



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: May 26, 2026

The next meeting of the Planning Board will be on Tuesday, June 2nd, at 6:00 PM. We have four rezonings on the agenda and a text amendment request.

Our first rezoning request is a request by Wendy Freirhart and Don Michalowski to change 3.2 acres, more or less, from RC, Rural Commercial District, to CZ-RC, Conditional Zoning Rural Commercial District. This property is located on the south side of Muddy Creed Road approximately 130 feet northwest of the Gus Hill Road intersection. The applicant hopes to change the zoning of this property to establish an event center use on site.

The second rezoning request is by Corriher Grange and Braddshaw, LLC, to rezone 109.08 acres from RA-2, Rural Agricultural District, to LI, Limited Industrial District. The applicant hopes for a successful rezoning in order to speculate on the property for future industrial use to be placed on site. Said properties are located on the south side of East US Hwy 64 approximately .52 miles west of the Cunningham Brickyard Road intersection.

Our third rezoning request is by Donald Lanier to change the zoning on 71.81 acres from RA-2, Rural Agricultural District, to CZ-LI, Conditional Zoning Limited Industrial District. The applicant hopes to establish a technical and vocational training facility to increase the safe operation of large equipment. Said property is located on the south side of NC Hwy 49 approximately .67 miles west of the NC Hwy 8 intersection.

The last rezoning request of the evening is from Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co.) & Property Owners, to change .25 acres more or less from RA-3, Rural Agricultural District, to that of CZ-LI, Conditional Zoning Limited Industrial District. The applicants hope to place a taller tower than the currently allowed 160 feet maximum height. Said property is located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnstontown Road intersection.

Finally, we will have a text amendment to the Davidson County Zoning Ordinance to add the use of Recreational Center. Recreational Center will be defined and proposed in several zoning classifications with development standards.

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

6/02/2026

6:00PM

- I. Welcome by the Chairman**
- II. Adoption of the Agenda**
- III. Approval of the Planning Board Minutes**
 - A. 05/19/2026**
- IV. Public Address**
- V. Rezoning Request**
 - A. Wendy Freihart and Don Michalowski – RC to CZ-RC – Reedy Creek Township.**
 - B. Corriher, Grange, and Bradshaw LLC. – RA-2 to LI – Conrad Hill Township.**
 - C. Donald Lanier – RA-2 to CZ-LI – Alleghany Township**
 - D. Kendall Communications for Galaxi Towers (aka- Alpha Towers Prop. Co.) and property owners RA-3 to CZ-LI - Thomasville Township.**
- VI. Text Amendment to the Davidson County Zoning Ordinance.**
 - A. Davidson County Board of Commissioners – To amend the Davidson County Zoning Ordinance by adding Recreational Center.**
- VII. Adjournment**

Persons with disabilities who may need special accommodations to participate in this meeting should notify the County Manager's office at 336-242-2200 at least twenty-four hours prior to the start of the meeting.

**COMMISSIONERS MEETING ROOM
DAVIDSON COUNTY GOVERNMENTAL
CENTER**

913 GREENSBORO STREET, LEXINGTON, NORTH CAROLINA

Minutes of the Planning Board Davidson County, North Carolina

Tuesday, May 19, 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 Member Christian Jones.

OTHERS PRESENT

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

1. WELCOME

Chairman Greene called the meeting to order.

2. ADOPTION OF AGENDA

Mr. Hayworth moved, seconded by Mr. Barney to adopt the Agenda as presented. The motion carried unanimously, (5-0).

3. APPROVAL OF MINUTES

Mr. Hayworth moved, seconded by Mr. Shoaf, to approve the May 5, 2026 meeting minutes as presented. The motion carried unanimously, (5-0).

4. PUBLIC ADDRESS

No one requested to speak at public address.

5. REZONING REQUEST

A. Kimley-Horn and Associates Inc. – RA1 to CZ-LI – Conrad Hill Township

Mr. Crook reported this request by Kimley-Horn and Associates, Inc. to rezone property located in Conrad Hill township, tax map 20, lot 1 containing 11.60 acres, more or less, and being located on the southeast side of New Bowers Road approximately .43 mile southwest of East US Highway 64 intersection. Rezoning is requested to change from Rural Agricultural District to Conditional Zoning Limited Industrial District.

Mr. Crook noted that the surrounding area has been the subject of prior rezonings, with adjacent properties having been rezoned to HI and CZ-LI in 2022 and 2024 respectively, as noted on the GIS map. The subject tract—informally referred to by staff as the "Idaho parcel" due to its irregular shape—represents a gap between the previously rezoned industrial properties. Staff explained that the applicant seeks to mirror the conditions already in place on the adjoining CZ-LI district to the south.

Ms. Sarah Shirley of Kimley-Horn appeared on behalf of the applicant and explained that the majority of the northern portion of the 11.6-acre site lies within the 100-year floodplain and cannot be developed. Approximately five acres in the southern portion of the tract are usable, and the intent is to incorporate this parcel into the larger adjoining industrial property for purposes of grading overflow and stormwater management as noted on the conceptual site plan. Ms. Shirley noted that all three properties would be brought into common ownership and that the rezoning would effectively fill in any remaining zoning gap within the broader industrial development.

A copy of the GIS map and site plan is included in the original Minutes.

Board members briefly discussed whether the rezoning to CZ-LI would affect the property's eligibility under the county's deferred tax rate program for bona fide farm use. Staff indicated that the change in use, rather than the zoning designation itself, would generally trigger a reassessment of that status.

No members of the public came forward to speak to the request.

Mr. Crook recommended approval, citing the property's consistency with the Davidson County Land Development Plan, which designates the East US Highway 64 corridor as a growth corridor and the area surrounding the I-85/US 64 interchange as a commercial and industrial center. Mr. Crook cited relevant policy statements and noted that the conditions proposed by the Applicant mirror those already in place on the adjacent CZ-LI district.

Mr. Hayworth moved, seconded by Mr. Barney to approve the rezoning request by Kimley-Horn and Associates, Inc. to rezone property located in Conrad Hill township, tax map 20, lot 1 containing 11.60 acres, more or less, from Rural Agricultural District to Conditional Zoning Limited Industrial District subject to the approved conditions set out for lot 28F and site plan presented. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's June 8, 2026 Agenda, and that they should plan to appear at that hearing.

B. | Boulos Investments, LLC (Kamil Boulos) – RA3 to HC – Conrad Hill Township

Mr. Crook reported this request by Boulos Investments, LLC (Kamil Boulos) to rezone property located in Conrad Hill township, tax map 15, lots 4C and 58 containing 6.79 acres, more or less, and being located on the south side of East US Highway 64 approximately .24 mile southeast of the New Bowers Road intersection. Rezoning is requested to change from Rural Agricultural District to Highway Commercial District.

Mr. Crook noted that the request involves two parcels—one vacant and one containing a single-family residence—situated at the southeastern end of the recently reconfigured I-85 and East US Highway 64 interchange. Because this is a general district request, Staff advised the Board to consider all uses permitted in the HC district when evaluating the application. Mr. Crook presented a GIS map of the property. A copy of the map is included with the original Minutes.

Mr. Kamil Boulos appeared on behalf of the Applicant and stated that the property is located within what he described as a future commercial corridor along the US 64 corridor near Lexington. He indicated that surrounding properties are already commercially zoned and that the rezoning would align the subject property with anticipated growth in the area. Board members confirmed that the Applicant intends to acquire both parcels contingent upon a favorable rezoning outcome.

No members of the public came forward to speak to the request.

Staff recommended approval, noting that the newly reconfigured interchange, the extension of public sewer service to the area, and the adjacent CenterPoint 85 Industrial Park represent significant changes in conditions that support commercial development at this location. The property is contiguous to existing CS (Community Shopping) zoning to the west. Mr. Crook cited the Davidson County Land Development Plan's designation of the interchange area as a commercial and industrial center and referenced relevant policy statements in support of the Applicant's request.

Mr. Barney moved, seconded by Mr. Hayworth to approve the rezoning request by Boulos Investments, LLC (Kamil Boulos) to rezone property located in Conrad Hill township, tax map 15, lots 4C and 58 containing 6.79 acres, more or less, from Rural Agricultural District to Highway Commercial District. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's June 8, 2026 Agenda, and that he should plan to appear at that hearing.

C. | Michael and Tricia Burns – CZ-HC to RA2 – Cotton Grove Township

Mr. Crook reported this request by Michael and Tricia Burns to rezone property located in Cotton Grove township, tax map 8C, Block B, lot 22 containing .93 acres, more or less, and being located on the north side of Trantham Drive approximately 418 feet west of the NC Highway 8 intersection. Rezoning is requested to change from Conditional Zoning Highway Commercial District to Rural Agricultural District.

Mr. Crook provided background and a GIS map of the property, noting that the property was rezoned to CZ-HC in March 2022 for the purpose of establishing an outdoor storage facility for boats and recreational vehicles. The Applicant's plans for that commercial use have since changed, and the request is to return the property to a residential classification consistent with the remainder of Trantham Acres subdivision, which is uniformly zoned RA-2.

Mr. Michael Burns appeared and explained that his family circumstances have evolved, his daughter is returning from college, and the family wishes to make the property available for residential use to keep family members living in close proximity. Mr. Burns also described his prior efforts to acquire the adjacent fronting parcel on NC Highway 8, which would have made the commercial development concept more viable, but noted those efforts were ultimately unsuccessful. He acknowledged that his longer-term interest in a combined commercial development may still be possible in the future.

No members of the public came forward to speak to the request.

Mr. Crook recommended approval of the down-zoning request, noting that the property is a fringe parcel with respect to the NC Highway 8 commercial corridor and that returning it to RA-2 would create uniform residential zoning throughout the Trantham Acres subdivision. Mr. Crook cited the Davidson County Land Development Plan's designation of this section of NC Highway 8 as favorable for residential growth, along with relevant policy statements, and noted that the plan supports the Applicant's request.

Based on Staff's recommendations and the Davidson County Land Development Plan, Vice-Chairman Myers moved, seconded by Mr. Hayworth to approve the rezoning request by Michael and Tricia Burns to rezone property located in Cotton Grove township, tax map 8C, Block B, lot 22 containing .93 acres, more or less, from Conditional Zoning Highway Commercial District to Rural Agricultural District. The motion carried unanimously, (5-0).

Chairman Greene informed the Applicant that this matter will be placed on the Board of Commissioner's June 8, 2026 Agenda, and that he should plan to appear at that hearing.

6. SUBDIVISION

A. Carl Cain on behalf of Anew Homes, LLC – Variance to 50' front setback – Hanes Meadows, Lot 29 – Midway Township

Mr. Tussey presented a quasi-judicial variance request submitted by Carl Cain on behalf of Anew Homes, LLC, seeking relief from the required 50-foot front setback applicable to Lot 29 of Hanes Meadows Subdivision, Phase 2, as recorded in the Davidson County Register of Deeds, Plat Book 98, Page 5. The property is located at 157 Emory Court, Midway Township, Tax Map 30C, Lot 29, containing 1.01 acres more or less. Mr. Tussey directed the Board to the relevant plat and aerial map displayed on the overhead. A copy of the plat and map is included with the original Minutes.

Mr. Howe addressed the Board to outline the quasi-judicial nature of the proceeding. He explained the key distinction between legislative and quasi-judicial matters: in legislative decisions such as rezonings, the Board may weigh general policy considerations and community fit; in quasi-judicial proceedings, only the evidence and testimony presented during the hearing may be considered. He emphasized that outside knowledge, personal beliefs, or information gathered beyond the meeting cannot factor into the decision. Mr. Howe also reminded the Board of the importance of disclosing any conflicts of interest or ex parte communications. No Board Members indicated any such issues. Mr. Howe further noted that North Carolina General Statute 167-05 provides four criteria — each of which must be approved by a four-fifths supermajority — for a variance to be granted.

Mr. Tussey provided a detailed summary of the history of the matter. He explained that Hanes Meadows Phase 2 was approved by the Planning Board in the fall of 2025. Following approval, Mr. Carl Cain, on behalf of Anew Homes, LLC, applied for a building and zoning permit for the home on Lot 29. The permit application, submitted in December 2025, included a site plan drawn personally by Mr. Cain that showed the proposed structure meeting the required 50-foot front setback. Planning staff, specifically Mr. Wheeler, approved the zoning permit based on that site plan. Construction proceeded, and the house reached approximately 95 percent completion before any issue was identified. Mr. Tussey noted that staff does not have a process to go out and verify setback compliance in the field; approval is based on the site plan submitted with the expectation that the structure will be built as shown. Deviations are typically discovered when brought to the county's attention by the applicant, a neighbor, or another county department.

Mr. Tussey then referred the Board to an as-built survey prepared by surveyor Jerry Ellis as well as photos of the home, which revealed that a portion of the structure — specifically part of the garage — encroaches into the required 50-foot front setback. The nearest point of the structure to the front property line is a front porch corner measuring approximately 46.9 feet, making the variance request a relief of 3.1 feet from the required setback. A copy of the survey and photos is included with the original Minutes.

Mr. Tussey also drew the Board's attention to a more recent septic operations permit issued by the county health department in May, 2026, drawn by county environmental health specialist Jesse Leonard. This permit, based on as-built field measurements, shows that the house currently sits only 7 feet from the septic tank and approximately 7.5 feet from the nearest septic line. Environmental health regulations require a minimum 5-foot separation between a

structure and the septic tank; consequently, even if the house were moved back to the closest position that would satisfy that 5-foot separation, it would still not meet the 50-foot front setback requirement. A copy of the permit is included with the original Minutes.

In response to Board Member questions, Mr. Tussey confirmed that the measurements are taken from the front property line, which is coterminous with the edge of the 50-foot right-of-way for Emory Court. The county, unlike the City of Lexington, measures setbacks from the property line rather than from the edge of the road itself. He also confirmed that the septic layout shown on the operations permit was verified with Mr. Leonard that morning as being accurate based on field measurements.

Board Member discussion began regarding the apparent layout of the septic system diagram, with several members noting that the routing of the effluent lines on the drawing appeared unusual. Mr. Cain clarified that the system is a P&J chamber system with a 25 percent reduction. It was acknowledged that the system involves plastic chambers for the leach field.

Mr. Carl Cain was sworn in and testified that the site plan he prepared and submitted reflected the house in compliance with all required setbacks. He stated that he laid out the house personally in the field, working from a wooden stake, but acknowledged in hindsight that he did not independently verify the front left corner measurement before construction proceeded. Mr. Cain stated that upon discovering the error, he chose to come forward voluntarily and he notified all relevant parties, including the prospective buyer, adjoining property owners, and the county. He described the 50-foot front setback standard as one that was relatively recently enacted and expressed that at the time of permitting, he believed the house was properly sited.

Board members questioned Mr. Cain about his decision not to engage a licensed surveyor to lay out the foundation. Mr. Cain acknowledged that in hindsight this would have been advisable and stated that the as-built numbers are accurate in all dimensions except for the front setback. He confirmed the septic proximity issue described by staff and acknowledged that moving the structure rearward to achieve full compliance would create an unresolvable conflict with the septic system.

Mr. Howe provided extensive guidance to the Board regarding the legal standard of "hardship" as required under North Carolina law for granting a variance. He noted that the standard has evolved over the past 40 years, with both the courts and the General Assembly moving toward a somewhat more flexible interpretation for local governments.

Mr. Howe described two controlling Court of Appeals decisions. The first, *Turik v. Town of Surfside Beach*, involved a beach house that was properly permitted on a compliant site plan but was mistakenly sited in the wrong location during construction. By the time the error was discovered, the house was substantially complete. Complicating matters, neighboring property owners refused to allow the builder access to correct the error, creating what the court found to be a genuine no-win situation. The Court of Appeals upheld the variance, holding that while the initial error was a mistake, the hardship arose not from the mistake itself but from the practical impossibility of correcting it once the structure was nearly complete. Notably, the variance in that case was only 7 inches, which, to the court, was fundamentally important because such a small mistake was not, and likely would not ever be, easily detected under most any circumstance.

The second case arose out of Fayetteville, involving a situation where a concrete pad was poured approximately 25 feet short of the required 50-foot setback — effectively half the required distance. The error was caught relatively early, before the structure was completed, and the court found that it should have been apparent to anyone on-site that the placement was

dramatically wrong. The court denied the variance in that case, finding that the hardship was self-created and the structure could have been corrected with comparatively limited damage at the time the error was discovered.

Mr. Howe drew the Board's attention to the key distinctions between the two cases as they relate to the matter at hand: the variance here is for only 3.1 feet — a 6 percent deviation from the 50-foot standard — the house is substantially complete, and moving it back to the setback line would place the structure within 5 feet of the septic tank, potentially violating environmental health regulations and potentially rendering the lot undevelopable.

Mr. Howe also addressed a question from the Board regarding whether the Court of Appeals case law could serve as a basis for the Board's decision-making even if one of the four statutory factors might otherwise appear to fail on its face. Mr. Howe confirmed that the court cases are not merely persuasive but constitute black-letter law in North Carolina, and as such the Board — acting as a quasi-judicial body — is bound to apply them in assessing the meaning of hardship.

Mr. Tussey read into the record the five factors from the county's variance application (noting that factors 4 and 5 in the county's ordinance correspond together to a single factor 4 in the General Statute) along with the staff's comments on each.

Mr. Tussey presented Staff's comments, he acknowledged that the primary concern at the staff level was factor 1 — the question of whether a genuine hardship exists independent of the builder's own mistake. After hearing Mr. Howe's presentation of the applicable case law, Mr. Tussey stated that Staff now views the situation as substantially more analogous to the Turik scenario than initially assessed, given the house's near-complete state, the relatively minor magnitude of the encroachment, and the compounding effect of the septic system's proximity. Staff ultimately deferred to the Board's judgment on whether the threshold for hardship had been met.

With all evidence and testimony received, the Chairman formally closed the hearing and opened deliberation.

Board members engaged in substantive deliberation. It was stated that denying the variance would be contrary to both common sense and the Court of Appeals' guidance, emphasizing that 3.1 feet constitutes only approximately 6 percent of the required 50-foot setback—a far lesser deviation than the case in which a variance was denied. It was noted that requiring the structure to be moved would likely destroy the existing septic system, potentially rendering the lot unbuildable and causing a disproportionate harm far in excess of any public benefit served by strict enforcement. It was noted that the error originated from the builder's decision not to engage a surveyor to verify the foundation layout, and expressed the expectation that Mr. Cain would take steps to prevent a similar occurrence in future projects. The Board was in general agreement that this application closely mirrored the Turik scenario and that denying the variance would produce an unreasonable outcome.

Chairman Greene conducted a separate vote on each of the four required variance standards.

Motion to approve the first standard that an unnecessary hardship would result from strict application of the regulation was made by Vice-Chairman Myers and seconded by Mr. Barney. The motion carried unanimously, (5-0).

Motion to approve the second standard that the hardship results from conditions peculiar to the property was made by Vice-Chairman Myers and seconded by Mr. Hayworth. The motion carried unanimously, (5-0).

Motion to approve the third standard that the hardship did not result from actions taken by the applicant or property owner was made by Mr. Barney and seconded by another Mr. Shoaf. The motion carried unanimously, (5-0).

Motion to approve the fourth standard that the requested variance is consistent with the spirit, purpose, and intent of the regulation such that public safety is secured and substantial justice is achieved was made by Mr. Hayworth and seconded by Vice-Chairman Myers. The motion carried unanimously, (5-0).

Having approved all four required standards by unanimous vote — satisfying the four-fifths supermajority requirement — the Chairman announced that the Board was required under North Carolina law and the county's zoning ordinance to approve the variance request.

Motion to approve the variance request by Carl Cain on behalf of Anew Homes, LLC, granting relief from the required 50-foot front setback to allow the structure at Lot 29, Hanes Meadows, to remain at its current siting of approximately 46.9 feet from the front property line, was made by Mr. Shoaf and seconded by Vice-Chairman Myers. The motion carried unanimously, (5-0).

The Board addressed Mr. Cain, expressing that without the guidance of Mr. Howe's presentation on the Court of Appeals' decisions, they would have been inclined to deny the variance, and urged Mr. Cain in the strongest terms not to repeat the experience and it was noted that these rules are designed for the general public's best interest and to get the survey, even if it costs a couple hundred more dollars. The Board strongly encouraged Mr. Cain to engage a licensed surveyor for future foundation layouts to avoid similar situations.

Mr. Howe noted that a written order memorializing the Board's decision would be prepared and presented at the next meeting, with the order expected to be available to the Applicant during the first week of June.

7. ADJOURN

Mr. Barney moved, seconded by Vice-Chairman Myers 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: 5/19/2026

Fees Paid Receipt #: REZ-26-8

Applicant(s): Wendy Freihart & Don Michalowski

Telephone: 973-202-9971

Mailing Address: 689 Muddy Creek Road

Property Owner(s): Wendy Freihart

Telephone: 973-521-0645

Mailing Address: 689 Muddy Creek Road

Property Location (General Description): Said property is located on the south side of Muddy Creek Road approximately 130 feet northwest of the Gus Hill Road intersection.

Township: Reedy Creek

Map No.: 2

Block No.: ---

Lots: 42

Acres (more or less): 3.2

Existing Zoning District: RC

Proposed Zoning District: CZ-RC

Legal Advertisement: Request by Wendy Freihart & Don Michalowski to rezone property located in Reedy Creek Township, Tax Map 2, Lot 42 containing 3.20 acres more or less. Said property is located on the south side of Muddy Creek Road approximately 130 feet northwest of the Gus Hill Road intersection. Rezoning is requested to change from that of RC, Rural Commercial District to that of CZ-RC, Conditional Zoning, Rural Commercial District.

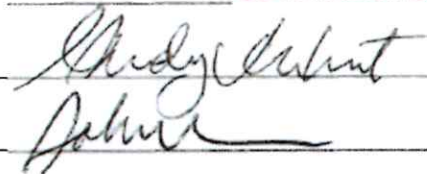
Planning Board Meeting Date: 6/2/2026

Recommendation: _____

Public Hearing Date: 6/22/2026

Decision: _____

Signature, Applicant(s) _____



Agent: _____ By: _____

Address: _____ Phone: _____

Davidson County Planning Department

Name: Wendy Freihart & Don Michalowski

Application amendment to the Davidson County Zoning Ordinance

Contents of Application: All applications for amendments to this ordinance, without limiting the right to file additional material, shall contain at least the following (applicant may attach additional sheets if necessary):

- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
Click or tap here to enter text.
- B. A legal description of such land, if applicable.
Click or tap here to enter text.
- C. Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reason how the proposed amendment will correct same.
Click or tap here to enter text.
- D. The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.
See Attached
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
See Attached
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
See Attached

LITTLE BARN

AT MUDDY CREEK

691 MUDDY CREEK ROAD
CLEMMONS, NC 27012
336-930-4888



LITTLE BARN

AT MUDDY CREEK

691 MUDDY CREEK ROAD
CLEMMONS, NC 27012
336-930-4888

MISSION

Little Barn is a small-scale event venue designed to host intimate gatherings in a landscaped, rural setting. The property accommodates events of up to 125 guests and is intended for weddings, family gatherings, and community-oriented functions. Our goal is to provide a well-managed, aesthetically maintained space that contributes positively to the surrounding area.

EVENTS

The venue will host private and organized events, including:

- **Weddings and Related Functions**
(ceremonies, receptions, rehearsal dinners, engagement parties)
- **Family Gatherings**
(reunions, birthday parties, baby showers, graduations, repasts)
- **Corporate Events**
- **Community Events**
(fundraisers, church functions, school reunions, award programs)

OPERATIONAL STANDARDS

1. Hours of Operation

Friday–Saturday: 9:00 AM – 12:00 AM

Sunday: 10:00 AM – 8:00 PM

Weekdays: 8:00 AM – 10:00 PM

Hours reflect scheduled events only and are not general public hours. All events, including cleanup, will conclude within these timeframes.

2. Event Frequency and Capacity

Events will primarily occur Friday through Sunday, with Saturday as the primary event day.

Weekday events will be less frequent and typically held during daytime hours (e.g., corporate functions).

Maximum guest capacity: 125 per event (typical range: 85–100).

3. Noise Control

All events will comply with applicable local noise ordinances. Sound levels will be monitored to remain at or below 95 dB within the venue. Based on preliminary measurements, this level corresponds to approximately 65 dB at the nearest property line. Additional fencing and landscaping will be installed to enhance sound buffering.

4. Parking and Traffic

On-site parking will accommodate maximum occupancy, with 30 spaces including 2 ADA-compliant spaces.

A parking attendant and directional signage will be provided during events.

No on-street parking will be permitted.

5. Lighting and Security

Building-mounted lighting will be downcast, shielded, and motion-activated.

Low-lumen string lighting over the parking area will provide ambient safety illumination with minimal glare and no light spill.

Security personnel and/or a designated on-site contact will be present during events.

Security cameras will be installed.

6. Neighbor and Community Relations

Advance notification of events will be offered to nearby property owners.

A contact number will be provided for use during events.

7. Accessibility

The venue will provide ADA-compliant access to event spaces and restroom facilities.

8. Waste Management

All events will include immediate post-event cleanup, including trash removal and site inspection. Waste will be stored in an on-site screened container.

9. Fire and Safety

Clear access will be maintained for emergency vehicles.

Fire extinguishers will be installed, and evacuation plans will be posted.

10. Signage

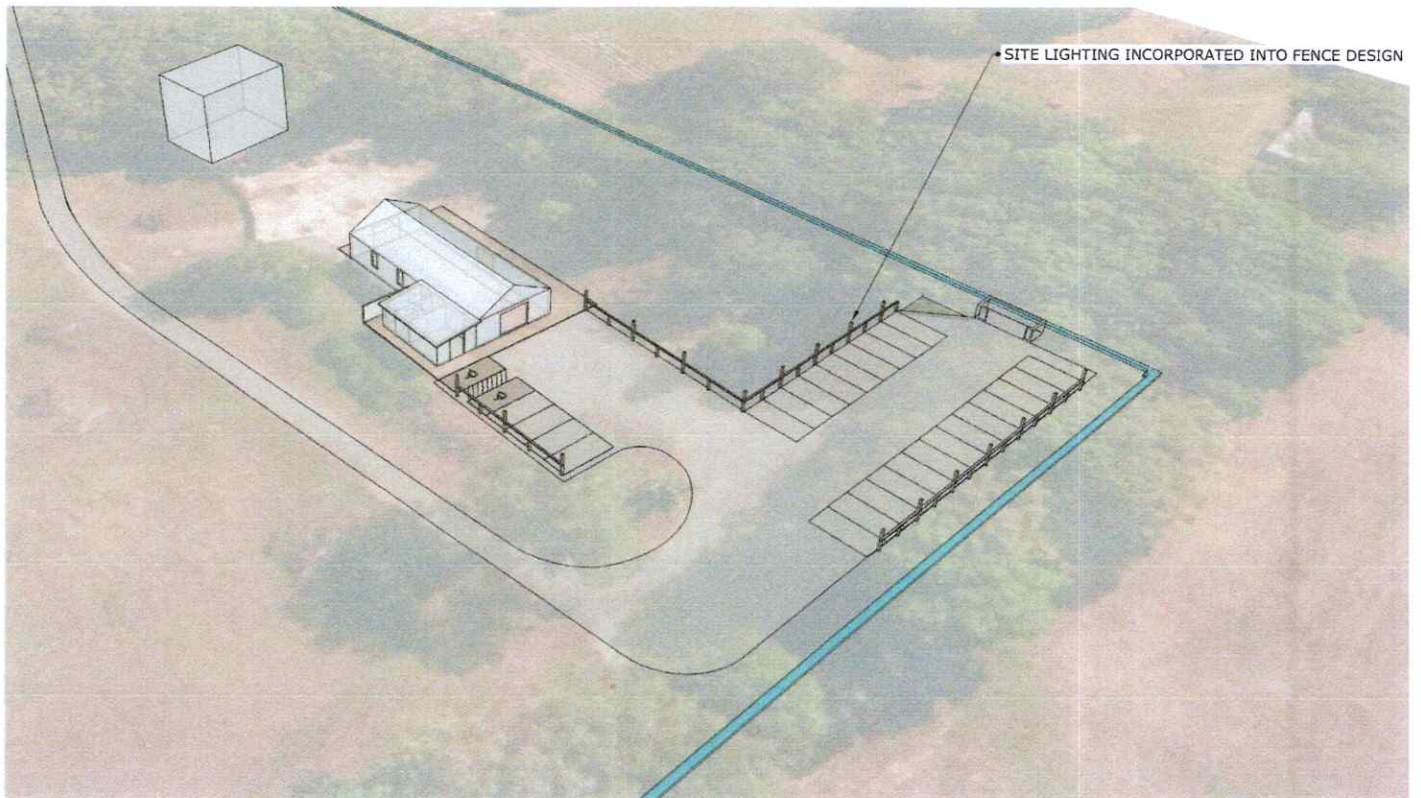
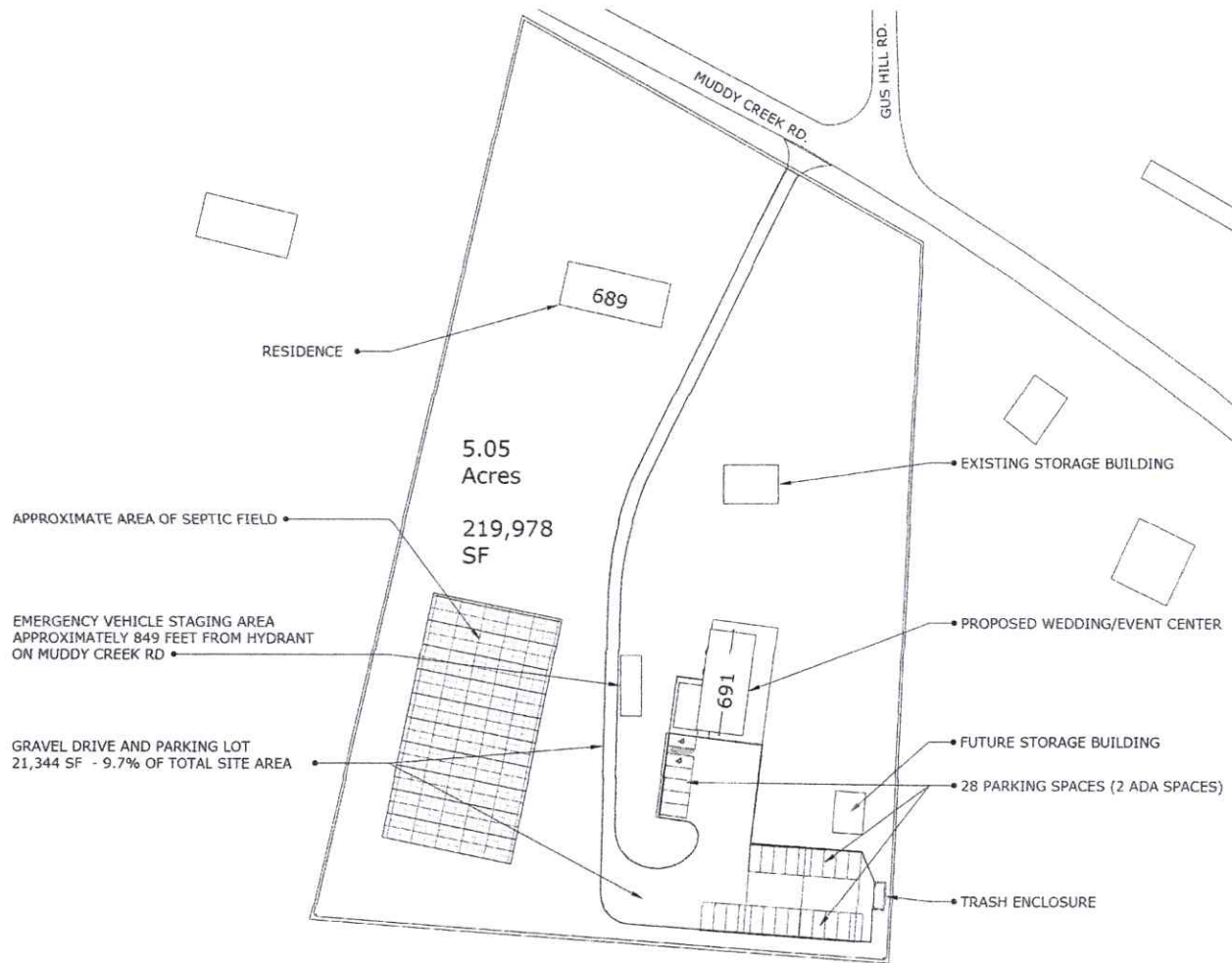
Signage will be discreet in scale and design, with no illuminated signage after hours.

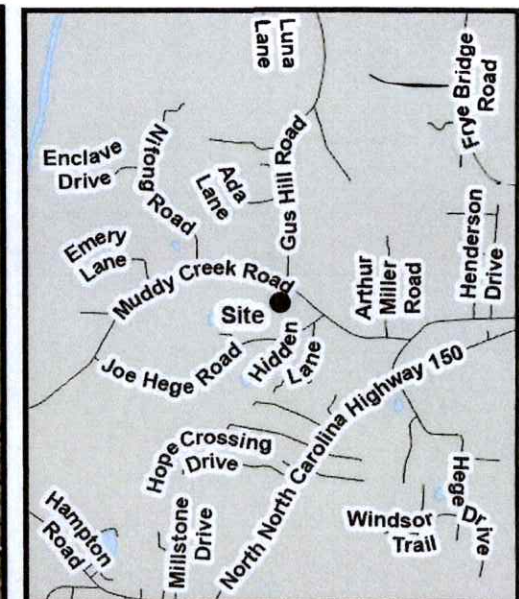
PROJECT SUMMARY

This request supports the adaptive reuse of the property as a small-scale, well-managed event venue operating under clearly defined conditions. The proposed use is limited in size and hours, with measures in place to manage parking, noise, lighting, and traffic to minimize off-site impacts. The property has undergone significant cleanup and improvement, transitioning from a previously underutilized condition to a maintained and purposeful space. We look forward to providing a setting for small gatherings and community-oriented events while being respectful of the surrounding area.



Proposed Site Plan





Legend

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

N

Applicant: Wendy Freihart & Don Michalowski	
Property Owner: Wendy Freihart	
Scale: 1:4,800	Drawn By: MPB
Date: 5/19/2026	REVISED:
From: RC, Rural Commercial District	
To: CZ-RC, Conditional Zoning Rural Commercial District	
Reedy Creek Township, Tax Map 2, Lot 42, Containing 3.20 ± Acres 2022 Aerial Photography	

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

Date: 5/20/2026

Fees Paid Receipt #: REZ-26-9

Applicant(s): Corriher Grange and Bradshaw LLC

Telephone: 917-288-9660

Mailing Address: 1198 Conrad Hill Mine Rd, Lexington, NC 27292

Property Owner(s): Corriher Grange and Bradshaw LLC III Adena P. Bradley, Trustee under Lois Y.Perryman Revocable Trust dated July 18, 2016

Telephone: 917-288-9660 /// 336-853-7184

Mailing Address: 1198 Conrad Hill Mine Rd, Lexington, NC 27292 1990 Koonts Rd, Lexington, NC 27295

Property Location (General Description): Said properties are located on the south side of East U.S. Highway 64 approximately .52-mile West of the Cunningham Brick Yard Road intersection. Said properties are further located on the East Side of Conrad Hill Mine Road directly across from the Robert Beck Road intersection

Township: Conrad Hill

Map No.: 21 & 29

Block No.: ---

Lots: 6, 7, 3A

Acres (more or less): 109.08

Existing Zoning District: RA-2

Proposed Zoning District: LI

Legal Advertisement: Request by Corriher Grange and Bradshaw LLC to rezone property located in Conrad Hill Township, Tax Map 21 & 29, Lot 6, 7, & 3A containing 109.08 acres more or less. Said properties are located on the south side of East U.S. Highway 64 approximately .52-mile West of the Cunningham Brick Yard Road intersection. Said properties are further located on the East Side of Conrad Hill Mine Road directly across from the Robert Beck Road intersection. Rezoning is requested to change from that of RA-2, Rural Agricultural District to that of LI, Limited Industrial District.

Planning Board Meeting Date: 6/2/2026

Recommendation: _____

Public Hearing Date: 6/22/2026

Decision: _____

Signature, Applicant(s)

Philip F. Corriher
Owner

Adena P. Bradley
Trustee

Agent: _____ By: _____

Address: _____ Phone: _____

Name: Philip Corriher, Owner of Corriher Grange and Bradshaw LLC

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.
This request is an expansion of an existing LI district. The parcels requested in this application were purchased subsequent to the original 761 acre rezoning that was approved on 4/8/2024. These parcels will complete the site and fill in the missing parcels. Recently the sewer expansion has been completed to serve this site. The Industrial Growth Corridor surrounding this site is quickly taking shape.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
The subject parcels are integral to the previously rezoned site situated within an Industrial Growth Corridor as defined by the Davidson County Land Development Plan. LI zoning of these parcels will allow for consistency with the Land Development Plan and the intentions of the County now that the investment in new sewer infrastructure is nearly complete.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
The parcels subject to this request are best suited to LI zoning given the integral nature of the parcels relative to the greater LI district site that surrounds them. None of the parcels are currently farmland and each of them is currently vacant timber property. LI district zoning will allow these parcels to be included in the greater LI site surrounding them and reach their individual highest and best use. A 200 foot wide mature tree buffer will be reserved for the neighboring properties on the west and north side of Parcel 0502100000006.





Legend

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



Applicant:

**Corriher Grange
and Bradshaw LLC**

Property Owner:

Corriher Grange and Bradshaw LLC ///
Adena P. Bradley, Trustee under Lois Y.
Perryman Revocable Trust dated July 18, 2016

Scale: 1:18,311

Drawn By: MPB

Date: 5/20/2026

REVISED:

From:

RA-2, Rural Agricultural District

To:

LI- Limited Industrial District

Conrad Hill Township, Tax Map 21 & 29
Lot 6, 7, 3A, Containing 109.08 ± Acres

2022 Aerial Photography

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

Date: 5/12/2026

Fees Paid Receipt #: REZ-26-10

Applicant(s): Donald Lanier

Telephone: 336-460-0561

Mailing Address: PO Box 383 Asheboro, NC 27204

Property Owner(s): Donald Lanier

Telephone: 336-460-0561

Mailing Address: PO Box 383 Asheboro, NC 27204

Property Location (General Description): Said property is located on the south side of NC Highway 49 approximately .67 mile west of NC Highway 8 and Badin Lake Rd intersection.

Township: Alleghany

Map No.: 21

Block No.: --

Lots: 2A

Acres (more or less): 71.81

Existing Zoning District: RA-2

Proposed Zoning District: CZ-LI

Legal Advertisement: Request by Donald Lanier to rezone property located in the Alleghany Township, Tax Map 21, Lot 2A containing 71.81 acres more or less. Said property is located on the south side of NC Highway 49 approximately .67 mile west of NC Highway 8 and Badin Lake Rd intersection. Rezoning is requested to change from that of RA-2, Rural Agricultural District, to that of CZ-LI, Conditional Zoning Limited Industrial District.

Planning Board Meeting Date: 6/2/2026

Recommendation: _____

Public Hearing Date: 6/22/2026

Decision: _____

Signature, Applicant(s)

Donald W. Lanier (signature)
Alien Y. Lanier (signature)
Donald W. & wife Alien Y. Lanier

Agent: _____ By: _____

Address: _____

Phone: _____

Davidson County Planning Department

Name: Donald Lanier

Application amendment to the Davidson County Zoning Ordinance

Contents of Application: All applications for amendments to this ordinance, without limiting the right to file additional material, shall contain at least the following (applicant may attach additional sheets if necessary):

- A. If the proposed amendment would require a change in the ZONING ATLAS, a fully dimensioned map of a scale of not less than 400 feet nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.
Click or tap here to enter text.
- B. A legal description of such land, if applicable.
Click or tap here to enter text.
- C. Any alleged error in this ordinance which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reason how the proposed amendment will correct same.
Click or tap here to enter text.
- D. The changed or changing conditions, if any, in a particular area or in the county generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.
See Attached Page 3A
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
See Attached Page 3A
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
See Attached Page 3A

- D) Within the area and within the county there is a need for skilled workers to fulfill jobs. There's also a need for proper training for the trainees to promote on job safety. These changing conditions in the community would benefit from this facility / training school.
- E) The manner in which this amendment would carry out the intent and purpose of the Comprehensive plan is by offering an educational classroom to teach safety, maintenance, and the operational knowledge of the equipment and also, an onsite shop building and an area to train on the machinery. This will be a state accredited training facility.
- F) The applicant offers various circumstances, factors and reasons in support of the proposed zoning amendment. Including vegetative buffers, separation from adjoining owners for visual and noise reduction, and exterior features of the buildings that are clean and natural in appearance. Also, the applicant is meeting "DOT" sight distance requirements at the commercial driveway entrance that are necessary for safe access off Hwy #49

Attention Adam Fleig & Lee Crook

List of Conditions

- * Land use to be Conditional Use Light Industrial
- * Screening along the state road side
of the office and office parking lot
- * Screening proposed as vegetative, ie: Leylands
- * Proposed hours of operation are
9^{am} - 6^{pm} six days a week Mon-Sat
- * lighting around parking areas ie: DEMC night lights
- * lights on the exterior walls of the
building ie: directional lights
- * Send to Adam Fleig
CC: to R. Lee Crook



International Union Operating Engineers Local 465

300 HWY.70 East • Post Office Box 15250
Durham, North Carolina 27704
Office 919-596-6869/ Fax 919-596-0089

The International Union of Operating Engineers (IUOE) Local 465 Apprenticeship Program plays a vital role in developing a skilled, safe, and professional workforce for the construction and heavy equipment industries. The program combines classroom education with hands-on training to prepare apprentices for successful long-term careers as operating engineers.

Through this apprenticeship, participants receive training in the operation of heavy equipment, workplace safety, maintenance procedures, site preparation, grading, crane operations, and modern construction technology. Apprentices are mentored by experienced professionals and are taught the importance of responsibility, teamwork, and job-site safety standards.

The IUOE Local 465 Apprenticeship Program is highly beneficial to the community because it creates opportunities for individuals to earn stable, well-paying careers while supporting local economic growth. Graduates of the program contribute directly to the construction and maintenance of roads, bridges, schools, utilities, and other critical infrastructure projects that communities depend on every day.

In addition, the program helps address workforce shortages by training qualified workers who are prepared to meet industry demands. The emphasis on safety, professionalism, and technical excellence ensures that projects are completed efficiently and responsibly, benefiting contractors, businesses, and the public alike.

The IUOE Local 465 Apprenticeship Program also strengthens communities by offering career pathways for young adults, veterans, and individuals seeking skilled trade opportunities without the burden of excessive student debt. By investing in workforce development and education, the program supports families, promotes economic stability, and encourages community pride.

Overall, the IUOE Local 465 Apprenticeship Program is an outstanding example of how skilled trade education can positively impact individuals and communities through training, employment opportunities, and the development of critical infrastructure.

The IUOE Local 465 Apprenticeship and Training Program is committed to providing high-quality education and hands-on training opportunities for individuals pursuing careers in the operating engineers and heavy equipment industries. As part of this commitment, we are developing a dedicated training facility that will serve both apprentices and the surrounding community by preparing a skilled and safety-conscious workforce.

The planned facility will include a building designed to house administrative offices as well as classrooms for educational instruction and technical training. These classrooms will provide apprentices with the opportunity to learn essential industry knowledge, safety procedures, equipment operations, and construction practices in a professional learning environment.

In addition to the classroom and office space, the facility will include a garage and training area that will eventually house an overhead crane for specialized crane operation and rigging instruction. This addition will allow apprentices to receive valuable real-world training in crane safety, lifting procedures, and equipment handling, helping to meet the growing demand for skilled crane operators within the industry.

The training program will also utilize a variety of heavy equipment and machinery to provide hands-on experience for apprentices. Equipment available for training will include cranes, bulldozers, excavators, forklifts, skid steers, and other construction and material-handling equipment commonly used in the field. By training on modern equipment in controlled environments, apprentices will gain the practical skills and confidence necessary to perform safely and efficiently on job sites.

The IUOE Local 465 Apprenticeship Program benefits the community by developing a trained workforce capable of supporting infrastructure projects, construction development, utility work, and industrial operations throughout the region. The program provides individuals with opportunities for stable, well-paying careers while helping contractors and employers meet workforce demands with qualified and properly trained operators.

This investment in training facilities and equipment demonstrates IUOE Local 465's continued dedication to workforce development, safety, education, and community growth.

As part of the development of the IUOE Local 465 Apprenticeship and Training Program facility, careful consideration is being given to the appearance of the property and its impact on the surrounding community.

The proposed building will be a single-story structure designed to blend appropriately with the surrounding area. The exterior will feature neutral-colored siding to provide a clean and professional appearance that is visually compatible with neighboring properties and the environment.

In addition, trees and landscaping will be planted around the property to create a natural visual screen that will help limit visibility of the office and training building from surrounding areas. This landscaping plan is intended to maintain an attractive appearance while minimizing the visual impact of the facility.

The facility itself will house office space, classrooms for apprenticeship instruction, and training areas that support workforce development and skilled trades education for the community. The overall design reflects IUOE Local 465's commitment to maintaining a professional, safe, and community-conscious training environment.

Sincerely,

Stephen Rumburg

A handwritten signature in dark ink, appearing to read 'Stephen Rumburg', followed by a long horizontal line extending to the right.

Business Manager/ President

IUOE Local 465

Copy of
ORIGINAL

2026003572

DAVIDSON COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
03/02/2026 01:13:26 PM
MICHAEL E. HORNE
REGISTER OF DEEDS
BY: TERRI S. WARD
ASSISTANT
BK: DE 2744
PG: 184 - 187

submitted electronically by "Douglas B. Elliott PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ -0- (no taxable consideration)

Parcel Identifier No. Part 0202100000002

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

This instrument prepared by: Douglas B. Elliott, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Record/E-Record; mail to Grantee: P.O. Box 383, Asheboro, NC 27204

WITHOUT TITLE EXAMINATION

This instrument was prepared by: Douglas B. Elliott, P.A.

THIS DEED made this 2nd day of March, 20 26 by and between

GRANTOR (name and address)

GRANTEE (name and address)

LORA F. BINGHAM, Trustee of "The Bingham Family Trust" as amended, with its terms set out in the Last Will and Testament of Stanley W. Bingham, said Last Will and Testament dated 31st October 2018, filed and probated in Davidson County Estate File 22 E 1646; AND

STEVEN T. BINGHAM, (widower)

P.O. Box 86, Denton NC 27239

DONALD W. LANIER and wife,
ALIE YATES LANIER

P.O. Box 383, Asheboro, NC 27204

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

2026003572

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ -0- (no taxable consideration)

Parcel Identifier No. Part 0202100000002

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GRANTEE (name and address)

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STEVEN T. BINGHAM, (widower)

P.O. Box 86, Denton NC 27239

**DONALD W. LANIER and wife,
ALIE YATES LANIER**

P.O. Box 383, Asheboro, NC 27204

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in:

Alleghany Township, DAVIDSON County, North Carolina and more particularly described as follows:

BEING all of New Tract 2, containing 71.812 acres per the "Survey for Donald W. Lanier on the Property of Lora F. Bingham", a plat thereof being duly recorded in Plat Book 99, at Page 72, in the Office of the Register of Deeds for Davidson County, North Carolina.

REFERENCE: Deed Book 2616, at Page 234; and Deed Book 554, at Page 53, Davidson County Registry

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1) Restrictions, Easements and Rights of Way of record.

SIGNATURES:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
LORA F. BINGHAM, Trustee of the Bingham Family Trust as amended
with its terms set out in the Last Will and Testament of Stanley W. Bingham
said Last Will and Testament dated 31st October 2018, filed and probated in
Davidson County Estate File 22 E 1646

 (SEAL)
STEVEN T. BINGHAM

NOTARY ACKNOWLEDGEMENT(S):

STATE: North Carolina

COUNTY: Davidson

I, the undersigned notary public in the above County and State do hereby certify that the following person(s) personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual(s) appeared in person before me; (b) the aforesaid individual(s) was/were personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual(s) either indicated and acknowledged to me that the signature(s) on the above document or instrument was his/hers/theirs, or signed the above document while in my physical presence, and while being personally observed by me doing so.

LORA F. BINGHAM, Trustee

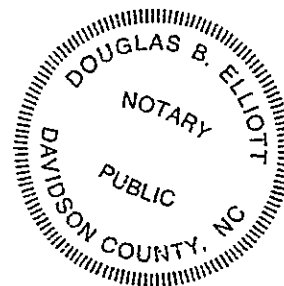
WITNESS my hand and official stamp or seal, this the 2nd day of March, 2026.

NOTARY PUBLIC:

Signature and Printed Name Douglas B Elliott

[SEAL]

My commission expires: 25th March, 2028



STATE: North Carolina

COUNTY: Davidson

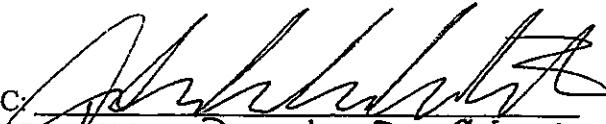
I, the undersigned notary public in the above County and State do hereby certify that the following person(s) personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual(s) appeared in person before me; (b) the aforesaid individual(s) was/were personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual(s) either indicated and acknowledged to me that the signature(s) on the above document or instrument was his/hers/theirs, or signed the above document while in my physical presence, and while being personally observed by me doing so.

STEVEN T. BINGHAM

WITNESS my hand and official stamp or seal, this the 2nd day of March, 2026.

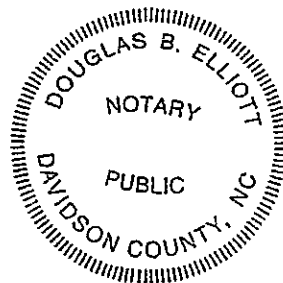
NOTARY PUBLIC:

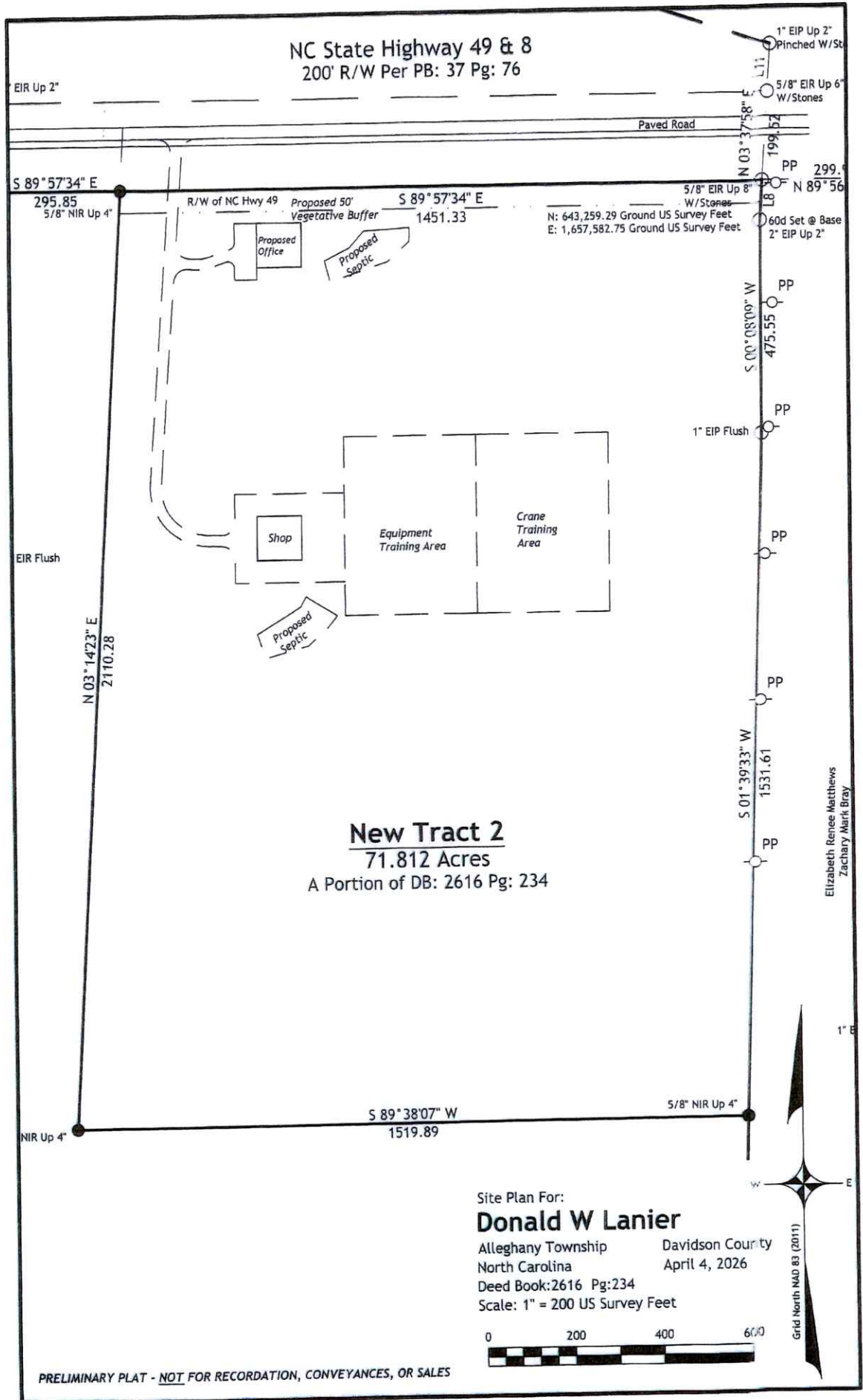
Signature and Printed Name

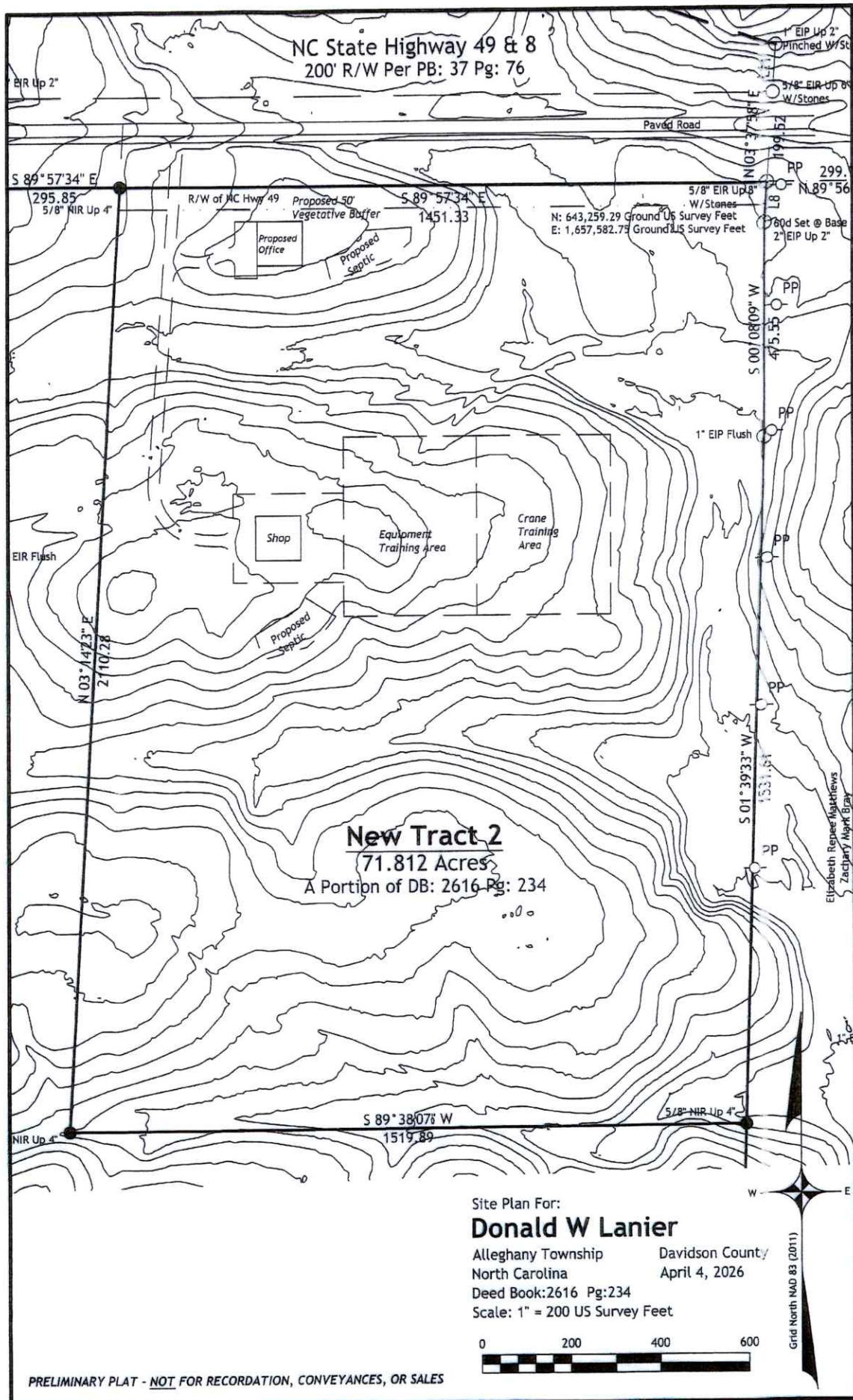

Douglas B Elliott

[SEAL]

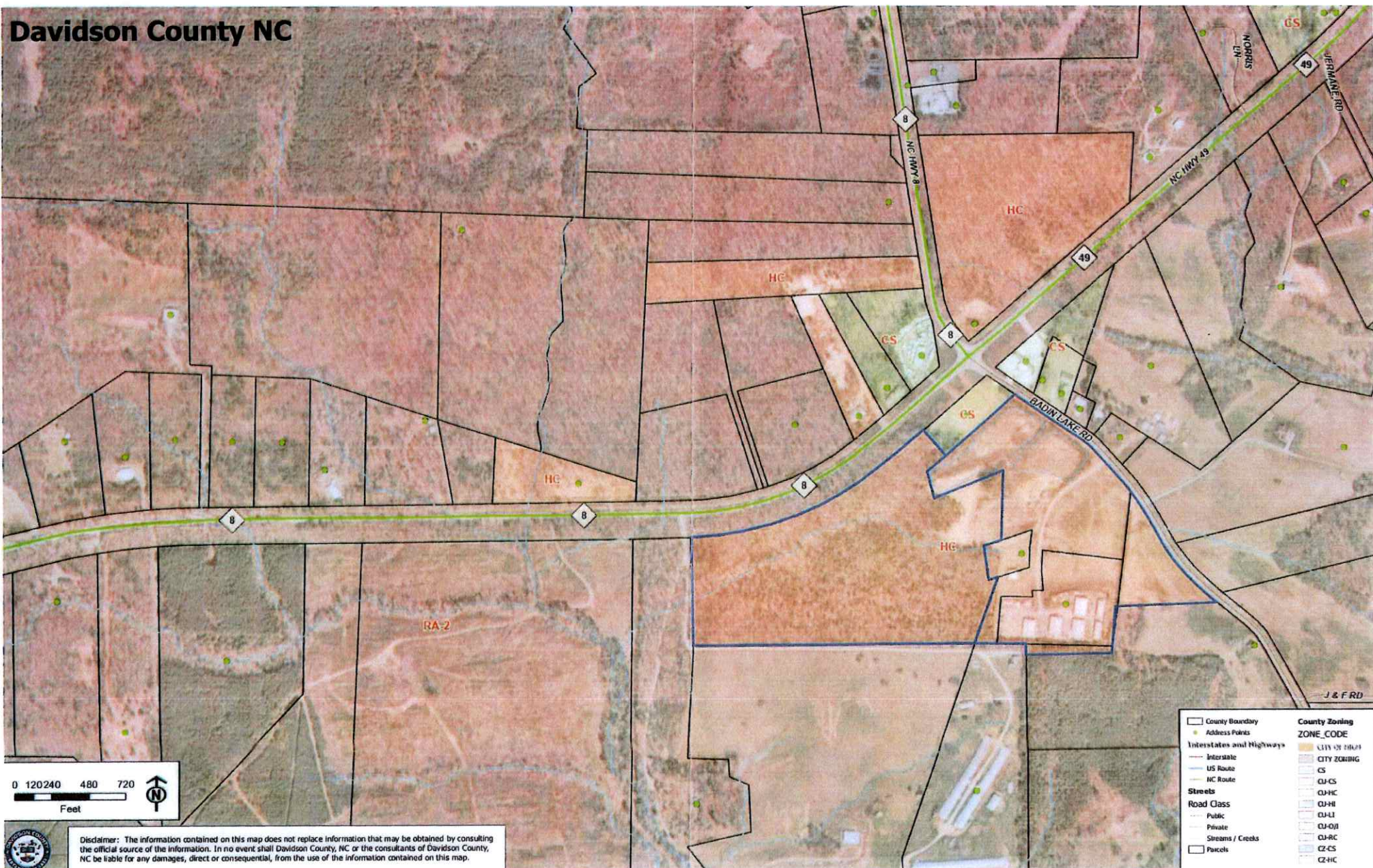
My commission expires: 25th March, 2028

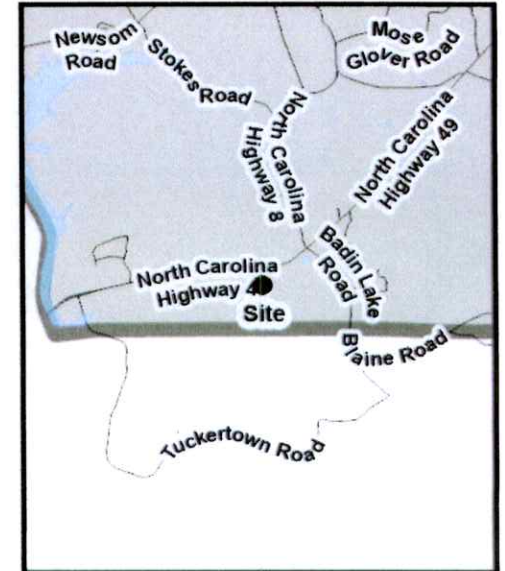
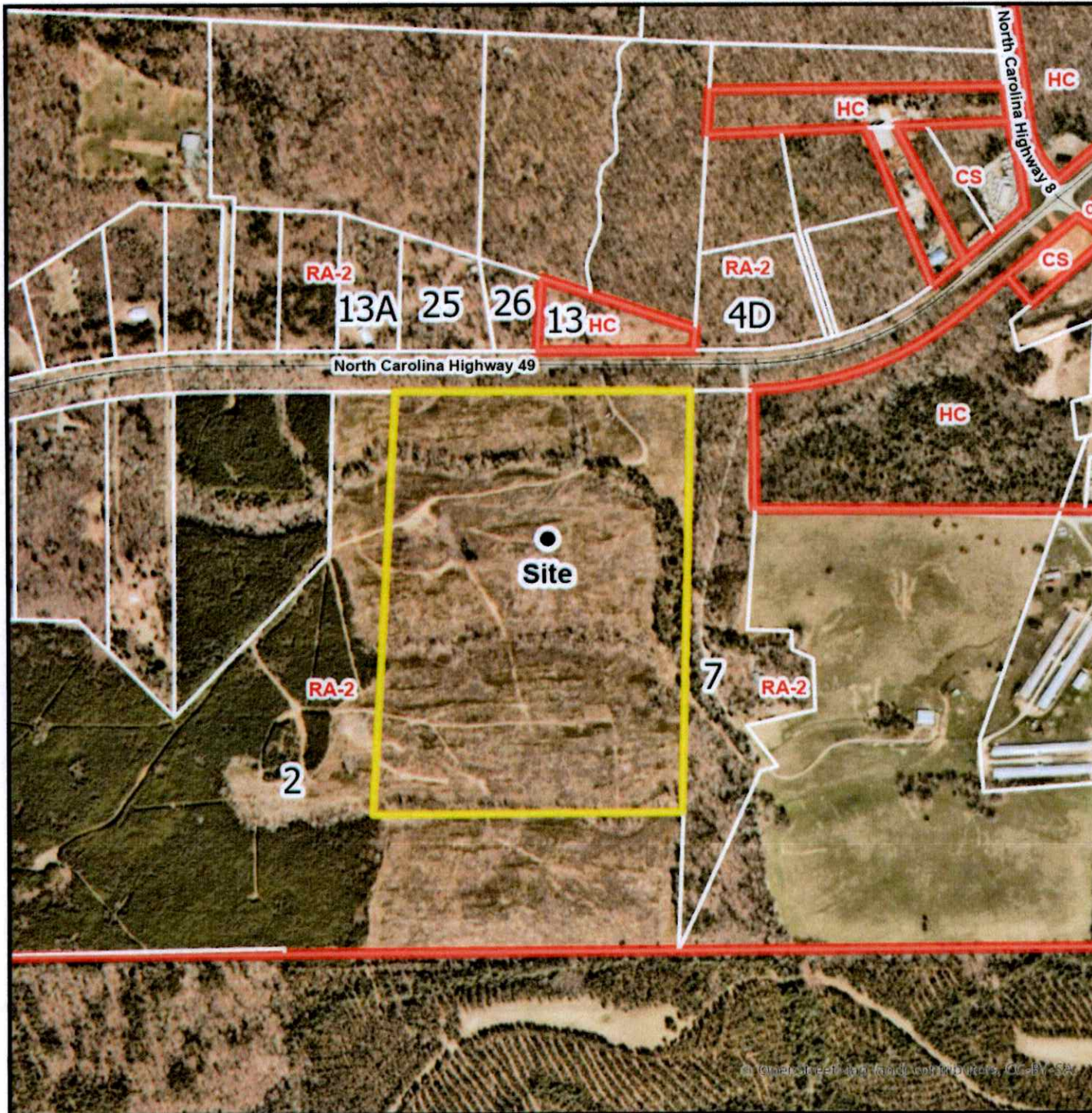






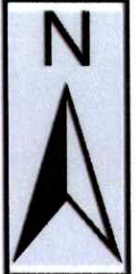
Davidson County NC





Legend

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



Applicant

Donald Lanier

Property Owner

Donald Lanier

Scale 1:8,400

Drawn By:

Date 5/20/2026

REVISED

From: RA-2, Rural Agricultural District

To: CZ- LI, Conditional Zoning Limited Industrial District

Alleghany Township, Tax Map 21, Lot 2A, Containing 71.81± Acres

2022 Aerial Photography

DAVIDSON COUNTY PLANNING DEPARTMENT
Application for Amendment to the Town of Wallburg Zoning Ordinance
Map ☒ Text ☐

Date: 5/13/2026

Fees Paid Receipt #: REZ-26-11

Applicant(s): Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co) & Property Owners

Telephone: 847-331-3659

Mailing Address: PO Box 1341 Tallevast, FL 34270-1341

Property Owner(s): Emanuel Reformed Church INC.

Telephone: 336-250-0173

Mailing Address: 1170 Emanuel Church Road, Thomasville NC 27360

Property Location (General Description): Said property is located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnsontown Road intersection.

Township: Thomasville

Map No.: 346

Block No.: ---

Lots: 19

Acres (more or less): .25

Existing Zoning District: RA-3

Proposed Zoning

District: CZ-LI

Legal Advertisement: Request by Kendall Communications for Galaxi Towers (AKA Alpha Towers Prop Co) & Property Owners to rezone property located in Thomasville Township, Tax Map 346, Lot 19 containing .25 acres more or less. Said property is located on the north side of Emanuel Church Road approximately .25 miles northeast of the Johnsontown Road intersection. Rezoning is requested to change from that of RA-3, Rural Agricultural District to that of CZ-LI, Conditional Zoning Limited Industrial.

Planning Board Meeting Date: 6/2/2026

Recommendation: _____

Public Hearing Date: 6/22/2026

Decision: _____

Signature, Applicant(s) Coren C. Webb _____

Agent: Kendall Communications for Galaxi Towers By: Tony Phillips

Address: PO Box 1341, Tallevast, FL 34270-1341 Phone: 847-331-3659

Davidson County Planning Department

Name: Kendall Communications

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.
With the elimination of land lines, wireless communications are now considered critical infrastructure, RF engineers have determined a support structure taller than the allowed 160 feet is needed to provide the necessary elevations for multiple wireless carriers. Amending the zoning designation of the parcel will allow a support structure over 160 feet to provide seamless wireless coverage. Essential for first responders.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
Wireless communications are no longer a luxury and should be a part of any comprehensive plan. As mentioned above, wireless support structures are critical infrastructure and needed in all areas.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.
To provide seamless wireless communications and internet. Wireless support structures are often needed where the zoning is prohibitive. Amending the zoning in some areas on a case by case basis is required to service the residents and work force. A 195' monopine tower will accommodate 3 carriers and eliminate the need for additional towers.

5/12/26

Mr. John T. Wheeler
Zoning Officer – Planning Department
Davidson County Governmental Building
913 Greensboro Street, Suite 305
Lexington, NC 27292

**RE: Galaxi Towers (aka Alpha Towers Prop Co) Conditions for Rezoning of NC-WNS-0014
Vacant Land owned by Emanuel Reformed Church Inc - Parcel ID 16-346-0-000-0019**

Mr. Wheeler,

The rezoning of the above referenced parcel from RA3 to CZ-LI owned by Emanuel Reformed Church, Inc is for the sole purpose of allowing a new wireless telecom facility with a tower over 160'. The Conditions are as follows:

1. **100'x100' Lease area to allow a new wireless telecom facility with a new wireless support structure over 160'. (180' Monopine) within new fenced equipment area.**
2. **All necessary ground support equipment including Future Stand By Generator(s) within fenced equipment area.**
3. **Access to the wireless facility from adjacent Church owned parcel to the east.**
4. **Lighting will be limited to Motion Sensor on Ground Equipment for security.**
5. **The remainder of the parcel will be used for future church related uses and services allowed within current RA3 zoning.**

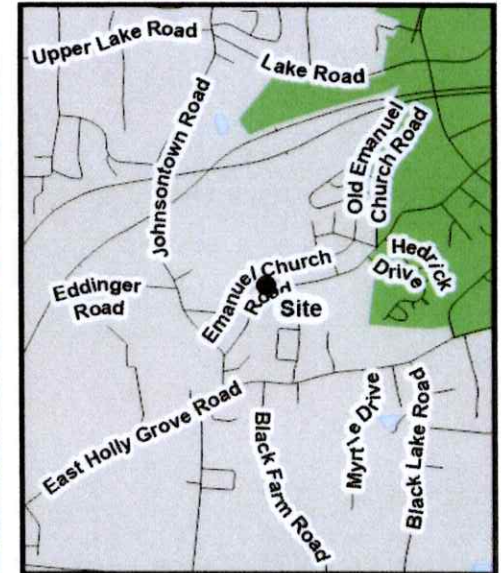
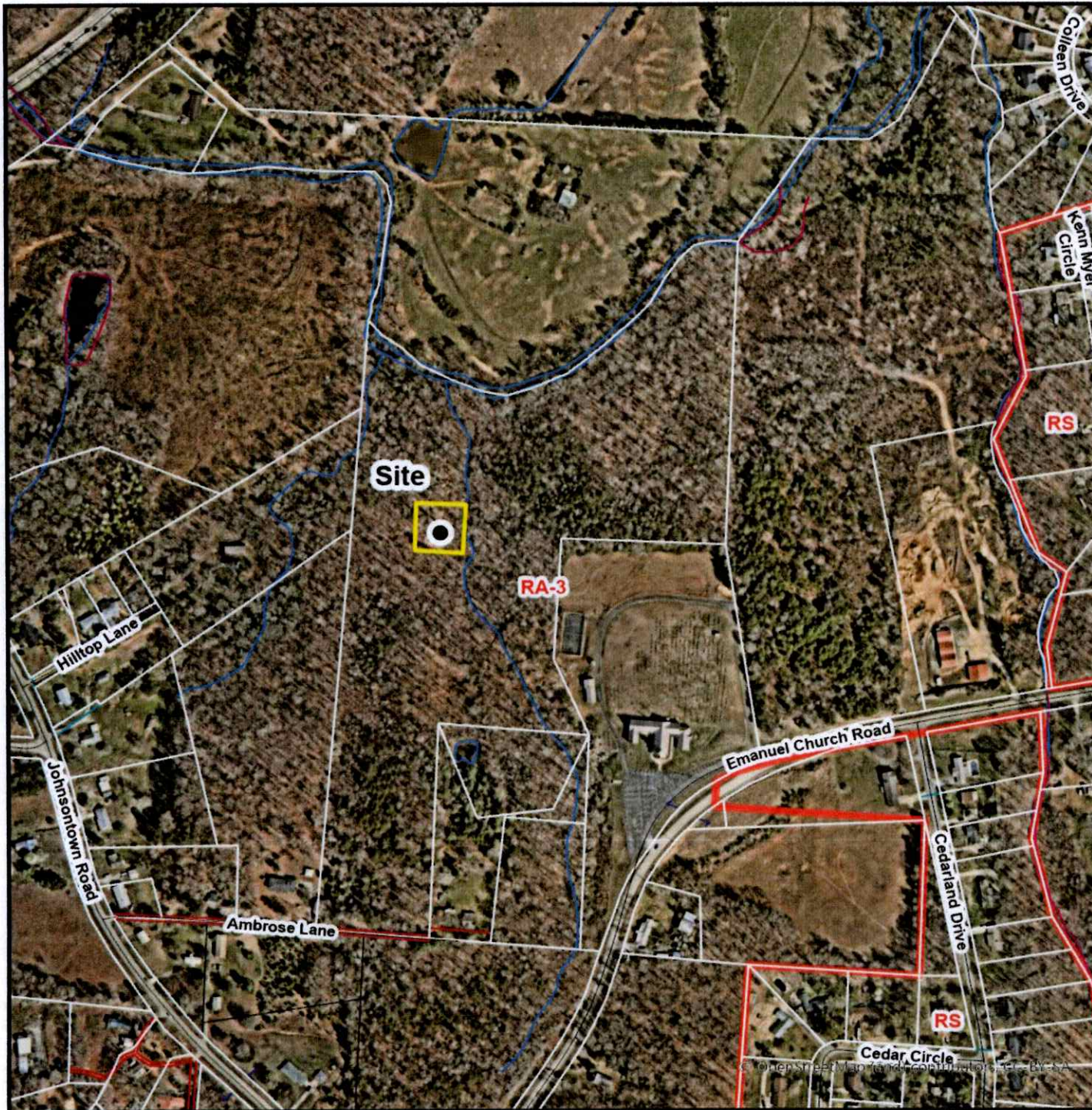
Thank you in advance for your help.

Tony Phillips

Tony Phillips
Director-Zoning and Permitting
Kendall Communications
tony@kendallcommunications.net



Send via Email
Send via Text Message
Send via Facebook
Send via Twitter
Send via LinkedIn



Legend

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



Applicant:

Kendall Communications

Property Owner:

Emanuel Reformed Church Inc

Scale: 1:4,800

Drawn By: JTW

Date: 5/19/2026

REVISED:

From: RA-3, Rural Agricultural District

To: CZ-LI, Conditional Zoning
Limited Industrial

Thomasville Township, Tax Map 346,
Lot 19, Containing 0.25± Acres

2022 Aerial Photography

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

Date: 5/25/2026

Fees Paid Receipt #: N/A

Applicant(s): Davidson County Board of Commissioners

Address: 913 Greensboro Street, Lexington NC 27292 **Telephone:** (336) 242-2220

Property Owner: N/A

Address: N/A **Telephone:** N/A

Property Location (General Description): N/A

Township: N/A **Map No.:** N/A **Block:** N/A **Lot(s):** N/A

Acres (more or less): N/A **Existing Zoning District:** N/A **Proposed Zoning District:** N/A

Legal Advertisement: Request to amend the Davidson County Zoning Ordinance by adding the use of Recreational Center, Public or Non-Profit, for Assembly and Recreation, approved by development standards to Article III, Permitted and Conditional Zoning Districts, Section III.9, Table of Permitted Uses. Add development standards for a Recreational Center, Public or Non-Profit, for Assembly and Recreation to Article VI, Development Standards, Section VI.1 Standards for Permitted Uses. Add a definition of Recreational Center to Article IX Definitions.

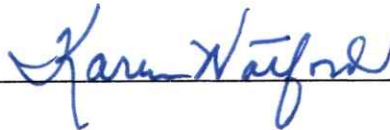
Planning Board Meeting Date: 6/2/2026

Recommendation: Click or tap here to enter text.

Public Hearing Date: 6/22/2026

Recommendation: Click or tap here to enter text.

Signature, Applicant(s) _____



Agent: _____ By: _____

Address: _____

Phone: _____

Name: Davidson County Board of Commissioners

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.
Not applicable.
- B. A legal description of such land, if applicable.
Not applicable.
- 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.
Not applicable.
- 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.
Davidson County continues to experience growth at a healthy pace as part of North Carolina's population growth. Over the past decade the industrial, commercial and residential growth sectors of the county have expanded. Davidson County, as a government, is tasked with providing the highest possible quality of life for its citizens and the expansion of recreational amenities has been identified and targeted as a way to accomplish this task. This is viewed as a way to promote public health, safety and general welfare for the greater population of the County.
- E. The manner in which the proposed amendment will carry out the intent and purpose of a comprehensive plan.
The Comprehensive Plan for the County promotes orderly growth as a way to stabilize development, property values and promote a high quality of life for its citizens. This amendment will promote Davidson County's ability to provide expected quality of life amenities of which a local government is expected to develop and expand. The orderly growth of the County's recreational amenities will serve as acknowledgement that a high quality of life is a priority for its citizens.
- F. All other circumstances, factors, and reasons which applicant offers in support of the proposed amendment.

This amendment to the Davidson County Zoning Ordinance will require local officials to meet any and all requirements and obtain all applicable studies and permits for safe and responsible development of a recreational site. These services are expected of local government and will promote recreational amenities for its citizens.

TABLE OF PERMITTED USES																	
Use	Zoning District																
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	CR ¹¹	
Microwave, Television or Radio Antenna Tower and Facilities (any size)								SA		SA	SA	SA	SA	SA	SA	CZ	
Motor Vehicle Maintenance & Repair							D	D		D	D	D	D	D			
Museums							X	X	X	X			X	X		X	
Nursing and Rest Homes					X	X	X	X	X	X			X	X			
Offices							X	X	X	X	X	X	X	X	X	X	
Outdoor Advertising Sign								D		D	D	D	D	D			
Outdoor Storage Yard										D	D	D		D			
Parking, Principal Use ⁸	D	D	D	D	D			X	X	X	X	X	X	X		X	
Parcel Delivery Service								X		X	X		X	X	X		
Parks, Playing Fields (Non-profit)	X	X	X	X	X	X	X						X	X		X	
Pharmacy and Drug Store							X	X		X			X	X	X		
Printing Establishment								X		X	X	X	X	X	X		
Race Track, Drag Strip, Speedway												SB				CZ	
Recreational Center, Public or Non-Profit, for Assembly and Recreation	D	D	D								D	D				D	
Recreational Facility, Commercial Indoor (e.g.,								X		X	X	X	X	X	X	X	

(M) Micro Farm

- 1) Minimum Size. The micro-farm must consist of a minimum of two (2) acres. Farming activities on lots of less than two acres will be considered an accessory use for primarily private use or a home occupation for retail or commercial uses.
- 2) Retail Sales. Retail sales of products produced on site are permitted. Retail sales may occur on-site within a dedicated structure provided it is less than 1,000 square feet in size.
- 3) Setbacks. Structures must meet the required setback of the underlying zoning district and require a building permit.
- 4) Driveway Permit. A commercial driveway permit must be secured from NCDOT.

(N) Motor Vehicle Maintenance and Repair

Open storage of wrecked vehicles is not permitted.

(O) Outdoor Advertising Sign

See development standards listed in Section 6.05 (K).

(P) Outdoor Storage Yard

Outdoor storage yards shall be screened with an eight (8) foot solid fencing or other approved screening mechanism as approved by the Zoning Administrator.

(Q) Parking, Principal Use, amended: 8-3-15

- 1) All trailers and automobiles located on site shall have a valid tag and be in operable condition;
- 2) No junk motor vehicles shall be allowed in parking lots;
- 3) Said lot to be used for parking shall be located directly or diagonally across the street from a waterfront property or be a contiguous lot, in common ownership with said waterfront property;
- 4) No compensation or commercial use of said property shall occur as a commercial parking lot;
- 5) Said parking lot shall be screened in a manner with vegetation that will create a continuous, unbroken hedgerow at a height of 6 feet at maturity. Credit for existing trees can be given with approval from Zoning Administrator;
- 6) Fencing may be used for screening but must be approved by the Zoning Administrator.

(R) Recreational Center, Public or Non-Profit, for Assembly and Recreation

1) A 100-foot Setback shall be required from all exterior boundaries to any buildings or fields for the proposed facility.

2) The 100-foot setbacks shall remain wooded or be allowed to grow natural foliage if not currently wooded to serve as a buffer except where ingress or egress points are needed, utility easements enter or leave the property or where erosion control measures are required.

3) A traffic impact analysis shall be done and approved by the NCDOT as part of a successful driveway permit application for safe ingress and egress to the proposed facility.

4) An Environmental Site Assessment shall be conducted on the property that will include a historic site review, an endangered species review and a wetlands analysis.

5) The facility shall meet any post construction stormwater requirements required by the State of North Carolina if applicable.

(S) Saw Mill, Permanent

Must be located upon a lot or parcel of no less than two (2) acres in size.

(T) Structure, Temporary; Related to Development of Land

- 1) The temporary structure must be located on a site with an active zoning permit, building permit or other authorized development activity is underway.
- 2) The structure shall be removed within thirty (30) days of the issuance of a Certificate of Occupancy or upon completion of development activities.

(U) Travel Plaza amended 06-06-24

- 1) 10 Acre Minimum Lot Size
- 2) Site plan showing location and size of all existing and proposed structures, the distance of all structures and parking from adjoining properties, all overnight parking areas and all amenities, i.e.; fuel island, weigh station etc.
- 3) Plans, elevations and perspectives for all proposed structures and descriptions of the color and nature of all exterior materials.
- 4) A landscape plan showing, at the same scale as the site plan, existing and proposed trees, plus shrubs, ground cover, proposed screening with the types and locations of all proposed landscape materials.
- 5) A traffic impact analysis for the proposed facility.
- 6) A N.C. DOT Commercial Driveway Permit for the facility.
- 7) When an overnight parking lot is involved as part of the Travel Plaza, there shall be a minimum distance of 350 feet from the proposed parking facility to any residentially zoned property. A 100-foot vegetative buffer that consists of trees that will reach a minimum height of 20 feet at maturity shall be located between said parking area and any residentially zoned property. If tree plantings are required to satisfy this requirement, said plantings shall be a minimum of 6 feet in height at the time of planting and shall be planted at a density that will abate the noise from the parking area for the adjoining residentially zoned property. The 100-foot buffer shall be located within the closest 100 feet to the noise source (parking area).
- 8) Travel Plaza facilities (other than the overnight parking area) shall be located a minimum of the standard district setbacks from any property line.
- 9) Any outdoor lighting associated with the travel Plaza or other amenity areas shall be installed as full cut-off fixtures. Residential dusk-to dawn lighting is permitted elsewhere on the site. No lighting shall be directed onto adjacent property and shall be shielded to prevent such light pollution. A lighting plan shall be submitted showing these conditions can be met.

swimming, outdoor games and sports, equestrian activities, and activities incidental and related to the foregoing, all on a non-commercial basis.

RECREATION, PASSIVE. Activities that involve less equipment than active recreation and are unorganized activities, such as walking, bicycling, or picnicking.

RECREATIONAL CENTER. A facility that is government-owned or non-profit that provides indoor and/or outdoor spaces or facilities for both active and passive recreation activities, fitness, and social activities for all ages. These facilities typically include but, in no way are not limited to the following: gymnasiums and indoor training facilities; indoor and/or outdoor athletic courts; indoor and/or outdoor swimming pools and other swimming or water-related facilities (e.g., current channels ("lazy rivers"), water slides, wading pools, diving boards/platforms, splash pads, shower and locker room facilities, and related or ancillary facilities); indoor and/or outdoor facilities to host meetings or gatherings; outdoor fields, running tracks, trails and athletic training facilities; and other play areas, all that promote health, wellness, and community or regional engagement. These facilities may host competitions, games, or similar events for active and passive recreation activities and other community activities. Ancillary uses including but in no way limited to dressing facilities, concessions facilities, employee and office areas, and equipment storage facilities may be utilized.

RECREATIONAL FACILITIES, COMMERCIAL INDOOR. A facility or business that charges a fee for access to recreational facilities (e.g. bowling, skating, gaming, indoor soccer).

RECREATION FACILITIES, COMMERCIAL OUTDOOR. A facility or business that charges a fee for access and use of an outdoor recreational facility.

RECYCLING DROP-OFF CENTER. A facility where County residents may drop off recyclable materials separated or bundled.

REPAIR SERVICES, ELECTRONIC AND APPLIANCE. A building used for the repair electronics and appliances.

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

RESIDENCE. Any building, or portion thereof, which is designed for living and/or sleeping purposes. The term "residence" shall not be deemed to include a hotel, motel, tourist home, or other building designed for transient residence. Neither shall it include travel trailers, campers, motor homes, nor other vehicles designed for transient residence. The term "residence" shall include the term "dwelling unit."

RESIDENTIAL FLOOR AREA. The sum of areas for residential use on all floors of the building measured from the outside faces of the exterior walls, including halls, lobbies, stairways, elevator shafts, enclosed porches and balconies, and below-grade floor areas used for habitation and residential access. Areas exempt from the floor area calculation include.

- a. Open terraces, patios, atriums, or balconies;
- b. Carports, garages, breezeways, tool sheds;
- c. Special-purpose areas for common use of occupants, such as recreation rooms or social halls;
- d. Staff space for therapy or examination in care housing;