



ALEXANDER COUNTY PLANNING DEPARTMENT

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www.alexandercountync.gov/departments/planning

STAFF REPORT RZ-25-03

Prepared by Patrick Creech, Planning Director

October 3rd, 2025

PETITION	RZ-25-03
APPLICANT	Heather & John Dillow
OWNER	Heather & John Dillow
PIN	3789 48 0797
LOCATION	Sharps 1
ACREAGE	1.359
REQUESTED ACTION	Rezone parcel from (R2) to (R2R)

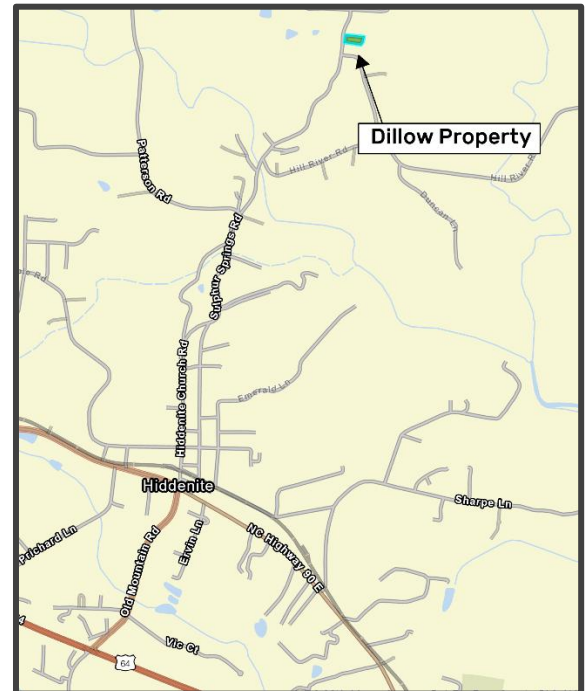


Table of Contents

BACKGROUND	2
PROPERTY INFORMATION	2
REVIEW CRITERIA	3
TRC and DEPARTMENT FEEDBACK	4
CITIZEN INPUT	4
RECOMMENDED ACTION	4
RZ-25-03 APPENDIX A – Location Map	6
RZ-25-03 APPENDIX B – Zoning Map	7
RZ-25-03 APPENDIX C – Future Land Use Map	8
RZ-25-03 APPENDIX D – Application	9
RZ-25-03 APPENDIX E – Comprehensive Plan Sections	11
RZ-25-03 APPENDIX F – Land Development Code Sections	14
RZ-25-03 APPENDIX G – Permitted Uses Table	18
RZ-25-03 APPENDIX F - Hearings	24

BACKGROUND

The applicants, Heather and John Dillow, live on the parcel immediately south of the property they are requesting to have rezoned. Prior to 2024, the applicant purchased a single-wide manufactured home and placed on their northern lot, but did not seek zoning or building permits at that time.

The applicants recently sought a zoning permit for the mobile home in order to provide a housing option for family members; however, in 2024 the parcel was zoned R2. Singlewide manufactured homes are not a permitted usage in R2 zoning districts.

The applicants petition to rezone the property from R2 to R2R to move forward with the permitting process for their singlewide manufactured home.



PROPERTY INFORMATION

- **Vicinity**
 - **North:** The property to the north is a 29.7 acreage tract owned by Trevor and Traci Chatham. It is zoned R2R and has no development.
 - **South:** The property to the south is the primary residence for the applicants and is zoned R2.
 - **East:** The property to the east is a 30.65 acreage tract also owned by Trevor and Traci Chatham. It is zoned R2R and has no development.
 - **West:** The property is bound by Sulphur Springs Rd to the west. Across the street to the west is a residence owned by William and Marsha Bradburn on a 45.5 acre plot which is zoned R2R and an undeveloped 52.7 acreage plot owned by Timothy and June Houser.
- **Road Access**
 - Direct access to the property is available from Sulphur Springs Rd.

- **Sewer and Water Access**
 - The property is currently served by public water from Energy United.
- **Development Potential**
 - Based off the current zoning district, location, and utility access, this property is best suited for agricultural use, a single family residence, or a two family attached dwelling.

REVIEW CRITERIA

In reviewing and making recommendations on proposed zoning map amendments, review bodies shall consider the following factors:

1) Consistency of the proposed zoning with the Alexander County Comprehensive Plan

The vicinity in which the subject property is located is classified Rural Transition Area (RTA) by the Alexander County Future Land Use Plan. The patterns of development encouraged in the RTA include:

- The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. ...
- Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. ...
- At the same time, it should be recognized that growth has steadily increased in the RTA during the preceding decade and that the RTA will remain in a state of transition and will absorb much of the development pressure in the USA (Urban Services Area). As such, it will be necessary to allow for more dense development where appropriate.
- Land use policies and regulations will encourage moderate to low-density residential development that is consistent with a rural setting, with more dense residential development around defined Community Service Centers. Community Service Centers are located at key nodes / intersections and traditional locations and within predefined zoning districts whose standards and configuration are in keeping with the surrounding community and which minimize congestion and sprawl.

The location of the proposed rezoning is approximately one mile north of the Urban Services Area (USA) centered on the Hiddenite community.

See Appendix E on page 11 for more information from the Comprehensive Plan.

2) Consistency of the proposed zoning with the purpose and intent of the zoning ordinance.

Existing Zone: R2	Proposed Zone: R2R
<p>R2 Zoning Purpose:</p> <p>The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development consistent with the recommendations of the Comprehensive Plan. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential uses. This general use district</p>	<p>R2R Zoning Purpose</p> <p>The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in</p>

is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.	areas designated as Transitional (RTA) in the Comprehensive Plan.
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See Appendix F on page 14 for more information from the Comprehensive Plan.

3) The full range of uses permitted in the proposed district.

When a property is rezoned, the governing body must consider the full range of uses which would be permitted in the proposed district.

Appendix G on page 18 contains a complete list of permitted uses for R2 and R2R zones, with differences highlighted. In general, R2R zones are slightly more permissive in regards to overall permitted uses.

The most significant of those differences include:

- **Residential**
 - In R2R zones, the placement of singlewides would be allowed. Additionally, multifamily dwellings, manufactured home parks, and outdoor storage would be allowed with special use permits.
- **Commercial:**
 - In R2R zones, *automobile service, kennels, landscape materials and storage, land clearing and debris storage*, and *offices* could be allowed with special use permits.
- **Industrial:**
 - In R2R zones, *Machining and Assembly Operations <10,000 sq ft* and *Manufacturing and Production Operations <10,000 sq ft* would be allowed with special use permits.
- **Temporary Uses:**
 - In R2R zones, *Religious services* would be allowed with a special use permit. A *portable sawmill* and *special events of over 500 people* would be allowed by right.

4) If the zoning is considered spot zoning, and if so whether or not the spot zoning is reasonable.

Spot zoning is defined as when a small area is zoned in a way that is different from the surrounding area.

This zoning would not be considered spot zoning, as 3 of the 5 surrounding parcels are already zoned R2R.

TRC and DEPARTMENT FEEDBACK

This rezoning was forwarded to the TRC, Economic Development, and the Tax Office for comment. No concerns or comments were returned from any department or official.

CITIZEN INPUT

As of Thursday, October 2nd, the Planning Office has received no citizen input.

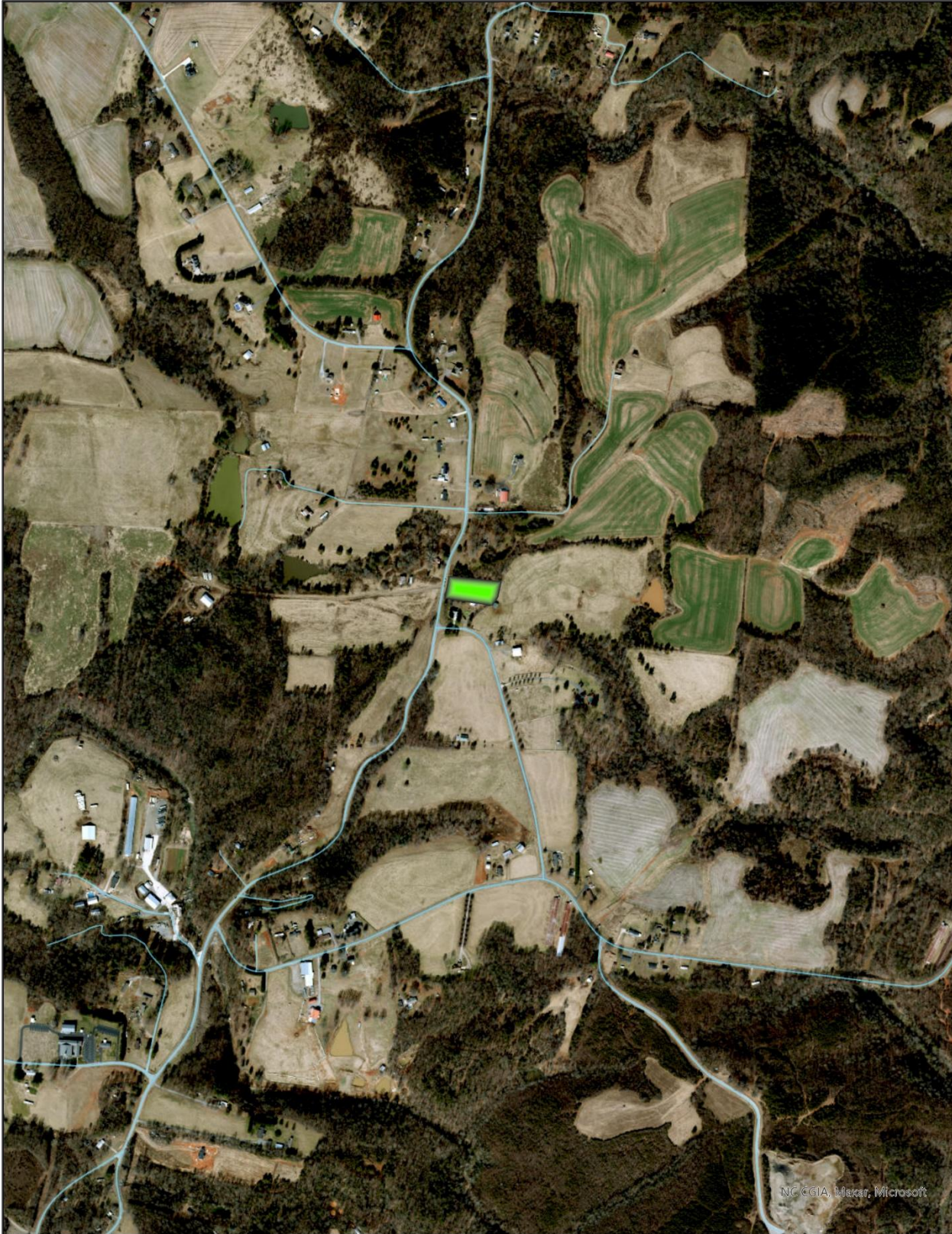
RECOMMENDED ACTION

Staff recommends that the Alexander County Planning Board provide a positive recommendation to the Board of Commissioners for approval of the rezoning request from R2 (Residential District Two) to R2R (Residential District Two Rural). Approval of this request would allow the applicants to use the property to provide an affordable housing option for a family member. Staff does not anticipate negative impacts to adjacent property owners and the proposed use is consistent with the character of the surrounding community.

The proposed rezoning is consistent with the Alexander County Comprehensive Plan, which classifies the property within the Rural Transition Area (RTA), of which both R2 and R2R zones are considered appropriate. The difference in permitted uses from the Land Development Code is minimal and is not expected to impact the quality of life of the surrounding residents.

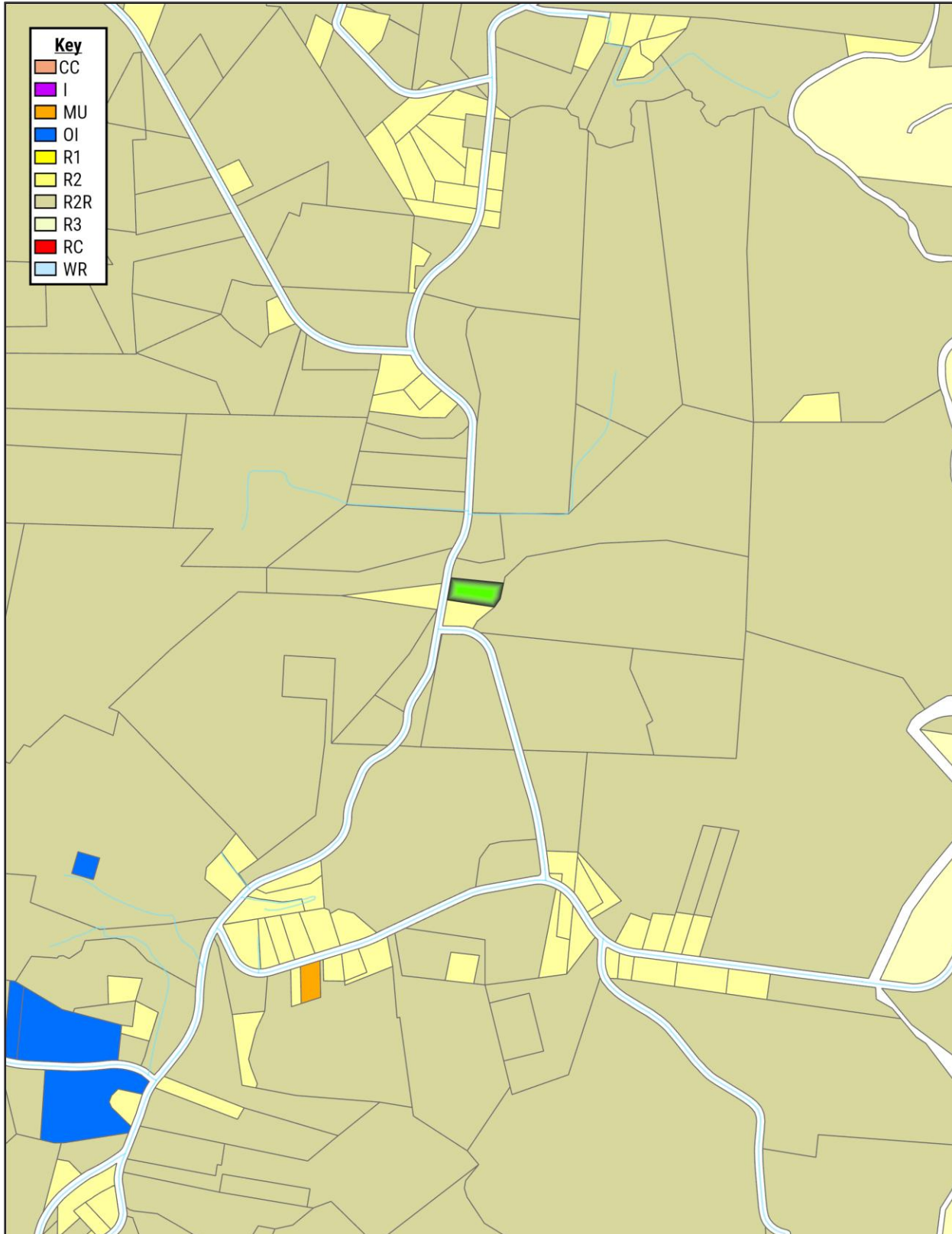
RZ-25-03 APPENDIX A

Location Map



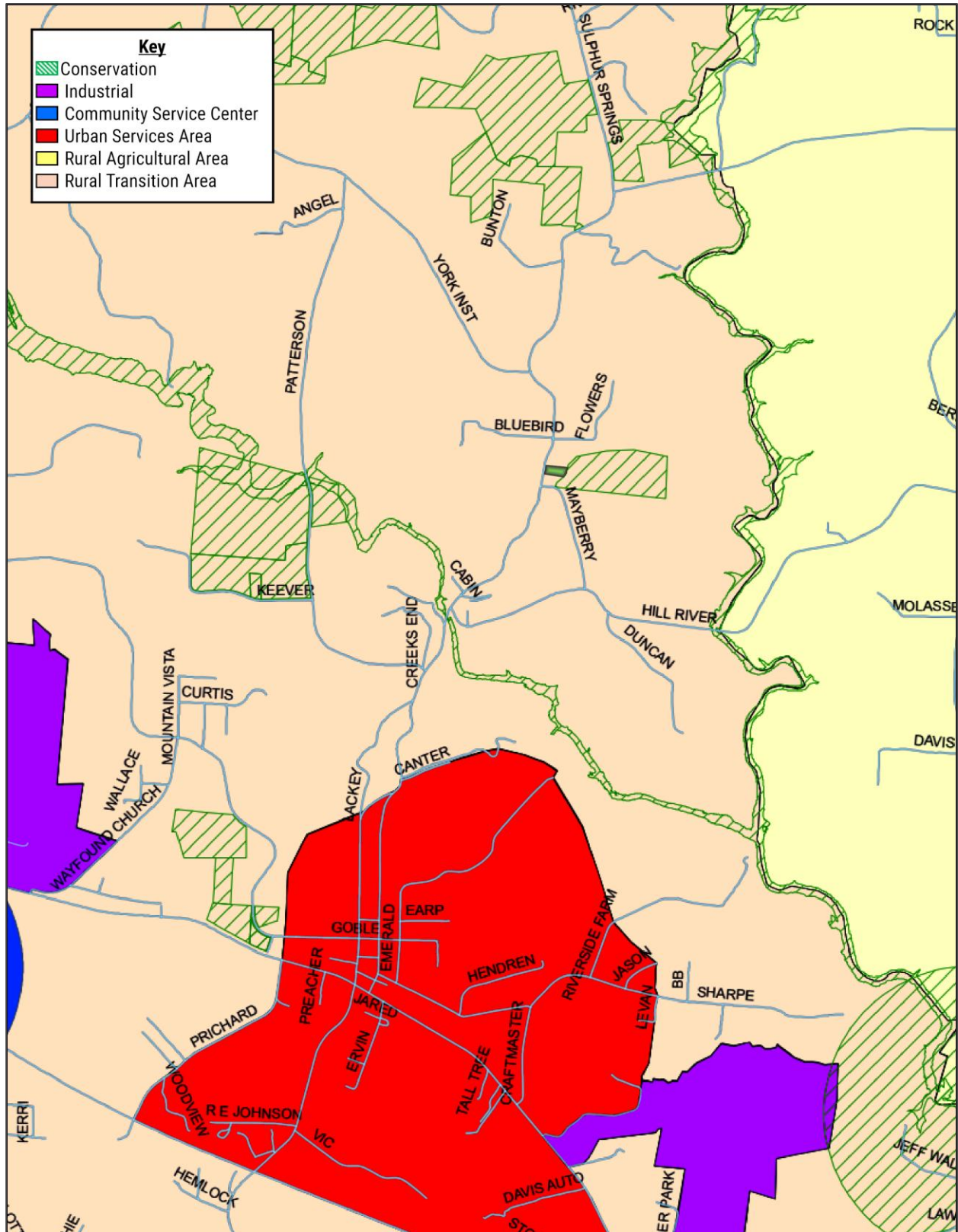
RZ-25-03 APPENDIX B

Zoning Map



RZ-25-03 APPENDIX C

Future Land Use Map



RZ-25-03 APPENDIX D

Application



ALEXANDER COUNTY
North Carolina
General Rezoning Application

Case #: _____
Tax PIN#: _____
Date Submitted: _____

A) OWNER/APPLICANT OR AGENT INFORMATION:

- 1) APPLICANT: John Dillow
ADDRESS: 390 Mayberry Rd Hixdon NC 28636
TELEPHONE #: (828) 312-0646 EMAIL: dillowconstruction79@gmail.com
- 2) PROPERTY OWNER: John Dillow
ADDRESS: _____
TELEPHONE #: _____ EMAIL: _____
☐ Check here if there are additional property owners, and attach their names, addresses and telephone numbers.
- 3) Will an attorney, engineer, realtor or other agent represent the applicant/property owner in this matter?
REPRESENTATIVE: _____
ADDRESS: _____
TELEPHONE #: _____ EMAIL: _____

B) PROPERTY INFORMATION:

- 1) PROPERTY LOCATION (Address or Description): 0 Sulphur Springs Rd
DEED BOOK/PAGE: 651/303 TAX PIN# 140120 SIZE (sqft./acres): 1.359
____ Check here if there are more than two lots and attach a list of the properties to be considered for rezoning.

- 4) UTILITIES (please circle): Public Water Well Public Sewer Septic System
- 5) AMOUNT OF ROAD FRONTAGE: _____ CURRENT LAND USE: undeveloped
- 6) METES AND BOUNDS DESCRIPTION ATTACHED: YES NO

C) REZONING REQUEST:

- 1) CURRENT ZONING DISTRICT: R2 PROPOSED ZONING DISTRICT: R2R

PLEASE NOTE: THE PLANNING & ZONING COMMISSION AND BOARD OF COMMISSIONERS MUST CONSIDER ALL USES WITHIN THE REQUESTED ZONING DISTRICT, NOT MERELY THE USE OF WHICH YOU ARE PROPOSING.

D) REQUIRED SIGNATURES:

I/We, the undersigned, do hereby make application and petition to amend the Official Zoning Map of Alexander County/Town of Taylorsville as herein requested. I/We, the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge, and do hereby request the Board of Commissioners or Town Council take action as sought by this application.

1) <u><i>John Matthew Dillon</i></u> (Owner's Name-please print)	<u><i>[Signature]</i></u> (Owner's Signature)	<u><i>9/22/2025</i></u> (Date)
2) <u><i>Heather Dillon</i></u> (Owner's Name-please print)	<u><i>Heather J. Dillon</i></u> (Owner's Signature)	<u><i>9/22/2025</i></u> (Date)
3) _____ (Applicant's Name-please print)	_____ (Applicant's Signature)	_____ (Date)
4) _____ (Representative's Name-please print)	_____ (Representative's Signature)	_____ (Date)

If there are additional property owners, applicants or representatives, please attach an additional signature sheet with their names and signatures. If the applicant is different from the property owner, both parties must sign the application.

Corporations, Limited Liability Corporations, Partnerships or other similar entities: please include a notarized Official Corporate Certification authorizing a representative to sign on behalf of the corporation.

STAFF USE ONLY – APPLICANT: DO NOT WRITE BELOW THIS LINE

Staff Initials: _____	Date: _____	Receipt #: _____
PB Meeting Date: _____	BOC Meeting Date: _____	
Published on: _____	Published on: _____	
Letters Mailed: _____	Letters Mailed: _____	
Sign posted: _____	Sign posted: _____	
PZC Recommendation: Approved Denied	Applicant Notified: _____	
BOC Action: Approved Denied	Applicant Notified: _____	
Staff Signature: _____	Date: _____	
Staff Comments: _____		

Chapter 2: Land Use

Rural / Urban Transition Area (RTA)

active participation by all units of local government within the Urban Services Area.

13. Land use planning should acknowledge the presence of sensitive natural areas such as floodplains, wetlands, areas of excessively steep topography, and other natural and cultural assets, and should strive to protect these areas from development that would damage them or diminish their integrity.

14. Sewer and water infrastructure investments should be focused within the USA first and foremost. Priority should be given to economic development sites, commercial districts, dense residential areas, schools, and existing areas prone to septic failure within the USA. Investments in sewer and water infrastructure outside of the USA should be made cautiously.

15. The precise extent of the USA and the Rural / Urban Transition Area (RTA; see below) should be periodically reviewed in light of any changes in sewer and water capacity or other factors. As urban densities within the USA and development pressures within the RTA increase and as sewer and water capacities within the RTA are developed, areas of the RTA should be pulled into the USA, and allowable densities substantially increased.

16. Farmland protection measures should be aggressively pursued within the USA.

The following is a description of the patterns of development envisioned within the RTA.

1. The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

2. Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. Land development ordinances in the RTA should strive for a general, average density of 4 or fewer residential dwelling units per acre. Actual densities as defined by zoning requirements should vary across the RTA according to constraints and community characteristics. As infrastructure is expanded and becomes available, the RTA should have an average density no more than 4 units per acre.

3. At the same time, it should be recognized that growth has steadily increased in the RTA during the preceding decade and that the RTA will remain in a state of transition and will absorb much of the development pressure in

Chapter 2: Land Use

the USA. As such, it will be necessary to allow for more dense development where appropriate.

4. Land uses should be regulated via rigorous regulations in much the same way as in the USA, albeit at lower densities.

5. Land use policies and regulations will encourage moderate to low-density residential development that is consistent with a rural setting, with more dense residential development around defined Community Service Centers. Community Service Centers are located at key nodes / intersections and traditional locations and within predefined zoning districts whose standards and configuration are in keeping with the surrounding community and which minimize congestion and sprawl (see definition below).

6. Clustering and conservation design will be encouraged with the intent of maintaining a rural environment, protecting sensitive natural areas, and reserving land for future development with the expansion of the USA.

7. Commercial development and community facilities (see definition below) will be encouraged within defined Community Service Centers (see definition below). Commercial development will be at Local and Community scales (see definitions below), while Regional Commercial development will be strongly discouraged within the RTA.

8. At the present time, much of the RTA does not have sewer or water services. Future

expansions of sewer and water infrastructure into the RTA should be consistent with the Sewer and Water Master Plan as envisioned in the Public Facilities chapter of this Comprehensive Plan and should be timed to coincide with deliberate expansions of the USA.

9. The Residential-Agriculture Zoning district covers much of the RTA. While the basic structure of Residential-Agriculture Zoning may remain, certain established residential communities should be protected with more traditional zoning.

10. Public economic development investments should be focused within the USA, although economic development activities may take place within the RTA in limited form, within properly zoned areas. Most Industrial and Regional Commercial land uses should be discouraged, except in limited circumstances.

11. Land use planning should acknowledge the presence of sensitive natural areas such as floodplains, wetlands, areas of excessively steep topography, and other natural and cultural assets, and should strive to protect these areas from development which would damage such resources or diminish their integrity.

12. Substantial incentives should be incorporated into the County's land development ordinances in order to encourage the protection of sensitive natural areas and key farmland.

Chapter 2: Land Use

13. Farmland protection measures should be aggressively pursued within the RTA.

14. The precise extent of the USA and RTA should be periodically reviewed in light of any changes in sewer and water capacity or other factors. As urban densities within the USA and development pressures within the RTA increase and as sewer and water capacities within the RTA are developed, areas of the RTA should be pulled into the USA and allowable densities substantially increased.

15. Limited public transportation within the RTA should be focused on defined Community Service Centers.

Rural / Agriculture Areas (RAA)

The following is a description of the patterns of development envisioned within the RAA:

1. The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.

2. Slopes may be steep, often exceeding 10%, with significant areas greater than 20%.

3. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer

services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.

4. Densities should be considerably lower than that of the USA or the RTA. The suitability of land within these regions of the county should be a principal consideration in determining developmental densities and segregation of incompatible land uses. Land development ordinances in the RAA should strive for a general, average density of 1½ or more acres per residential dwelling unit, but due to topography and land use constraints, some areas in the RAA should have densities of 1 unit per 5 or more acres. Actual densities as defined by zoning requirements should vary across the RAA according to constraints and community characteristics.

5. Extraordinary care should be taken in these areas to preserve their rural character and to protect valuable farmlands as well as environmental and cultural resources. Farmland protection measures should be aggressively pursued within the RAA.

6. Land use planning should acknowledge the presence of sensitive natural areas such as floodplains, wetlands, areas of excessively steep topography, and other natural and cultural assets, and should strive to protect these areas from development which would damage such resources or diminish their integrity.

RZ-25-03 APPENDIX F

Pertinent Sections from the Land Development Code

§154-28. Residential District Two (R2)

- A. **Purpose.** The purpose of Residential District Two (R2) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* consistent with the recommendations of the *Comprehensive Plan*. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential *uses*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.
- B. **Density and Dimensional Requirements.** Each *use* allowed in this district shall, at a minimum, conform to the following density and dimensional requirements (in the case of a nonresidential use the *residential density* requirements shall not apply). In some cases a specific *use* may be required to meet the Supplemental Requirements as set forth in §154-60 (Supplemental Requirements).

Table 2.2. R2 Density and Dimensional Requirements			
(1) <i>Residential Density</i> (units/acre)		(2) Standard	2
		(3) Maximum	6
(4) <i>Yard Setbacks</i> (feet)	<i>Front or ROW</i>	<i>Local</i>	15
		<i>Collector</i>	20
		<i>Arterial</i>	35
		<i>Thoroughfare</i>	50
		<i>Expressway</i>	60
		<i>Freeway</i>	90
		<i>Side</i>	10
		<i>Rear</i>	10
(5) Maximum Height (feet)			40

- (1) *Residential density* shall be calculated utilizing the entire acreage of a *tract* of land. Under this scenario, *residential density* shall be determined based on the following formula:

Lot size x allowable units per acre = permitted *dwelling units*

The following example assumes a 5 acre tract with an allowable density of 2 units/acre:

5 acres x 2 units per acre = **10 permitted dwelling units**

The maximum *residential density* for portions of the *tract* with a *slope* of 60 percent or greater (where such *slope* areas of the *tract* account for ten (10) percent or more of the *tract*) shall be one-half (½) the eligible density.

- (2) Standard *residential density* shall be applied:
- On a *lot* existing at the time of the initial adoption of this Chapter, where there is not adequate area to comply with the applicable standard *residential density* requirement;
 - To single-family residential *uses*; and

- c. To two family attached dwellings.
- (3) Maximum residential density shall be available to applicants proposing multifamily developments with three (3) or more units (specifically excluding single-family units) where:
 - a. A total of at least five (5) units would be permitted by standard residential density, and
 - b. Such dwellings shall be served by both: (1) a *public water supply system* and (2) a *sewage disposal system* (of the following types: municipal, approved public, or approved community) which meet the requirements of the local or State authorities having jurisdiction thereof.
- (4) *Accessory structures* may be located in the *side, rear or front yards* and may be *setback* a minimum of five (5) feet from the *side or rear* property lines and ten (10) feet from the front or Right of Way (ROW).
- (5) Maximum height may be exceeded in multifamily developments as detailed in §154-60 (Supplemental Requirements) SR 1.5 (Dwelling, Multifamily), provided such developments do not exceed 50 feet in height.
- (6) *Special Use Permit* Requirements. Any use that requires a special use permit has a maximum impervious surface not to exceed 80% and a maximum floor area limit not to exceed 80,000 square feet (excluding machining and assembly operations, manufacturing and production operations and landscaping materials sales and storage).

§154-29. Residential District Two Rural (R2R)

- A. Purpose.** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This *general use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*.
- B. Density and Dimensional Requirements.** Each *use* allowed in this district shall, at a minimum, conform to the following requirements (in the case of a nonresidential *use* the *residential density* requirements shall not apply). In some cases a specific *use* may be required to meet the Supplemental Requirements as set forth in §154-60 (Supplemental Requirements).

Table 2.3. R2R Density and Dimensional Requirements			
(1) Residential Density (units/acre)		(2) Standard	2
		(3) Maximum	4
(4) Yard Setbacks (feet)	Front or ROW	Local	15
		Collector	20
		Arterial	35
		Thoroughfare	50
		Expressway	60
		Freeway	90
	Side		10
	Rear		10
(5) Maximum Height (feet)		40	

- (1) *Residential density* shall be calculated utilizing the entire acreage of a *tract* of land. Under this scenario, *residential density* shall be determined based on the following formula:

Lot size x allowable units per acre = permitted *dwelling units*

The following example assumes a 5 acre tract with an allowable density of 2 units/acre:

5 acres x 2 units per acre = **10 permitted dwelling units**

The maximum *residential density* for portions of the *tract* with a *slope* of 60 percent or greater (where such *slope* areas of the *tract* account for ten (10) percent or more of the *tract*) shall be one-half (½) the eligible density.

- (2) Standard *residential density* shall be applied:
- On a *lot* existing at the time of the initial adoption of this Chapter, where there is not adequate area to comply with the applicable standard *residential density* requirement;
 - To single-family residential *uses*; and

- c. To two family attached dwellings.
- (3) Maximum residential density shall be available to applicants proposing multifamily developments with three (3) or more units (specifically excluding single-family units) where:
- a. A total of at least five (5) units would be permitted by standard residential density, and
- Such dwellings shall be served by both: (1) a *public water supply system* or (2) a *sewage disposal system* (of the following types: municipal, approved public, or approved community) which meet the requirements of the local or State authorities having jurisdiction thereof.
- (4) Accessory structures may be located in the side, rear or front yards and may be setback a minimum of five (5) feet from the side or rear property lines and ten (10) feet from the front or Right of Way (ROW).
- (5) Maximum height may be exceeded in multifamily developments as detailed in §154-60 (Supplemental Requirements) SR 1.5 (Dwelling, Multifamily), provided such developments do not exceed 50 feet in height.
- (6) *Special Use Permit* Requirements. Any use that requires a special use permit has a maximum impervious surface not to exceed 80% and a maximum floor area limit not to exceed 80,000 square feet (excluding machining and assembly operations, manufacturing and production operations and landscaping materials sales and storage).

RZ-25-03 APPENDIX G

Permitted Uses Table

Changes in permitted uses that would result from this rezoning petition are highlighted in yellow.

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	R2	R2R	Supplementary Requirements
1. RESIDENTIAL USES			
<i>Assisted Living Residence</i>	S	S	1.1
<i>Bed and Breakfast Inn</i>	P	P	1.2
<i>Continuing Care Retirement Community</i>	S	S	1.3
<i>Dwelling, Manufactured Home (multi-section)</i>	P	P	1.4
<i>Dwelling, Manufactured Home (singlewide)</i>		P	1.4
<i>Dwelling, Multifamily</i>	P	S	1.5
<i>Dwelling, Single Family Detached/Attached</i>	P	P	1.6
<i>Dwelling, Two Family Attached</i>	P	P	1.7
<i>Family Care Home</i>	P	P	1.8
<i>Fraternity and/or Sorority House</i>			1.9
<i>Hospice Residential Care Facility</i>	S	S	1.10
<i>Manufactured Home Park</i>		S	1.11
<i>Nursing Home</i>	S	S	1.12
<i>Rooming and Boarding House</i>	S	S	1.13
<i>Upper Story Residential</i>			
2. ACCESSORY USES	R2	R2R	SR
<i>Childcare Facility (as an accessory for a principal business)</i>	P	P	2.1
<i>Drive-Thru Window</i>			2.2
<i>Dumpster(s)</i>	P	P	2.3
<i>Dwelling, Single-Family (as an accessory for a principal business)</i>		P	2.4
<i>Fuel Pumps</i>		S	2.5
<i>Home Occupation, Adult Day Care</i>	P	P	2.6
<i>Home Occupation, Childcare Facility</i>	P	P	2.7
<i>Home Occupation, General</i>	P	P	2.8
<i>Home School</i>	P	P	-
<i>Outdoor Storage ≤5000 sq ft</i>		S	2.9
<i>Outdoor Storage >5000 sq ft</i>		S	2.10
<i>Rural Family Occupation</i>		P	2.11
<i>Solar Panels</i>	P	P	2.12
3. ACCESSORY STRUCTURES	R2	R2R	SR
<i>Airport (Private Accessory)</i>			3.1
<i>Automatic Teller Machine</i>			3.2
<i>Boathouse, Private</i>	P	P	3.3
<i>Bulkhead</i>	P	P	3.4
<i>Carport</i>	P	P	-

<i>Dock/Pier</i>	P	P	3.5
<i>Dwelling, Accessory Residential</i>	P	P	3.6
<i>Garage, Residential</i>	P	P	-
<i>Gate and/or Guardhouse</i>	P	P	3.7
<i>Greenhouse</i>	P	P	3.8
<i>Heliport (Private Accessory)</i>	S	S	3.9
<i>Loading Bay</i>			-
<i>Outdoor Sale Display Areas</i>			3.10
<i>Parking Garage</i>			3.11
<i>Planned Seasonal Agricultural Worker Development</i>	P	P	3.12
<i>Produce Stand, Accessory</i>	P	P	3.13
<i>Satellite Dish</i>	P	P	-
<i>Storage Shed</i>	P	P	3.14
<i>Swimming Pool, Spa, Hot Tub, Residential</i>	P	P	-
<i>Wastewater Treatment Plant, Small Accessory</i>	P	P	3.15
<i>Wind Mill/Turbine, Accessory ≤ 40 ft height</i>	S	S	3.16
<i>Wind Mill/Turbine, Accessory > 40 ft height</i>	S	S	3.17
4. RECREATIONAL USES	R2	R2R	SR
<i>Amusement Park</i>			4.1
<i>Camp</i>	P	P	4.2
<i>Campground</i>	S	S	4.3
<i>Coin Operated Amusements</i>			4.4
<i>Common Area Recreation and Service Facilities</i>	P	P	4.5
<i>Golf Course and/or Country Club</i>	P	P	4.6
<i>Governmental Recreational Facilities</i>	P	P	4.7
<i>Marina</i>	S	S	4.8
<i>Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)</i>	S	S	4.9
<i>Motor Sports Facility, Major</i>			4.10
<i>Motor Sports Facility, Minor</i>			4.11
<i>Motor Sports Facility, Recreational</i>			4.12
<i>Park</i>	P	P	4.13
<i>Recreational Facilities (Indoor/Outdoor)</i>	S	S	4.14
<i>Recreational Vehicle Park</i>	S	S	4.15
<i>Riding Stables</i>	P	P	4.16
<i>Commercial Shooting Ranges, Indoor</i>			4.17
<i>Commercial Shooting Ranges, Outdoor</i>			4.18
5. EDUCATIONAL AND INSTITUTIONAL USES	R2	R2R	SR
<i>Adult Day Care Facility</i>	P	P	5.1

<i>Ambulance Services</i>	P	P	5.2
<i>Cemetery, Family</i>	P	P	5.3
<i>Cemetery/Mausoleum/Columbarium (excluding crematoriums)</i>	P	P	5.4
<i>Childcare Facility</i>	P	P	5.5
<i>Club/Lodge</i>	P	P	5.6
<i>College or University</i>			5.7
<i>Community Club</i>	P	P	5.8
<i>Correctional Facilities</i>			5.9
<i>Fire and Rescue Station</i>	P	P	5.10
<i>Funeral Home or Crematorium</i>			5.11
<i>Government Offices</i>			5.12
<i>Homeless Shelter</i>			5.13
<i>Hospital</i>			5.14
<i>Museum/Library/Archive</i>	S	S	5.15
<i>Place of Assembly, Large</i>			5.16
<i>Place of Assembly, Small</i>	S	S	5.17
<i>Police Station</i>	S	S	5.18
<i>Religious Institution</i>	P	P	5.19
<i>School (Home)</i>	P	P	-
<i>School (Public/Private/Charter)</i>	P	P	5.20
<i>Youth Center</i>	S	S	5.21
6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES	R2	R2R	SR
<i>Animal Shelter</i>			6.1
<i>Automobile and Equipment Service</i>		S	6.2
<i>Automotive Towing</i>			6.3
<i>Broadcasting and Communications Facilities</i>			6.4
<i>Car Wash</i>			6.5
<i>Exterminating and Pest Control Services</i>			6.6
<i>Kennel</i>		S	6.7
<i>Motel/Hotel</i>			6.8
<i>Office: Business, Professional and Public</i>		S	6.9
<i>School (Technical, Trade and Business)</i>			6.10
<i>Theater, Drive-In</i>			6.11
<i>Urgent Care Clinic</i>	S	S	6.12
7. RETAIL TRADE	R2	R2R	SR
<i>Adult Book and Retail Merchandise Store</i>			7.1
<i>Adult Theatre and Live Entertainment</i>			7.2
<i>Cinema Complex</i>			7.3
<i>Convenience Store</i>			7.4
<i>Entertainment Complex</i>			7.5
<i>Flea Market</i>			7.6
<i>Fuel Oil Distribution and Sales</i>			7.7

<i>Landscaping Materials Sales and Storage</i>		S	7.8
Manufactured/Mobile Home Sales			7.9
Motor Vehicle Sales or Leasing			7.10
<i>Open Air Market</i>	S	S	7.11
Parking Garage or Lot (requiring payment)			7.12
<i>Produce Stand</i>	P	P	7.13
Retail Sales and Services ≤50,000 sq ft (of gross floor area)			7.14
Retail Sales and Services >50,000 ≤100,000 sq ft (of gross floor area)			7.15
Retail Sales and Services >100,000 ≤150,000 sq ft (of gross floor area)			7.16
Retail Sales and Services >150,000 sq ft (of gross floor area)			7.17
<i>Shopping Mall</i>			7.18
Truck Stop			7.19
8. WHOLESALE TRADE	R2	R2R	SR
<i>Wholesale Trade</i>			8.1
9. TRANSPORTATION, WAREHOUSING AND UTILITIES	R2	R2R	SR
<i>Airport (Private)</i>			9.1
<i>Airport (Public)</i>			9.2
<i>Communication Facilities, Category 1</i>	P	P	9.3
<i>Communication Facilities, Category 2</i>	P	P	9.3
<i>Communication Facilities, Category 3</i>			9.3
Hazardous Waste Disposal Facilities			9.4
<i>Land Clearing Debris and Inert Debris Storage or Disposal</i>		S	9.5
<i>Rail Transportation Facilities and Support Activities</i>			9.6
Self-Storage Warehousing		S	9.7
Septic Tank and Related Services			9.8
<i>Solar Energy Generation Facility ≤ 30 acres</i>	S	S	9.9
<i>Solar Energy Generation Facility > 30 acres</i>		S	9.9
Solid Waste Combustors and Incinerators			9.10
<i>Solid Waste Facility, County Owned/Operated</i>	P	P	9.11
<i>Transit and Ground Passenger Transportation</i>			9.12
<i>Truck Terminals</i>			9.13
<i>Utility Substation</i>	P	P	9.14
<i>Warehousing and Storage (Excluding Warehousing of Hazardous Substances)</i>			9.15

Waste Collection and Transfer Facility (Hazardous)			9.16
Waste Collection and Transfer Facility (Non-hazardous)	S	S	9.17
Wastewater Treatment Plant	S	S	9.18
Water Treatment Plant	S	S	9.19
10. MANUFACTURING & INDUSTRIAL USES	R2	R2R	SR
Asphalt Plant			10.1
Battery Manufacturing Facility			10.2
Chip Mill			10.3
Concrete Batch Plant			10.4
Junkyard			10.5
Landfill, Public or Private			10.6
Machining and Assembly Operations ≤10,000 sq ft (of gross floor area)		S	10.7
Machining and Assembly Operations >10,000 sq ft (of gross floor area)			10.7
Manufacturing and Production Operations ≤10,000 sq ft (of gross floor area)		S	10.8
Manufacturing and Production Operations >10,000 sq ft (of gross floor area)			10.8
Materials Recovery Facilities (Recycling)			10.9
Mining and Extraction Operations			10.10
Packaging and Labeling Services			10.11
Pesticide, Fertilizer and Other Agricultural Chemical Manufacturing			10.12
Product Processing and Storage Facilities			10.13
Recycling Centers, Drop-Off Facilities	P	P	10.14
Research and Development Operations (Hazardous or Biological Materials)			10.15
Research and Development Operations (Non-hazardous)			10.16
Sawmill			10.17
Slaughterhouse			10.18
Truck Wash			10.19
11. TEMPORARY USES	R2	R2R	SR
Christmas Tree Lot Sales	P	P	11.1
Circuses, Carnivals, Fairs, Religious Services (or similar types of events)		S	11.2
Food Trucks			-
Model Home Sales Office, Temporary	P	P	11.3
Movie Production	P	P	-

Portable Sawmill		P	11.4
Special Events between 250 and 499 persons	P	P	11.5
Special Events greater than 500 persons		P	11.6
Yard Sale	P	P	11.7
12. TEMPORARY STRUCTURES	R2	R2R	SR
Portable Storage Container	P	P	12.1
Produce Stand, Temporary	P	P	12.2
Temporary Construction Project Buildings	P	P	12.3
Tent Sale			12.4
13. AGRICULTURAL USES	R2	R2R	SR
Agriculture	P	P	-
Food Manufacturing	P	P	-
Forestry	P	P	-
Forestry Support Services	P	P	-
Veterinary Services (livestock)	P	P	-

RZ-25-03 APPENDIX F

Hearings

TRC

Meeting Date	Files sent online for commentary on: 9/25/2025
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Planning Board

Meeting Date	Thursday, October 9, 2025	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 7 days prior) <i>Initial letters included the wrong date for the Planning Board hearing (it read Thursday, October 11th)</i>	Letters mailed: 9/29/2025 Letters mailed: 10/1/2025

County Commissioners

Meeting Date	Monday, November 3, 2025 <i>Includes Public Hearing</i>	
Notice Requirements	Mailed Notice – Properties within 400 ft (10-25 days prior) Published Notice – Once a week for 2 successive weeks (10-25 days prior) Posted Notice – Posted on or near property (10-25 days prior)	Letters mailed: Newspaper dates: Sign posted: