ALEXANDER COUNTY
PLANNING DEPARTMENT
(828) 632-1000 – planning@alexandercountync.gov
www.alexandercountync.gov/departments/planning

STAFF REPORT
RZ-26-05

Prepared by Amy Bucknum, Planner

June 24, 2026

PETITION	RZ-26-05
APPLICANTS	Christian Romero Garcia
OWNERS	Same
PIN	3758 77 6370
ADDRESS	44 Owen Braswell Rd., Taylorsville, NC
LOCATION	Taylorsville Township
ACREAGE	0.89
REQUESTED ACTION	Rezone parcel from **(R1)** to **(R2R)**



BACKGROUND

Christian Romero Garcia has petitioned to rezone his parcel from Residential District One (R1) to Residential District Two Rural (R2R) to allow for the placement of a singlewide manufactured home to be used as an accessory dwelling unit.

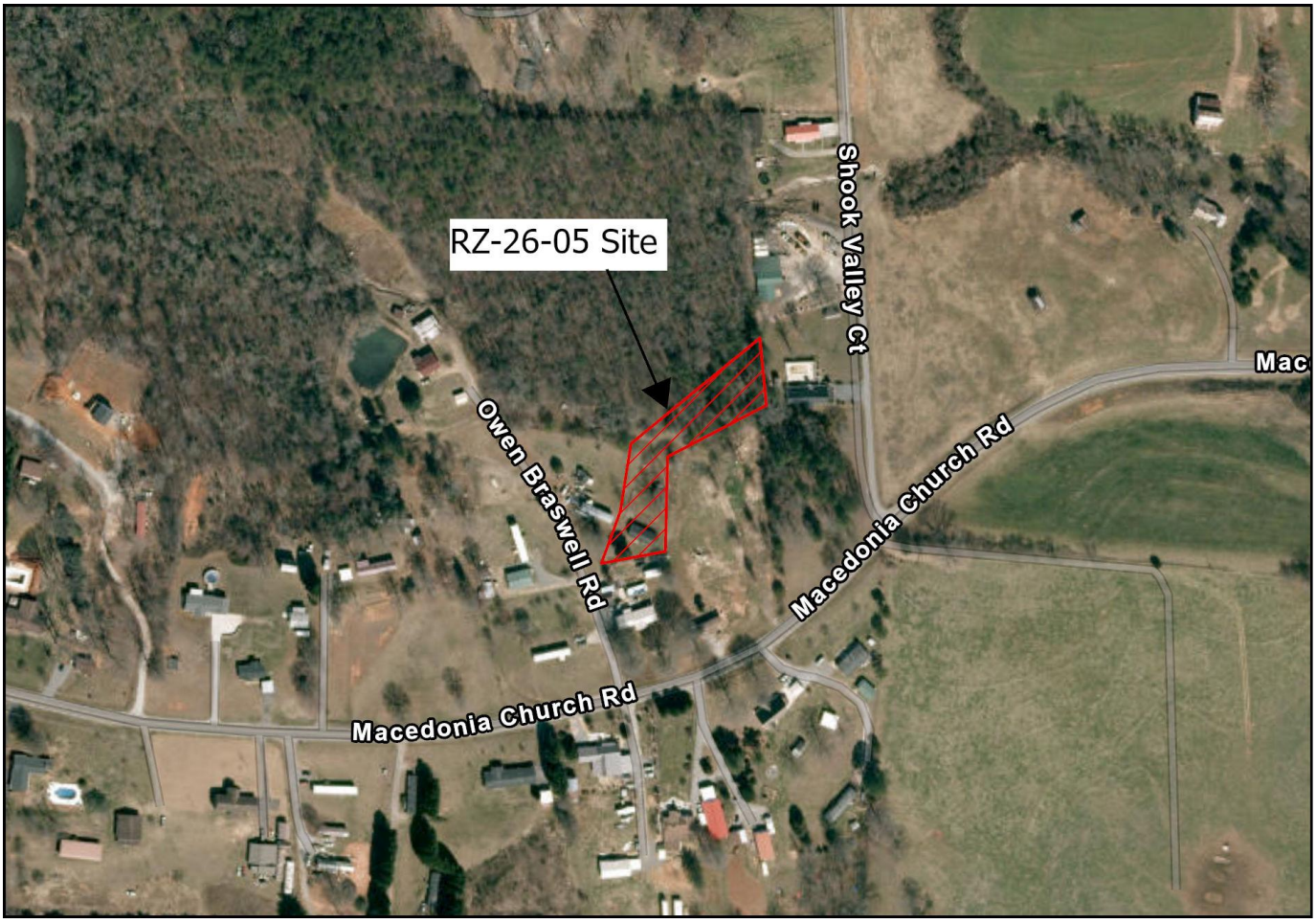
PROPERTY INFORMATION

- **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 residential uses.
  - **East**: The property to the east is occupied by residential uses.

- **Road Access**
  - Access to the parcel is from Owen Braswell Road, which is a private road.

- **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-26-05 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 R2R 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.**
    - R2R zoning is intended to allow for low to medium density residential and rural commercial and light industrial development. 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. Public water is currently available, but not public sewer. No state-maintained road frontage exists to the property, which limits accessibility. The parcel is located in the Water Supply Watershed IV Protected area, further limiting development potential.
- **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 (USA).

- **Urban Services Area: A wide range 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.**
    - The proposed rezoning area does not currently have access to public sewer or sidewalk, is only accessibly through a private driveway easement, and is located within the WSIV area. Due to natural constraints, this parcel is not appropriate for high-density residential.

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.**

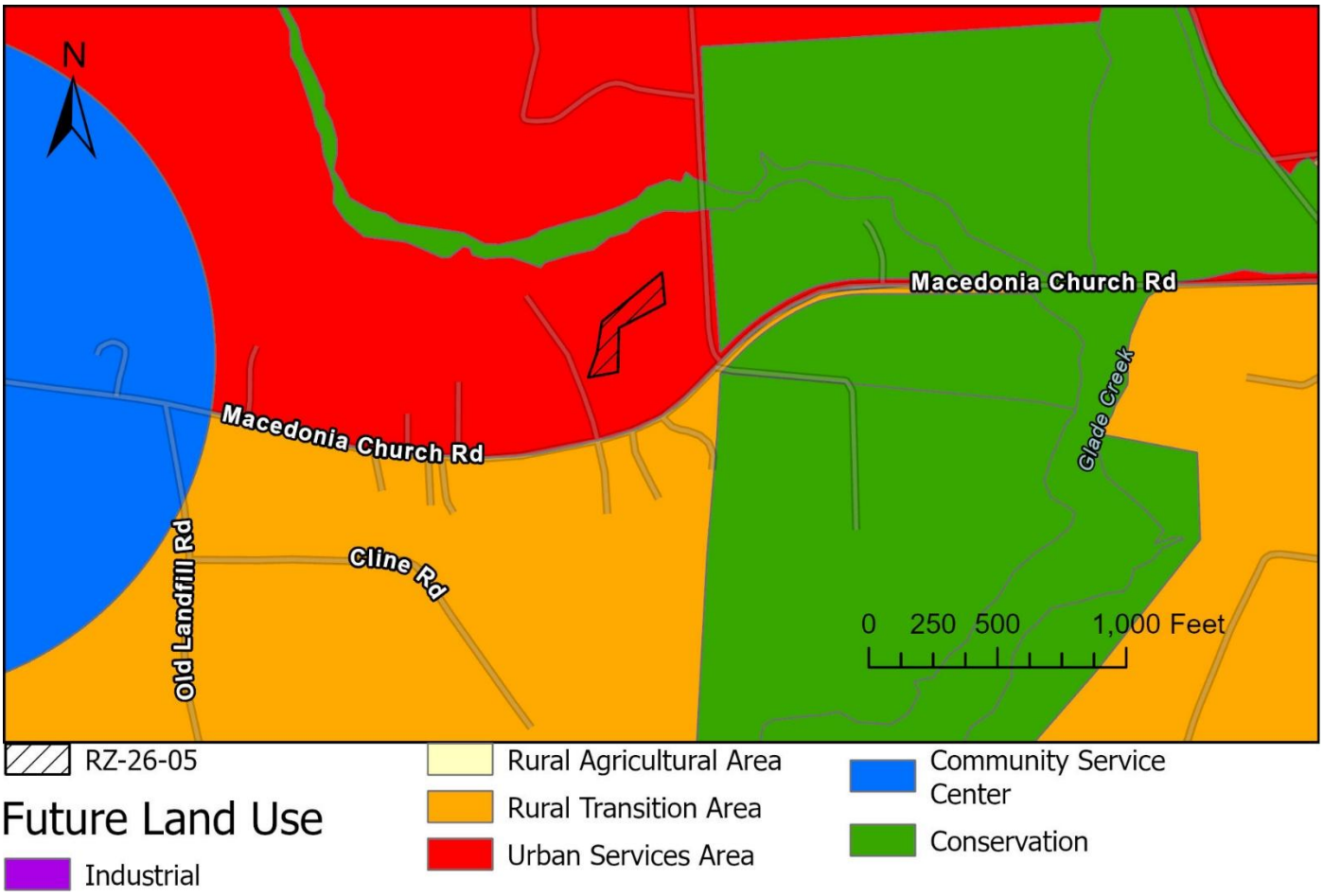
- Any future development occurring on the subject property will be required to adhere to all state and local building, fire, and flood zone related development regulations.

- **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 One (R1) and Residential District Two (R2R) both allow for residential uses, but manufactured homes are not permitted in the R1 district, while R2R permits the use of both double and single wide manufactured homes.

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 be considered spot zoning because the adjacent properties are zoned R1 or R2. The nearest R2R zoning district is located approximately 200’ away.

Staff feels this rezoning is reasonable based on the limited development potential of the parcel due to accessibility only through a private driveway, WSIV P designation, and lack of public sewer availability. Additionally, the 2045 Comprehensive Plan states that the County should support the creation of accessory dwelling units (ADUs) as a means to become a starter home, supplement income, and reduce sprawl into more rural communities. This rezoning will allow for the addition of an accessory dwelling unit on a parcel with otherwise limited development potential.

TRC and DEPARTMENT FEEDBACK

This rezoning was forwarded to the TRC for comment on June 25, 2026.

CITIZEN INPUT

No comments have been received from the public as of June 24, 2026

NOTIFICATION/INPUT REQUIREMENTS

Planning Staff	
Completeness Review	Application and Payment reviewed and approved as complete: **6/10/2026**

TRC	
Meeting Date	Files sent online for commentary on: **6/25/2026**

Planning Board		
Meeting Date	**Thursday, July 9th, 2026**	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 7 days prior)	Letters mailed: **6/24/2026**

County Commissioners		
Meeting Date	**Monday, August 3, 2026**	
Notice Requirements	Mailed Notice – Properties within 400 ft (10-25 days prior) Newspaper Notice – two successive calendar weeks before. Signs Posted - (10-25 days prior)	Letters mailed: **7/17/2026** Ads published **7/22/2026** **7/29/2026** Signs Posted: **7/20/2026**

RECOMMENDED ACTION

The Alexander County Planning Board reviewed the petition on July 9th, 2026, and made a positive recommendation to the Board of Commissioners for approval of the rezoning request from R1 (Residential District One) to R2R (Residential District Two Rural). Approval of this request would allow the applicant to use the property to add a singlewide manufactured home ADU. 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). Residential development of varying densities is permitted within the USA area. 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

