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

STAFF REPORT
RZ-26-06

Prepared by Amy Bucknum, Planner

August 4, 2026

PETITION	RZ-26-06
APPLICANTS	Emily Hope Prince & Yolanda Prince
OWNERS	Emily Hope Prince
PIN	3778 02 9048
ADDRESS	Vic Ct., Taylorsville, NC
LOCATION	Sharpes I
ACREAGE	1.5
REQUESTED ACTION	Rezone parcel from **(R1)** to **(R2R)**



BACKGROUND

Emily and Yolanda Prince have petitioned to rezone a 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 a starter home.

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

- **Road Access**
  - Access to the parcel is from Vic Court.

- **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: 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.
- **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.**

    - Public sewer is unavailable, so the parcel is dependent on septic. The character of the area is rural in nature, with predominantly low density residential, vacant, and agricultural uses.

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.

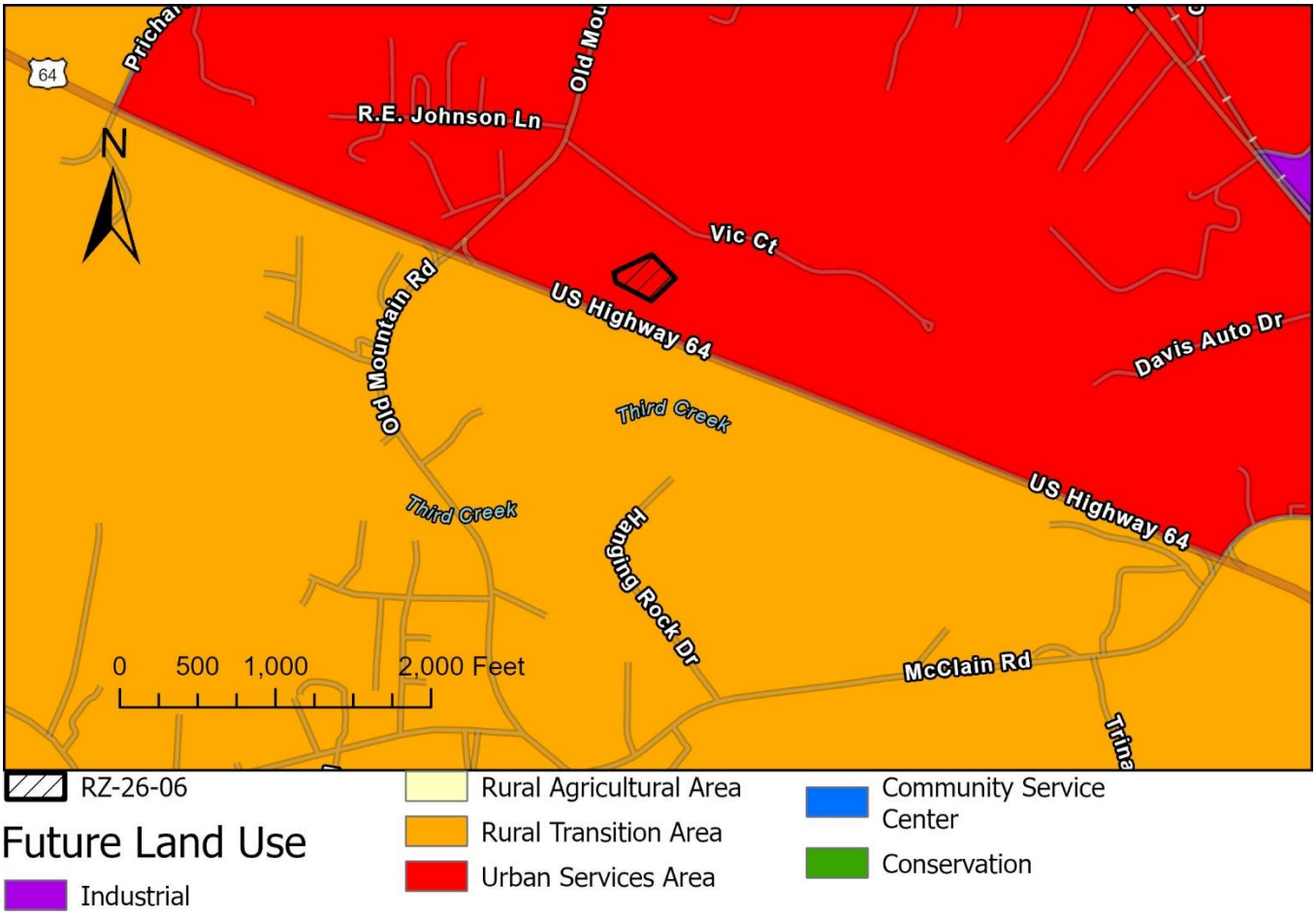
- **Facilitate the efficient and adequate**

- 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 not be considered spot zoning because the properties to the south are R2R.

TRC and DEPARTMENT FEEDBACK

This rezoning was forwarded to the TRC for comment on August 4, 2026.

CITIZEN INPUT

No comments have been received from the public as of August 4, 2026

NOTIFICATION/INPUT REQUIREMENTS

Planning Staff	
Completeness Review	Application and Payment reviewed and approved as complete: **7/28/2026**

TRC	
Meeting Date	Files sent online for commentary on: **8/4/2026**

Planning Board		
Meeting Date	**Thursday, July 9th, 2026**	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 7 days prior)	Letters mailed: **7/31//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: **8/28/2026 (pending)** Ads published **9/2/2026 (pending)** **9/9/2026 (pending)** Signs Posted: **8/31/2026 (pending)**

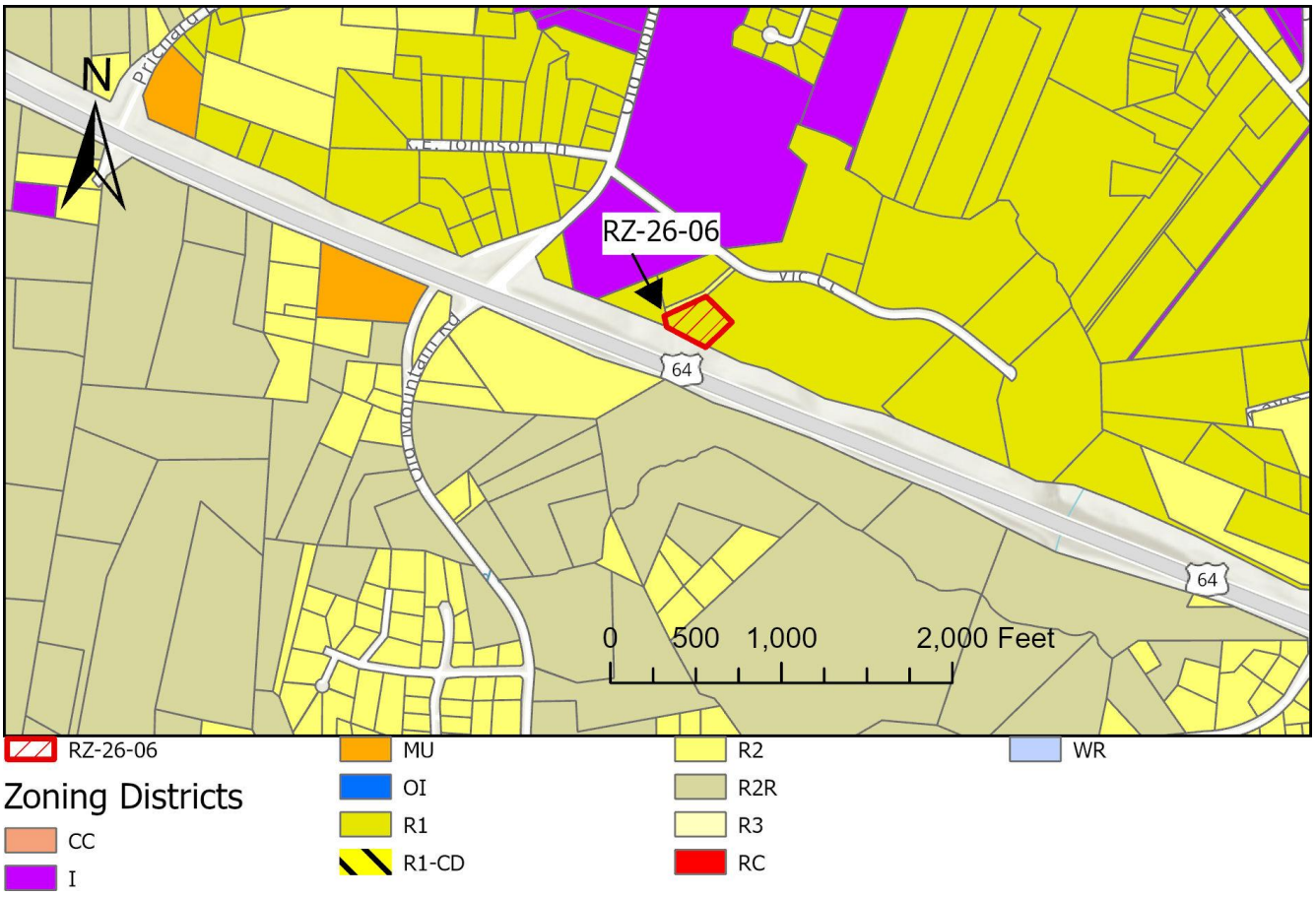
RECOMMENDED ACTION

Staff feels this rezoning is reasonable based on the lack of public sewer availability and the low-density character of the surrounding neighborhood. Additionally, the 2045 Comprehensive Plan supports investment in affordable housing within the USA, and states, “Land use regulations should be sensitive to the context of our communities. Understanding the needs of a particular reason, and including those needs when making land use decisions, should be of utmost importance to the County.”

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, and no negative impacts to adjacent property owners are anticipated.

This rezoning would allow for an affordable starter home, while maintaining the character of the community. Therefore, staff recommends that the planning board make 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).

Figure 3: Zoning Map



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STAFF REPORT
SUP-26-04

Prepared by Patrick Creech, Planning Director

August 6th, 2026

PETITION	SUP-26-05
APPLICANTS	Dalton Meadows
OWNERS	Judy Barnes
PIN	3831 34 2413
Parcel ID	22110
ADDRESS	5266 Three Forks Church Rd
LOCATION	Little River
ACREAGE	87.06
REQUESTED ACTION	To approve a Special Use Permit to allow for the expansion of a *Manufactured Home Park*

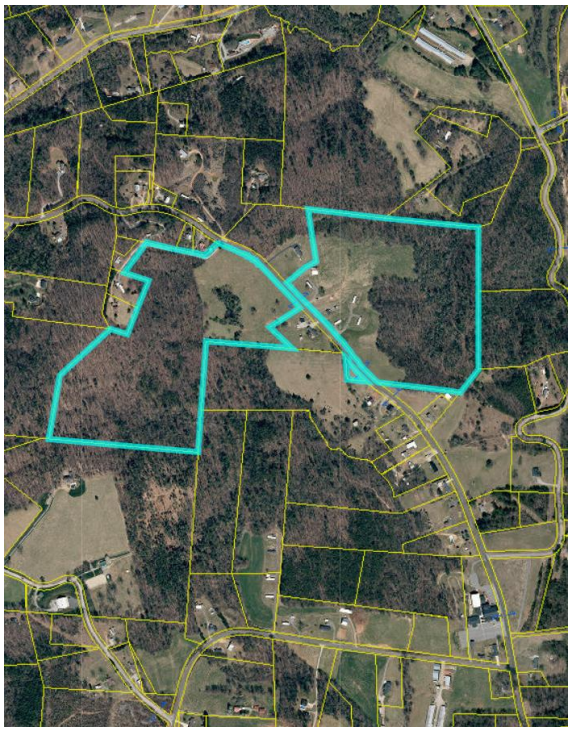


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BACKGROUND

The 87.06 acre property on Three Forks Church Rd has contained five manufactured homes since the 1990s, predating Alexander County's Land Development Code. The current LDC defines a Manufactured Home Park as:

> ***Manufactured Home Park.*** *A tract of land designed to accommodate three (3) or more manufactured/mobile home spaces, three (3) or more manufactured/mobile homes or any combination of such for rent or lease.*

This property is a legacy usage. Mrs. Barnes would now like to add two additional Manufactured Homes on the property. According to §154-297.D of the Alexander County LDC, the expansion of the existing Manufactured Home Park requires that the expansion meet all current supplementary requirements.

PROPERTY INFORMATION

This parcel owned by Mrs. Barnes is large, covering over 87 acres. The following property information is confined to the part of the parcel which contains the Manufactured Home Park.

- **Vicinity**
  - **North:** To the north, the property is adjacent to:
    - A 7.221 acre tract containing a single family home owned by Gregory and Tammy Bumgarner
    - A 55.89 acre tract containing a single family home and agricultural structures owned by Wayne and Carol Bebber.
    - A 4 acre tract containing a single family home owned by Kelly Payne.
  - **West:** To the east, the property is bound by Three Forks Church Rd. Across the road, the parcel is adjacent to:
    - A 2.5 acre tract containing a single family home owned by Donie Barne.s
    - A 21.506 acre tract containing a single family home owned by James and Pricilla Wagoner.
  - **South**: To the south, the property is adjacent to:
    - An undeveloped 2.063 acre tract owned by Cassidy Shepherd.
    - A 15.903 acre tract that is undeveloped on the east side of Three Forks Church Rd and contains farm structures on the portion on the western side.
  - **East**: To the east, the property is adjacent to:
    - An undeveloped 18.863 acre tract owned by James and Joann Barnes.
    - An undeveloped 20 acre tract owned by James St. Clair.
- **Road Access**
  - Direct access to the property is available from Three Forks Church Rd.
- **Sewer and Water Access**
  - The property has been approved for a new septic tank to serve both properties by Environmental Health. An existing well will provide water.
- **Development Potential**
  - Due to its location, the location of this parcel is primarily suited to rural residential, rural industrial, or agricultural purposes.

REVIEW CRITERIA

The decision to approve a Special Use Permit is given to the Board of Adjustment through the Quasi-Judicial Process Standards listed in the Land Development Code. The Board of Adjustment must issue a Findings of Fact based on the information provided to them in this staff report, in the application, or in testimony provided during the quasi-judicial proceeding.

The burden of proof is on the applicant to demonstrate they adequately and properly fulfill all of the standards provided in the Alexander County Land Development Code. If no contrary evidence is presented, and the applicant shows full compliance, the permit must be approved.

The Board may not deny a special use permit based on general objections, personal preferences, or generalized public opposition. The decision must be strictly based on whether the evidence shows compliance or noncompliance with the ordinance standards.

The standards for approval by the Board of Adjustment are provided below.

Alexander County Land Development Code §154.354 explains that:

> Special Use Permits are required where individual consideration of location, design, configuration and/or operation of a use at a proposed site are necessary to ensure site appropriateness, compatibility with surrounding uses and the protections of the public health, safety and welfare.
>
> Development standards shall be used as the basis for developing conditions for a permit; however, individualized conditions may also be imposed throughout the application process.
> The applicant may be required, in his/her rebuttal, to show that the proposed use will:
>
> a. Not materially endanger the public health, safety or welfare;
> b. Not substantially injure the value of property or improvements in the area; and
> c. Be in harmony with the surrounding area.
>
> Additionally the applicant may be required, in his/her rebuttal, to show that the proposed use shall be located and developed in such a manner as to:
>
> a. Comply with all applicable local, state and federal statutes, ordinances and regulations;
> b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the County and/or Long Range Transportation Plans and Comprehensive Transportation Plans of any municipality of the County;
> c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use; and
> d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.
>
> Finally, the applicant may be required, in his/her rebuttal, to show that satisfactory provision/arrangement has been made (where applicable or required) concerning:
>
> a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control);
> b. Off-street parking and loading areas;
> c. Utilities (with particular reference to locations, availability and compatibility);
> d. Buffering and landscaping (with particular reference to type, location and dimensions); and
> e. Structures (with particular reference to location, size and use).

Additionally, §154-60. **Supplemental Requirements to the Table of Permitted and Special Uses, S.R. 1.11** provides additional requirements for this Manufactured Home Park. Since the request is an expansion, many of the requirements do not apply. Below are the specific requirements which apply to this expansion.

SR 1.11. Manufactured Home Park (1) Site Plan. Major Site Plan required in accordance with §154-329 (Major Site Plan Review).

(16) Density. The number of manufactured/mobile homes shall be based upon the standard residential density of the corresponding overlay district, where one (1) dwelling unit shall correspond to one (1) manufactured/mobile home.

(17) Manufactured Home Spaces. Manufactured home spaces shall be:

a. Sized so as to ensure that manufactured/mobile homes shall meet all setback and separation requirements for a manufactured/mobile home to be placed on said space;
b. Prepared and graded so that there is a slope of no more than three (3) percent where the home is to be placed;
c. Required to contain one (1) concrete pad (porous concrete is encouraged) or treated deck, a minimum of 100 square feet, that shall be accessible at a door location of any manufactured/mobile home placed thereon;
d. Required to contain a well-constructed set of steps, made of a material other than loosely stacked brick or block, that shall be accessible at a door location of any manufactured/mobile home placed thereon, and which may be a part of/connected to the required pad or deck;
e. Assigned a property address as approved by the Property Addressing Office;
f. Identifiable by a permanent number, visible from the road or drive, to identify the space; and
g. Clearly marked at all corners so that visual establishments of boundaries can be made during inspection/approval processes.

(18) Percentage of Manufactured Home Park in Mobile Homes. No more than 25 percent of spaces in a new MHP shall be occupied by mobile homes, as defined by this Chapter.

(19) Manufactured/Mobile Home Use. A manufactured/mobile home shall not be used as a storage unit, and shall only be occupied as a dwelling (or office as permitted herein).

(20) Manufactured/Mobile Home Setup. Each manufactured/mobile home shall be installed, placed and setup:

a. On an approved manufactured home space;
b. In accordance with the standards set by the North Carolina Department of Insurance Regulations for manufactured/mobile homes;
c. So as to be separated from any other manufactured/mobile home a minimum of 20 feet short end to short end, 30 feet short end to long end and/or 30 feet long end to long end;
d. So as to be setback (as required) from any adjacent roads;
e. So as to be setback a minimum of 25 feet from any adjacent property;
f. With (at the time of placement) continuous underpinning, uniform in appearance in terms of its type, color, size and age, unpierced except for openings required by the North Carolina State Building Code or North Carolina Department of Insurance Regulations for ventilation, utilities and access; and
g. With a property address number (as assigned by the Property Addressing Office) affixed so as to be clearly visible from the internal road/driveway serving the manufactured home space (in accordance with Chapter 142 of the Alexander County Code, Property Addressing).

FINDINGS OF FACT

Planning Staff recommends using the following questions to guide the Board of Adjustment as they determine their Findings of Fact.

1. Is the application complete?
2. Has the applicant sufficiently addressed the supplemental requirements contained in §154-60. S.R. 1.11?
3. Has the applicant demonstrated that this development materially will not endanger the public health, safety or welfare?
4. Has the applicant demonstrated that this development will not substantially injure the value of property or improvements in the area
5. Has the applicant demonstrated that this development will be in harmony with the surrounding area?
6. Has the applicant demonstrated that this development will comply with all applicable local, state and federal statutes, ordinances and regulations?
7. Has the applicant demonstrated that this development will be in accordance with the Comprehensive Plan?
8. Has the applicant demonstrated that this development will minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use?
9. Has the applicant demonstrated that this development will minimize the environmental impacts on the neighborhood?

PLANNING ANALYSIS

Compliance with the supplemental requirements of §154-60. S.R. 1.11	**Planning staff has determined that this expansion will comply with the supplementary requirements.** • SR 1.11 (16). The additional two units will bring the density of the parcel from 0.05 units an acre to 0.08 units an acre. This does not exceed the maximum allowed density of the R3 district, which is 1 unit an acre. • SR 1.11 (17).a. As demonstrated by the supplied site map, the proposed Manufactured Homes meet the front setback requirements of 20 feet and the setback requirement from each other, which is 20 ft. • SR 1.11 (17).b. The site has already been graded and meets this requirement. • SR 1.11 (17).c. If approved, this requirement will be a condition included on the zoning permit.

	• SR 1.11 (17).d. If approved, this requirement will be a condition included on the zoning permit. • SR 1.11 (17).e. If approved, these homes will be forwarded to 911 addressing for assignment. • SR 1.11 (17).f. If approved, this requirement will be a condition included on the zoning permit. • SR 1.11 (17).g. If approved, this requirement will be a condition included on the zoning permit. • SR 1.11 (18). The proposed Manufactured Home is new from Clayton Homes. • SR 1.11 (19). If approved, this requirement will be a condition included on the zoning permit. • SR 1.11 (20).a-g. If approved, this requirement will be a condition included on the zoning permit.
Public health, safety or welfare	**The proposed expansion of the manufactured home park is not anticipated to have a negative impact on public health, safety, or welfare.** The expansion represents a continuation of the existing residential use and, provided that the development complies with applicable zoning, access, utility, emergency service, and other development requirements, it should not create conditions that pose an undue risk to residents or surrounding properties.
Value of property or improvements	**Staff finds no evidence that the proposed expansion would substantially diminish nearby property values or adversely affect existing improvements.** The expansion represents a continuation of an established residential use, and compliance with applicable development standards should help ensure compatibility with surrounding properties.
Harmony with the surrounding area	**The proposed expansion is consistent with the character of the surrounding area.** The property is located in a predominantly rural area characterized by undeveloped properties, agricultural uses, and low-density residential development, including other manufactured homes in the vicinity.
Compliance with all applicable local, state and federal statutes, ordinances and regulations	**Staff is not aware of any conditions that would prevent the proposed expansion from meeting these requirements.**
Compliance with the Comprehensive Plan	**The proposed expansion is consistent with the Alexander County 2045 Comprehensive Plan.** The site is designated as a Rural Agricultural Area, where the Plan emphasizes preservation of rural character and limiting the intensity of residential development.

TRC and DEPARTMENT FEEDBACK

This Special Use Permit was presented to the TRC for feedback. No objections were raised.

CITIZEN INPUT

As of August 6, 2026, no citizens have contacted the department to provide input on the potential rezoning.

NOTIFICATION/INPUT REQUIREMENTS

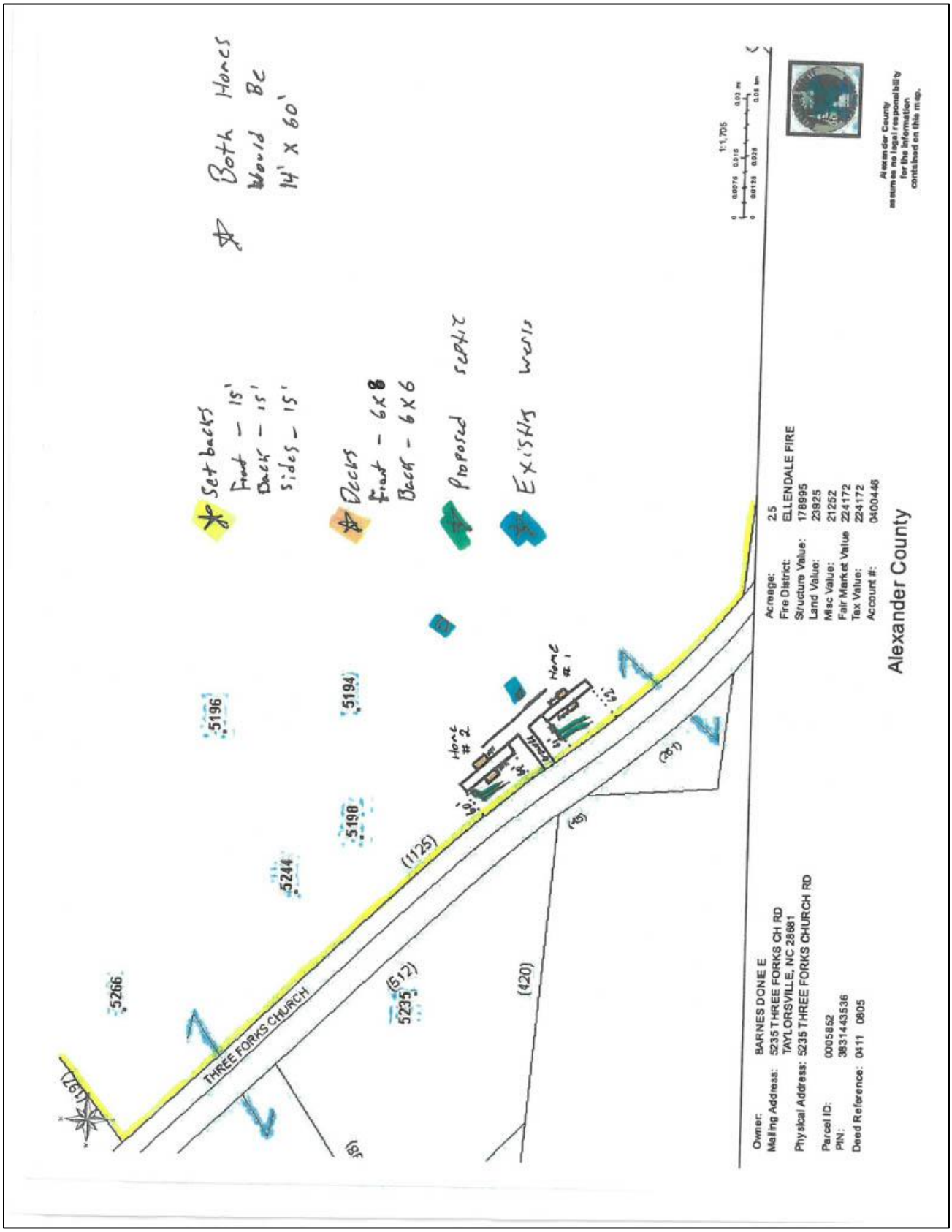
Planning Staff	
Completeness Review	Application and Payment reviewed and approved as complete: **7/9/2026**

TRC	
Meeting Date	Application was presented at the meeting held on: **7/17/2026**

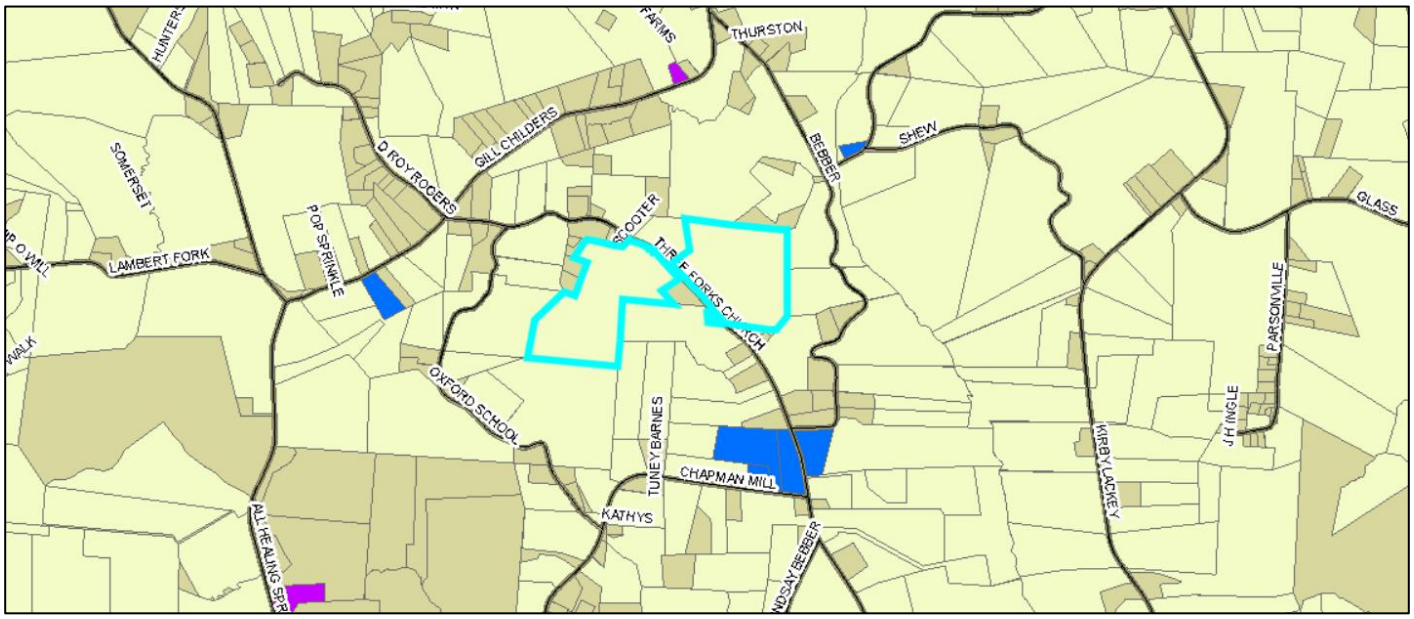
Planning Board		
Meeting Date	**Thursday, 13th, 2026**	
Notice Requirements	Mailed Notice – Adjacent (at least 7 days prior)	Letters mailed: **7/31/2026**
	Sign Posted - Sign(s) shall be posted no more than twenty-five (25) days and at least ten (10) days prior to the hearing.	Sign posted: **7/31/2026**

SUP-26-04 APPENDIX A

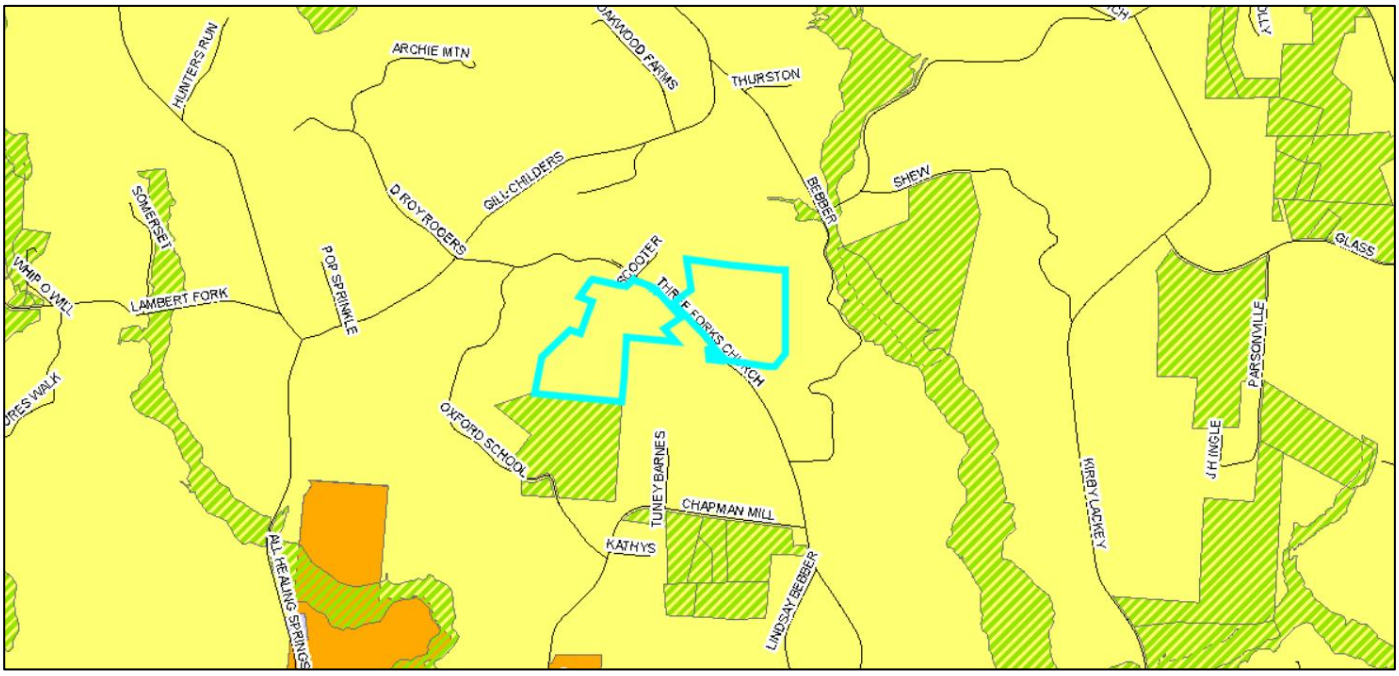
Site Map



SUP-26-04 APPENDIX B
Zoning Map



SUP-26-04 APPENDIX C
Future Land Use Map



SUP-26-04 APPENDIX D

Application

ALEXANDER COUNTY
North Carolina

Special Use Permit Application

Case #: _____
Tax Map #: _____
Date Submitted: _____

A) OWNER/APPLICANT OR AGENT INFORMATION:

1) APPLICANT: Dalton Meadows / Clayton Homes of Conover
ADDRESS: 1230 Conover Blvd W Conover NC 28613
TELEPHONE #: Cell- 7044502410 / Office- 8284653450 EMAIL: hc081@claytonhomes.com

2) PROPERTY OWNER: Judy Barnes
ADDRESS: 284 CHAPMAN MILL RD TAYLORSVILLE NC 28681
TELEPHONE #: 8282288022 EMAIL: _____

☐ Check here if there are additional property owners, and attach their names, addresses and telephone numbers.

3) Will an attorney, realtor or other agent represent the applicant/property owner in this matter?
REPRESENTATIVE: Dalton Meadows / Clayton Homes of Conover
ADDRESS: 1230 Conover Blvd W Conover NC 28613
TELEPHONE #: Cell- 7044502410 / Office- 8284653450 EMAIL: hc081@claytonhomes.com

B) PROPERTY INFORMATION:

1) PROPERTY LOCATION (Address or Description): 5266 Three Forks Church Rd Taylorsville NC 28681

2) DATE PROPERTY ACQUIRED: _____ DEED BOOK/PAGE: 0304 / 0322 / 1989

3) PIN #: 3831 34 2413 PARCEL ID #: 0022110 SIZE (sqft./acres): 87.06 ac

____ Check here if there are more than two lots and attach a list of the properties to be considered for a special use.

4) UTILITIES PROVIDED (please circle): Public Water Well✓ Public Sewer Septic System✓

5) AMOUNT OF ROAD FRONTAGE: 1125ft CURRENT LAND USE: _____

6) METES AND BOUNDS DESCRIPTION ATTACHED: YES NO

C) SPECIAL USE REQUEST:

1) ZONING DISTRICT: R3 PROPOSED USE: Res

2) SITE PLAN OF PROPOSED DEVELOPMENT ATTACHED: YES✓ NO

3) # OF EXISTING BUILDINGS: _____ GROSS FLOOR AREA: _____

4) # OF PROPOSED BUILDINGS: 2 GROSS FLOOR AREA: _____

5) TOTAL LAND AREA TO BE DISTURBED: .25ac

6) ESTIMATED COST OF PROJECT: 150000

D) SPECIAL USE REQUEST:

TO THE ALEXANDER COUNTY BOARD OF ADJUSTMENT:

I/We hereby petition the Board of Adjustment to grant a special use permit for the aforementioned use and subject to the following conditions:

1) DEVELOPMENT AND DIMENSIONAL REQUIREMENTS: *(In no case shall the development and dimensional requirements be less strict than what is allowed by the zoning district, however, the applicant may propose stricter requirements: i.e., increased setbacks, larger minimum lot size, lower overall density, etc.)*

Type text here

2) TRANSPORTATION: *(The applicant may propose to dedicate a right-of-way for future roadway improvements, limit and/or restrict the number and location of vehicular access points to the site; provide turn lanes or offer other vehicular or pedestrian access conditions/restrictions.)*

3) LANDSCAPING, BUFFERS AND SCREENING: *(The applicant may propose to provide landscaping at a rate above the ordinance requirements, specify type or size of plantings, provide additional buffer areas, construct screening fences, require preservation of existing trees, etc.)*

4) OTHER CONDITIONS: *(Are there other conditions the applicant is willing to offer in order to address any potential negative impact to abutting property owners?)*

E) REQUIRED SIGNATURES:

I/We certify that I/we completely read the application and understand the guidelines as listed above. I/We, the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge. It is understood and acknowledged that if the conditional use permit is authorized, the use is bound by the conditions imposed unless amended as provided by the Alexander County Zoning Ordinance.

1)	Judy A. Barnes (Owner's Name-*please print*)	Judy Barnes (Owner's Signature)	7-7-2026 (Date)
2)	_____ (Owner's Name-*please print*)	_____ (Owner's Signature)	_____ (Date)
3)	Dalton Meadows Clayton Homes of Conover (Applicant's Name-*please print*)	_____ (Applicant's Signature)	7/7/26 (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 #: _____

BOA Meeting Date: _____
Published on: _____
Letters Mailed: _____
Sign posted: _____

BOA Action: Approved Denied Applicant Notified: _____

BOC Action: Approved Denied Applicant Notified: _____

Staff Comments: _____

_____

APPOINTMENT OF AGENT FORM (OPTIONAL)

I Judy A Barnes owner of property located on 5266 Third Creek Church Rd.
(Name) (Street Name)

recorded in 0304/0322/1989 and having a parcel identification number of 3831 34 2413,
(Deed Book/Page) (PIN)

located in Alexander County, North Carolina, do hereby appoint Dalton Meadows Clayton Homes of Conover,
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

Judy A. Barnes
Property Owner

7-7-2026
Date

SUP-26-04 APPENDIX E

Relevant Sections from the Comprehensive Plan

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.

Chapter 2: Land Use

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

8. Commercial development and Community Facilities will be directed to defined Community Service Centers (see below), which 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. Commercial development will be of a Local and Community commercial nature, and most Industrial and Regional Commercial land uses should be prohibited. Economic development activities will be largely discouraged in the RAA.

9. Sewer and water development (including private waste treatment, or "package" plants) in the RAA should be generally discouraged.

10. Only very limited, formal, project-based affordable housing development should take place.

11. Limited public transportation within the RAA should be focused to defined Community Service Centers (see below).

Conservation

This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds.

2. Areas of historic and archeological significance.

3. Local, state or federally-managed natural areas.

4. Areas managed for agricultural or forestry land uses.

5. Other areas yet to be defined.

Community Service Centers

Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community

ordinances and regulations (including Chapter 50 of the Alexander County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §154-179 (Screen Classification).

SR 1.11. *Manufactured Home Park*

(1) Site Plan. A *Manufactured home park site plan* shall be required in accordance with §154-329 (Manufactured Home Park Site Plan Review).

(2) Establishing a Manufactured Home Park. Three (3) or more *manufactured homes* and/or *manufactured home* spaces on a *tract* shall be considered an *MHP*. Each *applicant* for an *MHP* shall choose a name for the *MHP* which shall not be substantially identical or so similar as to likely cause confusion among prospective residents to any other *MHP* or named community in Alexander County. An *MHP site plan* shall contain certification that the public records of Alexander County have been searched and the proposed *MHP* name meets the standards set forth in this Chapter. Single and doublewides are permitted as long as it is permitted in the *use district*.

(3) Phasing. *Manufactured home parks* may be developed in *phase*s of at least three (3) spaces, except where less than three (3) spaces remain to be developed on a *tract*.

(4) Accessibility Requirements. A *MHP* shall be accessible by:

a. A minimum of 30 feet in *public road frontage*; or
b. A private *right-of-way* corridor (see Road Construction Standards) to the property measuring 30 feet in width at its narrowest point.

In no case shall a manufactured home space have direct access to a *road* outside the *MHP* except through those *roads* indicated on the *MHP Site Plan*.

(5) Road Construction Standards. *Roads* shall be the responsibility of the *MHP applicant*. *Road* construction standards shall be determined by road classification as noted in Table 2.17.

Table 2.17. Manufactured Home Park Road Construction Standards

Requirements		Private Road Classification[1]				
		***MHP* Private ROW Corridor**		***MHP* Collector**	***MHP* Service**	***Driveway***
Number of Spaces Served[2]		25+	1-24	25+	1-24	1-3
Maximum Grade %	**Paved Surface**	16	18	16	18	-
	Stone Surface	12	12	12	12	-
Minimum *Road* Width (ft.)		20	20	18	18	10
Shoulder (ft.)		4	4	4	4	-
Stone Base (in.)	**(*ABC*) Compacted[3]**	8	6	8	6	6
	Crushed Stone[4]	-	-	-	-	3
Cut and Fill Slope		2:1	1.5:1	2:1	1.5:1	-
Ditch Slope		4:1	3:1	4:1	3:1	-
***Vertical Clearance* (ft.)[5]**		13.5	13.5	13.5	13.5	-

1 Road Classification applicable within *MHP*s (*MHP* collector/service) shall not to be confused with Access Management Road Classifications. For purposes of *setback*s, access management road classifications shall be used.

2 The number of spaces served shall be determined by the number of *manufactured home* spaces located on the *road* or by a *driveway* connected to the *road*.

3 Aggregate Base Course, No. 7 stone.

4 On well-compacted sub-base.

5 Established to allow for the passage of emergency *vehicles*.

a. *Roads* shall be constructed:
    1. As *internal roads*;
    2. Along the contour of the land (where possible);
    3. Where the subgrade of a soil is capable of supporting the *road* above;
    4. Using suitable stone which is properly compacted;
    5. So that water will drain from the *road* surface into the side ditches; and
    6. So that, where paved *road* sections meet stone-based *road* sections, such paved *road* shall extend 50 feet from any point where the grade exceeds the maximum for a stone-based *road*.
b. *Roads* shall be provided with appropriate drainage facilities that shall be constructed:
    1. In accordance with minimum *State Road Standards*;
    2. With ditches which have sufficient depth and width to carry the expected volume of *stormwater runoff* (ditches should utilize *Best Management Practices* for *road* swales (such as turf matting and vegetation) to control *erosion* and *sedimentation*, and to filter pollutants from *stormwater runoff*); and
    3. So that, where culverts are required for streams or minor *watercourses*, such culvert construction adheres to minimum *State Road Standards*.
c. *Roads* which serve ten (10) or more spaces, where intersecting roadways to facilitate emergency *vehicles* are not possible, shall be provided with culs-de-sac or turnarounds that shall be constructed:
    1. With a minimum 35 foot radius; and
    2. Using the same material required on the *road* of which it is part.

(6) Parking Requirements. Parking shall be:
a. Provided at a rate of two (2) parking spaces per manufactured home space;
b. In the form of off-street or apron parking; and
c. Constructed using a minimum of three (3) inches of crushed stone on a well-compacted sub base, or six (6) inches of ABC compacted stone. Permeable paving or other paving alternatives are encouraged.

(7) Sewer and Water Service Provision Requirements. The approval and installation of all *sewage disposal system* and *water supply system* improvements shall be in accordance with this Chapter. *Water supply systems* and *sewage disposal systems* must be installed and/or operated to meet all local and state statutes, ordinances and regulations and shall thereafter be certified by the Department of Public Health. The following shall apply:
a. Water. Each *manufactured/mobile home* in an *MHP* shall be supplied water from either an approved *municipal water supply system* or *public water supply system*. Individual water wells shall not be permitted in an *MHP*. An *MHP* shall connect to a *municipal water supply system* when the system is located

within a distance equal to the product of 100 feet multiplied by the number of spaces proposed for the *MHP*. If an *MHP* is located more than 5,000 feet from an existing *municipal water supply system*, such connection shall not be required.

b. Sewage. Each *manufactured/mobile home* in an *MHP* shall be supplied with a hookup to a septic tank, *approved public or community sewage disposal system* or *municipal sewage disposal system*. An *MHP* shall connect to a *municipal sewage disposal system* when the system is located within a distance equal to the product of 50 feet multiplied by the number of spaces proposed for the *park*. If a *park* is located more than 2,500 feet from an existing municipal sewage disposal system, such connection shall not be required.

c. Exceptions to Municipal Water and Sewage Disposal System Connection Requirements. Exceptions may be allowed on the basis of terrain, availability or ease of acquiring *easements*, denial of allocation by the public utility, insufficient capacity of the municipal system or other circumstances that are unusual/unique to the site. Requests for exceptions must be made, in writing, to the *MHP Administrator* who may ask that such requests be supported by a professional engineer's review of the *manufactured home park* plans and planned route of the utility extension. Where the *MHP Administrator* finds it would not be economically feasible for an *MHP* to be connected to a *municipal water supply system* and/or *municipal sewage disposal system*, other systems may be used, subject to approval by Environmental Health and the appropriate state agencies.

(8) Electrical System Requirements. The approval and installation of all electrical system improvements shall be in accordance with this Chapter. Electrical systems shall be installed to meet all local and state statutes, ordinances, regulations and applicable codes and shall thereafter be certified by the Building Inspector. Each *manufactured/mobile home* space in an *MHP* shall be provided with its own separate metered electrical service.

(9) Solid Waste Collection System Requirements. The approval and installation of all solid waste collection improvements shall be in accordance with this Chapter. Solid waste collection systems must be installed and/or operated to meet all local and state statutes, ordinances and regulations and shall thereafter be certified by the Department of Public Health. Each *MHP* shall provide a suitable method of solid waste disposal (in accordance with Chapter 50 of the Alexander County Code, *Solid Waste*) and collection consisting of either private collection from individual *manufactured/mobile homes* or the *use* of dumpsters. Where dumpsters are used, concrete pads shall be designed to drain to a bioretention area to filter *stormwater* before the water reaches a larger drainage system, and Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §154-179 (Screen Classification).

(10) Fire Protection Requirements. Any *MHP* served by a *public water supply system* shall meet the County's requirements for fire hydrant installation (one (1) hydrant every 1000 feet with a six (6) inch line) or applicable municipality's requirements for fire hydrant installation. For any *MHP* without a fire suppression rated water system,

that either has or is adjacent to an adequate permanent surface water supply (100,000 gallon storage in a 50 year drought), the *applicant* shall be required to install a dry fire hydrant system, the type and location of which is to be determined by the County Fire Marshal. An all-weather access road for fire-fighting equipment shall be provided by the *applicant* to this permanent surface water supply. Where the *MHP* is neither served by a *public water supply system* nor has/is adjacent to an adequate permanent surface water supply, such *MHP* shall be thoroughly reviewed by the *TRC* and the *applicant* to determine alternative measures to ensure adequacy of *fire protection*.

(11) Stormwater Drainage, Erosion and Sedimentation Control Requirements. See Article VIII (Natural Resources) Subpart B (Water Quality) and Subpart E (Soil Erosion and Sedimentation Control).

(12) Buffering. An *MHP* shall require a minimum of a B1 Buffer as detailed in §154-165 (Buffer Determination).

(13) Common Area Requirements. A *common area* shall be provided, that is equivalent to ten (10) percent the total *MHP* area. *Common area* shall be accessible for the *use* and enjoyment of *MHP* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.

(14) Common Area Recreation and Service Facilities Restrictions. Those facilities within the *MHP* shall be for the sole purpose of serving the residents of the *MHP* and shall adhere to the development standards established therefore.

(15) Operations. The *MHP* shall be permitted one (1) space for the placement of an office (located in a *structure* originally constructed as a *single-family dwelling* (*manufactured*, *modular* or conventionally built)) to conduct the business of operating the *MHP*. This office may also be located within one (1) *single-family dwelling* (*manufactured*, *modular* or conventionally built) where it operates as a *home occupation* and adheres to the standards outlined therefore (see SR 2.8 (*Home Occupation, General*))

(16) Density. The number of *manufactured/mobile homes* shall be based upon the standard *residential density* of the corresponding overlay district, where one (1) *dwelling unit* shall correspond to one (1) *manufactured/mobile home*.

(17) Manufactured Home Spaces. Manufactured home spaces shall be:

a. Sized so as to ensure that *manufactured/mobile homes* shall meet all *setback* and separation requirements for a *manufactured/mobile home* to be placed on said space;
b. Prepared and graded so that there is a *slope* of no more than three (3) percent where the home is to be placed;
c. Required to contain one (1) concrete pad (porous concrete is encouraged) or treated deck, a minimum of 100 square feet, that shall be accessible at a door location of any *manufactured/mobile home* placed thereon;
d. Required to contain a well-constructed set of steps, made of a material other than loosely stacked brick or block, that shall be accessible at a door location of any *manufactured/mobile home* placed thereon, and which may be a part of/connected to the required pad or deck;
e. Assigned a property address as approved by the Property Addressing Office;

f. Identifiable by a permanent number, visible from the *road* or drive, to identify the space; and
g. Clearly marked at all corners so that visual establishments of boundaries can be made during inspection/approval processes.

(18) Percentage of Manufactured Home Park in Mobile Homes. No more than 25 percent of spaces in a new *MHP* shall be occupied by *mobile homes*, as defined by this Chapter.

(19) Manufactured/Mobile Home Use. A *manufactured/mobile home* shall not be used as a storage unit, and shall only be occupied as a dwelling (or office as permitted herein).

(20) Manufactured/Mobile Home Setup. Each *manufactured/mobile home* shall be installed, placed and setup:
a. On an approved manufactured home space;
b. In accordance with the standards set by the North Carolina Department of Insurance Regulations for *manufactured/mobile homes*;
c. So as to be separated from any other *manufactured/mobile home* a minimum of 20 feet short end to short end, 30 feet short end to long end and/or 30 feet long end to long end;
d. So as to be *setback* (as required) from any adjacent *roads*;
e. So as to be *setback* a minimum of 25 feet from any adjacent property;
f. With (at the time of placement) continuous underpinning, uniform in appearance in terms of its type, color, size and age, unpierced except for openings required by the North Carolina State Building Code or North Carolina Department of Insurance Regulations for ventilation, utilities and access; and
g. With a property address number (as assigned by the Property Addressing Office) affixed so as to be clearly visible from the *internal road*/*driveway* serving the manufactured home space (in accordance with Chapter 142 of the Alexander County Code, *Property Addressing*).

(21) Signage. *Signs* shall adhere to all standards outlined in Article VII of this Chapter. The *applicant* for an *MHP* shall provide:
a. A minimum of one (1) *community identification sign* at each entrance, but no more than two (2) entrances, a minimum of one (1) foot in height by three (3) feet in width;
b. *Road name signs* in accordance with Article 4, Subpart D, *Property Addressing*; and
c. *Governmental signs* of a regulatory nature (including "stop" signs) in accordance with applicable local and state policies.

(22) Lighting. *Lighting mitigation* required.

SR 1.12. *Nursing Home*

(1) Site Plan. Major *Site Plan* required in accordance with §154-329 (Major Site Plan Review).
(2) Lighting. *Lighting mitigation* required.
(3) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with *NCGS* §131E-178) required.