



DAVIDSON COUNTY PLANNING DEPARTMENT

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

C. SCOTT LEONARD
PLANNING DIRECTOR

R. LEE CROOK, JR.
ZONING ADMINISTRATOR

LEXINGTON 336-242-2220

TO: Planning Board Members
FROM: Scott Leonard, Director
SUBJECT: Next Planning Board Meeting
DATE: February 14, 2023

The next meeting of the Planning Board will be Tuesday, February 21st at 6:00PM. Currently, we have four rezoning requests on the Agenda.

The first item is a request from Benny Newsome to rezone property off Wafford Circle in Cotton Grove, from RA-2 to CZ-RC in order to construct some compartmentalized storage units. The second item is from Randy Hughes to rezone property off Mt. Zion Church Road in Conrad Hill, from RA-3 to LI in order to expand an existing automotive salvage yard. The third item is from Greg Loflin to amend his conditions on a previously approved rezoning request off Cranford Road in Jackson Hill. Greg has a metal fabrication and machine shop that carries a condition for a berm that he now wishes to abolish. The fourth item is from Alfred Tyner to rezone property off Pearl Drive in Healing Springs, from RS to RA-2 to allow a mobile home on the property.

At their meeting last night, the Board of Commissioners officially appointed Randy Barney from the Midway Community, as an alternate to our Planning Board. I have known Randy for many years and believe he will be a tremendous asset to the Board. We expect his first meeting will be in March and will look forward to introducing him to all of you at that time.

If you have questions about any of the items listed, feel free to contact staff. If not, we'll see you all next week.

SL/srw

DAVIDSON COUNTY PLANNING BOARD AGENDA

2/21/2023

6:00PM

- I. *Welcome by the Chairman*
- II. *Adoption of Agenda*
- III. *Public Address*
- IV. *Approval of the Minutes*
 - A. *2/7/2023*
- V. *Rezoning Request*
 - A. *Benny Newsome- RA-2 to CZ-RC - Cotton Grove Township*
 - B. *Randy Hughes- RA-3 to LI - Conrad Hill Township*
 - C. *Greg Loflin- CU-LI to CZ-LI (Amendment to Conditions) - Jackson Hill Township*
 - D. *Alfred Tyner c/o Frankie Byrd- RS to RA-2 - Healing Springs Township*
- VI. *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

2/7/2023

DAVIDSON COUNTY PLANNING BOARD MINUTES
for 2/7/2023, 6:00pm
Governmental Center
Lexington, North Carolina

Members Present: Vice Chairman Ted Myers, Joe Hayworth, Jim Myers

Members Absent: Chairman Greene, Wesley Kimbrell

Staff Present: Scott Leonard, Lee Crook, Josh Tussey, Stephanie Wilson, John Wheeler, Asst. County Attorney Andrew Howe , Asst. County Attorney Sheri Woodyard

Others Present: Ronald Jackson, Tom Wright, Robert Sells

I. WELCOME

II. ADOPTION OF THE AGENDA

Mr. Crook requested *Item VI., Rezoning Request*, be heard prior to *Item V., Appeal to the Subdivision Administrator's Interpretation*.

Joe Hayworth motioned to accept the Agenda as amended. Jim Myers seconded, and by a vote of 3-0 the motion was granted.

III. PUBLIC ADDRESS

IV. APPROVAL OF PLANNING BOARD MINUTES

A. 1/17/2023 Planning Board Minutes

Joe Hayworth motioned to approve the minutes from the 1/17/2023 Planning Board meeting. Jim Myers seconded the motion, which received a 3-0 vote.

V. APPEAL TO THE SUBDIVISION ADMINISTRATOR'S INTERPRETATION

A. Existing Private Road

Attorney representing the appeal, Tom Wright, requested the item be continued to a future date due to the absence of the appellant, whose presence was necessary for sworn testament.

Attorney Andrew Howe, representing the Planning Department in the appeal, stated the Department was ready to proceed but consented to the continuance on the condition that the pending variance request, if needed, would still be heard at a later meeting from the appeal due to potentially conflicting evidence and legal standards.

Attorney Wright agreed to keep any potential variance separate from the appeal and at a later meeting, if necessary.

Joe Hayworth motioned to continue the request to the March 7, 2023 Planning Board meeting. Jim Myers seconded Mr. Hayworth's motion, which passed 3-0.

This item is now scheduled to be heard by the Planning Board, March 7th, 2023 at 6pm.

VI. REZONING REQUEST

A. Morrison Grove/Scott Rhodes- RA-2 to CZ-HC- Silver Hill Township

Due to his personal connections with the applicant and those opposed to the request, Vice Chairman Myers stated that he should recuse himself from the discussion and any decision-making concerning the application.

The request was required to be continued to a later date as Chairman Green and Mr. Kimbrell were not present. Business could not have been conducted with only two voting members.

Jim Myers motioned to continue the request to the March 7, 2023 Planning Board meeting. Joe Hayworth seconded the motion, which was granted 3-0.

The Planning Board will now hear this matter on March 7, 2023, at 6 o'clock.

Vice Chairman Myers motioned to excuse Chairman Green and Mr. Kimbrell from the meeting. Jim Myers seconded the motion which carried 3-0.

B. Ronald Jackson- RA-3 to HC- Conrad Hill Township

Mr. Crook read the legal into record before inviting Mr. Tussey to explain the nature of the request. In his introduction of the application, Mr. Tussey described subject property's location and pointed out the wide variety of surrounding zoning districts before inviting the applicant to explain the reason for the request.

Applicant, Ronald Jackson, reported he intended to build a 30ft x 40ft metal garage for classic car restoration. He said that his primary line of work would be mechanical repair and fabrication, and he might have one or two employees working there. Rezoning the site from Rural Agricultural to Highway Commercial was necessary for Mr. Jackson to move forward with his plans, and was better suited for the location as well.

No one was in attendance to speak for or against the application, therefore Mr. Crook read the Staff Analysis in support of the request. Joe Hayworth motioned to recommend approval of the application. Jim Myers seconded Joe Hayworth's motion, which was granted 3-0.

This item is scheduled to be heard by the Board of Commissioners on Monday, February 27th, 2023 at 6pm.

VII. SUBDIVISIONS

A. Rosewood Phase IV Revision- Midway Township

Mr. Leonard directed the Board to a current aerial photograph of an existing development named Rosewood off Hartman Road in Arcadia. The Board had granted approval of Rosewood back in August of 2021; however, the developer was wishing to further subdivide Lot 23 which was a five-acre tract at the end of the development.

Mr. Leonard indicated the Subdivision Ordinance prohibited the further subdivision of a lot within an approved development when the proposed division separated the back of the lot off from the front. The purpose of this prohibition was to keep homes from being built behind the original alignment of homes where the back of the existing homes would be exposed.

Mr. Robert Sells, representing the developer of Rosewood, stated they had received approval from their soil analyst for an additional home on the five-acre tract and since it was at the end of the road, they felt it would not impact the original alignment.

Mr. Leonard stated the staff would recommend approval only because the location of this property was truly at the very end of the roadway, and both homes would be at least 500 feet from any existing home location.

Jim Myers motioned to continue approve the request. Joe Hayworth seconded Mr. Myers’s motion, which passed 3-0.

VIII. ADJOURNMENT

Mr. Leonard spoke to the Planning Board before the meeting came to a close about his presentation at the informational meeting, which covered their suggestions of changes to the existing development standards and the conversation with the County Commissioners regarding the proposed text amendments.

With no further discussion, Joe Hayworth motioned to adjourn the meeting. Jim Myers seconded the motion and by a vote of 3-0 the 2/7/2023 Planning Board meeting was adjourned.

Secretary to the Planning Board

Chairman of Davidson County Planning Board