



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: February 10, 2026

The next meeting of the Planning Board will be on Tuesday, February 17th at 6:00 PM. We have two rezonings on the agenda and a couple of subdivision matters to discuss. We would like to discuss the information that Mr. Justin Nifong and Mr. Brian Lucas provided to us with regard to the proposed subdivision edits.

Our first rezoning is a request by Jacob Wilkes (J Michael Homes) to change 10.25 acres, more or less, from RA-3, Rural Agricultural District, to RM-1, Medium Density Residential District. This property is located on the north side of Hickory Tree Road approximately 400 feet southeast of the Hidden Creek Road intersection. The applicants hope to construct two connected town homes on site and need the RM-1 zoning classification to get permits. The remainder of the property is an existing manufactured home park that should be zoned RM-1 but currently it is not. No change is proposed for the park at this time, only to place it in its correct zoning classification.

The second rezoning of the evening is a request by Joanne B. Sweat & Angela Renee Schultz to rezone 2.22 acres from RC, Rural Commercial District, to HC, Highway Commercial District. The applicants hope for a successful rezoning in order to sell the property for a manufactured home dealership to be placed on site. This property is the old Arcadia Nursery that burned several years ago on the corner of Community Road and N NC Hwy 150.

The first subdivision item on the agenda is a request for final approval of Madison Gardens, located in Cotton Grove Township. This 29-lot subdivision is located on Linwood-Southmont Road near the Rockcrusher Road intersection.

The second and final subdivision is a request for final approval of Cardinal Ridge, a 21-lot subdivision located in Arcadia Township. The Board may recall granting preliminary approval to this subdivision in early 2024 and granting a one-year extension in March of last year. The developer has completed the required permitting for this property and is ready to move forward with this request.

Finally, staff would like to continue our previous discussion with the Board about proposed subdivision edits. Mr. Justin Nifong has emailed staff a set of edits reflecting the concerns that he voiced at the previous meeting. Staff is including these in the agenda packets so board members can consider how these changes may affect future growth from a developer's point of view.

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

2/17/2026

6:00PM

- I. Welcome by the Chairman***
- II. Adoption of the Agenda***
- III. Approval of the Planning Board Minutes***
 - A. 01/20/2025***
- IV. Public Address***
- V. Rezoning Request***
 - A. Jacob Wilkes & TJ Lawson – RA-3 to RM-1 – Arcadia Township***
 - B. Joanne B. Sweatt & Angela Renee Shultz – RC to HC - Arcadia Township.***
- VI. Subdivision***
 - A. Madison Gardens - Final - Cotton Grove Township***
 - B. Cardinal Ridge – Final - Arcadia 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 20, 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 Shoaf.

OTHERS PRESENT

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

1. WELCOME BY THE CHAIRMAN

Chairman Greene called the meeting to order.

2. ADOPTION OF AGENDA

Mr. Crook requested to move item V.A. to be the last rezoning request heard. Mr. Hayworth moved, seconded by Mr. Barney to adopt the amended Agenda. The motion carried unanimously, (5-0).

3. APPROVAL OF MINUTES

There were no requests to revise the Minutes. Mr. Hayworth moved, seconded by Mr. Shoaf, to approve the meeting minutes from the January 6, 2026 Planning Board meeting as presented. The motion carried unanimously, (5-0).

4. PUBLIC ADDRESS

No one requested to speak at public address.

5. REZONING REQUESTS

B. Dione Saavedra to rezone property from RS to CZ-LI, Midway Township

Mr. Crook reported this request by 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 RS, Low Intensity Residential to CZ-LI, Conditional Zoning Limited Industrial.

Mr. Wheeler noted the location of the property as being highlighted in yellow on the GIS map. He stated that the property is located on Javan Drive inside of Cedar Estates. Mr. Wheeler stated that Staff received a call regarding this property indicating that Applicant had cleared the property and was storing equipment. The rest of the subdivision is zoned RS and it is a dense subdivision. The Applicant was informed that they would need to apply to rezone the property. Mr. Wheeler noted that CZ-LI zoning would be the most appropriate zoning as it allows for outdoor storage. Mr. Wheeler referenced the site plan which exhibited the building and storage area. He read the proposed

conditions into the record. Mr. Wheeler reported that the Applicant owns other property as noted on the GIS map as being shaded in red.

Ms. Dione Saavedra stated that she resides at 594 Cedar Drive, Winston Salem. She reported that she bought the proposed property without knowing that they could not use the property for the storage of their equipment. She stated that they cleared the property and moved dirt for the storage. She stated that they plan to build a home for their daughter and would continue to store the equipment on the property. She stated that her husband has a 1976 Datsun that was restored and they needed a place to store it as well as some other business equipment. Ms. Saavedra stated that they cannot store all of their equipment at their home due to the limited space. She reported that they would like to build a two-car open carport for the storage.

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

Ms. Yvonne Burleson of 155 Javan Drive, reported that she has resided in her home for 40 plus years. She stated her concerns with traffic and safety with the equipment coming in and out of the development, as well as the excess wear and tear on the road. She reported the issue with noise during the early morning and late hours. It was Ms. Burleson's opinion that property values will decrease with the allowance of this request. She stated that her home is her largest asset and this use will be no advantage to the County as a whole. Ms. Burleson requested that the application be denied.

Mr. Jimmy Biesecker stated that his daughter, son-in-law, and grandchildren reside in the development and that he is speaking on their behalf. He reported his concern with safety. He noted that the community is confined with only one outlet. The homes are single family residential and the use does not fit within the community and he feels that this use is not designed to be in the development. Mr. Biesecker reported that he had a petition with 25 signatures that opposes the request and he noted that the petition was signed by majority of the residents within the development.

Mr. David Huffman reported that he is an adjoining property owner. He is concerned with property values due to allowing the storage of the equipment. He reported that the property should not be turned into a parking lot. Mr. Huffman further reported that the Applicant purchased a \$400,000 home and that she would not want this next door to her property.

Ms. Stacey Hedrick of 169 Javan Drive, reported that Mr. Biesecker is her father. She has two children and they are curious by nature. She is concerned that they will explore the property and may get hurt. Ms. Hedrick reported her concerns with traffic and reported that the intersection is not sufficient for the wide turns that the trailers require. Ms. Hedrick noted that the development has been accident free and she wishes to keep it that way.

Ms. Saavedra readdressed the Board and stated that the machinery that was making noise that the property owners referenced was during the time that the property was cleared. She stated that the machinery is off of the property and there is no longer any noise. She reported that the vehicles on the property are no different than the vehicles that other residents own. She noted the golf carts and RVs parked within the development. Ms. Saavedra reported that they own a mini excavator, a bobcat and a concrete machine. She stated that there was no intention to devalue anyone's property. Ms. Saavedra referenced the hole in the yard that adjoins the adjoining property owner and her thoughts on filling in the hole. The Board advised her that she would need to research whether the hole could be filled with the drainage tile in place and that she would need to be mindful of the septic system and fill lines before building on the property. Ms. Saavedra reported that if she had known there would be issues, she would not have purchased the property. Upon questioning, Ms. Saavedra reported that her husband, and brother-in-law are the only persons who access the property.

Mr. Crook stated that the Applicant's property is accessed off of Javan Drive which is an existing road for the Cedar Estates subdivision. Cedar Estates is an established residential single-family subdivision that was recorded in 1963. With the exception of the vacant lots, all of the existing dwellings are single family stick-built homes. Mr Crook stated that all of the property surrounding the Applicant's is zoned RS, Low Intensity Residential District.

Mr. Crook stated that the Applicant's proposed use would introduce a potentially intrusive industrial use into an area that is completely surrounded by residentially zoned property. This whole area is identified to grow residentially by the Davidson County Land Development Plan. Staff has reservations with the request due to the location not being representative of where the adopted land development plan recommends nonresidential development to occur.

Staff recommended that this application be denied based on incompatibility with the Land Development Plan and the Davidson County Zoning Ordinance and the existing development pattern for the area.

Based on Staff's recommendation and that the rezoning is not a good fit for the development, Mr. Hayworth moved, seconded by Mr. Barney to deny the rezoning request by Dione Saavedra to rezone property located in Midway township, tax map 3A, lot 235 containing .6 acres more or less from RS, Low Intensity Residential to CZ-LI, Conditional Zoning Limited Industrial. The motion to deny carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's February 9, 2026 Agenda, and that she should plan to appear at that hearing.

C. Jeremiah Beasley for a CZ-RC Amendment, Cotton Grove Township

Mr. Crook reported this request by Jeremiah 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 CZ-RC, Conditional Zoning Rural Commercial District to CZ-RC, Conditional Zoning Rural Commercial District.

Mr. Fleig noted the location of the property on the GIS map. He stated that this property was before the Board in August 2025. The Applicant would like to amend the current conditions placed on the property. Mr. Fleig reminded the Board that this was the old Cook's BBQ. The Applicant would like to remove the caretaker provision and turn the whole property into a business. The front of the business was the restaurant and is now the Applicant's office, and the rear of the building will be used for storage. Mr. Fleig noted the site plan that exhibited the locations of the existing and proposed buildings and fence.

Mr. Jeremiah Beasley noted the GIS map as his proposed business and he noted the proposed location of the storage. Since he purchased the property, he has discovered some issues on the property that he was not aware of. He reported that there are three septic systems on the property and leach fields. Mr. Beasley stated that he will not need to utilize that many septic systems. There was discussion between the Applicant and the Board regarding his placement of the storage buildings on the septic systems and in the leach fields and it was noted that it could be a potential issue to construct storage buildings and store heavy equipment in these areas. Mr. Beasley reported that he would be mindful of the weight of his equipment when crossing the systems and leach fields and that he plans to store light weight mowers and their implements in the storage areas. He reported that he plans to keep one building enclosed and will keep the fence. The building will have doors that roll down and locks on the doors. Mr. Beasley stated that he left room on the property so

that the bus may turn around without encroaching the adjoining properties. He reported that the business will not be a store front. He noted that he has 12 employees and currently has 8-10 cars parking on the property. Mr. Beasley reported that the previous business had approximately 42 parking spaces and he is comfortable with the current parking area. Mr. Beasley explained his current lighting system and noted that some of the lighting needed maintenance when the property was purchased. He reported that the lighting is not intrusive to adjoining property owners.

Mr. Crook addressed the three septic systems and suggested that the Applicant not shut off any of the systems until he determines what will be needed for the business. The Applicant confirmed that he has no plans at this time to change the septic.

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

Mr. Crook stated the current conditions on this property: business hours of operation: 8AM to 5:30PM; trucks will be entering and returning between hours of: 8AM to 5:30PM; employees will enter and leave between hours of 8AM to 5:30PM; fencing will be installed at a maximum 6 feet in height along both side and rear property lines and 5-foot fencing will be installed along the front property line; lighting will be installed on the property; and the front portion of the building (see site plan) will be improved into a residence for the applicant to live as overseer of the business and the rear portion of the building will be used for storage of materials and supplies for the business.

Mr. Crook stated that the Applicant ran into unforeseen cost associated with someone living in part of the existing structure and operating a business in a different part of the same structure. The Applicant would like to amend the existing conditions as follows: business hours of operation will be Monday to Friday from 8:00 a.m. to 5:00 p.m.; trucks will enter and leave the property during the hours of 8:00 a.m. to 5:00 p.m.; employees will arrive and depart between the hours of 7:00 a.m. to 6:00 p.m.; the fencing will be added pursuant to the site plan, and the lighting will remain the same as it has already been upgraded/improved; there will be additional structural improvements by adding four 20x20 or 18x18 metal carports for storage of equipment along the back left corner, add one 24X50 building for equipment/ truck storage on the back right corner, add one 24x30 building for product storage in the current gravel lot, and add one 18x20 carport for storage next to the current carport. Mr. Crook reported that the Applicant is requesting to delete the residential occupancy condition where no one will live in the existing structure and he will use the space as an office and storage.

Mr. Crook stated that it is Staff's opinion that this change is still consistent with the intent of the previous zoning district; therefore, Staff recommended approval based on the Davidson County Land Development Plan.

Based on Staff's recommendation and the approval of the revised conditions, Mr. Barney moved, seconded by Mr. Hayworth to approve the rezoning request by Jeremiah Beasley to rezone property located in Cotton Grove township, tax map 24A, block B, lot 36A containing 1.09 acres more or less from CZ-RC, Conditional Zoning Rural Commercial District to CZ-RC, Conditional Zoning Rural Commercial District. The motion to approve carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's February 9, 2026 Agenda, and that he should plan to appear at that hearing.

D. Fred Kozee to rezone property from HC to RA-3, Lexington Township

Mr. Crook reported this 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. Rezoning is requested to change from HC, Highway Commercial District to RA-3, Rural Agricultural District.

Mr. Wheeler noted the location of the property on the GIS map as being highlighted in yellow. He stated that the request is to rezone all of the property except 30,000 square feet of lots 63 and 8. The property will be used for farming and agritourism.

Mr. Fred Kozee reported that they purchased the property in August 2025. The previous owner used the property for a car lot. They plan to expand the farm and use it for cattle, including Highland cattle, and agritourism. They would eventually like to have an event center on the property. Mr. Kozee provided the Board with a letter from Realtor Jean Wyatt with Coldwell Bank Advantage stating that there will not be any negative or adverse effect on adjoining properties. He stated that this will not be his primary residence. Mr. Kozee stated that the property was put in the land use program with the tax department on January 1st. Mr. Kozee stated that lot 8 is grassy, he bush-hogged it, and he plans to drill it with seed and mow it until the pastures are good.

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

Mr. Crook stated that the Applicant wishes to rezone a portion of lot 8 and 63 to utilize the property for farm use. The Applicant wishes to utilize the property for farm use as well as an agritourism event center. He reported that 30,000 square feet of the property will remain in the HC classification for a potential retail space on the front of lot 63. This area is around the old March Motors office. Mr. Crook stated that both properties have road frontage along Old US Hwy 52. Old US Hwy 52 is a two-lane facility that carries the majority of traffic north from the Lexington area and Staff considers Old US Hwy 52 a minor arterial road.

Mr. Crook stated that nonresidential development exists to the west and south of the subject lot and the other surrounding properties is primarily zoned highway commercial. Despite the Applicant's rezoning request, he plans nonresidential uses on the subject property that will fit into the area in question. An agritourism event center is allowed on bona fide farms and this property is in the present use value program with the tax department which qualifies it as a bona fide farm. The Applicant will retain a small commercial use on the front of lot 63, and it is Staff's opinion, that this will preserve the integrity of the commercial corridor.

Mr. Crook stated that the Davidson County Land Development Plan supports the Applicant's request and Staff feels that the Applicant's request is reasonable and consistent with the ordinance and the Land Development Plan and recommended that the application be approved.

Based on Staff's recommendations, Mr. Hayworth moved, seconded by Mr. Barney to approve the rezoning 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 from HC, Highway Commercial District to RA-3, Rural Agricultural District. The motion to approve carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's February 9, 2026 Agenda, and that he should plan to appear at that hearing.

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

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

Mr. Wheeler noted that this application was continued for the Applicant to amend his application to an LI-CZ zoning for there to be conditions set on the property. Mr. Wheeler read the proposed conditions. The property is part of lot 18C which contains 18 +/- acres. Mr. Wheeler stated that the Applicant operates a landscaping and HVAC business. Conditions are imposed to limit any future property owner on the type of business he or she may have on the property.

Mr. Timothy Dildine stated that he presented a rough sketch of the proposed business. The driveway will be located on Wallburg-High Point Road. There will be an office and a circle drive around the business. He noted on the site plan the proposed buildings that will be the office and storage as well as a future pond. Mr. Dildine addressed the proposed buffers. He stated that he set aside a 30' easement along the northern and northeastern property lines of the property so that the property will not be landlocked. Mr. Dildine plans to construct a 40'-42' x 60' building. The Board noted their concern with the business being seen from the road. Mr. Dildine stated that it is hard to see onto the property due to the curvature of the road. He is planning to have 15' of buffers. He noted that you will see the entrance, but not much of the business will be seen and noted that the building will be further back into the property. Mr. Dildine wants to ensure that there is enough space for vehicles to maneuver in and out of the property. He reported that DOT initially stated that the did not need a driveway permit, but he feels that a permit is necessary. He stated that he spoke with some of his neighbors and they reported no issues with his proposed plan. Mr. Dildine feels that the property will not look commercialized and it will blend in with the area. Mr. Dildine reported that he does landscaping and he will make the area look nice. He stated that his adjoining property owner has a garden with a fence around it.

Mr. Crook reported that the Applicant will need to have access all the way around the property as required by the fire marshal. Staff is concerned with the narrow access and whether the buffer will be dense enough to obscure view from Horneytown Road and neighboring homes.

Mr. Jones spoke to the septic area and noted that the repair area will need to remain undisturbed. The Board noted their concerns with the proposed use being a residential area based on the Land Development Plan and noted that there is other vacant land not far from the Applicant's property that may then be used for additional commercial or industrial activity, thereby severely impacting the residential character of the immediate area.

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

Mr. Brian Sapp reported that he resides on Old Greensboro Road in close proximity to the Applicant's property. He stated that he has lived in the area for 65 years. He reported that he worked with Duke Energy addressing hazmat issues that included oil and other chemical leakages as well as improper storage of them. Mr. Sapp is concerned with any spill over into the local water supply from the Applicant's equipment. He noted that the area is already congested and is concerned with adding additional traffic. Mr. Sapp requested that the Board consider any impacts on the watershed and a reduced zoning.

Mr. Dildine addressed the concerns regarding the stream and noted that the EPA checks on his business frequently and there are guidelines that he has to comply with. He reported that the scrap

units are sealed until they are disposed of. Mr. Dildine reported that his application requested everything that he thinks he will need for his future operations rather than having to come back before the Board to ask for more. He noted that the future pond is for any erosion control if it is needed.

Mr. Sapp noted the site plan and the large area for water discharged as road run-off and he stated that the water will carry to the water table and then into Abbotts Creek.

Mr. Crook reported that the Applicant would like to rezone the front portion of the subject tract to place their HVAC and landscaping business. The Applicant has proposed parking, a warehouse and office as well as outdoor storage on site. This request is now a conditional zoning request therefore the proposed uses and site layout on the property shall be considered when making this decision.

Mr. Crook stated that the requested property is currently vacant and fully wooded. The Applicant's property has two road frontage accesses, Horneytown Road and Wallburg-High Point Road. The subject tract is surrounded by residential or agricultural properties to the west, south and east and the property is contiguous to an existing LI zoning district to the north, as well as two residential properties. The desired development pattern in this area is residential. The City of High Point is almost a mile northwest of the Applicant's property. The residential development is very dense with town homes and apartments being the primary development preference. The soils in the area are borderline with respect to perking; therefore sewer, if available, is obtained by requesting and receiving annexation into the City of High Point. Staff does not think public sewer is available at the Applicant's proposed location.

Mr. Crook noted an LI district north of the Applicant's property which was created in 1990. This district was intended to be small with a low volume furniture upholstery business on site and it is off the road and hidden from the routine view of passersby along Horneytown Road. Conditional Use Zoning was created in 1994. Staff recommended against the LI request in 1990 and there have been several businesses on site since that time. To the north along Horneytown Road is the Hedgecock racing facility, zoned LI in 1987, which is also located off of the road with no visibility from Horneytown Road. Metal Monkeys on Westover Drive was also in place before Davidson County adopted zoning. Staff refers to the character of the existing industrial districts to show the character of Horneytown Road as residential in character.

Mr. Crook reported that Staff has some concerns about this request. Having requested CZ zoning, the concern is only with the HVAC and landscaping businesses as proposed. Both of these businesses are service-oriented businesses and can be located closer to the residences they are serving. Mr. Crook reported that Staff continues to be concerned with visibility of the business and the character of the area. The other businesses in the area are hidden from routine view and this creates a residential feel and character along all of Horneytown Road and Wallburg-High Point Road. It is Staff's opinion that the proposed 15-foot buffer is not adequate to hide the proposed business without changing the character of the area and Staff would like to see this increase to better conceal the proposed use from routine public view.

Mr. Crook stated that the Davidson County Land Development Plan, Economic Development Map 3, proposes nothing but residential development in this area of the County. It is the Applicant's responsibility to site a nonresidential use in this area and they must fit the inconsistent use appropriately in the area in order to comply with the Land Development Plan and the existing development pattern. Mr. Crook reported that Staff has major concerns with placing a very visible business at this location against the Land Development Plan. This will change the character of the area and potentially place a peak hour traffic use in a location that is already in a high use area during rush hour. Staff is concerned about inconsistent development patterns jeopardizing values in the area and a facility like the one proposed can have issues like high traffic, noise, vibration and

dust at an impactful level to the surrounding residential development. Staff noted the County's Land Development Plan as a basis to recommend that the request be denied.

Mr. Hayworth moved, seconded by Chairman Greene to deny the rezoning 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 from RA-3, Rural Agricultural District to CZ-LI, Conditional Zoning Limited Industrial District. The motion to deny carried, (3-2), Vice-Chairman Myers and Mr. Barney voted no.

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

6. SUBDIVISIONS

A. Linwood Acres, Phase 1 – Final – Cotton Grove Township

Mr. Tussey reported that this request is for approval of the final plat for Linwood Acres, Phase 1. The preliminary plat was approved by this Board for 98 lots in March 2025. Mr. Tussey noted the location of the subdivision on the GIS map. He presented photos of multiple views of the subdivision. A copy of the photos is included with the original Minutes. There are 48 lots in Phase 1. Staff received a letter from the soil scientist stating that the lots have been approved and perk for septic. He stated that he received certification from Mitch Latham approving the water lines and that paving are up to state standards. Mr. Tussey stated that Staff received verification from DOT that the driveway permit was issued approving two connections into the subdivision, and the roads are built to standards. Mr. Tussey stated that he would like three notations on the final plat prior to approval that include: a marked 50' setback; the developer will maintain the roads until the State takes over; and add a 10' utilities easement.

Vice-Chairman Myers moved, seconded by Mr. Hayworth, to approve the final plat, with additional notations, for Linwood Acres, Phase 1, subdivision. The motion carried unanimously, (5-0).

B. Canton Fields, Phase 2 – Final – Reedy Creek Township

Mr. Tussey reported that this request is for approval of the final plat for Canton Fields, Phase 2. The preliminary plat was approved by this Board in March 2025. Mr. Tussey stated that the property is outlined in blue on the GIS map. The Developer is requesting to post a bond on the property as there is work left to be done. He presented photos of the subdivision. A copy of the photos is included with the original Minutes. Mr. Tussey stated that Phase 1 was approved by Staff. Access will be off of Hampton Drive and there is a power easement at the back of the subdivision. Staff received certification from Eric Bailey noting that 13 lots perked for septic. Staff has a driveway permit approving connection off of Hampton Road to Canton. The developer is requesting a bond for the paving and roads and a second bond for the water lines. The bonds will cover 125% of the cost. Mr. Tussey stated that he wanted the 50' setback to be added to the plat and a notation that the roads will be maintained by the Developer until they are taken over by the State. Mr. Tussey stated that the plat utilized lot size averaging and there is no common area.

Justin Nifong, vice-president of CG2 Homes, stated that the subdivision was approved for more lots but it was scaled back. The back portion of the subdivision was sold back to the gentleman who sold the developer the property. Mr. Nifong reported that they will build a product that Staff will appreciate.

Vice-Chairman Myers moved, seconded by Mr. Shoaf, to approve the final plat, including the bonds, for Canton Fields, Phase 2, subdivision. The motion carried unanimously, (5-0).

C. The Meadows at Oak Grove – Preliminary Extension – Midway Township	
Mr. Tussey reported that this is a request for an extension to the preliminary plat for The Meadows at Oak Grove. He noted that the property is outlined in blue on the GIS map. He stated that the developer, Tom Vickers is requesting a six-month extension. Staff received a driveway permit approving the connection to Old Thomasville Road and a permit from NCDEQ for erosion control and water lines. Mr. Tom Vickers stated that they just received notification from NCGO1 and they are ready to break ground, weather permitting. They feel that an additional six months will be adequate to complete the work. Mr. Myers moved, seconded by Mr. Hayworth, to approve a six-month extension for the preliminary plat for the Meadows at Oak Grove. The motion carried unanimously, (5-0).	
D. Waverly Place – Bond Release – Boone Township	
Mr. Tussey reported that this is a request for a bond release for Waverly Place. The subdivision was approved in November 2025. It is located on Old Salisbury Road. The bond was for water lines and paving. The work has been completed to state standards and Staff is satisfied with the bond being released. Vice-Chairman Myers moved, seconded by Mr. Hayworth, to release the bond for Waverly Place subdivision. The motion carried unanimously, (5-0).	
7. DISCUSSION	
A. Continued Discussion on Subdivision Changes	
Mr. Tussey reported that he emailed all of the proposed changes to the Board noting that Staff's comments are highlighted in red. He stated that section 8.13 is a new section regarding buffer yard and screening. It is refined and more readable. Staff plans to take these proposed changes to the Board of Commissioners for discussion and then the proposals will come back to this Board for a vote. There was open discussion regarding the buffer and whether there should be a provision that buffers be decided based on circumstances. Developers Justin Nifong and Brian Lucas were present and presented their thoughts on buffers and screenings. They noted that the cost may be excessive, which will be passed to the property owner. They received quotes from landscapers ranging from \$43,000 to \$245,000. They presented their concerns with creating HOAs just to maintain the buffers, as HOAs can be a challenge. Mr. Nifong does not feel that the Ordinance will allow the HOA to maintain the buffer. There was discussion regarding policing the buffers to ensure whether they meet the ordinance. Mr. Nifong and Mr. Lucas presented photos of existing subdivisions that currently have buffers and berms. A copy of the photos is included with the Minutes. They also stated that tree buffers will likely be an issue for septic, and they can damage property by falling on homes and cars. They endorse the buffers, but feel that visual buffers would be more appropriate at the entrance of the site that faces the road rather than around the whole subdivision. This would be the most cost effective and aesthetically pleasing. Mr. Nifong stated that he prefers berms which would be less maintenance and noted that there are other options besides a 30' buffer. Mr. Lucas stated his concern with common areas. He did not feel that this would be a good solution as homeowners will not appreciate people walking along their backyard in the common area. They also felt that buffers will be an undue burden on	

property owners when they have to maintain it. They also noted that property owners may decide to remove the buffer and put up a fence.

The Board stated that the Board of Commissioners requested modifications be considered. Mr. Crook noted that they were tasked with exploring some changes to the subdivision ordinance, not to create undue burden on developers. The Commissioners want to preserve the character of the County and they are trying to find a middle ground. The purpose is to use a screen to soften the appearance of the subdivision. Not all subdivisions and locations are the same and this may be performance based rather than prescriptive based.

There was discussion between Staff, Mr. Howe, and the Board regarding the process for scheduling the application for hearing. Staff noted that the plan was to present the suggested changes to the Board of Commissioners during their informational meeting in February. Staff requested that the Board vote on how they wish to proceed based on the proposed changes that were presented to them.

Vice-Chairman Myers moved, seconded by Mr. Hayworth, to send the conceptual changes to the Board of Commissioners for their review and consideration. The motion carried unanimously, (5-0).

8. ADJOURN

Mr. Shoaf moved, seconded by Mr. Barney 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: 1/20/2026

Fees Paid Receipt #: REZ-26-1

Applicant(s): Jacob Wilkes (J Michael Homes) & TJ Lawson (Property Owner) Telephone: (336)-971-0159

Mailing Address: 430 Hartman Rd. Winston Salem, NC 27127

Property Owner(s): TJ Lawson, aka Howard Anthony Lawson Jr

Telephone: (336)-413-3133

Mailing Address: 2265 Hickory Tree Rd. Winston Salem, NC 27127

Property Location (General Description): Said property is located on the northeast side of Hickory Tree Road approximately 400 feet southeast from the Hidden Creek Road Intersection.

Township: Arcadia

Map No.: 4

Block No.: ---

Lots: 15

Acres (more or less): 10.25

Existing Zoning District: RA-3

Proposed Zoning District: RM-1

Legal Advertisement: Request by Jacob Wilkes (J Michael Homes) & T. J. Lawson (Property Owner) to rezone property located in Arcadia Township, Tax Map 4, Lot 15, containing 10.25 acres more or less. Said property is located on the northeast side of Hickory Tree Road approximately 400 feet southeast of the Hidden Creek Road intersection. Rezoning is requested to change from that of RA-3, Rural Agricultural District, to that of RM-1, Medium Density Residential District.

Planning Board Meeting : 2-17-2026

Recommendation: _____

Public Hearing Date: 3-09-2026

Decision: _____

Signature, Applicant(s) Jacob Wilkes Jacob Wilkes
TJ Lawson TJ Lawson TJL

Agent: _____ By: _____

Address: _____ Phone: _____

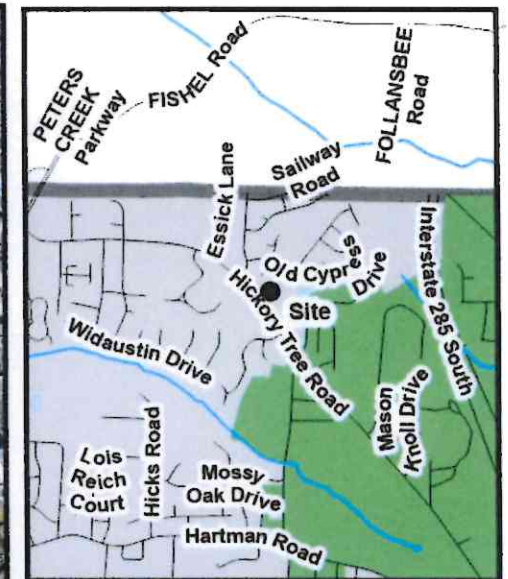
Davidson County Planning Department

Name: Jacob Wilkes (J Michael Homes)

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.
All of our intended changes will only enhance the property for the public and the county.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
We intend to build a two-resident townhome on the west side close to the power line.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
There is already a trailer park on this property which should be zoned RM-1.



Legend

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



Applicant Jacob Wilkes (J Michael Homes)	
Property Owner Jacob Wilkes (J Michael Homes)	
Scale 1:4,800	Drawn By: MPB
Date 1/20/2026	REVISED
From: RA-3, Rural Agricultural District	
To: RM1, Medium Density Residential District	
Arcadia Township, Tax Map 4, Lot 15, Containing 10.25 ± Acres 2022 Aerial Photography	

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

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

RM-1**Medium Density 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.)*
- *Community Center, Public or Non-Profit, for Assembly and Recreation*
- *Condominium*
- *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)*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Manufactured Home, Class A (on individual lot)*
- *Manufactured Home, Class B (on individual lot)*
- *Nursing and Rest Homes*
- *Parks, Playing Fields (Non-Profit)*
- *Rooming Houses*
- *School, Primary or Secondary*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Townhome*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Water and Sewer Lines*

Allowed with Development Standards

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

RM-1**Medium Density Residential Zoning District**

- *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*
- *Bed & Breakfast Inn*
- *Cemetery*
- *Day Care, Home (Large)*
- *Expansion of Non-Conforming Commercial or Industrial Use in a Residential District*
- *Extraction of Earth Products*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *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*
- *Manufactured Home Park, more than ten (10) spaces*
- *Residential Storage Facility*
- *Telephone Exchange, Switching Station*
- *Travel Trailer Park; Campground*
- *Utility Station and Substation*
- *Utility Tower, Water Storage Tanks*



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-1

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Jacob Wilkes (J Michael Homes) and T.J. Lawson (Property Owner), was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 27th day of January, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 27th 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

MAILED
1-27-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 1/23/2026
Parcel: 03004D0000232

This request is being made by:
Jacob Wilkes (J Michael Homes)

TERRY ROGER BRYAN
296 OLD CYPRESS DR
WINSTON SALEM, NC 27127

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 Arcadia Township, Tax Map 4, Lot 15 containing 10.25 acres more or less. Said property is further described as being located on the northeast side of Hickory Tree Road approximately 400 feet southeast from the Hidden Creek Road Intersection.

Description of rezoning Request

Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of RM-1, Medium Density Residential District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 2/3/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 2/23/2026 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: 1/23/2026

03004B0000035 ✓

TOREN DAVID HAROLD
118 WILLIAMS MEADOW LANE
WINSTON SALEM, NC 27127

03004D0000025 ✓

CHEEK JAMES R SR
110 HIDDEN CREEK ROAD
WINSTON-SALEM, NC 27127-0000

03004D0000031 ✓

CHILDRESS LANCE D SR
101 HARTMAN BRANCH LANE
WINSTON-SALEM, NC 27127-0000

03004D0000032 ✓

HPA BORROWER 2020-2 ML LLC
C/O RYAN LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

03004D0000231 ✓

HAMILTON NATHANIEL
268 OLD CYPRESS DR
WINSTON SALEM, NC 27127-6112

03004D0000232 ✓

TERRY ROGER BRYAN
296 OLD CYPRESS DR
WINSTON SALEM, NC 27127



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: 1/23/2026

0300400000017A ✓

ARAUJO ROSANA

2265 HICKORY TREE ROAD

WINSTON SALEM, NC 27127

03004000000025 ✓

THOMAS CAROLYN S

352 JAMES RD

CLEMMONS, NC 27012-9318



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: 1/23/2026

0300400000010 ✓

T&G COMBS LLC

135 DEVONSHIRE DR

LEXINGTON, NC 27295-7407

0300400000010A ✓

HUFFMAN RENTALS INC

5229 BRENDA DR

WINSTON SALEM, NC 27107

0300400000010B ✓

HUFFMAN RENTALS INC

5229 BRENDA DR

WINSTON SALEM, NC 27107

0300400000010C ✓

KINDLEY MICHELLE DAWN

2387 HICKORY TREE RD

WINSTON SALEM, NC 27127

0300400000014C ✓

KNIGHT BARRY SETH

2212 HICKORY TREE RD

WINSTON SALEM, NC 27127

0300400000015 ✓

LAWSON HOWARD ANTHONY JR

540 CENTENARY CHURCH RD

CLEMMONS, NC 27012

0300400000016 ✓

LAWSON HOWARD ANTHONY JR

540 CENTENARY CHURCH RD

CLEMMONS, NC 27012

0300400000017 ✓

ARAUJO ROSANA

2265 HICKORY TREE ROAD

WINSTON SALEM, NC 27127



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-1

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Jacob Wilkes (J Michael Homes), was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 10th day of February, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 10th day of February, 2026.

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

NOTICE OF REZONING REQUEST

Date: 2/10/2026
Parcel: 0300400000010

This request is being made by:
Jacob Wilkes (J Michael Homes)

T&G COMBS LLC
135 DEVONSHIRE DR
LEXINGTON, NC 27295-7407

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 Arcadia Township, Tax Map 4, Lot 15 containing 10.25 acres more or less. Said property is further described as being located on the northeast side of Hickory Tree Road approximately 400 feet southeast from the Hidden Creek Road Intersection.

Description of rezoning Request

Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of RM-1, Medium Density Residential District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 2/17/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 3/9/2026 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.



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

MAILED
2-10-2024

COPY

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

Adjoining Owner List

From the Tax Administrator's Office as of: 2/10/2026

0300400000010 ✓

T&G COMBS LLC

135 DEVONSHIRE DR

LEXINGTON, NC 27295-7407

0300400000010B ✓

HUFFMAN RENTALS INC

5229 BRENDA DR

WINSTON SALEM, NC 27107

0300400000010C ✓

KINDLEY MICHELLE DAWN

2387 HICKORY TREE RD

WINSTON SALEM, NC 27127

0300400000014C ✓

KNIGHT BARRY SETH

2212 HICKORY TREE RD

WINSTON SALEM, NC 27127

03004000000015 ✓

LAWSON HOWARD ANTHONY JR

540 CENTENARY CHURCH RD

CLEMMONS, NC 27012

03004000000016 ✓

LAWSON HOWARD ANTHONY JR

540 CENTENARY CHURCH RD

CLEMMONS, NC 27012

03004000000017 ✓

ARAUJO ROSANA

2265 HICKORY TREE ROAD

WINSTON SALEM, NC 27127

03004000000017A ✓

ARAUJO ROSANA

2265 HICKORY TREE ROAD

WINSTON SALEM, NC 27127



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: 2/10/2026

03004D0000031 ✓

CHILDRESS LANCE D SR

101 HARTMAN BRANCH LANE

WINSTON-SALEM, NC 27127-0000

03004D0000032 ✓

HPA BORROWER 2020-2 ML LLC

C/O RYAN LLC

PO BOX 4900

SCOTTSDALE, AZ 85261-4900

03004D0000231 ✓

HAMILTON NATHANIEL

268 OLD CYPRESS DR

WINSTON SALEM, NC 27127-6112

03004D0000232 ✓

TERRY ROGER BRYAN

296 OLD CYPRESS DR

WINSTON SALEM, NC 27127

0300400000010A ✓

HUFFMAN RENTALS INC

5229 BRENDA DR

WINSTON SALEM, NC 27107

03004D0000025 ✓

CHEEK JAMES R SR

110 HIDDEN CREEK ROAD

WINSTON-SALEM, NC 27127-0000



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 2/10/2026

0300400000025 ✓

THOMAS CAROLYN S

352 JAMES RD

CLEMMONS, NC 27012-9318

03004B0000035 ✓

TOREN DAVID HAROLD

118 WILLIAMS MEADOW LANE

WINSTON SALEM, NC 27127

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

Date: 1/20/2026

Fees Paid Receipt #: REZ-26-2

Applicant(s): Joanne B. Sweatt, Angela Renee Schultz

Telephone: 336-978-6439

Mailing Address: 1138 Ruff Leonard Road, Lexington, NC 27295

Property Owner(s): Joanne B. Sweatt, Angela Renee Schultz

Telephone: 336-978-6439

Mailing Address: 8660 N NC HWY 150, Lexington, NC 27295

Property Location (General Description): Said property is located on the southeast corner of Community Road and North NC HWY 150.

Township: Arcadia

Map No.: 14

Block No.: ---

Lots: 1

Acres (more or less): 2.22

Existing Zoning District: RC

Proposed Zoning District: HC

Legal Advertisement: Request by Joanne B. Sweatt and Angela Renee Schultz to rezone property located in Arcadia Township, Tax Map 14, Lot 1, containing 2.22 acres more or less. Said property is located on the southeast corner of Community Road and N. N.C. HWY 150. Rezoning is requested to change from that of RC, Rural Commercial District, to that of HC, Highway Commercial District.

Planning Board Meeting: 2/17/2026

Recommendation: _____

Public Hearing Date: 3/09/2026

Decision: _____

Signature, Applicant(s)

Joanne B. Sweatt
Angela Renee Schultz

Agent: _____

By: _____

Address: P.O. Box 1036, Lexington, NC 27293

Phone: 336-225-9030

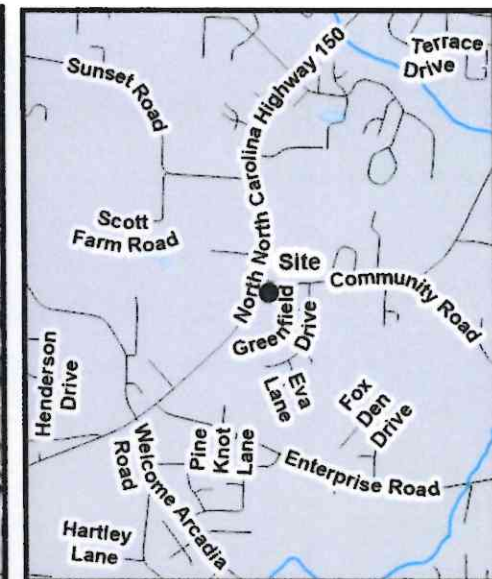
Davidson County Planning Department

Name: Joanne B. Sweatt, Angela Renee Schultz

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 property is not only contiguous to existing HC zoning but the previous use was for the sale of tangible goods, whether that applies to plants, shrubbery, or manufactured homes. They all follow the same pattern of sale of tangible goods.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
With the existing commercial node directly below this property as well as being contiguous to HC zoning keeps the property in continuity with the county's comprehensive land use plan.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
Dream Builders has an office complex directly across the street from this property. They are stick builders, and it just so happens the owner is my nephew by marriage. We want to display and sell manufactured homes including modulars to help fill the niche for affordable housing, especially considering the current age of first-time home buyers being 40 years old, we want to help make that dream more reachable.



Legend

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



Applicant

Joanne B. Sweatt,
Angela Renee Schultz

Property Owner

Joanne B. Sweatt,
Angela Renee Schultz

Scale

1:4,800

Drawn By MPB

Date 1/20/2026

REVISED

From: RC, Rural
Commercial District

To: HC- Highway
Commercial District

Arcadia Township, Tax Map 14,
Lot 1, Containing 2.22 ± Acres

2022 Aerial Photography

RC**Rural Commercial Zoning District****Allowed by Right**

- *Above Ground Three Phase Electric Power Distribution Lines*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Beauty and Barber Shop*
- *Bed & Breakfast Inn*
- *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*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Farm Supplies Sales (feed, seed, fertilizer, etc.)*
- *Farm- Bonafide (exempt from zoning)*
- *Flea Market, Indoor or Outdoor*
- *Funeral Home*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Kennel, Non-Commercial, Accessory Personal Use*
- *Library*
- *Museums*
- *Nursing and Rest Homes*
- *Offices*
- *Parks, Playing Fields (Non-Profit)*
- *Pharmacy and Drug Store*
- *Recycling Drop-Off Center*
- *Repair Service, Electronic & Appliance*
- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *School, Primary or Secondary*
- *Service Station*
- *Special Event, Accessory Use*

RC**Rural Commercial Zoning District**

- *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)*
- *Animal Shelter*
- *Automobile Body Shop*
- *Biodiesel Fuel Production, Accessory Use*
- *Home Occupation*
- *Junk Motor Vehicle, Accessory Use*
- *Kennels, Commercial*
- *Micro Farm*
- *Motor Vehicle Maintenance & Repair*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*

Allowed by Special Use Permit

- *Agritourism Business, 10,000 sq. ft. or more retail area*
- *Arena*
- *Cemetery*
- *Extraction of Earth Products*
- *Firing Range, Indoor*

RC**Rural Commercial Zoning District**

- *Group Care Facility; Group Home*
- *Solar Farm*
- *Utility Tower, Water Storage Tank*
- *Wind Energy Facility*

Allowed by Conditional Zoning Permit

- Event Center

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*



DAVIDSON COUNTY PLANNING DEPARTMENT

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

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

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-2

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by JoanneB. Sweatt and Angela Renee Shultz, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 27th day of January, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 27th day of January, 2026.

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

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



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

MAILED
1-27-2024

COPY

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

NOTICE OF REZONING REQUEST

Date: 1/23/2026
Parcel: 03014A0000001

This request is being made by:
Joanne B. Sweatt, Angela Renee Schultz

HEGE FRED WESLEY
607 COMMUNITY RD
LEXINGTON, NC 27295

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 Arcadia Township, Tax Map 14, Lot 1 containing 2.22 acres more or less. Said property is further described as being located on the southeast corner of Community Road and North NC HWY 150.

Description of rezoning Request

Requested to change from that of RC, Rural Commercial District to that of HC- Highway Commercial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 2/3/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 2/23/2026 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: 1/23/2026

0301000000035 ✓

LAWSON LYNDIA PRIDGEN
8649 N NC HWY 150
CLEMMONS, NC 27012-6845

0301400000001 ✓

SWEATT JOANNE B
1138 RUFF LEONARD ROAD
LEXINGTON, NC 27295

0301400000001A ✓

CITY OF LEXINGTON
28 W CENTER ST
LEXINGTON, NC 27292-3316

0301400000005B ✓

CARTER STANLEY CHRIS JR
246 NW ELEMENTARY SCHOOL RD
LEXINGTON, NC 27295

0301400000005G ✓

OLIVER CHARLIE
8604 N NC HWY 150
CLEMMONS, NC 27012-6845

03014A00000001 ✓

HEGE FRED WESLEY
607 COMMUNITY RD
LEXINGTON, NC 27295

03014A00000074 ✓

LAWSON LYNDIA PRIDGEN
8649 N NC HWY 150
CLEMMONS, NC 27012-6845

03014A00000075 ✓

HEGE FRED W
607 COMMUNITY RD
LEXINGTON, NC 27292-9234



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: 1/23/2026

03014A0000076 ✓

MAC PROPERTIES OF NC LLC
545 MALLARD LANDING BLVD
CLEMMONS, NC 27012-6977

03014F0000060 ✓

DRAMER JAMES ANTHONY
228 GREENFIELD COURT
LEXINGTON, NC 27295-0000



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 1/23/2026

0301400000005C ✓

HEDRICK THOMAS E JR

8603 N NC HWY 150 STE D

CLEMMONS, NC 27012-6897



DAVIDSON COUNTY PLANNING DEPARTMENT

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

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

LEXINGTON 336-242-2220

CERTIFICATE OF SERVICE

REZ-26-2

I, Angela Arthur, Administrative Secretary II, do hereby certify a copy of the attached, "Notice of Rezoning Request," made by Joanne B Sweatt, Angela Renee Shultz, was mailed to the adjoining property owners as set out on the attached, "Adjoining Property Owners," list on the 10th day of February, 2026, by depositing a copy of said Notice in the U.S. Mail, postage prepaid, at Lexington, North Carolina.

This, the 10th day of February, 2026.

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
2-10-2026

COPY

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

NOTICE OF REZONING REQUEST

Date: 2/10/2026
Parcel: 0301000000035

This request is being made by:
Joanne B. Sweatt, Angela Renee Schultz

LAWSON LYNDIA PRIDGEN
8649 N NC HWY 150
CLEMMONS, NC 27012-6845

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 Arcadia Township, Tax Map 14, Lot 1 containing 2.22 acres more or less. Said property is further described as being located on the southeast corner of Community Road and North NC HWY 150.

Description of rezoning Request

Requested to change from that of RC, Rural Commercial District to that of HC- Highway Commercial District.

Meeting Dates & Times

The Planning Board will meet to review this request on: 2/17/2026 at 6:00pm.
A Public Hearing will be held by the Board of County Commissioners on: 3/9/2026 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
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: 2/10/2026

0301000000035 ✓
LAWSON LYNDIA PRIDGEN
8649 N NC HWY 150
CLEMMONS, NC 27012-6845

0301400000001 ✓
SWEATT JOANNE B
1138 RUFF LEONARD ROAD
LEXINGTON, NC 27295

0301400000001A ✓
CITY OF LEXINGTON
28 W CENTER ST
LEXINGTON, NC 27292-3316

0301400000005B ✓
CARTER STANLEY CHRIS JR
246 NW ELEMENTARY SCHOOL RD
LEXINGTON, NC 27295

0301400000005G ✓
OLIVER CHARLIE
8604 N NC HWY 150
CLEMMONS, NC 27012-6845

03014A00000001 ✓
HEGE FRED WESLEY
607 COMMUNITY RD
LEXINGTON, NC 27295

03014A00000074 ✓
LAWSON LYNDIA PRIDGEN
8649 N NC HWY 150
CLEMMONS, NC 27012-6845

03014A00000076 ✓
MAC PROPERTIES OF NC LLC
545 MALLARD LANDING BLVD
CLEMMONS, NC 27012-6977



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: 2/10/2026

03014F0000060 ✓

DRAMER JAMES ANTHONY

228 GREENFIELD COURT

LEXINGTON, NC 27295-0000

03014F0000061 ✓

STANLEY AARON P

214 GREENFIELD COURT

LEXINGTON, NC 27295-0000



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

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

Adjoining Owner List

From the Tax Administrator's Office as of: 2/10/2026

0301400000005C ✓

HEDRICK THOMAS E JR

8603 N NC HWY 150 STE D

CLEMMONS, NC 27012-6897

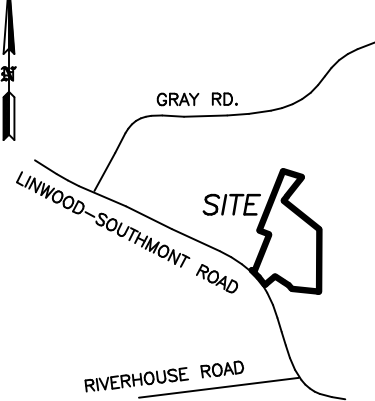
03014A00000075 ✓

HEGE FRED W

607 COMMUNITY RD

LEXINGTON, NC 27292-9234

VICINITY MAP (N.T.S.)



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

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

NORTH CAROLINA, DAVIDSON COUNTY

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

DATE _____ CHAIRMAN _____ SUBDIVISION ADMINISTRATOR _____

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

DATE _____ REVIEW OFFICER _____

DAVIDSON COUNTY NEW ROAD(S) NOTE:

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

NORTH CAROLINA, DAVIDSON COUNTY

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

LAND SURVEYOR: J. Todd Everhart L-3558 NC

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

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

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



NCDOT CONSTRUCTION STANDARDS CERTIFICATION

I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNED AS PUBLIC ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT OF WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

DISTRICT ENGINEER _____

DATE _____

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

RODNEY DALE MORETZ TRUST
DB 2591 PG 1897

CHAD DAVIS
DB 2470 PG 1867

NANCY DELIA
DB 1677 PG 1183

MARY RUTH OWENS HEIRS
PB 32 PG 32

CONTROL POINTS INFO.

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

PART OF TRACT 1
SOUTHMONT FARM PARTNERSHIP
PB 33 PG 58

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

NOTES:

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

LEGEND

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

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

SURVEY FOR:

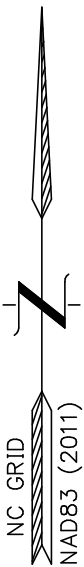
FINAL PLAT FOR MADISON GARDENS

SURV'D JTE	DRAWN JTE	TOWNSHIP COTTON GROVE	COUNTY DAVIDSON	STATE N.C.	DEED BOOK 2663	PAGE 2006
TAX REFERENCE 6-31-1A,34A						
JOB NO. 5716F	F.B. DC	DATE 2-3-26	SCALE 1" = 100'			

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



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

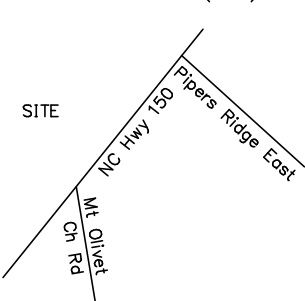


EDWARD FOLTZ
DB 1994 PG 1593

DONALD MILLER
DB 646 PG 21

VICINITY MAP (nts)

SITE



The road(s) within this subdivision have been built to NCDOT standards and will be the responsibility of the developer(s) to maintain this standard for the roadway with future property owners maintaining the right of way, until the road is officially taken over by NCDOT.

The lots shown hereon have a 50' minimum front setback.

NCDOT CONSTRUCTION STANDARDS CERTIFICATION

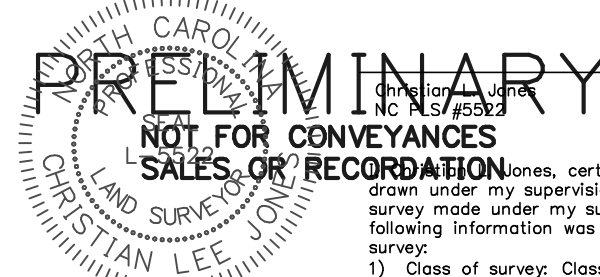
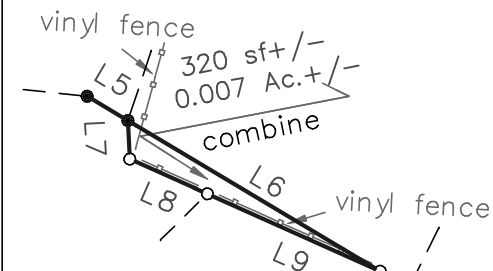
I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNED AS PUBLIC ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT OF WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

DISTRICT ENGINEER _____

DATE _____

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

DETAIL (nts)



SURVEYOR CERTIFICATION FOR SUBDIVISION

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

- a. That this plot creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any of the following:
 - 1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 - 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 - 3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
 - 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- d. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination as to the basis of the surveyor's professional ability as to provisions contained in tax through (d) above.

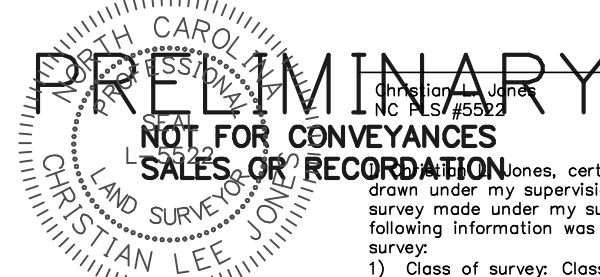
**NOT FOR CONVEYANCES
SALES OR RECORDATION**

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 The Block)), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision is 1:10,000' +/- or positional accuracy is 0.10' 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_____.



- 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:
- 1) Class of survey: Class A
 - 2) Positional Accuracy: 0.10'
 - 3) GPS Field Procedure type: RTK, Carlson BRX7 base/rover
 - 4) Date(s) of survey: 15 Oct 2025
 - 5) Datum/Epoch: USA/NA083/NC
 - 6) Published/Fixed Control: NC NTRIP RTK
 - 7) Geoid Model: CONTINENTALUS_NGS2018
 - 8) Mean Combined Grid Factor: 0.99991875
 - 9) Units: US Survey feet
 - 10) All distances are horizontal ground.

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

REVIEW OFFICER

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

Approved _____ Review Officer _____ Date _____
DAVIDSON COUNTY
NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

DATE _____ SUBDIVISION ADMINISTRATOR/CHAIRMAN
PLANNING BOARD

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

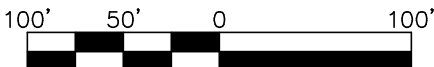
DATE _____ SUBDIVISION ADMINISTRATOR / CHAIRMAN
PLANNING BOARD

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plat shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.

Date _____ Watershed adm./Chmn. Review Board

LEGEND



SE (nts)	10'x70' SIGHT EASEMENT	R/W	RIGHT-OF-WAY
○	NOT TO SCALE	---	STREAM
●	UTILITY POLE	---	OVERHEAD POWER LINE
○	IRON FOUND		
■	CONCRETE MONUMENT	[000]	STREET ADDRESS
---	PROPERTY LINE (surveyed)	SSE	10' Sanitary Sewer Easement centered on sewer structures
---	PROPERTY LINE (not surveyed)	MBL	MINIMUM BUILD LINE

PLAT OF

Cardinal Ridge

SCALE	COUNTY	TOWNSHIP	STATE	DATE
1" = 100'	Davidson	Arcadia	North Carolina	15 Oct 2025

Tax Map 3 Tax Lot 4A

Ref: DB 2683 PG 505 PB 82 PG 49

AREA BY COORDINATES	JONES-COE LAND SURVEYING, PLLC P-3161 P.O. BOX 36 WALLBURG, N.C. 27373	JOB # 22135plat
DRAFTED BY: CLJ/DAK	PHONE: (336) 769-4673 EMAIL: cjones@jonescoesurvey.com	SURVEYED BY TG

Total Area: 20.452 Ac. +/-
Total Lots: 21
Watershed: Yadkin River

Lots 1, 3 and 21 shall access internal street and have no direct access to NC Highway 150.

Iron pipes set at all corners unless otherwise noted

Line	Bearing	Distance
L1	S 36°-01'-28" W	21.32'
L2	S 72°-58'-09" W	79.22'
L3	N 43°-50'-55" W	31.92'
L4	S 43°-50'-55" E	32.20'
L5	S 59°-10'-02" E	12.37'
L6	S 59°-10'-02" E	76.55'
L7	S 2°-47'-15" E	10.03'
L8	S 65°-52'-25" E	22.14'
L9	S 65°-52'-25" E	49.35'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	7594.44'	S 37°-06'-00" W 219.43'	219.43'
C2	1417.81'	S 41°-39'-57" W 187.23'	187.37'
C3	1417.81'	S 46°-27'-44" W 50.00'	50.00'
C4	1417.81'	S 52°-54'-40" W 268.75'	269.16'
C5	1435.65'	S 64°-30'-15" W 300.41'	300.96'
C6	125.00'	N 37°-14'-18" W 28.78'	28.84'
C7	275.00'	N 42°-01'-20" W 109.51'	110.25'
C8	275.00'	N 65°-00'-43" W 109.69'	110.44'
C9	35.00'	N 73°-37'-51" W 30.49'	31.55'
C10	50.00'	N 73°-10'-37" W 81.93'	96.02'
C11	50.00'	N 6°-35'-40" E 41.87'	43.21'
C12	50.00'	N 60°-34'-53" E 48.83'	51.02'
C13	50.00'	S 64°-21'-53" E 43.56'	45.07'
C14	35.00'	S 58°-40'-22" E 24.09'	24.59'
C15	325.00'	S 77°-01'-18" E 20.52'	20.52'
C16	325.01'	S 69°-05'-52" E 68.84'	68.97'
C17	325.00'	S 55°-58'-14" E 79.84'	80.05'
C18	325.00'	S 39°-46'-17" E 103.29'	103.73'
C19	75.00'	S 37°-14'-18" E 17.27'	17.31'
C20	1435.65'	S 71°-19'-16" W 40.67'	40.67'

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

date _____ owner _____

date _____ owner _____

8.13 PERIMETER BUFFER YARD SCREENING

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

8.13.01 Viewshed Buffer Yard

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

The buffer may be in any of the following forms:

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

(c)(e)

Formatted: Font color: Red

Formatted: Indent: Left: 0.5", No bullets or numbering

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

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

8.13.06 Visibility on Plats

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

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

8.13.07 Buffer Yard Maintenance

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

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

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

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