



ALEXANDER COUNTY PLANNING DEPARTMENT

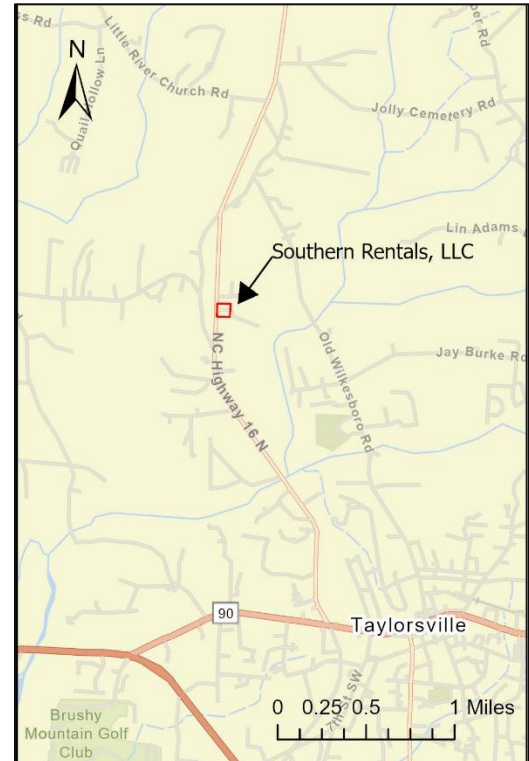
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www.alexandercountync.gov/departments/planning

STAFF REPORT RZ-26-03

Prepared by Amy Bucknum, Planner

May 6th, 2026

PETITION	RZ-26-03
APPLICANTS	Jeremy Simpson
OWNERS	Southern Rentals LLC
PIN	3840 97 5055
ADDRESS	2000 NC 16 Hwy N, Taylorsville, NC
LOCATION	Taylorsville Township
ACREAGE	3.65
REQUESTED ACTION	Rezone parcel from (R2R) to (MU)



BACKGROUND

This site was formerly a Convenience Center site. The owner of this property, Southern Rentals, LLC is requesting to rezone his parcels from R2R to MU to allow the addition of a small retail store.

PROPERTY INFORMATION

- **Vicinity**
 - **North:** The properties to the north are occupied by residential uses.
 - **West:** The properties to the west are occupied by residential uses.
 - **South:** The properties to the west are occupied by commercial and vacant uses.
 - **East:** The property to the east is occupied by residential uses.
- **Road Access**
 - Access to the parcel is from NC 16 Hwy N.

- **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 residential use.

Figure 1: RZ-26-03 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 R2R and MU 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.**
 - MU zoning is intended to allow more flexible residential and low intensity commercial uses. Certain uses 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.**
 - This is currently being used for residential purposes, and was previously used as the Sugar Loaf Convenience Center. Public water, access to Hwy 16 N, and previous use render this site appropriate for development
- **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 Rural/Urban Transition Area (RTA).

- **Rural Transition Area: Residential densities should be lower than in urban areas in keeping with environmental, topographical, and public service capabilities. The RTA is rural in character, but contains pockets of higher density residential and commercial development.**
 - The proposed rezoning area does not currently have access to public sewer or sidewalk, but is located on a state highway.

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

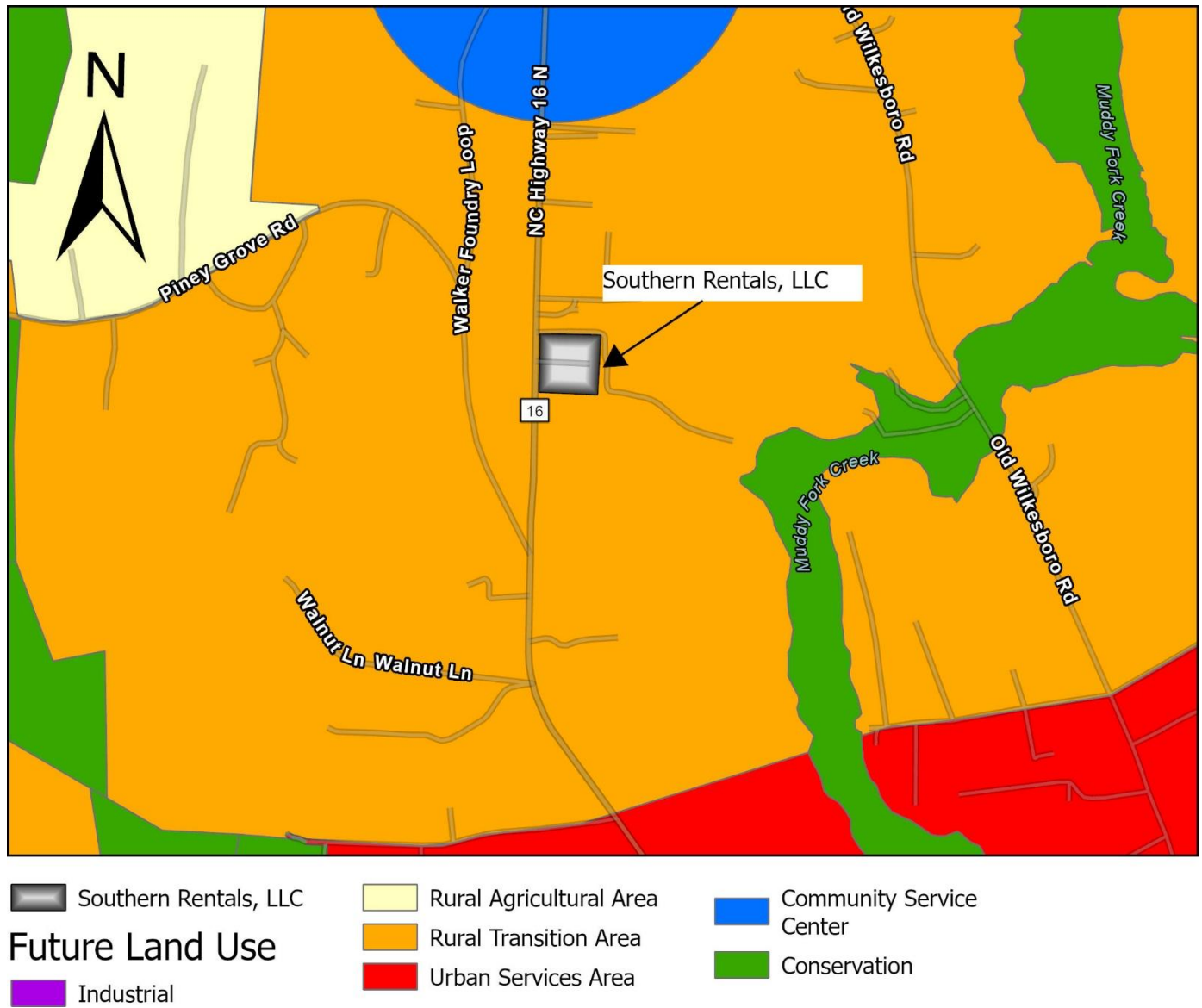
Zoning regulations are intended to promote public health, safety, and general welfare. The LDC regulations are designed to:

- **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.

Figure 2: Future Land Use Map



Residential District Two Rural (R2R) and Mixed Use (MU) both allow for residential uses, but manufactured homes are permitted in the R2R district, but not MU. Also, MU allows for limited commercial uses that are not allowed by right in residential zoning districts.

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 MU zone to the south.

TRC and DEPARTMENT FEEDBACK

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

CITIZEN INPUT

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

NOTIFICATION/INPUT REQUIREMENTS

Planning Staff

Completeness Review	Application and Payment reviewed and approved as complete: 4/22/2026
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TRC

Meeting Date	Files sent online for commentary on: 5/6/2026
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Planning Board

Meeting Date	Thursday, March 12th, 2026	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 7 days prior)	Letters mailed: 5/1/2026

County Commissioners

Meeting Date	Monday, April 6th, 2026	
Notice Requirements	Mailed Notice – Properties within 400 ft (10-25 days prior)	Letters mailed: 5/18/2026 (pending)
	Newspaper Notice – two successive calendar weeks before.	Ads published 5/20/2026 (pending) 5/27/2026 (pending)
	Signs Posted - (10-25 days prior)	Signs Posted: 5/18/2026 (pending)

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 R2R (Residential District Two Rural) to MU (Mixed Use). Approval of this request would allow the applicant to use the property to add a small retail store. 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). Commercial development at the local and community scale is considered consistent in the RTA. the difference in permitted uses from the Land Development Code is not expected to impact the quality of life of the surrounding residents.

Figure 3: Zoning Map

