



Alexander County and Town of Taylorsville
Planning Commission
AGENDA

CVCC- Alexander County Center for Education
345 Industrial Blvd.
Taylorsville, NC 28681

Thursday, March 20, 2025, 6:00 p.m.

- | | |
|---|--------------------------------|
| 1. Call to Order | Coy Reese, Chairman |
| 2. Adopt Agenda | Coy Reese, Chairman |
| 3. Approve February 13, 2025 Minutes | Coy Reese, Chairman |
| 4. D-24-03 | Patrick Creech, Senior Planner |
| 5. D-24-05 | Amy Bucknum, Planner |
| 6. SUP-25-01 | Amy Bucknum, Planner |
| 7. V-25-002 | Patrick Creech, Senior Planner |
| 8. County Initiated Rezoning | Patrick Creech & Amy Bucknum |
| 9. Board Vacancies | Coy Reese, Chairman |
| 10. Announcements/Next Meeting April 10, 2025 | Amy Bucknum, Planner |
| 11. Adjourn | Coy Reese, Chairman |

ALEXANDER COUNTY PLANNING AND ZONING BOARD



MEETING DATE: Thursday, March 20, 2025

LOCATION: CVCC Early College

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STAFF REPORT – D-24-03: Serenity Springs Subdivision

PETITION: Development Plan 24-03

APPLICANT: Ben Green, Hyconic Holdings LLC

PROPERTY OWNER: Homestead Shook LLC-PHSE 4

PIN: 3716 80 8675

PROPERTY LOCATION: Rink Dam Rd.

ACREAGE: Approximately 25 acres

REQUESTED ACTION: The applicant has applied for a Development Plan review.

DEVELOPMENT POTENTIAL: As currently zoned (R1) the subject property could be used for residential purposes.

STAFF REPORT PREPARED BY: Patrick Creech, Senior Planner

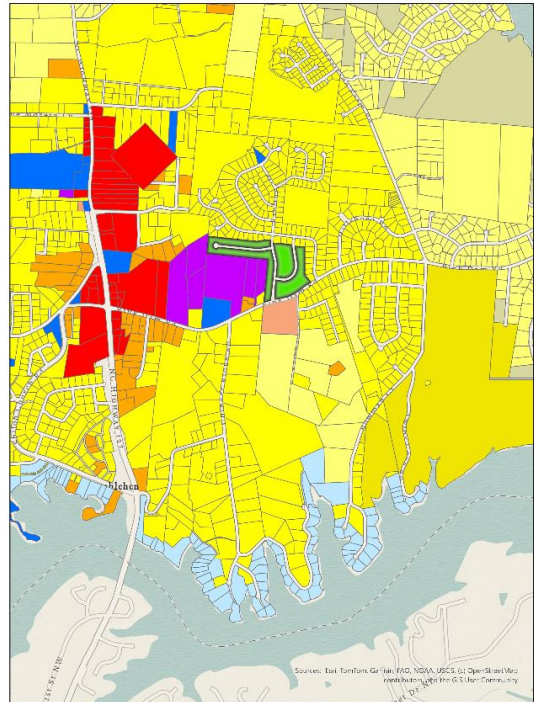
DATE: March 20, 2025

BACKGROUND: The applicant has submitted a Major Residential Subdivision application to build 170 single family residences off of Rink Dam Rd. The application was reviewed by the Technical Review Committee (TRC) on February 21st, 2025. A Master Plan was approved by the Planning Board on July 11, 2024.

REVIEW CRITERIA: In reviewing and making recommendations for Major Subdivisions, review bodies shall consider the following factors:

§154-340. Development Plans

- A. Plan Preparation. Development plans must be prepared in conformance with this subpart and development plan requirements provided by the Planning Department. Development plan(s) are required during review of all major subdivisions. The development plan may be submitted for the entire subdivision or any section thereof. The applicant shall submit two (2) full-sized copies, one (1) reduced-sized copy, and a digital copy of the development plan, at a scale appropriate to clearly depict the proposed project. Reduced size copies should be legible and reproducible. If a reduced size copy of the plan (no larger than 11 inches by 17 inches in size) cannot be provided, at least 4 large copies shall be submitted in its place. The development plan may consist of multiple sheets, if needed.
- B. Purpose of the Plan. A development plan is a graphic representation or map of the tract of land to be developed indicating all proposed divisions of land, their uses, improvements and other information as may be required to fully disclose the applicant's intentions. The purpose of the plan is to provide general and specific information and is not intended to be a recordable document.



- C. Review of the Plan. Upon approval of the master plan and the development plan of the first section of a subdivision by the reviewing agency, if successive sections are submitted for review (and (1) each substantially conforms with the master plan, (2) no new lots are created, and (3) all technical requirements and development standards have been met) the Subdivision Administrator may approve the development plans for all major subdivisions for successive sections administratively. Under such review, the action deadlines for the reviewing agency shall be the same for the Subdivision Administrator.
- D. Land Disturbing and Improvement Activities. The applicant may, only upon receipt of approval of the development plan proceed with the establishment of erosion and sedimentation control measures, clearing and other land-disturbing activities and improvement activities associated with the project.
- E. Approval Validity. Development plan approval is valid for two (2) years and shall be annotated on the plan. The approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. If, at the completion of the first one-year extension period, less than 50 percent of improvements are complete, the applicant must reapply under the current applicable requirements. If more than 50 percent of improvements are complete after the one-year extension period, the applicant may apply for a single additional one-year extension and thereafter must reapply under current applicable requirements.

TRC Comments:

- Prior to meeting with the TRC, the applicant submitted a Traffic Impact Study. No traffic mitigation was required per Jonathan Barnette, NCDOT 11/18/24.
- The plans submitted to the TRC indicated that 1 fire hydrant per 600 linear feet of road were required. Garrett Huffman of the fire department noted that this requirement may change depending on water pressure.
- The TRC noted that the required two entrances were provided. However, the plans do provide more than 35 lots accessed by a cul-de-sac except where a stub road is proposed for future connection. However, a stub road would not be possible due to the configuration of the lots and the conservation subdivision requirement.
- The applicant provided an open space management plan. The plan the purpose of the open space (preserving an undeveloped area) and outlines how the open space will be maintained. A legal instrument for permanent protection is being drafted.
- TRC has approved smaller trees to replace the large tree requirement for landscaping by the street.
- The TRC noted the requirement for the HOA to be referenced in regards to conservation maintenance in the final plans.

The TRC voted to send forth a favorable recommendation for this application on the following conditions:

1. The applicant will provide a map that notes which areas are being specifically demarcated as open areas for the conservation subdivision.
 - *The applicant has provided this map and it is attached and available for review.*

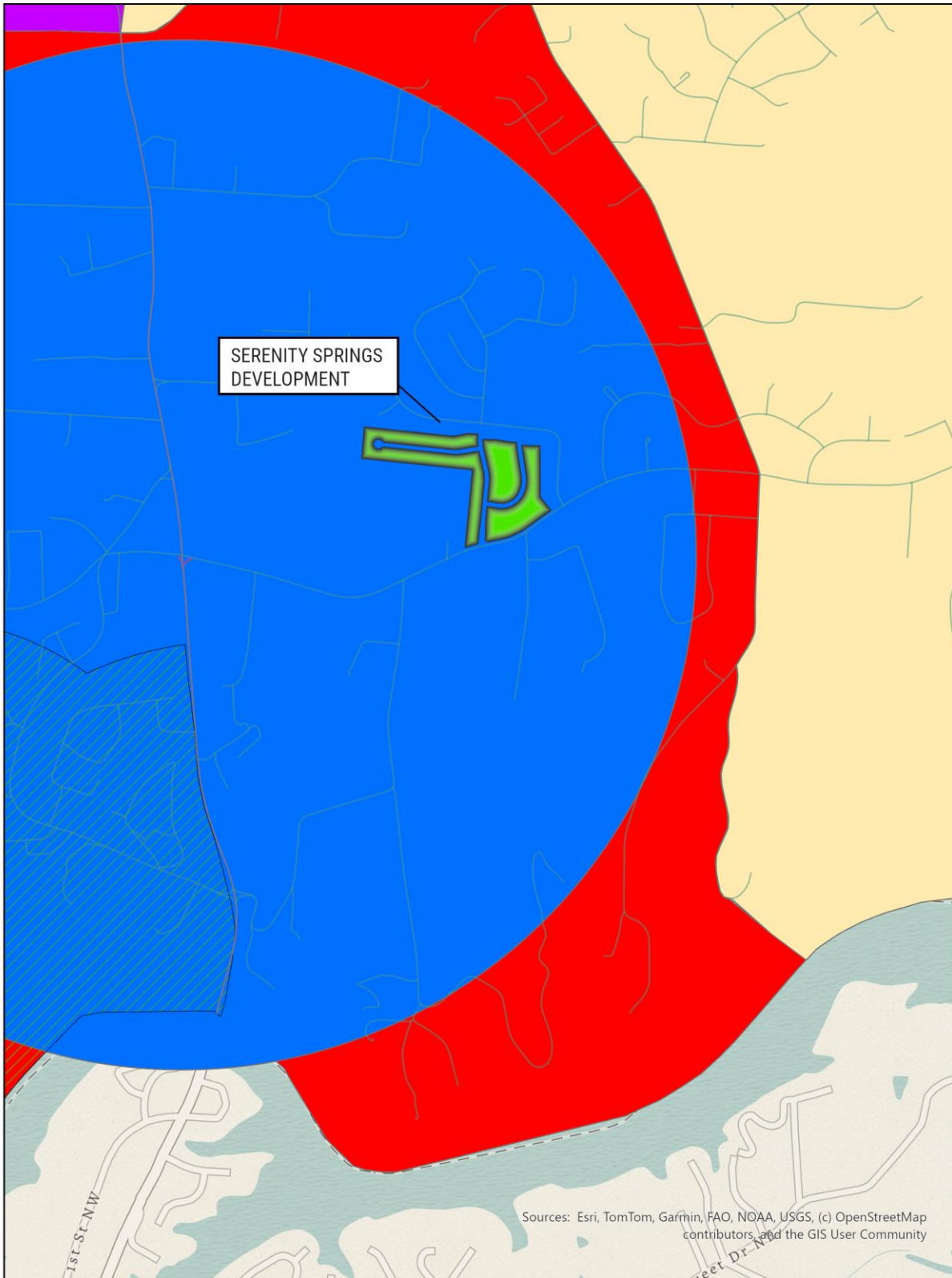
2. The applicant will email the Emergency Services Impact Report (ESIR) to the relevant parties.
 - *The applicant provided the ESIR to the planning department, who distributed it to Garrett Huffman of the Fire Department and Daniel Fox of the Emergency Services Department.*
3. The applicant will submit the sediment and erosion control plan to DEQ once the subdivision plan is finalized.
 - *This plan will be created upon approval of the Development Plan and submitted to DEQ. Notice of submittal will be provided to the Planning Department prior to the clearing of land.*
4. The development will be designed so that the water and sewer lines will be out of the roadway on the opposite side of the sidewalks.
 - *The applicant has provided this map and it is attached and available for review.*

RECOMMENDED ACTION:

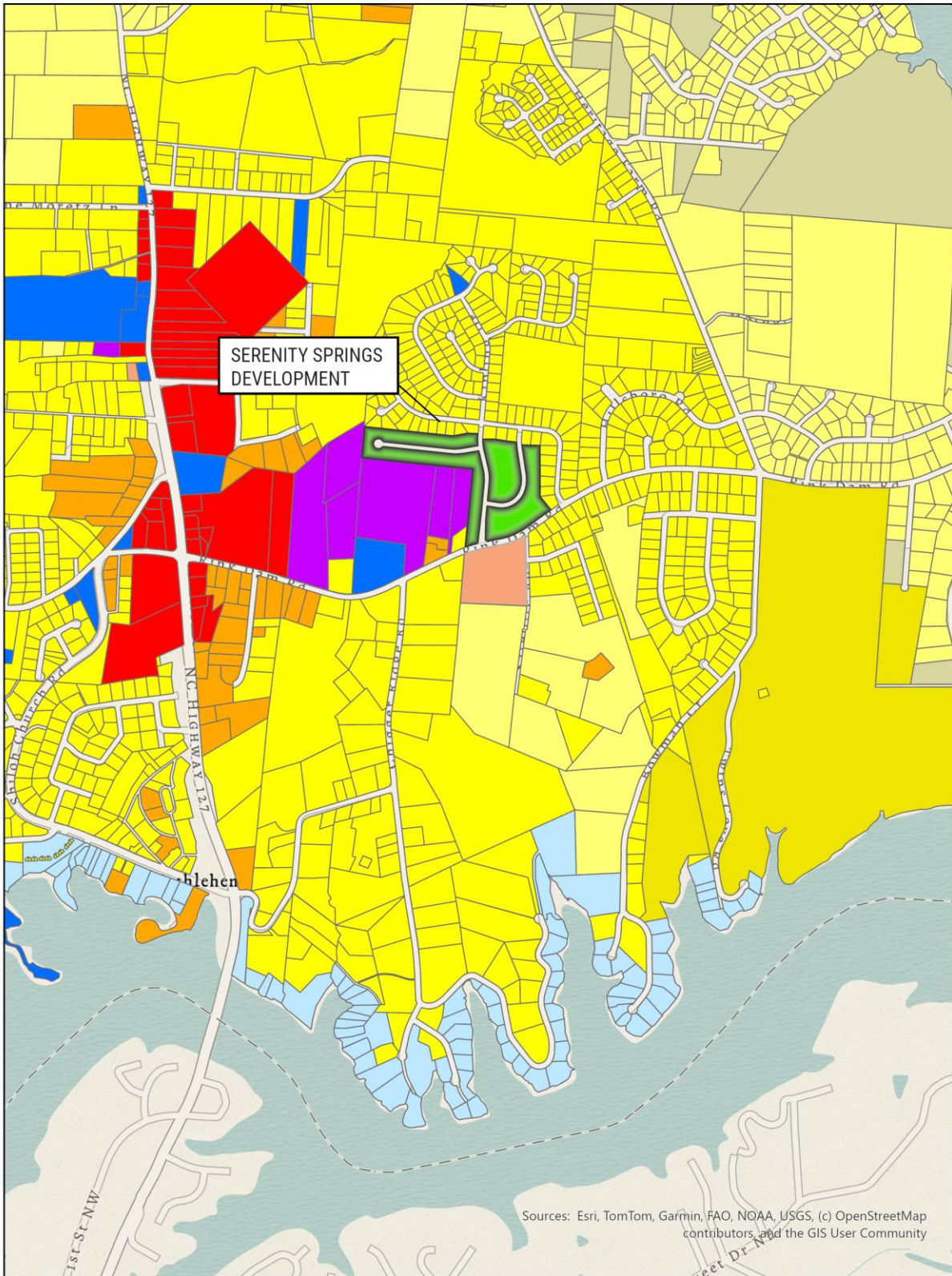
Staff finds Development Plan Application D-24-03 to be consistent with the Alexander County Subdivision Ordinance, and recommends the following:

1. Approval of the Master Plan with the conditions of the TRC by the Planning Board.

Attachment A: Serenity Springs Development – Future Land Use Map



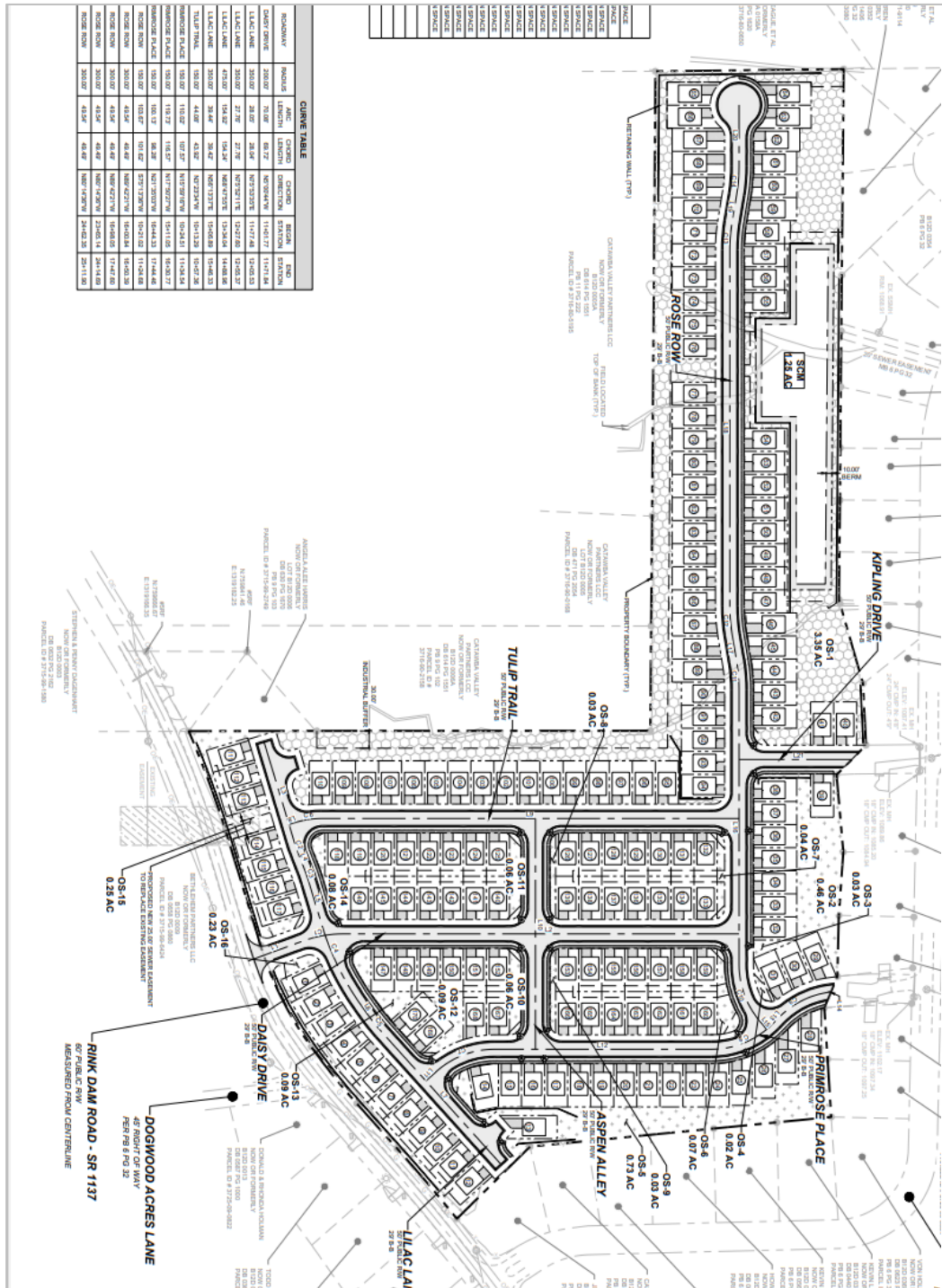
Attachment B: Serenity Springs Development – Zoning Map



Attachment C: Serenity Springs Development – Satellite Map



Attachment D: Serenity Spring Development Submitted Plans



STAFF REPORT – D-24-05: Bent River Subdivision

PETITION: Development Plan 24-05

APPLICANT: Dan Shabeldeen

PROPERTY OWNER: Town Creek Real Estate Investment, LLC

PIN: 3715 78 6265

PROPERTY LOCATION: Rink Dam Rd.

ACREAGE: Approximately 26 acres

REQUESTED ACTION: The applicant has applied for a Development Plan review.

DEVELOPMENT POTENTIAL: As currently zoned (R1) the subject property could be used for residential purposes.

STAFF REPORT PREPARED BY: Patrick Creech, Senior Planner

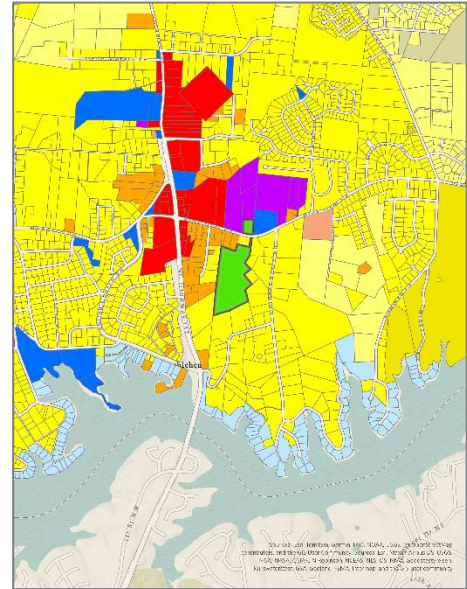
DATE: March 20, 2025

BACKGROUND: The applicant has submitted a Major Residential Subdivision application to build 90 single family residences off of Rink Dam Rd. The application was reviewed by the Technical Review Committee (TRC) on January 17th, 2025. A Master Plan was approved by the Planning Board on July 11, 2024.

REVIEW CRITERIA: In reviewing and making recommendations for Major Subdivisions, review bodies shall consider the following factors:

§154-340. Development Plans

- F. Plan Preparation. Development plans must be prepared in conformance with this subpart and development plan requirements provided by the Planning Department. Development plan(s) are required during review of all major subdivisions. The development plan may be submitted for the entire subdivision or any section thereof. The applicant shall submit two (2) full-sized copies, one (1) reduced-sized copy, and a digital copy of the development plan, at a scale appropriate to clearly depict the proposed project. Reduced size copies should be legible and reproducible. If a reduced size copy of the plan (no larger than 11 inches by 17 inches in size) cannot be provided, at least 4 large copies shall be submitted in its place. The development plan may consist of multiple sheets, if needed.
- G. Purpose of the Plan. A development plan is a graphic representation or map of the tract of land to be developed indicating all proposed divisions of land, their uses, improvements and other information as may be required to fully disclose the applicant's intentions. The purpose of the plan is to provide general and specific information and is not intended to be a recordable document.



- H. Review of the Plan. Upon approval of the master plan and the development plan of the first section of a subdivision by the reviewing agency, if successive sections are submitted for review (and (1) each substantially conforms with the master plan, (2) no new lots are created, and (3) all technical requirements and development standards have been met) the Subdivision Administrator may approve the development plans for all major subdivisions for successive sections administratively. Under such review, the action deadlines for the reviewing agency shall be the same for the Subdivision Administrator.
- I. Land Disturbing and Improvement Activities. The applicant may, only upon receipt of approval of the development plan proceed with the establishment of erosion and sedimentation control measures, clearing and other land-disturbing activities and improvement activities associated with the project.
- J. Approval Validity. Development plan approval is valid for two (2) years and shall be annotated on the plan. The approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. If, at the completion of the first one-year extension period, less than 50 percent of improvements are complete, the applicant must reapply under the current applicable requirements. If more than 50 percent of improvements are complete after the one-year extension period, the applicant may apply for a single additional one-year extension and thereafter must reapply under current applicable requirements.

TRC Comments:

- The TRC noted that an Emergency Services Impact Report was not required because it was fewer than 100 units and less than 5 miles from a station.
- The TRC noted that a Traffic Impact Study was not required since the development was fewer than 100 units.
- TRC has approved smaller trees to replace the large tree requirement for landscaping by the street.
- The TRC noted the need for an HOA to manage the conserved space.
- The TRC noted the requirement for the HOA to be referenced in regards to conservation maintenance in the final plans.

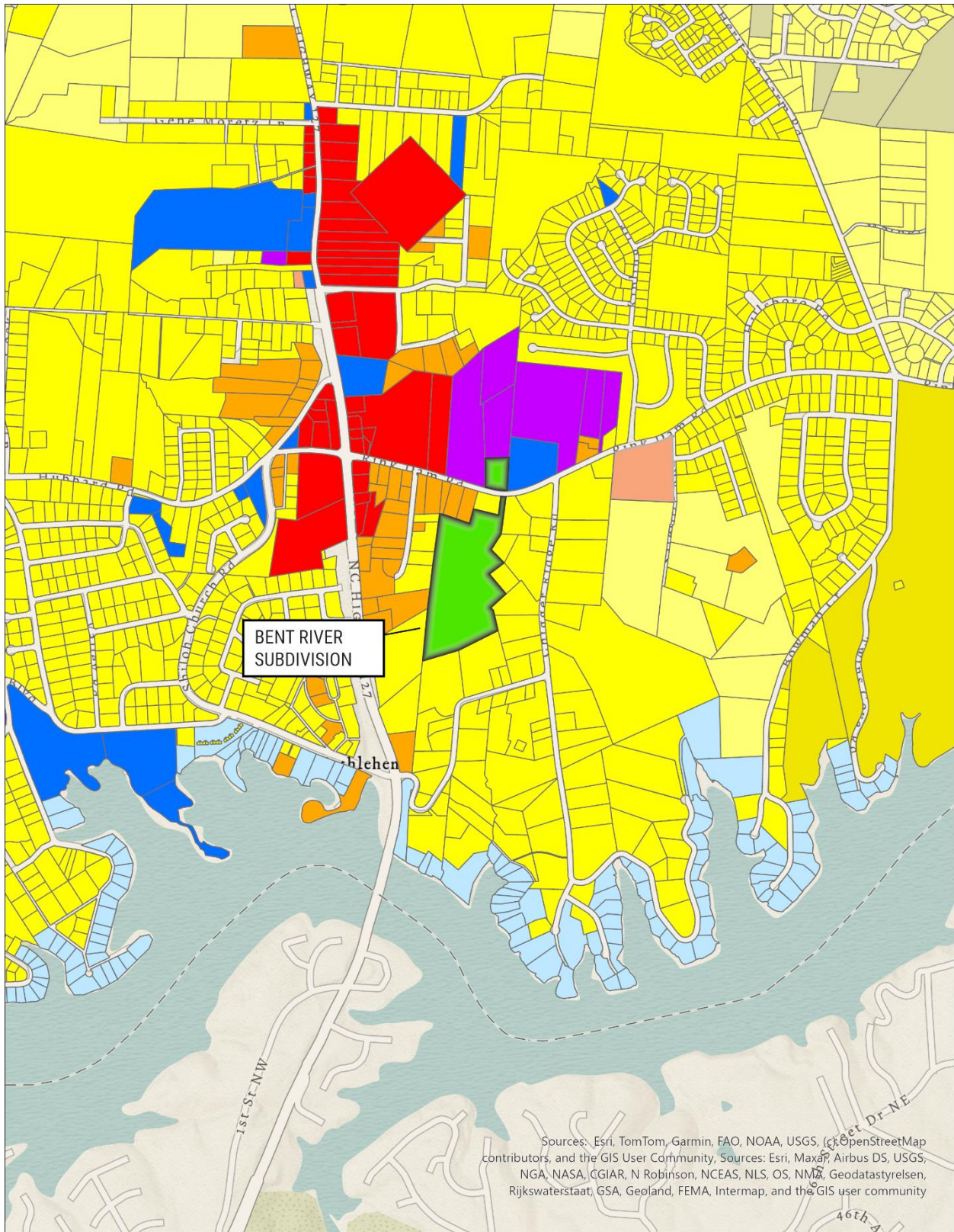
The TRC voted to send forth a favorable recommendation for this application.

RECOMMENDED ACTION:

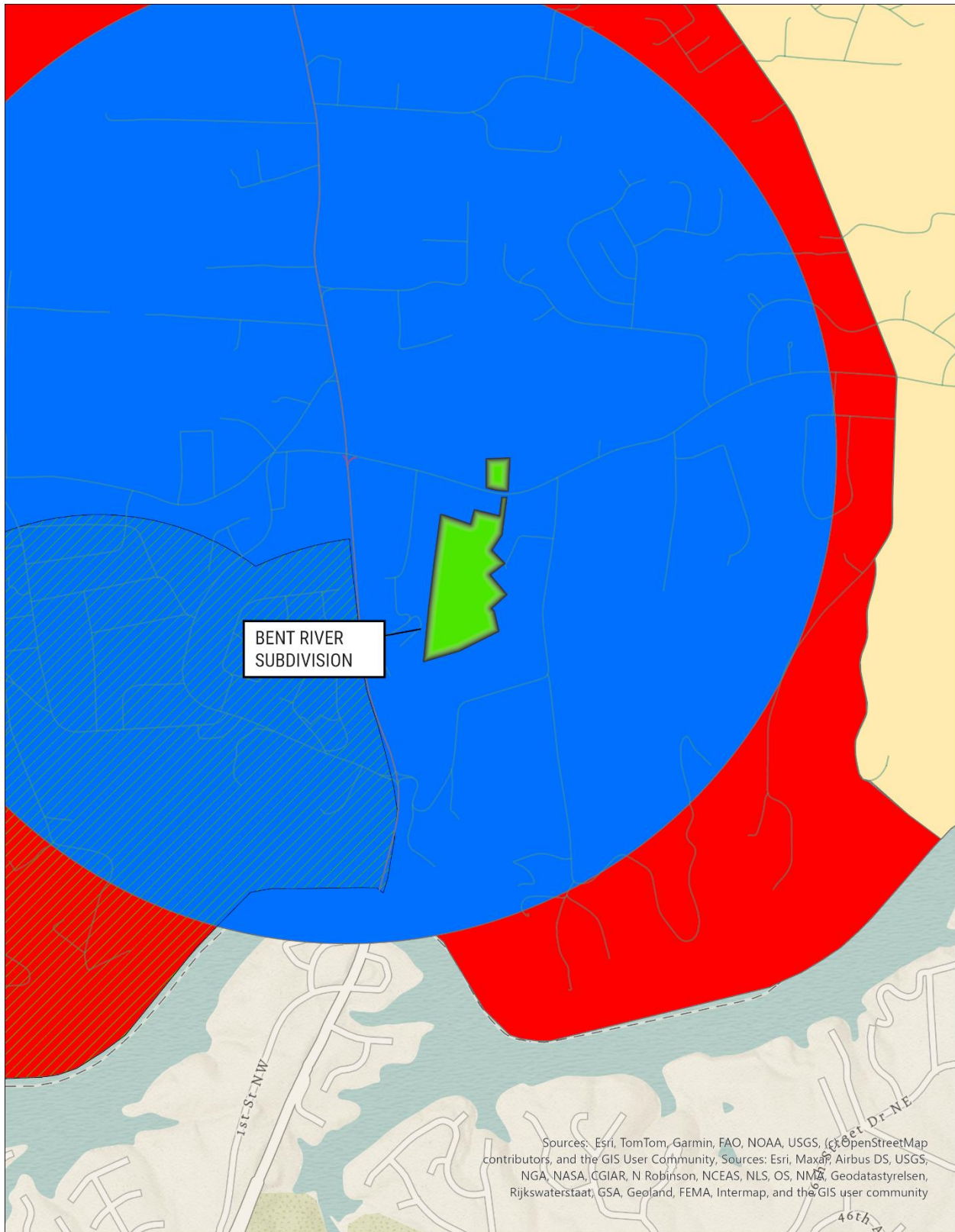
Staff finds Development Plan Application D-24-03 to be consistent with the Alexander County Subdivision Ordinance, and recommends the following:

1. Approval of the Master Plan with the conditions of the TRC by the Planning Board.

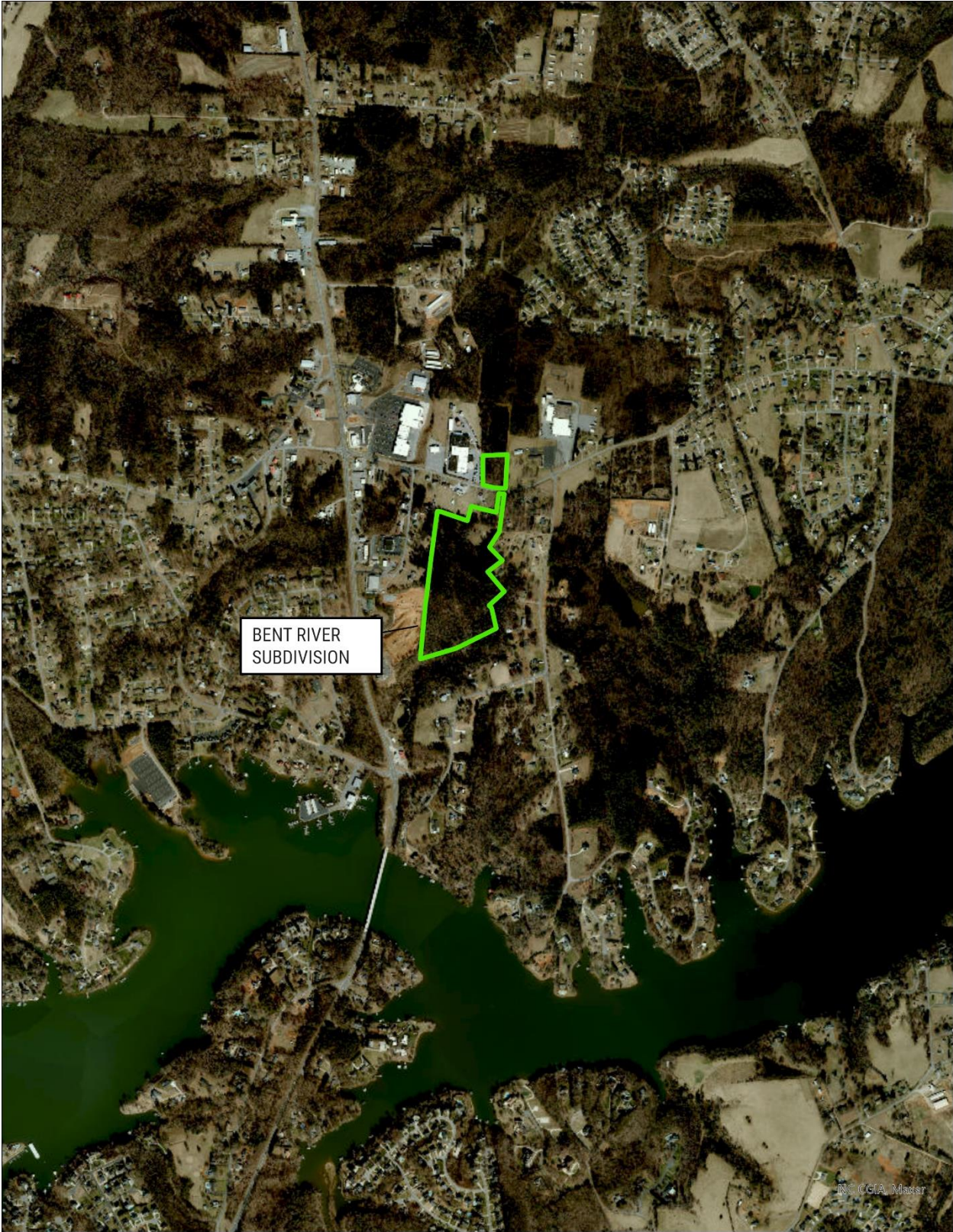
Attachment A: Bent River Development – Zoning Map



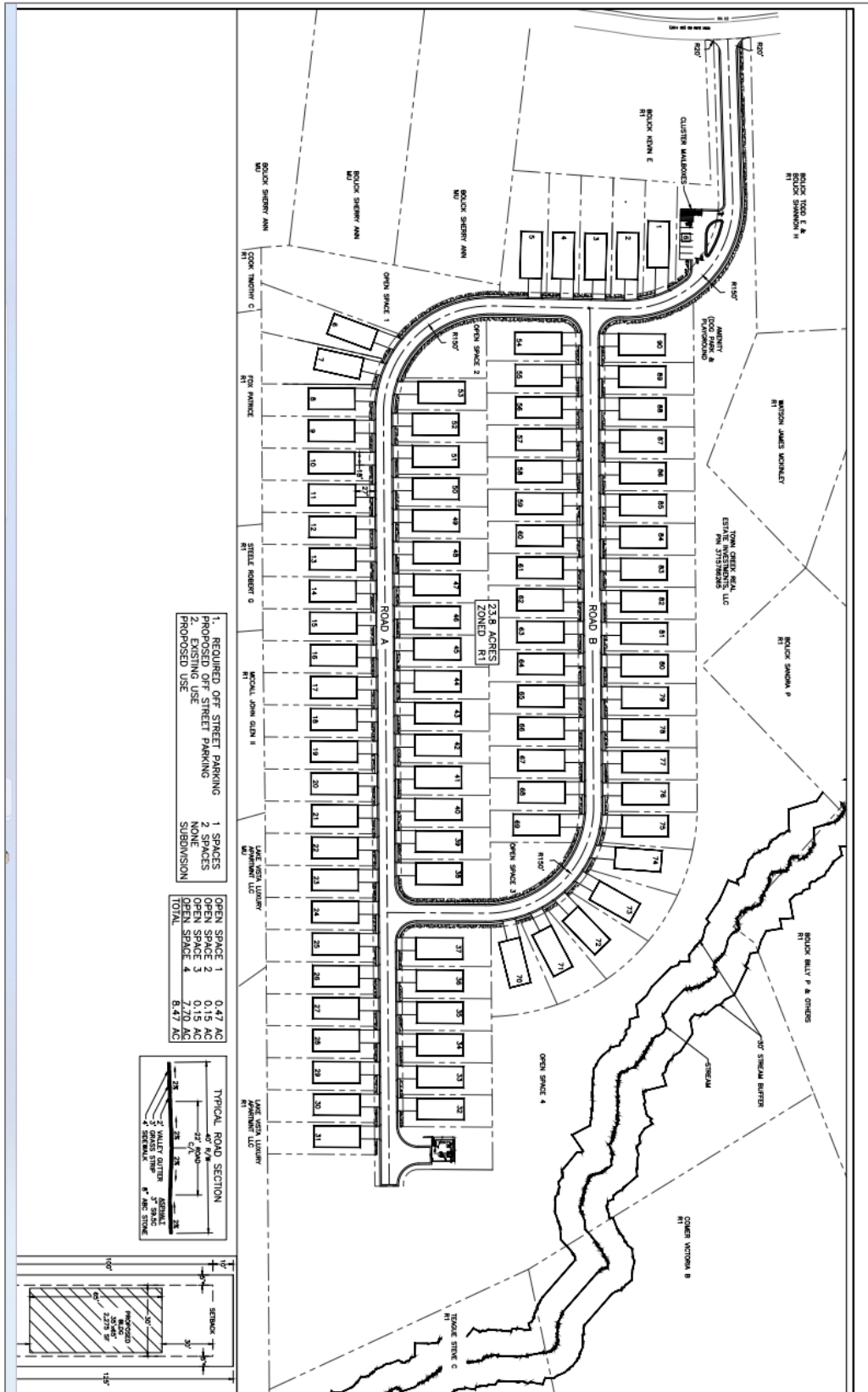
Attachment B: Bent River Development – Future Land Use Map



Attachment C: Bent River Development – Satellite Map



Attachment D: Bent River Development – Submitted Plans



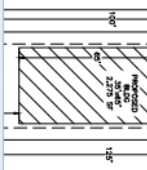
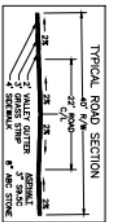
1. REQUIRED OFF-STREET PARKING PROPOSED USE SUBDIVISION

2. SPACES PROPOSED USE SUBDIVISION

3. SPACES PROPOSED USE SUBDIVISION

4. SPACES PROPOSED USE SUBDIVISION

TOTAL



STAFF REPORT – VAR 25-3: Bethlehem Church of God

PETITION: VAR 25-03

APPLICANT: Bethlehem Church of God

PROPERTY OWNER: Bethlehem Church of God

PIN: 3707 83 1249

ACREAGE: 1.7 acres

PROPERTY LOCATION: 2451 Icard Ridge Rd

PREPARED BY: Patrick Creech, Senior Planner

DATE: March 20, 2025

REQUESTED ACTION: The petitioner seeks to subdivide their property and seeks a variance from §154-31. Office Institutional District (OI) Dimensional Requirements and §154-60. Supplemental Requirements to the Table of Permitted and Special Uses – SR5.4 Cemetery/Mausoleum/Columbarium of the Alexander County Development Code. The code states:

§154-31. Office Institutional District (OI)

Table 2.6. OI Density and Dimensional Requirements			
(1) Residential Density (units/acre)	(2) Standard	4	
	(3) Maximum	16	
Maximum Impervious Surface (%)		80	
(4) Yard Setbacks (feet)	Front or ROW	Local	20
		Collector	25
		Arterial	35
		Thoroughfare	45
		Expressway	55
		Freeway	60
	Side	10	
	Rear	10	
Maximum Height (feet)		50	

§154-60. Supplemental Requirements to the Table of Permitted and Special Uses
SR 5.4. Cemetery/Mausoleum/Columbarium (excluding Crematoriums)

(1) Site Plan. Major Site Plan required in accordance with §154-329 (Major Site Plan Review).

(2) Plot Setback. Plots shall be 20 feet from any property line.

The church seeks a variance to allow a rear building setback of 3 feet in OI and a cemetery plot setback of 3 ft.

BACKGROUND: The Bethlehem Church of God was founded in 1934, its cemetery was placed in the 1950s, and its main sanctuary was built in 1966. In recent years, the church's congregation has grown and they have begun to seek larger accommodations. As a part of this transition, they have agreed to sell their existing building to the Upper Room Worship Center, another local congregation.

The parent organization for the Bethlehem Church of God requires that, despite the sale of the building, the church retain ownership of the cemetery that is a part of the parcel. Maintaining ownership over the cemetery allows for continuity of service for members who have already purchased plots and guarantees a standard of care for plots already sold.

The Bethlehem Church of God seeks to subdivide the land as shown in Appendix A. This subdivision would result in two properties in nonconformity with the Alexander County Land Development Code. 1) The parcel with the building would be nonconforming with the building setbacks provided in §154-31. 2) the parcel with the cemetery would be nonconforming with the cemetery plot setbacks provided in §154-60, SR 5.4.

DEVELOPMENT POTENTIAL: The subject property is currently zoned OI and is occupied by a church, its cemetery, and parking lot. The property has limited potential development due to the existing placement of the cemetery.

LAND USE AND ZONING: (See attached maps for additional details)

- **Subject property:** The property is in the Office Industrial (OI) zoning district and is occupied by a church, its cemetery, and parking lot
- **North:** The properties to the north are in the Residential District One (R1) and Residential District Two (R2) zoning districts and are occupied by single-family residences.
- **South:** The property to the south is in the Residential District Two (R2) zoning district and is undeveloped.
- **East:** The property to the east is in the Residential District One (R1) zoning district and is occupied by a single-family residence.
- **West:** The properties to the west are in the Residential District One (R1) zoning district. One property is undeveloped and the other is occupied by a single-family residence.

ACCESS: Access to the property is available from Icard Ridge Rd. After the property is subdivided, an easement will be provided through the parking lot to the cemetery.

SEWER AND WATER: The property is currently served by public water. There are no sewer lines available to the property. The existing structure is served by a septic system.

VARIANCE APPROVAL CRITERIA:

Zoning variances may be approved only when the Board of Adjustment finds substantial evidence in the official record and the application to support all of the following findings:

A. Unnecessary hardship would result from the strict application of this Zoning Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The strict application of the Zoning Ordinance would not render the petitioners' property unusable, but would prevent the Bethlehem Church of God from being able to sell their property. The Church has already moved facilities and hoped that the sale would allow the church to pay off debt incurred while purchasing a new building.

B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the area or the general public, may not be the basis for granting a variance.

The placement of the existing cemetery, which was situated prior to the passage of the current setback restrictions, is peculiar to the property.

C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The petitioner has not taken any action to create or further the circumstances presented above. The plots closest to the building are among the oldest in the cemetery.

D. The requested variance is consistent with the spirit, purpose, and intent of the Land Development Code, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit and intent of the Zoning Ordinance. There are no public safety consequences of this variance, and justice would be achieved in allowing the sale of the building to proceed.

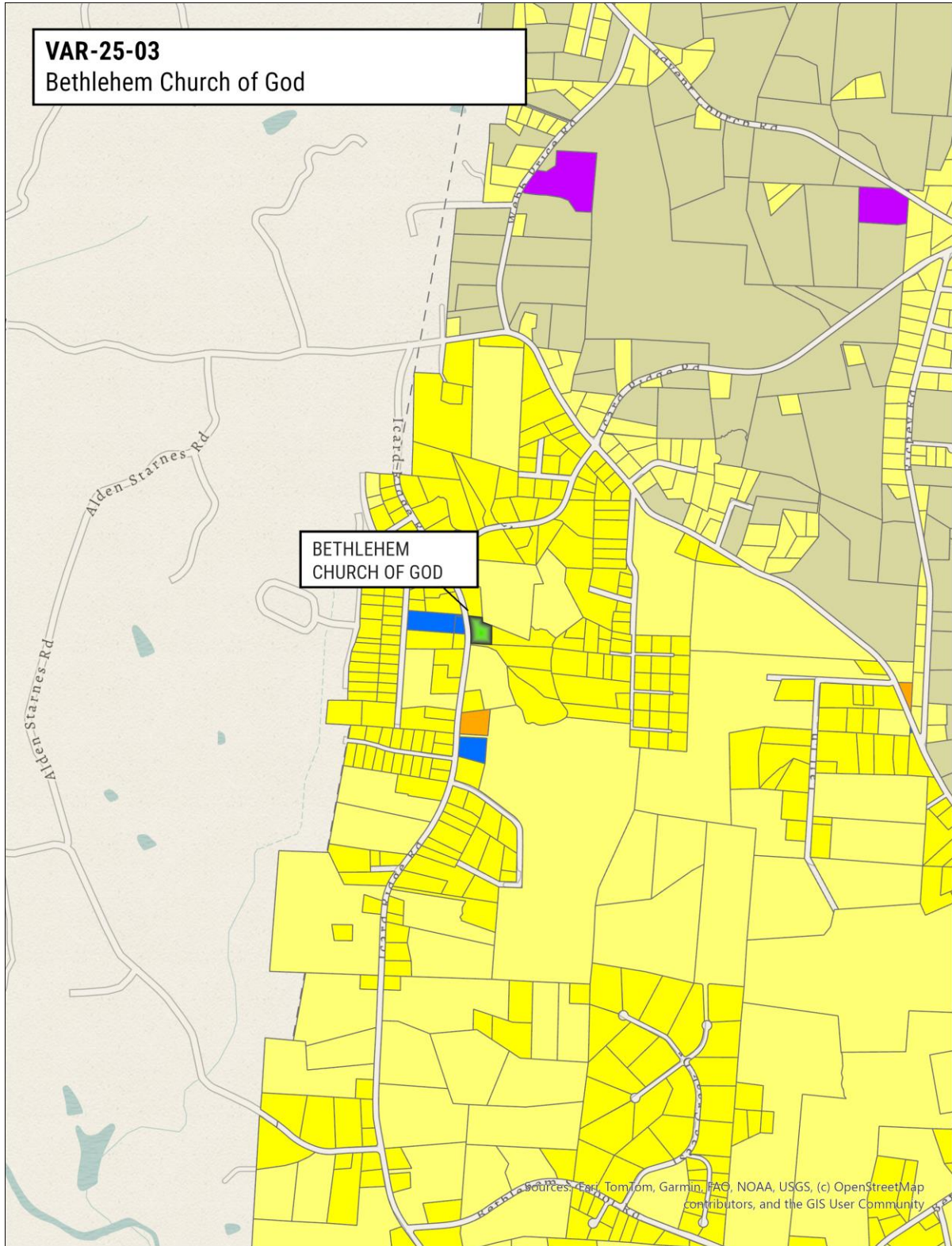
RECOMMENDED ACTION: Staff recommends the board approve requested orientation variance.

CITIZEN INPUT: As of March 13, staff has received one call about this variance. The caller was concerned about the maintenance of the cemetery, as they know people who are interred there.

VAR 25-03 Photograph of Cemetery/Church Building



VAR 25-03 Map



STAFF REPORT – Special Use Permit 25-01

PETITION: SUP 25-01

APPLICANT: Taylorsville Lion’s Club

PROPERTY OWNER: Taylorsville Lion’s Club

PIN: 3758-16-9543

ACREAGE: 43 acres

PROPERTY LOCATION: 170 Fairgrounds Rd.

PREPARED BY: Amy Bucknum, Planner

DATE: March 20, 2025

REQUESTED ACTION: The applicant requests a Special Use Permit to use their existing track for lawnmower racing.

BACKGROUND: The subject property is zoned CC, which would allow for Recreational Motor Sports with a Special Use Permit. They previously held lawnmower racing events there, but lost their legal non-conforming status after taking a long hiatus during the Covid 19 pandemic.

DEVELOPMENT POTENTIAL: The property is currently zoned Community Commercial which allows a variety of retail sales and services, public and private administrations, offices, and other uses done primarily for sale or profit at the local or community level. This parcel has a WSIV-P designation, and therefore is limited to 24% built upon area.

LAND USE AND ZONING: Please see Map below for a map of the area zoning.

Subject property: The property is zoned CC.

North: The properties to the north are zoned R2R and R2.

East: The property to the east is zoned R2R.

South: The properties to the south are zoned R2R and R2.

West: The properties to the west are zoned CC and R2R.

ACCESS: Access to the property will continue to be used from existing entrances Fairgrounds Rd.

SPECIAL USE PERMIT REVIEW CRITERIA: Alexander County Land Development Code §154.354 explains that “Special Use Permits are required where individual consideration of location, design, configuration and/or operation of a use at a proposed site are necessary to ensure site appropriateness, compatibility with surrounding uses and the protections of the public health, safety and welfare. Development standards shall be used as the basis for developing conditions for a permit; however, individualized conditions may also be imposed throughout the application process.”

The proposed use is consistent with the Alexander County Comprehensive Plan and the stated Purpose and Intent of the Zoning Ordinance;

The Comprehensive Plan indicates the subject property is located within the Rural/Urban Transition Area (RTA).

The Comprehensive Plan describes the RTA as rural in character with pockets of higher density residential and commercial development.

The proposed recreational motorsports facility, while not explicitly mentioned in the Comprehensive Plan, could be considered consistent with the aforementioned commercial operations associated with the RTA classification.

Please see below for a map of the area's Future Land Use classifications. (Note: Alexander County Comprehensive Plan's Future Land Use map does not contain parcel line data, as the general boundaries of the land use categories are not concrete.)

Section 154.3 of the Alexander County Land Development Code contains its Purpose. This section contains six (6) specific items which these regulations are intended to uphold. These are as follows:

1. Provide adequate light and air;

The fairgrounds facility currently has outdoor lighting. The lawnmower races will be conducted outdoors. SR 4.12 requires dust control measures will be used. They plan to spray the track before use to reduce dust.

2. Prevent overcrowding of land;

No new development is taking place. Any future development will meet the requirements for site layout based on the regulations contained within the Alexander County Land Development Code.

3. Avoid undue concentration of the population;

SR 4.12 requires recreational motorsports facilities to be limited to 300 spectators and participants. Additionally, they will be required to meet any standards set by Alexander County Fire Marshall's office. Any future development occurring on the subject property will be limited to the density allowed by the Alexander County Land Development Code.

4. Lesson congestion on roads;

The use proposed will not generate more traffic than other events currently allowed at the fairgrounds. Any future development occurring on the subject property will be required to adhere to the access management, traffic impact studies, and all NCDOT related development regulations in the Land Development Code.

5. Secure safety from fire, panic and dangers;

SR 4.12 requires an employee trained in fire and medical response on site during hours of operations; they plan to have a first responder present. Any future development occurring on the subject property will be required to adhere to all state and local building, fire, and flood zone related development regulations. Such regulations will ensure proper protections are provided for the patrons of the subject property, as well as the residents of the surrounding area.

6. **Facilitate the efficient and adequate provision of transportation, water sewerage, schools, parks and other public requirements;**

Any future development that occurs on the property will be evaluated as to what impacts, if any, will be placed upon nearby public

RECOMMENDED ACTION: Staff recommends approval of the Special Use Permit subject to the following conditions:

1. All aspects of the project, and its subsequent improvements, shall comply with all applicable provisions of the County's Land Development Ordinances, and the Building and Fire Codes of the State of North Carolina.
2. Prior to the occupancy of the space, any required permits must be submitted, reviewed, and approved by Alexander County;

CITIZEN INPUT: As of March 13, there have been no inquiries from the public.

QUASI-JUDICIAL PROCEEDING STANDARDS OF REVIEW

The ZBA shall not approve a permit unless it makes written findings that the specific standards set forth in the LDC for the use have been met.

S.R. 4.12 Motor Sports Facilities, Recreation

1. Site Plan submitted
2. Adequate lighting placed in areas used for vehicular/pedestrian access
3. Shall not be located within 500 feet of an existing dwelling unit
4. Have a capacity of less than 300 spectators and/or riders
5. Shall be totally enclosed by a security fence or wall at least 8 feet in height and locked during non-operating hours
6. 50 feet perimeter setbacks
7. Loudspeakers are prohibited
8. Screening shall meet appropriate classification
9. A recreational motorsports facility shall only contain one unpaved racetrack
10. Events shall:
 - a. Be limited to 20 or fewer per year
 - b. Be no more than 3 consecutive days, 3 days in a calendar week and 6 hours in a day
 - c. Be no more than 8 hours per week
 - d. Have no more than 30 total contestants and 15 on the track at a time
 - e. Have employees trained for fire and medical response located on-site during hours of operation
11. Unpaved areas shall be treated to prevent dust
12. Sedimentation control measure are required to retain all non-compacted soils.
13. Hours of Operation: 8:00 a.m. to 10:00 p.m.

The applicant will not bear the burden of proving that all of the site standards (listed below) have been met; however, the applicant will be required to produce evidence sufficient to rebut any evidence presented that the site standards would not be met or that a condition is necessary. The applicant may be required, in their rebuttal, to show:

The proposed use will:

1. Not materially endanger the public health, safety or welfare;
2. Not substantially injure the value of property or improvements in the area;
3. Be in harmony with the surrounding area.

The proposed use shall be located and developed in such a manner as to:

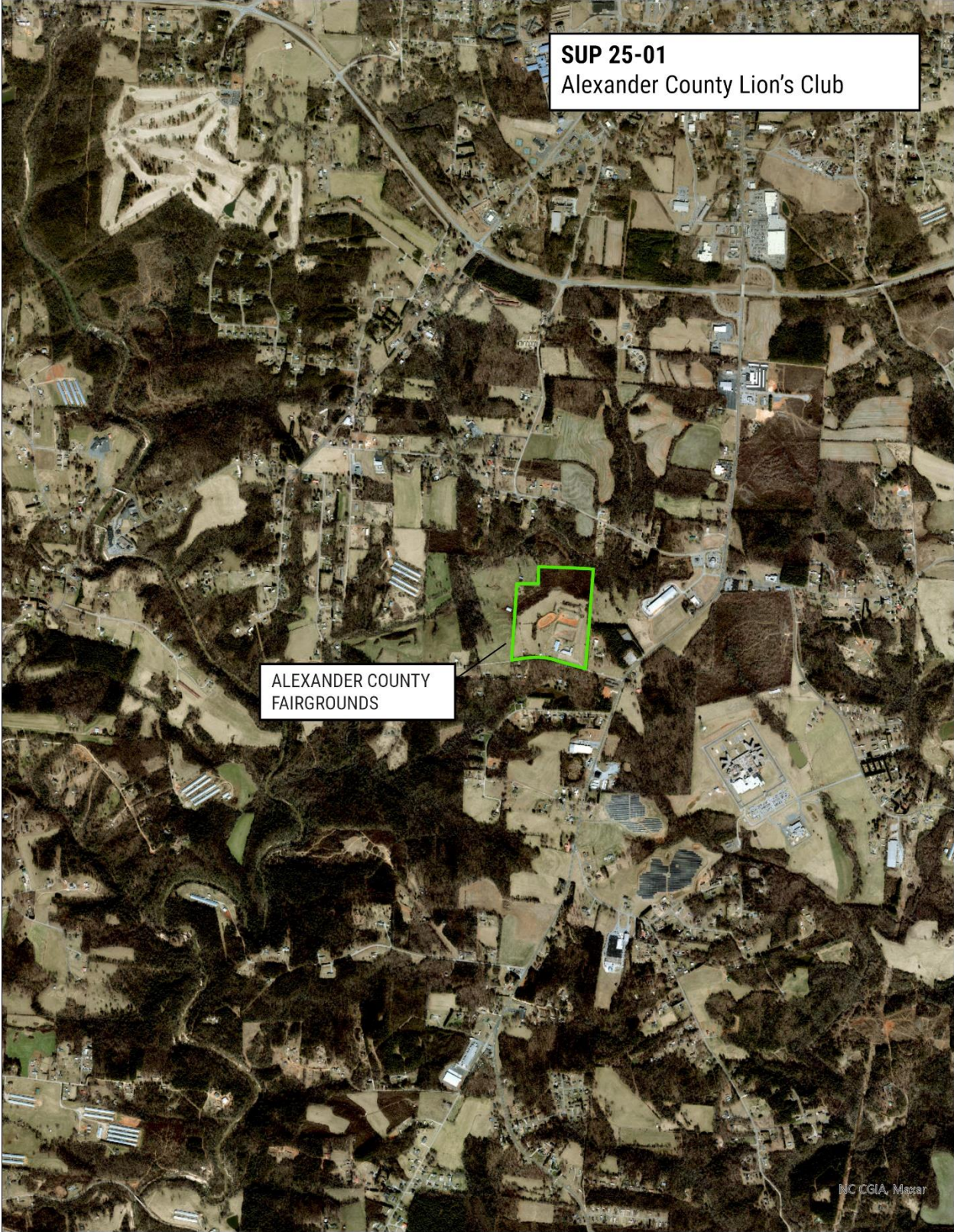
1. Comply with applicable local, state and federal statutes, ordinances and regulations;
2. Be in accordance with the Comprehensive Plan and any other relevant plans adopted by the County;
3. Minimize the effects of noise, glare, dust, solar access and odor;
4. Minimize the environmental impacts on the neighborhood.

Satisfactory provisions/arrangement has been made (where applicable) concerning:

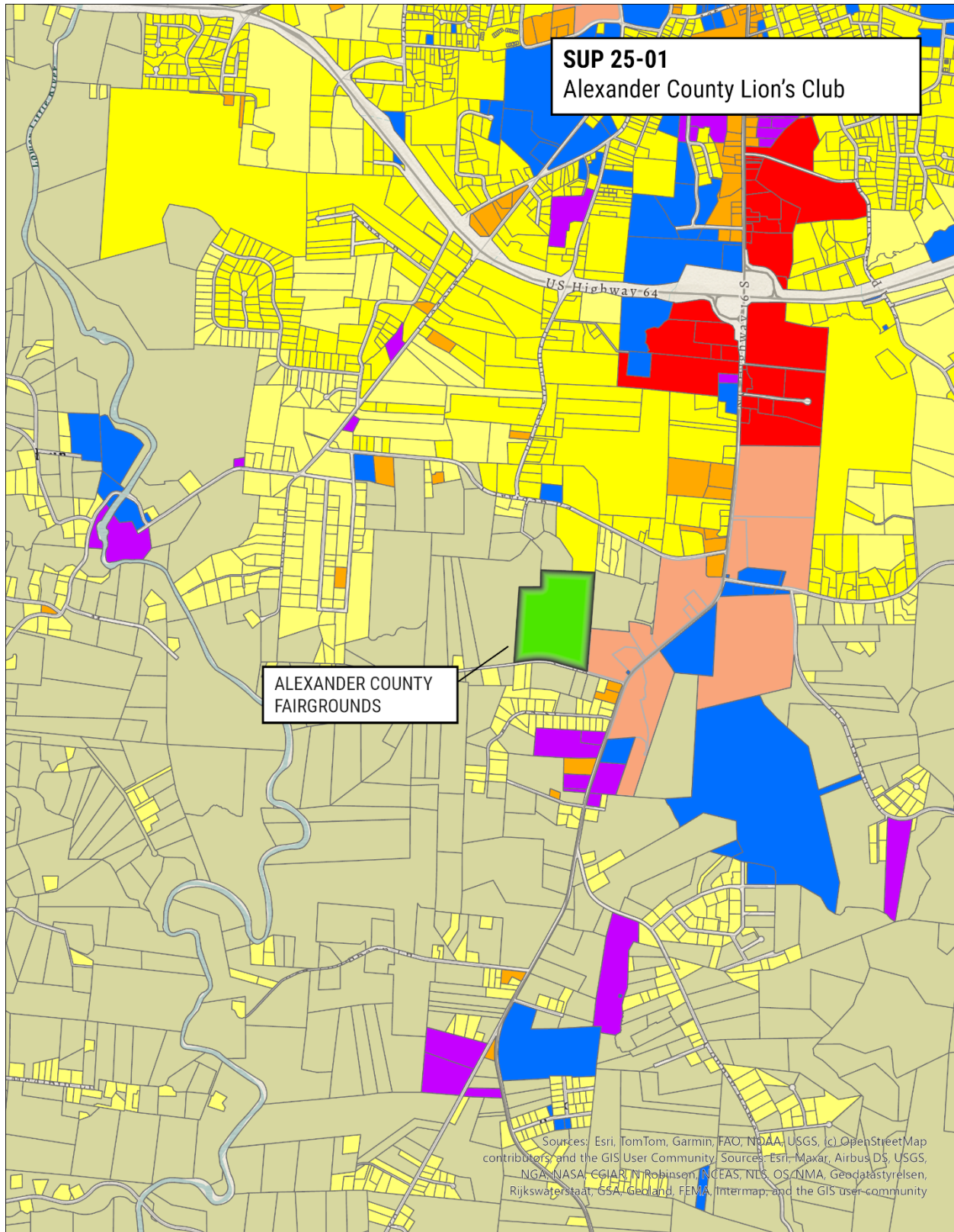
1. Ingress and egress with particular reference to safety and traffic flow;
2. Off street parking and loading areas;
3. Utilities;
4. Buffering and landscaping;
5. Structures.

The ZBA may, in granting a permit, prescribe: (1) additional conditions; (2) additional safeguards; (3) a time limit within which the use shall be begun; and /or (4) a time limit within which a use shall be completed. Conditions imposed by the ZBA must fall within the prescribed statutory authority. Only those conditions mutually agreed upon by the ZBA and applicant may be incorporated into the permit through written consent.

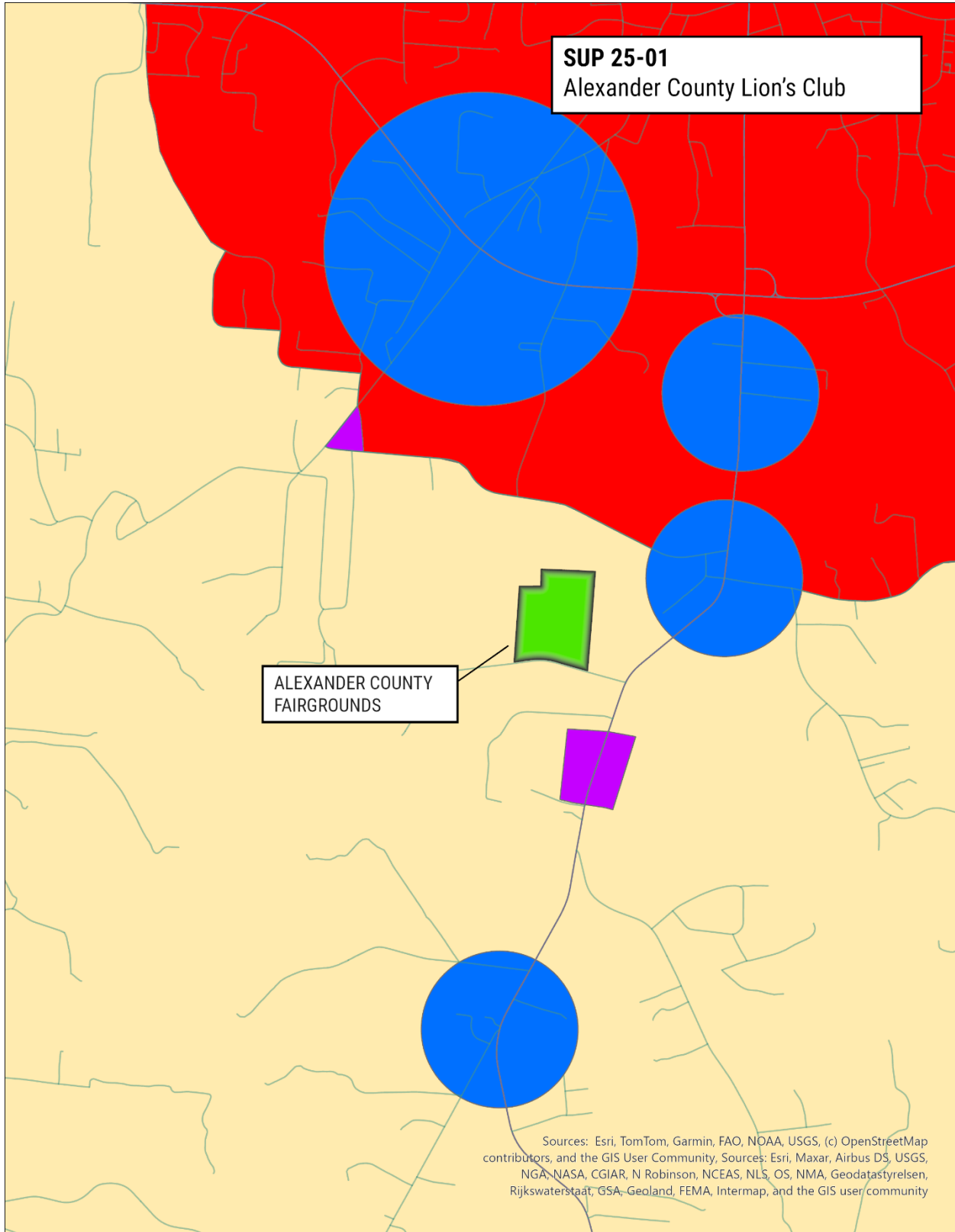
Attachment A: Alexander County Fairgrounds – Satellite Map



Attachment B: Alexander County Fairgrounds – Zoning Map



Attachment C: Alexander County Fairgrounds – Future Land Use Map



STAFF REPORT – County Initiated Rezoning

PREPARED BY: Patrick Creech, Senior Planner

DATE: March 20, 2025

BACKGROUND: Following the passage of the new Land Development Code and county-wide rezoning that occurred in May of 2024, the Alexander County Planning Department began fielding requests from some citizens to change the zoning that pertained to their parcels. These citizens were informed that, per **GS § 160D-602(b)** that once the county received fifty (50) requests concerning fifty (50) parcels, the county would consider a Large-Scale Zoning Map Amendment to potentially change their parcels.

In December of 2024, the newly passed **GS §160D-601(d)** went into effect, requiring owner signatures to approve or enforce any down-zoning on an individual’s property without their written consent. Down-zoning is defined in the statute as decreasing development density or reducing land development uses. The vast majority of requests fell under this definition, so the planning department began collecting signatures for residents who indicated interest in county-initiated rezoning.

By February 28, 2025 the Planning Department had collected rezoning requests from the requisite number of property owners for the required number of parcels to initiate a Large-Scale Zoning Map Amendment. This staff report contains the information on the parcels that are to be considered for change. These parcels have been grouped into categories based on the purpose of the rezoning being requested.

- *Note: The Planning Department will continue to collect applications from Monday March 17th to Wednesday, March 19th and some additional parcels may be presented at the meeting in an addendum sheet.*

CATEGORY A – REQUESTS TO REZONE FROM (R2) TO (R2R) TO PERMIT SINGLE-WIDE MOBILE HOMES

Twenty four (24) property owners have submitted applications concerning **thirty eight (38)** parcels requesting a change from the zone Residential District Two (R2) to the zone Residential District Two Rural (R2R) in order to permit a future placement of a single-wide mobile home. Many of these properties currently house a mobile-home and all are either adjacent to a current R2R zone or less than a tenth of a mile from a current R2R zone. Parcel owners were informed that they would be allowed, under the current land development code, to replace the current non-conforming use, but all who submitted applications preferred the current zone reflect their intended usage of the property. **Rezoning these parcels would be consistent with the 2045 Comprehensive Plan.**

Property Owners and Parcels

Owner(s)	Address	Township	PIN(s)	Existing SWMH
Coty Barlowe	346 Dyson Ln	Taylorville	3748771104	
Kelsey Barnes	444 Lin Adams Ln	Taylorville	3850798950	✓
Tyler Cline	286 Dyson Ln	Taylorville	3748770582	
Dianne Daniels	0 Dula Lp	Ellendale	3830505540	

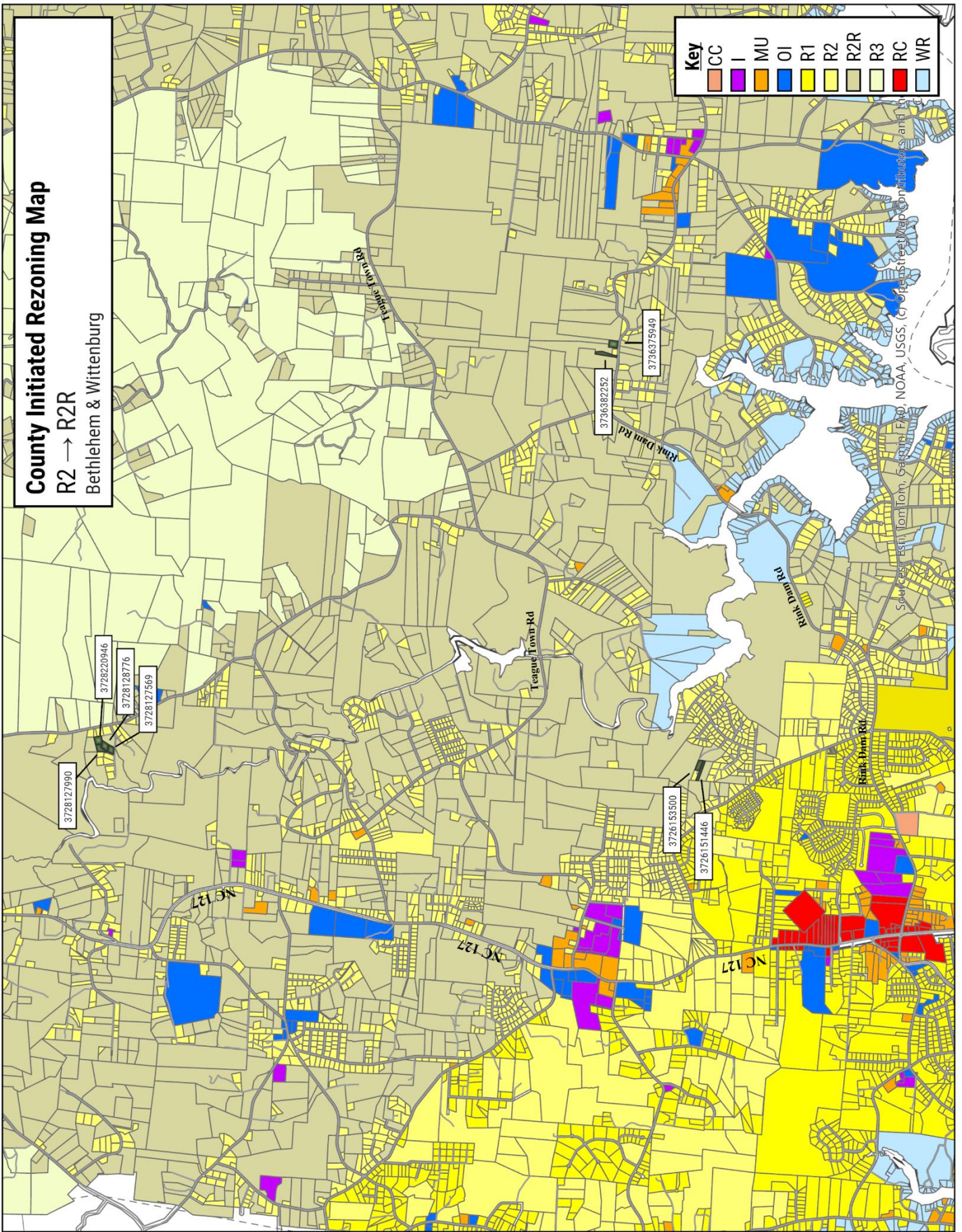
Reba Dyson	15 Crystal Rd	Taylorsville	3748771330	✓
Patsy Elliott	0 Ned Herman Rd	Ellendale	3830812237	
	851 Ned Herman Rd	Ellendale	3830812431	
	0 Ned Herman Rd	Ellendale	3830814307	
Alvin Jones	214 Sophie Ln	Sharpes 1	3778544958	✓
Douglas Hamby Delane Hamby	109 Crystal Rd	Taylorsville	3748678211	
Laura Hamby	129 Crystal Rd	Taylorsville	3748675147	
Glenn Kohnle	0 Rocky Acres	Bethlehem	3726151446	
Connie Kohnle	0 Rocky Acres	Bethlehem	3726153500	
Teague Luther Mrs Estate	156 Dyson Ln	Taylorsville	3748781225	
Tammy Marlowe	2646 Old Wilkesboro Rd	Taylorsville	3851008710	✓
	2588 Old Wilkesboro Rd	Taylorsville	3851008564	✓
	39 Lin Adams Ln	Taylorsville	3851100479	✓
	63 Lin Adams Ln	Taylorsville	3851102413	✓
	64 Lin Adams Ln	Taylorsville	3851100298	✓
	77 Lin Adams Ln	Taylorsville	3851102289	✓
	98 Lin Adams Ln	Taylorsville	3851101154	✓
	105 Lin Adams Ln	Taylorsville	3851103155	
	121 Lin Adams Ln	Taylorsville	3851104233	✓
	135 Lin Adams Ln	Taylorsville	3851105222	✓
	143 Lin Adams Ln	Taylorsville	3851106157	✓
John McKee	523 Liberty Grove Church Rd	Ellendale	3830601488	✓
Kenny Mitchell	76 Cloud Ln	Taylorsville	3767288107	✓
Bret Mundy	36 Cloud Ln	Taylorsville	3767278803	✓
Bret Mundy	0 Crystal Rd	Taylorsville	3748665968	
Mitzi Mundy	0 Crystal Rd	Taylorsville	3748568857	
Kevin Richey	4385 Rink Dam Rd	Wittenburg	3736382252	
Kristin Richey	4437 Rink Dam Rd	Wittenburg	3736375949	
Kevin Richey	0 Ridgeway Dr	Wittenburg	3728127569	
Logan Richey	0 Ridgeway Dr	Wittenburg	3728128776	
	0 Ridgeway Dr	Wittenburg	3728127990	
	65 Ridgeway Dr	Wittenburg	3728220946	✓
Austin Stillwell Estate	0 Dyson Ln	Taylorsville	3748679689	
Shannon Warren Tyllina Warren	155 Miranda Dr	Taylorsville	3767380211	

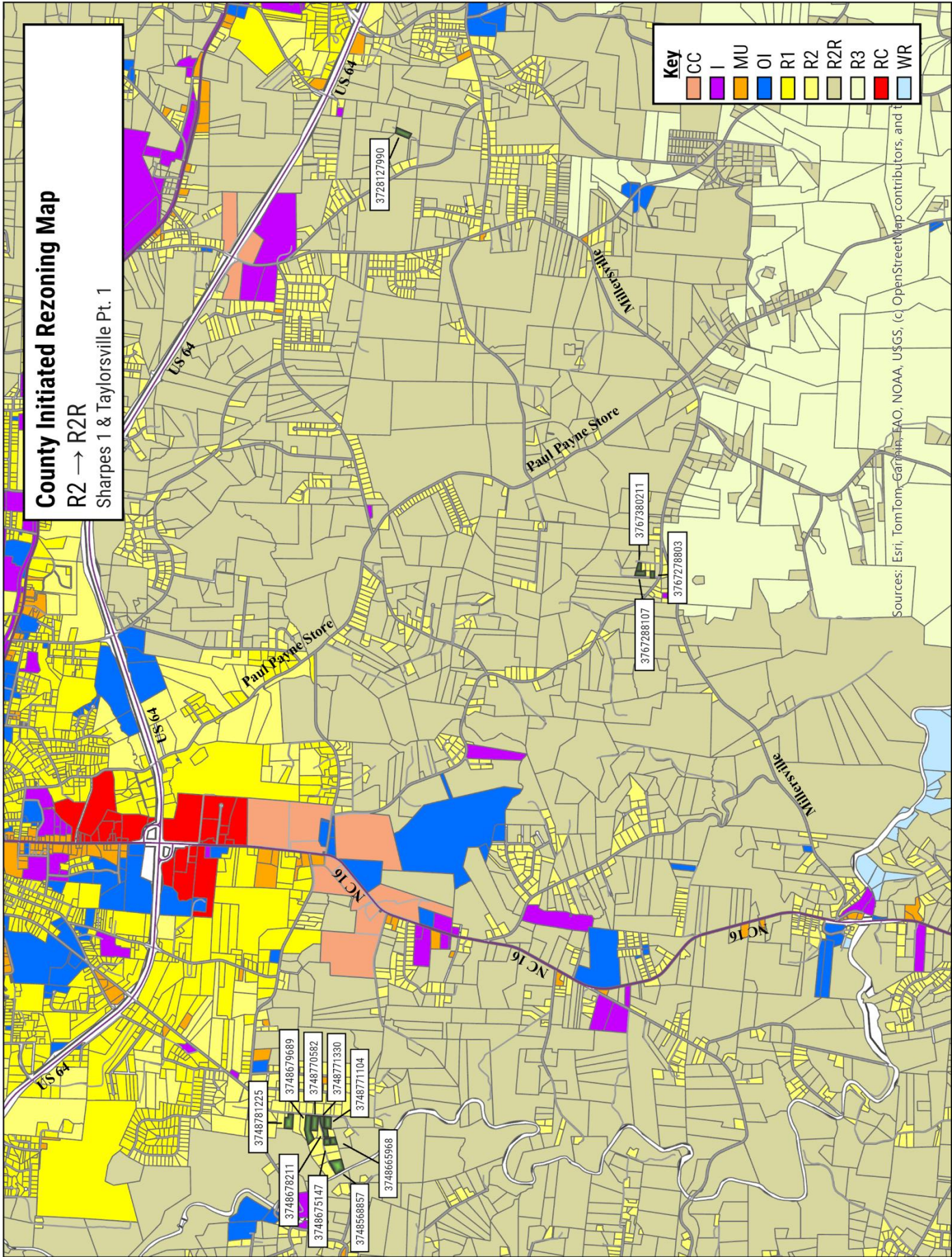
See the maps on the following pages for property locations.

County Initiated Rezoning Map

R2 → R2R

Bethlehem & Wittenburg





County Initiated Rezoning Map
R2 → R2R
 Sharpes 1 & Taylorsville Pt. 1

Key	Color
CC	Orange
I	Purple
MU	Blue
OI	Yellow
R1	Light Yellow
R2	Light Green
R2R	Light Blue
R3	Light Green
RC	Red
WR	Light Blue

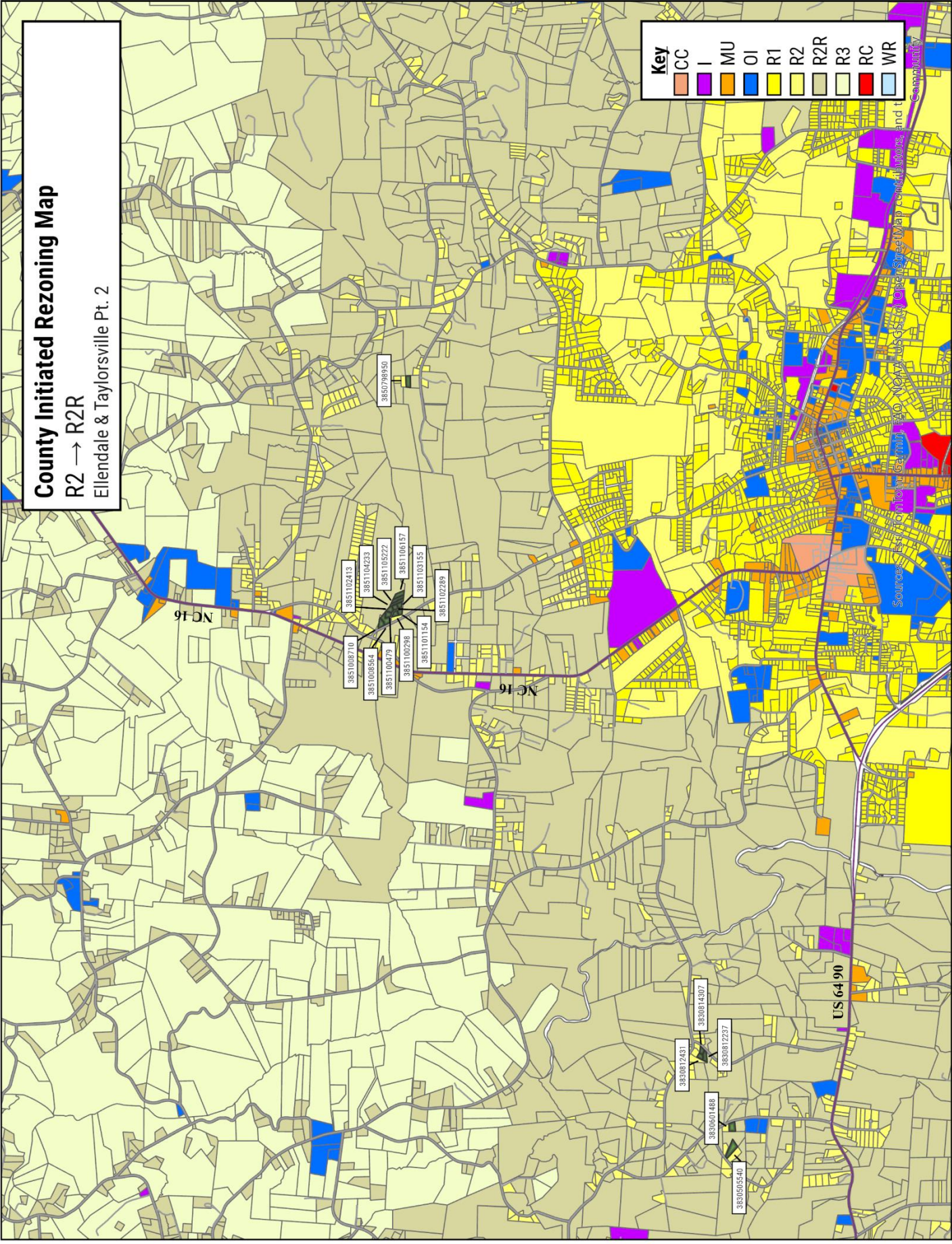
Sources: Esri, TomTom-Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and t

County Initiated Rezoning Map

R2 → R2R

Ellendale & Taylorsville Pt. 2

Key	Color
CC	Orange
I	Purple
MU	Blue
OI	Yellow
R1	Light Green
R2	Light Yellow
R2R	Light Green
R3	Light Yellow
RC	Red
WR	Light Blue



Sources: County of Rowan, Georgia, 2010; US Census Bureau, 2010; and the City of Taylorsville, Georgia, 2010.

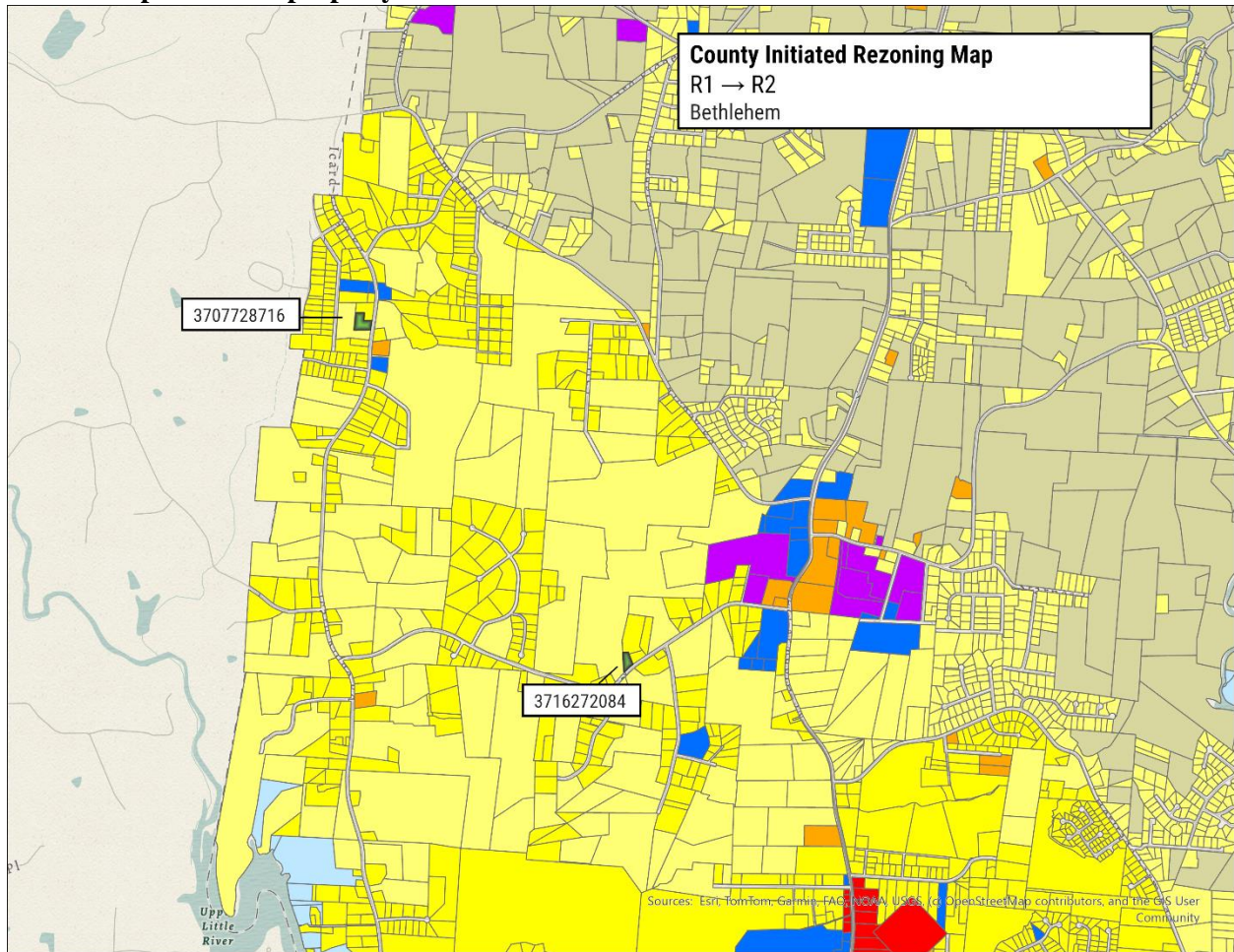
CATEGORY B – REQUESTS TO REZONE FROM (R1) TO (R2) TO PERMIT DOUBLE-WIDE MOBILE HOMES

Three (3) property owner has submitted applications concerning **two (2)** parcel requesting a change from the zone R1 to the zone R2 in order to permit a future placement of a double-wide mobile home. This property currently houses a mobile-home and is adjacent to a current R2. **Rezoning this parcel would be consistent with the 2045 Comprehensive Plan.**

Property Owners and Parcels

Owner(s)	Address	Township	PIN(s)	Existing MH
Dewey Day	2574 Icard Ridge Rd	Bethlehem	3707728716	✓
Susanna Teague Barbara Benfield	588 Bethlehem School Rd	Bethlehem	3716272084	

See the map below for property locations.



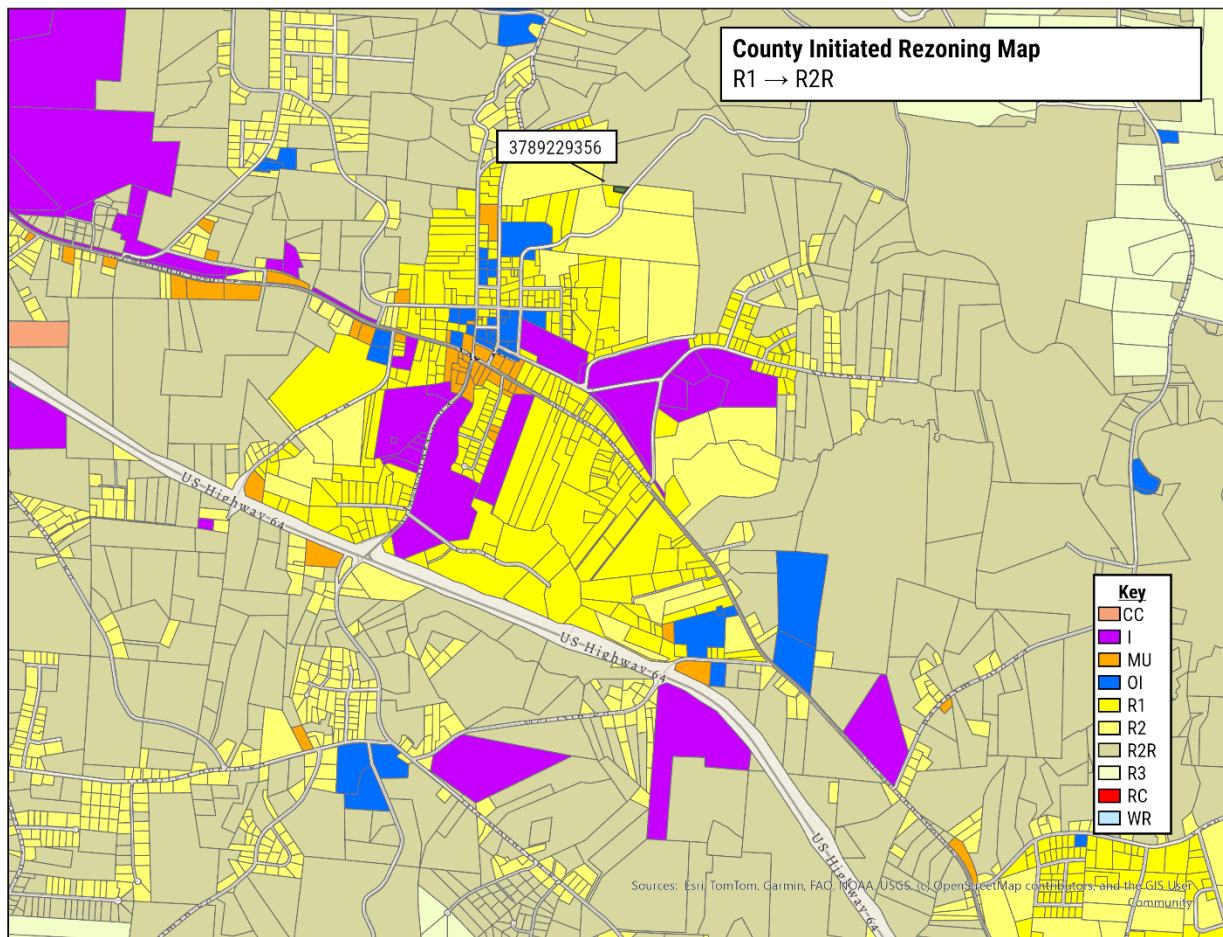
CATEGORY C – REQUESTS TO REZONE FROM (R1) TO (R2R) TO PERMIT SINGLE-WIDE MOBILE HOMES

One (1) property owner has submitted applications concerning **one (1)** parcel requesting a change from the zone R1 to the zone R2R in order to permit a future placement of a single-wide mobile home. This property currently undeveloped is adjacent to a current R2R. **Rezoning this parcel would be consistent with the 2045 Comprehensive Plan.**

Property Owners and Parcels

Owner(s)	Address	Township	PIN(s)	Existing MH
Vernell Sharpe	747 Emerald Ln	Sharpes 1	3789229356	

See the map below for property location.



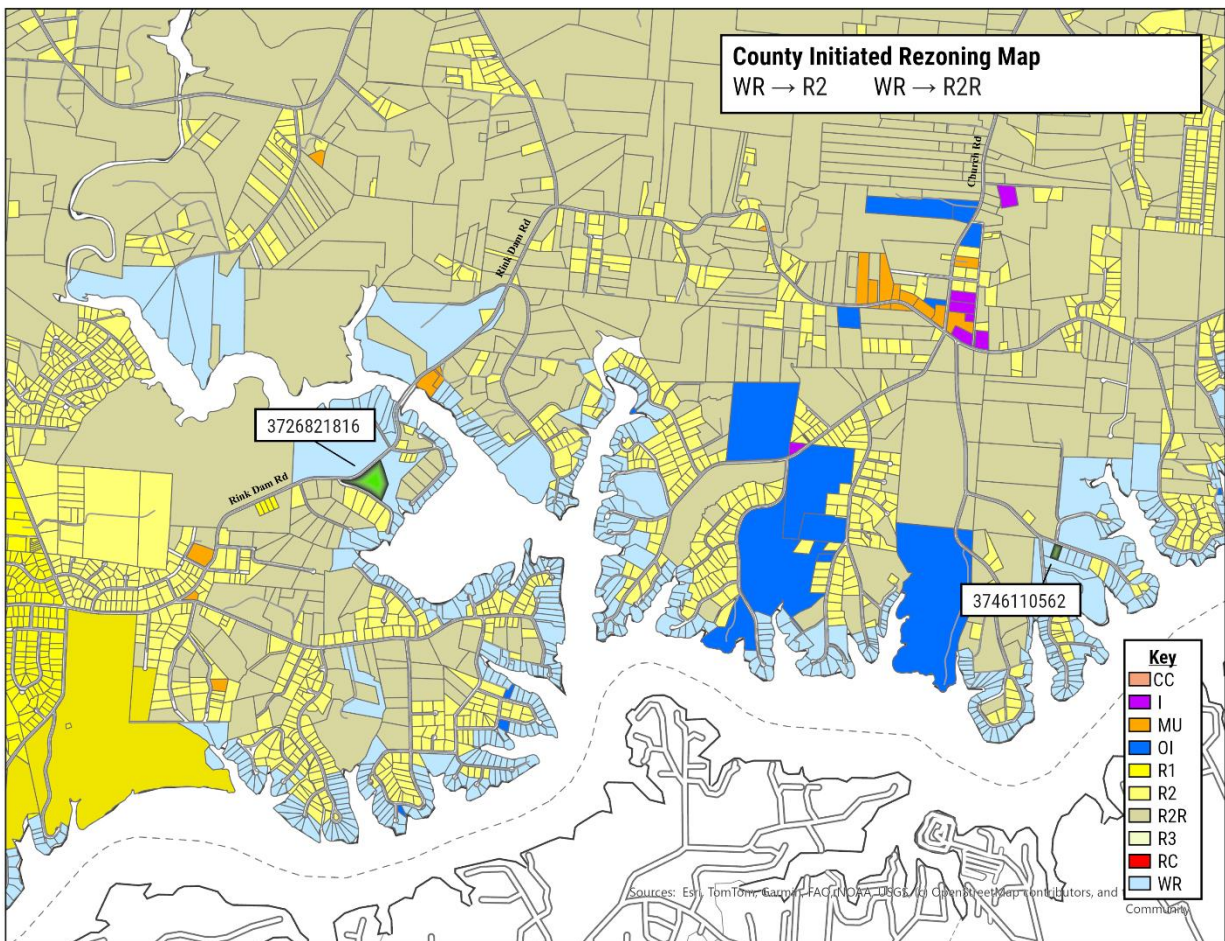
CATEGORY D – REQUESTS TO REZONE OUT OF (WR)

Four (4) property owners have submitted applications concerning **two (2)** parcels requesting a change from the zone Waterfront Residential (WR). One property owner seeks to change to R2 and the other to the R2R zone. In both cases, the parcels were originally attached to larger properties that bordered the waterfront, but have since been subdivided. The WR district was intended for properties on or adjacent to waterfront property and is stricter in regards to setbacks and permitted uses. Both properties are either adjacent or within one tenth of a mile from the proposed zone they seek. **Rezoning these parcels would be consistent with the 2045 Comprehensive Plan.**

Property Owners and Parcels

Owner(s)	Address	Township	PIN(s)	Proposed Zone
Donaver Evans Joy Evans	2800 Rink Dam Rd	Bethlehem	3726821816	R2R
Vanessa Mull Audrey Pennell	0 Poly Bowman Rd	Wittenburg	3746110562	R2

See the map below for property locations.



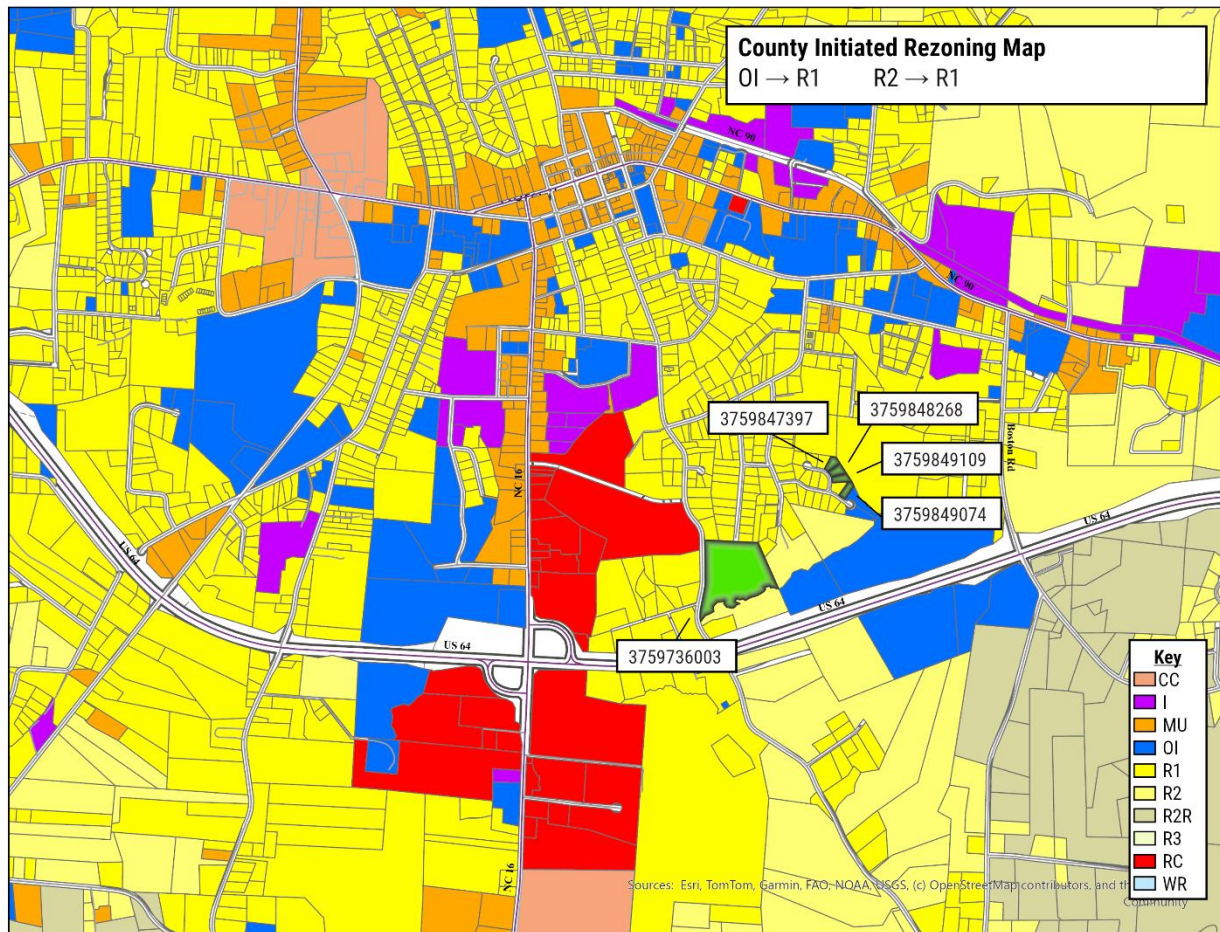
CATEGORY E – REQUESTS TO REZONE TO (R1) FOR HABITAT FOR HUMANITY HOMES

Five (5) property owners have submitted applications concerning **five (5)** parcels requesting to change to R1 zoning. Each of these properties were originally owned by Habitat for Humanity. Many were originally classified as Office Institutional (OI), as Habitat for Humanity is a non-profit, and some were listed as R2. These properties were designed for density and have access to both public water and sewer. Each property borders an R1 zone. **Rezoning these parcels would be consistent with the 2045 Comprehensive Plan.**

Property Owners and Parcels

Owner(s)	Address	Township	PIN(s)	Current Zone
Alexander County Habitat for Humanity	0 Paul Payne Store Rd	Taylorsville	3759736003	R2
Bridgett Cox	34 Cooksey Ct	Taylorsville	3759848268	OI
LaPorsha Craig	56 Cooksey Ct	Taylorsville	3759847397	OI
Brittany Kerley	22 Cooksey Ct	Taylorsville	3759849109	OI
Jonni Moore	153 Helens Way	Taylorsville	3759849074	OI

See the map below for property locations.



CATEGORY F – REQUESTS TO REZONE TO (MU)

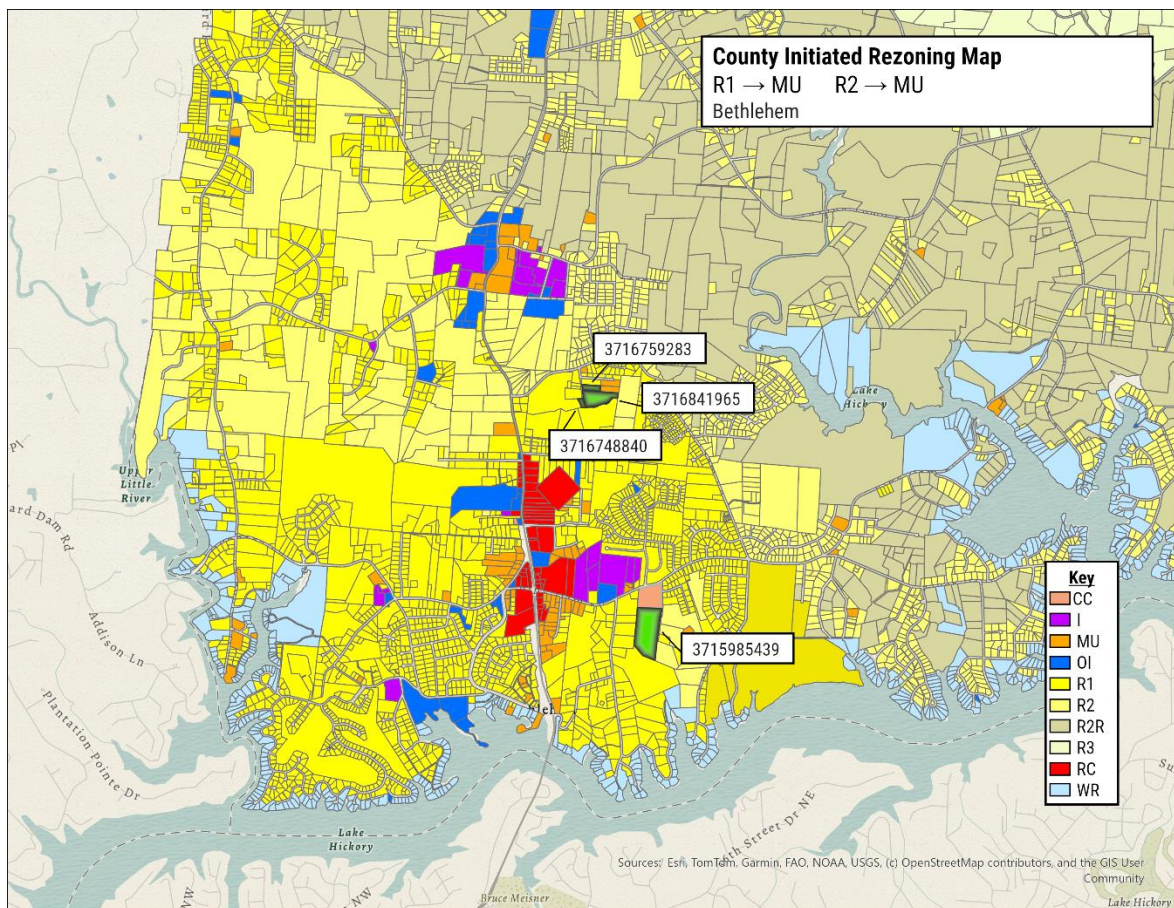
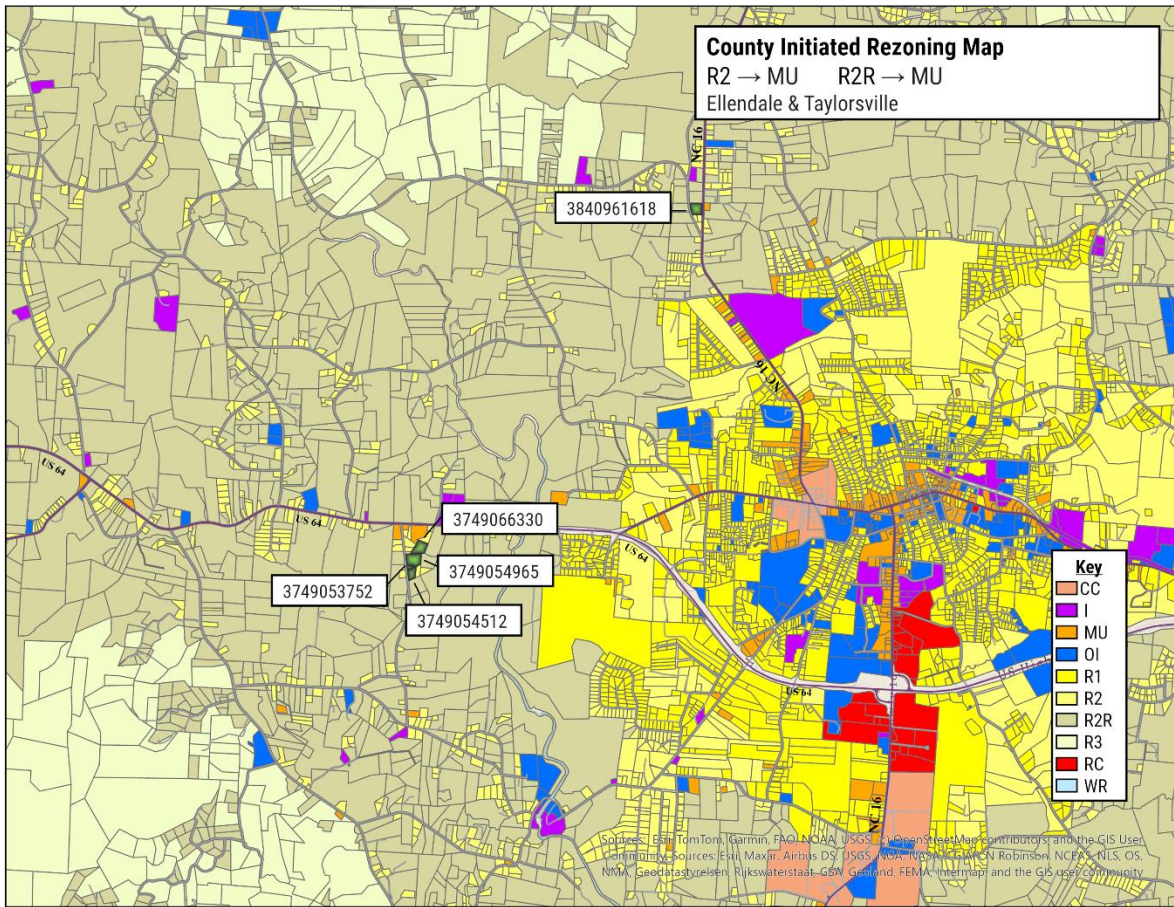
Seven (7) property owners have submitted applications concerning **seven (7)** parcels requesting a change to Mixed Use (MU) zoning.

Rezoning these parcels would be consistent with the 2045 Comprehensive Plan.

Property Owners and Parcels

Owner	Address	Township	PIN(s)	Current Zone	Purpose
Joshua Cantrell	123 Herman Rd	Ellendale	3749054965	R2R	Event venue
Amanda Cantrell	327 Herman Rd	Ellendale	3749054512	R2	
	0 Herman Rd	Ellendale	3749066330	R2R	
	0 Herman Rd	Ellendale	3749053752	R2	
Todd McAuley	56 Automotive Ln	Bethlehem	3716841965	R1	Has existing welding shop and home
	0 Automotive Ln	Bethlehem	3716759283	R1	
	0 Automotive Ln	Bethlehem	3716748840	R1	
David Rubner Laurie Rubner	254 Satellite Dr	Bethlehem	3715985439	R2	Residential and commercial landscaping
Marcus Scism Nicole Scism	188 Walker Foundry Lp	Taylorville	3840961618	R2R	Existing vacant commercial building and residential

See the maps on the following page for property locations.



CATEGORY G – REQUESTS TO REZONE TO (I), (OI), (RC), or (CC)

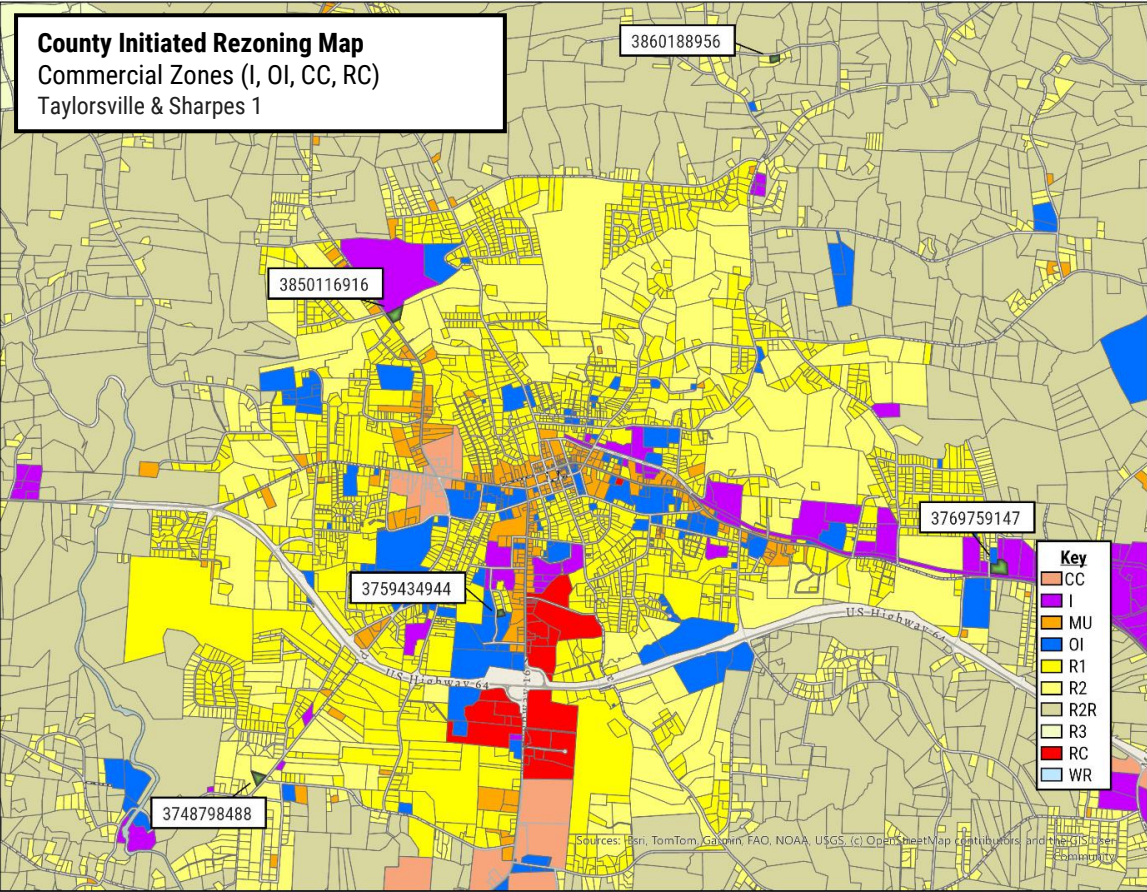
Ten (10) property owners have submitted applications concerning **eight (8)** parcels requesting a change to Mixed Use (MU) zoning.

Rezoning these parcels would be consistent with the 2045 Comprehensive Plan.

Property Owners and Parcels

Owner	Address	Township	PIN(s)	Current Zone	Proposed Zone	Purpose
Allen Boliek	0 NC 127 Hwy	Bethlehem	3715681555	R1	RC	Connected to Commercial Property, was zoned commercial originally
Eric Boliek Jennifer Boliek	0 Shiloh Church Rd	Bethlehem	3715584540	R1	RC	
Rickey Hammer	0 5 th Ave SW	Taylorsville	3759434944	R1	RC	Commercial storage/ garage
Chris Harrington Renee Harrington	0 NC 16 Hwy N	Taylorsville	3850116916	R1	CC	
Brian Saxton Christie Saxton	332 Johnny Wike Rd	Taylorsville	3860188956	R2	OI	Real Estate Photography Business
JC Scott Jr	1832 Liledoun	Taylorsville	3748798488	R2	CC	Trucking garage & used car sales
Town Creek Real Estate Investments	0 Woodring Ln	Bethlehem	3716719114	R1	I	Industrial
	2495 9 th Street Place NE	Sharpes 1	3769759147	R2R	I	Warehousing

See the maps on the following page for property locations.



CATEGORY H – REQUESTS WHICH ARE INCONSISTENT WITH THE 2045 COMPREHENSIVE PLAN

Seven (7) property owners have submitted applications concerning **eight (8)** parcels with requests that would not be consistent with the 2045 Comprehensive Plan. The 2045 Comprehensive Plan was passed in April of 2024 as a guide to future development in Alexander County. Included in the 2045 Comprehensive Plan are areas designated as **Urban Services Areas**. These are areas designated for urban-scale development and higher density, which will help foster growth and make county services more efficient.

Each of the applicants included in this category have asked for R2 or R2R zoning for their parcels, to allow the placement of mobile homes.

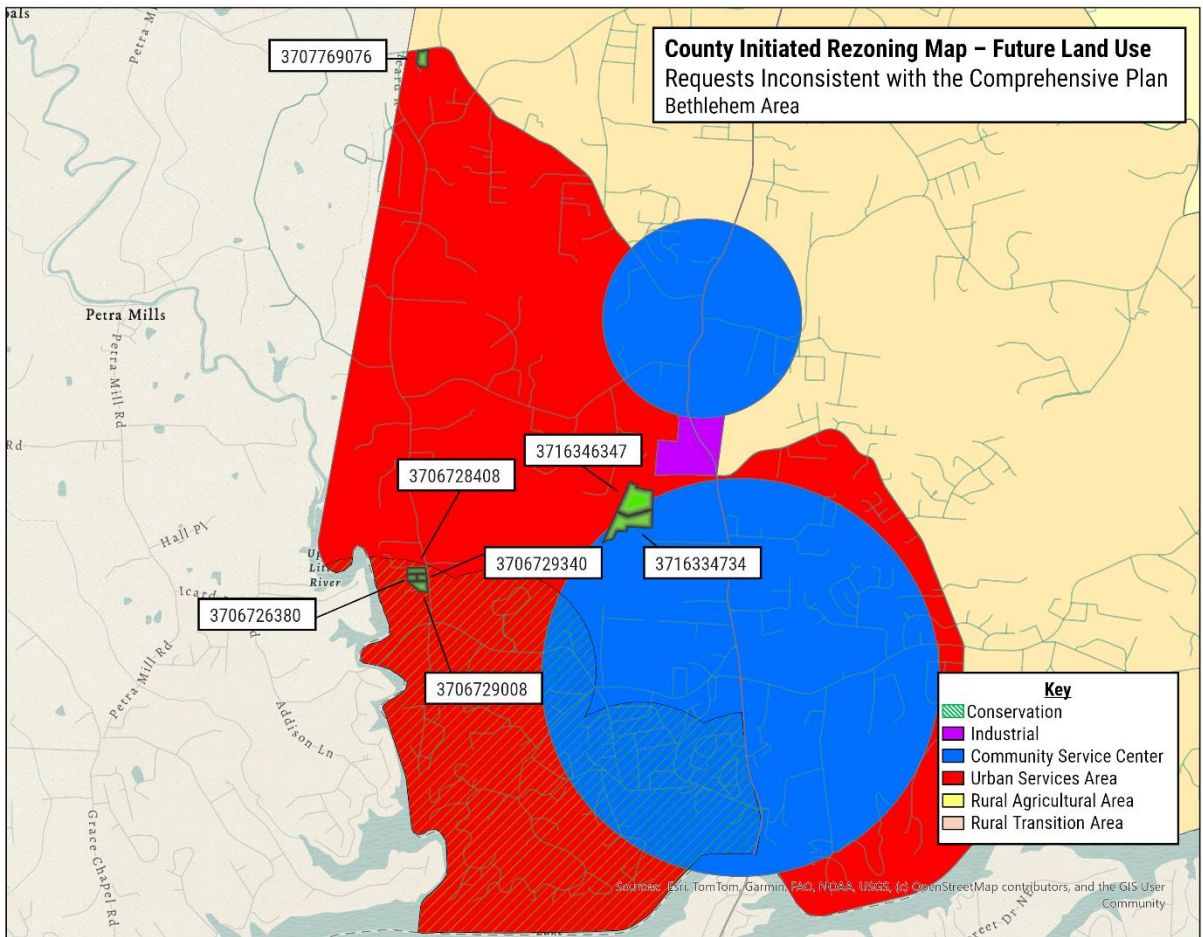
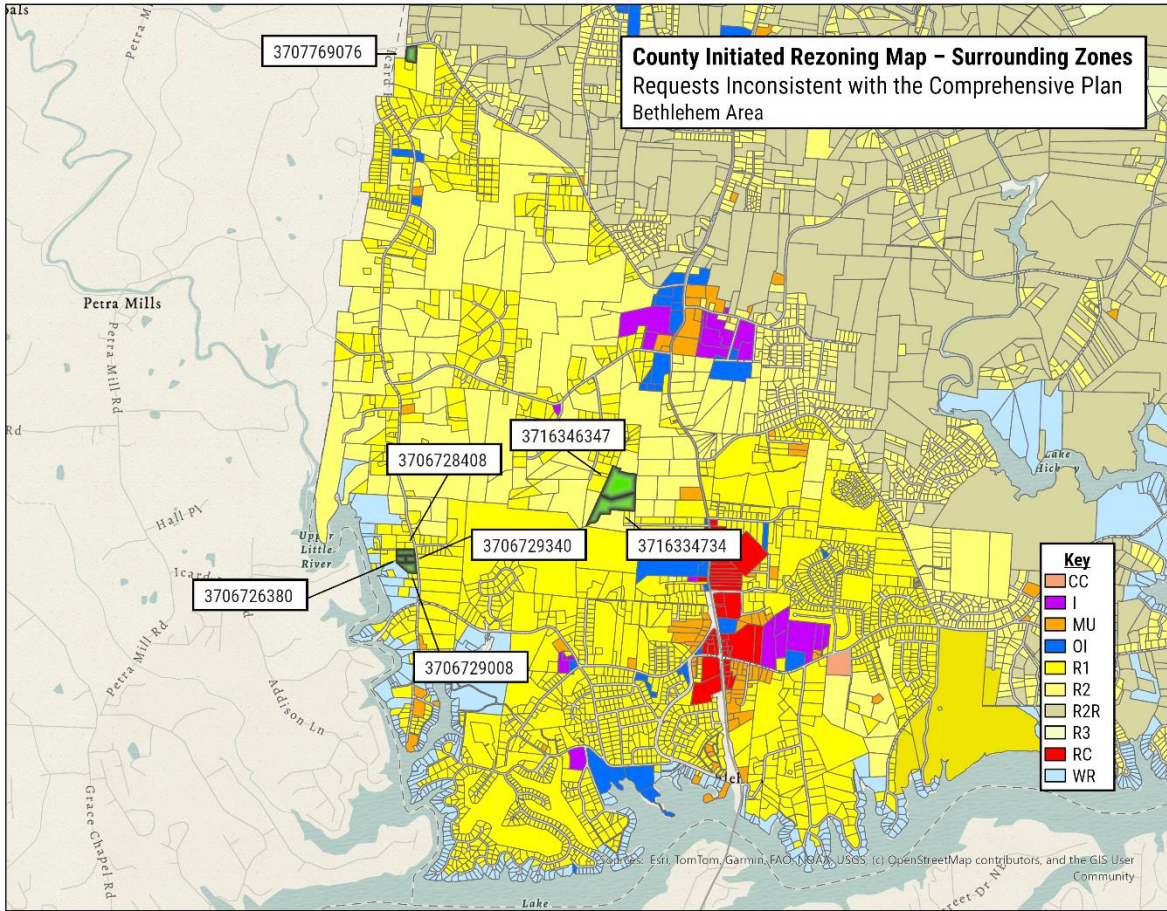
North Carolina state law (GS § 160D-604) does not require 100% consistency in zoning maps with the Comprehensive Plan, but it does require a statement with each zoning amendment addressing the consistency with the plan and the reasons for the recommendation. The law reads,

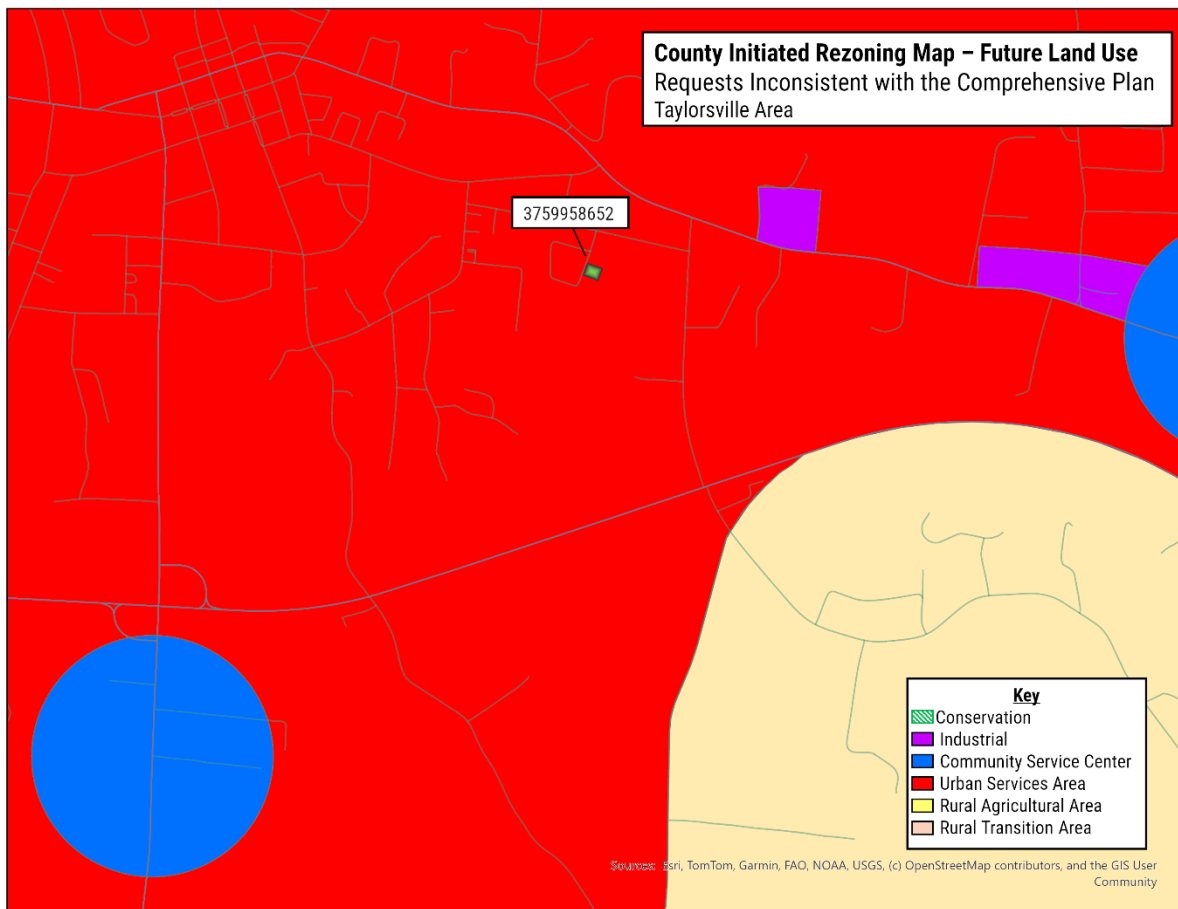
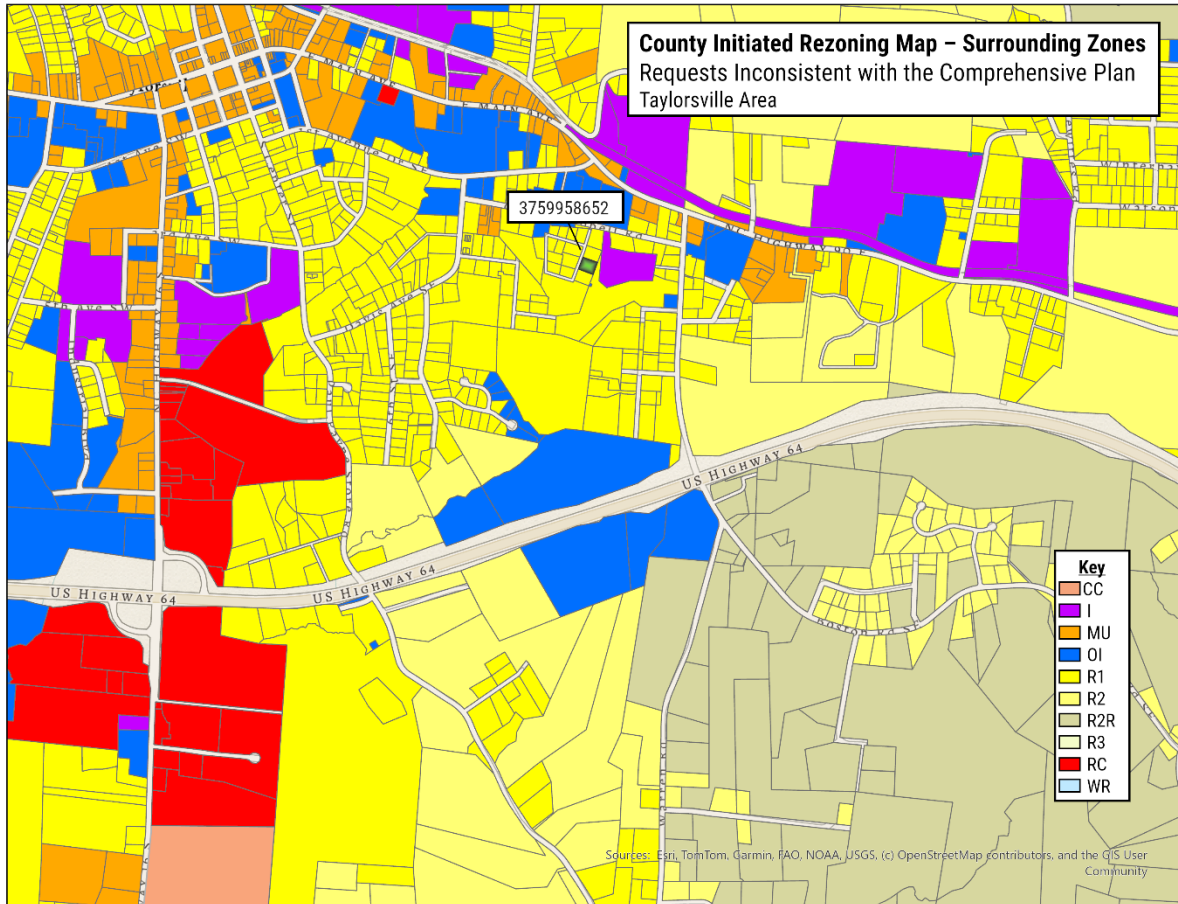
*§ 160D-604. Planning board review and comment. (d) Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive or land-use plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but **a comment by the planning board that a proposed amendment is inconsistent with the comprehensive or land-use plan shall not preclude consideration or approval of the proposed amendment by the governing board.** If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.*

Property Owners and Parcels:

Owner(s)	Address	Township	PIN(s)	Existing MH
Bradley Benfield	0 While Tail Ln	Bethlehem	3716346347	
<i>Details:</i>	Mr. Benfield would like to have the freedom to place a single-wide mobile home in the future.			
Daniel Benfield Kyndal Benfield	100 White Tail Ln	Bethlehem	3716334734	✓
<i>Details:</i>	Mr. and Mrs. Benfield would like to place a single-wide mobile home on this property in the future for their children.			
Vance Bowman Vetra Bowman	45 Brads Ln	Bethlehem	3707769076	✓
<i>Details:</i>	Mr. and Mrs. Bowman live in a single-wide mobile home in a parcel that in the northern region of the Bethlehem Urban Services Area. The northern boundary of the urban services area is their street and across the road is an R2R district.			
Larry Moretz	2574 Icard Ridge Rd	Bethlehem	3706728408	✓
	4734 Icard Ridge Rd	Bethlehem	3706729340	✓
	11 Sonny's Cove	Bethlehem	3706729008	
	0 Sonny's Cove	Bethlehem	3706726380	
<i>Details:</i>	Mr. Moretz owns two properties with existing single-wide mobile homes. He would prefer for those parcels to remain in zones that would allow for future single-wide homes. He understands that he could replace his existing single-wides, but is concerned that they couldn't be larger than those currently in place. The parcel with the ID# 3706726380 has a steep topography. He believes that if he were to place a home there, only a single-wide would fit.			
Zachary Price	0 Shannon Park Circle	Taylorsville	3759958652	✓
<i>Details:</i>	Mr. William Conley recently received a variance for his property on Ben Eller Ln to remove a double-wide mobile home. His intention was to move that double-wide to this property.			

See the maps on the following page for property locations.





Minutes

Alexander County Planning Board Regular Meeting

March 20, 2025 6:00 p.m.

Members Present:

Matt Schrum, Vice Chair

Don Harrington

Bud Caywood

Joey Price

William Mitchell

Staff Present:

Amy Bucknum, Planner

Patrick Creech, Senior Planner

Victor Breininger, Code Enforcement Officer

Call to Order

Vice-chairman Matt Schrum called the meeting to order at 6:05 p.m.

Adoption of Agenda

Bud Caywood moved to approve the agenda as presented; Don Harrington seconded, and the motion carried unanimously.

Approval of the Minutes

Bud Caywood moved to approve the February 13, 2025 minutes as presented; William Mitchell seconded, and the minutes were approved unanimously.

D-24-03

Patrick Creech made the presentation. Serenity Springs is a proposed 170 single-family home development on approximately 25 acres off of Rink Dam Rd. in Bethlehem. The master plan for this subdivision came before the planning board on July 11, 2024, and they are back for their development plan approval. They went before the TRC committee on February 21st, 2025. The TRC sent a favorable recommendation with conditions. Some of those conditions have already been met. The TRC also approved using the smaller tree option to meet the street tree requirement. An ESIR report is pending and the sediment and erosion control plan will be submitted to DEQ following the board's approval. Dan Shabeldeen spoke on behalf of the development.

Action Taken

William Mitchell moved to approve D-24-03 with the conditions of the TRC; Bud Caywood seconded, and the motion was approved unanimously.

D-24-05

Amy Bucknum made the presentation. Bent River is a proposed 90 single-family home development on approximately 24 acres off of Rink Dam Rd. in Bethlehem. The master plan for this subdivision came before the planning board on July 11, 2024, and they are back for their development plan approval. They went before the TRC committee on January 17th, 2025. The TRC approved the small tree option to meet the street tree requirement and sent a favorable recommendation. The sediment and erosion

control plan will be submitted to DEQ following the board's approval. Dan Shabeldeen spoke on behalf of the development.

Open a Public Hearing

Bud Caywood moved to open a public hearing; Don Harrington seconded, and the motion carried unanimously. Glen Kohnle expressed concerns about the traffic impacts of the developments in Bethlehem.

Close the Public Hearing

William Mitchell moved to close the public hearing; Joey Price seconded, and the motion was approved unanimously.

Action Taken

William Mitchell moved to approve D-24-05 with the conditions of the TRC; Matt Schrum seconded, and the motion was approved unanimously.

SUP-25-01

Amy Bucknum made the presentation. The Taylorsville Lion's Club has applied for a special use permit to allow for a recreational motor sports facility at 170 Fairgrounds Rd. This use is permitted in the Community Commercial zoning district with a special use permit. Information was presented to the board regarding the application and plans to meet the supplemental requirements. Staff recommends approval.

Open a Public Hearing

Bud Caywood moved to open a public hearing; Don Harrington seconded, and the motion carried unanimously. Scott Killian, treasurer for the Lion's Club, spoke on their behalf and answered questions from the board.

Close the Public Hearing

Joey Price moved to close the public hearing; Bud Caywood seconded, and the motion was approved unanimously.

Action Taken

Joey Price moved to approve SUP-25-01 with the conditions that a portable P.A. system be used for safety and crowd control; Bud Caywood seconded, and the motion was approved unanimously.

V-25-03

Patrick Creech made the presentation. Bethlehem Church of God has applied for a setback variance at 2451 Icard Ridge Rd. The applicant seeks to subdivide their property to facilitate the sale of the church building while maintaining ownership of the cemetery. The required setback for the church is 10 feet, and they are requesting a 7' variance to allow for a 3' rear setback. Additionally, the setback requirement for a cemetery is 20', so they are requesting a 17' variance to allow for a 3' setback. Staff believes the standards for a variance have been met and recommends approval.

Open a Public Hearing

William Mitchell moved to open a public hearing; Don Harrington seconded, and the motion carried unanimously. Joyce Lail spoke on behalf of her brother who is an adjoining property owner. She expressed concerns about this affecting her brother's property boundary. Patrick Creech explained that this would only apply to an interior subdivision of the cemetery and would not impact the adjoining property lines.

Close the Public Hearing

Don Harrington moved to close the public hearing; Bud Caywood seconded, and the motion was approved unanimously.

Action Taken

Don Harrington moved to approve V-25-03 as presented; Bud Caywood seconded, and the motion was approved unanimously.

CIRZ-25-01

Patrick Creech and Amy Bucknum made the presentation. Following the adoption of the Land Development Code and subsequent county-wide rezoning, the county has received a number of requests to change or correct parcel zonings. Over 50 parcels and 50 property owners submitted signed applications which allows for the use of an expanded publish notice in lieu of individual mailed notices. The applications were divided into different categories and presented to the board. Staff presented categories A-G as consistent with the comprehensive plan. Category H included 8 properties which were presented as inconsistent with the comprehensive plan.

Open a Public Hearing

Matt Schrum moved to open a public hearing; William Mitchell seconded, and the motion carried unanimously. William Conley spoke on behalf of Zach Price whose property is located in the Town of Taylorsville. He would like to place a doublewide, which is not currently permitted in the R1 district. Glen Kohnle spoke regarding his petition to rezone his property from R2 to R2R to allow for a singlewide manufactured home.

Close the Public Hearing

Bud Caywood moved to close the public hearing; William Mitchell seconded, and the motion was approved unanimously.

Action Taken

William Mitchell moved to recommend categories A-G as presented; Don Harrington seconded, and the motion was approved unanimously.

William Mitchell moved to recommend category H with a statement of inconsistency regarding the proposed uses being consistent with their respective neighborhoods, last year's rezoning creating unexpected obstacles to the petitioners' plans and the comprehensive plan's goal of providing affordable housing. Joey Price seconded, and the motion was approved unanimously.

Board Vacancies

Byron Frye officially resigned from the board effective January 1, 2025. Dale Miller will be put forth to the county commissioners to fill the vacant seat.

Matt Schrum moved to recommend a text amendment to section 154-303 of the Land Development Code to create an alternate member to the Planning Board/Board of Adjustment. Bud Caywood seconded, and the motion was approved unanimously. If the commissioners vote to approve this text amendment, then Zach Tyner will be recommended to fill this position.

Announcements/Next Meeting

The next meeting is scheduled for April 10th, 2025 at 6:00 p.m.

Adjourn

Joey Price moved to adjourn the meeting at 8:07 p.m.; Don Harrington seconded, and the motion carried unanimously.