



# ALEXANDER COUNTY PLANNING DEPARTMENT

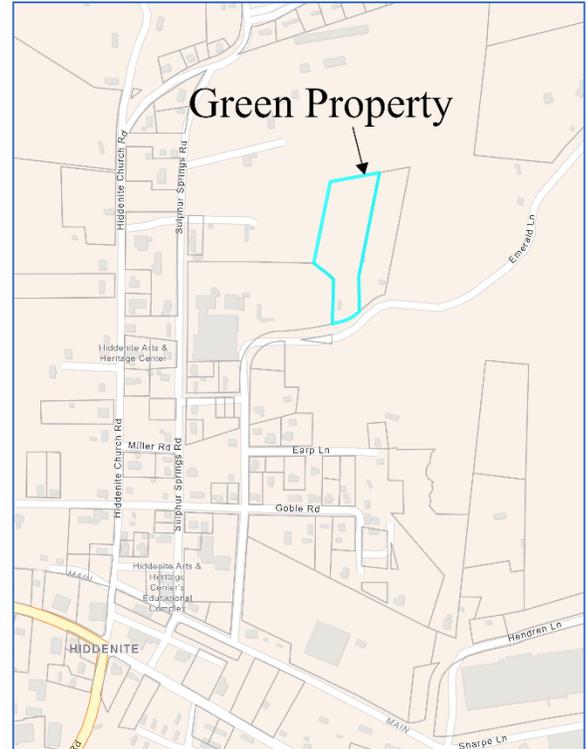
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[www.alexandercountync.gov/departments/planning](http://www.alexandercountync.gov/departments/planning)

## STAFF REPORT RZ-26-01

Prepared by Patrick Creech, Planning Director

March 12<sup>th</sup>, 2026

<b>PETITION</b>	RZ-26-01
<b>APPLICANTS</b>	Kemmi Pettway/Clayton Homes of Conover
<b>OWNERS</b>	Scotty Green
<b>PIN</b>	3789-11-8995
<b>ADDRESS</b>	421 Emerald Lane, Hiddenite NC 28636
<b>LOCATION</b>	Sharpes 1
<b>ACREAGE</b>	4.549
<b>REQUESTED ACTION</b>	Rezone parcel from <b>(R1)</b> to <b>(R2)</b>



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## BACKGROUND

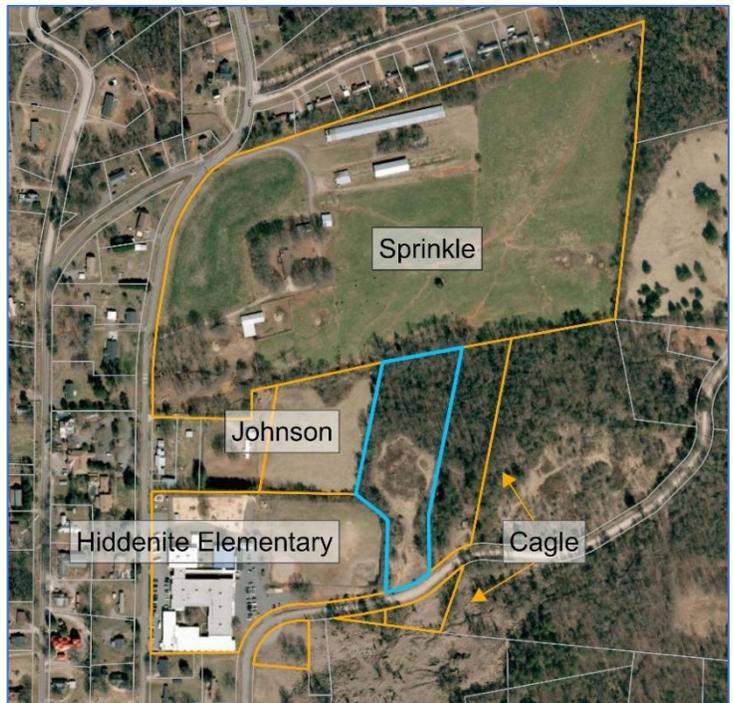
The owner of this property, Scotty Green, inherited it from his grandmother. He has spent some time cleaning it up to prepare the placement of a home. He currently is living in a rental property and hopes to place a doublewide manufactured home on the property for his own residence.



## PROPERTY INFORMATION

- **Vicinity**

- **North:** To the north, the property is adjacent to a 40 acre residence and farm owned by FRANKLIN D. SPRINKLE & OTHERS.
- **West:** To the west, the property is adjacent to both a 3.65 vacant lot owned by TERRY C JOHNSON and HIDDENITE ELEMENTARY SCHOOL, which comprises 11.3 acres.
- **South:** The property is bound on the south by Emerald Ln, which is a dirt road from this area to its eastern terminus. Across Emerald Ln. is a .996 lot that is vacant owned by BOBBY AND TONI CAGLE.
- **East:** The property is adjacent to a 4.147 acre lot with an abandoned home owned by BOBBY AND TONI CAGLE.



- **Road Access**
  - Direct access to the property is available from Emerald Ln.
- **Sewer and Water Access**
  - The property is served by neither water nor sewer.
- **Development Potential**
  - The lack of water and sewer access limit development. The primary development potential would be low density residential or agricultural.

## REVIEW CRITERIA

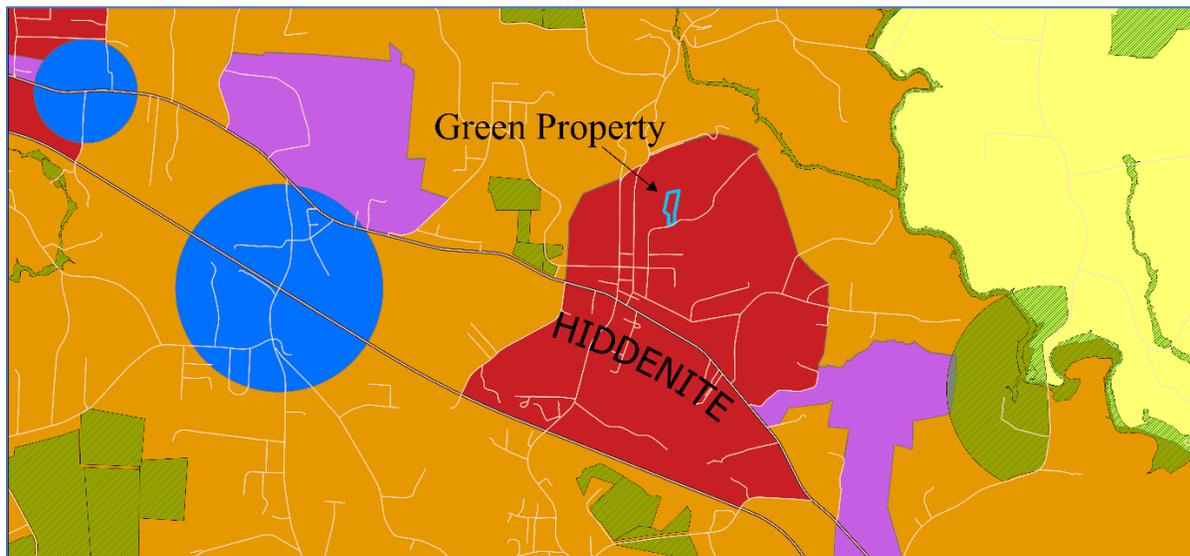
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In reviewing and making recommendations on proposed zoning map amendments, review bodies shall consider the following factors:

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

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

- 1) The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2045....
- 3) Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less intensely developed communities. ...
- 7) Substantial investments in affordable housing development should occur within the USA.



**See Appendix E for more information from the Comprehensive Plan.**

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

Existing Zone: R1	Proposed Zone: R2
<p><b>R1 Zoning Purpose:</b></p> <p>The purpose of Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high-density residential development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan.</p>	<p><b>R2 Zoning Purpose</b></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 is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.</p>

**See Appendix F for more information from the Land Development Code.**

**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.

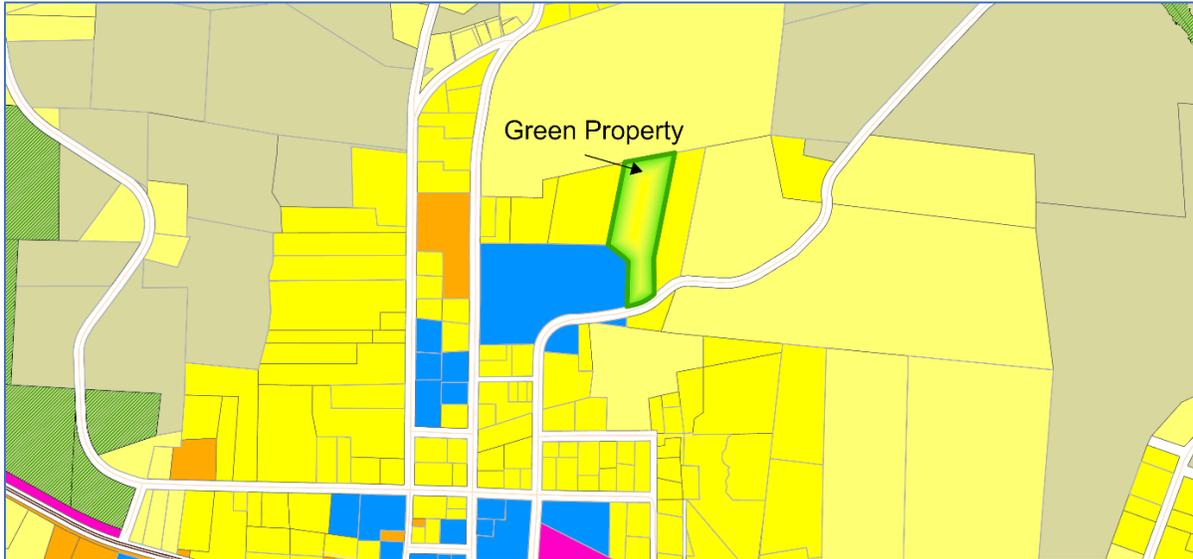
Residential 1 (R1) and Residential 2 (R2) districts are very similar in purposes and in allowed uses. There are only 7 differences in types of land uses between the two. The most important and pertinent of which is that R2 allows for the placement of doublewide homes and R1 does not. Additionally, R1 zones allow for denser development, with up to 16 units per acre in multiple family development.

**Appendix G** contains a complete list of permitted uses for (R1) and (R2) zones, with differences highlighted.

**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, the parcel does border an R2 zone to the north. A zoning map can be seen in **Appendix B**.



### **TRC and DEPARTMENT FEEDBACK**

This rezoning was forwarded to the TRC, the Superintendent of Alexander County Schools, Economic Development and the Tax Office for comment.

No comments were forwarded.

### **CITIZEN INPUT**

As of March 9, 2026, no citizens have contacted the department to provide input on the potential rezoning.

### **NOTIFICATION/INPUT REQUIREMENTS**

<b>Planning Staff</b>		
Completeness Review	Application and Payment reviewed and approved as complete: <b>2/17/2026</b>	
<b>TRC</b>		
Meeting Date	Files sent online for commentary on: <b>2/17/2026</b>	
<b>Planning Board</b>		
Meeting Date	<b>Thursday, March 12<sup>th</sup>, 2026</b>	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 7 days prior)	Letters mailed: <b>3/4/2026</b>

## RECOMMENDED ACTION

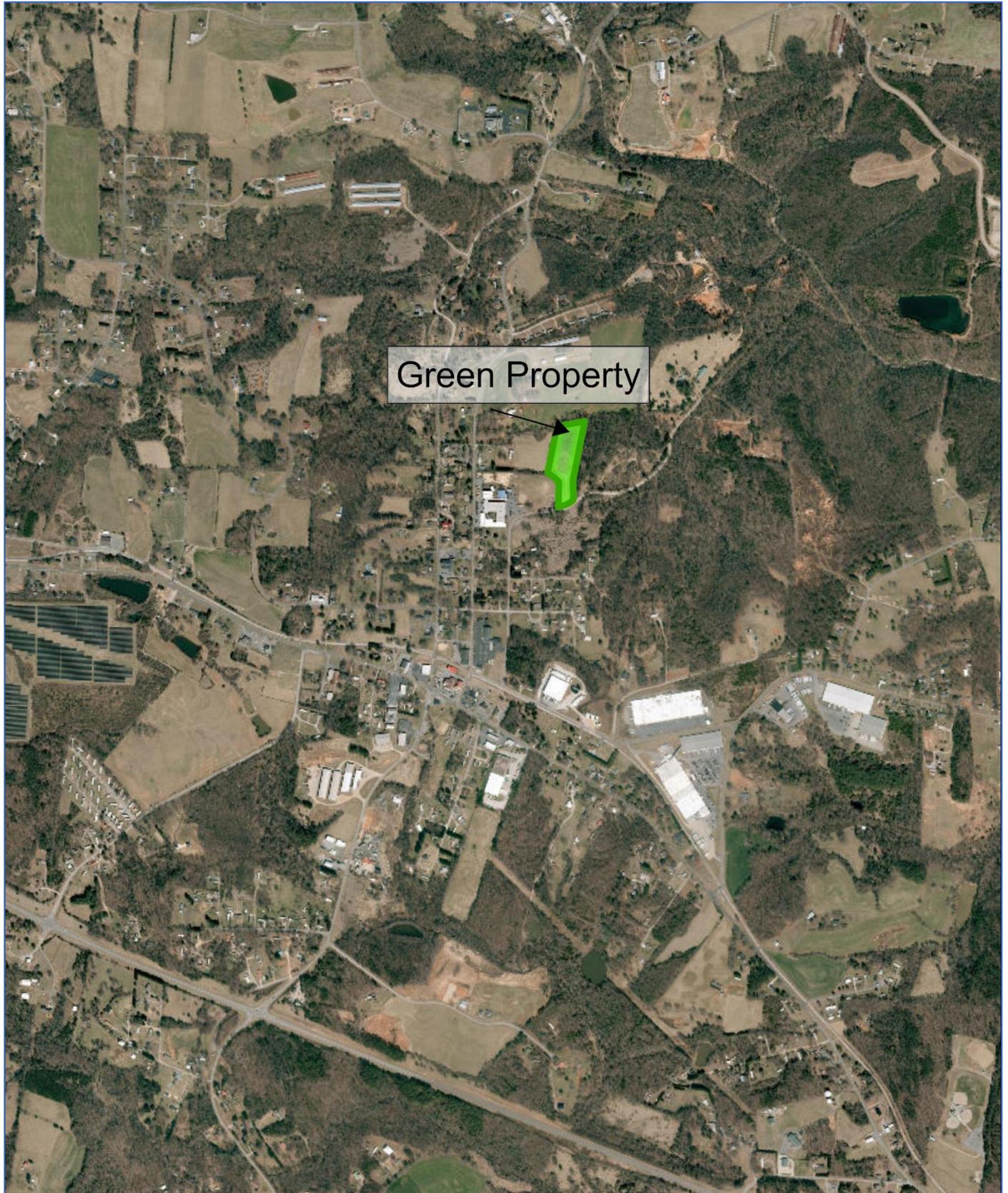
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Staff recommends that the Alexander County Planning Board provide a positive recommendation to the Board of Commissioners for approval of the rezoning request from R1 (Residential District) to R2 (Residential District Two). Approval of this request would allow the applicant to use the property to provide an affordable housing option. 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 Urban Services Area (USA). Zones designated as R2 are considered appropriate for those areas, and one of the stated goals of the USA was for development to be “consistent with natural constraints and the availability of urban services.” Since this development would be on a dirt road without access to sewer or water, an R2 zone is an appropriate designation. Furthermore, 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.

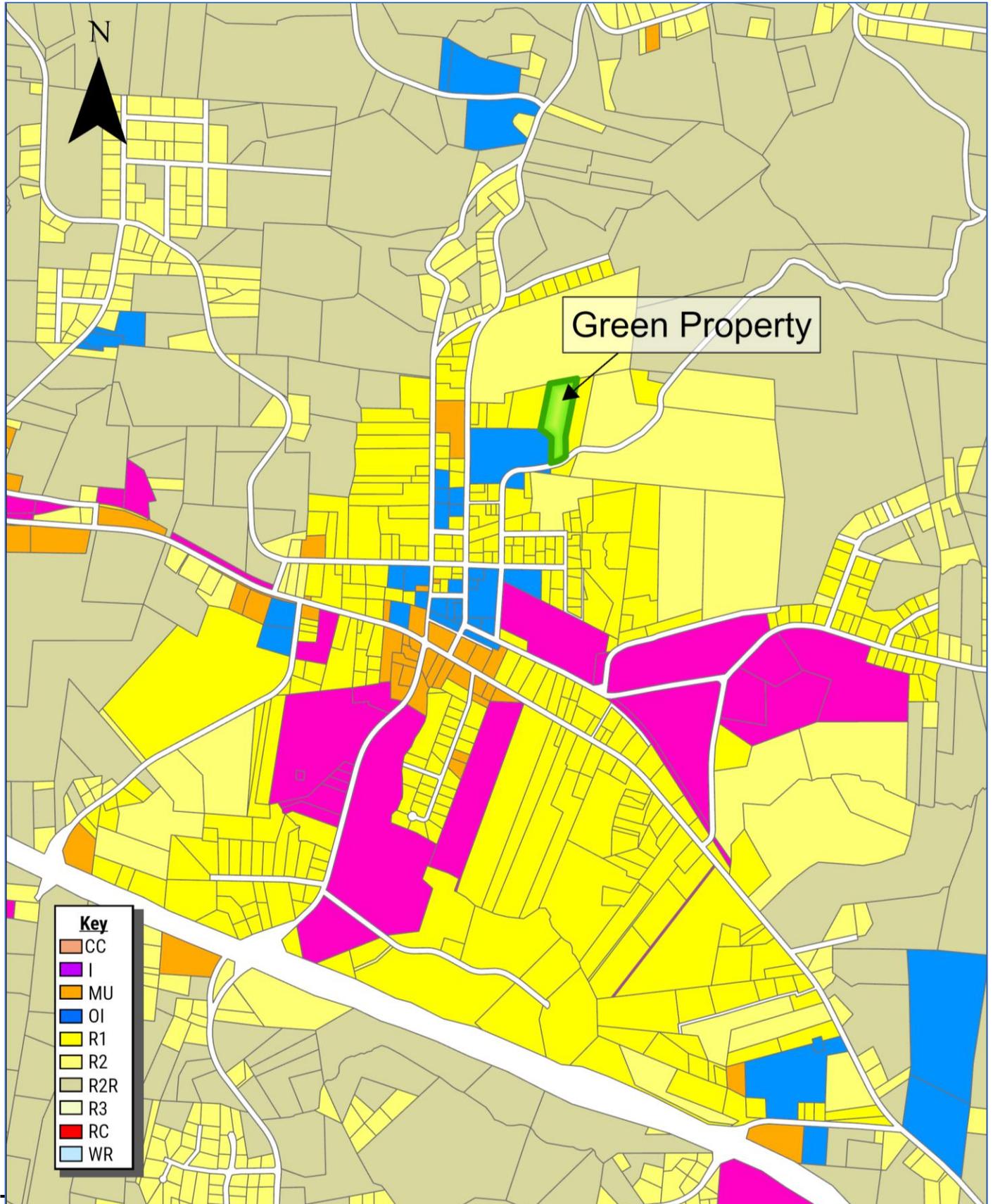
**RZ-26-01 APPENDIX A**

**Location Map**



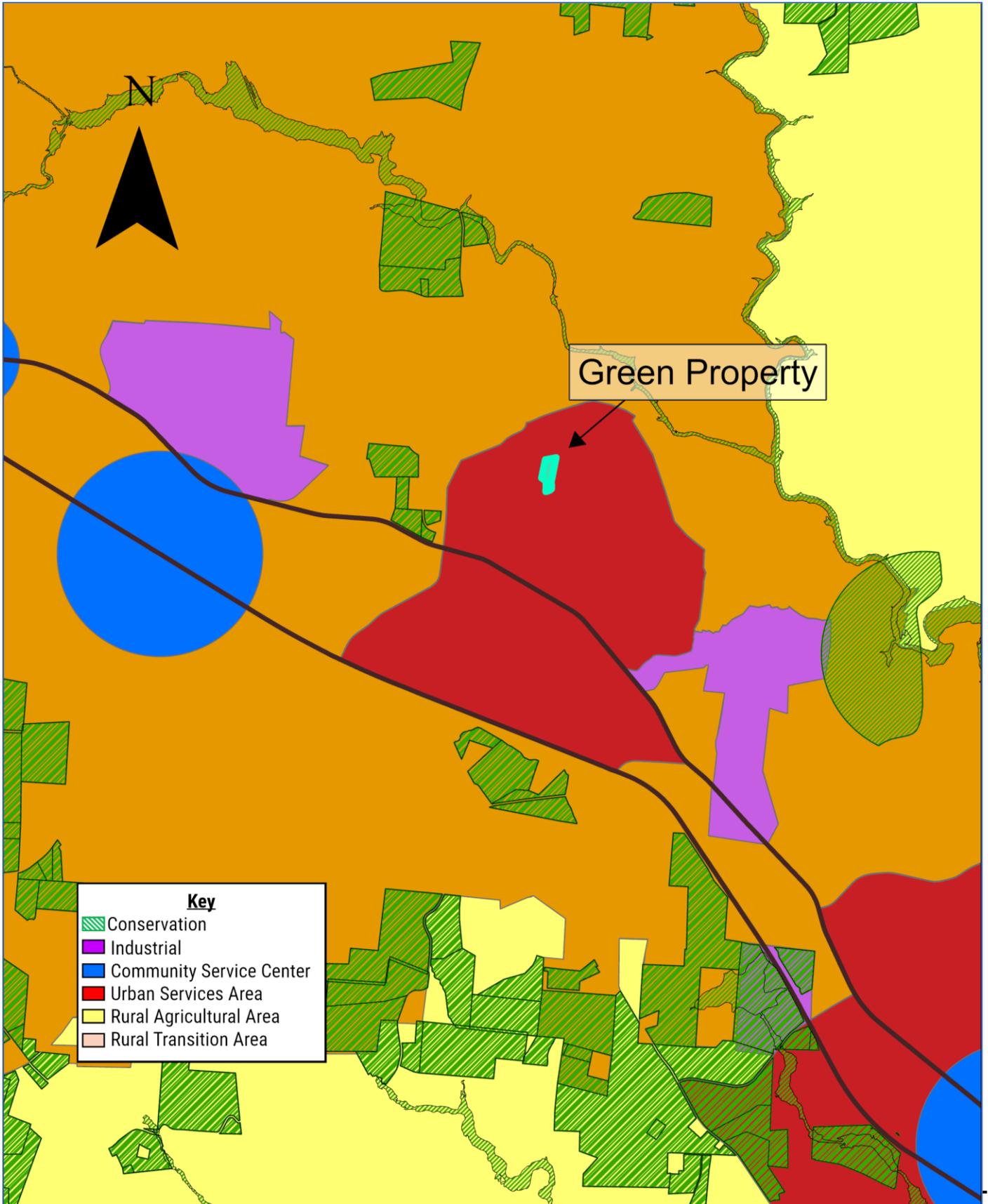
# RZ-26-01 APPENDIX B

## Zoning Map



**RZ-26-01 APPENDIX C**

**Future Land Use Map**



**RZ-26-01 APPENDIX D**

**Application**



**ALEXANDER COUNTY**  
**North Carolina**  
**General Rezoning Application**

Case #: \_\_\_\_\_  
Tax PIN#: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

**A) OWNER/APPLICANT OR AGENT INFORMATION:**

- 1) APPLICANT: Kemmi Pettway / Clayton Homes of Conover  
ADDRESS: 1230 Conover Blvd W, Conover NC 28613  
TELEPHONE #: (828)465-3450 EMAIL: HCO81@claytonhomes.com
- 2) PROPERTY OWNER: Scotty Green  
ADDRESS: 209 Rocky Top Road, Taylorsville NC 28681  
TELEPHONE #: (828)310-5468 EMAIL: scottyg82.sg@gmail.com  
 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: Kemmi Pettway / Clayton Homes of Conover  
ADDRESS: 1230 Conover Blvd W, Conover NC 28613  
TELEPHONE #: (828)465-3450 EMAIL: HCO81@claytonhomes.com

**B) PROPERTY INFORMATION:**

- 1) PROPERTY LOCATION (Address or Description): 421 Emerald Lane,  
Hiddenite NC 28636  
DEED BOOK/PAGE: 607/2469 TAX PIN# 3789 11 8995 SIZE (sqft./acres): 4.549  
 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: 177 feet    CURRENT LAND USE: \_\_\_\_\_
- 6) METES AND BOUNDS DESCRIPTION ATTACHED:                    YES                    NO

**C) REZONING REQUEST:**

- 1) CURRENT ZONING DISTRICT: R1    PROPOSED ZONING DISTRICT: R2

**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>Scotty Egreen</u><br>(Owner's Name-please print)          | <u>[Signature]</u><br>(Owner's Signature)          | <u>2/16/26</u><br>(Date) |
| 2) | _____<br>(Owner's Name-please print)                         | _____<br>(Owner's Signature)                       | _____<br>(Date)          |
| 3) | <u>Kemmi Pettway</u><br>(Applicant's Name-please print)      | <u>[Signature]</u><br>(Applicant's Signature)      | <u>2/16/26</u><br>(Date) |
| 4) | <u>Kemmi Pettway</u><br>(Representative's Name-please print) | <u>[Signature]</u><br>(Representative's Signature) | <u>2/16/26</u><br>(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

## **Urban Services Area (USA)**

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

1. The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2045.

2. Growth and development will be proactively managed through extensive planning. Much of the USA falls near a municipal planning jurisdiction (namely Taylorsville) and will be managed by that jurisdiction. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various nearby municipal jurisdictions.

3. Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less-intensely developed communities.

4. The USA will contain considerable commercial development at a mixture of scales: Local, Community, and Regional, as defined below. In particular, all Regional Commercial development should be concentrated here. Commercial development

will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.

5. The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.

6. The County's economic development activities should be pursued within the USA.

7. Substantial investments in affordable housing development should occur within the USA.

8. Public schools should be developed within the USA whenever possible.

9. Development within the USA should be accessible by roads which are developed to urban standards, with capacities to accommodate increasingly complex volumes of traffic. Access along roads should be managed appropriately.

10. Most public investments in transit and greenways should be focused upon the USA through 2045.

11. New development should be designed with pedestrian, bicycle, and vehicle access in mind.

12. Transportation planning should be conducted within a regional framework, with

# Chapter 2: Land Use

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.

## **Rural / Urban Transition Area (RTA)**

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

## RZ-26-01 APPENDIX F

### Relevant Sections from the Land Development Code

#### §154-27. Residential District One (R1)

- A. Purpose.** The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban (USA) 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 2.1. R1 Density and Dimensional Requirements			
(1) Residential Density (units/acre)		(2) Standard	4
		(3) Intermediate	8
		(4) Maximum	16
(5) Yard Setbacks (feet)	Front or Right-of-Way (ROW)	Local	15
		Collector	20
		Arterial	35
		Thoroughfare	50
		Expressway	60
		Freeway	90
		Side	10
	Rear	10	
		(6) 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:

<p><math>Lot\ size \times allowable\ units\ per\ acre = permitted\ dwelling\ units</math></p> <p>The following example assumes a 5 acre tract with an allowable density of 4 units/acre:</p> <p><math>5\ acres \times 4\ units\ per\ acre = \underline{20\ permitted\ dwelling\ units}</math></p>
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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:
  - a. 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;
  - b. To single-family residential *uses*; and

- c. To two family attached dwellings.
3. Intermediate residential density shall be available when individual dwellings would be served by both: (1) a *municipal water supply system* and (2) a *sewage disposal system* (of the following types: municipal, approved public, or approved community) which meet the requirements of applicable local or state authorities having jurisdiction thereof.
  4. 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 *municipal 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.
  5. *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).
  6. 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..
  7. *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).

**§154-28. 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) Residential Density (units/acre)	(2) Standard	2	
	(3) Maximum	6	
(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:
  - a. 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;
  - b. 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).

## RZ-26-01 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		
	R1	R2	Supplementary Requirements
<b>1. RESIDENTIAL USES</b>			
<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	S1.3
<i>Dwelling, Manufactured Home (multi-section)</i>		P	1.4
<i>Dwelling, Manufactured Home (singlewide)</i>			1.4
<i>Dwelling, Multifamily</i>	P	P	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>	P		1.9
<i>Hospice Residential Care Facility</i>	S	S	1.10
<i>Manufactured Home Park</i>			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>			

<b>2. ACCESSORY USES</b>	R1	R2	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>			2.4
<i>Fuel Pumps</i>			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>			2.9
<i>Outdoor Storage &gt;5000 sq ft</i>			2.10
<i>Rural Family Occupation</i>			2.11
<i>Solar Panels</i>	P	P	2.12

<b>3. ACCESSORY STRUCTURES</b>	R1	R2	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	-

Dock/Pier	P	P	3.5
Dwelling, Accessory Residential	P	P	3.6
Garage, Residential	P	P	-
Gate and/or Guardhouse	P	P	3.7
Greenhouse	P	P	3.8
Heliport (Private Accessory)		S	3.9
Loading Bay			-
Outdoor Sale Display Areas			3.10
Parking Garage			3.11
Planned Seasonal Agricultural Worker Development	P	P	3.12
Produce Stand, Accessory	P	P	3.13
Satellite Dish	P	P	-
Storage Shed	P	P	3.14
Swimming Pool, Spa, Hot Tub, Residential	P	P	-
Wastewater Treatment Plant, Small Accessory	P	P	3.15
Wind Mill/Turbine, Accessory ≤ 40 ft height	S	S	3.16
Wind Mill/Turbine, Accessory > 40 ft height		S	3.17

<b>4. RECREATIONAL USES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<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	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

<b>5. EDUCATIONAL AND INSTITUTIONAL USES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<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>	<b>P</b>	<b>P</b>	5.6
College or University			5.7
<i>Community Club</i>	<b>P</b>	<b>P</b>	5.8
Correctional Facilities			5.9
<i>Fire and Rescue Station</i>	<b>P</b>	<b>P</b>	5.10

Funeral Home or Crematorium			5.11
Government Offices			5.12
Homeless Shelter			5.13
Hospital			5.14
Museum/Library/Archive	<b>S</b>	<b>S</b>	5.15
<i>Place of Assembly, Large</i>			5.16
<i>Place of Assembly, Small</i>	<b>S</b>	<b>S</b>	5.17
<i>Police Station</i>	<b>S</b>	<b>S</b>	5.18
<i>Religious Institution</i>		<b>P</b>	5.19
<i>School (Home)</i>	<b>P</b>	<b>P</b>	-
<i>School (Public/Private/Charter)</i>	<b>P</b>	<b>P</b>	5.20
Youth Center	<b>S</b>	<b>S</b>	5.21

<b>6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Animal Shelter</i>			6.1
<i>Automobile and Equipment Service</i>			6.2
Automotive Towing			6.3
<i>Broadcasting and Communications Facilities</i>			6.4
Car Wash			6.5
Exterminating and Pest Control Services			6.6
<i>Kenel</i>			6.7
Motel/Hotel			6.8
Office: Business, Professional and Public			6.9
<i>School (Technical, Trade and Business)</i>			6.10
Theater, Drive-In			6.11
<i>Urgent Care Clinic</i>	<b>S</b>	<b>S</b>	6.12

<b>7. RETAIL TRADE</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Adult Book and Retail Merchandise Store</i>			7.1
<i>Adult Theatre and Live Entertainment</i>			7.2
Cinema Complex			7.3
<i>Convenience Store</i>	<b>P</b>		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>			7.8
Manufactured/Mobile Home Sales			7.9
Motor Vehicle Sales or Leasing			7.10
Open Air Market	<b>S</b>	<b>S</b>	<b>7.11</b>
Parking Garage or Lot (requiring payment)			<b>7.12</b>

Produce Stand	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 >150,000 sq ft (of gross floor area)			7.17
Shopping Mall			7.18
Truck Stop			7.19

<b>8. WHOLESALE TRADE</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Wholesale Trade</i>			8.1

<b>9. TRANSPORTATION, WAREHOUSING AND UTILITIES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<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
<i>Hazardous Waste Disposal Facilities</i>			9.4
<i>Land Clearing Debris and Inert Debris Storage or Disposal</i>			9.5
<i>Rail Transportation Facilities and Support Activities</i>			9.6
<i>Self-Storage Warehousing</i>			9.7
<i>Septic Tank and Related Services</i>			9.8
<i>Solar Energy Generation Facility ≤ 30 acres</i>	S	S	9.9
<i>Solar Energy Generation Facility &gt; 30 acres</i>			9.9
<i>Solid Waste Combustors and Incinerators</i>			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
<i>Waste Collection and Transfer Facility (Hazardous)</i>			9.16
<i>Waste Collection and Transfer Facility (Non-hazardous)</i>			9.17
<i>Wastewater Treatment Plant</i>	S	S	9.18
<i>Water Treatment Plant</i>	S	S	9.19

<b>10. MANUFACTURING &amp; INDUSTRIAL USES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Asphalt Plant</i>			10.1
<i>Battery Manufacturing Facility</i>			10.2
<i>Chip Mill</i>			10.3
<i>Concrete Batch Plant</i>			10.4

<i>Junkyard</i>			10.5
<i>Landfill, Public or Private</i>			10.6
<i>Machining and Assembly Operations ≤10,000 sq ft (of gross floor area)</i>			10.7
<i>Machining and Assembly Operations &gt;10,000 sq ft (of gross floor area)</i>			10.7
<i>Manufacturing and Production Operations ≤10,000 sq ft (of gross floor area)</i>			10.8
<i>Manufacturing and Production Operations &gt;10,000 sq ft (of gross floor area)</i>			10.8
<i>Materials Recovery Facilities (Recycling)</i>			10.9
<i>Mining and Extraction Operations</i>			10.10
<i>Packaging and Labeling Services</i>			10.11
<i>Pesticide, Fertilizer and Other Agricultural Chemical Manufacturing</i>			10.12
<i>Product Processing and Storage Facilities</i>			10.13
<i>Recycling Centers, Drop-Off Facilities</i>	<b>P</b>	<b>P</b>	10.14
<i>Research and Development Operations (Hazardous or Biological Materials)</i>			10.15
<i>Research and Development Operations (Non-hazardous)</i>			10.16
<i>Sawmill</i>			10.17
<i>Slaughterhouse</i>			10.18
<i>Truck Wash</i>			10.19

<b>11. TEMPORARY USES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Christmas Tree Lot Sales</i>	<b>P</b>	<b>P</b>	11.1
<i>Circuses, Carnivals, Fairs, Religious Services (or similar types of events)</i>			11.2
<i>Food Trucks</i>			-
<i>Model Home Sales Office, Temporary</i>	<b>P</b>	<b>P</b>	11.3
<i>Movie Production</i>	<b>P</b>	<b>P</b>	-
<i>Portable Sawmill</i>			11.4
<i>Special Events between 250 and 499 persons</i>	<b>P</b>	<b>P</b>	11.5
<i>Special Events greater than 500 persons</i>			11.6
<i>Yard Sale</i>	<b>P</b>	<b>P</b>	11.7

<b>12. TEMPORARY STRUCTURES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Portable Storage Container</i>	<b>P</b>	<b>P</b>	12.1
<i>Produce Stand, Temporary</i>	<b>P</b>	<b>P</b>	12.2
<i>Temporary Construction Project Buildings</i>	<b>P</b>	<b>P</b>	12.3
<i>Tent Sale</i>			12.4

<b>13. AGRICULTURAL USES</b>	<b>R1</b>	<b>R2</b>	<b>SR</b>
<i>Agriculture</i>	<b>P</b>	<b>P</b>	-
<i>Food Manufacturing</i>	<b>P</b>	<b>P</b>	-

<i>Forestry</i>	<b>P</b>	<b>P</b>	-
<i>Forestry Support Services</i>	<b>P</b>	<b>P</b>	-
<i>Veterinary Services (livestock)</i>	<b>P</b>	<b>P</b>	-



# ALEXANDER COUNTY PLANNING DEPARTMENT

(828) 632-1000 – [planning@alexandercountync.gov](mailto:planning@alexandercountync.gov)  
[www.alexandercountync.gov/departments/planning](http://www.alexandercountync.gov/departments/planning)

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## STAFF REPORT RZ-26-02

Prepared by Amy Bucknum, Planner

March 12<sup>th</sup>, 2026

<b>PETITION</b>	RZ-26-02
<b>APPLICANTS</b>	David Hammer
<b>OWNERS</b>	Hammer Hospitalities LLC
<b>PIN</b>	3758-19-6458, 3758-19-8441, 3758-19-6306, 3758-19-7283
<b>ADDRESS</b>	0 Happy Plains Rd, Taylorsville, NC
<b>LOCATION</b>	Taylorsville Township
<b>ACREAGE</b>	.837, .812, 1.15, .841
<b>REQUESTED ACTION</b>	Rezone parcel from <b>(R1)</b> to <b>(R2)</b>

### BACKGROUND

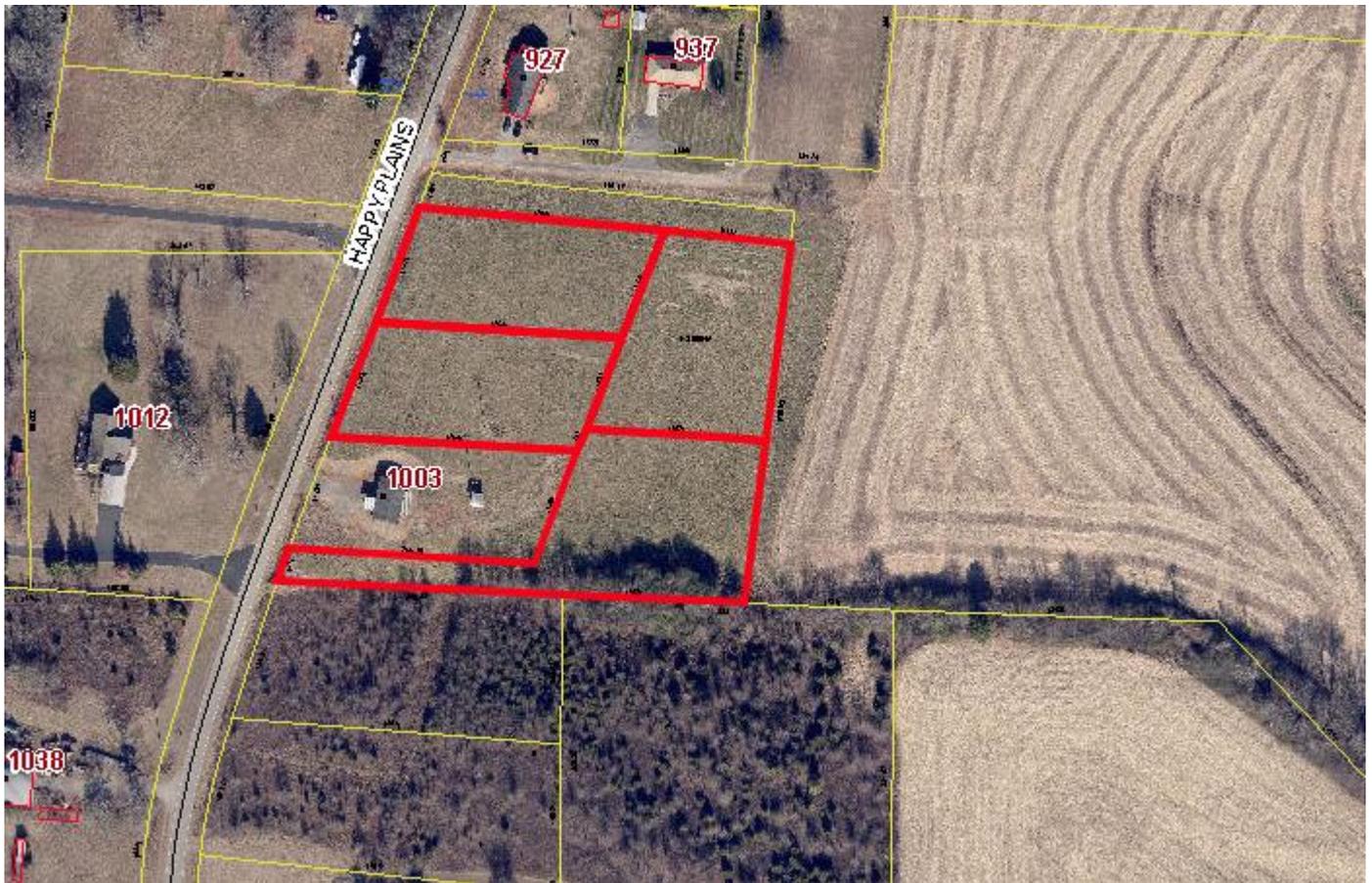
The owner of this property, Hammer Hospitalities LLC, inherited it from his grandmother. The property was subdivided in April of 2024 with the intention of adding doublewide manufactured homes to the subdivided parcels for rental purposes, which would have been allowed under the previous zoning ordinance. Mr. Hammer is requesting to rezone his parcels from R1 to R2 to allow for the placement of doublewide manufactured homes.

### PROPERTY INFORMATION

- **Vicinity**
  - **North:** The properties to the north are occupied by vacant and residential uses.
  - **West:** The properties to the west are occupied by residential uses.
  - **South:** The properties to the west are occupied by vacant uses.
  - **East:** The property to the east is occupied by a vacant use.

- **Road Access**
  - Access to the parcels is available from Happy Plains Rd.
- **Sewer and Water Access**
  - The property is served by public water but not sewer.
- **Development Potential**
  - As currently zoned, this property could be used for medium density site built or modular residential use.

Figure 1: RZ-26-02 Site Map



## 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 2045 Comprehensive Plan

Within the Land Use section of the Alexander County 2024 Comprehensive Plan are 4 goals:

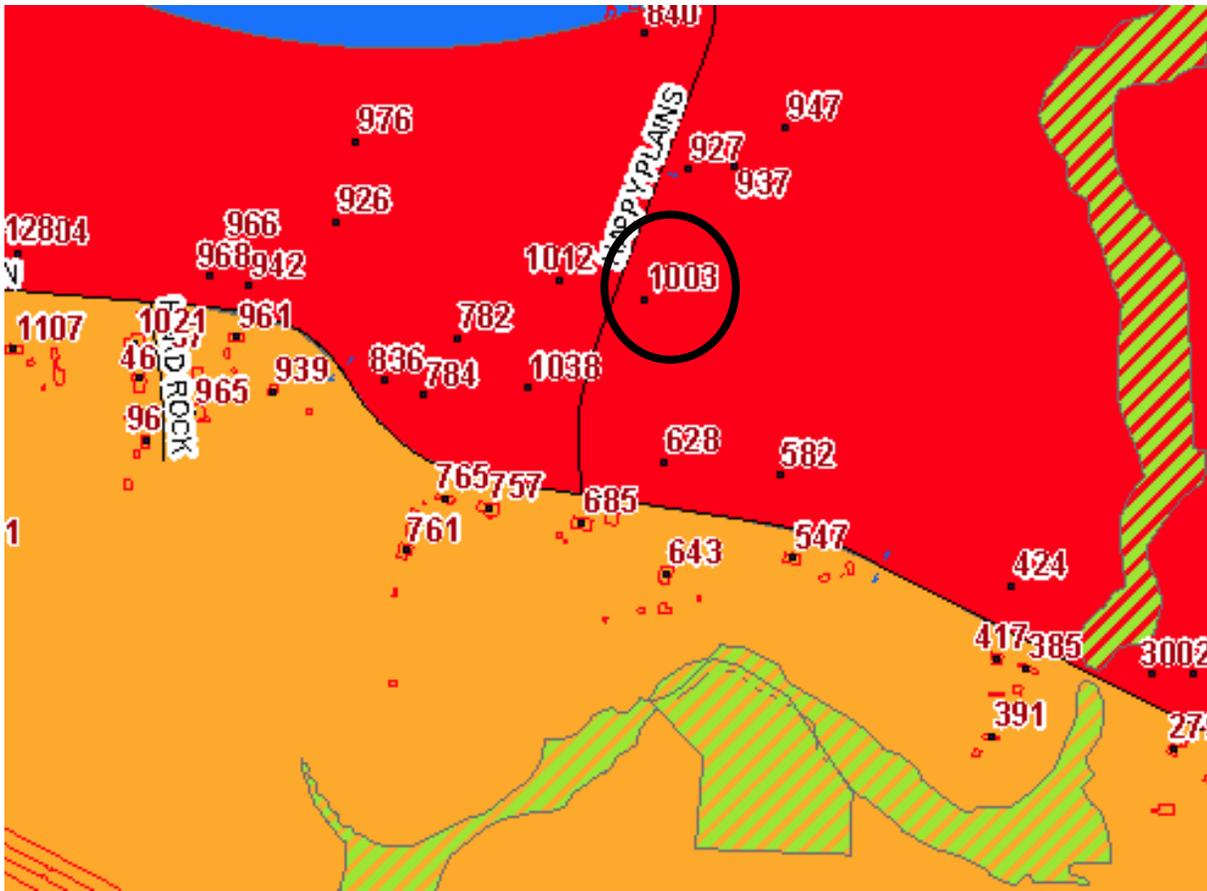
- **Adopt land use regulation that are clear, equitable and reasonably focused on addressing the needs of Alexander County.**

- The purpose of both R1 and R2 zoning districts is to foster orderly growth where the principal use of land is residential.
- **Promote the development of a diversified and balanced mix of land uses in the county.**
  - R2 zoning is primarily intended for residential development, but allows flexibility for other nonresidential uses. In some cases, a specific use may be required to meet supplemental requirements.
- **Direct growth to areas where essential services and infrastructure are present, and protect sensitive natural areas and key historic/cultural resources from extensive development.**
  - The lack of public sewer limits the residential density to support the safe use of septic systems.
- **Aim to mitigate common negative impacts of new development.**
  - All development will go through the standard development process and be required to meet all applicable municipal, county, and state requirements.

Additionally, the Alexander County Future Land Use Map, FLUM, contained within the 2045 Comprehensive Plan, is a planning tool to help guide and manage growth and development in a sustainable and organized way. FLUMs serve as the basis for zoning and land use regulations. The proposed rezoning is located in the Urban Services Area, or USA.

- **Urban Services Area: Wide rangers of residential densities should exist in the USA. Over the long term, land use policies should favor higher density development consistent with natural constraints and the availability of urban services.**
  - The proposed rezoning area does not currently have access to public sewer or sidewalk.

Figure 2: Future Land Use Map



## 2) Consistency of the proposed zoning with the Alexander County Land Development Code.

Zoning regulations are intended to promote public health, safety, and general welfare. The LDC regulations are designed to:

- **Provide adequate light and air.**
  - Any and all improvements that are to take place on the property will be required to follow all applicable development regulations, including lighting and environmental regulations.
- **Prevent the overcrowding of land.**
  - All future development will meet the requirements for site layout based on LDC regulations
- **Avoid undue concentration of the population.**
  - All future development occurring on the subject property will be limited to the density allowed by the LDC.
- **Lessen congestion on roads.**
  - Any future development occurring on the subject property will be required to adhere to the access management, traffic impact studies, and all NCDOT related development regulations.
- **Secure safety from fire, panic and dangers.**

- Any future development occurring on the subject property will be required to adhere to all state and local building, fire, and flood zone related development regulations.
- **Facilitate the efficient and adequate**
  - Any future development will be evaluated for impact to nearby public infrastructure.

### 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.

Residential 1 (R1) and Residential 2 (R2) districts are very similar in purposes and in allowed uses. There are only 7 differences in types of land uses between the two. The most important and pertinent of which is that R2 allows for the placement of doublewide homes and R1 does not. Additionally, R1 zones allow for denser development, with up to 16 units per acre in multiple family development.

### 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, the parcel does border an R2 zone to the west.

## **TRC and DEPARTMENT FEEDBACK**

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This rezoning was forwarded to the TRC for comment on March 6, 2026.

## **CITIZEN INPUT**

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No comments have been received from the public as of March 6, 2026.

## **RECOMMENDED ACTION**

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Staff recommends the planning board issue a favorable recommendation to the board of commissioners.

Figure 3: Zoning Map

