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

STAFF REPORT
RZ-26-07

Prepared by Patrick Creech, Planning Director

October 26th, 2026

PETITION	RZ-26-07
APPLICANTS	Martin David Kanupp
OWNERS	KKSV LLC
PIN	3716 54 5088
ADDRESS	8574 NC 127 HWY
LOCATION	Bethlehem
ACREAGE	5
REQUESTED ACTION	Rezone parcel from **(MU)** to **(CC)**

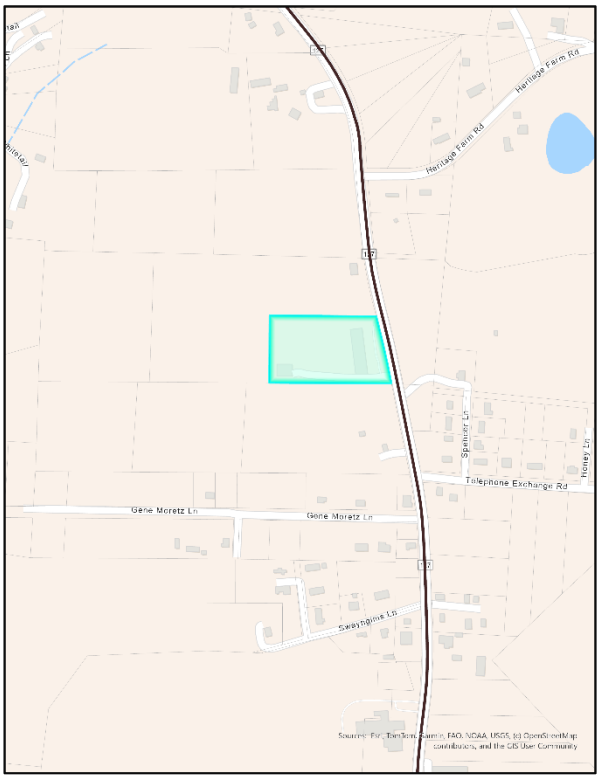


Table of Contents

- **BACKGROUND** **2**
- **REVIEW CRITERIA** **2**
- **TRC and DEPARTMENT FEEDBACK** **4**
- **CITIZEN INPUT** **4**
- **NOTIFICATION/INPUT REQUIREMENTS** **4**
- **RECOMMENDED ACTION** **4**
- **RZ-26-07 APPENDIX A – LOCATION MAP** **6**
- **RZ-26-07 APPENDIX B – ZONING MAP** **7**
- **RZ-26-07 APPENDIX C – FUTURE LAND USE MAP** **8**
- **RZ-26-07 APPENDIX D - APPLICATION** **9**
- **RZ-26-07 APPENDIX E – SECTIONS FROM THE COMPREHENSIVE PLAN** **10**
- **RZ-26-07 APPENDIX F – SECTIONS FROM THE LAND DEVELOPMENT CODE** **12**
- **RZ-26-07 APPENDIX G – PERMITTED USAGE TABLE** **17**

BACKGROUND

The applicant purchased the property in April 2019. Prior to the purchase, the building had been used for retail. After purchasing the property, the applicant began operating a kennel from the site. The rear portion of the building has also been leased to the same tenant, American Fire and Security since 2019.

The applicant is now requesting a rezoning to allow greater flexibility for future commercial use of the property. Potential uses identified by the applicant include a tractor service and farm supply business, automotive repair, ATV sales, or camper storage.

PROPERTY INFORMATION

- **Vicinity**
  - **North & West:** To the north and west, the property is adjacent to a 13.034 acre residence owned by BRENDA LAIL.
  - **South**: To the south, the property is adjacent to a 9.971 acre residence owned by STEPHEN AND CHRISTIAN BROWN. This property to the south is in a Farmland Preservation District.
  - **East**: To the east, across 127, the property is adjacent to an undeveloped 4.374 acre parcel owned by BRENDA LAIL.



- **Road Access**
  - Direct access to the property is available from HWY 127.
- **Sewer and Water Access**
  - The property has access to public water. Public sewer is not available for connection at this location because the nearby sewer line is a high-pressure line that cannot be directly tapped.
- **Development Potential**
  - The property has strong commercial development potential due to its direct access to NC 127. The primary limiting factor is the nearby high-pressure sewer line, which cannot currently be tapped; however, the property's location along this commercial corridor could make the area a good candidate for a future sewer upgrade. No improvements to the sewer line are currently scheduled.

REVIEW CRITERIA

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

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

Planning staff finds the proposed rezoning to be consistent with the Alexander County 2045 Comprehensive Plan. The property is located within a designated Community Service Center, which the Plan identifies as an appropriate location for concentrated commercial and service uses serving the surrounding community. Community Service Centers are intended to accommodate a mixture of commercial uses at key intersections and along selected thoroughfares, while concentrating development to reduce scattered commercial growth.

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: MU	Proposed Zone: RC
MU Zoning Purpose: The purpose of the Mixed Use District (MU) is to foster orderly growth where the principal use of land is commercial and residential. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial and residential development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in all service areas.	RC Zoning Purpose The purpose of the Regional Commercial District (RC) is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan.

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

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

RC allows a broader range and intensity of commercial activity than MU zones. The MU district is more oriented toward a mixture of residential and neighborhood-scale commercial uses, while RC allows additional commercial uses.

Appendix G contains a complete list of permitted uses for (**MU**) and (**RC**) 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 generally occurs when a relatively small tract is rezoned differently from a much larger area of surrounding property that is uniformly zoned. While spot zoning is not automatically unlawful in North Carolina, there must be a reasonable basis for treating the property differently from surrounding properties.

Relevant factors include the size of the tract, consistency with the Comprehensive Plan, the relationship between the proposed and surrounding uses, and the benefits or detriments of the rezoning.

The proposed five-acre RC district would be surrounded immediately by residential zoning and therefore could be considered spot zoning. However, Planning staff finds a reasonable basis for the proposed zoning. The property has direct access to NC 127, has an established history of commercial use, and is located within a designated Community Service Center where the Comprehensive Plan encourages commercial development. Existing RC zoning elsewhere along the NC 127 corridor further supports the proposed district as part of a broader commercial development pattern rather than an arbitrary zoning designation.

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.

PLANNING BOARD RECOMMENDATION

The Alexander County Planning Board heard this petition on September 10th and unanimously voted to recommend approval of this rezoning.

CITIZEN INPUT

As of October 26th, 2026, the department has only received one call about this rezoning, requesting information only.

NOTIFICATION/INPUT REQUIREMENTS

Planning Staff	
Completeness Review	Application and Payment reviewed and approved as complete: **9/3/2026**

TRC	
Meeting Date	Files sent online for commentary on: **9/4/2026**

Planning Board		
Meeting Date	**Thursday, September 10th, 2026**	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 7 days prior)	Letters mailed: **9/3/2026**

County Commission		
Meeting Date	**Monday, November 2nd, 2026**	
Notice Requirements	Mailed Notice – Properties within 400 ft (at least 10-25 days prior)	Letters mailed: **10/22/2026**
	Published Notice – Two successive weeks 10-25 days prior	Notice published: **10/21/2026** **10/28/2026**

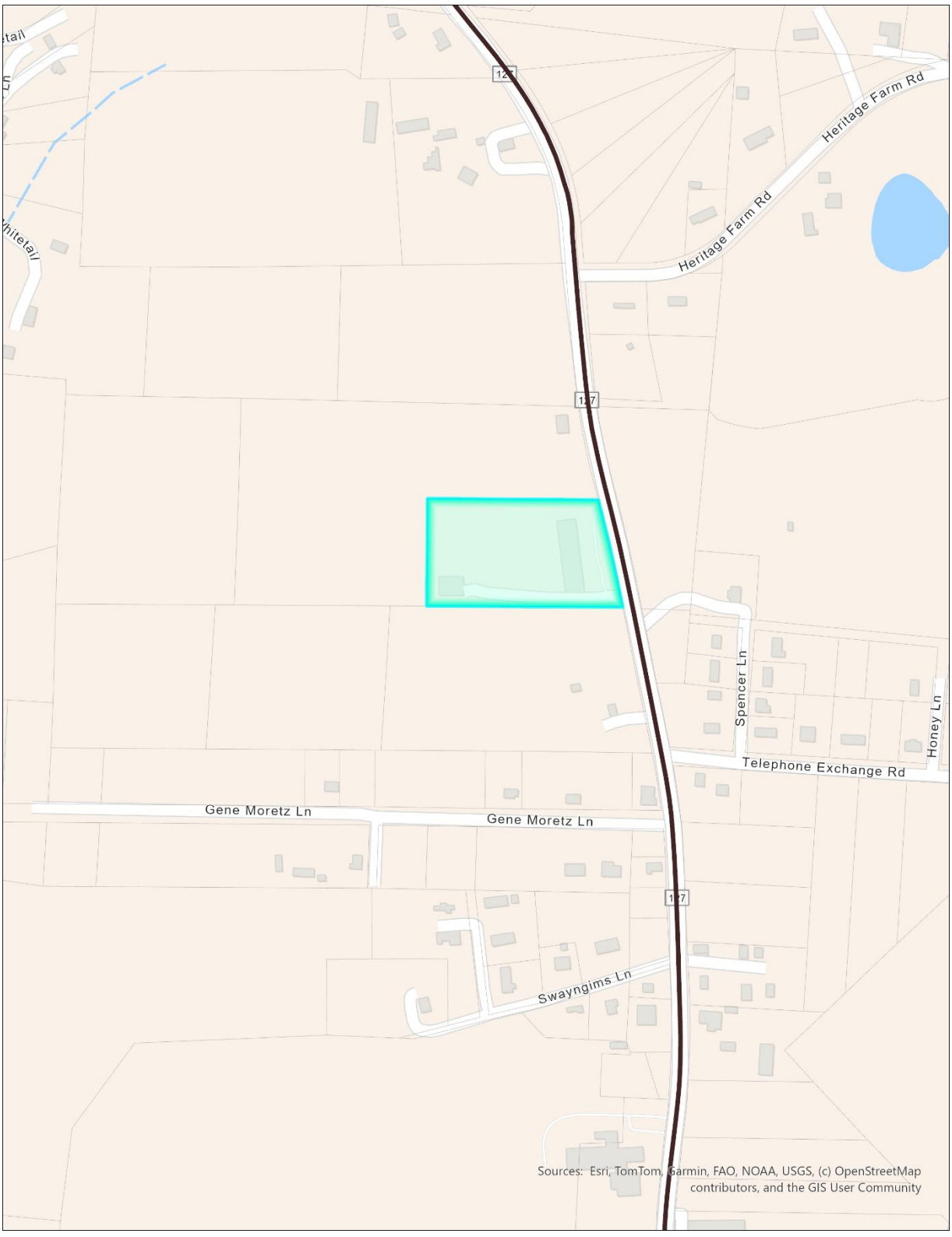
RECOMMENDED ACTION

Planning staff recommends that the Alexander County Planning Board approve this rezoning request from MU (Mixed Use) to RC (Regional Commercial). The proposed rezoning is generally consistent with the Alexander County 2045 Comprehensive Plan. The property is located within a designated Community Service Center along NC 127, where the Plan anticipates concentrated commercial and service uses. The RC district is intended to accommodate a broader range of commercial activity than MU, including uses serving local, community, and regional markets.

Although the five-acre parcel would be immediately surrounded by residential zoning, Planning staff finds a reasonable basis for treating the property differently. The site fronts a major commercial corridor, has historically been used for commercial purposes, is identified for concentrated commercial development in the Comprehensive Plan, and is located near existing RC zoning along NC 127. Planning staff therefore considers any potential spot zoning to be reasonable and does not anticipate that the rezoning would constitute an arbitrary departure from the surrounding zoning pattern.

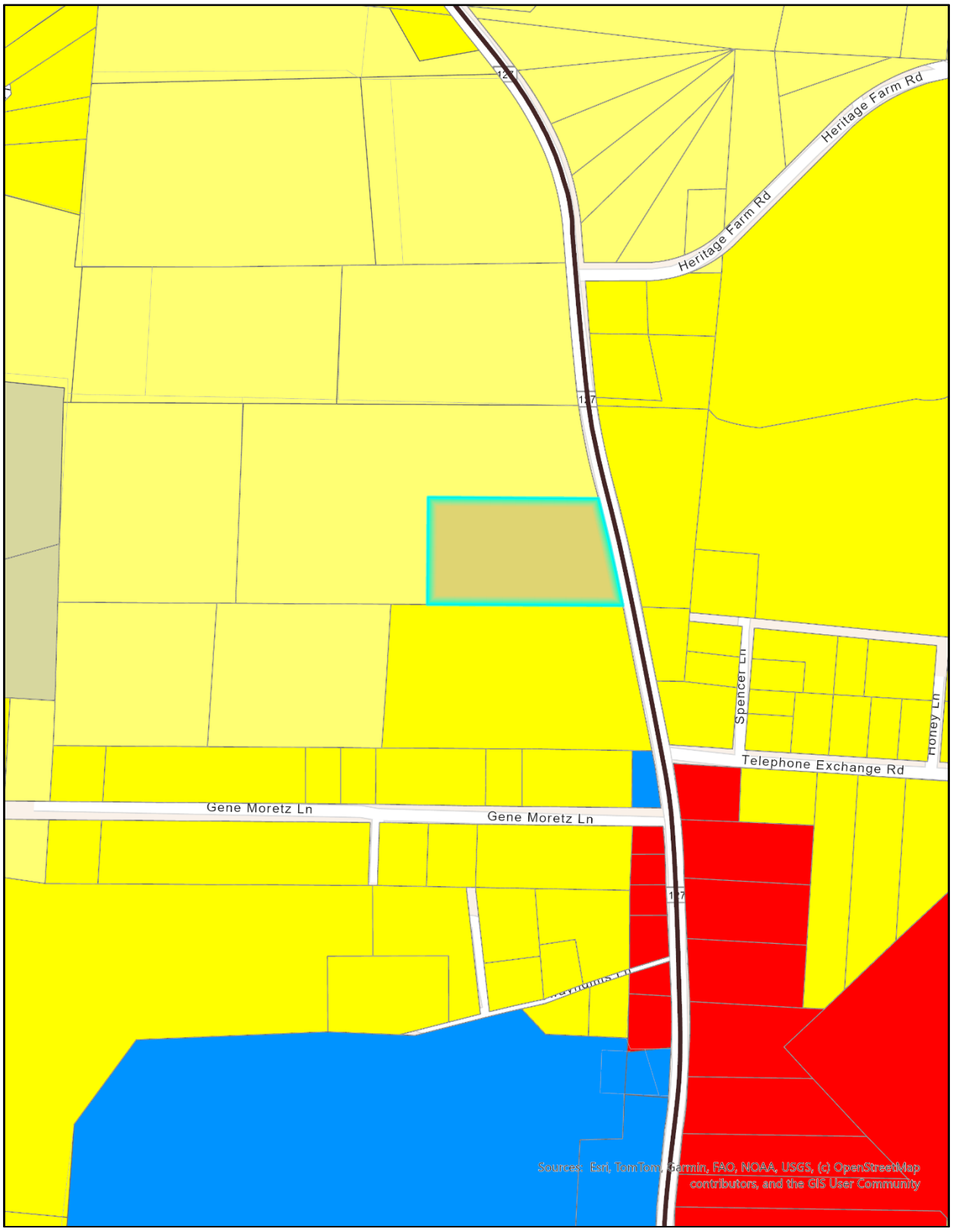
RZ-26-07 APPENDIX A

Location Map



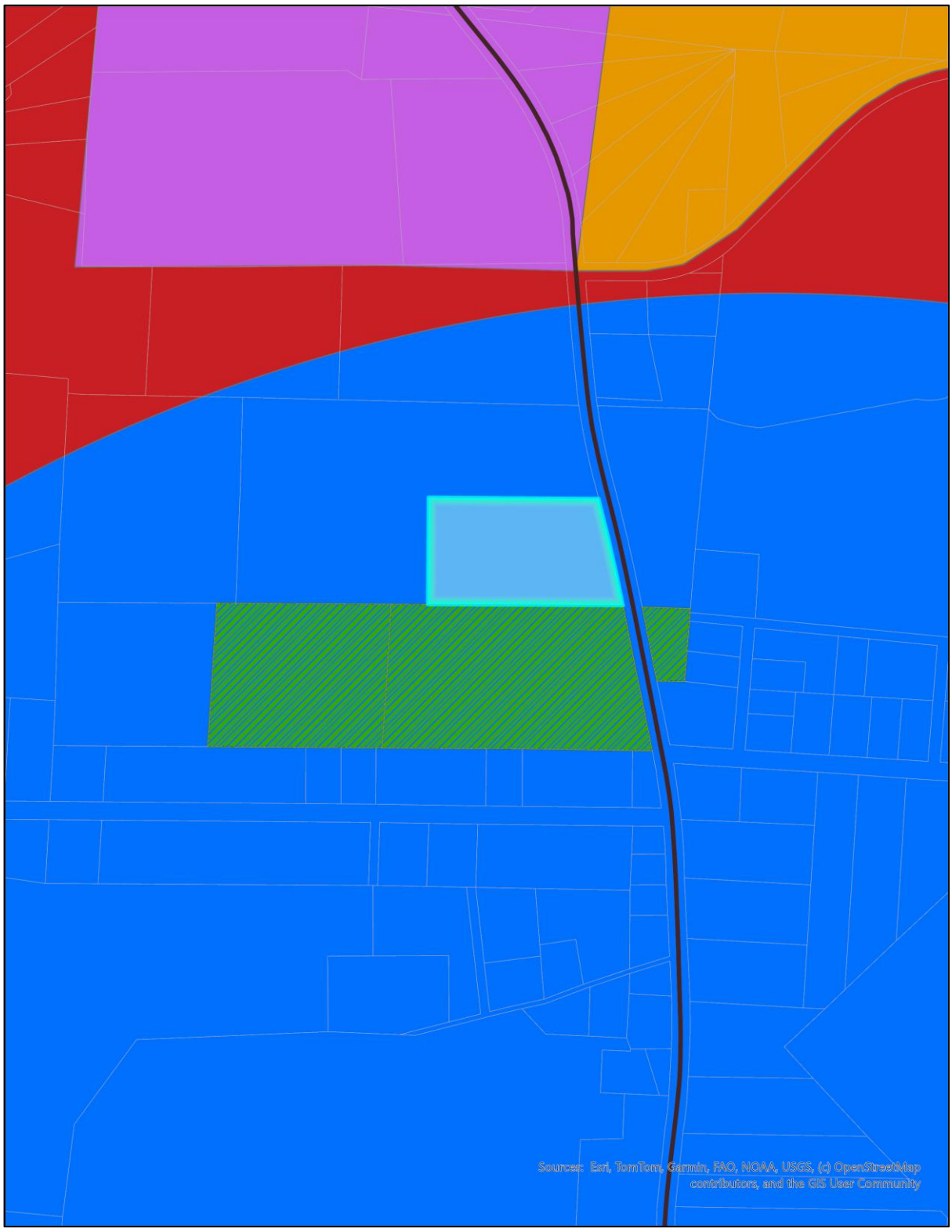
RZ-26-07 APPENDIX B

Zoning Map



RZ-26-07 APPENDIX C

Future Land Use Map



RZ-26-07 APPENDIX D

Application

ALEXANDER COUNTY
North Carolina
General Rezoning Application

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

A) OWNER/APPLICANT OR AGENT INFORMATION:

1) APPLICANT: MARTIN DAVID KANUPP
ADDRESS: 3156 Lutz Blvd Newton NC 28658
TELEPHONE #: 828-320-9148 EMAIL: [redacted] Marty.KMHL@gmail.com

2) PROPERTY OWNER: SAME
ADDRESS: [redacted] 8578 / 8574 NC Hwy 127 N Hickory NC 28601
TELEPHONE #: 828-320-9148 EMAIL: Marty.KMHL@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: No
ADDRESS: _____
TELEPHONE #: _____ EMAIL: _____

B) PROPERTY INFORMATION:

1) PROPERTY LOCATION (Address or Description): 8574 / 8578 NC Hwy 127 N Hickory NC 28601
DEED BOOK/PAGE: _____ TAX PIN# 3716545088 SIZE (sqft./acres): 5
_____ 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) office/
5) AMOUNT OF ROAD FRONTAGE: [redacted]350' CURRENT LAND USE: [redacted] Kennel & American Fire & Equipment
6) METES AND BOUNDS DESCRIPTION ATTACHED: YES NO

C) REZONING REQUEST:

1) CURRENT ZONING DISTRICT: MU PROPOSED ZONING DISTRICT: [redacted] RC

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.

One of the following uses:

1) tractor service / implement & Farm Supply
2) Automotive Repair Shop
3) ATV / UTV sales & service
4) Camper Storage

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)	Mary Kaye (Owner's Name-*please print*)	Mary Kaye (Owner's Signature)	9/2/26 (Date)
2)	_____ (Owner's Name-*please print*)	_____ (Owner's Signature)	_____ (Date)
3)	Mary Kaye (Applicant's Name-*please print*)	Mary Kaye (Applicant's Signature)	9/2/26 (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 #: _____

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

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

PZC Recommendation: Approved Denied Applicant Notified: _____

BOC Action: Approved Denied Applicant Notified: _____

Staff Signature: _____ Date: _____

Staff Comments: _____

_____

RZ-26-07 APPENDIX E

Relevant Sections from the Comprehensive Plan

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

30

centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

Community Service Centers are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with "strip" commercial development. Community Service Centers should be priority targets of investments for sewer and water, public transportation, greenways, other general road improvements, and other appropriate infrastructural improvements. Numerous Community Service Centers are identified on the Future Land Use Map. Other Community Service Centers throughout the county remain to be identified via the Community Planning process envisioned in Strategy 5.4.1. The following are descriptions of general land uses that should be located within Community Service Centers.

Community Facilities: Sites and uses that generally serve their immediate surrounding community. This can range from schools and public services to churches and community centers.

Local Commercial areas are located within defined Community Service Centers. They serve small market areas and are intended to be located within the residential neighborhoods that they serve. They contain a range of commercial uses that can be safely intermixed with residential uses. They are pedestrian- friendly areas that typically generate fairly low traffic volumes and can be located along minor residential streets. Public utilities are strongly encouraged but not necessarily required. The range of uses permitted within a Local Commercial area should be compatible with available utilities and infrastructure. They include a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale. They should be compatible with adjacent development and the surrounding community and should minimize congestion and sprawl.

Regional Commercial areas are located within defined Community Service Centers. Regional Commercial areas can overlap with Industrial areas given proper design. While internally pedestrian-friendly on a project basis, they are intended to service a regional market area. As such, they generate high volumes of traffic and are located along major roadways. Public utilities are required. They should include a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level. They should be compatible with adjacent development and the surrounding community and should minimize congestion and sprawl.

RZ-26-07 APPENDIX F

Relevant Sections from the Land Development Code

§154-32. Mixed Use District (MU)

A. Purpose. The purpose of the Mixed Use District (MU) is to foster orderly growth where the *principal use* of land is commercial and residential. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial* and *residential development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on a local or *neighborhood* scale; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general *use district* is meant to be utilized in all service areas.

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 2.7. MU Density and Dimensional Requirements

(1) *Residential Density* (units/acre)		(2) Standard	4
		(3) Maximum	16
Maximum Impervious Surface (%)			80
(4) Maximum *Floor Area* (sq ft)			30,000 or 10,000
(5) *Yard Setbacks* (feet)	*Front* or *ROW*	*Local*	10
		Collector	10
		Arterial	20
		Thoroughfare	30
		Expressway	40
		Freeway	45
	Side		10
	Rear		10
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 4 units/acre:

5 acres x 4 units per acre = **20 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*.

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) Within a multi-tenant *structure*/site, the principal tenant shall have a maximum *gross floor area* of 30,000 square feet. The maximum *gross floor area* for any other tenant shall be 10,000 square feet. A maximum 80,000 total square feet for any multi-tenant *structure* shall apply. The maximum *gross floor area* for a single unit on a single *lot* shall be 10,000 square feet.

(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).

§154-34. Regional Commercial District (RC)

A. Purpose. The purpose of the Regional Commercial District (RC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local, community, and regional level; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general *use district* is 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 2.9. RC Density and Dimensional Requirements			
(1) *Residential Density* (units/acre)			16
Maximum Impervious Surface (%)			80
Maximum *Floor Area* (sq ft)			Unlimited
Yard Setbacks (feet)	*Front* or *ROW*	*Local*	10
		Collector	10
		Arterial	20
		Thoroughfare	30
		Expressway	40
		Freeway	45
	Side		10
	Rear		10
Maximum Height (feet)			50

(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 16 units/acre:
5 acres x 16 units per acre = **80 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) 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).

(3) Any residential units constructed in this district must be connected to a public or privately maintained water and sewer system; residential units on wells and septic tank systems are expressly forbidden.

RZ-26-07 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*		
1. RESIDENTIAL USES	**MU**	**RC**	**Supplementary Requirements**
Assisted Living Residence	**P**	**P**	1.1
Bed and Breakfast Inn	**P**		1.2
Continuing Care Retirement Community	**P**	**P**	1.3
Dwelling, Manufactured Home (multi-section)			1.4
Dwelling, Manufactured Home (singlewide)			1.4
Dwelling, Multifamily	**P**	**P**	1.5
Dwelling, Single Family Detached/Attached	**P**		1.6
Dwelling, Two Family Attached	**P**		1.7
Family Care Home	**P**		1.8
Fraternity and/or Sorority House			1.9
Hospice Residential Care Facility	**P**		1.10
Manufactured Home Park			1.11
Nursing Home	**P**	**P**	1.12
Rooming and Boarding House	**P**		1.13
Upper Story Residential	**P**	**P**	

2. ACCESSORY USES	**MU**	**RC**	**SR**
Childcare Facility (as an accessory for a principal business)	**P**	**P**	2.1
Drive-Thru Window	**P**	**P**	2.2
Dumpster(s)	**P**	**P**	2.3
Dwelling, Single-Family (as an accessory for a principal business)	**P**		2.4
Fuel Pumps	**P**	**P**	2.5
Home Occupation, Adult Day Care	**P**		2.6
Home Occupation, Childcare Facility	**P**		2.7
Home Occupation, General	**P**		2.8
Home School	**P**	**P**	-
Outdoor Storage ≤5000 sq ft	**S**	**P**	2.9
Outdoor Storage >5000 sq ft		**P**	2.10
Rural Family Occupation			2.11
Solar Panels	**P**	**P**	2.12

3. ACCESSORY STRUCTURES	**MU**	**RC**	**SR**
Airport (Private Accessory)			3.1
Automatic Teller Machine	**P**	**P**	3.2
Boathouse, Private			3.3

Bulkhead			3.4
Carport	**P**		-
Dock/Pier			3.5
Dwelling, Accessory Residential			3.6
Garage, Residential	**P**		-
Gate and/or Guardhouse	**P**	**P**	3.7
Greenhouse	**P**	**P**	3.8
Heliport (Private Accessory)		**P**	3.9
Loading Bay	**P**	**P**	-
Outdoor Sale Display Areas	**P**	**P**	3.10
Parking Garage		**P**	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**		-
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**	**S**	3.17

4. RECREATIONAL USES	**MU**	**RC**	**SR**
Amusement Park		**S**	4.1
Camp		**P**	4.2
Campground		**P**	4.3
Coin Operated Amusements	**P**		4.4
Common Area Recreation and Service Facilities	**P**	**P**	4.5
Golf Course and/or Country Club	**P**		4.6
Governmental Recreational Facilities	**P**	**P**	4.7
Marina	**P**	**P**	4.8
Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)	**P**		4.9
Motor Sports Facility, Major		**P**	4.10
Motor Sports Facility, Minor		**S**	4.11
Motor Sports Facility, Recreational		**S**	4.12
Park	**P**	**S**	4.13
Recreational Facilities (Indoor/Outdoor)	**P**	**P**	4.14
Recreational Vehicle Park			4.15
Riding Stables			4.16
Commercial *Shooting Ranges*, Indoor	**P**	**P**	4.17
Commercial *Shooting Ranges*, Outdoor		**S**	4.18

5. EDUCATIONAL AND INSTITUTIONAL USES	**MU**	**RC**	**SR**
Adult Day Care Facility	**P**		5.1
Ambulance Services	**P**	**P**	5.2

Cemetery, Family			5.3
Cemetery/Mausoleum/Columbarium (excluding crematoriums)	**P**	**P**	5.4
Childcare Facility	**P**	**P**	5.5
Club/Lodge	**P**	**P**	5.6
College or University		**P**	5.7
Community Club	**P**	**P**	5.8
Correctional Facilities			5.9
Fire and Rescue Station	**P**	**P**	5.10
Funeral Home or Crematorium	**P**	**P**	5.11
Government Offices	**P**	**P**	5.12
Homeless Shelter		**P**	5.13
Hospital		**P**	5.14
Museum/*Library/Archive*	**P**	**P**	5.15
Place of Assembly, Large	**P**	**P**	5.16
Place of Assembly, Small	**P**	**P**	5.17
Police Station	**P**	**P**	5.18
Religious Institution		**P**	5.19
School (Home)	**P**		-
School (Public/Private/Charter)	**P**	**P**	5.20
Youth Center	**P**	**P**	5.21

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

7. RETAIL TRADE	**MU**	**RC**	**SR**
Adult Book and Retail Merchandise Store			7.1
Adult Theatre and Live Entertainment			7.2
Cinema Complex		**P**	7.3
Convenience Store	**P**	**P**	7.4
Entertainment Complex		**P**	7.5
Flea Market		**P**	7.6
Fuel Oil Distribution and Sales			7.7
Landscaping Materials Sales and Storage	**S**	**P**	7.8

Manufactured/Mobile Home Sales		**P**	7.9
Motor Vehicle Sales or Leasing			7.10
Open Air Market	**P**	**P**	**7.11**
Parking Garage or Lot (requiring payment)	**P**	**P**	**7.12**
Produce Stand	**P**	**P**	**7.13**
Retail Sales and Services ≤50,000 sq ft (of gross floor area)	**P**	**P**	**7.14**
Retail Sales and Services >50,000 ≤100,000 sq ft (of gross floor area)		**P**	**7.15**
Retail Sales and Services >150,000 sq ft (of gross floor area)		**P**	**7.17**
Shopping Mall		**S**	**7.18**
Truck Stop		**S**	**7.19**

8. WHOLESALE TRADE	**MU**	**RC**	**SR**
Wholesale Trade		**P**	**8.1**

9. TRANSPORTATION, WAREHOUSING AND UTILITIES	**MU**	**RC**	**SR**
Airport (Private)			9.1
Airport (Public)			9.2
Communication Facilities, Category 1	**P**	**P**	9.3
Communication Facilities, Category 2	**P**	**P**	9.3
Communication Facilities, Category 3			9.3
Hazardous Waste Disposal Facilities			9.4
Land Clearing Debris and Inert Debris Storage or Disposal			9.5
Rail Transportation Facilities and Support Activities			9.6
Self-Storage Warehousing		**P**	9.7
Septic Tank and Related Services			9.8
Solar Energy Generation Facility ≤ 30 acres	**S**	**P**	9.9
Solar Energy Generation Facility > 30 acres	**S**	**S**	9.9
Solid Waste Combustors and Incinerators			9.10
Solid Waste Facility, County Owned/Operated	**P**	**P**	9.11
Transit and Ground Passenger Transportation		**P**	9.12
Truck Terminals			9.13
Utility Substation	**P**	**P**	9.14
Warehousing and Storage (Excluding Warehousing of Hazardous Substances)		**P**	9.15
Waste Collection and Transfer Facility (Hazardous)			9.16
Waste Collection and Transfer Facility (Non-hazardous)	**S**	**S**	9.17
Wastewater Treatment Plant	**S**	**S**	9.18
Water Treatment Plant	**S**	**S**	9.19

10. MANUFACTURING & INDUSTRIAL USES	MU	RC	SR
Asphalt Plant			10.1
Battery Manufacturing Facility			10.2
Chip Mill			10.3
Concrete Batch Plant			10.4
Junkyard			10.5
Landfill, Public or Private			10.6
Machining and Assembly Operations ≤10,000 sq ft (of *gross floor area*)	**P**	**P**	10.7
Machining and Assembly Operations >10,000 sq ft (of *gross floor area*)			10.7
Manufacturing and Production Operations ≤10,000 sq ft (of *gross floor area*)	**P**	**P**	10.8
Manufacturing and Production Operations >10,000 sq ft (of *gross floor area*)			10.8
Materials Recovery Facilities (Recycling)			10.9
Mining and Extraction Operations			10.10
Packaging and Labeling Services			10.11
Pesticide, Fertilizer and Other Agricultural Chemical Manufacturing			10.12
Product Processing and Storage Facilities			10.13
Recycling Centers, Drop-Off Facilities	**P**	**P**	10.14
Research and Development Operations (Hazardous or Biological Materials)			10.15
Research and Development Operations (Non-hazardous)	**P**	**P**	10.16
Sawmill			10.17
Slaughterhouse			10.18
Truck Wash		**P**	10.19

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

12. TEMPORARY STRUCTURES	MU	RC	SR
Portable Storage Container	**P**	**P**	12.1
Produce Stand, Temporary	**P**	**P**	12.2
Temporary Construction Project Buildings	**P**	**P**	12.3

Tent Sale	**P**	**P**	12.4

13. AGRICULTURAL USES	**MU**	**RC**	**SR**
Agriculture	**P**	**P**	-
Food Manufacturing	**P**	**P**	-
Forestry	**P**	**P**	-
Forestry Support Services	**P**	**P**	-
Veterinary Services (livestock)	**P**	**P**	-

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

STAFF REPORT
SUP-26-06

Prepared by Patrick Creech, Planning Director

September 4th, 2026

PETITION	SUP-26-06
APPLICANTS	Dennis Henderson
OWNERS	FOX DIANE DEAL & ALEXANDER NANCY D-RICKY L DEAL
PIN	
Parcel ID	12255
ADDRESS	0 BLACK OAK RIDGE RD
LOCATION	Sugarloaf
ACREAGE	82
REQUESTED ACTION	To approve a Special Use Permit to allow for the placement of an *RV Park.*

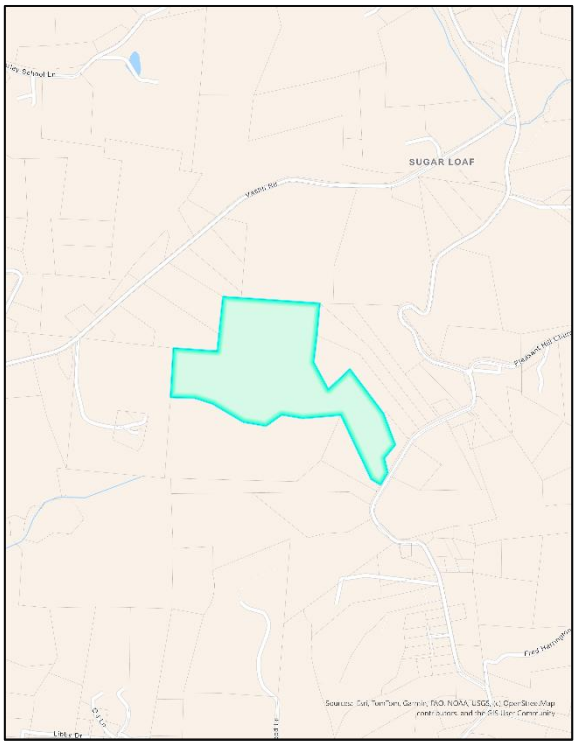


Table of Contents

BACKGROUND **2**
REVIEW CRITERIA **3**
FINDINGS OF FACT **4**
PLANNING ANALYSIS **5**
TRC and DEPARTMENT FEEDBACK **9**
CITIZEN INPUT **9**
NOTIFICATION/INPUT REQUIREMENTS **9**
SUP-26-06 APPENDIX A: Site Map **10**
SUP-26-06 APPENDIX B: Zoning Map **11**
SUP-26-06 APPENDIX C: Future Land Use Map **12**
SUP-26-06 APPENDIX D: Application **13**
SUP-26-06 APPENDIX E: Relevant Sections from the Comprehensive Plan **38**
SUP-26-01 APPENDIX F: Relevant Sections from the Land Development Code ..... Error! Bookmark not defined.

BACKGROUND

The applicant, Dennis Henderson, is requesting approval of a Special Use Permit to establish Haven82, a proposed upscale tiny home resort on property located along Black Oak Ridge Road. The applicant seeks to place up to twenty-five (25) 399 sq ft units. The applicant describes the development as a place where customers will park and then use golf carts to travel the property.

The tiny homes in question would, materially, be RVs, and the proposed development is being reviewed as a Recreational Vehicle Park under the Alexander County Land Development Code.

The Alexander County Land Development Code defines a Recreational Vehicle (RV) Park as:

> ***Recreational Vehicle (RV) Park.*** An establishment primarily engaged in operating sites to accommodate park model homes or recreational vehicles. These establishments may provide access to facilities, such as laundry rooms, recreational halls, playgrounds, stores and snack bars. An RV park will generally contain three (3) or more park model homes or recreational vehicles.

The proposed RV Park would operate as an additional use within the larger, established motorsports and recreational facility rather than as a separate stand-alone development.

PROPERTY INFORMATION

This parcel owned by Mrs. Barnes is large, covering over 1,445 acres. The following property information is confined to the part of the parcel.

- **Vicinity**
  - The following properties abut the parcel:

Owner	PIN	Parcel ID	Zone	Existing Use
Sigmon Wayne	3861297983	60898	R3	Residential
Burgess James M. & Jackie D.	3862106683	12579	R3	Residential
Wike Curtis W. & Trudy W.	3862002789	12677	R3	Undeveloped
St. Clair Curtis J.	3852816360	12584	R3	Residential
Wike Gilbert W. & Meletia S.	3852923433	12693	R3	Undeveloped
Wike Gilbert W. & Meletia S.	3852925788	12667	R3	Residential
Wike Charles Dale	3852937097	14421	R3	Undeveloped
Gasparre Claire & Bruce	3862039114	67725	R3	Residential
Hunt Darrett K. & Patricia B.	3862119941	12074	R3	Undeveloped
Wike Curtis W. & Trudy W.	3862118656	60839	R3	Undeveloped
Robinson Jonathan	3862203822	12435	R2R	Residential
Echerd Scott Sr. & Cherie F.	3862206408	12678	R3	Undeveloped

- **Road Access**
  - The property has access directly to Black Oak Ridge Rd.
- **Sewer and Water Access**
  - If approved, the applicant intends to work with a soil scientist to determine an appropriate septic system.

- Water access requirements will be approved by Alexander County Environmental Health or state officials depending on the configuration required.

- **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. 4.15** 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 4.15. Recreational Vehicle Park

(1) Site Plan. Major Site Plan required in accordance with §154-329 (Major Site Plan Review).
(2) Lighting. Lighting mitigation required.
(3) Perimeter Setback. Fifty (50) feet.
(4) Recreational Vehicle Spaces. Recreational vehicle spaces shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet. A recreational vehicle space may contain up to four (4) campsites for tent set-up. No recreational vehicle space is permitted in the 100-year floodplain.
(5) Common Area. A common area shall be provided, that is equivalent in square footage to 25 percent the total square footage in: recreational vehicle/park model home spaces, structures on site, parking areas and driveways. Common area shall be accessible for the use and enjoyment of recreational vehicle park occupants, located as to be free of traffic hazards and maintained in good condition by the applicant.
(6) (6) Operations. The recreational vehicle park:
    a. Shall provide rental spaces:
        1. For the location of recreational vehicles, park model homes and/or tent set-up,
        2. Which may contain an open or covered porch not exceeding 15 feet in height and not to exceed 400 square feet in area, and
        3. Which have no point of direct access not indicated on the site plan;
    b. May contain structures ancillary to the use;
    c. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and
    d. Shall provide, at the time of application, an evacuation plan for a natural disaster event.
(7) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual uses or the use of dumpsters (installed and/or operated to meet all local and state statutes, 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).
(8) (8) Sewage System. Recreational vehicle/park model home spaces shall not be provided individual hookups to a septic tank, approved public or community sewage disposal system or municipal sewage disposal system; instead, a central dump station shall be provided for the use of all occupants. A recreational vehicle park 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 recreational vehicle park. If a park is located more than 2,500 feet from an existing municipal sewage disposal system, such connection shall not be required.
(9) (9) Common Area Recreation and Service Facilities. Those facilities within the recreational vehicle park shall be for the sole purpose of serving the overnight guests in the park, and shall adhere to the development standards established in SR 4.5 (Common Area Recreation and Service Facilities).

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. 4.15?
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. 4.15	**Planning staff has determined that this expansion will comply with the supplementary requirements.** • SR 4.15(1) – Site Plan. A site plan has been submitted showing the proposed tiny home spaces, internal drives, parking areas, central common/amenity area, wastewater treatment areas, pump stations, and other site features. Staff would be able to better determine site location and compliance with applicable dimensional requirements with an official site plan, as opposed to one generated using AI. If approved, requiring an engineered site plan to be submitted as part of the zoning permit process could be a potential condition of approval. • SR 4.15(2) – Lighting. The submitted site plan does not identify proposed outdoor lighting or provide a lighting mitigation plan. Any exterior lighting associated with the tiny homes, internal roads, parking areas, or common/amenity areas will be required to comply with the lighting mitigation requirements of SR 4.15.

	Lighting should be addressed as part of the final engineered site plan and zoning permit review. • SR 4.15(3) – Perimeter Setback. A minimum 50-foot perimeter setback is required. Based on the conceptual site plan, the proposed RV Park appears to be located far enough within the Black Oak Ridge property that this requirement will likely be met. Final compliance should be confirmed on the engineered site plan submitted as part of the zoning permit process. • SR 4.15(4) – Recreational Vehicle Spaces. Recreational vehicle spaces are required to contain a minimum of 2,000 square feet and have dimensions of at least 40 feet by 50 feet. The submitted site plan does not clearly delineate or dimension the individual RV spaces, so Planning staff cannot determine whether this requirement is met. • SR 4.15(5) – Common Area. The applicant has indicated an intention to later develop "Haven" as a separate commercial structure. Until that development occurs, a temporary trailer is proposed within the area currently shown for future parking to serve as the common area for the RV Park. The submitted application and site plan do not otherwise identify a specific common area or provide the calculation necessary to demonstrate that the required common area equals at least 25 percent of the total square footage of RV spaces, structures, parking areas, and driveways. Compliance with this requirement will need to be demonstrated as part of the final engineered site plan. • SR 4.15(6) – Operations. No porches are shown on the submitted plan; any future open or covered porch associated with a rental space would be limited to 15 feet in height and 400 square feet in area. The plan does not depict any additional direct access from individual spaces outside of the internal circulation system. • The original application identifies an approximately 800-square-foot general store; however, a separate store is not shown on the current site plan. If a store is included, the ordinance permits only one store and limits its sales to incidental gifts and foodstuffs. • The applicant has also submitted the required emergency evacuation plan, which provides procedures for weather monitoring, guest notification, sheltering, emergency routes, and coordination with emergency responders. This plan is included in the appendix. • SR 4.15(7) – Solid Waste Collection. The submitted site plan does not depict a dumpster or other solid waste collection area. If a

	dumpster is used, it must comply with applicable local and state solid-waste requirements and must be provided with Screen Class One, Two or Three screening in accordance with §154-179. Dumpster screening and required Public Health certification should therefore be addressed prior to final approval. • SR 4.15(8) – Sewage System. The site plan depicts a main septic treatment and disposal area in Zone 1. Wastewater from the proposed tiny home areas would be collected through sewer lines and pump stations and conveyed to this central disposal area. SR 4.15 requires a central dump station and prohibits individual sewage hookups for RV or park model home spaces. Based on the submitted materials, Planning staff cannot determine whether the proposed wastewater system complies with this requirement. The applicant should clarify the proposed sewage connections and demonstrate compliance with SR 4.15 prior to final approval. • SR 4.15(9) – Common Area Recreation and Service Facilities. The site plan depicts a central amenity area identified as "The Haven," with a proposed spa, restaurant, welcome center, and parking area. The applicant has indicated that these facilities would be developed at a later date, with a temporary trailer serving the RV Park in the interim. SR 4.15 requires common-area recreation and service facilities to serve overnight guests only and to comply with SR 4.5. The submitted materials do not indicate whether the proposed spa and restaurant would be limited to overnight guests, or how the temporary common-area arrangement will comply with these requirements until The Haven is constructed. These items should therefore be clarified prior to final approval.
Public health, safety or welfare	Planning staff has not identified any conditions indicating that the proposed RV Park would materially endanger the public health, safety, or welfare. The applicant has submitted a preliminary soil evaluation and emergency evacuation plan addressing wastewater suitability, emergency access, severe-weather sheltering, and guest evacuation. The applicant has indicated that all golf cart paths leading to the RVs will be 37 ft wide, accommodating emergency service vehicles. Provided that the development complies with the applicable zoning, Environmental Health, emergency access, wastewater, and other development requirements identified through final review, Planning staff does not anticipate a negative impact on public health, safety, or welfare.
Value of property or improvements	Planning staff does not anticipate that the proposed RV Park will substantially injure the value of property or improvements in the surrounding area.

Harmony with the surrounding area	Based on the information currently provided, Planning staff cannot fully determine the potential effect of the proposed development on nearby residences. The 25 proposed camping/lodging spaces are not anticipated to generate a significant increase in traffic on surrounding roads. However, the future development of The Haven could create additional impacts that cannot yet be fully evaluated. The applicant has indicated that concerts may potentially be held at The Haven, which could result in additional traffic and noise depending on the size, frequency, and hours of such events. Potential lighting impacts are also difficult to evaluate because the submitted conceptual site plan does not provide sufficient information regarding the location, type, or intensity of proposed outdoor lighting. These issues should be addressed through the final site plan and any applicable conditions of approval.
Compliance with all applicable local, state and federal statutes, ordinances and regulations	The only compliance issue identified by Planning staff relates to the submitted site plan and its ability to fully demonstrate compliance with the requirements of SR 4.15. As noted above, several items shown or omitted on the conceptual site plan will need to be clarified or revised through the Major Site Plan Review process. Planning staff has not identified any indication that the proposed RV Park would be unable to comply with applicable local, state, or federal statutes, ordinances, or regulations.
Compliance with the Comprehensive Plan	Planning staff finds the proposed RV Park to be consistent with the Alexander County 2045 Comprehensive Plan. The property is located within the Rural/Agriculture Area (RAA) on the Future Land Use Map. The Comprehensive Plan describes the RAA as predominantly rural, characterized by low-density development, agricultural uses, and substantial areas of undeveloped land, with an emphasis on retaining rural character and protecting natural resources. The Economic Development chapter calls for encouraging tourism and recreational opportunities, including outdoor recreation, and specifically recommends encouraging land uses near recreational facilities that enhance their appeal and reviewing land-use policies to encourage hotels and other lodging accommodations.

TRC and DEPARTMENT FEEDBACK

This Special Use Permit was presented to the TRC for feedback. Emergency Services and the Office of the Fire Marshal made the following requests:

- Bike and walking trails should be designed so as to facilitate ATV access for potential emergencies.
- Trail makers should be included along trails to facilitate locating hikers/bikers in distress. These markers should be marked in the Alexander County GIS system.
- Trees should also be trimmed along golf cart paths to ensure ease of passage of emergency service vehicles.

CITIZEN INPUT

As of September 4, 2026, planning staff have received calls, visits, and emails from four neighboring properties.

NOTIFICATION/INPUT REQUIREMENTS

Planning Staff	
Completeness Review	Application and Payment reviewed and approved as complete: **8/14/2026**

TRC	
Meeting Date	Application was presented at the meeting held on: **8/21/2026**

Planning Board		
Meeting Date	**Thursday, 13th, 2026**	
Notice Requirements	Mailed Notice – Adjacent (at least 7 days prior)	Letters mailed: **9/1/2026**
	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: **8/31/2026**

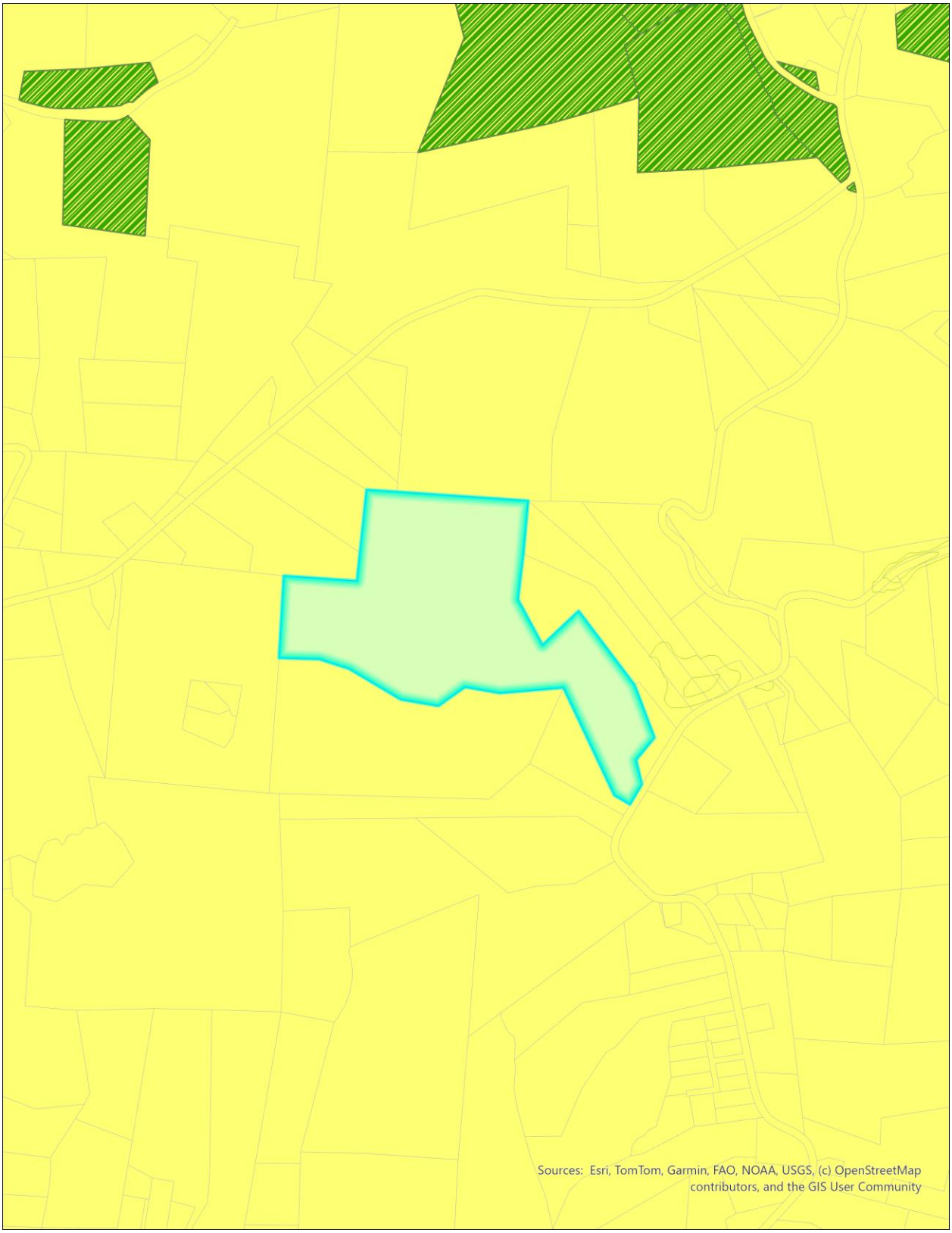
SUP-26-06 APPENDIX A

Site Map

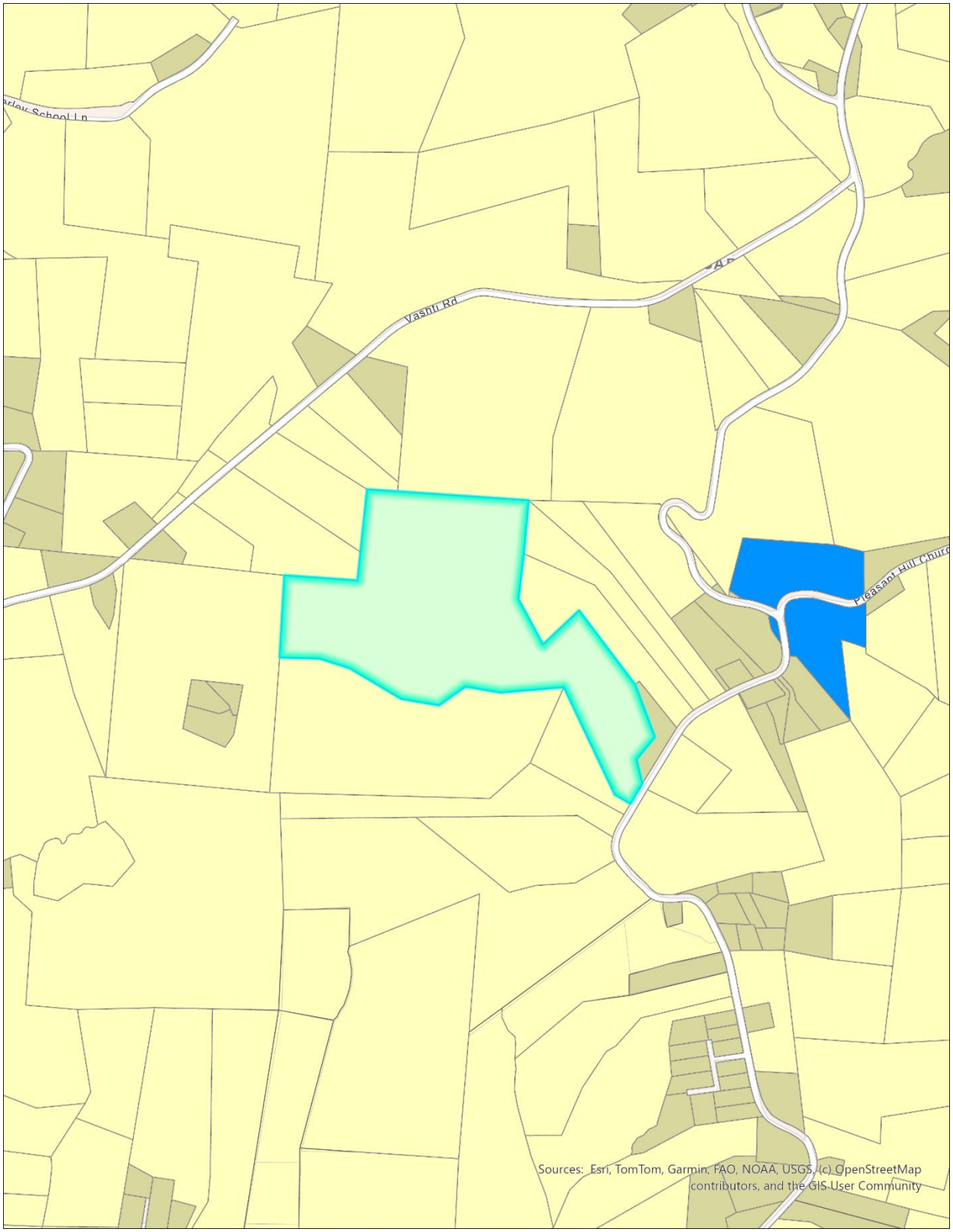


SUP-26-06 APPENDIX B

Zoning Map



SUP-26-06 APPENDIX C
Future Land Use Map



SUP-26-06 APPENDIX D
Application

Black Oak Ridge

Layout with property borders to follow. Included Layout is within the borders but doesn't specifically show the borders. An oversight!

1 - Special-Use-Application *2*
2 - Black Oak Ridge Additional Owners *6*
3 - Black Oak Ridge Deed *7*
4 - Black Oak Ridge Metes & Bounds *9*
5 - Black Oak Ridge Topo *10*
6 - Black Oak Ridge Haven82 Layout *11*
7 - AGI Recommendation for Septic System *12*
8 - Black Oak Ridge - Final Report Soil Evaluation *13*
9 - Black Oak Ridge Haven82 Emergency Plan *26*

ALEXANDER COUNTY
North Carolina

Special Use Permit Application

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

A) OWNER/APPLICANT OR AGENT INFORMATION:

1) APPLICANT: Dennis Henderson
ADDRESS: 2508 Poplar Tent Rd, Concord, NC 28027
TELEPHONE #: 980.326.9314 EMAIL: hendoworks0124@gmail.com
2) PROPERTY OWNER: Diane Deal Fox & Heirs
ADDRESS: 76 Martin Ln, Taylorsville, NC 28681
TELEPHONE #: 828-310-6892 EMAIL: _____
[XX] 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: _____
ADDRESS: _____
TELEPHONE #: _____ EMAIL: _____

B) PROPERTY INFORMATION:

1) PROPERTY LOCATION (Address or Description): Black Oak Ridge Rd, Taylorsville, NC
2) DATE PROPERTY ACQUIRED: In Escrow DEED BOOK/PAGE: 382-198 Current
3) PIN #: 3862017781 PARCEL ID #: 0012255 SIZE (sqft./acres): 82 Acres
____ 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: 186' approx CURRENT LAND USE: Vacant
6) METES AND BOUNDS DESCRIPTION ATTACHED: (YES) NO

C) SPECIAL USE REQUEST:

1) ZONING DISTRICT: TBD PROPOSED USE: Tiny Home Upscale Resort
2) SITE PLAN OF PROPOSED DEVELOPMENT ATTACHED: Preliminary (YES) NO
3) # OF EXISTING BUILDINGS: NA GROSS FLOOR AREA: NA
4) # OF PROPOSED BUILDINGS: 31 GROSS FLOOR AREA: 30 TH@399 SQFT Gen Store @800 SQFT 12,770 sq ft
5) TOTAL LAND AREA TO BE DISTURBED: 45 acres including roads
6) ESTIMATED COST OF PROJECT: $5.3 mil

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.)*

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?)*

This Tiny Home resort project is designed to be a true asset to the community — creating sustainable jobs, supporting local businesses, and enhancing the appeal of Taylorsville as a destination. We are committed to responsible development that preserves the natural beauty, respects the town's heritage and fosters long-term economic vitality for residents and visitors alike.

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)	Dennis William Henderson (Owner's Name-*please print*)	 (Owner's Signature) August 14, 2026	8/13/22026 (Date)
2)	(Owner's Name-*please print*)	(Owner's Signature)	(Date)
3)	(Applicant's Name-*please print*)	(Applicant's Signature)	(Date)
4)	(Representative's Name-*please print*)	(Representative's Signature)	(Date)

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

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

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

Staff Initials: _____ Date: _____ Receipt #: _____

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

BOA Action: Approved Denied Applicant Notified: _____

BOC Action: Approved Denied Applicant Notified: _____

Staff Comments: _____

_____

Black Oak Ridge Road
Additional Owners

Ricky Deal
171 Martin Lane, Taylorsville
828-352-3408

Nancy Alexander
635 Lorenzo Dr
N Myrtle Beach, SC 29582
704-813-0349

Type: DEED
Recorded: 8/13/2014 3:28:58 PM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Alexander, NC
Benjamin W. Hines Register of Deeds
File#

BK 576 PG 337 - 338

NO REVENUE 04

Excise Tax

ALEXANDER COUNTY TAX COLLECTOR
AUG 13 2014
NO DELINQUENT TAXES

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No.

.....

Verified by ..... County on the ..... day of

....., 20.....by .....

Mail after recording to **Diane Deal Fox 76 Martin Lane, Taylorsville, NC 28681**

This instrument was prepared by **Robert M. Grant, Jr. Grant Richman, PLLC, Newton,**

NC.....

Brief description for the Index | 82 acres Lot 3 TJ Wike Estate Lands

NORTH CAROLINA WARRANTY DEED

THIS DEED made this 12th day of August, 2014, by and between

GRANTOR	GRANTEE
NANCY JACQUELINE PAYNE DEAL, Widow	NANCY DEAL ALEXANDER DIANE DEAL FOX RICKY LYNN DEAL c/o Diane Deal Fox 76 Martin Lane Taylorsville, NC 28681

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the, ...Sugarloaf..... Township, Alexander County, North Carolina, and more particularly described as follows:

BEGINNING in the center of the road, the Northeast corner of Lot # 2, and runs with the road North 31° East 200 feet to the old line; thence North 15° West 16 poles to a stone; thence North 40° East 14 poles to a stone; thence North 22 ½° West 27 poles to a stone; thence North 35° West 45 poles to a stone; thence North 50° West 26 ½ poles to a chestnut stump; thence North 25° West 25 poles to a stone; thence North 10° East 49 1/4 poles to a stone or chestnut; thence North 86° West 8 poles to a large white oak; thence South 4 ½° West 46 poles to a stone; thence North 87° West 35 1/3 poles to a stone; thence 3 ½ ° West 40 poles to a stone; thence North 88° East 21 poles to the mouth of a branch; thence up the branch South 64° East 15 poles to a stone; thence South 55° East 29 poles to a poplar; thence South 75° East 18 3/4 poles to a stpne; thence North 60 ° East 16 poles to a pine; thence South 75° East 17 ½ poles to a bunch of chestnut oaks; thence East 31 poles to a double chestnut stump; thence South 23° East 61 poles to a stone; thence South 57° East 9 poles to the center of the road, the BEGINNING, containing 82 acres more or less.

This being Lot # 3 of the division of the T. J. Wike Estate lands.

FOR BACK TITLE REFERENCE SEE:

Deed 0372 at Page 0193, and Deed 46 at Page 331 of the Alexander County Registry.

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS DEED PERFORMED ANY EXAMINATION OF TITLE BEYOND THAT RECITED ABOVE AND MAKES NO REPRESENTATION OF WHAT A FULL TITLE EXAMINATION MIGHT DISCLOSE.

The property herein above described was acquired by Grantor by instrument recorded in Book 372at Page 193 of the Alexander County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Nancy Jacqueline Payne Deal (SEAL)
Nancy Jacqueline Payne Deal

SEAL-STAMP

NORTH CAROLINA _____CATAWBA_____

I, Jennifer Y. Fox, a Notary Public of the County and State aforesaid, certify that Nancy Jacqueline Payne Deal personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and official stamp or seal, this 12 **day of** August **, 20** 14..

My commission expires: 11-10-2019

Jennifer Y. Fox
Notary Public

Jennifer Y. Fox
Printed Name of Notary Public

Printed Name of Notary Public

The foregoing Certificate(s) of .....

.....

.....

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the

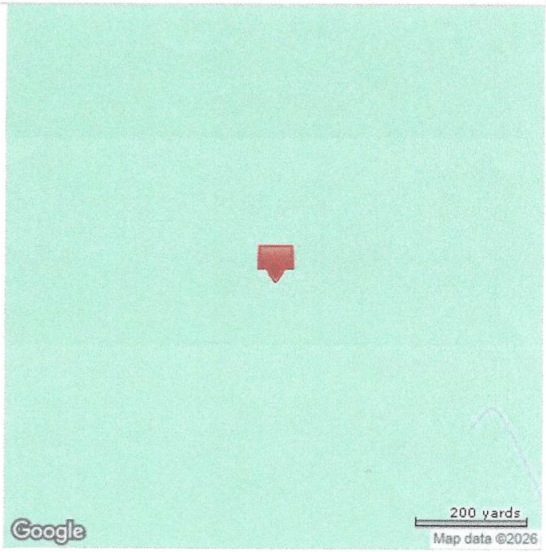
..... REGISTER OF DEEDS FOR ALEXANDER COUNTY

By ..... Deputy/Assistant - Register of Deeds

Document Type	Deed (Reg)

PROPERTY MAP

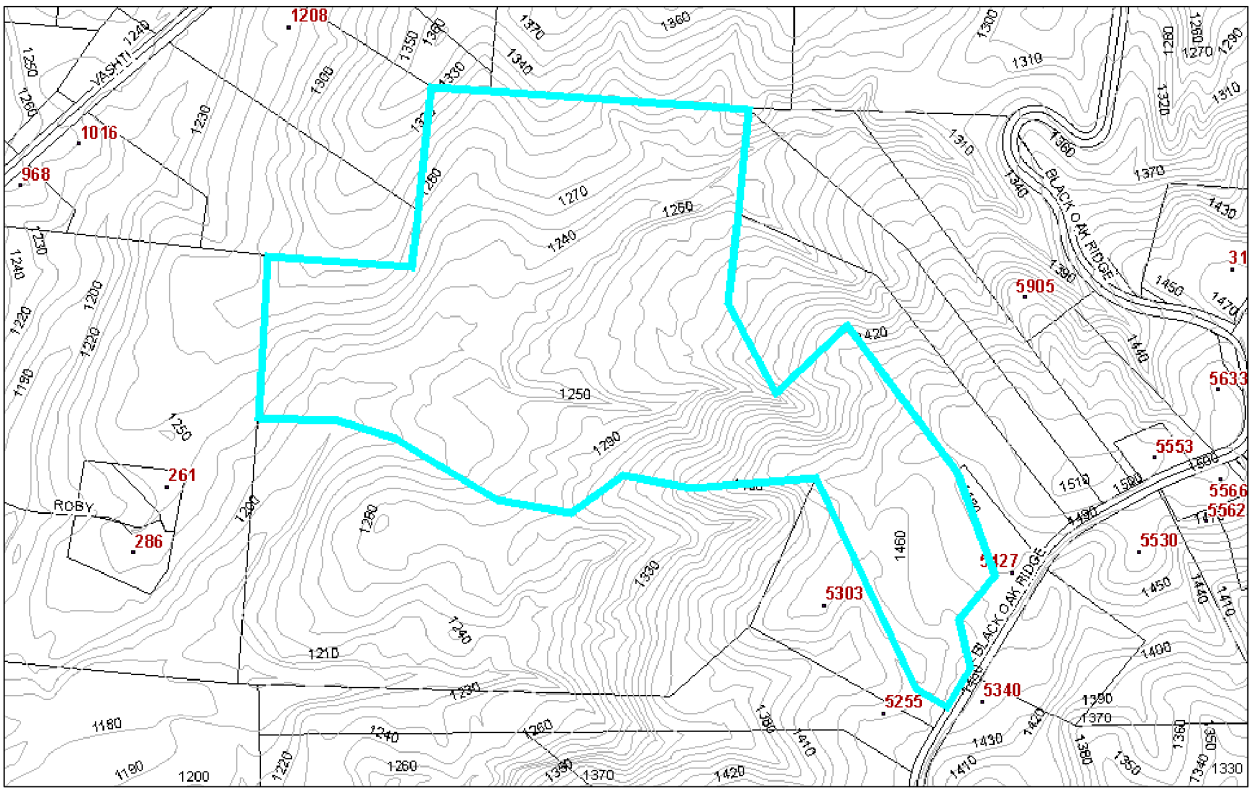




*Lot Dimensions are Estimated

Property Details Courtesy of Lucy Jacobs, Canopy MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Alexander County

1:6,056

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

July 6, 2026



Lucy Jacobs <lucy.jacobs@thelaketeam1.com>

Re: Black Oak Layout

1 message

Trevor Hackney <thackney@agriwaste.com> Wed, Aug 12, 2026 at 4:03 PM
To: Lucy Jacobs <lucy.jacobs@thelaketeam1.com>, "hendoworks0124@gmail.com" <hendoworks0124@gmail.com>

Thanks for sending over the revised site plan layout Lucy. I'll recap our discussion today below.

My recommendation would be to see if we can generate a site plan that allows us to use Area 1 for all of our systems for the tiny homes. It is the most consistent and best soil we have on site. We would be able to pump the wastewater to this location from most any location on the site. The idea would be to collect all the tiny homes wastewater near the tiny home section in one tank at each site, then pump the three separate tiny home area wastewater collection tanks to one larger tank near the field.

For this idea, the only consideration is preserving Area 1 on our maps for septic system drain field and the rest of the property is fair game to develop. We likely need to try to keep our wastewater flow under 3000 Gallons Per Day (GPD) which would equate to 25 total tiny homes. If we exceed 3000 Gallons per day, there are additional rules we would have to follow and tests that we would have to conduct since we are exceeding that flow amount.

If you needed to be over 3000 GPD site wide, then we could probably work out a simpler solution where maybe a smaller system goes in one of our other usable areas for the remaining tiny homes over 25.

Please let me know what additional questions you may have.

Trevor Hackney

AWT
Engineers and Soil Scientists

Trevor Hackney
Licensed Soil Scientist
thackney@agriwaste.com | Direct: 704.268.9160

Agri-Waste Technology, Inc. (AWT)
1225 Crescent Green, Suite 250, Cary, NC 27518
agriwaste.com | Office: 704-237-0660

From: Lucy Jacobs <lucy.jacobs@thelaketeam1.com>
Sent: Wednesday, August 12, 2026 2:31 PM
To: Trevor Hackney <thackney@agriwaste.com>
Subject: Black Oak Layout

Thank you for your time and explanation!
Here is the revised layout.

Lucy Jacobs
Partner/Broker
The Lake Team, LLC
179 Gasoline Alley #212
Mooresville, NC 28117

Engineers and Soil Scientists

Agri-Waste Technology, Inc.
1225 Crescent Green, Suite 250, Cary NC 27518
agriwaste.com | 919.859.0669



Soil Suitability for Domestic Sewage Treatment and Disposal Systems

Black Oak Ridge Rd, Taylorsville, NC 28681 Alexander County PID: 0012255

Prepared For:	Dennis Henderson
Prepared By:	Trevor Hackney Licensed Soil Scientist
	Sarah Bailey Assistant Soil Scientist
Report Date:	August 6, 2026

Engineers and Soil Scientists

Agri-Waste Technology, Inc.
1225 Crescent Green, Suite 250, Cary NC 27518
agriwaste.com | 919.859.0669

Soil Suitability for Domestic Sewage Treatment and Disposal Systems
Black Oak Ridge Rd, Taylorsville, NC
Alexander County (PID: 0012255)

PREPARED FOR: Dennis Henderson

PREPARED BY: Trevor Hackney
Sarah Bailey

DATE: August 6, 2026

Soil suitability for domestic sewage treatment and disposal systems was evaluated on July 30, 2026, for the property located on Jennings Rd, Statesville, NC. Trevor Hackney, Grace Gooding, Sarah Bailey, and James Stiles of Agri-Waste Technology, Inc. (AWT) conducted the soil evaluation. A detailed soil evaluation of the land area will follow. Evaluation maps for the property are included in Attachment 1. A review of the soil and landscape characteristics that dictate soil suitability for domestic sewage treatment and disposal systems can be found in Attachment 2. The proposed site plan can be found in Attachment 3.

The total property is approximately 73 acres. Three separate areas totaling approximately 25 acres were selected by the client for evaluation. A tiny home community is proposed at this site. The overall slope of the property ranges from 10-30% slopes. The property is entirely wooded. Multiple areas of unsuitable topography for septic systems are identified. Some USGS surface waters and other waters are identified on the property and require a 50’ setback. Multiple ditches are identified and require a 15’ setback. A path is identified and runs through the eastern and southwestern evaluation areas. These features can be seen on the maps in Attachment 1.

Soil Suitability for Domestic Sewage Treatment and Disposal Systems

The aerial map in Attachment 1 details the soil boring locations, contour data, and soil types. Ten separate areas were identified by AWT that meet the soil depth requirements for septic systems. Areas 1, 5, 6, 8, and 9 are best suited for conventional types of septic systems. Areas 3, 4, 7, 10, and 11 are best suited for subsurface drip types of septic systems. Area 2 likely does not have enough usable space for a one-bedroom septic system. This evaluation was a preliminary review to determine what potential this land might have for domestic sewage treatment and disposal systems. Therefore, specific types of septic systems, exact locations of future drain fields and repair areas, building foundations, etc. are not fully considered. These things will need to be more fully considered as the plans develop for the potential future of this site. It is likely that

additional soil evaluations will be required so that septic system types and the location of a septic drain field can be more fully and appropriately considered.

Typical profile descriptions of the soil borings done for the property is in Attachment 2. Four distinct soil profiles were observed in the soil borings on the properties: 1) Usable soil to 36", 2) Usable soil to 26" prior to encountering unsuitable saprolite, 3) Usable soil to 20" prior to encountering unsuitable saprolite, and 4) Unusable soil due to encountering indications of wetness (chroma 2 colors) at 10".

The mapped soil types on this property are Codorus, Evard-Cowee, Fairview, and Rhodiss soil series. The soil borings evaluated on the property were generally consistent with these soil series and competing variants.

Conclusions

Based on the results of this evaluation, the installation of conventional septic system seems probable on the property in the areas 1, 5, 6, 8, and 9 designated on the maps in Attachment 1. The installation of subsurface drip septic systems seems probable on these properties in areas 3, 4, 7, 10, and 11 designated on the maps in Attachment 1.

The site plan shows thirty total tiny homes in groups of ten. If each home is one bedroom, then each group of tiny homes is expected to generate 1,200 gallons per day (GPD) of wastewater. Generally, 30,000-40,000 square feet of space is necessary to support that amount of flow. Septic systems that are larger than 3,000 GPD require a lateral flow analysis completed by a licensed soil scientist or ground water mounding analysis completed by a licensed geologist. Areas 1 and 3 have the highest potential to treat and disperse the expected wastewater to be generated at this site.

AWT recommends proposing a site plan that accounts for the usable area identified on site. Further soil testing and analysis will be required to obtain a septic permit.

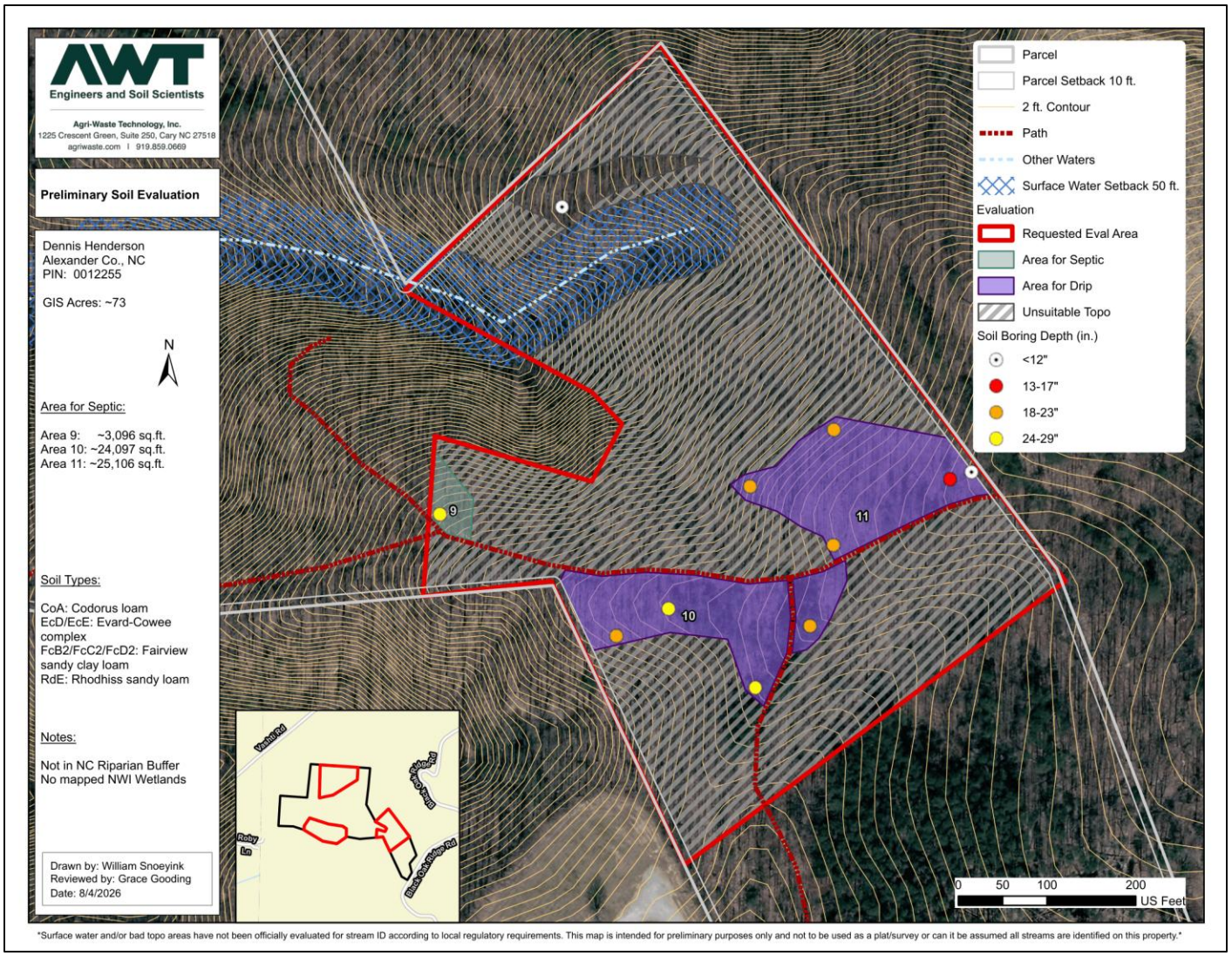
We appreciate the opportunity to assist with this project. Please contact us with any questions or concerns.

Sincerely,

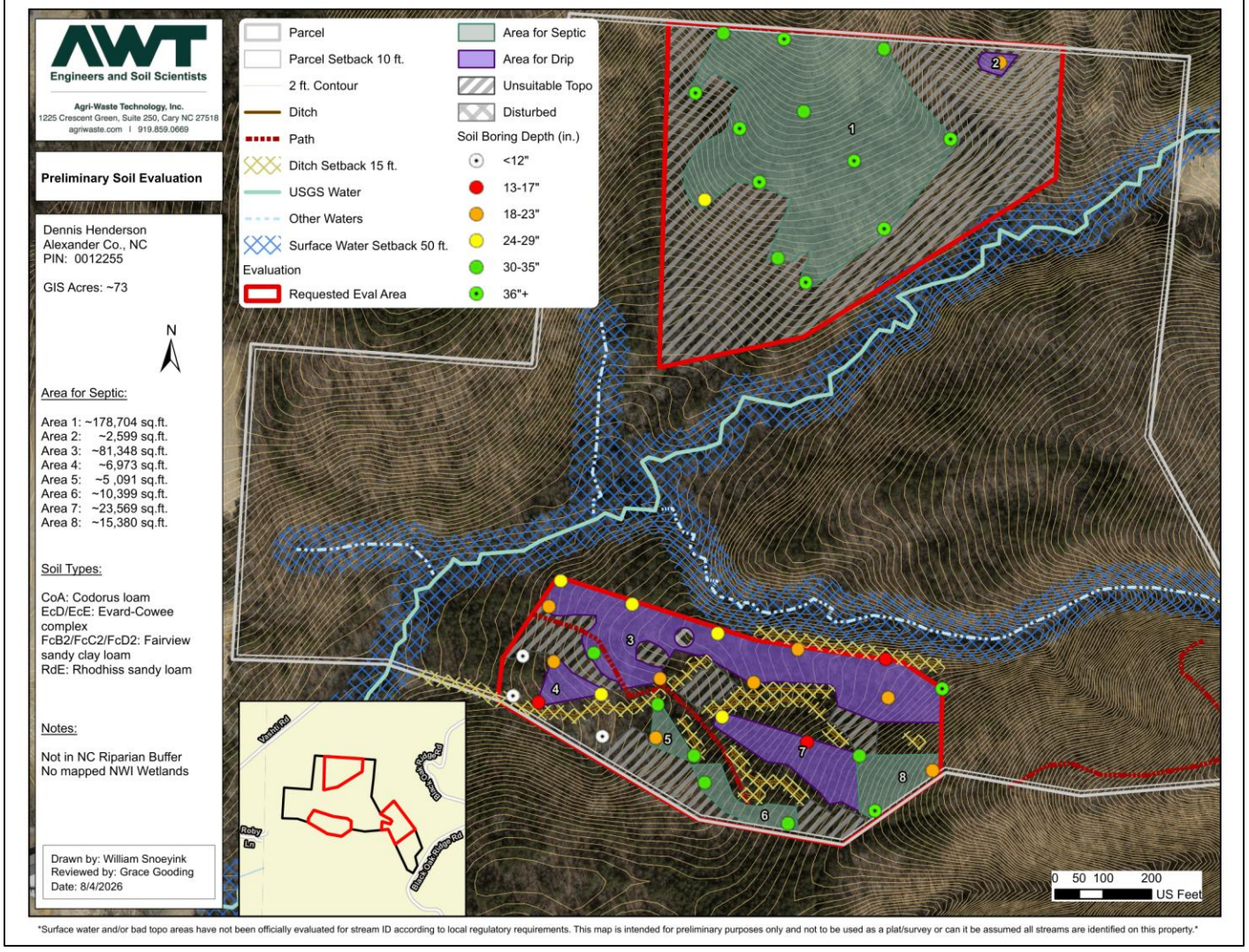
David Hackney

Trevor Hackney

Attachment 1: Evaluation Maps



Surface water and/or bad topo areas have not been officially evaluated for stream ID according to local regulatory requirements. This map is intended for preliminary purposes only and not to be used as a plat/survey or can it be assumed all streams are identified on this property.



Surface water and/or bad topo areas have not been officially evaluated for stream ID according to local regulatory requirements. This map is intended for preliminary purposes only and not to be used as a plat/survey or can it be assumed all streams are identified on this property.

Attachment 2: Soil Boring Description Sheets

1225 Crescent Green, Suite 250
Cary, NC 27518

919.859.0669
agriwaste.com

Engineers and Soil Scientists

SOIL/SITE EVALUATION *for* ON-SITE WASTEWATER SYSTEM

OWNER: Dennis Henderson APPLICATION DATE: _____
ADDRESS: Black Oak Ridge Rd, Taylorsville, NC 28681 EVALUATION DATE: 7/30/2026
PROPERTY ID: 0012255 COUNTY: Alexander
PROPOSED FACILITY: SFR PROPOSED DESIGN FLOW (.0400): TBD PROPERTY SIZE: ~73 ac.
LOCATION OF SITE: Black Oak Ridge Rd, Taylorsville, NC 28681 PROPERTY RECORDED: _____
WATER SUPPLY: ☐ Public X Single Family Well ☐ Shared Well ☐ Spring ☐ Other _____ WATER SUPPLY SETBACK: 50'
EVALUATION METHOD: X Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: X Domestic ☐ High Strength ☐ IPWW

PROFILE #	.0502 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY .0503 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY .0503 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .0504 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .0505 SOIL DEPTH	OTHER PROFILE FACTORS .0506 SAPRO CLASS	OTHER PROFILE FACTORS .0507 RESTR HORIZ	.0509 PROFILE CLASS & LTAR*	.0502(d) SLOPE CORRECTION
1	10-30%	0-10"	WSBK; L	SS; SP; FR	-	36"	-	-	-	-
		10-27"	SBK; C	SS; SP; FI						
		27-36"	WSBK; CL	SS; SP; FR						
2	10-30%	0-10"	WSBK; L	SS; SP; FR	-	26"	U	SAP	-	-
		10-26"	WSBK; CL	SS; SP; FI						
		26+"	M; SCL	SS; SP; FI						
3	10-30%	0-8"	WSBK; L	SS; SP; FR	-	20"	U	SAP	-	-
		8-20"	WBK; SCL	SS; SP; FI						
		20+"	M; SCL	SS; SP; FI						
4	10-30%	0-10"	WSBK; SL	SS; SP; FR	C2	10"	-	-	-	-
		10+"	WSBK; SCL	SS; SP; FR						

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.0508)	-	-
System Type(s)	-	-
Site LTAR	-	-
Maximum Trench Depth	-	-

SITE CLASSIFICATION (.0509): _____
EVALUATED BY: Trevor Hackney, Grace Gooding, Sarah Bailey, and James Stiles

Comments: _____

Revised January 2024

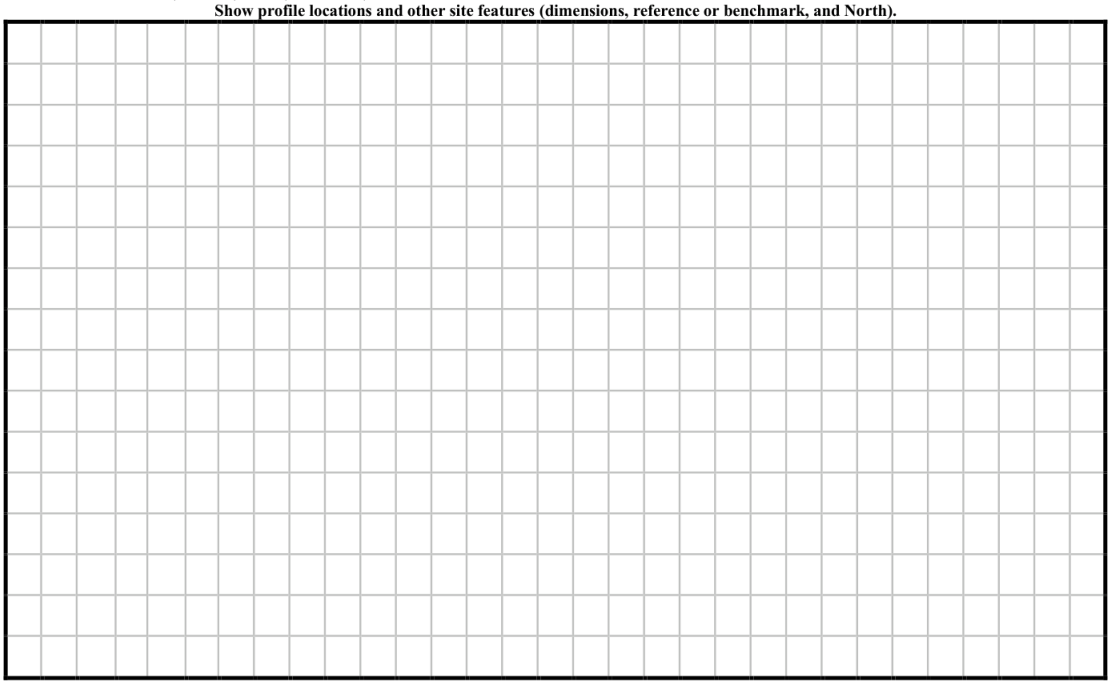
LEGEND

LANDSCAPE POSITION	SOIL GROUP	SOIL TEXTURE	CONVENTIONAL LTAR (gpd/ft²)	SAPROLITE LTAR (gpd/ft²)	LPP LTAR (gpd/ft²)	MINERALOGY/ CONSISTENCE		STRUCTURE
CC (Concave slope)	I	S (Sand)	0.8 - 1.2	0.6 - 0.8	0.4 -0.6	MOIST	WET	SG (Single grain)
CV (Convex Slope)		LS (Loamy sand)		0.5 -0.7		Lo (Loose)	NS (Non-sticky)	M (Massive)
D (Drainage way)	II	SL (Sandy loam)	0.6 - 0.8	0.4 -0.6	0.3 - 0.4	VFR (Very friable)	SS (Slightly sticky)	GR (Granular)
FP (Flood plain)		L (Loam)		0.2 - 0.4		FR (Friable)	S (Sticky)	SBK (Subangular blocky)
FS (Foot slope)	III	SiL (Silt loam)	0.3 - 0.6	0.1 - 0.3	0.15 - 0.3	FI (Firm)	VS (Very sticky)	ABK (Angular blocky)
H (Head slope)		SCL (Sandy clay loam)		0.05 - 0.15**		VFI (Very firm)	NP (Non-plastic)	PR (Prismatic)
L (Linear Slope)		CL (Clay loam)		None		EFI (Extremely firm)	SP (Slightly plastic)	PL (Platy)
N (Nose slope)		SiCL (Silty clay loam)					P (Plastic)	
R (Ridge/summit)		Si (Silt)					VP (Very plastic)	
S (Shoulder slope)	IV	SC (Sandy clay)	0.1 - 0.4		0.05 - 0.2	SEXP (Slightly expansive)		
T (Terrace)		SiC (Silty clay)				EXP (Expansive)		
TS (Toe Slope)		C (Clay)						
		O (Organic)	None					

* Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.
**Sandy clay loam saprolite can only be used with advanced pretreatment in accordance with 15A NCAC 18E .1200.

HORIZON DEPTH In inches below natural soil surface
DEPTH OF FILL In inches from land surface
RESTRICTIVE HORIZON Thickness and depth from land surface
SAPROLITE S(suitable) or U(unsuitable); Evaluation of saprolite shall be by pits.
SOIL WETNESS Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION S (Suitable) or U (Unsuitable)

Show profile locations and other site features (dimensions, reference or benchmark, and North).



Revised January 2024

Attachment 3: Proposed Site Plan


HAVEN82
TAYLORSVILLE, NORTH CAROLINA
PRELIMINARY SITE MAP
THREE DISTINCT AREAS
30 TINY HOUSES TOTAL
LEGEND
TINY HOUSE
CENTRAL AMENITY
PARKING
ROADS
HIKING TRAILS
BIKING TRAILS
COMMON GREEN SPACE
PROPERTY BOUNDARY
PROPERTY OVERVIEW
• 82± ACRES
• THREE SEPARATE AREAS
• 10 TINY HOUSES IN EACH AREA
• TOTAL 30 TINY HOUSES
• PRIVATE, SCENIC, AND IMMERSED IN NATURE
SCALE & NORTH
N
0 250 500 750 1,000 FT
NOTE: MAP IS PRELIMINARY AND FOR CONCEPTUAL PURPOSES ONLY.
AREA 1
10 TINY HOUSES
RIDGEVIEW RETREAT
AREA 2
10 TINY HOUSES
FOREST HOLLOW
AREA 3
10 TINY HOUSES
VALLEY VIEW
THE HAVEN
SPA & RESTAURANT
WELCOME CENTER
SECONDARY ENTRANCE / EXIT
EMERGENCY ACCESS & GUEST ACCESS
MAIN ENTRANCE / EXIT
GUEST ACCESS
BLACK OAK RIDGE ROAD
SITE PLAN HIGHLIGHTS
• THREE DISTINCT AREAS FOR PRIVACY
• 10 TINY HOUSES IN EACH AREA
• CENTRAL AMENITY HUB WITH SPA, RESTAURANT & WELCOME CENTER
• HIKING & BIKING TRAILS CONNECT THE ENTIRE PROPERTY
• SCENIC VIEWS, ELEVATION CHANGE, AND NATURAL BEAUTY
• TWO ENTRANCE / EXIT POINTS FOR CONVENIENCE & SAFETY
NOTE: FINAL DESIGN WILL BE REFINED DURING DUE DILIGENCE AND DESIGN DEVELOPMENT.

HAVEN82

SEVERE WEATHER & EMERGENCY EVACUATION PLAN

Taylorsville, Alexander County, North Carolina

PRELIMINARY - FOR REVIEW AND COORDINATION

Weather monitoring	NWS/NOAA alerts, NOAA Weather Radio, mobile alerts, commercial alert service
Guest notification	SMS/phone, outdoor audible warning, direct staff notification, posted instructions
Safe area	Designated hardened severe-weather shelter; secondary safe area to be evaluated
Escort procedure	Zone staff, assembly points, golf carts/vehicles when safe, pedestrian routes, accountability

1. Purpose

This plan establishes procedures for monitoring dangerous weather, notifying guests and staff, moving guests from RV and lodging areas to designated safe locations, maintaining accountability during an emergency, and coordinating evacuation when conditions permit.

The Haven82 property has varied terrain and significant elevation changes, with Black Oak Ridge Road providing access along the eastern side. Final site design will identify emergency routes, shelter locations, assembly areas, and access points.

2. Weather Threat Monitoring

Haven82 management will maintain active severe-weather monitoring whenever guests are present. At least two trained staff members will be designated as Weather/Emergency Coordinators.

- National Weather Service watches, warnings, and advisories
- NOAA Weather Radio with battery backup
- Wireless Emergency Alerts on staff mobile devices
- A commercial or automated weather-alert service
- Local emergency-management notifications when available

Threats monitored will include tornadoes, severe thunderstorms, high winds, flash flooding, lightning, tropical weather, winter weather, wildfire, and other emergencies affecting the property.

3. Emergency Communication to RV and Lodging Guests

Haven82 will use redundant communication methods so failure of one system does not prevent guests from receiving emergency instructions.

- Emergency text/SMS alerts
- Mobile telephone notification
- Outdoor audible siren or public-address warning

- Direct notification by assigned staff
- Posted emergency instructions and maps in guest areas

At check-in, guests will be shown the designated shelter, nearest assembly point, primary and alternate routes, the emergency warning signal, and procedures for requesting mobility assistance.

4. Onsite Safe Areas

Haven82 will incorporate a designated hardened severe-weather shelter into the final development plan. The preferred conceptual location is within or immediately adjacent to the central amenity/welcome-center area.

The final shelter location, construction, capacity, and design will be determined by qualified professionals and applicable governmental requirements. It should accommodate the maximum anticipated guest and essential staff population.

- Emergency lighting and backup power
- NOAA Weather Radio and emergency communications
- First-aid supplies and AED
- Fire extinguishers and potable emergency water
- Guest/staff accountability information
- Accessible entrance and interior space
- Clearly marked emergency entrances and directional signage

Because RVs are particularly vulnerable to extreme winds and tornadoes, an RV will not be considered the designated severe-weather shelter when the hardened shelter can be safely reached. A secondary hardened safe area should be evaluated for lodging areas located farther from the central shelter.

5. Emergency Assembly Areas

Each of the three lodging/RV areas will have a clearly identified Emergency Assembly Point connected to the designated shelter by marked emergency routes.

- Zone 1 - assembly point near the area's primary internal access road
- Zone 2 - assembly point with rapid access to the central emergency route and shelter
- Zone 3 - assembly point positioned to minimize travel time from the more remote portion of the property

6. Escorting Guests to the Safe Site

1. Warning - The Emergency Coordinator activates emergency notification and instructs guests to proceed to shelter.
2. Staff Deployment - Assigned employees proceed to each lodging/RV zone.
3. Guest Movement - Guests are directed to their assembly point and then to the severe-weather shelter.
4. Assisted Transportation - When conditions permit, resort golf carts or other vehicles assist elderly guests, guests with disabilities or limited mobility, families with small children, and others requiring assistance.
5. Area Sweep - Assigned staff perform a reasonable final check of their zone when conditions permit.
6. Accountability - Shelter personnel use current occupancy records to account for guests and staff and report missing persons to the Emergency Coordinator and responders.

Golf carts will not be the sole evacuation method. Marked pedestrian routes will be maintained because severe weather, fallen trees, debris, power loss, or road obstructions could prevent vehicle use.

7. Emergency Access and Evacuation

The final site plan will identify primary and alternate emergency routes, pedestrian shelter routes, assembly points, the severe-weather shelter, fire/EMS access, and both property entrances.

The proposed main and secondary entrance/exit locations along Black Oak Ridge Road should be evaluated during final engineering for primary and secondary emergency ingress/egress. The intent is to avoid dependence on a single entrance if one becomes obstructed.

When adequate warning time exists and travel is safe, guests may be directed to evacuate. When evacuation would expose guests to greater danger, such as an imminent tornado or extreme wind event, guests will be directed to the hardened onsite shelter.

8. Power and Communications Failure

The emergency plan will not depend exclusively on cellular service or commercial electrical power.

- Battery-powered NOAA Weather Radio
- Battery-powered portable radios
- Emergency lighting and flashlights
- Backup power for essential emergency systems
- Printed occupancy information when appropriate
- Direct staff notification if electronic communications fail

9. Staff Training and Accountability

Employees assigned emergency responsibilities will be trained in severe-weather alerts, emergency notification, shelter procedures, RV-area evacuation, guest accountability, assistance for mobility-limited guests, emergency routes, fire/EMS access, and appropriate first-aid/AED procedures.

Emergency procedures will be reviewed periodically and whenever the site configuration or emergency infrastructure changes. Drills should be conducted so employees understand their assigned zones and responsibilities.

10. Guest Emergency Instructions

7. Leave the RV or other vulnerable location when directed.
8. Follow the marked emergency route.
9. Proceed immediately to the designated severe-weather shelter.
10. Assist children and members of your party requiring assistance.
11. Follow staff and emergency-responder instructions.
12. Do not return to the RV/lodging area until an all-clear is issued.

A simplified emergency map will accompany these instructions.

11. Site-Plan Emergency Features

- Emergency Weather Shelter
- Zone 1, Zone 2, and Zone 3 Assembly Points
- Primary and alternate emergency routes
- Emergency pedestrian routes
- Main Entrance/Exit - Black Oak Ridge Road
- Secondary Entrance/Exit - Black Oak Ridge Road
- Emergency vehicle access
- Emergency warning/siren location

12. Coordination With Alexander County

Before opening, Haven82 should provide the final emergency plan and relevant site information to the appropriate Alexander County authorities for review or coordination where required. Emergency telephone numbers, shelter procedures, access routes, property addressing, and gate/access procedures should be verified before operations begin.

Requirements or recommendations issued by the applicable fire marshal, emergency-management agency, building officials, planning department, or other authority having jurisdiction will supersede conceptual provisions in this preliminary plan.

Plan Objective

Early Detection -> Redundant Notification -> Rapid Movement to a Hardened Safe Area -> Guest Accountability

The objective is for every guest, including occupants of RVs and other vulnerable structures, to know where to go, how to get there, how they will be notified, and who is responsible for assisting them before an emergency occurs.

Planning Note: Final shelter design, occupancy, emergency access, road design, evacuation routes, signage, and related life-safety requirements are subject to professional engineering/design and approval by the authorities having jurisdiction.

SUP-26-06 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.

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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.

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Chapter 2: Land Use

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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

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

STAFF REPORT
SUP-26-05

Prepared by Patrick Creech, Planning Director

September 4th, 2026

PETITION	SUP-26-05
APPLICANTS	Tyler Mull
OWNERS	MULL LAND & DEVELOPMENT LLC
PIN	3812 74 6915
Parcel ID	5967
ADDRESS	2491 LAMBERT FORK RD
LOCATION	Little River
ACREAGE	1,445
REQUESTED ACTION	To approve a Special Use Permit to allow for the placement within Brushy Mountain Motor Sports of an *RV Park.*

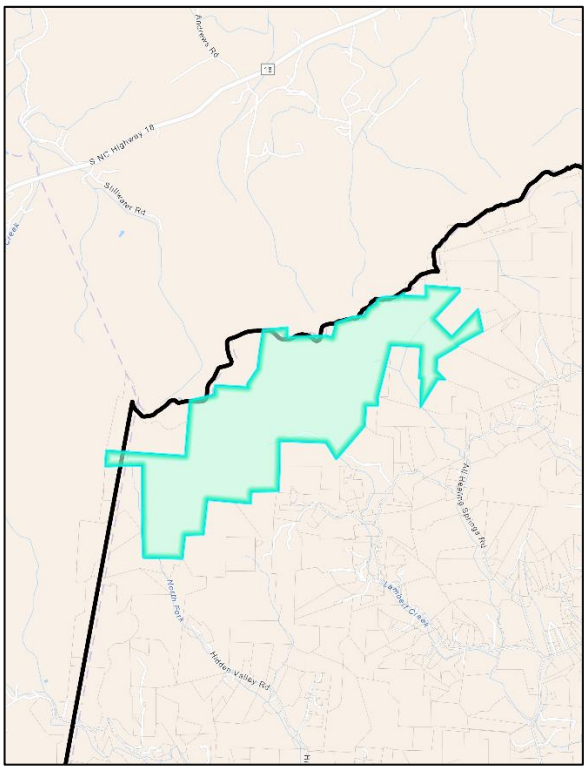


Table of Contents

BACKGROUND 2
REVIEW CRITERIA 3
FINDINGS OF FACT 5
PLANNING ANALYSIS 5
TRC and DEPARTMENT FEEDBACK 7
CITIZEN INPUT 7
NOTIFICATION/INPUT REQUIREMENTS 7
SUP-26-04 APPENDIX A: Site Map 8
SUP-26-04 APPENDIX B: Zoning Map 9
SUP-26-04 APPENDIX C: Future Land Use Map 9
SUP-26-04 APPENDIX D: Application 10
SUP-26-04 APPENDIX E: Relevant Sections from the Comprehensive Plan 13
SUP-26-01 APPENDIX F: Relevant Sections from the Land Development Code 16

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

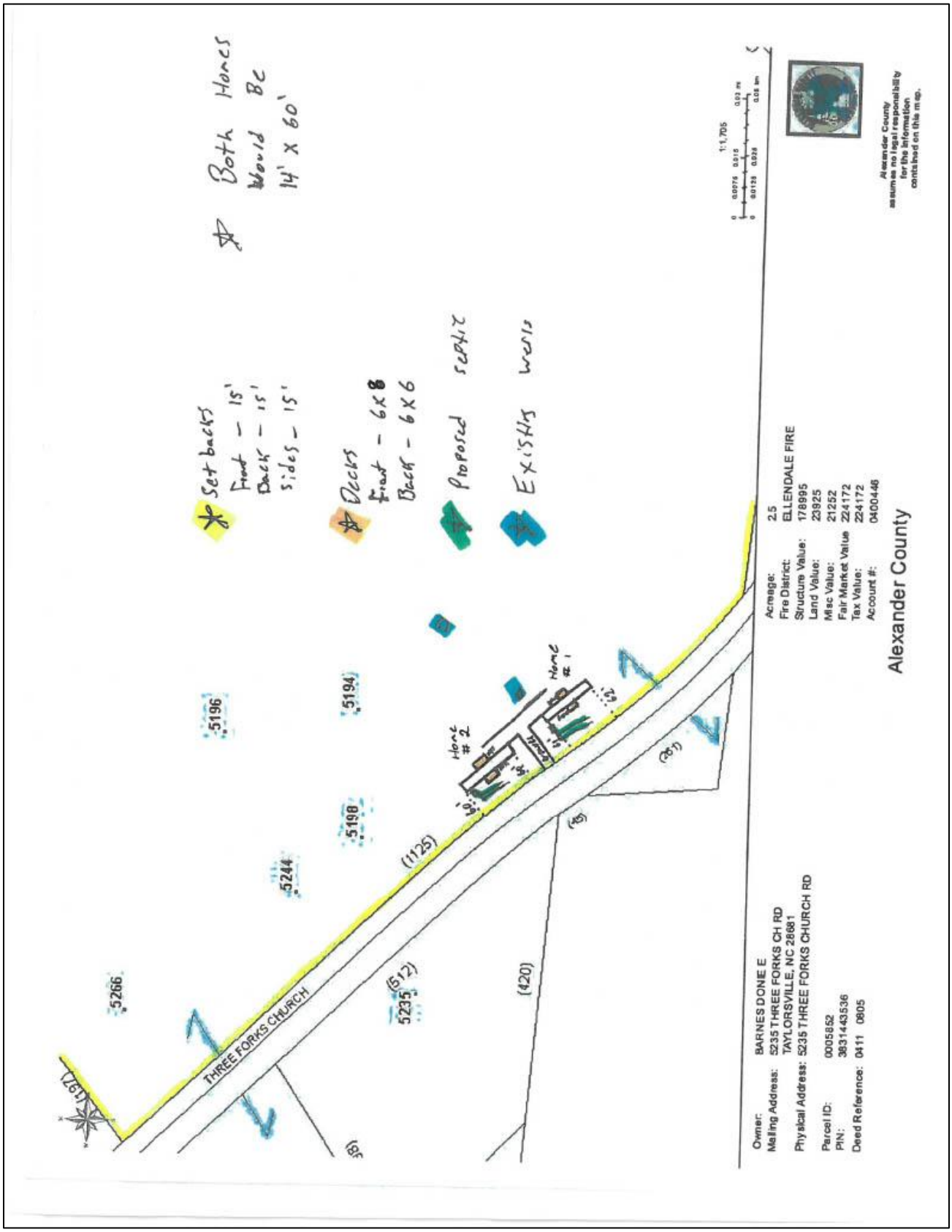
Planning Staff	
Completeness Review	Application and Payment reviewed and approved as complete: **7/9/2026**

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

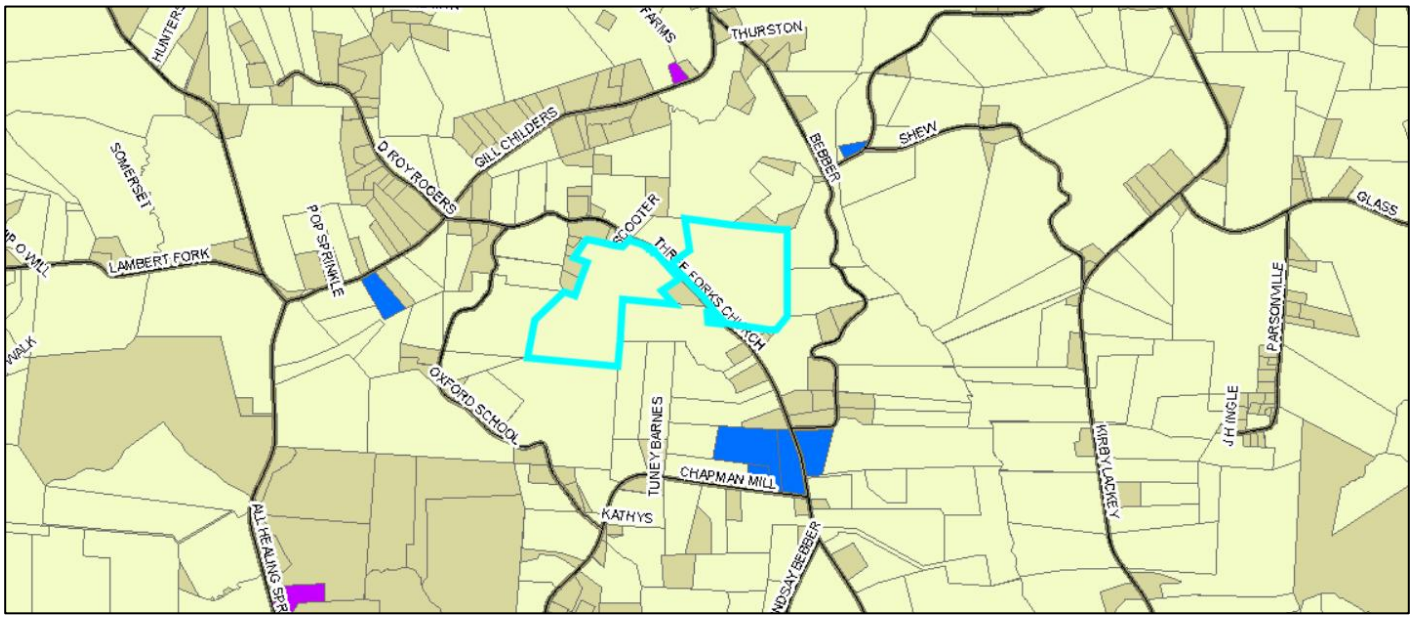
Planning Board		
Meeting Date	**Thursday, 13th, 2026**	
Notice Requirements	Mailed Notice – Adjacent (at least 7 days prior)	Letters mailed: **7/31/2026**
	Sign Posted - Sign(s) shall be posted no more than twenty-five (25) days and at least ten (10) days prior to the hearing.	Sign posted: **7/31/2026**

SUP-26-04 APPENDIX A

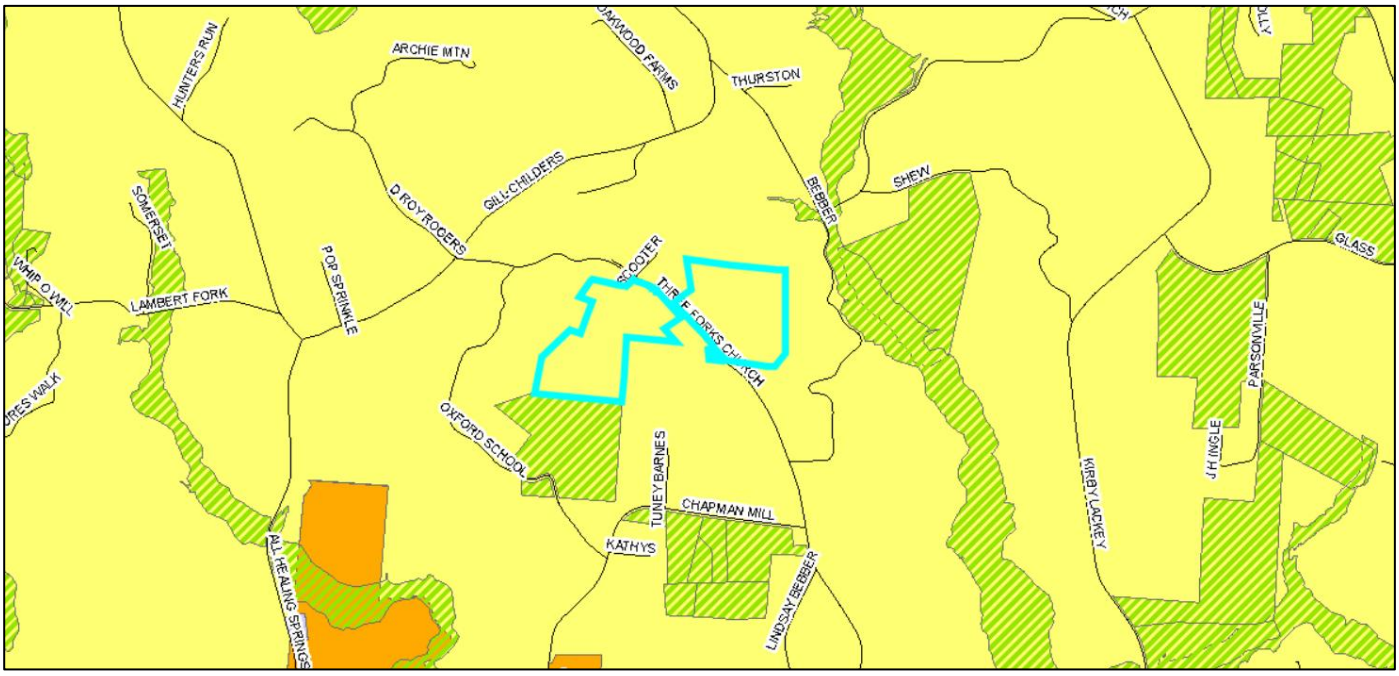
Site Map



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

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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.