

Minutes

Alexander County Planning Board Regular Meeting

July 10, 2025 6:00 p.m.

Members Present:

Matt Schrum, Vice-chair

Bud Caywood

Dale Miller

Zach Tyner

Staff Present:

Patrick Creech, Senior Planner

Amy Bucknum, Planner

Call to Order

Vice-Chairman Matt Schrum called the meeting to order at 6:04 p.m.

Adoption of Agenda

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

Approval of the Minutes

Bud Caywood moved to approve the June 12, 2025 minutes as presented; Zach Tyner seconded, and the minutes were approved unanimously.

RZ-25-02

Patrick Creech made the presentation. Chris Clemmons has requested to rezone approximately 1 acre from Residential District One (R1) to Regional Commercial (RC) to allow for the use of used motor vehicle sales by right. The parcel is located in the area classified as Urban Services Area. The USA contains a mixture of commercial uses, including regional commercial.

Action Taken

Bud Caywood moved to recommend RZ-25-02 to the Taylorsville Town Council as presented; Dale Miller seconded, and the motion carried unanimously.

D-25-01

Patrick Creech made the presentation. William Clayton P.E. and Brandon Lee are seeking approval for a 40-unit town home development within the Player's Ridge Golf Course community in Bethlehem. The developer began clearing land prior to approval and obtaining all necessary permits. Staff finds D-25-01 consistent with the 2045 Comprehensive Plan and Alexander County LDC. Staff recommends conditional approval pending resolution with NCDEQ violations and corrective action.

Action Taken

Matt Schrum moved to approve D-25-01 pending written confirmation that all violations, corrective actions, and conditions have been fully resolved and regulatory requirements have been satisfied; Zach Tyner seconded, and the motion carried unanimously.

Alexander County Planning Board Handbook 2025

Patrick Creech presented the board with a draft copy of a handbook for the members of the planning board to review.

Announcements/Next Meeting

The next meeting is scheduled for August 14, 2025 at 6:00 p.m.

Adjourn

Matt Schrum moved to adjourn the meeting at 6:39 p.m.; Bud Caywood seconded, and the motion carried unanimously.