design since that time; however, it still complies with the County's Subdivision Regulations.

The third subdivision item on the agenda is a request for a preliminary extension for The Meadows at Oak Grove, an approximately 18-acre subdivision located on Old Thomasville Road in Midway Township. Preliminary approval was granted in January of 2025. The developer is requesting a six-month extension due to some unforeseen delays in state permitting for this property. The fourth, and final, subdivision item on is a request to release the subdivision bond for Waverly Place in Boone Township. Our office has received the required certifications that the paving and water line installations are complete to state standards. As such, the terms of the bond have been fulfilled, and the developer is requesting the bond be released.

Over the past few months, this board has spent many hours discussing and updating our Subdivision Regulations. You'll find included in your packet a document with these proposed changes to the Subdivision Regulations, and staff comment, highlighted. Please review this document prior to next Tuesday's meeting as staff would like to get a final set of proposed changes to bring before the Board of Commissioners in February.

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

1/20/2026

6:00PM

- I. Welcome by the Chairman**
- II. Adoption of the Agenda**
- III. Approval of the Planning Board Minutes**
 - A. 01/06/2025**
- IV. Public Address**
- V. Rezoning Requests**
 - A. Timothy Dilldine II and Kristin Dilldine – RA-3 to LI – Abbotts Creek Township.**
 - B. Dione Saavedra – RS to CZ LI – Midway Township.**
 - C. Jerimah Beasley – CZ-RC Amendment – Cotton Grove Township.**
 - D. Fred Kozee - HC to RA-3 – Lexington Township.**
- VI. Subdivisions**
 - A. Linwood Acres, Phase 1 – Final – Cotton Grove Township.**
 - B. Canton Fields, Phase 2 – Final – Reedy Creek Township.**
 - C. The Meadows at Oak Grove – Preliminary extension – Midway Township.**
 - D. Waverly Place – Bond Release – Boone Township.**
- VII. Discussion**
 - A. Continued discussion on subdivision changes.**
- VIII. 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, January 6, 2026
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

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

1. WELCOME BY THE CHAIRMAN

Mr. Greene called the meeting to order.

2. ELECTION OF CHAIR

Mrs. Wilson opened the floor for nominations of Chair. Mr. Ted Myers nominated Mr. Greg Greene for Chair. No other nominations were made. The nomination to elect Mr. Greene as Chair carried by a vote of (5-0).

3. ELECTION OF VICE-CHAIR

Mrs. Wilson opened the floor for nominations of Vice-Chair. Mr. Hayworth nominated Mr. Ted Myers as Vice-Chair. No other nominations were made. The nomination to elect Mr. Ted Myers as Vice-Chair carried by a vote of (5-0).

4. ADOPTION OF AGENDA

Mr. Crook requested to add Reeds Landing subdivision to the Agenda as item VII.B. Vice-Chairman Myers moved, seconded by Mr. Hayworth to adopt the Agenda as amended. The motion carried unanimously, (5-0).

5. APPROVAL OF MINUTES

There were no requests to revise the Minutes. Mr. Hayworth moved, seconded by Mr. Barney, to approve the meeting minutes from the December 16, 2025 Planning Board meeting as presented. The motion carried unanimously, (5-0).

6. PUBLIC ADDRESS

No one requested to speak at public address.

7. SUBDIVISIONS

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

Mr. Tussey stated that Kennedy Place, Phase 1 is before the Board for final approval. He introduced the final plat and stated that the preliminary plat was approved by the Board in October 2025. He

reported that the subdivision is located south of Thomasville. He stated that the Developer wanted to plat these three lots so that he may proceed with building the homes. These lots will have access off of Kennedy Road and DOT has approved this access. Mr. Tussey stated that normally these lots would be approved at Staff's level; however, since these lots were a part of the preliminary plat and utilize lot size averaging, the approval needed to go before the Board. Staff suggested that these three lots be identified as phase 1. Mr. Tussey stated that they would like for the Developer to note the other lots as phase 2 to account for the density of the subdivision. Staff recommended approval of the final plat.

There was discussion regarding the notation on the plat, "retained by developer." Mr. Tussey reported that no common area has been identified yet, but the lots may be smaller or larger than shown on the preliminary plat, or the acreage may be deeded to the HOA or be utilized as common area.

Vice-Chairman Myers moved, seconded by Mr. Hayworth to approve the final plat for Kennedy Place, Phase 1. The motion carried unanimously, (5-0).

B. Reeds Landing – Extension on Preliminary – Tyro Township

Mr. Tussey stated that Reeds Landing is before the Board for the Developer to request an extension on the preliminary plat that was approved in January 2025. He stated that the subdivision is located south of Reeds school in Tyro township. Mr. Tussey noted that the work has not progressed in a timely manner and the Developer is requesting an extension to the 12-month preliminary approval. Mr. Tussey presented photos of the subdivision in its current state. A copy of the photos is included with the original Minutes. The Developer received grading and driveway permits in October. Access to the subdivision will be off of NC Highway 150.

Mr. Ryan Dowdle with Greenstone Homes stated that they discovered that the project manager was not doing his job, he had not submitted any applications for permits; therefore, they took over and got things moving. Applications were submitted in July and permits were received in October. Mr. Dowdle stated that he believes that they will be done in four months, but would like six months to complete the preliminary approval.

Vice-Chairman Myers moved, seconded by Mr. Hayworth to extend preliminary approval for Reeds Landing by six months. The motion carried unanimously, (5-0).

8. DISCUSSION

A. Continued Discussion on Subdivision Changes

Mr. Tussey stated that he wanted to continue the discussion regarding proposed changes to the subdivision ordinance. He presented the Board with proposed changes to the section entitled "Perimeter Buffer Yard and Screening" as set out in the ordinance. A copy of the proposed changes is included with the original Minutes. Staff and the Board reviewed each change. There was discussion on whether the buffer requirement should be implemented at the preliminary or final approval and whether there will be an HOA for the maintenance of the buffers and how the buffers will be enforced.

Mr. Tussey reported that this has been a work in progress as they were tasked by the Board of Commissioners to propose some changes to make the subdivisions more aesthetically pleasing. He stated that he will put the changes in a more final form and put this matter back on an upcoming Agenda for discussion.

9. ADJOURN

Mr. Barney moved, seconded by Mr. Shoaf 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: 11/13/2025

Fees Paid Receipt #: REZ-25-48

Applicant(s): Timothy Dilldine II & Kristin Dilldine

Telephone: 336-880-9039

Mailing Address: 4055 Wallburg High Point Road High Point NC 27265

Property Owner(s): Same

Telephone: Same

Mailing Address: Same

Property Location (General Description): 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.

Township: Abbotts Creek

Map No.: 9

Block No.: ---

Lots: Part of 18C

Acres (more or less): 8.636

Existing Zoning District: RA-3

Proposed Zoning District: LI

Legal Advertisement: 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 northwest side of Horneytown Road approximately 550 feet northeast of the Wallburg High Point Road intersection. Rezoning is requested to change from that of RA-3, Rural Agricultural District, to that of LI, Limited Industrial District.

Planning Board Meeting Date: 12/16/2025

Recommendation: 5-0 Approved to continue to 01-20-2025

Public Hearing Date: 1/26/2026

Decision: _____

Signature, Applicant(s)

Kristin Dilldine
Timothy Lee Dilldine II

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Timothy Dilldine II & Kristin Dilldine

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 purchased this land because we feel that it is the perfect location for our future home and our small business. Our plan is to keep the back 8.345 acres of the property (New Tract "A") residential and build a house as our primary residence. We would like to rezone the front 8.636 acres (New Tract "B") to light industrial to provide parking, office and warehouse space for our small HVAC and landscaping business, Carolina's Edge LLC. This appears to be the perfect spot for this as our neighboring property, owned by Judy Sides, is also zoned half residential half light industrial. There are several other businesses along Wallburg-High Point Road and Horneytown Road. We have a good relationship with all of our neighbors and do not feel that anyone will be negatively affected by this rezoning.

Thank you,

Tim and Kriston Dilldine

Tim Dilldine

Kriston Lee Dilldine II

[illegible]



Legend

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



Applicant

Timothy Dilldine II
Kristin Dilldine

Property Owner

Timothy Dilldine II
& Kristin Dilldine

Scale
1:4,800

Drawn By.

Date 11/17/2025

REVISED

From: RA-3, Rural Agricultural District

To: LI, Limited Industrial

Abbotts Creek Township, Tax Map 9,
Lot p/o 18C, Containing 8.636± Acres

2022 Aerial Photography



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-25-48

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Timothy Dilldine II and Kristen Dilldine, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 9th day of December, 2025, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 9th day of December, 2025.



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



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

MAILED
12/9/2025

COPY

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

NOTICE OF REZONING REQUEST

Date: 12/8/2025
Parcel: 0100800000011A

This request is being made by:
Timothy Dilldine II & Kristen Dilldine

HAYWORTH ROBERTA K
1847 HORNEYTOWN RD
HIGH POINT, NC 27265

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

Said property is located in Abbotts Creek Township, Tax Map 9, part of Lot 18C containing 8.636 acres more or less. Property is further described as being located on the northwest side of Horneytown Road approximately 550 feet northeast of the Horneytown Road and Wallburg High Point Road intersection and is addressed as 4055 Wallburg High Point Road.

Description of rezoning Request

Rezoning is requested to change 8.636 acres more or less from that of RA-3, Rural Agricultural District to that of LI, Limited Industrial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 12/16/2025 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 1/26/2026 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
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: 12/8/2025

0100800000011A ✓

HAYWORTH ROBERTA K
1847 HORNEYTOWN RD
HIGH POINT, NC 27265

0100800000030 ✓

HAYWORTH ROBERTA K
1847 HORNEYTOWN RD
HIGH POINT, NC 27265

0100900000013 ✓

HEDGECK FRANCES MARIE
3100 WALLBURG-HIGH POINT RD
HIGH POINT, NC 27265-9276

0100900000017 ✓

HEDGECK MARIE W
3100 WALLBURG-HIGH POINT RD
HIGH POINT, NC 27265-0000

0100900000018 ✓

WALLACE JASON SCOTT
3741 WALLBURG HIGH POINT RD
HIGH POINT, NC 27265-7435

0100900000018B ✓

COVARRUBIAS LUCIANO
1776 HORNEYTOWN RD
HIGH POINT, NC 27265-9263

0100900000018C ✓

DILLDINE TIMOTHY LEE II
4055 WALLBURG HIGH POINT RD
HIGH POINT, NC 27265-7438

0100900000041 ✓

SIDES JUDY S
1838 HORNEYTOWN ROAD
HIGH POINT, NC 27265-9279



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: 12/8/2025

0100900000041A ✓

SIDES JUDY S

1838 HORNEYTOWN ROAD

HIGH POINT, NC 27265-9279

01009A0000015 ✓

MCDANIEL PAULA

4044 WALLBURG HIGH POINT RD

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: 12/8/2025

01009A0000019 ✓
FORD PROPERTIES LLC
229 CASCADE DR
HIGH POINT, NC 27265

0100900000039 ✓
BOYLES ASHLEY HEDGECK
3989 WALLBURG HIGH POINT RD
HIGH POINT, NC 27265-7437

0100900000040 ✓
BOYLES ASHLEY HEDGECK
3989 WALLBURG HIGH POINT RD
HIGH POINT, NC 27265-7437

0100900000054 ✓
MATTICE GEORGE
1954 HORNEYTOWN ROAD
HIGH POINT, NC 27265-0000



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-25-48

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Timothy Dilldine II & Kristin Dilldine, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 12th day of January, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 12th day of January, 2026.

A handwritten signature in cursive script that reads "Angela Arthur".

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: 1/12/2026

0100800000011A ✓
HAYWORTH ROBERTA K
1847 HORNEYTOWN RD
HIGH POINT, NC 27265

0100800000030 ✓
HAYWORTH ROBERTA K
1847 HORNEYTOWN RD
HIGH POINT, NC 27265

0100900000013 ✓
HEDGECKOCK FRANCES MARIE
3100 WALLBURG-HIGH POINT RD
HIGH POINT, NC 27265-9276

0100900000017 ✓
HEDGECKOCK MARIE W
3100 WALLBURG-HIGH POINT RD
HIGH POINT, NC 27265-0000

0100900000018 ✓
WALLACE JASON SCOTT
3741 WALLBURG HIGH POINT RD
HIGH POINT, NC 27265-7435

0100900000018B ✓
COVARRUBIAS LUCIANO
1776 HORNEYTOWN RD
HIGH POINT, NC 27265-9263

0100900000018C ✓
DILLDINE TIMOTHY LEE II
4055 WALLBURG HIGH POINT RD
HIGH POINT, NC 27265-7438

0100900000041 ✓
SIDES JUDY S
1838 HORNEYTOWN ROAD
HIGH POINT, NC 27265-9279



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: 1/12/2026

0100900000041A ✓

SIDES JUDY S

1838 HORNEYTOWN ROAD

HIGH POINT, NC 27265-9279

01009A00000015 ✓

MCDANIEL PAULA

4044 WALLBURG HIGH POINT RD

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: 1/12/2026

01009A0000019 ✓

FORD PROPERTIES LLC

229 CASCADE DR

HIGH POINT, NC 27265

0100900000039 ✓

BOYLES ASHLEY HEDGECK

3989 WALLBURG HIGH POINT RD

HIGH POINT, NC 27265-7437

0100900000040 ✓

BOYLES ASHLEY HEDGECK

3989 WALLBURG HIGH POINT RD

HIGH POINT, NC 27265-7437

0100900000054 ✓

MATTICE GEORGE

1954 HORNEYTOWN ROAD

HIGH POINT, NC 27265-0000



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

MAILED
1-12-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 1/12/2026
Parcel: 0100900000054

This request is being made by:
Timothy Dilldine II & Kristen Dilldine

MATTICE GEORGE
1954 HORNEYTOWN ROAD
HIGH POINT, NC 27265-0000

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Lexington, NC 27292

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"Planning for a Better Tomorrow"

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*
- *Saw Mill, 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*
- *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*
- *Recreational Facility, Commercial Outdoor*

RA-3**Rural Agricultural Zoning District**

- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Saw Mill, 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 160 ft.*

Limited Industrial Zoning District

Allowed by Right

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Auditorium*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Bottling Plant*
- *Carnival, Fairgrounds*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods*
- *Drive-in Window, accessory to a use permitted in the District*
- *Dry Cleaning, Laundry*
- *Dumpster Site (box site)*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Event Center*
- *Farm Machinery Sales*
- *Farm- Bonafide (exempt from zoning)*
- *Foundry, up to 6,000 sq. ft.*
- *Freight Terminal, Truck or Rail*
- *Fuel Oil Dealer*
- *Furniture Manufacturing*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Laboratories; Analytical, Experimental or Testing*
- *Machine Shop, Welding Shop*
- *Manufactured Housing, Travel Trailer, Camper, Marine and/or Recreational Vehicle Sales*
- *Offices*
- *Parking, Principal Use*
- *Parcel Delivery Service*
- *Printing Establishment*
- *Recreational Facility, Commercial Indoor (bowling alley, skating rink, game room, etc.)*
- *Recycling Drop-Off Center*
- *Repair Service, Electronic & Appliance*

Limited Industrial Zoning District

- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *Service Station*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Station*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Utility Station and Substation*
- *Vocational or Professional School*
- *Warehouse*
- *Water and Sewer Lines*
- *Welding or Other Metal-Working*
- *Wholesale Storage, Sales or Service*

Allowed with Development Standards

- *Accessory Residence to a Non-Residential Use within a Single Structure*
- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Automobile Body Shop*
- *Biodiesel Fuel Production, Accessory Use*
- *Builders Supply Sales*
- *Junk Motor Vehicle, Accessory Use*
- *Manufacturing, Fabrication or Assembly of Pre-Structured Materials or Components*
- *Manufacturing, Light Processing or Fabrication*
- *Motor Vehicle Maintenance & Repair*
- *Outdoor Advertising Sign*
- *Outdoor Storage Yard*
- *Saw Mill, permanent*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Plaza*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*
- *Wireless Telecommunications Tower and Facilities, up to 160 feet*

Limited Industrial Zoning District

Allowed by Special Use Permit

- *Airport, General Aviation*
- *Arena*
- *Drive-in Theater*
- *Extraction of Earth Products*
- *Firing Range, Indoor*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Junkyard, Automobile Graveyard*
- *Landfill, Greater than 10 acres*
- *Landfill, Less than 10 acres*
- *Microwave, Television or Radio Antenna Tower and Facilities (any size)*
- *Recreational Facility, Commercial Outdoor*
- *Solar Farm*
- *Storage of Low Explosives*
- *Utility Tower, Water Storage Tanks*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, greater than 160 ft.*

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

Date: 12/16/2025

Fees Paid Receipt #: REZ-25-51

Applicant(s): Dione Saavedra

Telephone: 336-756-3966

Mailing Address: 594 Cedar Drive Winston Salem NC 27107

Property Owner(s): Dione Saavedra

Telephone: 336-756-3966

Mailing Address: 594 Cedar Drive Winston Salem NC 27107

Property Location (General Description): Said property is located on the south side of Javan Drive approximately 300 feet east of the Cedar Drive intersection.

Township: Midway

Map No.: 3A

Block No.: ---

Lots: 235

Acres (more or less): .6

Existing Zoning District: RS

Proposed Zoning District: CZ-LI

Legal Advertisement: Request by Dione Saavedra to rezone property located in Midway Township, Tax Map 3A, lot 235 containing .6 acres more or less. Said property is located on the south side of Javan Drive approximately 300 feet east of the Cedar Drive intersection. Rezoning is requested to change from that of RS, Low Intensity Residential to that of CZ-LI, Conditional Zoning Limited Industrial.

Planning Board Meeting Date: 1/20/2026

Recommendation: _____

Public Hearing Date: 2/9/2026

Decision: _____

Signature, Applicant(s):

Dione Saavedra

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Dione Saavedra

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.

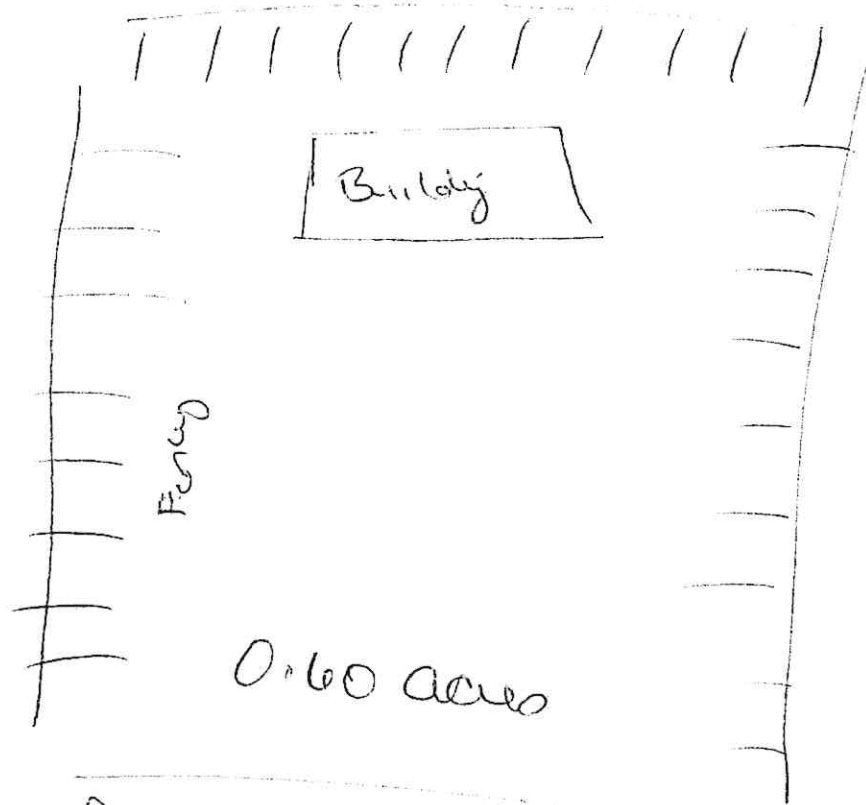
We would like to change this to include being able to store our trucks and trailers and few pieces of machines. We are experiencing an extreme hardship with lack of space for our vehicles and equipment. Please take into consideration the lack of space at our home and small lot on Javan Drive. Lot is south side of Javan Drive Tax Map 3A, Lot 235, Lot 8 .6 Acres.

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

We would like to have this land rezoned to CZ-LI- Conditional Zoning Limited Industrial. We purchased the property to place our trucks and trailers on. We don't have enough space on our land to place the vehicles behind the house on Cedar Drive. We have a few pieces of equipment and trucks and trailers. All have tags and none is junk equipment. We will keep the property clean.

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

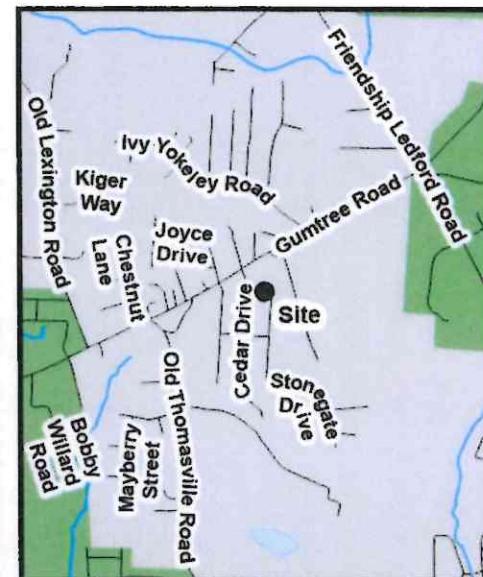
Lack of availability of land behind our new home that we just purchased. We cleared the land in hopes that we would be able to build a house on the land eventually. This land as well as our land on Cedar Dr are small pieces of property. We can put up a fence as required. We would not cause any disturbances with after-hour or early morning issues. This is a hardship for us as we have purchased a new house with nowhere to store our vehicles and equipment.



Fenced in area around Sided and back
 - park work truck, machine - bob cat, mini
 excavator, concrete machine (small machine) trailer
 - would move equipment between hours of 7:30 A
 and return no later than 5-6 pm. Would get
 Duke energy for lights. Work building in back
 to park/store small concrete equipment, and
 restored trucks (2 trucks I am currently working on)
 - This land would be clean. No trash or
 old, ugly equipment. I would keep area up.
 We are hoping to eventually build a house on
 the land later for our daughter. Fence would not
 be on other neighbors property or near it. I would
 make sure I would cause any noise disturbances
 for our neighbors. Please allow us to use this land
 as we have paid a lot of money for it for use. Thank you

List of Conditions:

- Fenced in area on both sides and back
- Park work truck, machines- bobcat, mini excavator, concrete machine (small machine), trailer
- Would move equipment between hours of 7:30 AM and return by 6PM
- Have lights on the property
- Work building in back to park and store small concrete equipment and restore old trucks (2 trucks I am working on)
- Property to remain clean and will not have trash or old, ugly equipment. Fence to be entirely on my property



Legend

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



Applicant

Dione Saavedra

Property Owner

Dione Saavedra

Scale 1:4,800

Drawn By: JTW

Date 12/30/2025

REVISED:

From: RS, Low Intensity Residential District

To: CZ-LI, Conditional Zoning Limited Industrial District

Midway Township, Tax Map 3A, Lot 235, Containing 0.60± Acres

2022 Aerial Photography

RS**Low Intensity Residential 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.)*
- *Country Club, Membership Swim and Tennis Club*
- *Day Care- Home*
- *Dwelling- Single Family*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI*
- *Farms- Bonafide (exempt from zoning)*
- *Golf Course*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Parks, Playing Fields (Non-Profit)*
- *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*
- *Biodiesel Fuel Production, Accessory Use*
- *Family Care Home*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Micro Farm*
- *Parking, Principal Use*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*

RS**Low Intensity Residential Zoning District**

- *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*
- *Bed & Breakfast Inn*
- *Cemetery*
- *Day Care, Home (Large)*
- *Expansion of Non-Conforming Commercial or Industrial Use in a Residential District*
- *Extraction of Earth Products*
- *Group Care Facility; Group Home*
- *Manufactured Home, Class B/C Accessory (family hardship)*
- *Manufactured Home, Class B/C, Park Model Temporary (disaster hardship)*
- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Telephone Exchange, Switching Station*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*



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-25-51

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Dione Saavedra, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 13th day of January, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 13th day of January, 2026.

A handwritten signature in black ink that reads "Angela Arthur." The signature is written in a cursive style and is positioned above a horizontal line.

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



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 1/13/2026

13003A0000223 ✓
DUGGINS JERRY F JR
243 CEDAR DRIVE
WINSTON-SALEM, NC 27107-0000

13003A0000231 ✓
HUFFMAN DAVID S
132 JAVAN DRIVE
WINSTON SALEM, NC 27107

13003A0000240 ✓
NIFONG WIL CARSON
120 BRADLEY RD
WINSTON SALEM, NC 27107

13003A0000257 ✓
BURLESON JAMES E
155 JAVAN DR
WINSTON SALEM, NC 27107-9505

13003A0000261 ✓
HIATT DAVID RAY
199 JAVAN DRIVE
WINSTON-SALEM, NC 27107-0000

13003A0000252 ✓
BATES JAMES S JR
137 JAVAN DR
WINSTON SALEM, NC 27107-9505

13003A0000269 ✓
GAILLARD KRISTIE
194 BRADLEY RD
WINSTON SALEM, NC 27107

13003A0000235 ✓
SAAVEDRA DIONE
1024 PIPERS GAP RD
MOUNT AIRY, NC 27030-8830



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

MAILED
1.13.2024

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

NOTICE OF REZONING REQUEST

Date: 1/13/2026

Parcel: 13003A0000231

This request is being made by:
Dione Saavedra

HUFFMAN DAVID S
132 JAVAN DRIVE
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

Subject property is located on the south side of Javan Drive approximately 300 feet east of the Cedar Drive intersection. Property is further described as Midway Township, tax Map 3A, Lot 235 containing .6 acres more or less.

Description of rezoning Request

Property is requesting to be rezoned from RS, Low Intensity Residential to that of CZ-LI, Conditional Zoning Limited Industrial.

Meeting Dates & Times

The Planning Board will meet to review this request on: 1/20/2026 at 6:00pm.

A Public Hearing will be held by the Board of County Commissioners on: 2/9/2026 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: 12/22/2022

Fees Paid Receipt #: REZ-25-52

Applicant(s): Jermiah Beasley

Telephone: 336-407-3676

Mailing Address: 222 Sea Mountain Lane, Lexington, NC 27292

Property Owner(s): Roger Beasley

Telephone: 336-596-7071

Mailing Address: 1904 City Lake Rd, Lexington, NC 27295

Property Location (General Description): Property is located on the southwest side of Valiant Dr approximately .32 mile south of Rock Crusher Rd intersection.

Township: Cotton Grove

Map No.: 24A

Block No.: B

Lots: 36A

Acres (more or less): 1.09

Existing Zoning District: CZ-RC

Proposed Zoning District: CZ-RC

Legal Advertisement: Request by Jermiah Beasley to rezone property located in Cotton Grove Township, Tax Map 24A, Block B, Lot 36A containing 1.09 acres more or less. Said property is located on the southwest side of Valiant Dr approximately .32 mile south of Rock Crusher Rd intersection. Rezoning is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial District, to that of CZ-RC, Conditional Zoning Rural Commercial District.

Planning Board Meeting Date: 1/20/2026

Recommendation: _____

Public Hearing Date: 2/9/2026

Decision: _____

Signature, Applicant(s)  Roger Beasley

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Jermiah Beasley

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):

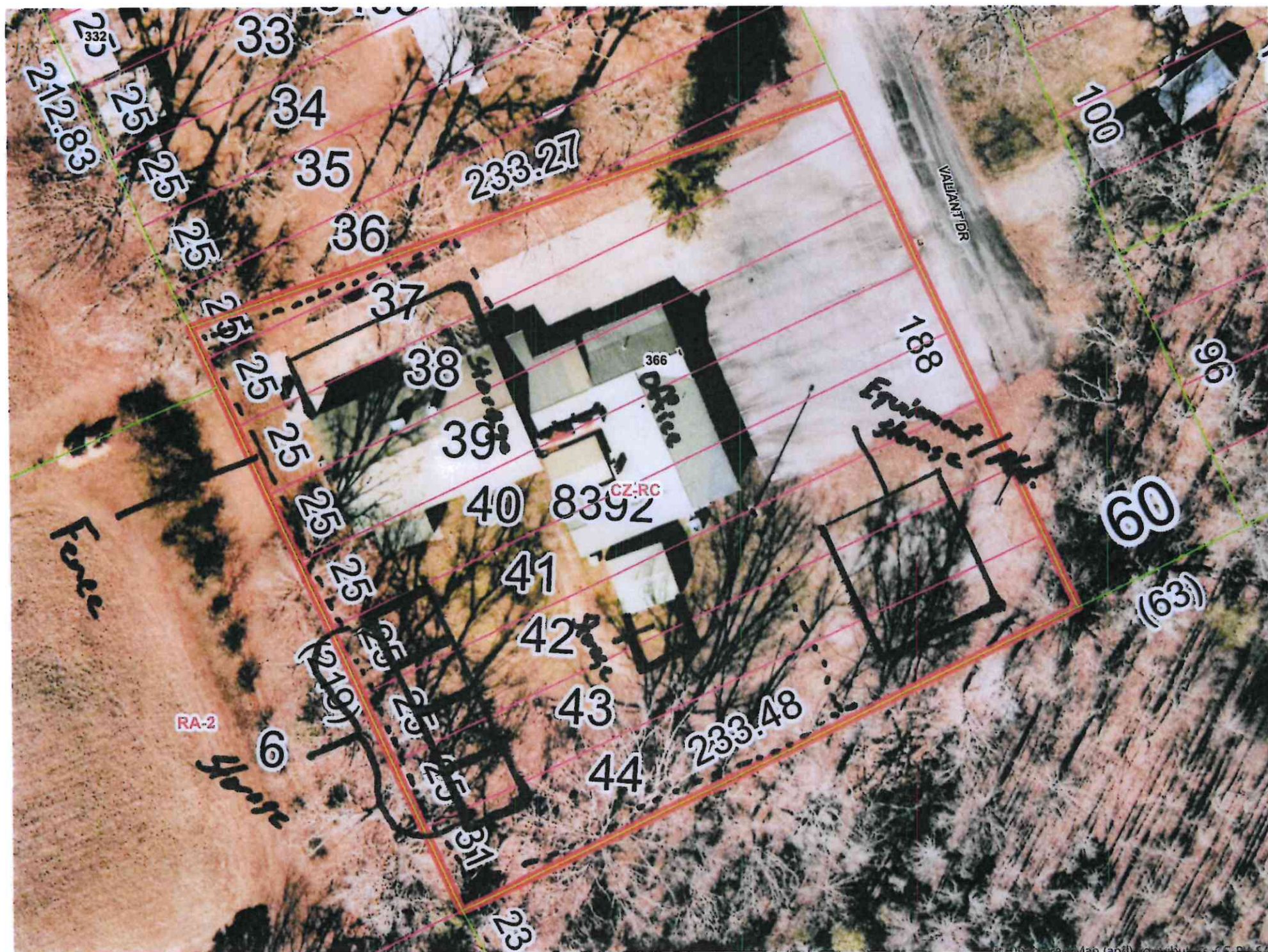
- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
Click or tap here to enter text.
- B. A legal description of such 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

List of Conditions
For Got Grass ? LLC

- Business hours of operation- 8-5
- Trucks will be entering and leaving during the hours of 8-5
- Employees will be arriving and departing between the hours of 7-6
- Both Fencing and lighting will be added to the property

Additional structural improvements

- Adding four 20x20 Metal carports for storage of Equipment along the back left corner
- Adding one 24X50 building for equipment / truck storage on the back right corner
- Adding one 24x30 building for product storage in the current gravel lot
- Adding one 18x20 car port for storage next to the current carport



366 VALIANT DR
6215570

Reval Year: 2021 Tax Year: 2025

Appraised By on 01/01/2021 069900 COTTON GROVE COM/IND

COUNTY WIDE (100), SOUTHMONT FIRE (100)

P=12-14 BB L36A&37-44 BK2668-2179 VAL

COOK'S B B O

CARD NO. 1 of 1

0.0000 LT

PLAT: / UNIO ID 239198

ID NO: 6721-01-15-8392

Parcel ID: 06-024-A-00B-0036-A

SPLIT FROM ID

SRC= Inspection

AT- LAST ACTION 20240927

CONSTRUCTION DETAIL			
Foundation			4
Spread Footing			6.00
Sub Floor System			2
Slab on Grade			6.00
Residential/Commercial			
Exterior Walls			06
Board & Batten, on Plywood w/st			17.00
Roofing Structure			07
Wood Truss			8.00
Roofing Cover			12
Metal Prefinished			6.00
Interior Wall Construction			2
Wall Board or Wood Wall			4.00
Interior Floor Cover			03
Concrete Finished			1.00
Heating Fuel			03
Gas			1.00
Heating Type			04
Forced Air - Ducted			6.00
Air Conditioning Type			03
Central			6.00
Commercial Heat & Air			3
Split Units			0.00
Structural Frame			02
Wood Frame			10.00
Ceiling & Insulation			04
Suspended - No Insulation			4.00
Average Rooms Per Floor			4
Average Rooms Per Floor			0.00
Plumbing Fixtures			6.00
			3.000
TOTAL POINT VALUE			78.000
BUILDING ADJUSTMENTS			
Size	Size	Size	1.02
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.02
TOTAL ADJUSTMENT FACTOR			1.040
TOTAL QUALITY INDEX			81

MARKET VALUE								DEPRECIATION	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.6800
21	07	5,904	81	99.63	580216	1990	1975	% GOOD	32.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	188,230
DEPR. OB/XF VALUE - CARD	18,060
MARKET LAND VALUE - CARD	47,480
TOTAL MARKET VALUE - CARD	253,770

TOTAL APPRAISED VALUE - CARD	253,770
TOTAL APPRAISED VALUE - PARCEL	253,770

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	253,770

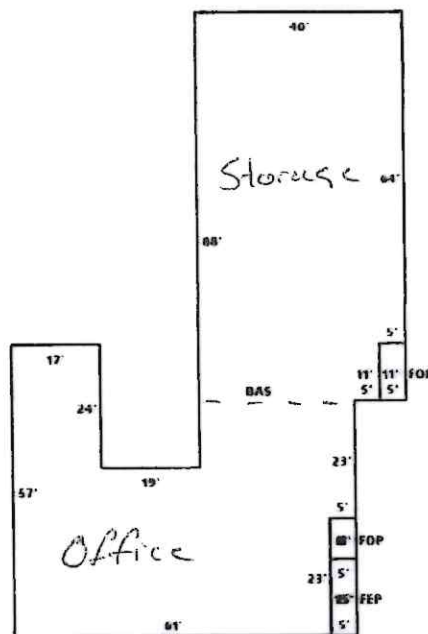
PRIOR APPRAISAL		PERMIT		
		CODE	DATE	NO.
BUILDING VALUE	206,880			
OBXF VALUE	17,370			
LAND VALUE	47,480			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	271,730	ROUT: WTRSHD:		

OFF. RECORD BOOK		DATE		DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
BOOK	PAGE	MO	YR				
02278	1435	7	2017	WD*	Q	1	250,000
00649	0573	6	1986	WD	O	1	70,000
02689	1976	2	2025	WD	U	1	130,000
02668	2179	9	2024	WD	X	1	0

BUILDING AREA 5,881

NOTES

REZONE 06.ADDN 10.ASP 20.



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE								
TYPE	GS AREA	PCT	RPL CS																									
BAS	5,806	100	578452	01		STORAGE RES		16	12	192	23.00	100.00	-	0.00	1986	2010	S3		67	2960								
FEP	75	080	5978	01		STORAGE RES		12	10	120	23.00	100.00	-	0.00	1986	2010	S3		67	1850								
FOP	95	040	3786	MC		MTL CARPORT		20	18	360	4.00	100.00	-	0.00	1998	2010	S5		45	650								
				09		PAVING ASP		0	0	14,000	2.00	100.00	-	0.00	2006	2010	S5		45	12600								
SUBAREA				5,976			588,216	TOTAL OB/YE VALUE																				18060

TOTALS	TOTAL OB/XF VALUE
BLDG DIMENSIONS	BAS=W40S88W19N24W17S57E61N23E5N23E5N11E5N64Area:5806;FEP=E5N15W5S15Area:75;FOP=N8W5S8E5Area:40;FOP=E5N11W5S11Area:55;TotalArea:5976

LAND INFORMATION

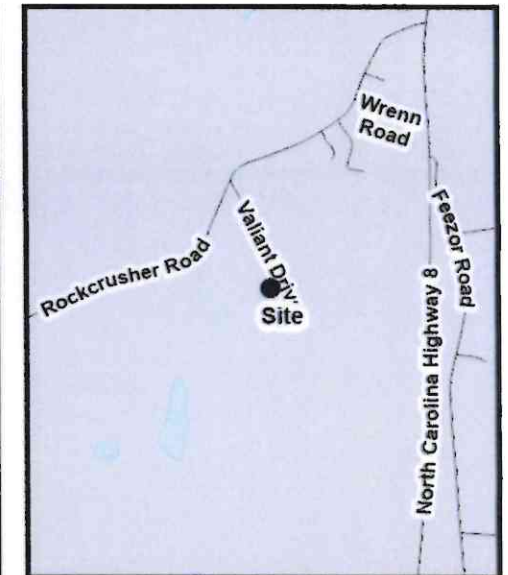
LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700	RCCU	188	0	1.0000	0	1.0000	1.09 AC/	PW	1.00	47480.000	SF	1.000	1.00	47480	0		
TOTAL MARKET LAND DATA																47480		

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

06-024-A-00B-0036-A (9900792) Group:0

12/18/2025 3:55:45 PM.



Legend

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



Applicant

Jermiah Beasley

Property Owner

Roger Dale Beasley

Scale 1:1,117

Drawn By

Date 12/22/2025

REVISED

From: Conditional Zoning
Rural Commercial District

To: Conditional Zoning
Rural Commercial District

Cotton Grove Township, Tax Map 24A,
Block B, Lot 36A, Containing 1.09± Acres

2022 Aerial Photography



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-25-52

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Jerimah Beasley, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 13th day of January, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 13th day of January, 2026.

A handwritten signature in black ink that reads "Angela Arthur". The signature is written in a cursive style.

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: 1/13/2026

0602300000017J ✓
SHOAF ARCHIE E
963 ROCKCRUSHER ROAD
LEXINGTON, NC 27292-0000

0602300000017K ✓
KIRKUS TERRY F
2841 ROCKCRUSHER RD
LEXINGTON, NC 27292-1717

06024A00A0026 ✓
JACKSON RANSOM ANDREW
341 VALIANT DR
LEXINGTON, NC 27292

06024A00A0030 ✓
SPARROW KAREN SMITH
1021 LAKESIDE FARM RD
ZEBULON, NC 27597

06024A00B0036A ✓
BEASLEY ROGER DALE
1898 CITY LAKE RD
LEXINGTON, NC 27295-9155

0602400000011 ✓
SPARROW KAREN SMITH
1021 LAKESIDE FARM RD
ZEBULON, NC 27597

06024A00A0015 ✓
JACKSON RANSOM ANDREW
341 VALIANT DR
LEXINGTON, NC 27292-8195

06024A00A0023 ✓
JACKSON RANSOM ANDREW
341 VALIANT DR
LEXINGTON, NC 27292



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: 1/13/2026

06024A00B0029 ✓

KOONTS THOMAS B

330 VALIANT DRIVE

LEXINGTON, NC 27292-0000



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

MAILED
1.13.2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 1/13/2026
Parcel: 06024A00A0026

This request is being made by:
Jerimah Beasley

JACKSON RANSOM ANDREW
341 VALIANT DR
LEXINGTON, NC 27292

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 24A, Block B, Lot 36A containing 1.09 acres more or less. Said property is further described as being located at 366 Valiant Dr Lexington, NC 27292.

Description of rezoning Request

Rezoning is requested to change from that of CZ-RC, Conditional Zoning Rural Commercial District, to that of CZ-RC, Conditional Zoning Rural Commercial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 1/20/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 2/9/2026 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: 12/31/2025

Fees Paid Receipt #: REZ-25-53

Applicant(s): Fred Kozee III & Gina Flinchum Kozee

Telephone: 336-462-6523

Mailing Address: 277 Kozee Acres Ln Lexington NC 27295

Property Owner(s): Kozee Acres Farm LLC

Telephone: 336-462-6523

Mailing Address: 156 March Manor Drive Lexington NC 27295

Property Location (General Description): Said properties are located on the east side of Old US HWY 52 approximately 360 feet south from the American Way intersection. Property is also known as 156 March Manor Drive.

Township: Lexington

Map No.: 322

Block No.: ---

Lots: P/O 63 & P/O 8

Acres (more or less): 9.55

Existing Zoning District: HC

Proposed Zoning District: RA-3

Legal Advertisement: Request by Fred Kozee III and Gina Flinchum Kozee to rezone property located Lexington Township, Tax Map 322, P/O lots 63 & 8 containing 9.55 acres more or less. Said properties are located on the east side of Old US HWY 52 approximately 360 feet south from the American Way intersection. Property is also known as 156 March Manor Drive. Rezoning is requested to change from that of HC, Highway Commercial District to that of RA-3, Rural Agricultural District.

Planning Board Meeting Date: 1/20/2026

Recommendation: _____

Public Hearing Date: 2/9/2026

Decision: _____

Signature, Applicant(s) _____

Fred Kozee III
Gina Kozee

Agent: _____ By: _____

Address: _____

Phone: _____

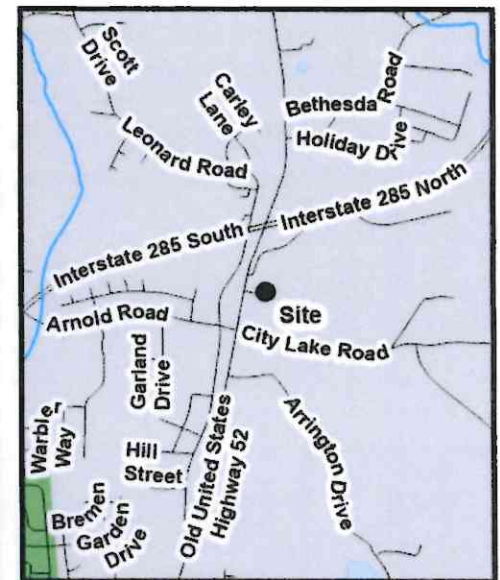
Davidson County Planning Department

Name: Fred Kozee III & Gina Flinchum Kozee

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.
The previous owners operated a used car lot and had the property rezoned to HWY Commercial. We will be operating as a farm and request to be rezoned RA-3.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
We will be producing Hay and hosting farm related events.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
The land has been placed in the land use program.



Legend

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



Applicant
Fred Kozee III
Gina Flinchum Kozee

Property Owner

Kozee Acres LLC

Scale 1:4,800

Drawn By:

Date 1/6/2026

REVISED:

From: HC, Highway Commercial District

To: RA-3, Rural Agricultural District

Lexington Township, Tax Map 322,
 Lot P/O 63 & P/O 8,
 Containing 9.55± Acres

2022 Aerial Photography

HC

Highway Commercial Zoning District

Allowed by Right

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Auditorium*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Banks, Savings and Loan Association*
- *Beauty and Barber Shop*
- *Bed & Breakfast Inn*
- *Bus Passenger Terminal*
- *Carnival, Fairgrounds*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Community Center, Public or Non-Profit, for Assembly and Recreation*
- *Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods*
- *Convenience Store*
- *Day Care Facility, freestanding*
- *Drive-In Window, accessory to use permit in the District*
- *Dry Cleaning, Laundry*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Farm Machinery Sales*
- *Farm Supplies Sales (feed, seed, fertilizer, etc.)*
- *Farm- Bonafide (exempt from zoning)*
- *Flea Market, Indoor or Outdoor*
- *Funeral Home*
- *Golf, Miniature*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Grocery Store (Supermarket)*
- *Home Furnishings and Appliance Sales*
- *Hospitals, Medical Clinic*
- *Hotel/Motel*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Library*

HC**Highway Commercial Zoning District**

- *Lodges, Fraternal and Social Organizations*
- *Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales*
- *Museums*
- *Nursing and Rest Homes*
- *Offices*
- *Parcel Delivery Service*
- *Parking, Principal Use*
- *Pharmacy and Drug Store*
- *Printing Establishment*
- *Recreational Facility, Commercial Indoor (bowling alley, skating rink, game room, etc.)*
- *Recycling Drop-Off Center*
- *Repair Service, Electronic & Appliance*
- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *Service Station*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Station*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Utility Station and Substation*
- *Vending Kiosk, accessory to a commercial use*
- *Veterinary Clinic, including accessory uses*
- *Vocational or Professional School*
- *Water and Sewer Lines*

Allowed with Development Standards

- *Accessory Residence to a Non-Residential Use within a Single Structure*
- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Amateur Radio (Ham) Tower*
- *Animal Grooming (Stand Alone Business)*
- *Automobile Body Shop*
- *Biodiesel Fuel Production, Accessory Use*
- *Builders Supply Sales*
- *Junk Motor Vehicle, Accessory Use*
- *Kennels, Commercial*

HC

Highway Commercial Zoning District

- *Motor Vehicle Maintenance & Repair*
- *Outdoor Advertising Sign*
- *Outdoor Storage Yard*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Travel Plaza*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*
- *Wireless Telecommunications Tower and Facilities, up to 160 feet*

Allowed by Special Use Permit

- *Adult Use*
- *Arena*
- *Cemetery*
- *Drive-in Theater*
- *Extraction of Earth Products*
- *Firing Range, Indoor*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Microwave, Television or Radio Antenna Tower and Facilities (any size)*
- *Utility Tower, Water Storage Tanks*
- *Wireless Telecommunication Towers and Facilities, greater than 160 ft.*

Allowed by Conditional Zoning Permit

- *Event Center*

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*
- *Saw Mill, 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*
- *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*
- *Recreational Facility, Commercial Outdoor*

RA-3**Rural Agricultural Zoning District**

- *Residential Storage Facility*
- *Retreat Center, public or private*
- *Rural Family Occupation of a non-agricultural or commercial nature*
- *Saw Mill, 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 160 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-25-53

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Fred Kozee, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 13th day of January, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 13th day of January, 2026.

A handwritten signature in black ink that reads "Angela Arthur". The signature is written in a cursive style.

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: 1/13/2026

1132100000024 ✓
PLACE OF PRAISE INC
158 ARNOLD RD
LEXINGTON, NC 27295-8735

1132200000008 ✓
KOZEE ACRES FARM LLC
277 KOZEE ACRES LN
LEXINGTON, NC 27295-6381

1132200000009 ✓
PLYLER GORDON N
130 AMERICAN WAY
LEXINGTON, NC 27295-1082

1132200000011 ✓
HENDERSON DEBORAH J
451 CITY LAKE ROAD
LEXINGTON, NC 27295

1132200000013A ✓
PRINTCRAFT COMPANY INC
P O BOX 477
LEXINGTON, NC 27293-0000

1132200000013E ✓
SUNFLOWER ORCHID LLC
7901 4TH ST N # 19474
ST PETERSBURG, FL 33702-4305

1132200000063 ✓
KOZEE ACRES FARM LLC
277 KOZEE ACRES LN
LEXINGTON, NC 27295-6381

1132100000020 ✓
DAVIDSON WATER INC
PO BOX 969
WELCOME, NC 27374-0969



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: 1/13/2026

1132100000022 ✓

CAROLANE PROPANE GAS INC
PO BOX 965
VALLEY FORGE, PA 19482

1132100000050 ✓

CAROLANE PROPANE GAS INC
PO BOX 965
VALLEY FORGE, PA 19482



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: 1/13/2026

1132200000008A ✓

WELCOME SELF STORAGE 3 LLC
3331 HEALY DR # 24686
WINSTON SALEM, NC 27114-0333

11322A00000001 ✓

PIERCE ANGIE T TRUSTEE
267 SUNSET RIDGE LANE
LEXINGTON, NC 27295

1132200000013D ✓

GREEN LAKE PROPERTIES LLC
339 CITY LAKE RD
LEXINGTON, NC 27295-8438



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

MAILED
1.13.2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 1/13/2026
Parcel: 1132100000024

This request is being made by:
Fred Kozee III & Gina Flinchum Kozee

PLACE OF PRAISE INC
158 ARNOLD RD
LEXINGTON, NC 27295-8735

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

Properties are located on the east side of Old US HWY 52 approximately 360 feet south from the American Way intersection and is addressed as 156 March Manor Drive. Property is further described as Lexington Township, Tax Map 322, Part of lot 63 & part of lot 8 containing 9.55 acres more or less.

Description of rezoning Request

Properties are requested to change from that of HC, Highway Commercial to that of RA-3, Rural Agricultural District.

Meeting Dates & Times

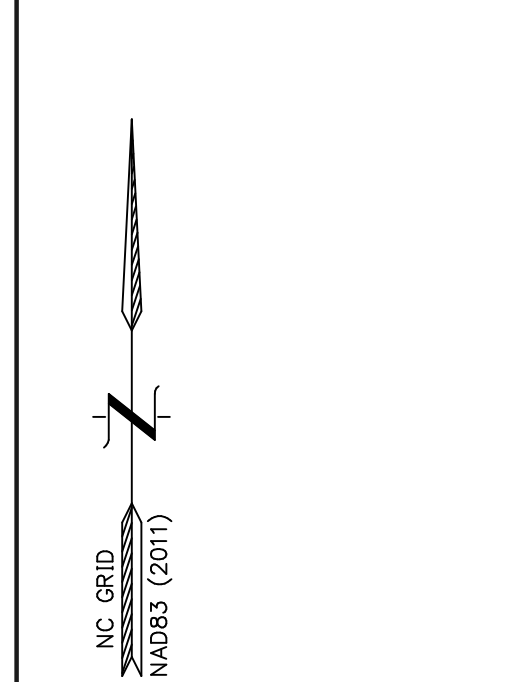
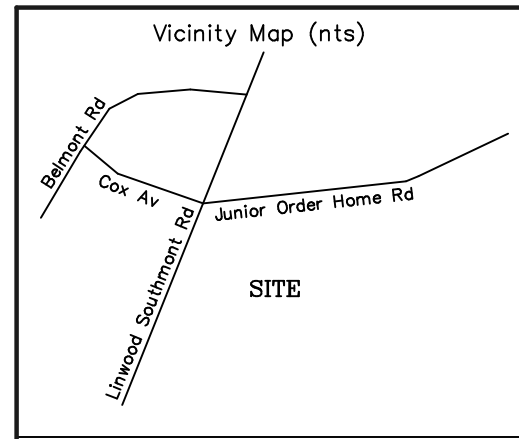
The Planning Board will meet to review this request on: 1/20/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 2/9/2026 at 6:00pm

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"



NC GRID
NAD83 (2011)

5252 sf +/-
To be dedicated
to public R/W

26195 sf +/-

20' R/W SEE DB 609 PG 347
FARM ROAD

TAX LOT 22
EDDIE F. SMITH
DB 2473 PG 2483

TAX LOT 23B
ZACHARY P. SMITH
DB 1267 PG 906

TAX LOT 46
ROBERTA C. BURLESON
DB 1972 PG 208

TAX LOT 19
WARVEL PRODUCTS, INC.
DB 872 PG 515

TAX LOT 46
ROBERTA C. BURLESON
DB 1972 PG 208

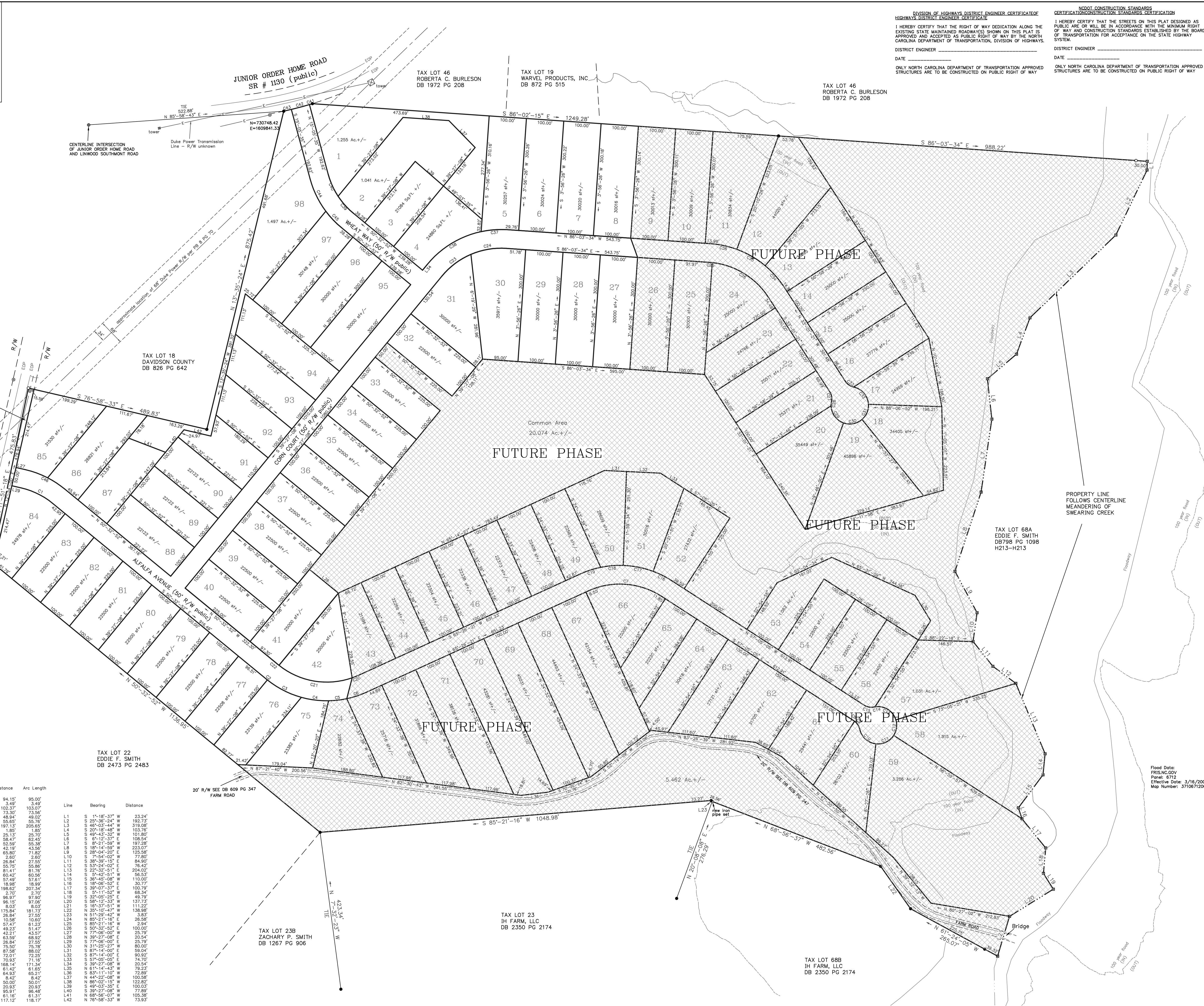
TAX LOT 68A
EDDIE F. SMITH
DB798 PG 1098
H213-H215

TAX LOT 23
IH FARM, LLC
DB 2350 PG 2174

TAX LOT 68B
IH FARM, LLC
DB 2350 PG 2174

TAX LOT 22
EDDIE F. SMITH
DB 2473 PG 2483

TAX LOT 23B
ZACHARY P. SMITH
DB 1267 PG 906



SURVEYOR CERTIFICATION FOR SUBDIVISION

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

- 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.
- 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.
- Any of the following:
 - 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.
 - That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 - That the survey is a control 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.
 - That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
 - 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.
 - 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.

Christian L. Jones, PLS #5522 date

SURVEYOR CERTIFICATION FOR CLOSURE

I, Christian L. Jones, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in (See Title Block)), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision is 1:10,000 +/- or positional accuracy 0.10' or as calculated, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this day of A.D., 20 .

PRELIMINARY
NOT FOR CONVEYANCES
SALES OF RECORDATION

I, Christian L. Jones, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of survey: Class A
- Horizontal Accuracy: 0.10'
- GPS Field Procedure type: RTK, Carlson BRX base/rover
- Date(s) of survey: 25 FEB 2023
- Datum/EPOCH: USA/NAD83/NC
- Published/Fixed Control: NC NTRIP RTK
- Grid Model: CONTINENTALUS_NG2018
- Mean Combined Grid Factor: 0.99988322
- Units: US Survey feet
- All distances are horizontal ground.

REVIEW OFFICER

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

Approved Date
Review Officer 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/(we) hereby certify that I/(we) am/(are) the owner(s) of the property shown and described herein, 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
DEVELOPER:
DAVIDSON LAND DEVELOPMENT
PO BOX 1706
LEXINGTON, NC 27293

LEGEND

(nts) NOT TO SCALE
UTILITY POLE
IRON FOUND
CONCRETE MONUMENT
PROPERTY LINE (surveyed)
PROPERTY LINE (not surveyed)
POINT NOT MONUMENTED

OVERHEAD POWER LINE
POINTS IN CREEK
STREAM
R/W RIGHT-OF-WAY
EOP EDGE OF PAVEMENT
IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED

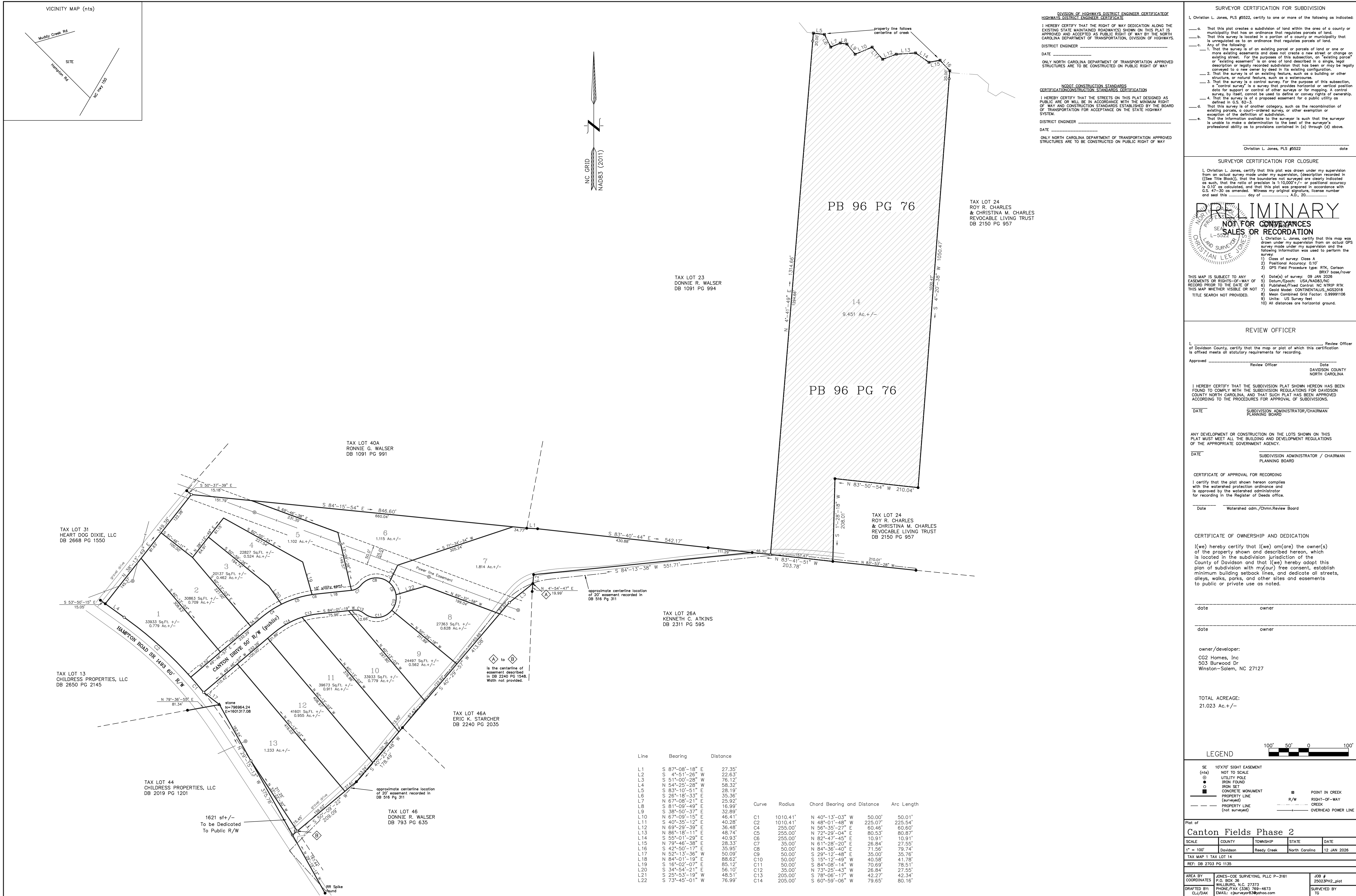
PLAT OF
LINWOOD ACRES

SCALE COUNTY TOWNSHIP STATE DATE
1" = 120' Davidson Cotton Grove NORTH CAROLINA 25 FEB 2023

TAX MAP 13 TAX LOT 21 & 68
REF: DB 1798 PG 449 & 452

OWNER: RUTH H. SMITH

AREA BY JONES-COB LAND SURVEYING, PLLC P-3161 JOB # 250484
COORDINATES P.O. BOX 98 WALLBURG, N.C. 27793
DRAFTED BY: DAK/CLJ PHONE: (580) 769-4873 SURVEYED BY: MU



SUBDIVISION REGULATIONS
DAVIDSON COUNTY, NORTH CAROLINA



ADOPTED: MARCH 7, 1986

AMENDED: DECEMBER 14, 1993

AMENDED: JUNE 4, 2007

AMENDED: SEPTEMBER 14, 2015

AMENDED: AUGUST 22, 2022

AMENDED: MAY 8, 2023

DAVIDSON COUNTY
SUBDIVISION REGULATIONS

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ARTICLE 1

TITLE AND PURPOSE

1.0 TITLE

This ordinance shall be known and may be cited as the Subdivision Regulations for Davidson County, North Carolina, and may be referred to as the Subdivision Regulations.

1.1 PURPOSE

The purpose of this ordinance is to establish procedures and standards for the development and subdivision of land within the territorial jurisdiction of Davidson County. It is further designed to provide for the orderly growth and development of Davidson County; for the coordination of streets and highways and with other public facilities; for the dedication or reservation of rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare. This ordinance is designed to further facilitate adequate provision for water, sewerage, parks, schools, and playgrounds, and also to facilitate the further re-subdivision of larger tracts into smaller parcels of land.

ARTICLE 2

AUTHORITY AND JURISDICTION

2.0 AUTHORITY

This ordinance is hereby adopted under the authority and provisions of the General Statutes of North Carolina, Chapter 160D, Article 8.

2.1 JURISDICTION

The regulations contained herein shall govern each and every subdivision of land within Davidson County as provided in G.S. 160D, Article 8, except those lands lying within the jurisdiction of any municipality, unless such municipality shall have by resolution formally requested the County to enforce these regulations within the city's area of jurisdiction.

Commented [JDT1]: Update statute reference to G.S. 160D

ARTICLE 3

PREREQUISITE TO PLAT RECORDATION AND APPROVAL OF PUBLIC SERVICES

3.0 PREREQUISITE TO PLAT RECORDATION

After the effective date of this ordinance, each individual subdivision plat of land within the jurisdiction of Davidson County shall be approved by the Planning Board.

3.1 APPROVAL OF PUBLIC SERVICES

No construction permits shall be issued for lots within any subdivision for which a plat is required to be approved unless and until such final plat has been approved by Davidson County.

ARTICLE 4

LEGAL PROVISIONS

4.0 PROCEDURE FOR PLAT APPROVAL

4.01 After the effective date of this ordinance, no subdivision plat of land within the jurisdiction of Davidson County shall be filed or recorded until it has been submitted to and approved by the appropriate agency as set forth in Article 3, Section 3.0 of this ordinance, and until this approval is entered in writing on the face of the plat by the chairman or head of that agency.

4.02 The Register of Deeds shall not file or record a plat of a subdivision of land located within the territorial jurisdiction of Davidson County that has not been approved in accordance with these provisions or certified as an exception to this ordinance, nor shall the Clerk of Superior Court order or direct the recording of a plat if the recording would be in conflict with this section.

4.03 Plats not subject to the provisions of this ordinance (See Sections 5.01, 5.02, 5.03, 5.04) may be recorded provided the owner desiring to record such plats shall obtain a Certificate of Exemption from the Subdivision Administrator and shall present such certificate to the Register of Deeds as proof that exemption conditions are present.

4.04 Certificate of Exemption. I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me (us) by deed recorded in book _____, page _____, and that the subdivision of the property shown on this plat is an exception to the subdivision ordinance of Davidson County, North Carolina under Section _____.

4.1 EFFECT OF PLAT APPROVAL ON DEDICATIONS

Pursuant to G.S. 160D-806, the approval of a plat does not constitute or effect the acceptance by the County or the public of the dedication of any street or other ground, public utility line, or other public facility shown on the plat and shall not be construed to do so.

Commented [JDT2]: Update statute reference to G.S. 160D-806

4.2 PENALTIES FOR VIOLATION

After the effective date of this ordinance, any person who, being the owner or agent of the owner of any land located within the territorial jurisdiction of this ordinance, thereafter subdivides his land in violation of this ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under the terms of this ordinance and recorded in the office of Davidson County Register of Deeds, shall be guilty of a misdemeanor. The descriptions by metes and bounds in the instrument of transfer or other documents

used in the process of selling or transferring land shall not exempt the transaction from this penalty. The County, through its attorney or other official designated by the Board of Commissioners, may enjoin illegal subdivision, transfer or sale of land by action for injunction. Further violators of this ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by G.S. 14-4.

4.3 SEPARABILITY

Should any section or provision of this ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

4.4 VARIANCES

Where, because of severe topographical or other conditions peculiar to the site, strict adherence to the provisions of this ordinance would cause an unnecessary hardship, the Davidson County Board of Adjustment may authorize a variance to the terms of this ordinance only to the extent that is absolutely necessary and not to an extent which would violate the intent of the ordinance. Reason for the variance shall be noted in the minutes of the Board of Adjustment.

Commented [JDT3]: Changed approving board from Planning Board to Board of Adjustment

Commented [JDT4]: Planning Board to Board of Adjustment

4.5 AMENDMENTS

The Board of Commissioners may from time to time on their own initiative, at the recommendation of the Planning Board, or by petition of fifty (50) or more people registered to vote in Davidson County, amend the terms of this ordinance, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Board for review and recommendation. The Planning Board shall have thirty (30) days within which to submit its report. If the Planning Board fails to submit a report within the specified time, it shall be deemed to have approved the amendment.

4.6 ABROGATION

It is not intended that this ordinance repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations, or permits previously adopted or issued pursuant to law. However, where this ordinance poses greater restrictions, the provisions of this ordinance shall govern. This ordinance is not meant to abrogate any rights or interests vested in or by the Subdivision Ordinance adopted for Davidson County in August, 1965, but rather to carry forward and re-enact all provisions of those regulations not specifically left out of these revised regulations. When there is a real or apparent conflict with any provisions in Davidson County's Zoning Ordinance, the more stringent requirements shall govern.

4.7 EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the 7th day of March, 1986.

Duly adopted by the Board of County Commissioners of Davidson County, North Carolina, this the 7th day of March, 1986.

Attest: Elizabeth G. Hargrave, Chairman, Davidson County Board of Commissioners
James F. Mock, Attorney _____, Clerk

Amended 12-14-93
Effective date 1-01-94

ARTICLE 5
DEFINITIONS

5.0 “SUBDIVISION” DEFINED

For the purposes of this ordinance, “subdivision” means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or a change in existing streets; however, the following are not included within this definition and are not subject to any regulations enacted pursuant to this ordinance:

5.01 The combination or recombination of portions of previously subdivided and recorded lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in the subdivision regulations;

5.02 The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved;

5.03 The public acquisition by purchase of strips of land for the widening or opening of streets;

5.04 The division of a tract in single ownership, the entire area of which is not greater than two (2) acres, into not more than three (3) lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed the standards of the county as shown by its subdivision regulations.

5.1 OTHER DEFINITIONS

For the purpose of this ordinance, certain words or terms used herein shall be defined as follows:

Board of Adjustment – Davidson County Board of Adjustment

Commented [JDT5]: Added definition for Board of Adjustment since, they will be hearing subdivision variances

Board of Commissioners – County Commissioners of Davidson County

Buffer Strip – A solid fence or wall, or a planted strip at least five (5) feet in width composed of deciduous and/or evergreen trees spaced not more than ten (10) feet apart, and not less than one (1) row of dense shrubs spaced not more than five (5) feet apart, which shall be established and maintained in perpetuity by the owner of property whenever required under the terms and provisions of this ordinance.

Buffer Yard – Undisturbed or landscaped buffer along a subdivision perimeter.

Commented [JDT6]: New definition for buffer yard (see Sec. 8.13)

Building Setback Line – A line parallel to the front property line in front of which no structure shall be erected.

Dedication – A gift, by the owner, or a right to use of land for a specified purpose or purposes. Because a transfer of property rights is entailed, dedication must be made by written instrument, and is completed with an acceptance.

Existing Easement – Private access road or driveway serving three or more lots prior to 2004.

Commented [JDT7]: Clarify that easement must serve at least 3 lots to qualify.

Easement – A grant by the property owner of a strip of land for a specified purpose and use by the public, a corporation, or persons.

Hillside Subdivision – Land proposed to be subdivided which has a slope of sixteen percent (16%) or greater. That is, an average difference in elevation of at least sixteen (16) feet in a horizontal distance of one hundred (100) feet. The average shall be obtained from at least fifteen (15) measurements, each twenty (20) feet from the next.

Lot – A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both.

Lot of Record – A lot which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds of Davidson County prior to the adoption of this ordinance, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this ordinance.

Lot Types:

Access Lot – A lot having lake frontage and road frontage which offers lake frontage and/or lake access to those lots not having direct lake frontage within a lakefront subdivision.

Corner Lot – A lot located at the intersection of two (2) or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

Interior Lot – a lot other than a corner lot with only one frontage on a street.

Through Lot or a "Double Frontage" Lot – A lot other than a corner lot with frontage on more than one street. Through lots abutting two (2) streets may be referred to as double frontage lots.

Reversed Frontage Lot – A lot on which the frontage is at right angles or approximately right angles (interior angle less than 135 degrees) to the general pattern in the area. A reversed frontage lot may also be a corner lot, an interior lot, or a through lot.

Official Maps or Plans – Any maps or plans officially adopted by the Board of Commissioners as a guide to the development of Davidson County.

Open Space – An area (land and/or water) generally lacking in manmade structures and reserved for enjoyment in its unaltered state.

Plan – Any documented and approved program of recommended action, policy, intention, etc., which set forth goals and objectives along with criteria, standards and implementing procedures necessary for effectively guiding and controlling decisions relative to facilitating development and growth management.

Planned Unit Development – The Planned Unit Development is a permitted use designed to provide for developments incorporating a single type or a variety of residential and related uses which are planned and developed as a unit. Such development may consist of individual lots or common building sites. Common land must be an element of the plan related to affecting the long-term value of the entire development.

Planning Board – The Planning Board of Davidson County.

Plat – A map or plan of a parcel of land which is to be, or has been, subdivided.

Private Driveway – A roadway serving two (2) or fewer lots, building sites or other division of land and not intended to be public ingress or egress.

Private Street – An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with G.S. 136-102.6. Emergency and other public services may not be provided over such private streets and they shall be privately maintained.

Public Sewage Disposal System – Any public or community sanitary sewage system and any sanitary sewage system which is designed to discharge effluent to the land surfaces or surface waters shall be approved by the Department of Natural Resources and Community Development under rules adopted by the Environmental Management Commission. All other sanitary sewage systems shall be approved by the Department of Human Resources under rules adopted by the Commission for Health Services.

Public Water Supply – Any water supply furnishing potable water to at least fifteen (15) service connections or regularly serves an average of at least twenty-five (250 individuals daily at least sixty (60) days out of the year. Approval by the North Carolina Division of Health Services is required.

Recreation Area or Park – An area of land or combination of land and water resources that is developed for active and/or passive recreation pursuits with various manmade features that accommodate such activities.

Reservation – A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development for a stated period of time.

Single-Tier Lot – A lot which backs upon a limited access highway, a railroad, a physical barrier, or another type of land use and to which access from the rear is usually prohibited.

Street – A dedicated and accepted public right-of-way for vehicular traffic. The dedication of half streets at the perimeter of a new subdivision is prohibited. If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street must be furnished by the subdivider. Where there may exist a half street in an adjoining subdivision, the remaining half shall be provided by the proposed development. The following classifications shall apply:

Principal Arterial – A rural link in a network of continuous routes serving corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel and existing solely to serve traffic. This network would consist of Interstate routes and other routes designed as principal arterials.

Minor Arterial – A rural link in a network joining cities and large towns and providing intra-state and intercounty service at relatively high (55 mph) overall travel speeds with minimum interference to through movement. This network would primarily serve traffic.

Major Collector – A road which serves major intra-county travel corridors and traffic generators and provides access to the arterial system.

Minor Collector – A road which provides service to small local communities and links locally important traffic generators with their rural areas.

Local Road – A local road serves primarily to provide access to adjacent land and for travel over relatively short distances.

SPECIFIC TYPES OF ROADS

Cul-De-Sac – a cul-de-sac is a short street having but one end open to traffic and the other end being permanently terminated and a vehicular turn-around provided.

Frontage Road – A frontage road is a local street or road that is parallel to a full or partial access controlled facility and functions to provide access to adjacent land.

Alley – A minor right-of-way publicly or privately owned, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Expressway – An expressway is a divided street or road which serves through traffic with full or partial control of access and generally with grade separations at intersections.

Subdivider – Any person, firm, or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.

Subdivision Administrator – The Planning Director of Davidson County or his designee.

5.2 WORD INTERPRETATION

For the purpose of this ordinance, certain words shall be interpreted as follows:

Words used in the present tense include the future tense.

Words used in the singular number include the plural, and words used in the plural number include the singular, unless the natural construction of the wording indicates otherwise.

The words “used for” shall include the meaning “designed for”.

The word “structure” shall include the word “building”.

The word “lot” shall include the words “plot”, “parcel”, or “tract”.

The word “shall” is always mandatory and not merely directory.

ARTICLE 6

COMPLIANCE WITH OFFICIAL PLANS

6.0 REVIEWING AGENCIES

The following agencies shall be given opportunity to make recommendations concerning an individual subdivision plat before the preliminary plat is approved:

- (1) The district highway engineer as to proposed streets, highways, and drainage systems.
- (2) The county health director as to proposed water or sewerage systems.
- (3) Any other agency or official designated by the Board of Commissioners.

6.1 ZONING AND OTHER PLANS

Proposed subdivisions must comply in all respects with the requirements of any zoning ordinance in effect in the area to be subdivided, and any other officially adopted plans.

ARTICLE 7

PROCEDURE FOR APPROVAL OF SUBDIVISION

7.0 GENERAL

To secure approval of a plat as required by this ordinance, the subdivider shall follow the procedures of this Article.

7.1 MINOR SUBDIVISIONS

Procedures for handling application for approval of minor subdivisions are intended to simplify the processing of routine, small subdivisions with due regard to protection of the public interest.

7.1.01 Minor Subdivision Defined

For the purposes of this ordinance, a minor subdivision is defined as any subdivision involving no new street right-of-way and consisting of not more than ten (10) lots having access to an existing, state-maintained road.

7.1.02 Procedure for Approval of Minor Subdivisions

In lieu of the procedures set forth in the remaining sections of this Article, the subdivider may apply for final approval of any minor subdivision through the procedures set forth in this section.

7.1.03 Number of Copies and Graphic Media

Two (2) copies of a plat, or legal sized paper, at a scale of one (1) inch equals two hundred (200) feet or greater must be presented to the staff of the Planning Board for all minor subdivisions.

7.1.04 Certification Required

Plats for minor subdivisions must be accompanied by a certificate of survey and accuracy as specified in Section 7.11.13(b) by a registered land surveyor or professional engineer licensed and registered to practice in North Carolina.

7.1.05 Review Procedure

The staff of the Planning Board shall review each minor subdivision and shall find that it either does or does not meet the requirements of this ordinance. Based on these findings, the Planning Board staff shall either approve, disapprove, or approve conditionally the proposed minor subdivision within thirty (30) days of its submission to

the staff. The decision of the staff is subject to appeal by the subdivider to the Planning Board, which must act on any appeal within thirty (30) days.

7.1.06 Certificate of Approval for Recording

If the proposed minor subdivision is approved by the Planning Board staff, or by the Planning Board upon appeal, such approval shall be shown on each copy of the plat by the following signed certificate:

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 minor subdivisions.

Date _____

Signature _____

7.2 MAJOR SUBDIVISIONS

7.2.01 Preapplication Procedure – Sketch Design Plan

If a tract is to be subdivided into twenty-five (25) or more lots, the subdivider shall submit a sketch plan prior to submitting a preliminary plat. Tracts not meeting the definition of a minor subdivision, but being divided into fewer than twenty-five (25) lots may be submitted in sketch plan at the option of the subdivider. Sketch plans shall be submitted at least seven (7) days prior to a regularly scheduled Planning Board meeting.

7.3 SKETCH PLANS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

7.3.01 Number of Copies and Graphic Media

A minimum of two (2) copies of a sketch design plan shall be submitted. No specific graphic media must be employed.

7.3.02 Size of Plan and Scale

No specific size or scale requirements apply to sketch design plans.

7.3.03 Administrative Fees

No administrative fees are charged in connection with the submission of sketch design plans.

7.3.04 Certification Required

No certificates must be provided in connection with the submission of sketch design plans.

7.4 CONTENTS REQUIRED IN SKETCH PLANS

The sketch design plan shall depict or contain the following information using tax, zoning, and topographic maps and aerial photographs:

- 7.4.01 A sketch vicinity map showing the location of the subdivision in relation to neighboring tracts, subdivisions, roads, and waterways;
- 7.4.02 The boundaries of the tract and the portion of the tract to be subdivided;
- 7.4.03 The total acreage to be subdivided;
- 7.4.04 The existing and proposed uses of the land within the subdivision and adjoining it;
- 7.4.05 The proposed general street and lot layout;
- 7.4.06 The name, address, and telephone number of the owner;
- 7.4.07 The name of the proposed subdivision;
- 7.4.08 Streets and lots of adjacent developed or platted properties to a distance of sixty (60) feet;
- 7.4.09 Schematic sewer and water plan;
- 7.4.10 The zoning classification of the tract and of adjacent properties.

7.5 REVIEW PROCEDURE

The Planning Board shall review the sketch design plan for general compliance with the requirements of this ordinance and the zoning ordinance; the Planning Board shall advise the subdivider of his authorized agent of the regulations pertaining to the proposed subdivision and the procedures to be followed in the preparation and submission of the preliminary and final plats.

This review shall in no way be construed as constituting an official action of the approval for recording of the subdivision by the Planning Board or Board of Commissioners as required by this ordinance.

7.6 DISPOSITION OF COPIES

One copy shall be retained as a part of the minutes of the Planning Board with the other copy being returned to the subdivider or his authorized agent.

7.7 PRELIMINARY PLAT

The subdivider, or the subdivider's duly authorized agent, shall submit ten (10) copies of the preliminary plat, and any supplementary materials, to the Planning Board at least ten (10) days prior to a regular meeting of that board, for every subdivision of land which is located within the territorial jurisdiction established by Article 2, Section 2.1 hereof.

7.7.02 Size of Plat

Preliminary Plats shall be prepared at a scale of one (1) inch equals two hundred (200) feet, or greater.

7.7.03 Administrative Fees

No administrative fees shall be charged in connection with the submission of preliminary plats.

7.7.04 Certification Required

No certifications must be provided in connection with the submission of preliminary plats.

7.8 CONTENTS REQUIRED ON PRELIMINARY PLATS

The preliminary plat shall depict or contain the following information; plats not illustrating or containing the following data shall be returned to the subdivider, or his authorized agent for completion and resubmission:

7.8.01 The proposed name of the subdivision;

7.8.02 A location/vicinity map showing the relationship between the proposed subdivision and the surrounding area.

7.8.03 The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented, with all bearings and distances shown;

7.8.04 Scale denoted both graphically and numerically;

7.8.05 North arrow;

- 7.8.06 The plans for proposed utility layouts, including sanitary sewers, storm sewers, water distribution lines, natural gas, telephone and electric service, illustrating connections to the existing systems. Plans for water supply and/or sewage disposal must be accompanied by letters of preliminary approval by the appropriate City, County, and State authorities (See Appendix I). Plans must show line sizes, blow-offs, manholes, pumps, force mains, and gate valves;
- 7.8.07 Proposed street names. All streets must be designated either "Public" or "Private" and named.
- 7.8.08 Proposed location and size of parks, school sites, or other recreational or open spaces, if any, and their future ownership (dedication for public use to governmental body, for owners to duly constituted homeowners or community association, or for tenants remaining in subdivider's ownership);
- 7.8.09 Site calculations, including:
- (a) Acreage in total tract to be subdivided;
 - (b) Acreage in parks and other nonresidential use;
 - (c) Total number of parcels created;
 - (d) Linear feet in streets;
- 7.8.10 Proposed minimum building setback lines;
- 7.8.11 The names of owners of adjoining properties and any adjoining divisions of record (or proposed and under review);
- 7.8.12 Any proposed riding trails, natural buffers, pedestrian, bicycle, or other rights-of-way, utility or other easements, their location, width, and purposes;
- 7.8.13 Proposed streets, existing and platted streets on adjoining properties and in the proposed subdivision, rights-of-way, pavement widths, approximate grades, design engineering data for all corners and curves, and typical street cross sections. If any street is proposed to intersect with a State maintained road, the plat shall be accompanied by an application for driveway approval as required by the Department of Transportation, Division of Highways' Manual on Driveway Regulations
- 7.8.14 Existing and proposed property lines, both on the tract to be subdivided and on adjoining properties, buildings or other structures, water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and on the land immediately adjoining, corporate limits, township boundaries, and county lines;
- 7.8.15 Proposed lot lines, lot and block numbers, and approximate dimensions;

- 7.8.16 Wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds, and any other natural features affecting the site;
- 7.8.17 The preliminary plat shall be accompanied by a copy of any proposed deed restrictions or similar covenants;
- 7.8.18 Date of plat preparation;
- 7.8.19 The name(s) of the township(s), county, and state in which the subdivision is located and Davidson County tax map;
- 7.8.20 The name(s), address(es), and telephone number(s) of the owner(s), mortgagee(s), registered surveyor(s), land planner(s), architect(s), landscape architect(s), and professional engineer(s) responsible for the subdivision.
- 7.8.21 Any other information considered by either the subdivider or the Planning Board to be pertinent to the review of the preliminary plat; e.g., topographic map showing vertical contours every five (5) feet.
- 7.9 REVIEW PROCEDURE
- 7.9.01 Before acting on the preliminary plat, the Davidson County Planning Board shall request comments from the District Highway Engineer, the County Health Director or a professional soil scientist registered in North Carolina, the County Superintendent of Schools and other officials or agencies directly affected by the proposed development.
- 7.9.02 The Planning Board shall review and take action on each preliminary plat within thirty (30) days after first consideration by the Planning Board. First consideration shall be at the next regularly scheduled meeting of the Planning Board that follows at least fourteen (14) days after the plat is submitted.
- 7.10 DISPOSITION OF COPIES
- 7.10.01 If the plat is approved, approval shall be noted on at least two (2) copies of the plat. One copy shall be returned to the subdivider, and one copy shall be retained by the Planning Board
- 7.10.02 If the preliminary plat is disapproved, the Planning Board shall specify the reasons for such action in writing. One copy of such reasons shall be retained by the Planning Board and one copy shall be given to the subdivider. If the preliminary plat is disapproved, the subdivider may make the recommended changes and submit a revised preliminary plat, or appeal the decision to the Davidson County Board of Commissioners.

7.11 FINAL PLAT

7.11.01 Improvements Installation or Guarantees

Upon approval of the preliminary plat by the Planning Board, the subdivider may proceed with the preparations of the final plat, and the installation or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this ordinance. Prior to approval of a final plat, the subdivider shall have installed improvements specified in this ordinance or guaranteed their installation as provided.

7.11.02 Performance Guarantee

In lieu of prior construction of the improvements required by this ordinance, Davidson County may, for the purpose of approving the final plat, accept a guarantee from the subdivider that such improvements will be carried out at his expense according to Davidson County's specifications.

7.11.021 Such guarantee may be in the form of a surety bond made by a surety company licensed to do business in North Carolina, or a certified check drawn in favor of Davidson County, or cash deposited with the County. Such guarantee shall be in an amount of not less than 100% or more than 125% of the estimated cost of the construction of the required improvements. Performance guarantee shall run for a period of one year and may be renewed for a period of one year upon written approval of the County Manager.

7.11.023 Reduction of Bond or Surety

The sum of any performance bond or the amount of any deposit held under Section 7.11.021, may, from time to time, be reduced by the Planning Board upon receipt of evidence of partial completion of the required improvements. The amount remaining on deposit or insured by bond shall be sufficient to complete the improvements in the event of default by the subdivider.

~~7.11.03 Defects Guarantee~~

~~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. (Amended: May 8, 2023)~~

Commented [JDT8]: No longer permitted per statute

7.11.04 Maintenance Guarantee

The Subdivision Administrator shall secure from all subdividers a letter in which said subdivider shall agree to maintain the backfill and any improvements located thereon and any ditch which has been dug in connection with the installation of such

improvements. Such letter shall be binding on the subdivider for a period of one year after the approval of the final plat by the County.

7.11.05 Final Plat Review Contingent Upon Execution of Guarantees

No final plat will be accepted for review by the Planning Board or Board of County Commissioners unless accompanied by written notice by the Subdivision Administrator acknowledging compliance with this ordinance.

7.11.06 The Final Plat

The final plat shall constitute only that portion of the preliminary plat which the subdivider proposes to record and develop at the time; such portion shall conform to all requirements of this ordinance.

7.11.07 No final plat shall be approved unless and until the subdivider shall have installed in that area, represented on the final plat, all improvements required by this ordinance or shall have guaranteed their installation as provided for in paragraphs 7.11.01, 7.11.02, 7.11.03 herein.

7.11.08 Plat Submitted

The subdivider shall submit the final plat, so marked, to the Chairman of the Planning Board or his designee not less than fourteen (14) days prior to the Planning Board meeting at which it will be considered for approval; further, the plat shall be submitted not more than twelve (12) months after the date on which the preliminary plat was approved, otherwise such approval shall be null and void unless a written extension of this time limit is granted by the Planning Board on or before the one-year anniversary of the approval.

7.11.09 Plat Prepared

The final plat shall be prepared by a surveyor or professional engineer licensed and registered to practice in the State of North Carolina. The final plat shall substantially conform to the preliminary plat as it was approved. The final plat shall conform to the provisions of plats, subdivisions, and mapping requirements as set forth in General Statute 47-30.

7.11.10 Number of Copies and Graphic Media

Ten (10) copies of the final plat shall be submitted; one (1) of these shall be mylar (matte side up) or other material approved by the Register of Deeds suitable for recording; nine (9) shall be black or blue line paper prints.

7.11.11 Size of plat and Scale

Final plats shall have an outside marginal size of not more than eighteen (18) inches by twenty-four (24) inches nor less than eight and one half (8 ½) inches by eleven (11) inches.

Where size of land areas or suitable scale to assure legibility require, maps may be placed on two (2) or more sheets with appropriate match lines. Final plats shall be drawn at a scale of one (1) inch equals two hundred (200) feet, or greater.

7.11.12 Administrative Fees

Submission of the final plat shall be accompanied by a filing fee, the amount of which shall be set from time to time by the Board of County Commissioners.

7.11.13 Certification Required

The following signed certificates shall appear on all copies of the final plat which are submitted to the Planning Board by the Subdivider:

- (a) 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.

Date

Owners

North Carolina

County

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20____.

(Official Seal)

Notary Public

My commission expires _____, 20____.

- (b) Certificate of Survey and Accuracy. I, _____, certify that this plat was drawn under my supervision from (an actual

survey made under my supervision)(deed description recorded in Book _____, Page _____, etc.)(other); that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, page _____; 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 _____, 20_____.

North Carolina

_____ County

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20_____.

(Official Seal)

Notary Public

My commission expires _____, 20_____.

7.12 CONTENTS REQUIRED ON FINAL PLAT

The final plat shall depict or contain the following information; plats not illustrating or containing the following data shall be returned to the subdivider or his authorized agent for completion and resubmission.

7.12.01 The name of the subdivision;

7.12.011 A location/vicinity map;

7.12.02 The exact boundary lines of the tract to be subdivided fully dimensioned by lengths and bearings, and the location of intersecting boundary lines of adjoining lands;

7.12.03 Scale denoted both graphically and numerically;

7.12.04 The plans for utility layouts, including sewers, storm sewers, water distribution lines, natural gas, telephone and electric service, illustrating connections to existing systems or plans for individual water supply systems and/or sewage disposal systems;

7.12.05 Street names;

- 7.12.06 The location, purpose, and dimensions of areas to be used for purposes other than residential;
- 7.12.07 Minimum building setback lines;
- 7.12.08 The name of owners of adjoining properties and any adjoining subdivisions of record (or proposed and under review);
- 7.12.09 The location and dimensions of all rights-of-way, utility or other easements, riding trails, natural buffers, pedestrian or bicycle paths, and areas to be dedicated to public use with the purpose of each stated;
- 7.12.10 Right-of-way lines, and pavement widths of all streets and the location and width of all adjacent streets and easements;
- 7.12.11 Property lines, buildings or other structures, water courses, railroads, bridges, storm drains, both on the land to be subdivided and on the land immediately adjoining, corporate limits, township boundaries, and county lines;
- 7.12.12 Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distances for the center line of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured at least to the nearest one-hundredth of a foot and all angles to be nearest minute;
- 7.12.13 The accurate locations and descriptions of all monuments, markers, and control points;
- 7.12.14 The blocks numbered consecutively through the entire subdivision and the lots numbered consecutively throughout each block;
- 7.12.15 The deed restrictions or any other similar covenants proposed for the subdivision, if any;
- 7.12.16 The date of the survey and plat preparation;
- 7.12.17 North arrow;
- 7.12.18 All certifications as required by Sections 7.11.13 of this Article;
- 7.12.19 The name(s) of the township(s), county(s), and state in which the subdivision is located and Davidson County tax map;
- 7.12.20 Responsible for Plat

The name(s), address(es), and telephone number(s) of the owner(s), mortgagee(s), registered surveyor(s), land planner(s), architect(s), landscape architect(s), and professional engineer(s) responsible for the subdivision and the registration number(s) and seal(s), of the professional engineer(s) and registered surveyor(s).

7.13 REVIEW PROCEDURE

Final plats shall be reviewed according to the following procedure:

7.13.01 Planning Board Review

The Planning Board shall approve or disapprove the final plat within thirty (30) days of its first consideration.

During its review of the final plat, the Planning Board may appoint an engineer or surveyor to confirm the accuracy of the final plat. If substantial errors are found, in the opinion of the Planning Board, the costs shall be charged to the subdivider and the plat shall not be approved until such errors have been corrected.

If the Planning Board disapproves the final plat, the Planning Board shall state in writing its reasons for such actions, specifying the provisions of this ordinance with which the plat does not comply. One copy of this statement shall be transmitted to the subdivider within fifteen (15) days of disapproval and one copy shall be retained by the Planning Board as part of its proceedings.

If the final plat is disapproved, the subdivider may make such changes as will bring the plat into compliance with the provisions of this ordinance and resubmit same for reconsideration by the Planning Board or may make appeal to the Board of County Commissioners.

If the Planning Board fails to approve or disapprove the final plat within thirty (30) days after first consideration, as previously defined, such failure shall be deemed approval.

7.13.02 If the Planning Board approves the final plat, such approval shall be shown on each copy of the plat by the following signed certificate:

Certificate of Approval for Recording

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 Commissioners for recording in the office of the Register of Deeds of Davidson County.

Date

Chairman

Subdivision Administrator

7.13.03 Appeal to the Board of County Commissioners

If the final plat is disapproved by the Planning Board, the subdivider may make appeal to the Board of County Commissioners by filing a notice of appeal to the Board of County Commissioners, the Planning Board and the County Manager. The Board of County Commissioners shall review the final plat on appeal, along with the comments of the Planning Board and shall uphold or reject the Planning Board's decision within sixty (60) days of the receipt of the appeal. If the Planning Board's decision is rejected, the Certificate of Approval for Recording (7.13.02) shall be signed by the Chairman of the Board of Commissioners.

7.14 EFFECT OF PLAT APPROVAL ON DEDICATIONS

The approval of a final plat shall not be deemed to constitute or effect the acceptance by Davidson County of the dedication of any street or other ground, public utility line, or other public facility shown on the plat. However; the County may by resolution of the Board of County Commissioners accept any dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision regulation jurisdiction. All streets must be designated either "Public" or "Private".

7.15 DISPOSITION OF COPIES

If the final plat is approved by the Planning Board, the reproducible plat and one print of the plat shall be returned to the subdivider. The reproducible plat shall be recorded at the Register of Deeds, and one print shall be retained by the Planning Board.

7.16 RECORDING OF THE FINAL PLAT

The subdivider shall file the approved final plat with the Register of Deeds of Davidson County for recording within sixty (60) days after the date of Planning Board's approval; otherwise, such approval shall be null and void. The recording of the final plat shall be prima facie evidence that the provisions of this ordinance have been met.

7.17 RESUBDIVISION PROCEDURES

For any replatting or resubdivision of land, the same procedures, rules, and regulations shall apply as prescribed herein for an original subdivision. Lot sizes may, however, be varied on an approved plat after recording, provided that (a) no lot or tract of land shall be created or sold that is smaller than the size shown on the approved plat; (b) drainage, easements or rights-of-way shall not be changed; (c) street alignment and block sizes shall not be changed; (d) the property line between the back of the lots shall not be changed; (e) the rear portion of lots shall not be subdivided from the front part; and (f) the character of the area shall be maintained.

ARTICLE 8
GENERAL REQUIREMENTS AND MINIMUM
STANDARDS OF DESIGN

8.0 GENERAL REQUIREMENTS

8.1 SUITABILITY OF LAND

Land subject to flooding, improper drainage, erosion or that is for topographical or other reasons unsuitable for residential use as determined by the Planning Board, shall not be platted for residential use nor for any other uses that will continue or increase the danger to health, safety, or property unless the hazards can be and are corrected.

8.2 PREVENTION OF FLOOD DAMAGE

8.2.01 Lands known to be within a flood plain in any area known to be subject to flooding shall be so identified on the preliminary plat

8.2.02 Any land identified as “floodplain” on the maps prepared for Davidson County under the Department of Housing and Urban Development’s Flood Insurance Program shall be prohibited from development for dwellings or other uses unless the sites are flood protected as follows:

8.2.021 No structures or fill shall be placed in the floodway which would interfere with the natural water course.

8.2.022 Streets and utilities lines and structures may be placed within the flood plain only if their elevation is raised above maximum flood heights shown on the flood plain maps described in 8.2.02 or if they are otherwise flood-protected.

8.2.023 Dwellings and self-contained sewage disposal units (if used) shall be built at an elevation above maximum flood heights as shown on the flood plain maps described in 8.2.02.

8.2.024 The subdivision drainage system shall be designed to prevent increased flood flows due to newly developed impervious surfaces and other factors.

8.3 FILL AREAS

Areas that have been used for the commercial disposal of solid waste shall not be subdivided into commercial or residential building sites. This shall include those areas that have been used for the disposal of trash, and other waste materials.

8.4 SEDIMENTATION AND POLLUTION CONTROL

In order to prevent soil erosion and sedimentation pollution of streams, springs, flat water bodies, or other drainage networks, the subdivider shall comply with all requirements of the "North Carolina Sedimentation Pollution Control Act of 1973".

8.5 STORM WATER DRAINAGE

The subdivider shall provide an adequate drainage system for the drainage of all surface water. The design of such a system shall be subject to the approval of the Planning Board.

8.5.01 No surface water shall be channeled or directed into a sanitary sewer.

8.5.02 Surface drainage courses shall have side slopes of at least two (2) feet of horizontal distance for each one (1) foot of vertical distance, and courses shall be of sufficient size to accommodate the drainage area without flooding; that is, the ratio slope height to horizontal distance shall be 2:1.

8.5.03 The minimum grade along the bottom of a surface drainage course shall be a vertical fall of at least one (1) foot in each three hundred (300) foot of horizontal distance.

8.6 WATER AND SEWERAGE SYSTEMS

The preliminary subdivision plat must be accompanied by satisfactory evidence as to the proposed method and system of water supply and sanitary sewage collection and disposal.

8.6.01 A written statement from the Davidson County Health Department or a professional soil scientist registered in North Carolina shall be submitted with the preliminary plat indicating that each lot has adequate land area and soil conditions suitable to accommodate the proposed methods of water supply and sewage disposal.

The statement shall be based upon a field investigation. The field investigation for sewage disposal shall include a site evaluation to determine the characteristics of the soil and etc. and to determine the depth to the ground water table, and the presence of rock formations or other impervious strata.

8.6.02 Preliminary plat shall depict fire hydrants to be installed within one thousand (1000) feet of every new lot by the subdivider as appropriate to the design of the subdivision and as approved by the Planning Board.

8.7 NAME OF SUBDIVISION

The name of a subdivision shall not duplicate nor closely approximate the name of an existing subdivision within Davidson County unless the subdivision is directly adjoining and carries forward design, restrictions, etc. of the existing subdivision.

8.8 COORDINATION AND CONTINUATION OF ROADS

8.8.01 The proposed street layout within the subdivision shall be coordinated with the existing road system of the surrounding area and where possible, existing principal roads shall be extended.

8.8.02 Access to Adjacent Properties

Where, in the opinion of the Planning Board it is necessary to provide for street access to an adjoining property, proposed streets shall be extended by dedication to the boundary of such property and a temporary turn-around shall be provided.

8.8.03 Private Access Easements and Reserve Strips

Private easements will be allowed only under the following conditions:

8.8.031 In subdivisions of lots or parcels in which a new easement provides access to three (3) or four (4) lots, provided that;

- (a) The new easement connects directly to a public street currently accepted for maintenance by the North Carolina Department of Transportation (NCDOT) and a NCDOT driveway permit is obtained
- (b) The new easement shall be assigned a name, for the purposes of public safety and addressing, at the direction of the Davidson County 911 Addressing Coordinator.
- (c) The new easement shall not be located within a major subdivision.
- (d) The right-of-way for the new easement is a minimum of forty-five (45) feet.
- (e) Reserve strips shall be prohibited.
- (f) The following Private Easement Disclosure Statement indicating the responsibility of maintenance shall be placed on the recorded plat and a Road Maintenance Agreement must be established and recorded.
(Amended: May 8, 2023)

Commented [JDT9]: Renaming "Private Street" to "Private Access Easement" to comply with NCGS 153A-239.1

Commented [JDT10]: This gives clearer authority to require roads be named and addressed prior to approving minor subdivisions.

Commented [JDT11]: Per Planning Board discussion on May 20, 2025

(i) Private Easement Disclosure Statement

The maintenance of easements designated on this plat as 'private' shall be the responsibility of property owners within this development having access to such roads. Private easements as shown hereon will not be included, for maintenance purposes, in the North Carolina highway system. Neither Davidson County nor the North Carolina Department of Transportation will maintain a private easement.

Commented [JDT12]: This requirement was added in 2023 but there was no standard language in the ordinance.

8.8.04 Dead End Streets

Dead end streets or cul-de-sacs designed to have one end permanently closed shall be no more than six hundred (600) feet long unless necessitated by topography (or approved by Planning Board). They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least seventy (70) feet and a street right-of-way diameter of at least one hundred (100) feet.

8.8.05 Marginal Access Streets

Where a tract of land to be subdivided adjoins a principal arterial street, the subdivider may be required to provide a marginal access street parallel to the arterial street or reverse frontage of a minor street for the lots to be developed adjacent to the arterial. Where reverse frontage is established, private driveways shall be prevented from having direct access to the expressway.

8.8.06 Street Names

Proposed streets which are obviously in alignment with existing streets shall be given the same name. In assigning new name, duplication of existing names shall be avoided and in no case shall the proposed name be phonetically similar to existing name irrespective of the use of a suffix such as street, road, drive, place, court, etc. Street names shall be subject to the approval of the Planning Board. Street signs shall be erected by the developer. The design, construction, and location of the street signs shall be approved by the Planning Board.

8.8.07 Collector and Minor Streets

Collector and minor streets shall be so laid out that their use by through traffic will be discouraged. Streets shall be designed or walkways dedicated to assure convenient access to parks, playgrounds, schools, and other places of public assembly.

8.8.08 Large Tracts or Parcels

Where land is subdivided into parcels ten (10) acres or more in area, such parcels shall be arranged to allow for the opening of future roads and logical further re-subdivision.

8.9 DESIGN STANDARDS FOR STREETS

- 8.9.01 The design of all public streets and roads within Davidson County shall conform to the minimum standards set forth in the most recent edition of "minimum Construction Standards for Subdivision Roads" as published by the N.C. Department of Transportation, Division of Highways.

The developer of a major subdivision will be responsible for the maintenance of a public road until the road is accepted by NCDOT. The following disclosure statement must be placed on the plat indicating the developer being responsible for the roadway maintenance and the individual lot owner being responsible for right of way maintenance as it was initially constructed, until accepted by NCDOT. (Amended: May 8, 2023)

(a) Road 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 the roadway, with future property owners maintaining the right of way, until the road is taken over for maintenance by NCDOT.

Commented [JDT13]: This requirement was also added in 2023 but no standard language was provided.

- 8.9.02 Private Streets must conform to the same design standards as public streets, except that the pavement surface may be omitted and the base course may be reduced in thickness. In no case may the base course be less than three (3) inches.
- 8.9.03 Existing private easements giving access to proposed minor subdivisions must conform to the following construction standards:
- 1-4 Lots = No requirement
 - 5-6 Lots = 30' right of way, road maintenance agreement
 - 7-9 Lots = 30' right of way, road maintenance agreement, 18' graveled surface.
 - 10+Lots = State Standards

Additional lots on an existing private easement that does not meet the standards can be appealed to the Board of Adjustment as a request for a variance from these standards.

Commented [JDT14]: Changed approving body from Planning Board to Board of Adjustment.

8.10 DESIGN STANDARDS FOR BLOCKS

- 8.10.01 The lengths, widths, and shapes of blocks shall be determined with due regard to: provision of adequate building sites suitable to the special needs of the type of use contemplated; needs for vehicular and pedestrian circulation, control and safety of street traffic; limitations and opportunities of topography; and convenient access to water areas.

8.10.02 Block Length

Blocks shall not be less than four-hundred (400) feet nor more than sixteen hundred (1,600) feet in length.

8.10.03 Block Width

Blocks shall have sufficient width to allow two (2) tiers of lots of minimum depth except where single-tier lots are required to separate residential development from through vehicular traffic or another type of use, or when abutting a water area or the edge of the subdivision.

8.10.04 Pedestrian Crosswalks

Where deemed necessary by the Planning Board a pedestrian crosswalk at least fifteen (15) feet in width may be required to provide convenient public access to a public area such as a park or school or to a water area such as a stream, river, or lake.

8.11 DESIGN STANDARDS FOR LOTS

- 8.11.01 The lot size, width, depth, shape, and orientation, and the minimum housing setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Where there are conflicts between the lot size, width and/or depth standards set forth in this Ordinance and those set forth in the Davidson County Zoning Ordinance the more stringent provisions and/or requirements shall govern.

- 8.11.02 Lots laid out for commercial or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated as determined by the Planning Board.

- 8.11.03 Lots for residential uses shall comply with the following requirements.

(a) Lot area:

- (1) Lots served by both public water and public sewer shall have an area of at least thirty thousand (30,000) square feet. (August 22, 2022)

- (2) Lots served by public sewer but not public water shall have an area of at least thirty thousand (30,000) square feet. (August 22, 2022)
- (3) Lots served only by public water and not public sewer, and outside of watershed area (defined in item (4) below) shall have an area of at least 30,000 square feet. This requirement shall be increased on the recommendation of the County Health Department based on investigations for site evaluation including soil characteristics, suitable soil depth and restrictive horizons. (August 22, 2022)
- (4) Lots located in a watershed of a Class III or Class IV reservoir or on the watershed of a portion of a Class IV Stream or River extending to a downstream intake of water purification plant shall contain at least forty thousand (40,000) square feet of area suitable for a septic tank system location and operation. (August 22, 2022)
- (5) Lots within major subdivisions consisting of more than (10) lots may vary in size to as low as twenty thousand (20,000) square feet as long as the overall density in the subdivision remains at one dwelling per thirty thousand (30,000) square feet. This density shall be one dwelling per forty thousand (40,000) square feet within a watershed area (defined in item (4) above). Any common area to be utilized toward this density requirement shall be maintained by the developer or HOA and shall be noted as "unbuildable" on the plat.
- (6) Water frontage lots shall have a minimum width as sold of one hundred (100) feet at the building line on the water side of the lot. All other lots within four hundred sixty (460) feet of the official pond level of a lake, if there be an official pond level, or the mean water level of a stream or pond, shall have a minimum width as sold of one hundred (100) feet at the front building line.

Commented [JDT15]: Clarifies lot size averaging density is based on the underlying lot size (watershed vs. non-watershed)

Commented [JDT16R15]: Also clarifies that common area must be maintained by HOA and labeled "unbuildable."

(b) Lot Width

- (1) All lots shall have a minimum width at the building line of ninety (90) feet and a minimum width at the street line of thirty-five (35) feet. Corner lots shall have an extra width of ten (10) feet to permit adequate setback from side streets. Greater lot width is required as follows:
- (2) Lots served by only public water or by neither public water nor sewer shall have a lot width of at least **100 feet** at the building line. Except in cul-de-sacs where the minimum linear width is 80 feet.

(September 14, 2015)

(c) Lot Depth

- (1) All lots shall have an average depth of at least one-hundred (100) feet. Single-tier lots shall have an average depth of at least one hundred twenty-five (125) feet. Greater lot depth is required as follows:
- (2) Lots served by only public water or by neither public water nor sewer shall have an average depth of at least 175 feet.
- (d) Residential Building Setback Lines. The minimum building setback distance from property lines shall be as follows:
 - (1) Distance from Front Property Line on Arterial Street 30 Feet
 - (a) Distance from Front Line in Major Subdivisions 50 Feet
(Amended: May 8, 2023)
 - (2) Distance from Side Property Line 10 Feet
 - (3) Distance from Side Property Line Abutting Street 15 Feet
 - (4) Distance from Rear Property Line 20 Feet
 - (5) Distance (horizontal) from the Ordinary High Water Line of a Stream, River or Lake 50 Feet
 - (6) Distance (horizontal) from the normal high water Line of a Stream, river or lake that is a Class I or Class II impounded reservoir used as a source of Drinking Water 100 Feet
- (e) Orientation of Residential Lot Lines. Side lot lines shall be substantially at right angles or radial to street lines. Double-frontage lots shall be avoided wherever possible.
- (f) Only one principal dwelling may be located on a single lot, except where the lot has enough acreage for two principal dwelling units.

8.11.04 Panhandle Lots

Panhandle lots must have at least 35 feet of width extending from the road throughout the panhandle, must not extend farther than 420 feet, and shall be defined as having access along a private driveway. Side by side panhandle lots or easements shall be prohibited on property or adjacent properties under one ownership.

Commented [JDT17]: Per Planning Board Discussion on May 20, 2025. Increases maximum length from 320 feet to 420 due to lot size increase from 20,000 sqft to 40,000 sqft.

8.12 DESIGN STANDARDS FOR EASEMENTS

Easements shall be provided as follows:

8.12.01 Utility Easements

Easements for underground or above ground utilities shall be provided where necessary across lots or, preferably, centered on rear or side lot lines and shall be at least twenty (20) feet in width. A ten (10) foot easement on each side may be required along the common line of lots.

8.12.02 Drainage Easements

Where a subdivision is traversed by a stream or drainage way, an easement shall be provided conforming with the lines of such stream and of sufficient width as will be adequate for the purpose.

8.12.03 Buffer Strips

A buffer strip is at least ten (10) feet in width may be required by the Planning Board adjacent to a major street or a commercial or industrial development. This strip shall be in addition to the normally required lot dimension, shall be part of the platted lot, and shall be reserved for the planting of trees and shrubs by the owners.

8.12.04 Easements In Major Subdivisions

No easements shall be permitted for access to back lots within new major subdivisions. All such lots shall have fee simple access to a proposed roadway.

Commented [JDT18]: This requires back tier lots to utilize panhandle lots rather than easements, so residents will own their driveway.

8.12.05 Easement Construction

New easements giving access to three or more proposed lots must have driveway approval from the NCDOT and must be constructed prior to receiving a zoning permit.

Commented [JDT19]: Increase threshold for driveway permit from 2 lots to 3 lots, to conform with easement/private road cutoff.

8.12.06 Certification Required

When a new access easement is proposed, the following signed certificate shall appear on all copies of the plat which are submitted to the Planning Board or staff for review by the Subdivider:

Private Easement Certification

I, _____, Professional Land Surveyor or Professional Engineer, certify that the lot(s) created by this plat is (are) served and accessed by a recorded driveway easement shown hereon. This easement

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.

ARTICLE 9

INSTALLATION OF PERMANENT REFERENCE POINTS AND IMPROVEMENTS

9.0 SURVEY PROCEDURES

Unless otherwise specified by this ordinance, specified by this ordinance, the Manual of Practice for Land Surveying as adopted by the N.C. State Board of Registration for Professional Engineers and Land Surveyors, under provisions of Section 16, Chapter 89 of the General Statutes of North Carolina, shall apply when conducting surveys and placements of monuments, markers, control corners, and property corner ties; and to determine other standards and procedures governing the practice of land surveying for subdivisions. The Suburban Land Survey (Class B) criteria shall apply to all subdivisions in Davidson County, except for commercial and industrial surveys.

9.1 CONSTRUCTION PROCEDURES

9.1.01 Commencement

No construction or installation of improvements shall commence in a proposed subdivision until the preliminary plat has been approved and all plans and specifications have been approved by the appropriate authorities.

Streets to serve properties offered for sale or transfer under the provisions of this Ordinance shall be graded to the required width, properly drained, and provided with adequate base course in accordance with the construction standards set forth in the State Department of Transportation's "Minimum Construction Standards for Subdivision Roads".

Water mains and sanitary sewers may be installed by the subdivider. If such installations are made, the subdivider shall comply with all rules and regulations prescribed for community public water supplies and sewage disposal by the North Carolina Division of Health Services, the North Carolina Division of Environmental Management and the Davidson County Health Department; and with all regulations and construction specifications of any municipality to whose utility systems such as water mains and/or sanitary sewers may eventually be connected.

9.1.02 Permits

No building, or other permits shall be issued for erection of a structure on any lot not of record at the time of adoption of this Ordinance until all the requirements of this Ordinance have been met.

9.1.03 Access

The administrator of this Ordinance shall have access to premises and structures during reasonable hours to make those inspections deemed necessary by him to ensure compliance with this Ordinance.

9.1.04 Inspection

The subdivider, prior to commencing any work within the subdivision, shall make arrangements with the Administrator of this Ordinance to provide for adequate inspection. The approving authorities having jurisdiction or their representatives shall inspect and approve all completed work prior to release of the sureties.

9.1.05 Erosion Control

The subdivider shall cause all grading, excavations, open cuts, side slopes, and other land surface disturbances to be so mulched, seeded, sodded, or otherwise protected to comply with the provisions of Article 8.4.

ARTICLE 10

PLANNED RESIDENTIAL DEVELOPMENTS GROUP DEVELOPMENTS

10.0 GENERAL

Where topography or other existing physical conditions are such that compliance with the requirements of this ordinance would cause an unusual and unnecessary hardship on the subdivider above and beyond what other subdividers would meet, the Board of County Commissioners may vary the minimum requirements set forth herein, provided that such variation will not have the effect of nullifying the interest and purpose of these regulations. Where a variation is accepted the reasons for such shall be noted in the minutes of the Planning Board.

10.1 EXCEPTIONS FOR PLANNED DEVELOPMENTS

The purpose of this Article is to provide desirable open space in commonly owned areas, tree cover, recreation area, scenic vistas, and variety in development by allowing certain variations in lot sizes and design requirements, and the establishment of townhouses and condominiums. In no case shall the overall density of dwelling units be greater than that permitted by the applicable zoning requirements. Subject to the approval of the Board of County Commissioners the design standards as set forth in this ordinance may be modified by the Planning Board in the case of a plan and program for a planned development which may consist of offices, institutions, stores, industries, townhouses, and residences or any desirable combination of these establishments which meet the requirements of the Davidson County Zoning Ordinance. Proposed ownership of planned developments may be one individual, partnership, corporation, cooperative, condominium or any desirable combination. A preliminary and final plat of a planned development shall be submitted pursuant to the provisions of this Article in conformity with the following:

10.1.01 Common Areas

All planned development shall contain commonly owned land equal in area to 20% of the entire development. Common areas shall not be less than two (2) acres in size and shall be held in non-profit corporate ownership by the owners of lots within the development. In consideration of the purpose served by a planned development, the title to such common areas or property shall be preserved to the perpetual benefit of the private properties in the development and shall be restricted against private ownership for any other purposes. If the corporation desires, improvements may be made within the common areas provided that maximum coverage of such improvement shall not exceed 25% of the entire common property. The developer shall submit and, after approval by

the county, record a declaration of the covenants and restrictions that will govern the ownership, management, and maintenance of the common areas.

10.1.02 Density

Individual lot sizes may be varied, but the overall density of a planned development shall not exceed that permitted by the applicable zoning requirements. All remaining land not shown as lots shall be designated as common areas.

10.1.03 North Carolina Unit Ownership Act

Before a declaration establishing a condominium or unit ownership development may be recorded the declaration and plan shall be approved by the Planning Board and the Board of County Commissioners as a preliminary and final plat.

10.1.04 Site Plan

Site plans for all planned development shall show the location of the buildings, streets, alleys, walks, parking areas, recreation areas, tree cover and planting. The site plan shall number and show the dimensions of all building sites and all streets and utility easements to be dedicated to the public. All areas on the site plan other than public streets, easements, or private building sites shall be shown and designated as common areas.

10.1.05 Landscape Plan

A landscape plan for all planned developments shall show all existing and proposed plant material. The plan shall indicate the size and type of existing plant material and the size and type of plants to be planted.

10.1.06 Public Access, Easements and Private Party Walls

Building lots may abut or be provided with frontage on common areas, properly restricted through a property owners association to assure adequate access, if in the opinion of the county a public street is within an acceptable distance and would allow adequate community services. Easements over the common areas for access, ingress, and egress from and to public streets and walkways and easements for enjoyment of the common areas, as well as for parking, shall be granted to each owner of a residential site. All common walls between individual residences shall be party walls and provisions for the maintenance thereof and restoration in the event of destruction or damage shall be established.

10.1.07 Utilities and Improvements Required

All planned developments shall include public water and sewer utilities, sidewalks, paved streets and parking areas with curb and gutter, underground electric and telephone service, landscaping and any other improvements considered necessary by the Board of County Commissioners.

ARTICLE 11
HILLSIDE SUBDIVISIONS

11.1 GENERAL

For the purposes of this Article, the term “hillside lands” shall be construed to mean land proposed to be subdivided which has at least sixteen percent (16%) slope (an average difference in elevation of at least sixteen (16) feet in a horizontal distance of one-hundred feet). Any street frontage having a length of three-hundred (300) feet or more shall be considered a hillside land area if the slope of thirty percent (30%) or more of its length equals or exceeds sixteen percent (16%). All provisions of this Article as set forth herein shall apply to “hillside land subdivisions” except as superseded by this Article, which is hereby made expressly applicable to hillside land subdivisions only.

11.2 STREET DESIGN AND CONSTRUCTION

11.2.01 Widths

Within Davidson County, no local road shall have a right-of-way of less than sixty (60) feet except that a right-of-way of fifty (50) feet will be permitted if a reduced width is essentially unavoidable and is approved by the District Engineer of the Department of Transportation, Division of Highways.

11.2.02 Cul-de-sacs

The required turn-around on a dead end street in a hillside subdivision shall have a roadway diameter of not less than fifty (50) feet and a right-of-way diameter of not less than sixty (60) feet. If the street length does not exceed three hundred (300) feet and if construction difficulties will not permit a turn-around, the use of a “Y” or “T” or other turning space of a design such as will allow a vehicle with a wheel base of at least twenty (20) feet to complete a turning movement, may be permitted if approved by the Planning Board.

11.2.03 Grading

Grading will not be required for the full right-of-way in hillside subdivisions if the Planning Board determines that full grading will prevent convenient access to adjoining property, or will destroy the natural beauty of the site by excessive cut and fill.

11.2.04 Street Grades

In hillside land subdivisions, maximum street grades permitted shall be twelve percent (12%) unless the Planning Board determines that a steeper grade is essentially unavoidable and would not create excessive danger.

11.2.05 Horizontal Alignment and Vertical Curves

The horizontal and vertical alignment of all streets shall be of a design approved by the district engineer of the State Department of Transportation. Evidence of this approval shall be submitted with the preliminary plan.

11.2.06 Pavement Widths Where Required

Pavement widths shall not be less than twenty-four (24) feet except that where the average cross slope is sixteen percent (16%) or greater, pavement widths may be reduced with Planning Board approval as follows:

11.2.06.01 Where the average cross slope is between sixteen percent (16%) and forty percent (40%) minimum pavement width may be reduced to twenty (20) feet.

11.2.06.02 Where the average cross slope is greater than forty percent (40%), approval of the district engineer of the State Department of Transportation shall be secured prior to any road construction. Evidence of such approval shall be shown on the preliminary plat.

11.2.07 Where pavement width is reduced, on-street parking shall not be permitted.

11.3 LOTS

11.3.01 General

Where the requirements stated in this Article of the Subdivision Regulations are in contradiction with other Articles, or with the Zoning Ordinance, the more stringent regulations shall apply.

11.3.02 Sixteen – Twenty-Five Percent Cross Slope

When the average cross slope is between sixteen and twenty-five percent (16-25%), design requirements are as follows:

11.3.02.01 The average minimum lot area for the entire subdivided area will be twelve-thousand (12,000) square feet. No less than eighty percent (80%) of the lots shall have a minimum area of twelve thousand seven hundred (12,700) square feet, and no lot shall have an area of less than nine-thousand (9,000) square feet.

11.3.02.02 Minimum lot frontage will be seventy (70) feet except a minimum frontage of forty-five (45) feet may be permitted at the end of a cul-de-sac.

11.3.02.03 Minimum average lot width will be seventy (70) feet.

11.3.03 Twenty-Six – Forty Percent Cross Slope

When the average minimum cross slope is between twenty-six and forty percent (26-40%), design requirements for lots are as follows:

11.3.03.01 The average minimum lot area for the entire subdivided area will be twenty-five thousand (25,000) square feet. No less than eighty percent (80%) of the lots shall have a minimum area of twenty-eight thousand (28,000) square feet, and no lot shall have an area of less than fourteen thousand (14,000) square feet.

11.3.03.02 Minimum lot frontage will be one-hundred (100) feet, except a minimum frontage of fifty (50) feet may be permitted at the end of a cul-de-sac.

11.3.04 Cross Slope Greater than Forty Percent

When the average cross slope is greater than forty percent (40%), design requirements for lots are as follows:

11.3.04.01 The average minimum lot area for the entire subdivided area will be one (1) acre. No less than eighty percent (80%) of the lots shall have a minimum area of forty-eight thousand (48,000) square feet, and no lot shall have an area of less than twenty-five thousand (25,000) square feet.

11.3.04.02 Minimum lot frontage will be one hundred forty (140) feet except a minimum frontage of sixty (60) feet may be permitted at the end of a cul-de-sac.

11.3.04.03 Minimum average lot width will be one hundred thirty (130) feet.

11.3.05 Panhandle lots

The Planning Board may approve panhandle lots in exceptional cases where it is impractical to serve an isolated lot by a public street. The frontage of the panhandle lot shall have a minimum width of twenty-five (25) feet providing an access strip between two regular lots to the isolated building site. The area of such strip shall be excluded in computing the lot area and width, and the length of said strip shall not exceed three-hundred (300) feet.

11.3.05 Residential Building Setback Lines

Within Davidson County, the residential building setback lines for hillside subdivisions shall conform to the requirements of the Zoning Ordinance, if applicable, or to the provisions of this ordinance as set out in Article 8.11.03 (d).

ARTICLE 12

VESTED RIGHTS PURSUANT TO N.C.G.S. 160D-108

12.1 ESTABLISHMENT OF A VESTED RIGHT

- (a) A landowner may apply for the determination of a vested right pursuant to North Carolina General Statute 160D-108 on a form to be provided by the County at the same time as application is made for a zoning map amendment, subdivision plan approval, a conditional use permit, a special use permit, a site plan approval or a planned unit development approval.
- (b) A vested right shall be deemed established upon the valid or conditional approval of a site specific development plan submitted with the application by the Planning Board, the Board of Adjustments or the Board of Commissioners (hereinafter referred to as the governing board) whichever has jurisdiction over the zoning action being considered following notice and a public hearing.
- (c) Such vested right shall confer upon the landowner the right to undertake and complete the development and use of said property under the terms and conditions of the site-specific development plan which plan may be approved upon such terms and conditions as may be reasonably necessary to protect the public health, safety, and welfare. Failure to abide by the terms and conditions imposed shall result in a forfeiture of a vested right.
- (d) A right which has been vested as provided for in this section shall remain vested for a period of two years which period shall not be extended by any amendment or modification to a site-specific development plan unless expressly provided by the governing board.
- (e) The establishment of a zoning vested right shall not preclude the application of overlay zoning that imposes additional requirements but does not affect the allowable type or intensity of use, or preclude ordinances or regulations that are general in nature and are applicable to all property subject to land-use regulations by the County, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes. Otherwise applicable new or amended regulations shall become effective with respect to property that is subject to a site-specific development plan upon the expiration or termination of the vested right in accordance with this article.
- (f) Following approval or conditional approval of a site-specific development plan, nothing in this article shall exempt such a plan from subsequent reviews and approvals to ensure compliance with the terms and conditions of the original approval, provided that such reviews and approvals are not inconsistent with the original approval.

12.2 TERMINATION OF A VESTED RIGHT

A zoning right that has been vested as provided in this article shall terminate:

- (a) at the end of the applicable vesting period with respect to buildings and uses for which no valid building permit application has been filed;
- (b) with the written consent of the affected landowner;
- (c) upon findings by the governing board, by ordinance after notice and a public hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the site specific development plan;
- (d) upon payment to the affected landowner of compensation for all costs, expenses, and other losses incurred by the landowner, including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consultant's fees incurred after approval by the County, together with interest thereon at the legal rate until paid. Compensation shall not include any diminution in the value of the property which is caused by such action;
- (e) upon findings by the governing board, by ordinance after notice and a hearing, that the landowner or his representative intentionally supplied inaccurate information or made material misrepresentations which made a difference in the approval by the governing board of the site specific development plan; or
- (f) upon the enactment or promulgation of a State or federal law or regulation that precludes development as contemplated in the site specific development plan, in which case the governing board may modify the affected provisions, upon a finding that the change in State or federal law has a fundamental effect on the plan, by ordinance after notice and a hearing.

12.3 REPEALER

In the event that G.S. 160D-108 is repealed, this article shall be deemed repealed and the provisions hereof no longer effective.

12.4 EFFECTIVE DATE

This article shall be effective October 1, 1991 and shall only apply to site specific development plans approved on or after October 1, 1991.

APPENDIX I

Water supply systems for the provision of potable water and serving at least fifteen (15) connections or regularly serving at least twenty-five (25) year-round residents are classified as community public water supplies by State Law. Plans and specification of such systems must be submitted for approval by the North Carolina Division of Health Services.

Plans for public and community sewer systems must be approved by the North Carolina Department of Natural Resources and Community Development.

Wastewater treatment systems which discharge to surface waters of the State must submit plans and specifications for approval by the North Carolina Division of Environmental Management and apply for a discharge permit.

Individual water supplies should be located, constructed and operated in accordance with North Carolina Division of Health Services Rules of Governing the Protection of Private Water Supplies Section .1700.

Individual sewage disposal systems must be installed and maintained in accordance with the North Carolina Division of Health Services Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal Section .1900, and the regulations of the County Board of Health.