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**BOARD OF COMMISSIONERS  
WORK SESSION** March 10, 2014

**ALEXANDER COUNTY  
STATE OF NORTH CAROLINA**

**PRESENT:** Larry Yoder, Chairman  
Ryan Mayberry, Vice-Chairman  
Andrew Ferguson  
James “Burkie” Jennings  
Judy M. Moose

**STAFF:** Rick French, County Manager  
Seth Harris, County Planner  
Jamie Starnes, Clerk to the Board

The Alexander County Board of Commissioners held a joint work session with the Planning & Zoning Commission on Monday, March 10, 2014 at the CVCC / Alexander Center in Room 103, Taylorsville, North Carolina. Members of the Planning & Zoning Commission attending the meeting included Chairman Coy Reese, Dana Benfield, Bud Caywood, Sam Davis, and Don Harrington.

**ZONING OVERLAY DISTRICTS DISCUSSION**

Seth Harris, County Planner, explained the purpose for, uses of, and process of adopting overlay zoning districts, noting that overlay zoning was a regulatory tool used to create special zoning districts placed over existing zoning districts. Watershed Protection, Flood Hazard, and Voluntary Farmland Preservation areas are examples of existing overlay districts. He also reviewed examples of overlay districts in Burke, Catawba, and Lincoln Counties.

He advised that the Alexander County Comprehensive Plan adopted in 2007 outlined several land use goals and recommendations including walkable communities, protection of residential neighborhood character from inappropriate non-residential development, encouraging more attractive commercial buildings, and preserving views/open space as well as cultural and historic properties. Also, two businesses have been proposed that would not currently be allowed by the Zoning Ordinance; however, the creation of appropriate overlay districts could address these items without the need for extensive updating of the Zoning Ordinance and its Use Matrix and spot zoning cases.

Mr. Harris specifically discussed establishment of a Neighborhood Center District that would provide pedestrian access to a centralized trade area, village green, or common open space area, promote uses providing services to the surrounding neighborhood (restaurants, specialty retail shops, produce stands, beauty salons, etc.), and space for cultural/institutional establishments to

create symbols of identity (community buildings, churches, museums, etc.). He used one of the proposals, the clubhouse area inside Oliver's Landing Subdivision, as an example, noting that a list of allowable uses would need to be determined as well as setback and lot size requirements, open space and accessibility, architectural requirements, and landscaping requirements.

After discussion between commissioners and members of the Planning & Zoning Commission related to the proposed Neighborhood Center District, other possible districts (Commissioner Jennings was interested in a district to protect mountain views), and the proposed project at Oliver's Landing and possible annexation by the City of Hickory, it was agreed to allow staff to move forward with development of the Neighborhood Center District and its proposed requirements to be presented at a work session on Monday, March 31, 2013 at 6:00 PM in Room 103 of the CVCC / Alexander Center.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:25 PM.

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Larry Yoder, Chairman

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Jamie M. Starnes, Clerk to the Board