

Minutes

Alexander County Planning Board Regular Meeting

December 11, 2025 6:00 p.m.

Members Present:

Coy Reese, Chair

William Mitchell

Don Harrington

Joey Price

Dale Miller

Zach Tyner, Alternate

Staff Present:

Patrick Creech, Planning Director

Amy Bucknum, Planner

Call to Order

Chairman Coy Reese called the meeting to order at 6:00 p.m.

Adoption of Agenda

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

Approval of the Minutes

Joey Price moved to approve the November 13, 2025 minutes with one correction; Dale Miller seconded, and the minutes were approved unanimously.

RZ-25-05

Patrick Creech made the presentation. Darleen Haun and Brenda Sharpe requested to rezone approximately 1.5 acres from Office Institutional District (OI) to Residential District Three (R3) to allow for a singlewide manufactured home to be placed on the lot. The parcel contains the Lackey and Thompson cemetery, which is why the parcel was zoned OI. The parcel is located in the area classified as Rural Agricultural Area (RAA) and is surrounded by R3 zoning. The parcel has public water available, but no public sewer. Staff recommends the board make a favorable recommendation to the Board of Commissioners.

Action Taken

Don Harrington moved to recommend RZ-25-05 as presented; Dale Miller seconded, and the motion carried unanimously.

ZV-25-01

Coy Reese, Don Harrington, William Mitchell, Joey Price and Dale Miller assumed the role of Board of Adjustment. Kenneth Korte has appealed zoning violation, ZV-25-01, issued on March 20, 2025 regarding the Hiddenite Family Campground operating in violation of county ordinances.

Open a Public Hearing

Don Harrington moved to enter into a public hearing; William Mitchell seconded, and the motion carried unanimously.

Coy Reese, William Mitchell, Don Harrington and Joey Price previously served on the Board of Adjustment for a special use permit application for Hiddenite Family Campground. All members of the Board of Adjustment agreed they could be impartial.

Swearing/Oath Taking

Patrick Creech, Kenneth Korte, and KayCee Willis were sworn in by Amy Bucknum. Amy Bucknum was sworn in by Coy Reese.

Staff Report

Patrick Creech presented the report including background information about the campground, the flooding event that took place on November 20, 2020, and the zoning violation. Findings of fact were presented to the board.

Amy Bucknum presented information about the floodplain permitting process.

Appellant Testimony

Kenneth Korte presented his case for appeal. He talked about the flooding event. He said his understanding was that he could continue offering “boondock” camping, and talked about challenges in getting the permits need to reopen. He feels the campground did not close fully and should be allowed to continue as a grandfathered use.

KayCee Willis stated that most campers have been removed from the property, and they have not accepted new campers in the past 3 months.

Staff Rebuttal

Patrick Creech noted that the county position is that without securing permits, the campground was not able to legally reopen.

Close the Public Hearing

William Mitchell moved to close the public hearing; Joey Price seconded, and the motion carried

Action Taken

Don Harrington moved to uphold the zoning violation; Dale Miller seconded, and the motion carried unanimously.

Announcements/Next Meeting

The next meeting is scheduled for January 8, 2025 at 6:00 p.m. Zach Tyner will be appointed to fill out Bud Caywood’s term at the January 5th county commissioner’s meeting.

Adjourn

Joey Price moved to adjourn the meeting at 7:30 p.m.; Dale Miller seconded, and the motion carried unanimously.