



DAVIDSON COUNTY PLANNING DEPARTMENT

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

SCOTT LEONARD
PLANNING DIRECTOR

LEXINGTON 336-242-2220

October 7, 2024

To Whom It May Concern:

This letter is written as confirmation of the current use of property addressed at 3583 Bethesda Road, further identified as being in Lexington Township, Tax Map 303A, Lot 51A. The zoning of this property is RA-3, Rural Agricultural District which limits the uses to residential in nature. However, when a property is considered a bona fide farm, the zoning district allows the property to be used as an Event Center, or Agritourism Use. This includes Weddings, Reunions, Tastings, or other public gatherings which utilize the farmland and facilities to accommodate the public.

To be classified as a bona fide farm, the property would either need an official farm number, or be active in the County's Tax Deferment Program. This is a program acknowledging the use of the property as farm or forestry. The aforementioned property at 3583 Bethesda Road is currently active in the Tax Deferment Program thus the existing use of the property, as an Event Center, is in compliance with the zoning district.

This Tax Program remains with the land, not the property owner, however, any new owner of the property must come to the Tax Department within 60 days of purchase to re-apply under new ownership. To stay within the program, the land must be under the owner's name, not an LLC. However, the business of the Event Center can be under an LLC.

In addition, at least five acres must be farmed to remain under the Horticulture Use for the tax deferment. Currently, the existing vineyard contains approximately 7.5 acres more or less.

Any further questions regarding the use of the property, can be addressed through this office by calling 336-242-2220.

Sincerely,

A blue ink signature of Scott Leonard, the Planning Director.

Scott Leonard
Planning Director