

DAVIDSON COUNTY PLANNING DEPARTMENT  
Application for Amendment to the Davidson County Zoning Ordinance  
Map or Text (Circle One)

Date: 11/23/2021 Fees Paid Rcpt. No.: 2021000206

Applicant(s): Davidson Craven, LLC, a North Carolina Limited Liability Company

Address: 111-H Reynolda Village, Winston Salem, NC 27106 Telephone No.: 704-975-7894

Property Owner: Samuel R. Harris Et Als

Address: 6182 W US Hwy 64 Lexington, NC 27292 Telephone No.: \_\_\_\_\_

Property Location (General Description) Said property is located on the southeast side of  
New Bowers Road approximately 150 feet south of the E US Hwy 64 intersection.

Township: Conrad Hill Map No. 16 Blk. No. - Lot(s) 68

Acres (more or less) 35.05± Existing Zoning District RA-1/CS Proposed Zoning District: HI

Legal Advertisement: Request by Davidson Craven, LLC, a North Carolina Limited Liability  
Company to rezone property in Conrad Hill Township, Tax Map 16, a portion of Lot 68  
containing 35.05 acres more or less. Said property is located on the southeast side of New  
Bowers Road approximately 150 feet south of the E US Hwy 64 intersection. Rezoning is  
requested to change from that of CS, Community Shopping District and RA-1, Rural  
Agricultural District, to that of HI, Heavy Industrial District.

Planning Board Meeting Date: 1/4/2022 Recommendation: 5-0 to Approve

Public Hearing Date: 1/24/2022 Commissioners' Action: \_\_\_\_\_

Signature, Applicant(s). *Samuel R. Harris* *Thomas A. Harris*

*William Randolph Grimes*

*Jonathan T. Smith*

Agent: Davidson Craven, LLC By: *[Signature]*

Jonathan T. Smith, Manager

Address: 111-H Reynolda Village, Winston-Salem, North Carolina 27106 Telephone No.: 704-975-7894

Davidson County Planning Department

Name: Davidson Craven, LLC

Application for 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 at 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.
- (b) A legal description of such land, if 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 reasons how the proposed amendment will correct same.
- (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 I-85/Highway 64 corridor has changed substantially and continues to rapidly become a corridor of business and industrial opportunity between the Raleigh and Charlotte markets. Davidson County and the cities of Lexington and Thomasville have also identified this corridor as one of business and industrial opportunity and several interchanges along I-85 have developed with retail/industrial users in recent years.

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

The US Highway 64 East corridor has long been publicly identified by Davidson County as one of economic opportunity and zoning for commercial use along this corridor has been encouraged. The subject property sits at the intersection of I-85 and US Highway 64 East, which should be the epicenter of such development and where implementation of this intent is most apparent.

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

The subject property fronts both I-85 on-off ramps and US Highway 64 East. Additionally, New Bowers Road provides additional access points to a significant portion of the subject property as it bisects the property south of Highway 64 opening up better opportunities for traffic ingress and egress. Lastly, space demand far outpaces supply, especially in the Triad markets so rezoning enables what has long been identified as being within a commercial corridor to serve as an ideal site for job creation and economic growth for Davidson County.

	Davidson County GIS			
	<b>Parcel Number :</b>	0501600000068	<b>Land Units:</b>	41.59 AC
	<b>Pin Id :</b>	6745-04-90-8277	<b>Deed Book:</b>	2418 Pg: 0181
	<b>Owner :</b>	HARRIS SAMUEL R ET ALS 6182 E US HWY 64 LEXINGTON NC 27292-0000	<b>Deed Date:</b>	07/14/2020
	<b>Property Address:</b>	2330 NEW BOWERS RD	<b>Account Number:</b>	9105997
	<b>Township:</b>	05	<b>Exempt Code:</b>	
	<b>Building Value:</b>	\$0	<b>Other Building Value:</b>	\$0
	<b>Land Value:</b>	\$666,680	<b>Market Value:</b>	\$666,680
	<b>Assessed Value:</b>	\$16,720	<b>Deferred Value:</b>	\$649,960
	<b>Legal Description :</b>	L68 BK2322-2131&2418-181		
<b>Additional Attributes</b>				
<b>Fire Service Districts</b>				
Sq.Miles			18.02	
Name			HOLLY GROVE FD	
<b>Townships</b>				
Sq. Miles			41.3	
Name			CONRAD HILL	
<b>County Zoning Districts</b>				
Zone				
<b>Soil Types</b>				
DSL Name				
Soil Name				
Type				
Percent SI				
Hydric				
<b>Municipal Boundary</b>			No Features Found	
1 inch = 468 feet				
<p>The information contained on this map does not replace information that may be obtained by consulting the official source of the information. In no event shall Davidson County, NC or the consultants of Davidson County, NC be liable for any damages, direct or consequential, from the use of the information contained on this map.</p>				

**Tract 1:**

**BEGINNING** at an iron pin, in the edge of the right of way of New Bowers Road (NCSR 2227), the northeastern corner of Harlan O. Hanes (Deed Book 544, Page 143, Tract 3); thence with the edge of the right of way of New Bowers road North 60 deg. 27' 48" East 1215.41 feet to a concrete monument; thence South 68 deg. 56' 17" East 18.02 feet to an iron pin, the edge of the right of way of US HWY 64, a common corner with Jimmy C. Curry, Jr. ( Deed Book 834, Page 1403); thence with common lines with Curry the following 4 calls: South 03 deg. 59' 46" West 638.68 feet to an iron pin; thence South 86 deg. 23' 55" East 411.00 feet to a stone; thence South 03 deg. 36' 05" West 554.22 feet to a stone; thence South 31 deg. 51' 38" West 476.50 feet to an iron pin; a common corner with Jimmy C. Curry, Jr. (Deed Book 605, Page 317) in the line of Three Hat Mountain, Inc. (Deed Book 539, Page 776); thence with a common line to Three Hat Mountain, Inc., the following 7 calls: North 53 deg. 07' 37" West 290.00 feet to an iron pin; thence South 34 deg.36' 56" West 276.33 feet to an iron pin; thence approximately North 66 deg. 55' West 106 feet to a stone; thence approximately North 22 deg. 10' West 175 feet to a stone; thence approximately North 55 deg. 40' West 168 feet to a Hickory; thence approximately South 74 deg. 30' West 103 feet to a stone; thence approximately North 68 deg. 40' West 439 feet to a stone, a common corner with Three Hat Mountain, Inc., in the line of Gaynelle B. Davis (Deed Book 537, Page 845); thence with a common line with Gaynell B. Davis North 04 deg. 10' 26" East 658.19 feet to the point and place of beginning, and containing approximately 35.4 acres, more or less, and being a portion of Tract 1, according to a survey by W. Lee Comer, PLS, dated September 7, 1995, entitled for J.O. Grimes Estate. The calls along the common line with Three Hat Mountain are from an old description, as this survey does not have details for that line.

Subject to a right a way for ingress and egress for the owners of Tract Nos. 2, 4, and 5 of the J.H. Grimes Land, as surveyed by J.J. Walton, C.E. dated April 1926, along the line of the present road across the southern end of said land (present common property line with Three Hat Mountain, Inc.), or at some other point designated by mutual consent between the owners, which shall be construed to be a covenant running with the land.

Together with any right title or interest grantor has in that property lying between the centerline of New Bowers Road and the edge of the above described tract.

**Tract 2:**

**BEGINNING** at a concrete monument, the southeast corner of Harland O. Hanes (Deed Book 544, Page 143, Tract 2), in the edge of the right of way of New Bowers Road; thence with the edge of the right of way of New Bowers Road North 60 deg. 27' 48" East 1061.11 feet to a concrete monument; thence with the following 7 calls along interstate 85, North 19 deg. 51' 59" West 71.29 feet to a concrete monument; thence North 67 deg. 41' 56" West 159.92 feet to a concrete monument; thence South 51 deg. 04' 49" West 16.47 feet to a concrete monument; thence South 61 deg. 29' 27" West 170.62 feet to a concrete monument; thence South 65 deg. 37' 38" West 54.74 feet to a concrete monument; thence South 64 deg. 19' 54" West 193.69 feet to a concrete monument; thence with the following curve to the left having a chord bearing and distance of South 57 deg. 52' 32" West 278.95 feet, and a radius of 1794.86 feet to an iron pin, the northeast corner of Shufford Swing (Deed Book 435, Page 226); thence South 04 deg. 10' 26 West crossing an iron pin at 155.82 feet and continuing on an additional 58.51 feet, for a total distance of 214.33 feet to the point and place of beginning, and containing 4.113 acres, more or less, and being all of Tract 2, according to a survey by W. Lee Comer, PLS, dated September 7, 1995, entitled Survey for J.O. Grimes Estate.

Together with any right title or interest grantor has in that property lying between the centerline of New Bowers Road and the edge of the above described tract.

**Tract 3:**

**BEGINNING** at an iron pin in the edge of the northern edge of the right of way of US HWY 64, common corner with Jimmy C. Curry (Deed Book 605, Page 317); said iron pin lying North 67 deg. 40' 41" West 233.64 feet from a concrete monument; thence with the edge of the right of way of US HWY 64 North 67 deg. 40' 41" West 168.94 feet to a concrete monument, the intersection of the rights of way of US HWY 64 and Interstate 85; thence North 25 deg. 47' 01" West 40.04 feet to a concrete monument in the edge of the right of way on Interstate 85; thence with the right of way of Interstate 85 the following 3 calls: North 14 deg. 11' 48" East 364.12 feet to a concrete monument; thence North 16 deg. 18' 30" East 193.81 feet to a concrete monument; thence as the right of way curves to the right, having a chord bearing and distance of North 21 deg. 03' 01" East 87.52 feet, and having a radius of 1794.86 feet to an iron pin, a common corner with Robert H Beck (Deed Book 492, Page 916); thence with a common line with Robert H. Beck, South 87 deg. 08' 03" East 48.79 feet, to an iron pin, in the line of Robert H. Beck and common corner of Jimmy C. Curry, Jr.; thence with a common line with Jimmy C. Curry, Jr., South 03 deg. 59' 46" West 720.23 feet to the point and place of beginning, and containing 1.985 acres, more or less, and being all of Tract 3, according to a survey by W. Lee Comer, PLS, dated September 7, 1995, entitled Survey for J.O. Grimes Estate.

The above 3 tracts are portions of that 59.5 acre tract, know as Lot 3 of the J.H. Grimes land as surveyed by JJJ Walton, C.E., dated 1926, and is the same property as described in Deed Book 547, Page 945, less that property now owned by the North Carolina Department of Transportation which lies within the rights of way of US Hwy 64, and Interstate 85.

**CENTERPOINT 85**  
2330 NEW BOWERS RD  
LEXINGTON, NC





SOUTH NORTH



WEST EAST



NEW BOWERS ROAD

FUTURE TRAILER PARKING



NOW PRE-LEASING

# CENTERPOINT 85 INDUSTRIAL CENTER

2330 New Bowers Road | Lexington, NC 27292



±272,000 SF Class A, Speculative Industrial Building Breaking Ground Q1 2022

[www.cbre.us/triad](http://www.cbre.us/triad)

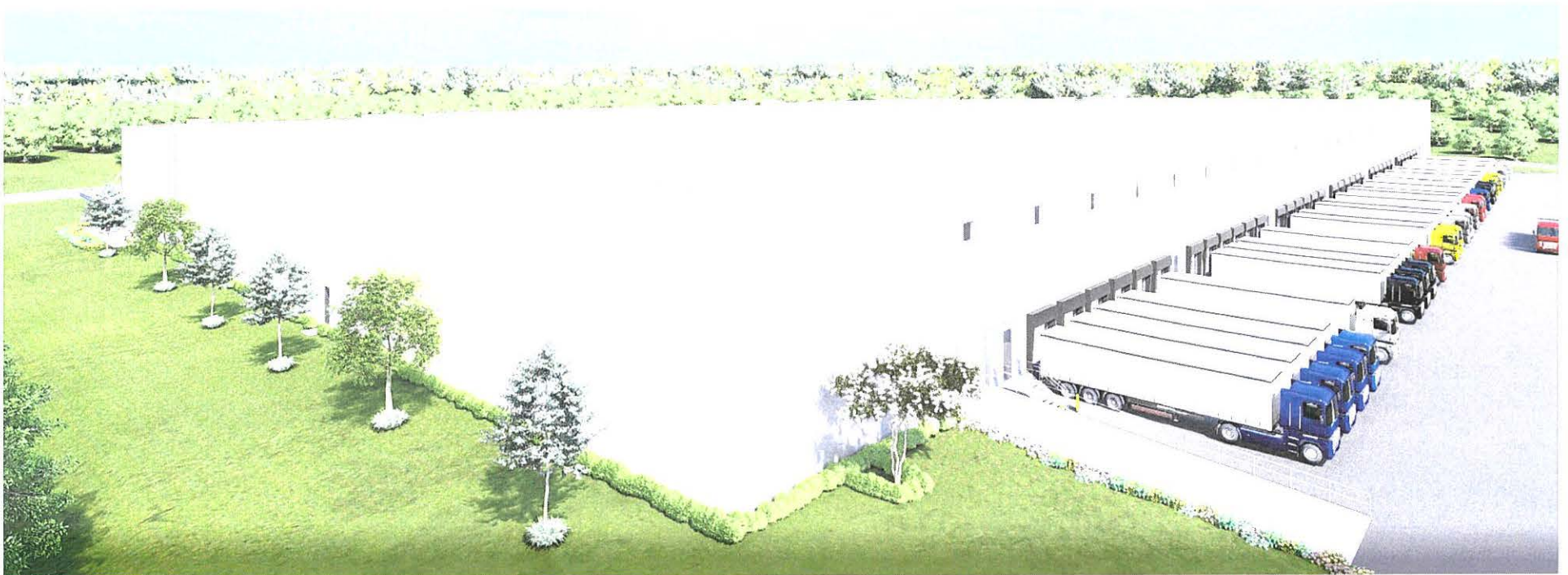
**CBRE** | Triad

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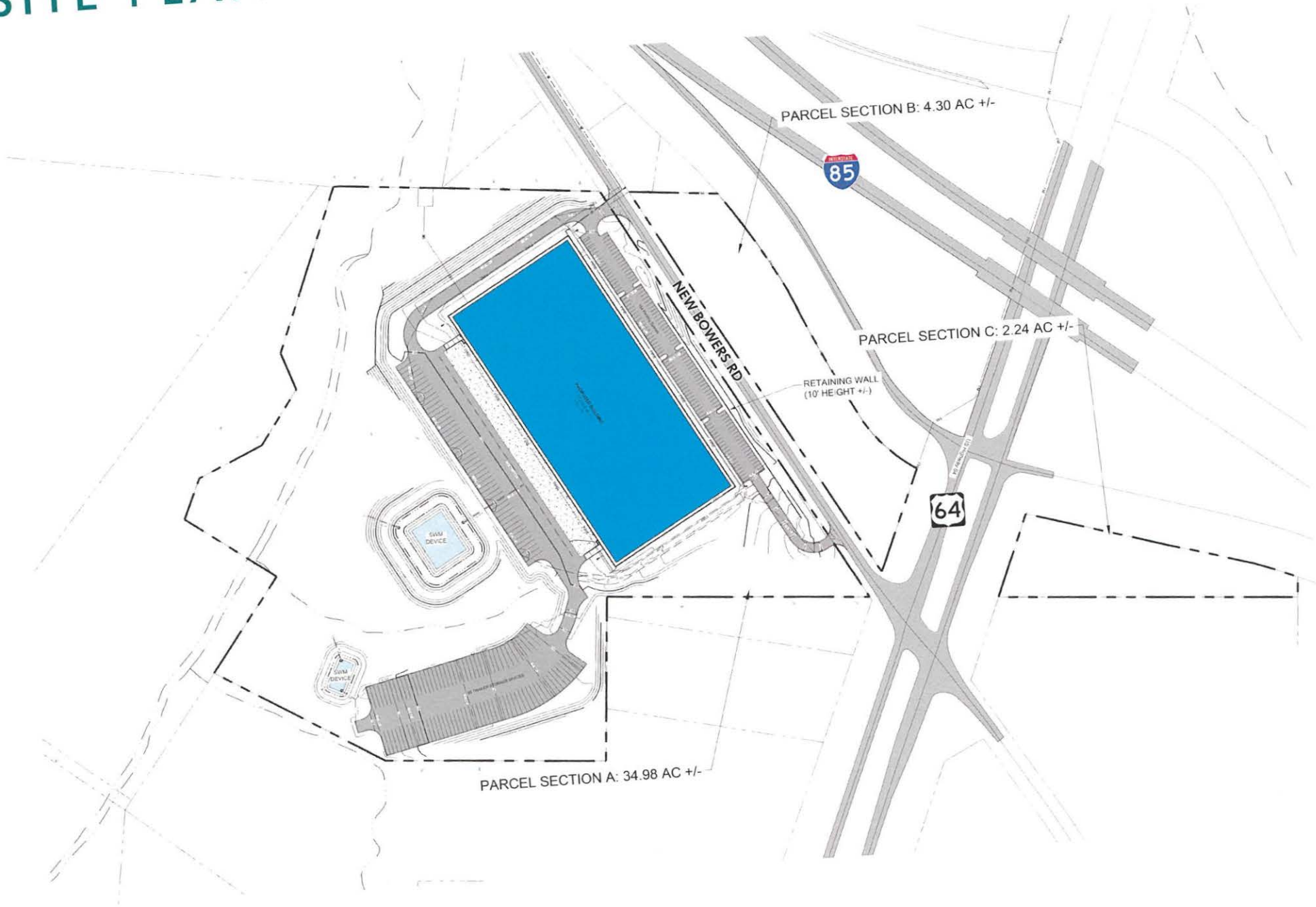
# BUILDING HIGHLIGHTS

CenterPoint 85 Industrial Center ("CenterPoint 85") is a Davidson County sponsored, master planned, Class A Industrial Development located on I-85 at the intersection of US Hwy 64 in Davidson County, NC. CenterPoint 85 is uniquely positioned as a submarket serving both the Charlotte and Triad industrial markets, located at the most prominent interchange centrally located on I-85 between Charlotte and Greensboro, also easily accessible to the Raleigh/Durham market. CenterPoint 85 has the ability to accommodate heavy and light manufacturing and distribution requirements with possible future expansion of the park.

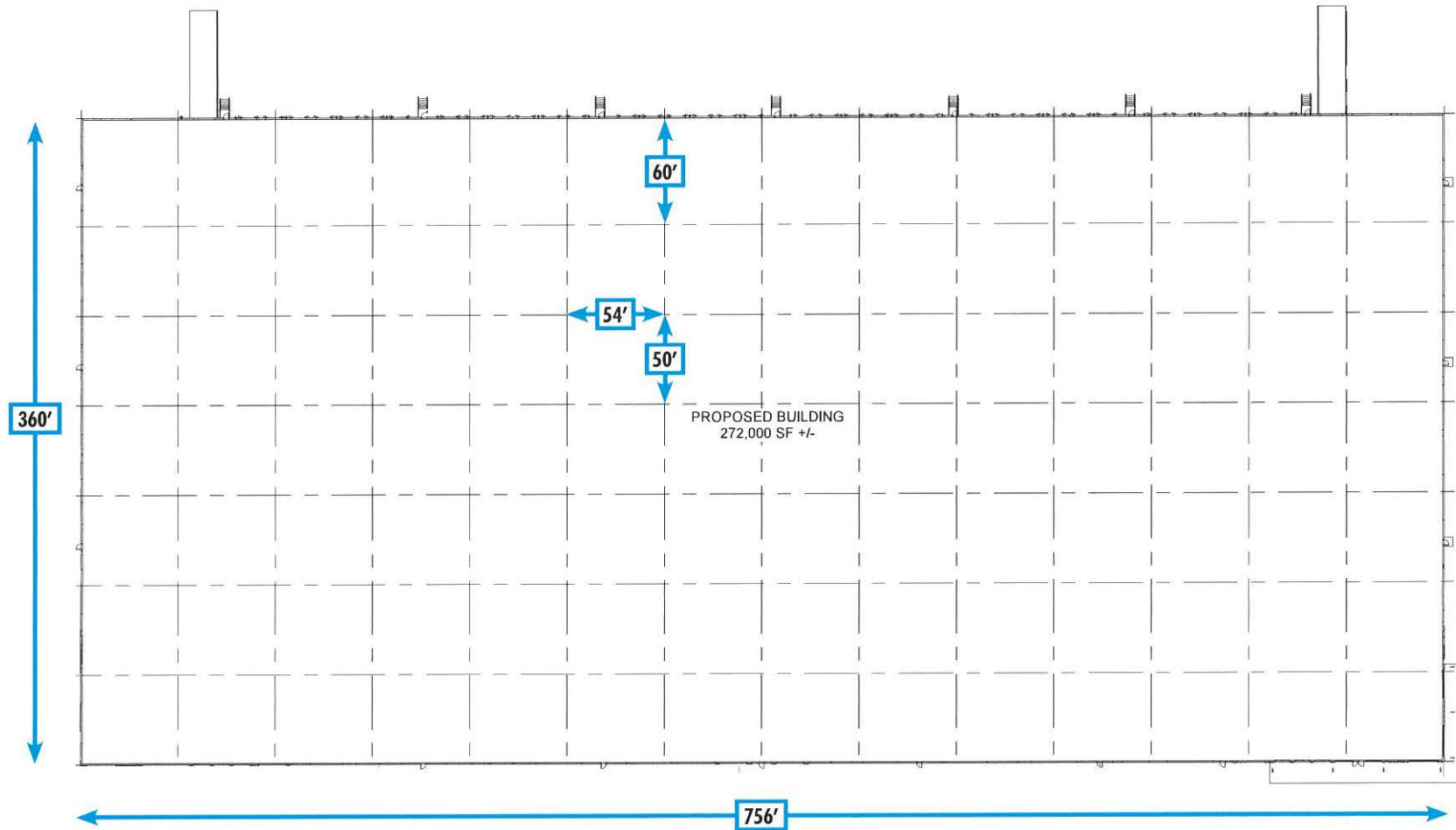
- + **Available:** + 272,000 SF
- + **Building Size:** - 272,000 SF
- + **Site Size:** + 35 Acres
- + **Zoning:** Light Industrial/Heavy Industrial
- + **Exterior:** Tilt-up construction
- + **Slab:** 7 inch, unreinforced
- + **Building Dimensions:** 756' x 360'
- + **Column Spacing:** 54' x 50'
- + **Ceiling Height:** 36' clear
- + **Dock-High Doors:** Thirty-three (33)
- + **Drive-In Doors:** Two (2)
- + **Sprinkler:** ESFR
- + **Trailer Parking:** 48 spaces
  - Additional 96 available if needed
- + **Auto Parking:** 101 spaces
  - Parking expansion available to 133 total
- + **Utilities:**
  - Water & Sewer: Davidson County
  - Power: Energy United - Redundant Power available
  - Gas: TBD



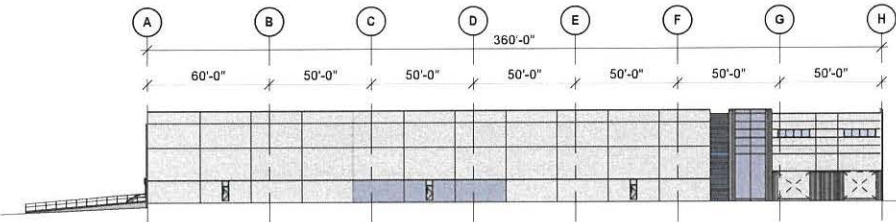
# SITE PLAN



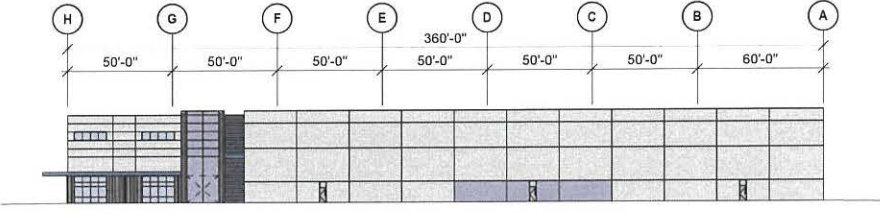
# FLOOR PLAN



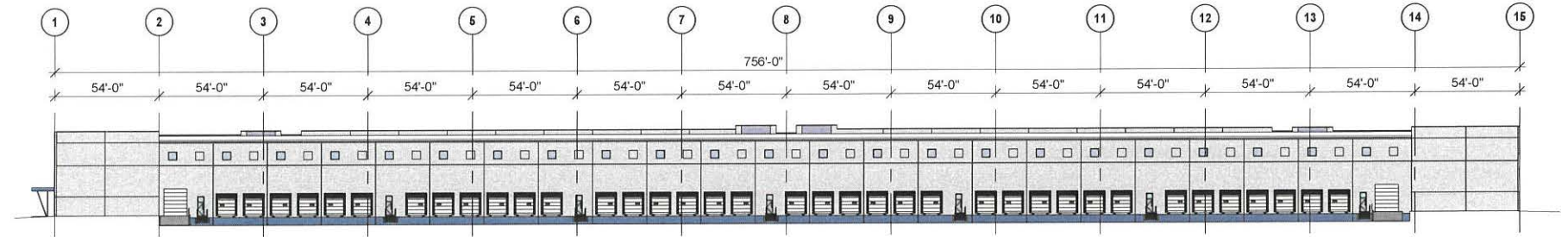
# CONCEPTUAL ELEVATIONS



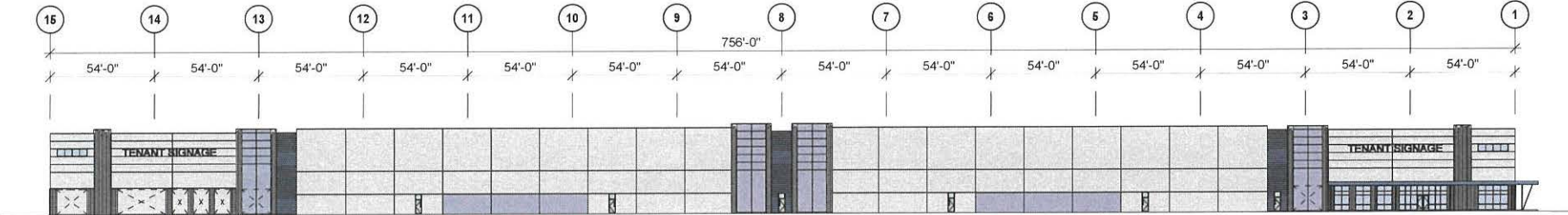
**NORTH ELEVATION**



**SOUTH ELEVATION**

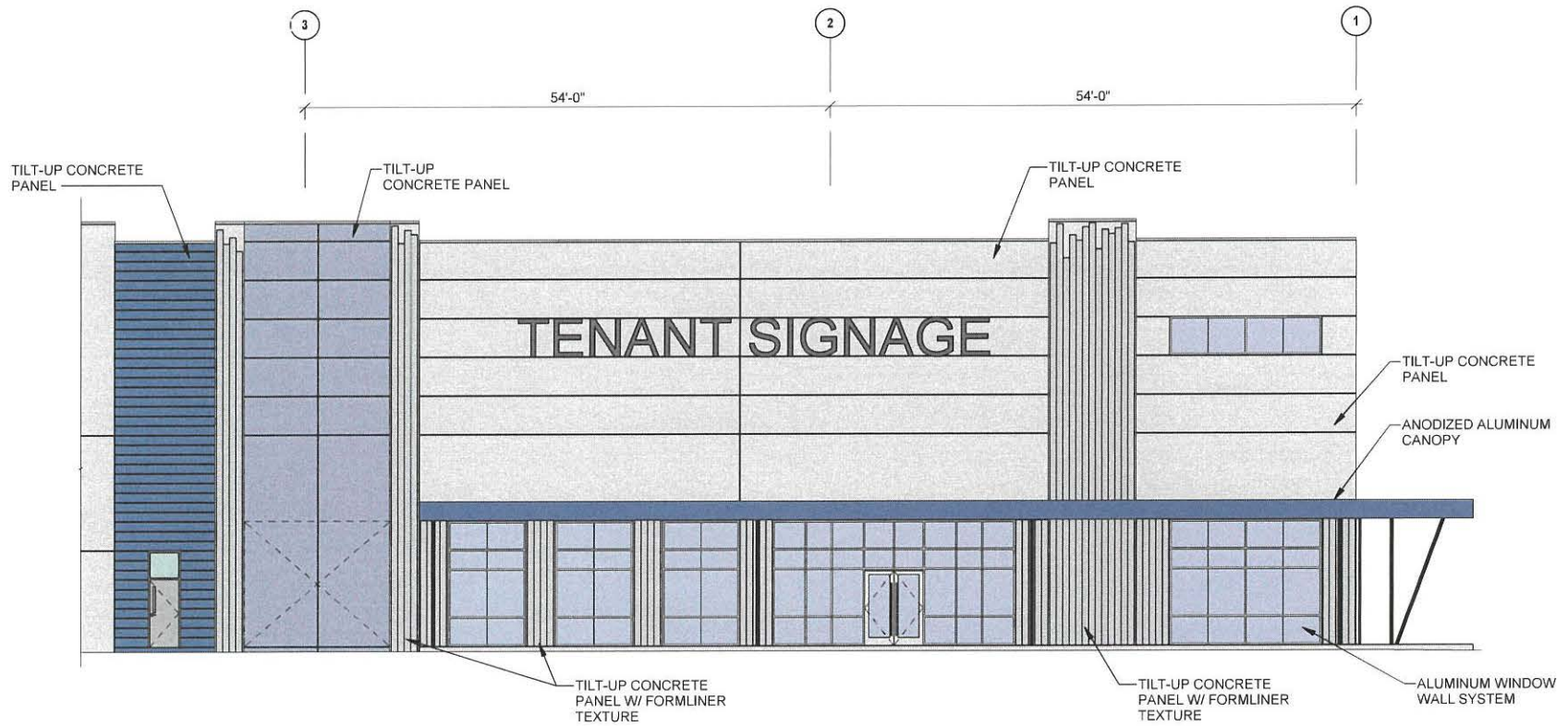


**EAST ELEVATION**

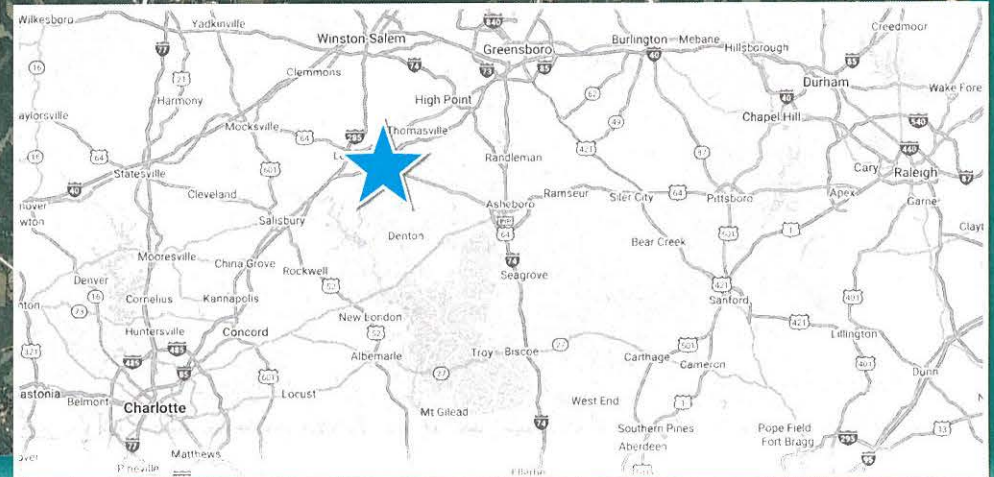
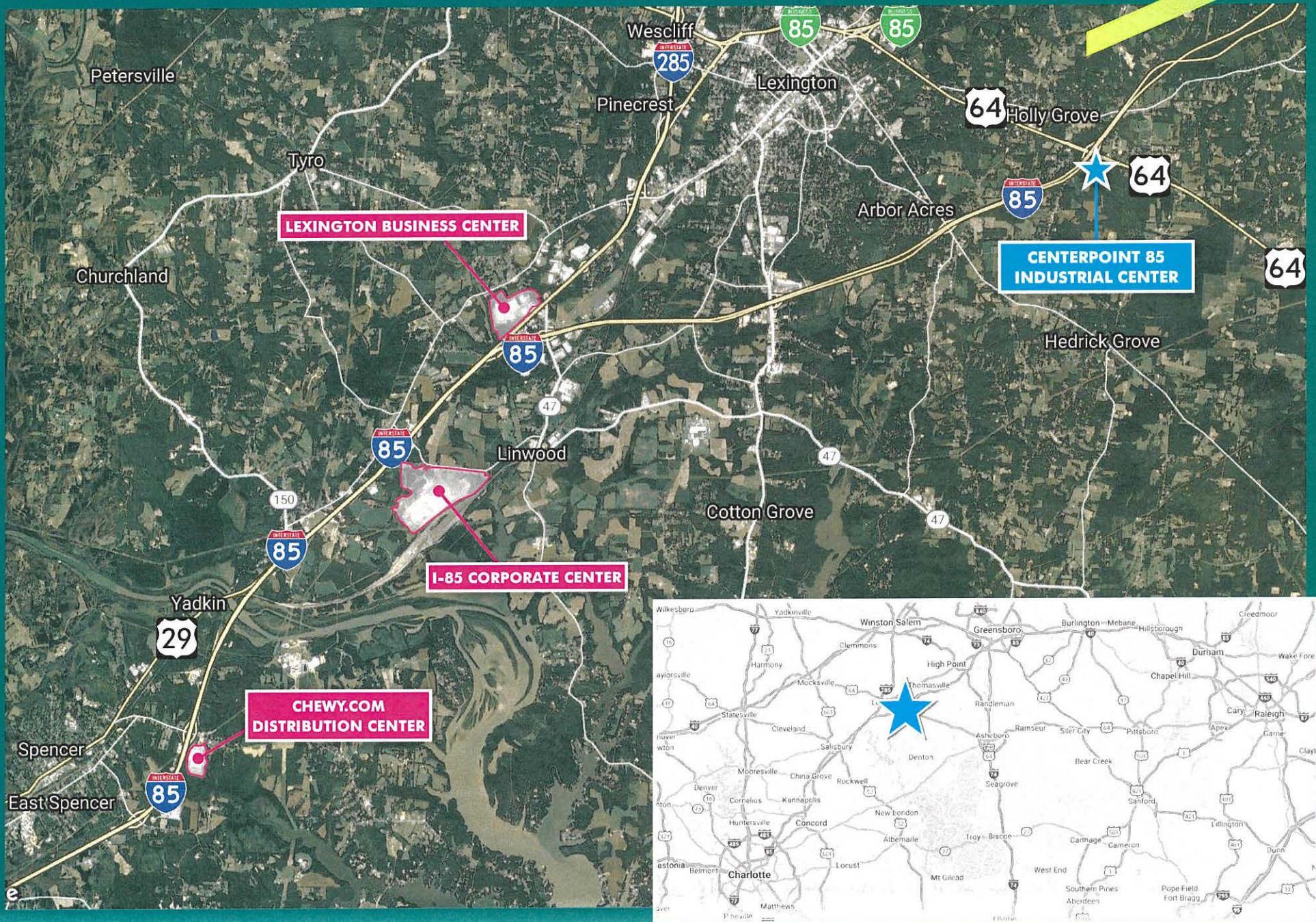


**WEST ELEVATION**

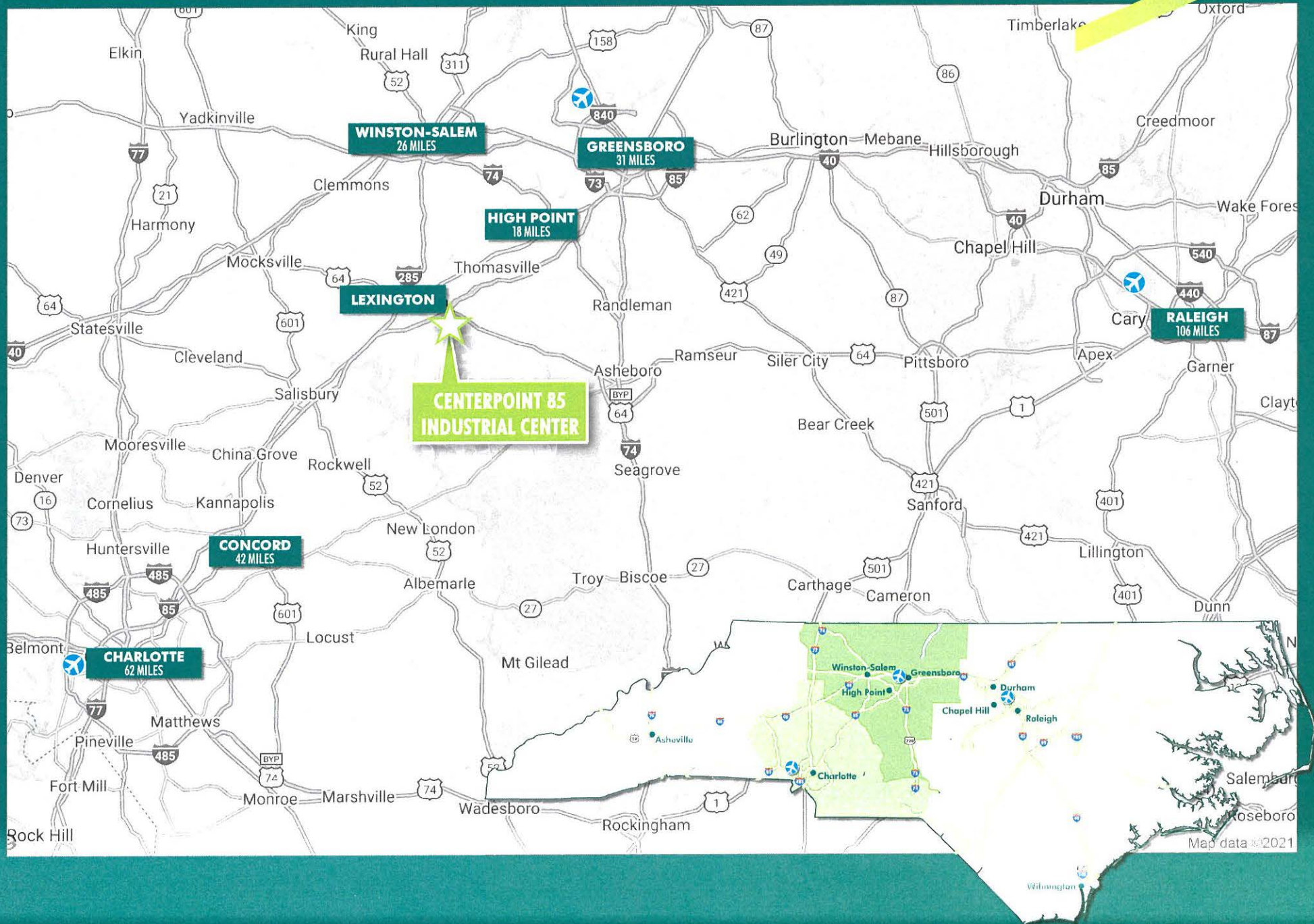
# TENANT SIGNAGE



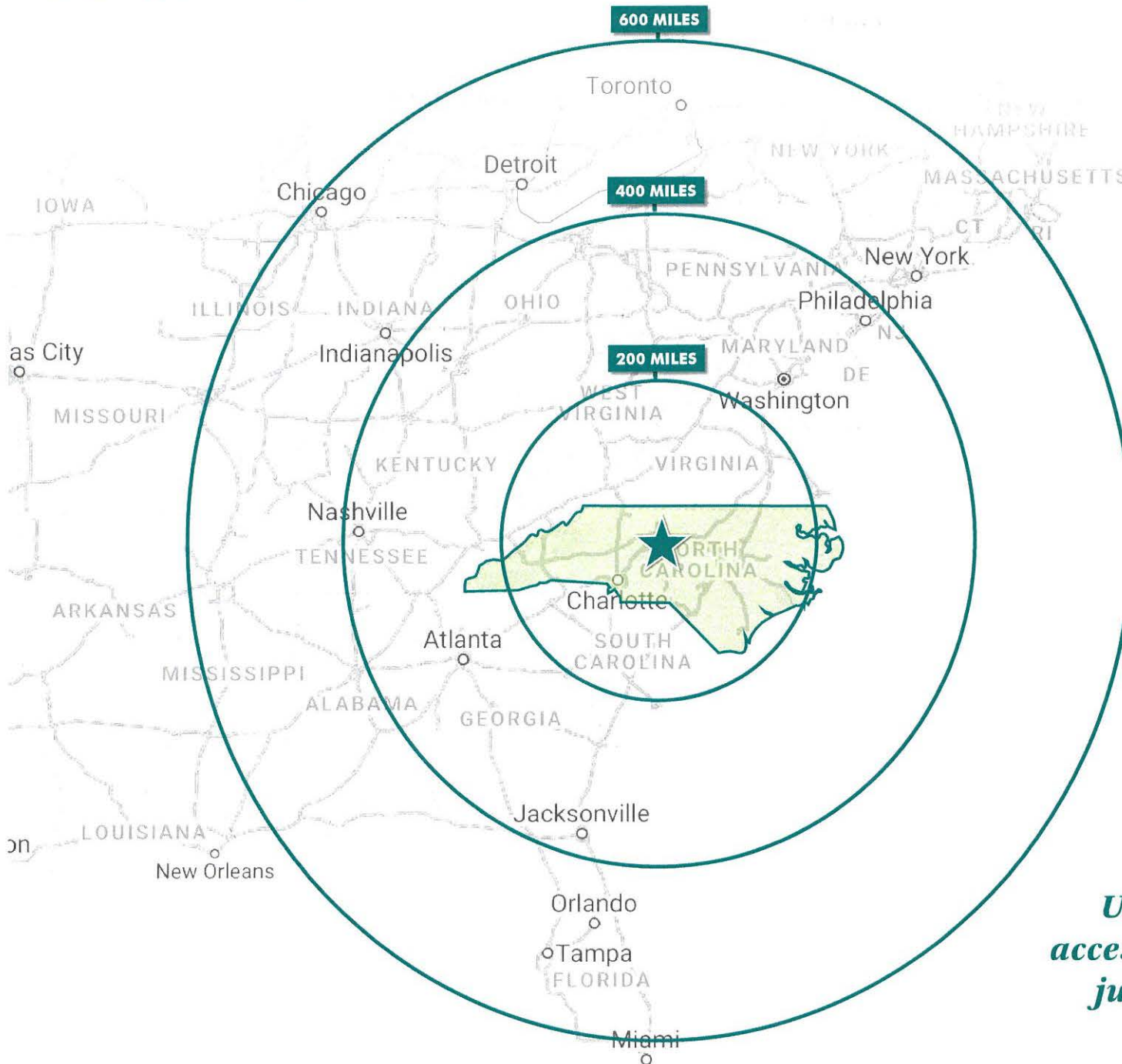
# AERIAL OVERVIEW



# LOCATION OVERVIEW



# LOCATION INFO



**62 MILES**  
FROM CHARLOTTE, NC

**106 MILES**  
FROM RALEIGH, NC

**5.5M**  
BUSINESSES  
WITHIN 600 MILES

**48%**  
U.S. POPULATION  
WITHIN 600 MILES

**24%**  
U.S. POPULATION  
WITHIN 400 MILES

**6%**  
U.S. POPULATION  
WITHIN 200 MILES

*Unparalleled interstate  
access and visibility at the  
junction of I-85 & US-64*

# CENTERPOINT 85 INDUSTRIAL CENTER

2330 New Bowers Road, Lexington, NC 27292

## PLEASE CONTACT:

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Senior Vice President

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Managing Director, Industrial Services

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Associate

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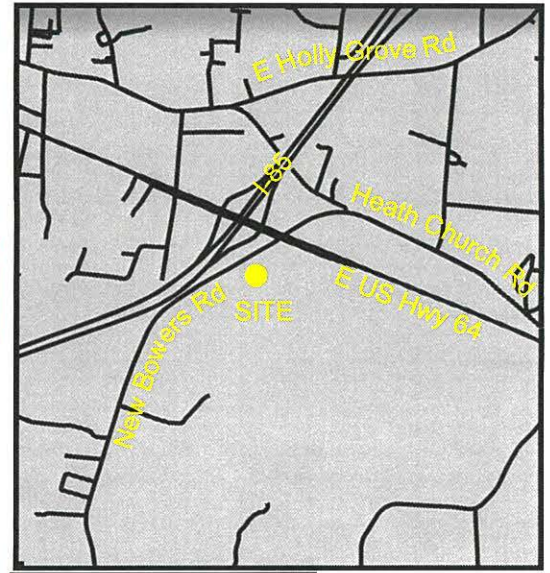
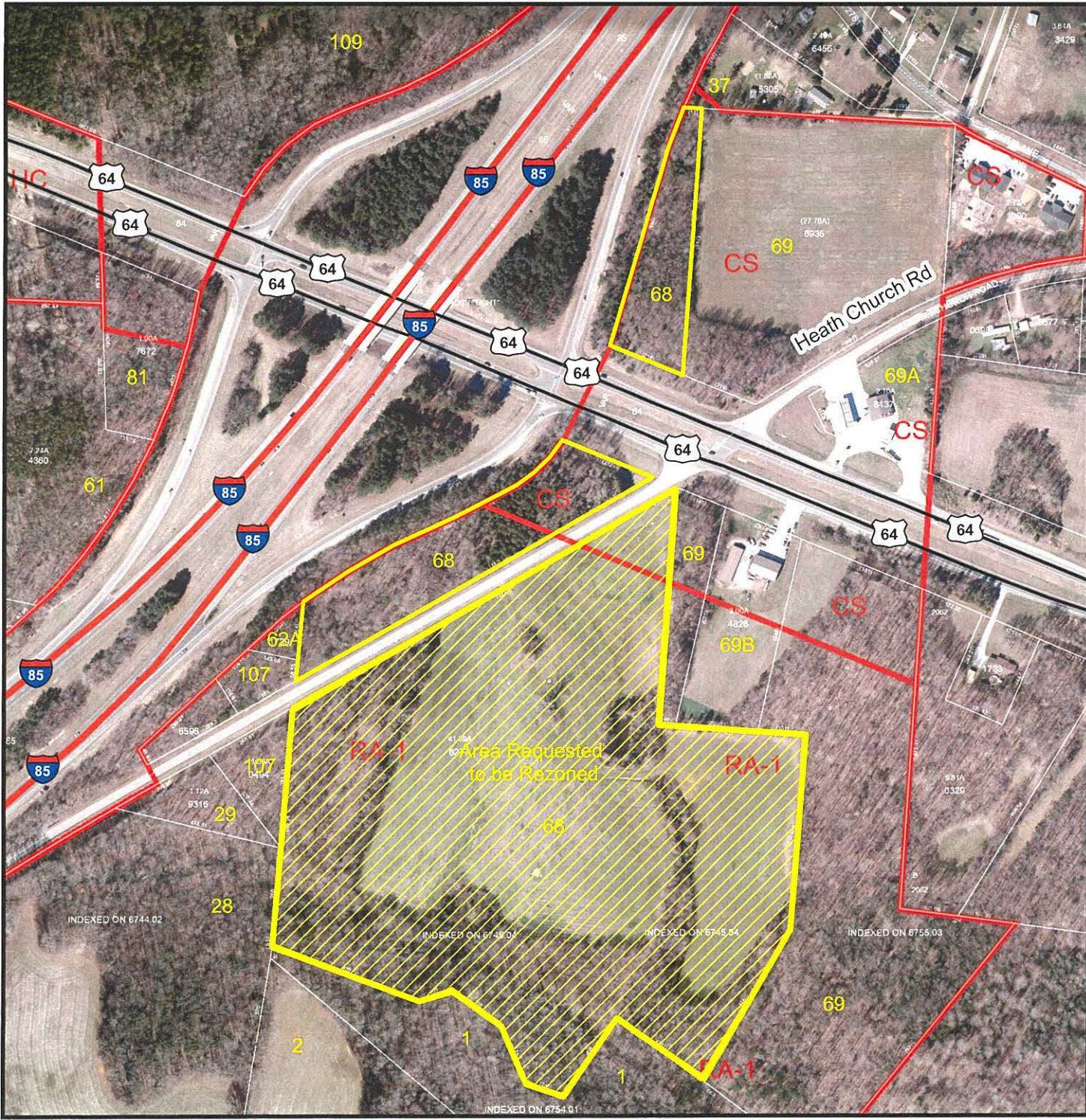
[sam.haus@cbre-triad.com](mailto:sam.haus@cbre-triad.com)

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**Legend**

- county
- centerlines**
- SECONDARY
- INTERSTATE
- NCHWY
- USHWY
- ZONING BOUNDARIES
- PROPERTY LINES



Applicant: <b>Davidson Craven, LLC a North Carolina Limited Liability Company</b>	
Property Owner: <b>HARRIS, SAMUEL R ET ALS</b>	
Scale: <b>1" = 400'</b>	Drawn By: <b>RLC</b>
Date: <b>11/30/21</b>	REVISED:
<b>FROM: CS &amp; RA-1, Community Shopping &amp; Rural Agricultural Districts</b>	
<b>TO: HI, Heavy Industrial District</b>	
<b>CONRAD HILL TWSP., MAP 16, LOT P/O 68, 35.05 ACRES + OR -</b>	
2018 Aerial Photography	



## Davidson County Planning Department

913 Greensboro Street  
Post Office Box 1067  
Lexington, North Carolina 27293-1067

Guy L. Cornman, III  
Planning Director

Toll Free Numbers  
Lexington: 336-242-2220  
Winston-Salem: 336-723-7890 ext. 2220  
Denton: 336-859-2194 ext. 2220

### Adjoining Property Owners

From the Tax Administrators Office as of:  
12/17/2021

Parcel ID	Owner Name	Mailing Address
0502000000001	THREE HAT MOUNTAIN FARM INC	6182 E US HWY 64 LEXINGTON NC 27292-
0501600000107	SWING BENNY WADE	571 BOWERS RD LEXINGTON NC 27292-
0501600000069B	CURRY FAYE H	710 CURRY ROAD HIGH POINT NC 27265-
0501600000069A	S & S CAPITAL LLC	3706 WORTHING CT GREENSBORO NC 27455-
0501600000069	CURRY JAMES C JR FAMILY TRUST	710 CURRY ROAD HIGH POINT NC 27265-
0501600000068	HARRIS SAMUEL R ET ALS	6182 E US HWY 64 LEXINGTON NC 27292-
0501600000062A	SWING BENNY W	571 BOWERS RD LEXINGTON NC 27292
0501600000029	HANES TERESA J	838 KOONTZ RD LEXINGTON NC 27295-
0501600000028	DAVIS GAYNELL B	1968 NEW BOWERS RD LEXINGTON NC 27292-

"Planning for a Better Tomorrow"

**MAILED**

12/22/2021

**Staff Analysis**  
**Davidson Craven, LLC**

*When Davidson County created its Land Development Plan several decades ago, the corridor along East US Hwy 64 was identified as an Economic Development Corridor. In particular, the intersection of Highway 64 with Interstate 85 was identified as a commercial node planned for non-residential development. The missing ingredient for development at that time was public sewer. Recently, Davidson County extended public sewer to this intersection and constructed a sewer pump station on the subject property for the intent of providing sewer service for the immediate area.*

*Davidson Craven, LLC has approached the County with a desire to initiate industrial development at this major intersection with a proposal of constructing a large industrial building on the site in anticipation of attracting an industrial tenant. Given the location of the site, the size of the property, and the changing conditions through infrastructure improvements that have occurred within the last couple years, the staff recommends approval of this request.*

**PLANNING BOARD RESOLUTION OF RECOMMENDATION  
DAVIDSON COUNTY, NORTH CAROLINA**

Applicant: Davidson Craven LLC, a North Carolina Limited Liability Company.

Location: Said property is located on the southeast side of New Bowers Road approximately 150 feet south of the E US Hwy 64 intersection.

Lot size: 35.05 acres + or -

Parcel ID #: 0501600000068

District: CS, & RA-1, Community Shopping District & Rural Agricultural District

Meeting Date: 01-04-22

Request: to rezone the subject property to that of, HI, Heavy Industrial District.

Plans: Map drawn by staff dated; 11-30-21

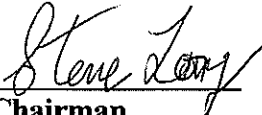
**Whereas**, the proposed HI zoning district is reasonable and consistent with the overall comprehensive plan for the area;

**Whereas**, the Planning Board convened to consider and prepare a recommendation on the application on 01-04-22, at which time the Applicant and/or Applicant's representative was given the opportunity to present arguments and County staff was given opportunity to comment on the Application; and,

**Whereas**, the Planning Board has made the following conclusions:

- 1) **The requested rezoning to HI, Heavy Industrial District was found to be reasonable and consistent with the Zoning Ordinance and the Comprehensive Plan for the area in its current form;**
- 2) **The property was determined to be in the sphere of influence of the Interstate 85 and E US Hwy 64 intersection and have infrastructure for non-residential development;**
- 3) **That the Davidson County Land Development Plan recognizes the Interstate 85 and E US Hwy 64 intersection as "Corridor of Economic Opportunity" which supports nonresidential development;**
- 4) **That the Davidson County Land Development Plan recognizes the Interstate 85 and E US Hwy 64 intersection as "Commercial and Industrial Center" which supports nonresidential development**
- 5) **That the Davidson County Land Development Plan's Policies 1.1, 1.3, 1.8, 1.16, 1.17, 3.2, 3.4, 3.6, 4.1, 4.3, 4.4 and 4.7 support the applicant's request;**

**Now Therefore Be It Resolved**, on the basis of the foregoing findings and conclusions that the Planning Board does hereby recommend to the County Commissioners that the request be **GRANTED**.

  
Chairman

Davidson County Planning Board

1-4-22

Date