

# ALEXANDER COUNTY PLANNING AND ZONING DEPARTMENT



**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	

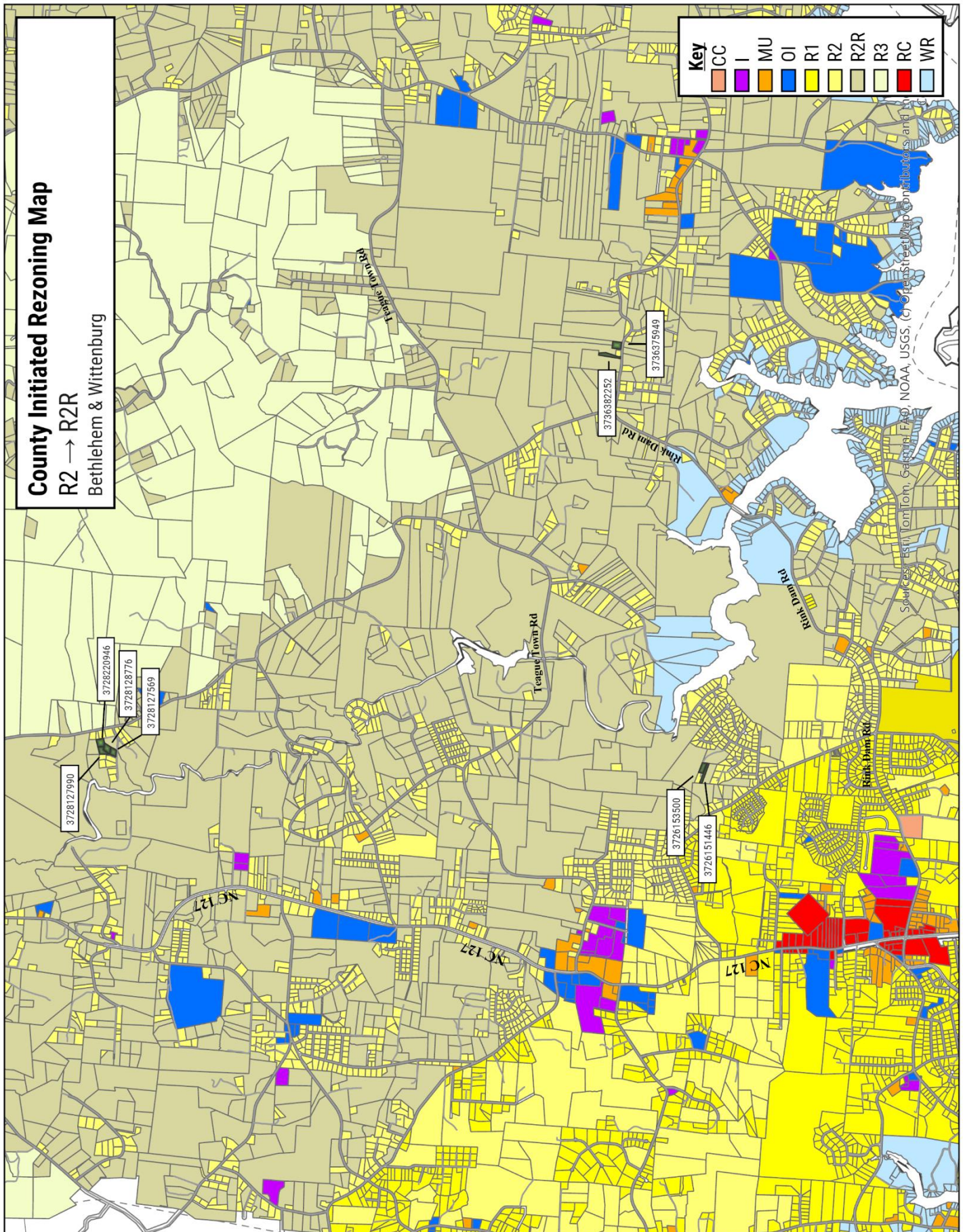
**See the maps on the following pages for property locations.**

# County Initiated Rezoning Map

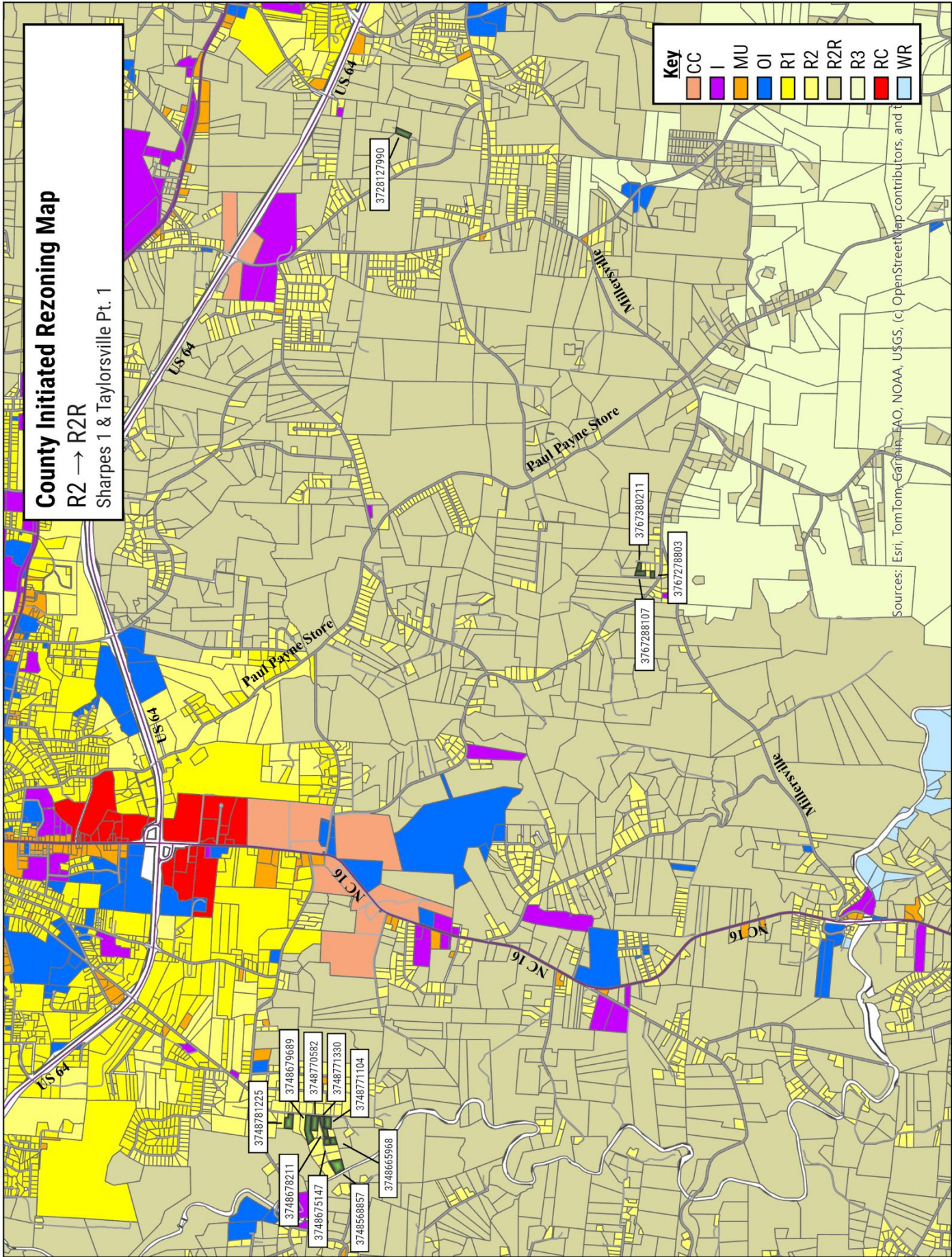
R2 → R2R

Bethlehem & Wittenburg

Key	
CC	CC
I	I
MU	MU
OI	OI
R1	R1
R2	R2
R2R	R2R
R3	R3
RC	RC
WR	WR



Source: Esri, TomTom, Swisstopo, NOAA, USGS, (c) Earthstar Map Contributors, and others

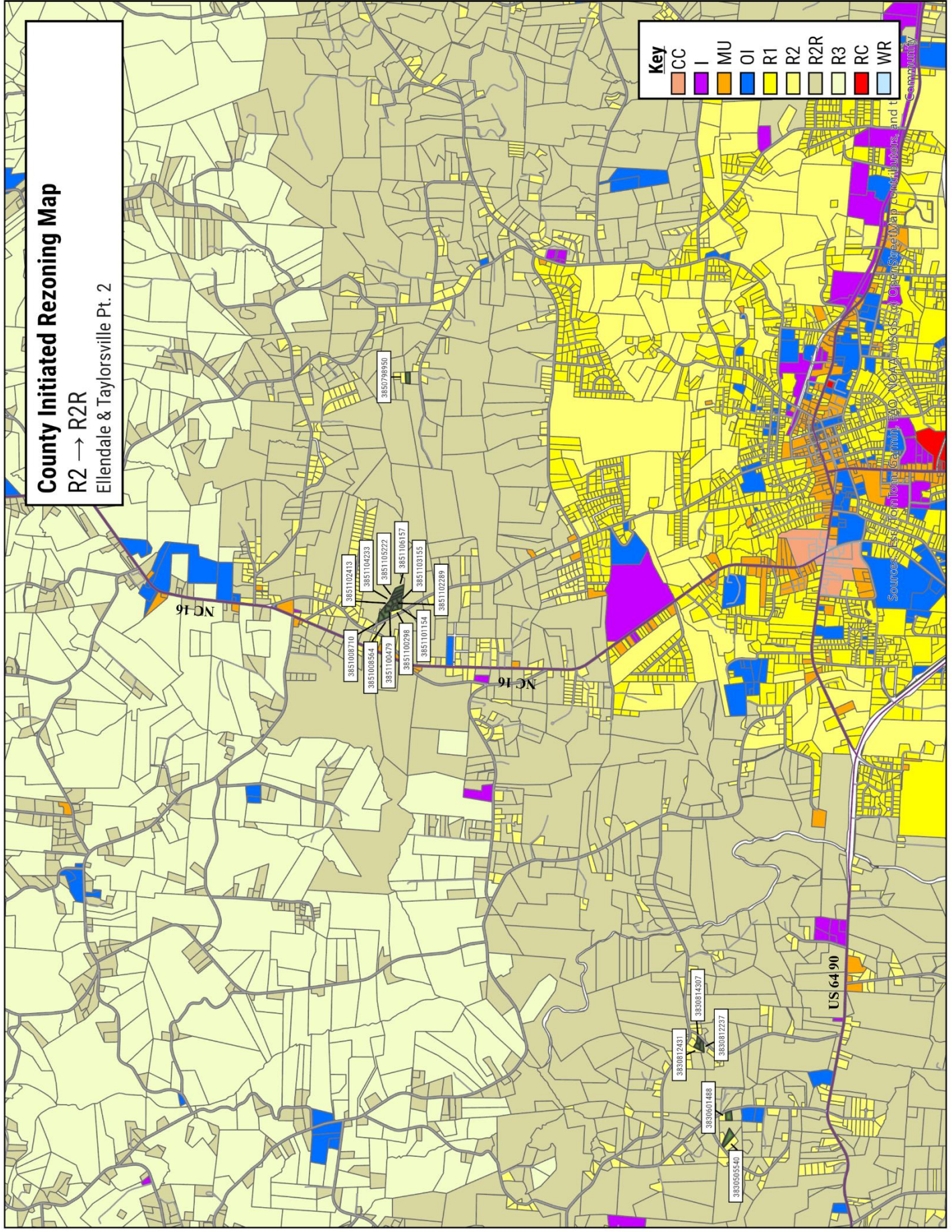


# County Initiated Rezoning Map

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



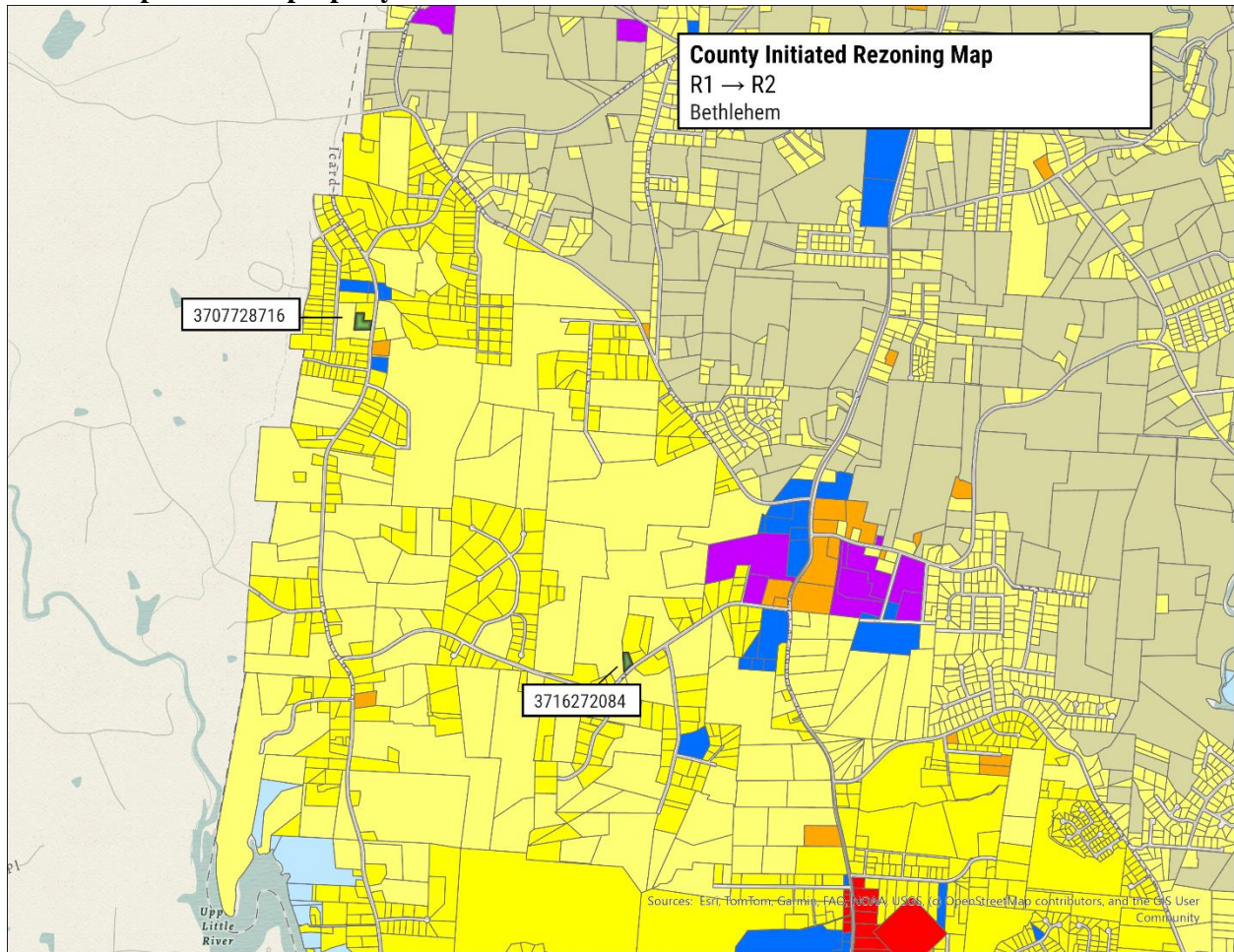
**CATEGORY B – REQUESTS TO REZONE FROM (R1) TO (R2) TO PERMIT DOUBLE-WIDE MOBILE HOMES**

**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.



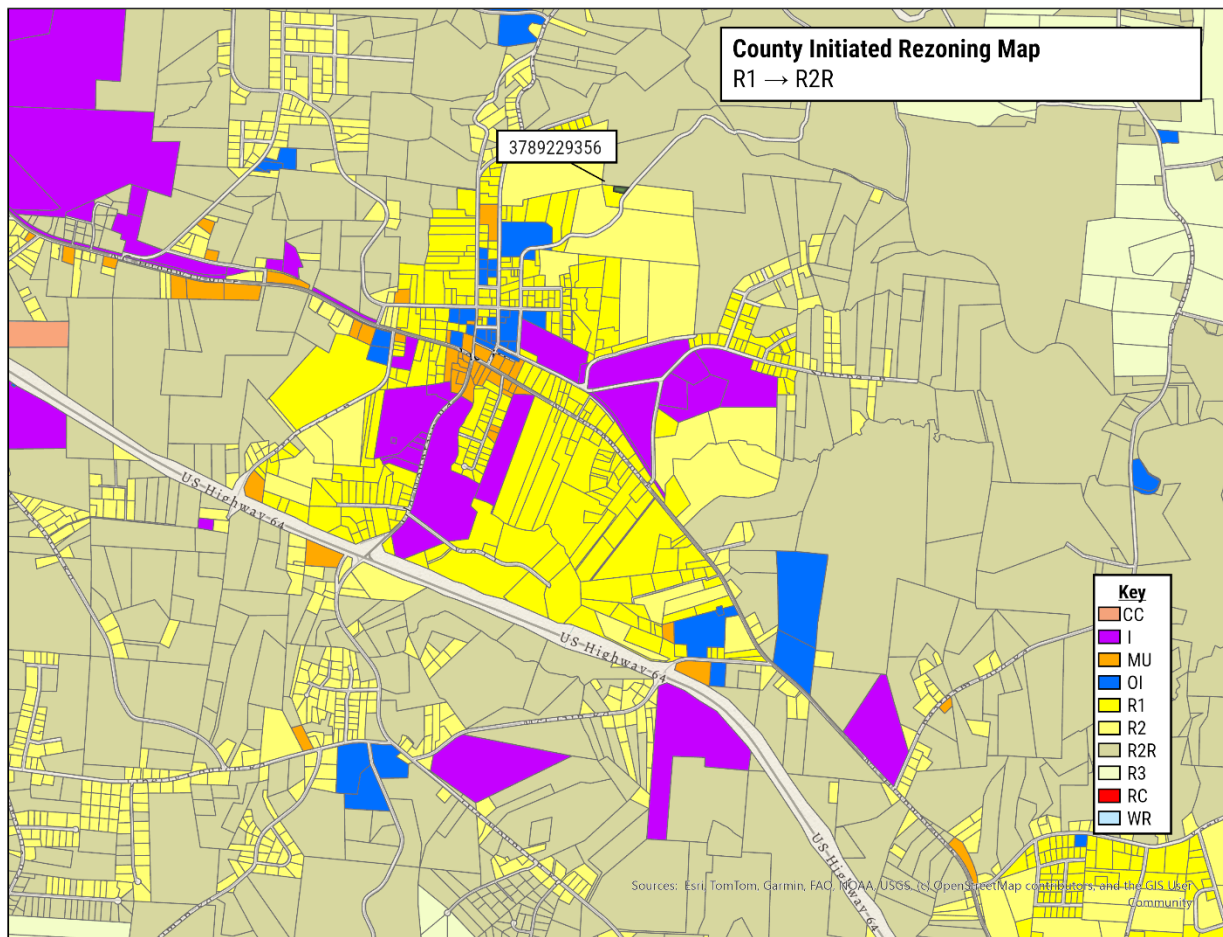
**CATEGORY C – REQUESTS TO REZONE FROM (R1) TO (R2R) TO PERMIT SINGLE-WIDE MOBILE HOMES**

**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.



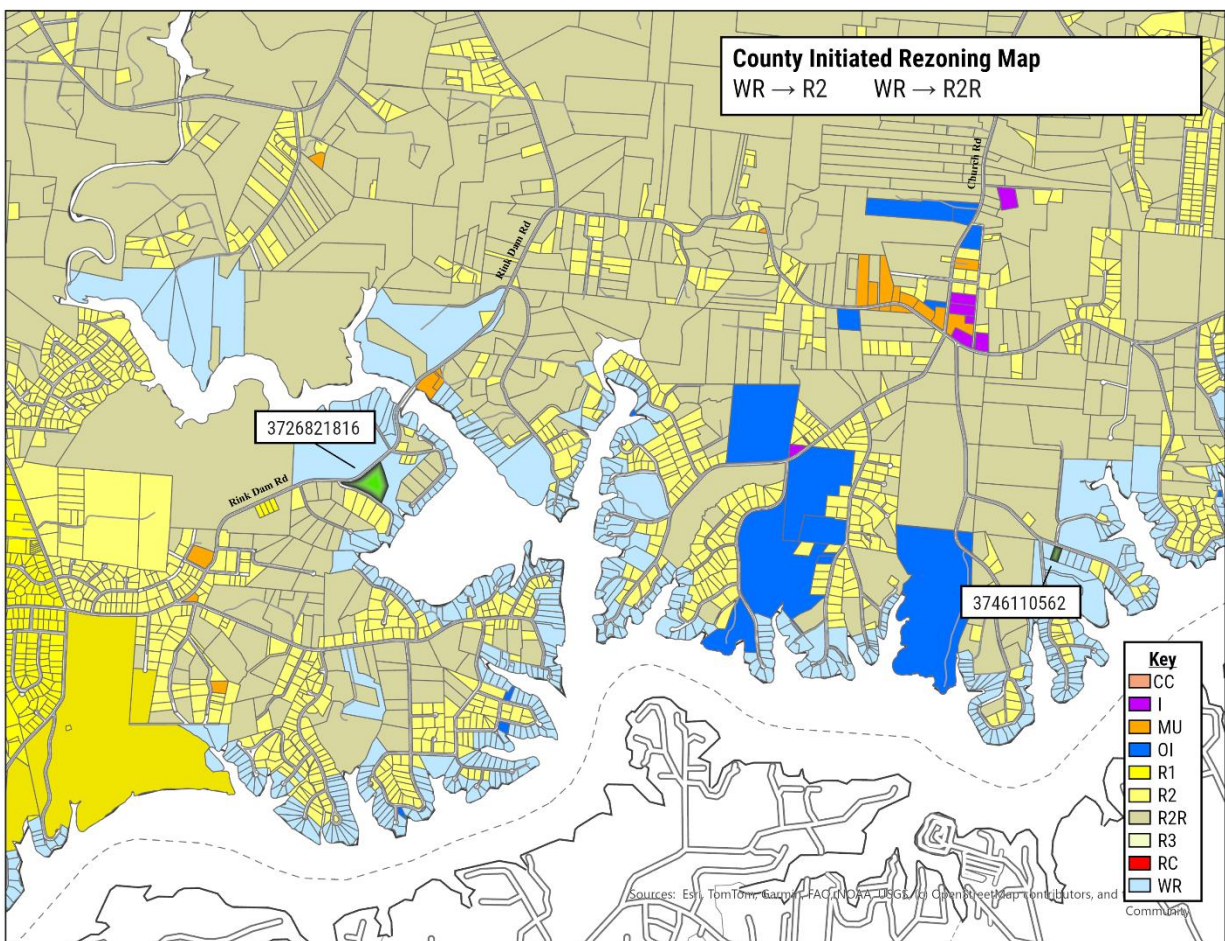
## CATEGORY D – REQUESTS TO REZONE OUT OF (WR)

**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.





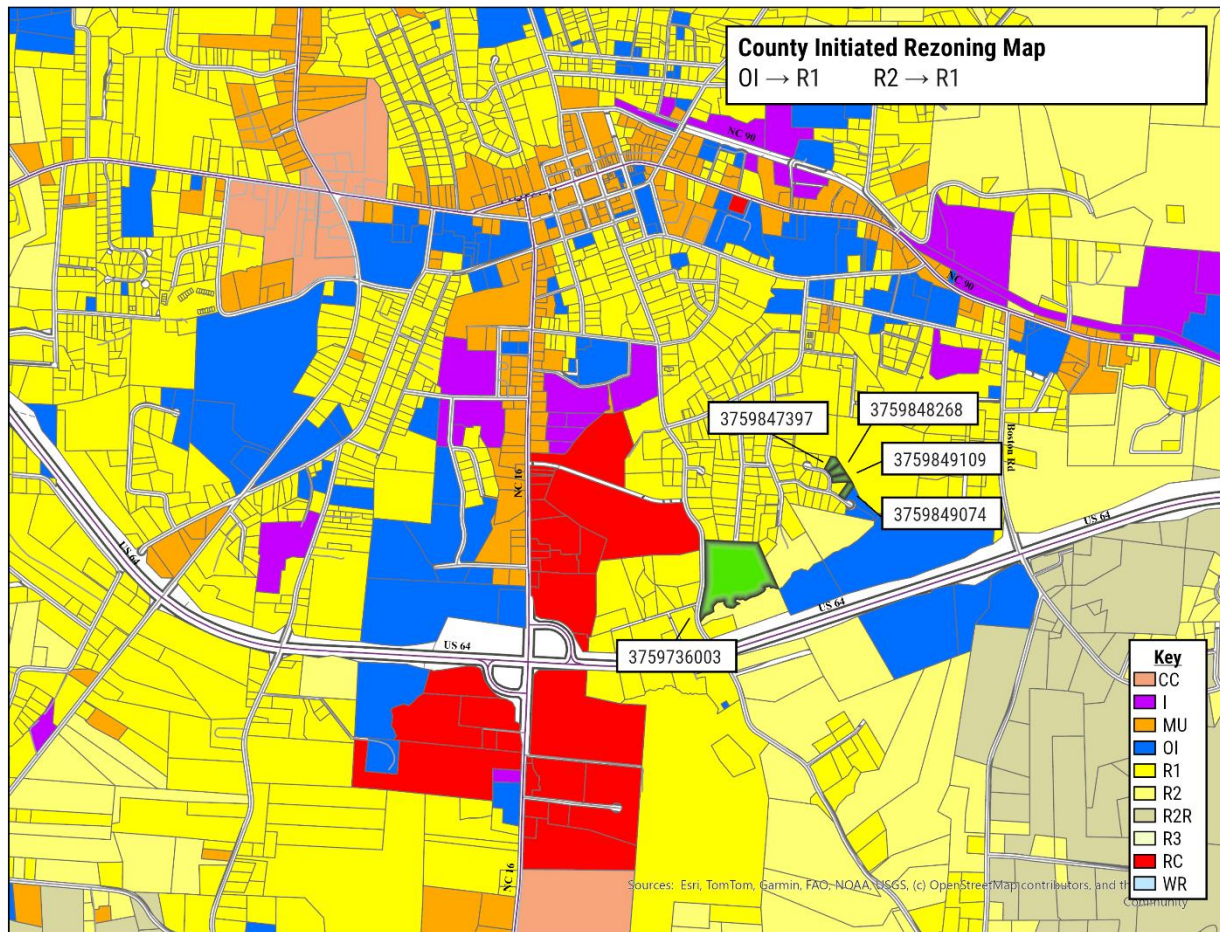
## CATEGORY E – REQUESTS TO REZONE TO (R1) FOR HABITAT FOR HUMANITY HOMES

**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)**

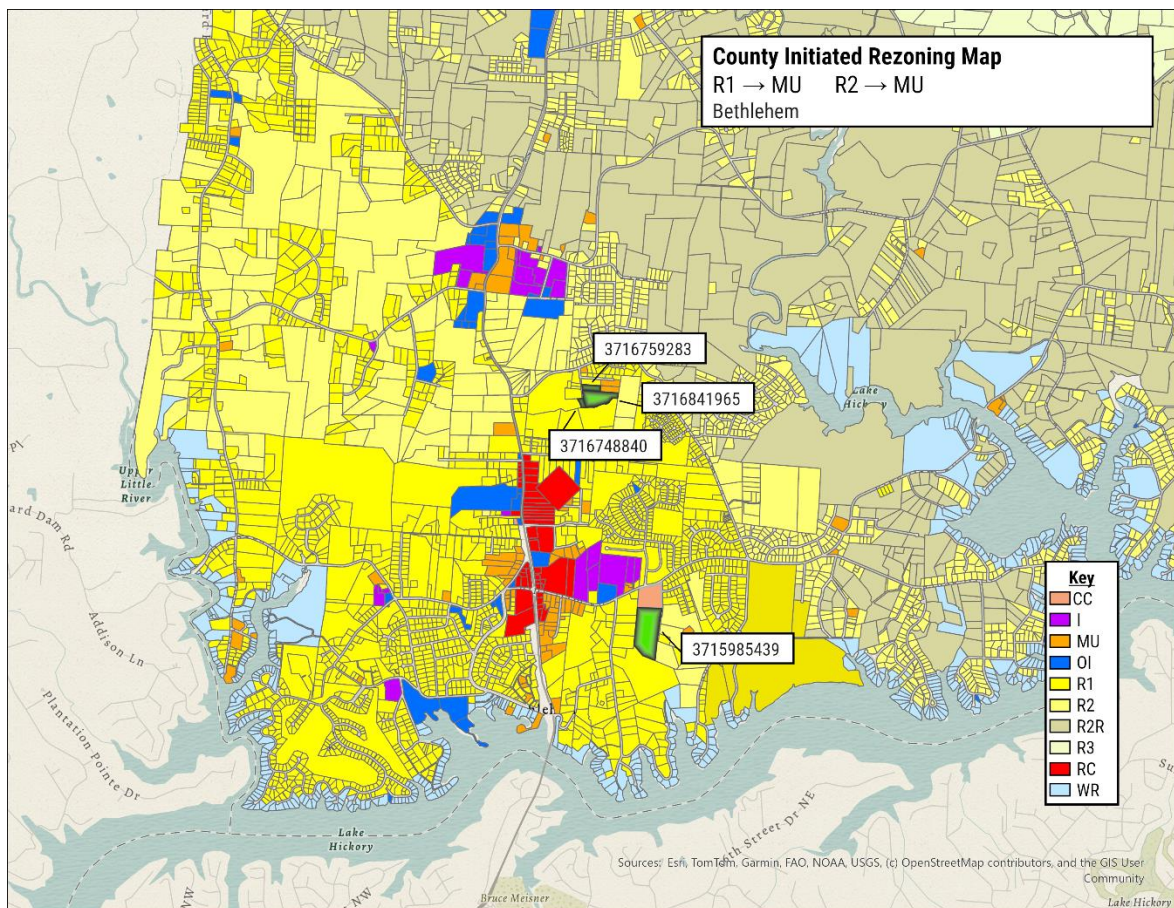
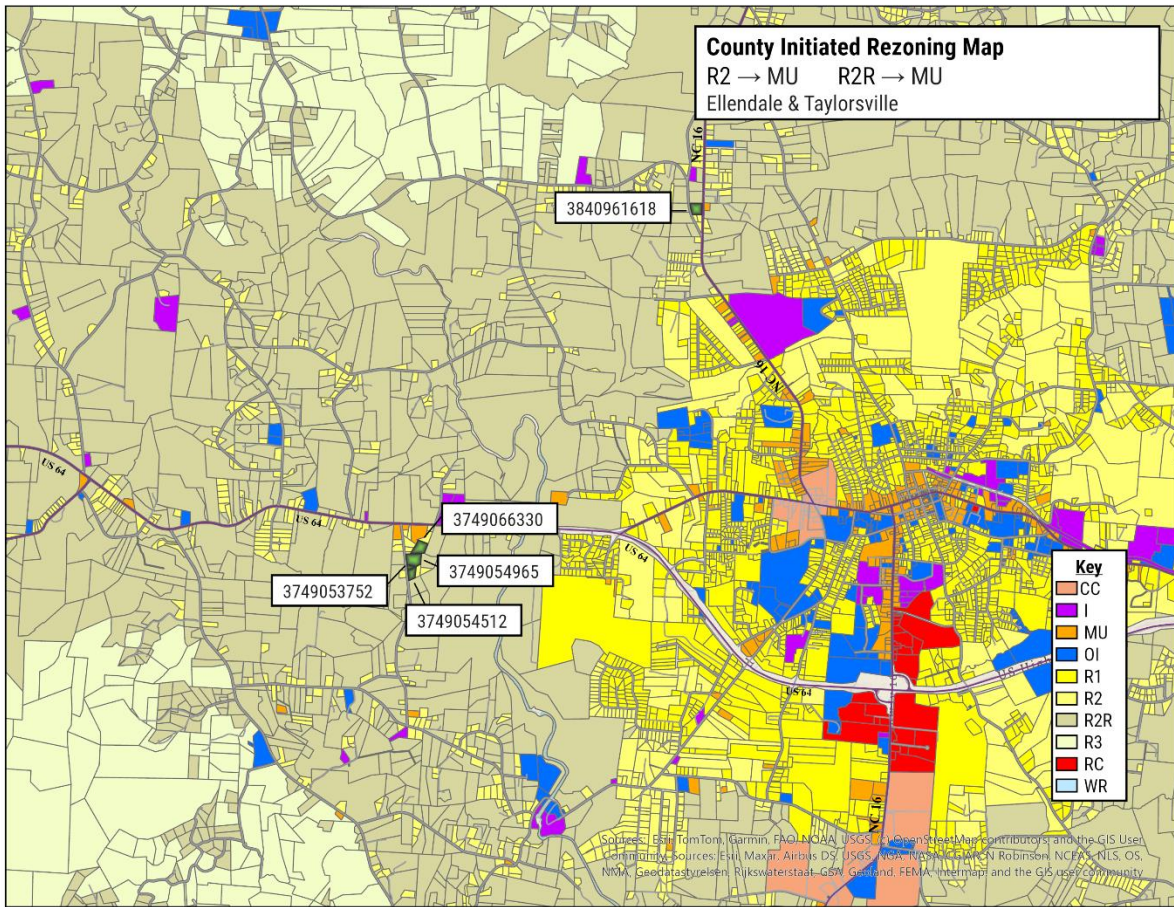
**Seven (7)** property owners have submitted applications concerning **seven (7)** parcels requesting a change to Mixed Use (MU) zoning.

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

**Property Owners and Parcels**

<b>Owner</b>	<b>Address</b>	<b>Township</b>	<b>PIN(s)</b>	<b>Current Zone</b>	<b>Purpose</b>
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)**

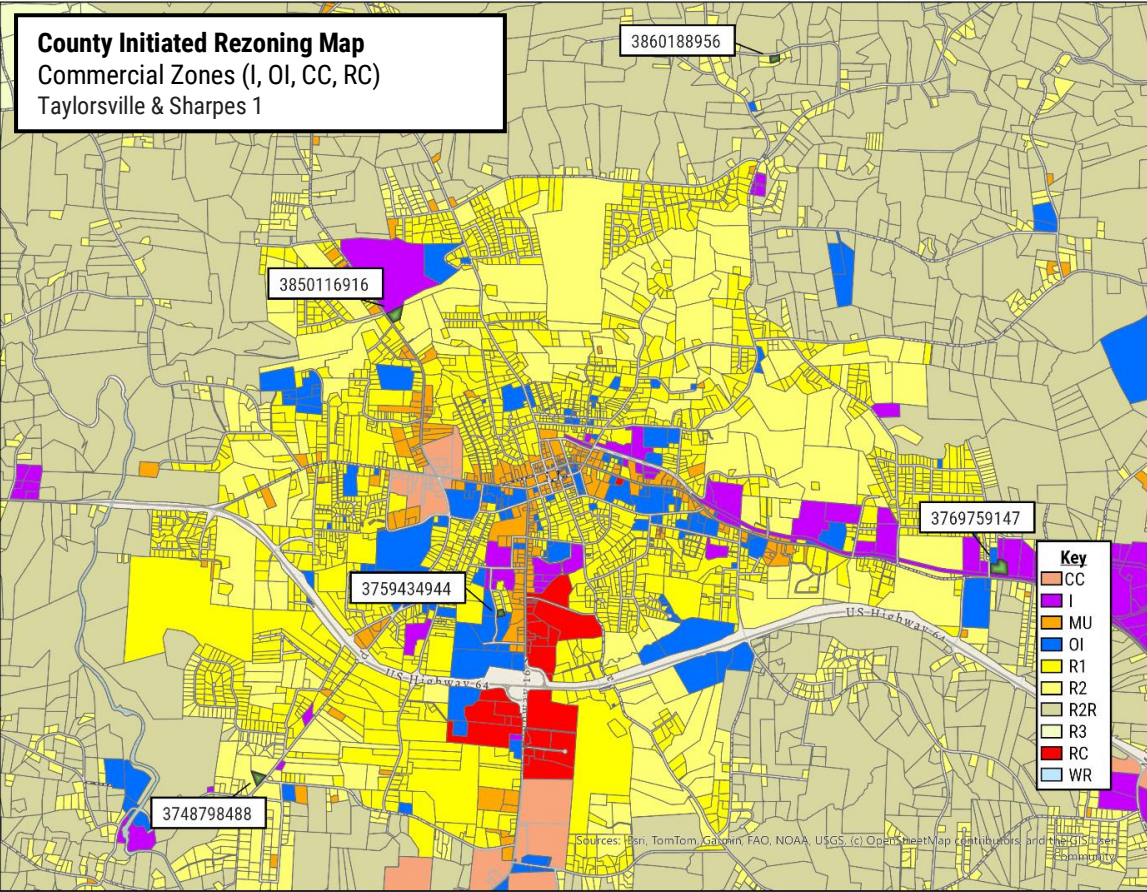
**Ten (10)** property owners have submitted applications concerning **eight (8)** parcels requesting a change to Mixed Use (MU) zoning.

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

**Property Owners and Parcels**

<b>Owner</b>	<b>Address</b>	<b>Township</b>	<b>PIN(s)</b>	<b>Current Zone</b>	<b>Proposed Zone</b>	<b>Purpose</b>
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 <sup>th</sup> Ave SW	Taylorville	3759434944	R1	RC	Commercial storage/ garage
Chris Harrington Renee Harrington	0 NC 16 Hwy N	Taylorville	3850116916	R1	CC	
Brian Saxton Christie Saxton	332 Johnny Wike Rd	Taylorville	3860188956	R2	OI	Real Estate Photography Business
JC Scott Jr	1832 Liledoun	Taylorville	3748798488	R2	CC	Trucking garage & used car sales
Town Creek Real Estate Investments	0 Woodring Ln	Bethlehem	3716719114	R1	I	Industrial
	2495 9 <sup>th</sup> 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:**

<b>Owner(s)</b>	<b>Address</b>	<b>Township</b>	<b>PIN(s)</b>	<b>Existing MH</b>
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.**

