

Minutes

Alexander County Planning Board Regular Meeting

June 12, 2025 6:00 p.m.

Members Present:

Coy Reese, Chair

Matt Schrum, Vice-chair

Bud Caywood

Dale Miller

Joey Price

Zach Tyner

Don Harrington

Staff Present:

Patrick Creech, Senior Planner

Amy Bucknum, Planner

Call to Order

Chairman Coy Reese called the meeting to order at 6:02 p.m.

Oath of Office

Dale Miller and Zach Tyner were appointed to serve 3-year terms on the planning board and took their oath of office.

Adoption of Agenda

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

Approval of the Minutes

Bud Caywood moved to approve the April 10, 2025 minutes as presented; Don Harrington seconded, and the minutes were approved unanimously.

D-24-04

Amy Bucknum presented the staff report. Dan Shabeldeen has applied for a Development Plan approval for the Wittenburg Walk development. A Master Plan approval for this development came before the planning board on August 8, 2024 and was approved. The proposal is to develop 96 single family residences on approximately 19 acres off of Rink Dam Road. The parcel is zoned R1. The development plan application was reviewed by the Technical Review Committee (TRC) on May 15, 2025 and made a recommendation to the planning board with the following conditions: a deed restriction and maintenance plan to protect and maintain the conservation areas in perpetuity; roads meet NCDOT standards with a minimum of 7-foot separation between retaining walls and sewer infrastructure; turnaround areas must accommodate emergency vehicles; and fire hydrants must not impede emergency access. The small tree option is permitted for this development.

Dan Shabeldeen spoke to the board and answered questions.

Action Taken

Don Harrington moved to approve D-25-04 as presented with the recommendations of the TRC; Bud Caywood seconded, and the motion was approved unanimously.

RZ-25-01

Amy Bucknum made the presentation. Michael Barlow has requested to rezone approximately 1.2 acres from Residential District Two (R2) to Residential District Two Rural (R2R) to allow for placement of a singlewide manufactured home. Based on its location in the Rural Transition Area and proximity to R2R parcels, staff finds the petition to be consistent with the Comprehensive Plan and Land Development Code.

Action Taken

Matt Schrum moved to recommend RZ-25-01 to the Alexander County Commissioners as presented; Don Harrington seconded, and the motion carried unanimously.

Board of Adjustment

Coy Reese, Matt Schrum, Bud Caywood, Don Harrington, and Joey Price acted as the Board of Adjustment.

V-25-04

Patrick Creech made the presentation. Joseph Brown has petitioned for 10' side setback variance to allow for the addition of an awning over the side basement entrance to the building. The stairwell is currently uncovered which allows for water to collect and leak into the building. Evidence was presented to support that the application meets the four standards required for a variance.

Action Taken

Joey Price moved to approve V-25-04 as presented; Matt Schrum seconded, and the motion carried unanimously.

Announcements/Next Meeting

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

Adjourn

Don Harrington moved to adjourn the meeting at 6:37 p.m.; Bud Caywood seconded, and the motion carried unanimously.