

*Town of Taylorsville*



**Town Council Regular Meeting  
Town Council Chambers  
Tuesday, May 6th, 2025, 5:30 p.m.**

Prepared By: Nicole Mayes

**Present:** Mayor George Holleman  
Mayor Pro Tem Eric Bumgarner  
Councilwoman Tamara Odom  
Councilman Jack Simms  
Councilwoman Kim Brown

**Call to Order, Invocation, Pledge of Allegiance**

**George B. Holleman, Mayor**

The Town Council Regular Meeting was called to order by Mayor George Holleman on May 6, 2025 at 5:30 pm. Mayor George Holleman made opening remarks stating Thursday about 85+ individuals met at Courthouse Park for the National Day of Prayer, last night and tonight at the stage at 7:00 pm there will be Worship in the Foothills, and this past Saturday was the Apple Blossom Festival. Mayor Holleman followed with an invocation. The Pledge of Allegiance was led by Councilwoman Tamara Odom.

**Adjustment and Approval of the Agenda:**

**George B. Holleman, Mayor**

By unanimous approval, the agenda was adopted with the following additions under Business Items:

- 4. a. Outside City Limits Sewer Connection
- 11. f. A budget amendment of \$35,000.00 for the water line project on 4<sup>th</sup> Ave N & 4<sup>th</sup> Ave NE.

**Consent Agenda** – The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.

**1. Approval for Minutes:**

**George B. Holleman, Mayor**

- a. April 1<sup>st</sup>, 2025, Regular Meeting.
- b. April 1<sup>st</sup>, 2025, Closed Session
- c. April 15<sup>th</sup>, 2025, Work Session

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Tamara Odom to approve the regular meeting minutes from April 1, 2025, the closed session minutes from April 1, 2025, and the work session minutes from April 15, 2025. The motion passed unanimously.

**Request to Speak/Opportunity for Public Comment:**

There were no comments in the open forum.

## Business Items

### 1. Resolution for Personnel Responsible for Financial Signatures

N. Hester, Town Manager

A motion was made by Councilman Jack Simms and seconded by Councilwoman Kim Brown to approve the resolution designating and assigning the personnel responsible for financial signatures for all checks, drafts, or orders of the Town of Taylorsville drawn against said funds pursuant to G.S. 159-25(b). The motion passed unanimously. See attachment A, which is hereby incorporated & made a part of these minutes.

### 2. Black Mountain Software Agreement

A. Wike, Public Works

Town Council was asked to consider an agreement for the use of Black Mountain Software for utility payments. This software is a secondary part of Black Mountain Software for the online payment portal and automatic payments. The BMS Pay Package Fee is included in the NCLM MAS program for three years. The payment portal will take effect when Town of Taylorsville switches to the Black Mountain Software, replacing Invoice Cloud. It is estimated for the Town to go live in Black Mountain in September – November timeframe.

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to approve the agreement for the use of Black Mountain Software for utility payments. The motion passed unanimously.

### 3. Engagement Letter – GWI Tax & Accounting

Z. Greene, Finance Director

A motion was made by Councilwoman Kim Brown and seconded by Councilman Jack Simms to approve the engagement letter with GWI Tax and Accounting for bookkeeping and accounting assistance for audit preparation and year end procedures for FY 2024. The motion passed unanimously.

### 4. a. Outside City Limits Sewer Connection

A. Wike, Public Utility Manager

Mike Palmer Homes Inc submitted a request on May 6, 2025 for permission to connect to the sewer main at 81 Gravel Hill Court for three residential modular units. Public Utility Manager Aaron Wike stated he discussed possibly annexing the property. The sewer tap fee for outside of the city limits is \$3000.00 each and \$2000.00 each if annexed.

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Kim Brown to approve the request for outside city limits sewer connection at 81 Grave Hill Ct. The motion passed unanimously.

### b. Street Closure Request – Juneteenth Festival

N. Hester, Town Manager

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Tamara Odom to approve the street closure request for the 2025 Juneteenth Festival on Saturday, June 14<sup>th</sup>, 2025. The request is to close one block of First Street SW between Main Avenue and Main Avenue Drive (between the Courthouse and Courthouse Park) from 8:00 a.m. to 10:00 a.m. The motion passed unanimously.

### 5. Planning Board Appointment

N. Hester, Town Manager

A motion was made by Councilwoman Tamara Odom and seconded by Councilwoman Kim Brown to reappoint Matt Schrum to a three-year term to serve as the Town of Taylorsville representative on the Alexander County Planning Board. The motion passed unanimously.

#### **6. Public Hearing – Zoning Map and Text Amendments**

**N. Hester, Town Manager**

A motion was made by Councilman Jack Simms and seconded by Councilwoman Tamara Odom enter into a public hearing for the following: text amendments to the Land Development Code consisting of typo corrections, an historic overlay district insert, and substantive changes to recreational motor sports facilities, conservation subdivision update, and effective date change to the stormwater regulations. The public hearing will also consist of map amendments to the official Town of Taylorsville Zoning map for the following properties from Office Institutional to Residential One: 22 Cooksey Ct. PIN: 3759 84 9109, 34 Cooksey Ct. PIN: 3759 84 8268, 59 Cooksey Ct. PIN: 3759 84 7397, 153 Helens Way PIN:3759849074, PIN: 3759 93 7305, PIN:3759 82 5825, PIN:3759 93 1876, PIN:3759 93 1726, PIN:3759 69 9111, PIN:3759 69 8038, PIN: 3759 68 2552, PIN:3759 72 8611, PIN:3759 73 6003, the following property located at 5<sup>th</sup> AVE. SW, Alexander County Property Tax ID# 0008270 from R1 to Community Commercial, and the following property located on HWY 16 N. Alexander County Property Tax ID#0006523 from R1 to Community Commercial. The motion passed unanimously.

The Public Hearing Zoning Map & Text Amendments Comment Sign Up Sheet - see attachment B, which is hereby incorporated & made a part of these minutes.

Amy Bucknum from the Alexander County Planning Office explained the proposed text amendments to the Land Development Code. The text amendments would correct several spelling & grammatical errors. The addition of 154-53 Historical Preservation Overlay District creating additional restrictions that preserve the culture and heritage of the area. Ms. Bucknum explained the proposed text amendment to the 154-60, SR 4.12 Recreational Motor Sports Facilities concerning facility size, number of events & contestants, hours of operation, and added a definition for small-engine vehicles. A proposed text amendment for 154-88 Conservation Subdivision Standards to include a definition and purpose for the provision of open space management. There is an effective date change for the Storm Water Regulations from January 2025 to March 1, 2026 as Alexander County does not employ an engineer nor have the ability to enforce these restrictions at this time. A text amendment was also proposed to 154-303 Alexander County Planning Board, to recommend adding an alternate member to the Planning Board in order to meet a quorum and supermajorities in the absence of another member. The suggested text amendment to 154.4 Jurisdiction, so the Land Development Code will be applicable within the Town limits and is extraterritorial jurisdiction.

Ms. Bucknum explained fourteen parcels originally owned by the non-profit Habitat for Humanity were zoned as Office Industrial (OI), Residential 2 (R2), or Mixed Use (MU). Property owners are now requesting these properties to be rezoned to Residential 1 (R1). According to the Planning Board, rezoning these properties to Residential 1 (R1) would be consistent with the Comprehensive Plan.

Ms. Bucknum reported four property owners have submitted applications requesting three parcels to be re-zoned to Community Commercial (CC) or Regional Commercial (RC), Rickey Hammer, Chris &

Renee Harrington, and A&M Feed Service, LLC. According to the Planning Board, rezoning these properties would be consistent with the Comprehensive Plan.

Ms. Bucknum explained the Planning Board found one submitted application to be inconsistent with the Comprehensive Plan. Mr. William Conley requested for the rezoning of a parcel on Shannon Park Circle from Residential 1 (R1) to Residential 2 (R2), to place a doublewide manufactured home on the property.

County resident, Mrs. Glenda Jolly addressed the council during the public hearing to explain how her property at 1190 Paul Payne Store Rd continues to flood. Mrs. Jolly explained how the creek flows through a culvert running under Paul Payne Store Rd into the creek on her property and the excess storm waters have and continue to damage her pasture. Habitat for Humanity owns the property across the street and Mrs. Jolly is concerned about the excess water from property development further flooding her property and eroding her pasture. Mrs. Jolly would like for storm water control measures to be written in the rezoning. Mrs. Jolly provided six pictures to show damage done to her property. Amy Bucknum of the Alexander County Planning Office commented even without rezoning of the property; homes could still be built there. Mayor George Holleman asked if property owners could still file a claim for property damages due to Helene and who she would need to contact; Town Manager Nathan Hester stated he would try to find that information. Town Manager Nathan Hester also stated storm water mitigation would be a part of the development plans.

Mr. Rickey Hammer, owner of 5<sup>th</sup> Ave SW addressed the council about rezoning his property from Residential 1 (R1) to Regional Commercial (RC). Mr. Hammer stated a year ago the property was zoned as commercial use [prior to the county zoning the property as residential] and he would like for it to be rezoned back to commercial use because he would like to use the property for commercial storage buildings in the future. Amy Bucknum of the Alexander County Planning Office commented this request was consistent with the zoning area.

Mr. William Conely addressed the board about rezoning property on Shannon Park Circle from Residential 1 (R1) to Residential 2 (R2) for the purpose of placing a remodeled doublewide home on the property. Mr. Conely explained his stepson purchased the property years ago with the intentions of Mr. Conely purchasing half the property to move / set up a doublewide manufactured home on the property. During the time frame from when he agreed to purchase the property from his stepson to now when he is ready to move a manufactured home onto the property; the property was rezoned to Residential 1 (R1) which no longer allows manufactured homes. Mr. Conely continued by stating there are multiple manufactured homes as you approach Shannon Park Circle; and, the property would look better once there is a home placed there because currently it is an unmaintained empty lot. Amy Bucknum of the Alexander County Planning Office stated the community did not object to a manufactured home in the area.

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to exit the public hearing. The motion passed unanimously.

A motion was made by Councilwoman Kim Brown and seconded by Councilman Jack Simms to approve the adoption of the ordinance to amend text within the Town of Taylorsville Land Development Code reflected in section's §154-60 SR1.4; p.68, §154-95; p.140, §154-135; p.158, §154-135; p.158, §154-225; p.228, §154-53; p.45, §154-60, SR 4.12, p.93-94, §154-400; p. 365, §154-88, A; p.136, §154-88, G; p.138, §154-100, p. 350, §154-243, p. 222, §154-253, F; p. 225, 154-272; p. 240. The motion passed unanimously. See attachment C, which is hereby incorporated & made a part of these minutes.

#### **8. Text Amendment 25-02 Ordinance**

**N. Hester, Town Manager**

A motion was made by Councilwoman Kim Brown and seconded by Councilman Jack Simms to approve the adoption of the ordinance to amend text with the Town of Taylorsville Land Development Code reflected in section §154-303, p. 246. The motion passed unanimously. See attachment D, which is hereby incorporated & made a part of these minutes.

#### **9. Zoning Map CIRZ 25-01 Ordinance**

**N. Hester, Town Manager**

A motion was made by Councilwoman Tamara Odom and seconded by Councilwoman Kim Brown to approve the adoption of an ordinance of the following map amendments to the official Town of Taylorsville Zoning map for the following:

- The following properties from Office Institutional (OI)/ Mixed Use (MU)/ Residential 2 to Residential 1 (R1) : 22 Cooksey Ct. PIN: 3759 84 9109, 34 Cooksey Ct. PIN: 3759 84 8268, 59 Cooksey Ct. PIN: 3759 84 7397, 153 Helens Way PIN:3759849074, PIN: 3759 93 7305, PIN:3759 82 5825, PIN:3759 93 1876, PIN:3759 93 1726, PIN:3759 69 9111, PIN:3759 69 8038, PIN: 3759 68 2552, PIN:3759 72 8611, PIN:3759 73 6003
- The property located at 5<sup>th</sup> AVE. SW, Alexander County Property Tax ID# 0008270 from Residential 1 (R1) to Regional Commercial (RC)
- The property located on HWY 16 N. Alexander County Property Tax ID#0006523 from Residential 1 (R1) to Community Commercial (CC).
- The property located on Shannon Park Circle Alexander County Property ID# 3759958652 from Residential 1 (R1) to Residential 2(R2).

The motion passed unanimously. See attachment E, which is hereby incorporated & made a part of these minutes.

#### **10. Public Hearing - FY 2025-2026 Budget**

**N. Hester, Town Manager**

A motion was made by Councilman Jack Simms and seconded by Councilwoman Kim Brown to enter into a public hearing concerning the proposed FY 2025-2026 budget. The motion passed unanimously.

Town manager Nathan Hester covered highlights of the proposed FY 2025-2026 budget at \$5,785,455.00. Town Manager Nathan Hester announced there would be no increase in the Town tax rate, which will remain at \$0.35 per \$100.00. The environmental fee will increase by \$5.00 to cover the 5% increase from Republic Services; resulting in a \$2.00 gap from the difference Republic Services charges the Town verse the amount the Town charges residents. Town of Taylorsville is in the process of renegotiating a Planning & Zoning and Code Enforcement contract with Alexander County Planning Department with a three fiscal year term at a cost of \$40,000.00 the first year and a 5% increase each

year following. The proposed budget includes a new vehicle, two computers, and five body armor safety vests for the Police Department. The proposed budget includes a light duty truck, bushhog, trench box, and a mini excavator for the Public Works Department. The excess water and sewer rates will increase by \$0.15 per 1,000 gallons. There will no longer be a \$2.00 capital charge for residential service. The proposed budget also includes a 3% cost of living adjustment for staff.

Mayor George Holleman wanted to make the comment; he appreciates the comment of Finance Director Zachary Greene who stated the increase in fees are directly related to how much companies have raised our prices. Republic Services are going to raise prices for the Town; and also, Energy United Water Corporation will be raising prices charged to the Town because the City of Newton raised the prices charged to Energy United. These fees will pay the increases the Town will incur from other companies.

There were no comments from the public during the public hearing.

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to exit the public hearing. The motion passed unanimously.

No action was taken at this time, a second public hearing concerning the budget of FY 2025-2026 is required and will be held on the next regular council meeting in June.

#### **11. Budget Amendments:**

**Z. Greene, Finance Director**

##### **a. Insurance Reimbursement – Property Damage**

A motion was made by Councilwoman Kim Brown and seconded by Councilwoman Tamara Odom to approve the budget amendment to receipt in insurance proceeds from damages to Fairway Oaks waste-water clean out in the amount of \$1,420.00 from line-item Insurance Reimbursement-Property Damage to System Maintenance line item. The motion passed unanimously. See attachment E, which is hereby incorporated & made a part of these minutes.

##### **b. On-Road Diesel Vehicle Replacement Grant**

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Tamara Odom to approve the budget amendment of \$80,212.98 from line-items Fund Balance – General Fund (\$24,230.52) and Fund balance (\$55,982.46) to line-items Capital Outlay – Brush Truck (\$24,230.52) and Capital Outlay (\$55,982.46) for the Town's match for on-road diesel vehicle replacement grant. The motion passed unanimously. See attachment G, which is hereby incorporated & made a part of these minutes.

Finance Director Zachary Greene clarified this purchase was conducted last year, the budget amendment is for accounting purposes, and no additional funds are spent.

##### **c. FEMA Storm Reimbursement**

A motion was made by Councilwoman Kim Brown and seconded by Councilman Eric Bumgarner to approve the budget amendment to receipt in FEMA reimbursement for pump station hauling in the amount of \$14,425.00 from line-item FEMA Storm Reimbursement to line-item Maintenance &

Repair – Lift Stations. The motion passed unanimously. See attachment H, which is hereby incorporated & made a part of these minutes.

d. FEMA Storm Reimbursement

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to approve the budget amendment to receipt in FEMA reimbursement funds for 3<sup>rd</sup> Ave SW culvert in the amount of \$5,856.62 from line-item FEMA Storm Reimbursement to line-item Maintenance & Repair – ROW. The motion passed unanimously. See attachment I, which is hereby incorporated & made a part of these minutes.

e. FEMA Police Firing Range Culvert

A motion was made by Councilman Jack Simms and seconded by Councilwoman Kim Brown to approve the budget amendment to receipt in FEMA reimbursement for repairs at the police firing range in the amount of \$13,000.00 from line-item Fund Balance – General Fund to line-item Maintenance & Repair – Firing Range. The motion passed unanimously. See attachment J, which is hereby incorporated & made a part of these minutes.

Mr. Green clarified the funds will be reimbursed by FEMA; however, there is a group already lined up to do the improvements, and hopefully it will be completed this FY.

f. Waterline Project on 4<sup>th</sup> Ave N/ 4<sup>th</sup> Steet NE

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to approve the budget amendment of \$35,000.00 from line-item Fund Balance -W&S to line-item System Maintenance. The motion passed unanimously. See attachment K, which is hereby incorporated & made a part of these minutes.

12. Staff Reports:

Staff Department Heads

Police Chief: Mike Millsaps

Chief Michael Millsaps reported 113 cars stopped, 35 assistances with vehicles, 404 self-initiated calls, and 317 calls of service this past month.

Mayor George Holleman stated, we need to consider parking at the Apple Blossom Festival. Mayor Holleman stated, he received a complaints from individuals about parking and believes we need to speak to Gina Kay Honosky.

Councilman Eric Bumgarner stated moving forward could there be another way of marking the pavement for festival vendors rather than spray paint. Once the streets are repaved in the future, they should not be painted. Councilwoman Kim Brown stated there needs to be an ordinance on this matter.

Finance Director: Zachary Greene

No further comments.

Public Utilities Manager: Aaron Wike

Public Utility Manager Aaron Wike reported the Town Hall Water Project began today disconnecting the old galvanized water line, replacing the 6-inch line into the Ancestry Society, replacing two water taps at Town Hall, and repairing the fire hydrant.

The Firing Range Culvert Project has been awarded to Gilbert & Sons Construction. The Town purchased the culverts and Gilbert & Sons will be installing the culverts.

On June Bug Loop a culvert has fallen in on the east end of the loop creating a sink hole. The Town plans to purchase the culverts and contract the labor.

The trees on Linney's Mountain Road have been marked and open for bids. The bid is posted online and Mr. Wikes stated he has mailed bid packets to tree service providers the Town has contracted with in past. Bids are due next Tuesday (5.13.2025). The expense will be paid with Powell Bill Funds.

Mr. Wike received an email from Wreaths Across America about placing Christmas wreaths on the graves of veterans on December 13, 2025. Councilwoman Kim Brown stated it was a nice addition last year.

#### **Town Managers Report**

**N. Hester, Town Manager**

Town Manager Nathan Hester reported the Town will be renegotiating the Planning & Zoning Contract and the Code Enforcement Contract with Alexander County, with a three-year term.

Staff is still working with the Hilb Group for insurance.

Town Manager Hester stated he received a late audit report and has submitted an appeal. The appeals will be read on July 1, 2025.

The Town's website should be completed the end of May. Presentation on the Web has updated pictures and information, and Town Manager Hester stated he would email the link to everyone for review before going live with the new website.

Town Manager Hester stated consideration is needed for entering into an interlocal agreement with Alexnader County for Historical Preservation.

#### **Council General Discussion**

Councilwoman Kim Brown reported Caring Hearts Pregnancy Care Center will be having a ribbon cutting on Thursday, May 8<sup>th</sup> at 11:00 am. Lori Branch will be having a grand re-opening with a lady's boutique and neon splatter paint room on May 24<sup>th</sup>. Councilwoman Brown stated she appreciated whomever investigated the possible sink hole that was developing at the end of Main Street at the lawyer's office, it looked great after filling it with dirt and sowing grass but after Saturday's rain there is a very large hole there.



**Closed Session - G.S. 143-318.11(a)(3)**

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to go into a closed session under G.S. 143-318.11(a)(3) to consult with attorney in order to preserve the attorney-client privilege between the attorney and the public body.

A motion was made by Councilman Jack Simms and seconded by Councilwoman Tamara Odom to exit the closed session.

**Next Meeting**

**Work Session** – Tuesday March 18<sup>th</sup>, 2025, at 2:00 P.M. in the Town Council Chambers.

**Regular Meeting** – Tuesday, June 3<sup>rd</sup>, 2025, at 5:30 P.M. in the Town Council Chambers.

**Adjournment**

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to set the next work session as Tuesday March 18, 2025 at 2:00 pm in the Council Chambers of Town Hall and the next regular meeting as June 3, 2025 at 5:30 pm in the Council Chambers of Town Hall. The motion was passed unanimously.

With no further business to discuss the meeting was adjourned at 7:14 pm.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

Attest: \_\_\_\_\_

Nicole Mayes, Town Clerk

*Town of Taylorsville*



**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TAYLORSVILLE  
DESIGNATING OFFICIAL BANK DEPOSITORY AND  
AUTHORIZING SIGNERS OF CHECKS**

**WHEREAS**, the town is required to designate a bank which all the receipts of the Town can be deposited; and

**WHEREAS**, the town currently utilizes Taylorsville Savings Bank as the official repository and wishes to reaffirm and restate this; and

**WHEREAS**, the Town Council wishes to establish guidelines for the safe and efficient handling of its moneys.

**NOW THEREFORE, BE IT RESOLVED THAT**

- Section 1. The Town of Taylorsville Town Council pursuant to G.S. 159-31 hereby designates Taylorsville Savings Bank, as the official depository for the Town.
- Section 2. Pursuant to G.S. 159-25(b), the Finance Director shall be and is hereby authorized and directed to have deposited in Taylorsville Savings Bank, in the name and to the credit of the Town of Taylorsville all funds belonging to the Town, which may come into his/her hands as an employee of the town.
- Section 3. Pursuant to G.S. 159-25(b), all checks, drafts, or orders of the Town of Taylorsville drawn against said funds shall be signed by two of the following officers: Finance Director, Deputy Finance Director, Town Manager, Town Clerk or Mayor.
- Section 4. Dual signatures are required on all checks issued. The name and signatures of the officers designated shall be duly certified by the Town Clerk to said depository as from time to time may be necessary and no check, draft, or order drawn against said depository be valid unless so signed.

Section 5. The said depository shall be given written instruction that the proceeds from all checks payable to the order of this Town be deposited to the credit of this unit and that under no circumstances may an item be converted into cash.

Section 6. Any other prior or conflicting resolutions authorizing bank repositories or designating signers are hereby repealed.

**READ, APPROVED AND ADOPTED** this 6<sup>th</sup>, day of May, 2025.

**ATTEST:**

Nicole Mayes  
Nicole Mayes, Town Clerk

George Holleman  
George Holleman, Mayor



[illegible]

Town of Taylorsville



**AN ORDINANCE AMENDING SECTION'S §154-60  
SR1.4; P.68, §154-95; P.140, §154-135; P.158, §154-135;  
P.158, §154-225; P.228, §154-53; P.45, §154-60, SR 4.12, P.93-  
94, §154-400; P. 365, §154-88, A; P.136, §154-88, G; P.138,  
§154-100, P. 350, §154-243, P. 222, §154-253, F; P. 225, 154-  
272; P. 240 OF THE TOWN OF TAYLORSVILLE LAND  
DEVELOPMENT CODE.**

**WHEREAS**, after proper notification a Public Hearing was held before the Taylorsville Town Council on May 6<sup>th</sup>, 2025, to consider a proposed amendment to the Town of Taylorsville Land Development Code.

**WHEREAS**, after a \_\_\_\_\_ vote, the Town Council for the Town of Taylorsville approved a text change to the Town of Taylorsville Land Development Code reflected in section's §154-60 SR1.4; p.68, §154-95; p.140, §154-135; p.158, §154-135; p.158, §154-225; p.228, §154-53; p.45, §154-60, SR 4.12, p.93-94, §154-400; p. 365, §154-88, A; p.136, §154-88, G; p.138, §154-100, p. 350, §154-243, p. 222, §154-253, F; p. 225, 154-272; p. 240 to the Town of Taylorsville Land Development Code.

**NOW THEREFORE BE IT ORDAINED**, by the Town Council of the Town of Taylorsville, that the Town of Taylorsville Land Development Code is amended to reflect the adopted changes as written below.

**1. §154-60 SR1.4; p. 68**

- a. "A lot in the R2R or R3 zoning district which permits the placement of new single wide manufactured homes."

**2. §154-95; p. 140**

- a. C. Soil Erosion and Sedimentation Control Plan. The applicant must provide written notice from:
  - (1) The appropriate state and/or local agencies verifying an Erosion and Sedimentation Control Plan has been received, or
  - (2) A professional land surveyor, engineer, landscape architect, architect, or professional planner certifying no plan is required.

- b. Developers should not disturb and clear more land than needed for infrastructure and other subdivision related improvements.
  - c. **D.** Water Supply System and Sewage Disposal System Required. Every lot shall be served by a water supply system and sewage disposal system adequate to accommodate the reasonable needs of the proposed use and comply with all applicable health regulations. The applicant must provide evidence that water supply system and sewage disposal system plans have received final approvals by the appropriate agency prior to final plat approval (except as noted in item d. **D**(1) below).
- 3. **§154-135; p. 158**
  - a. Notwithstanding the above, a TIS shall not be required if the property to be developed has been the subject of a TIS within the previous three (3) years and the projected trip generation of the newly proposed development is equal to or less than the previous TIS **performed** and the trip distribution has not significantly changed.
- 4. **§154-135; p. 158**
  - a. All lots shall provide adequate building space in accordance with the development standards contained in Article **II, Subpart C**. Lots smaller than the minimum required for residential lots may be developed using built-upon area criteria in accordance with Article II, Subpart C.
- 5. **§154-255; p. 228**
  - a. Environmental Policy Act Document. Any Erosion and Sedimentation Control Plan submitted for a land-disturbing activity for which an environmental document is required by the **North Carolina Environmental Policy Act** (NCGS §113A-1, et seq.) shall be deemed incomplete until a complete environmental document is available for review. The Soil Erosion and Sedimentation Control Administrator shall promptly notify the person submitting the Erosion and Sedimentation Control Plan that the 30 day time limit for review of the Erosion and Sedimentation Control Plan pursuant to this subpart shall not begin until a complete environmental document is available for review.
- 6. **§154-53; p. 45**
  - a. Applicability. The following standards shall apply to all properties in the Historic Preservation Overlay District.
  - b. Effect of Historic Preservation Overlay District. The Historic Preservation Overlay District regulations apply in combination with underlying base zoning district regulations and all other applicable standards of this Land Development Code. When Historic Preservation Overlay District standards conflict with underlying base zoning district standards or other regulations of this Land Development Code, the regulations of the Historic Preservation Overlay District will always govern. When no Historic Preservation Overlay District standards are specified, all other applicable regulation of this Land Development Code will govern.
  - c. Allowed Uses. All uses permitted in the underlying zoning district, whether by right or as a Special Use, shall be permitted in the Historic Preservation Overlay District in accordance with the procedures established for such uses.

- d. Certificate of Appropriateness. A building which is located in the Historic Preservation Overlay District cannot be materially altered, restored, moved, or demolished unless a Certificate of Appropriateness has been issued by the Historic Preservation Commission of Alexander County. A Certificate of Appropriateness must be submitted with permit applications prior to review.
- e. Historic Preservation Commission Recommendation. All Special Use, Variance, and Rezoning applications shall be reviewed by the Historic Preservation Commission of Alexander County at its next regular meeting after the application has been submitted in accord with the requirements of this Land Development Code. The Historic Preservation Commission shall forward comments and recommendations to the Alexander County Planning Board within 30 days of the filing of the application. The recommendations shall be presented to all review and decision-making bodies.

7. **§154-60, SR 4.12, p. 93-94**

(1) Site Plan. Major Site Plan required in accordance with §154-329 (Major Site Plan Review).

(2) Lighting. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation required.

(3) Separation. A recreational motorsports facility shall not be constructed or newly located within 500 feet of an existing dwelling unit (located in a residential zoning district and not located on the same property as the use).

**(4) Size. A recreational motorsports facility shall have a seating capacity of less than 300 spectators.**

(5) Security. The operations of a recreational motorsports facility shall be totally enclosed by a security fence or wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.

(6) Perimeter Setback. Fifty (50) feet.

(7) Public Address/Loudspeakers. Public address and loud speaker systems are prohibited.

(8) Screening. Screen Class One (1) shall be provided consistent with the requirements of §154-179 (Screen Classification)).

(9) Number of Tracks Restrictions. A recreational motorsports facility shall contain only one (1) racing track utilizing non-paved surfaces.

**(10) Racing Events. A racing event shall be limited in accordance with the following:**

**a. Number per Calendar Year. Twenty (20) a year or fewer**

b. Length of Event. An event shall be held no more than

1. Three (3) consecutive days;

2. Three (3) days in a calendar week; and

**3. Eight (8) hours in a week (falling within permitted hours of operation)**

**c. Number of Contestants. Each event may include no more than 30 total contestants; with no more than 15 contestants allowed on the track at a given time.**

d. Emergency Preparedness. Employees specifically trained for fire and medical response must be located on-site during all hours of operation.

(11) Dust Reduction. Unpaved roads, travelways and/or parking areas shall be treated to

prevent dust from adverse effects to adjacent properties.

(12) Sedimentation Control. Permanent control measures are required to retain all non-compacted soils on-site.

**(13) Hours of Operation: 8:00 a.m. to 10:00 p.m.**

**8. §154-400; p. 365**

a. **Motor Sports Facility, Recreational.** A motor sports facility designed and operated primarily for racing small-engine vehicle purposes. **Small-engine vehicles shall be defined as lawnmowers, go-karts, ATVs, and other vehicles that operate with engine sizes no more than 500cc.**

**9. §154-88, A; p. 136**

a. **The purpose of the conservation residential development standards is to emphasize the importance of the conservation of natural areas and important habitats, enhance surface water quality, maintain and enhance the tree canopy, protect natural areas, and provide useable common open space for residents.**

Conservation subdivision standards shall apply to all subdivisions proposing 100 lots or more. Applicants can choose to apply for a conservation on subdivisions of any size.

**A. Open space shall:**

(1) Comprise a minimum of 25 percent of the project area. Subdivisions proposing 100 or more lots may not use the floodway area to determine the overall density calculation but may count the floodway area for open space requirements. Floodplain areas are allowed to be calculated for both density and open space requirements.

(2) Be composed of (in order of which lands should be designated as open space first): primary conservation area, secondary conservation area, and any remaining lands necessary.

(3) Be designated so that a minimum of 50 percent of the proposed open space is contiguous and, where possible, adjoins open space or other protected areas (including protected forests or wildlife areas) outside the project area.

(4) Be designated so that, where possible, a majority of the lots directly abut open space to provide residents with direct views and access.

(5) Be accessible by safe and convenient pedestrian access from all adjoining lots (except in the case of farmland or other resources areas vulnerable to trampling damage or human disturbance).

(6) Be used as follows:

a. Conservation of natural resources, archeological resources or historical resources;

b. Agriculture, horticulture, or silviculture, provided all applicable best management practices are used to minimize environmental impacts;

c. Passive recreation;

d. Active recreation provided impervious surfaces are limited to a maximum of 12 percent of the total open space area;

e. Nonstructural stormwater management practices;

f. Easements for drainage, access, and underground utility lines; and

g. Water, septic, and sewer systems.

(7) Not be used as follows:



- a. For motor vehicles (except for maintenance purposes as provided for in the Open Space Management Plan); and
- b. Roads, parking lots and impervious surfaces (except when accessory to active recreational uses).

B. Open Space Ownership. The applicant must identify the current and future owner(s) of open space responsible for maintaining the area/facilities. The responsibility for maintaining the open space and its facilities shall be borne by the owner. If a homeowners' association is the owner:

- a. Membership in the association shall be mandatory and automatic for all homeowners in the subdivision and their successors; and
- b. The association shall have lien authority to ensure the collection of dues from all members.

C. Open Space Management. The applicant shall submit "Open Space Management Plan" which includes:

**(1) A statement justifying the purpose of the open space and how it will serve the interests delineated in Section A.**

**(2) A statement allocating maintenance responsibilities and establishing guidelines for the upkeep of open space and its facilities;**

**(3) Cost estimates for maintenance, operation and insurance needs for the open space;**

**(4) A means by which funds will be obtained for all management expenses;**

**(5) A provision allowing the Subdivision Administrator to approve plan change; and**

**(6) Criteria for plan enforcement.**

**10. §154-400, p. 350**

a. **Conservation Subdivision:** A residential development that seeks to conserve natural areas and important habitats, enhance surface water quality, maintain and enhance the tree canopy, protect natural areas, and provide useable common open space for residents.

**11. §154-243, p. 222**

a. This stormwater regulations of this Subpart B shall take effect **March 1, 2026.**

**12. §154-253, F; p. 225**

a. Plan Approval Exceptions. Notwithstanding the general requirement to obtain an Erosion and Sedimentation Control Plan approval prior to undertaking land-disturbing activity, Plan approval shall not be required for land-disturbing activity that does not exceed one acre of land disturbance. No Erosion and Sedimentation Control Plan approval is required if a building permit has been obtained prior to the effective date of this subpart (**March 1, 2026**) and Erosion and Sedimentation Control Plan approval was not required under State rules. In determining the area, lands under one or diverse ownership being developed as a unit will be aggregated.

**13. §154-272; p. 240**

a. This subpart becomes effective on **March 1, 2026.**

**Effective Date**

This Ordinance shall become effective upon its adoption by the Town Council of the Town of Taylorsville, North Carolina.

Adopted by the Town Council this 6<sup>th</sup> Day of May, 2025.

George Holleman  
George Holleman, Mayor

Nicole Mayes  
Nicole Mayes, City Clerk



Town of Taylorsville



**AN ORDINANCE AMENDING SECTION §154-303, P. 246 OF THE  
TOWN OF TAYLORSVILLE LAND DEVELOPMENT CODE.**

**WHEREAS**, after proper notification a Public Hearing was held before the Taylorsville Town Council on May 6<sup>th</sup>, 2025, to consider a proposed amendment to the Town of Taylorsville Land Development Code.

**WHEREAS**, after a \_\_\_\_\_ vote, the Town Council for the Town of Taylorsville approved a text change to the Town of Taylorsville Land Development Code reflected in section §154-303, P. 246 to the Town of Taylorsville Land Development Code.

**NOW THEREFORE BE IT ORDAINED**, by the Town Council of the Town of Taylorsville, that the Town of Taylorsville Land Development Code is amended to reflect the adopted changes as written below.

**1. §154-303, p. 246**

- A. Powers and Duties Pursuant to This Chapter. Without limiting any authority granted to the Alexander County Planning Board by law or by regulations, the Planning Board shall have the following powers and duties with respect to this Chapter, to be carried out in accordance with the terms of this Chapter:
  - (1). Studies and Surveys. To perform studies and surveys of the present conditions and probable future development of the County and its environs.
  - (2). Administrative Amendments. To initiate administrative amendments to the Comprehensive Plan by adopted motion and submittal to the Planning Director.
  - (3). Substantive Amendments. To initiate and review substantive amendments to the Comprehensive Plan and make recommendations to the Board of Commissioners for final action thereon.
  - (4). Text Amendments. To initiate text amendments to this Chapter by adopted motion and submittal to the Planning Director; and to review any proposed text amendment and make recommendations to the Board of Commissioners for final action thereon.
  - (5). Map Amendments. To initiate map amendments to the Official Zoning Map by adopted motion; and to review any proposed map amendment and make recommendations to the Board of Commissioners for final action thereon.
  - (6). Plan Review. To approve, approve conditionally or deny any plan for a subdivision for which it is the reviewing agency and any plan referred to it by another reviewing agency.
  - (7). Special Fill Permits. To review special fill permit applications and take action thereon.
  - (8). Additional Powers and Duties. Such additional powers and duties as may be set forth for the Planning Board elsewhere in this Chapter and in other laws and regulations. Membership.
- B. Five (5) members appointed by the Board of Commissioners, and two (2) members appointed by the Taylorsville Town Council. One (1) alternate member may be selected by the Board of Commissioners who shall vote in the absence of another member, a recusal of a member from a particular issue at hand, or a vacancy on the Planning Board exists. The alternate shall have the same rights and responsibilities as a regular member when serving in place of a regular member. Alternates are encouraged to attend all meetings.
- C. Terms. Overlapping terms of three (3) years.

- D. Vacancies. Any vacancy shall be filled for the unexpired term in the same manner as the initial appointment.
- E. Officers. The Planning Board shall elect a Chair, Vice-Chair, and Secretary from its members, who shall serve for one (1) year or until reelected or until their successors are elected.
- F. Rules. The Planning Board shall adopt rules and bylaws in accordance with the provisions of this Chapter, NCGS §160D-301 and the Alexander County Planning Board Rules of Procedure. The Planning Director or designee shall serve as the body's parliamentarian.
- G. Meetings. Meetings of the Planning Board shall be held at the call of the Chair (or in his/her absence, the Vice-Chair), or the Planning Director and at such other times as the Planning Board may determine. The Chair (or in his/her absence, the Vice-Chair) may administer oaths and compel the attendance of witnesses by subpoena. All meetings or hearings of the Planning Board shall be open to the public.
- H. Records. The Planning Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact.

Effective Date

This Ordinance shall become effective upon its adoption by the Town Council of the Town of Taylorsville, North Carolina.

Adopted by the Town Council this 6<sup>th</sup> Day of May, 2025.

  
George Holleman, Mayor

  
Nicole Mayes, City Clerk



Town of Taylorsville



## AN ORDINANCE AMENDING OFFICIAL ZONING MAP OF THE TOWN OF TAYLORSVILLE

**WHEREAS**, after proper notification a Public Hearing was held before the Taylorsville Town Council on May 6<sup>th</sup>, 2025 to consider a proposed amendment to the Town of Taylorsville Zoning Map. On April 10<sup>th</sup>, 2025 the Alexander County Planning Board voted to recommend the Town Council approve the proposed zoning map amendment.

**WHEREAS**, after a \_\_\_\_\_ vote, the Town Council of the Town of Taylorsville approved a zoning map change to the Official Town of Taylorsville Zoning Map reflected in application CIRZ 25-01.

**NOW THEREFORE BE IT ORDAINED**, by the Town Council of the Town of Taylorsville, that the Official Town of Taylorsville Zoning Map is amended to reflect the adopted changes as written below.

1. All properties in Category E are rezoned from Rural Two (R2), Office Institutional (OI), and Mixed Use (MU) to Residential One (R1):

Owner(s)	Address	Township	PIN(s)	Current Zone
Alexander County Habitat for Humanity	0 Paul Payne Store Rd	Taylorsville	3759736003	R2
	0 Boston Rd	ETJ	3759937305	OI
	0 US 64 E	ETJ	3759825825	OI
	0 Helens Way	Taylorsville	3759931726	OI
	0 Helens Way	Taylorsville	3759931876	OI
	91 5 <sup>th</sup> Ave N	Taylorsville	3759699111	OI
	4 <sup>th</sup> Ave N	Taylorsville	3759698038	OI
	157 2 <sup>nd</sup> Ave N	Taylorsville	3759682552	MU
	0 Paul Payne Store Rd	ETJ	3759728611	R2
	0 Paul Payne Store Rd	ETJ	3759728611	R2
Bridgett Cox	34 Cooksey Ct	Taylorsville	3759848268	OI
LaPorsha Craig	56 Cooksey Ct	Taylorsville	3759847397	OI
Brittany Kerley	22 Cooksey Ct	Taylorsville	3759849109	OI
Jonni Moore	153 Helens Way	Taylorsville	3759849074	OI

2. All properties in category G are rezoned from Residential One (R1) or Mixed Use (MU) to Regional Commercial (RC) or Community Commercial (CC):

Owner	Address	Township	PIN(s)	Current Zone	Proposed Zone	Purpose
Rickey Hammer	0 5 <sup>th</sup> Ave SW	Taylorsville	3759434944	R1	RC	Commercial storage/ garage
Chris Harrington Renee Harrington	0 NC 16 Hwy N	Taylorsville	3850116916	R1	CC	Possible automotive repair
A & M Feed Service, LLC	121 2 <sup>nd</sup> Ave N	Taylorsville	3759685460	MU	CC	Motorcycle repair

3. All properties in Category H are rezoned from Residential One (R1) to Residential Two (R2):

Zachary Price	0 Shannon Park Circle	Taylorsville	3759958652	✓
Details:	Mr. William Conley recently received a variance for his property on Ben Eller Ln to remove a double-wide mobile home. His intention was to move that double-wide to this property.			

Effective Date

This Ordinance shall become effective upon its adoption by the Town Council of the Town of Taylorsville, North Carolina.

Adopted by Town Council this 6<sup>th</sup> Day of May, 2025.

  
George Holleman, Mayor

  
Nicole Mayes, City Clerk



Date Approved:

Town of Taylorsville  
**BUDGET AMENDMENT**

**Distribution:**

**Original - Town Clerk**

**Copy - Town Manager/Board of Commissioners**

FUND	GF	FUNCTION	PROGRAM AREA	ACTIVITY
		Amendment		

The following amendment(s) is required:

Receipt in insurance proceeds from damages to Fairway Oaks waste-water  
cleanout.

Account # and Title	Amount	Account # and Title	Amount
30.3740.0400	\$1,420.00	30.8100.1620	\$1,420.00
Insurance Reim. - Property Damage		System Maintenance	

<b>Total</b>	<b>\$1,420.00</b>	<b>Total</b>	<b>\$1,420.00</b>
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Reason and justification for Amendment:

Receipt in insurance proceeds from damages to Fairway Oaks waste-water  
cleanout.

Department Head Approval

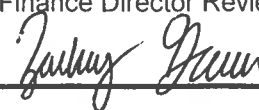
Date

Finance Director Review

Date



5/6/25



5/6/25

Date Approved:

Town of Taylorsville  
**BUDGET AMENDMENT**

**Distribution:**

Original - Town Clerk

Copy - Town Manager/Board of Commissioners

FUND	General Fund W&S	FUNCTION Amendment	PROGRAM AREA	ACTIVITY
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The following amendment(s) is required:

Town match for on-road diesel vehicle replacement grant.

Account # and Title	Amount	Account # and Title	Amount
10.3990.0100 Fund Balance - General Fund	\$24,230.52	10.5600.7401 Capital Outlay - Brush Truck	\$24,230.52
30.3990.0100 Fund Balance - W&S	\$55,982.46	30.8100.7401 Capital Outlay - Crane Truck	\$55,982.46
<b>Total Amendment</b>	<b>\$80,212.98</b>	<b>Total Amendment</b>	<b>\$80,212.98</b>

Reason and justification for Amendment:

Town match for brush and crane truck.

Department Head Approval	Date	Finance Director Review	Date
<i>Chad Webb</i>	5-6-25	<i>Zachary Dunn</i>	5/6/25



Date Approved:

Town of Taylorsville  
**BUDGET AMENDMENT**

**Distribution:**

**Original - Town Clerk**

**Copy - Town Manager/Board of Commissioners**

FUND	FUNCTION	PROGRAM AREA	ACTIVITY
W&S	Amendment		

The following amendment(s) is required:

Receipt in FEMA reimbursement for pump station hauling.

Account # and Title	Amount	Account # and Title	Amount
30.3350.0200 FEMA Storm Reimbursement	\$14,425.00	30.8100.1605 Maint & Repair - Lift Stations	\$14,425.00

<b>Total</b>	<b>\$14,425.00</b>	<b>Total</b>	<b>\$14,425.00</b>
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Reason and justification for Amendment:

Receipt in FEMA reimbursement for pump station hauling.

Department Head Approval

Date

Finance Director Review

Date



5-6-25



5/6/25

Date Approved:

Town of Taylorsville  
**BUDGET AMENDMENT**

**Distribution:**

Original - Town Clerk

Copy - Town Manager/Board of Commissioners

FUND	FUNCTION	PROGRAM AREA	ACTIVITY
General Fund	Amendment		

The following amendment(s) is required:

Receipt in FEMA reimbursement for 3rd Ave. SW Culvert.

Account # and Title	Amount	Account # and Title	Amount
10.3350.0700 FEMA Storm Reimbursement	\$5,856.62	10.5600.1900 Maint & Repair -ROW	\$5,856.62
<b>Total</b>		<b>Total</b>	\$5,856.62

Reason and justification for Amendment:

Receipt in FEMA reimbursement for 3rd Ave. SW Culvert.

Department Head Approval


Date

Finance Director Review

Date



5-6-25



5/6/25

Date Approved:

Town of Taylorsville  
**BUDGET AMENDMENT**

**Distribution:**

**Original - Town Clerk**

**Copy - Town Manager/Board of Commissioners**

FUND	General Fund	FUNCTION Amendment	PROGRAM AREA	ACTIVITY
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The following amendment(s) is required:

Repairs to police firing range.

Account # and Title	Amount	Account # and Title	Amount
10.3990.0100 Fund Balance - General Fund	\$13,000.00	10.5100.1900 Maint & Repair - Firing Range	\$13,000.00
<b>Total Amendment</b>		<b>Total Amendment</b>	\$13,000.00

Reason and justification for Amendment:

Repairs to firing range will be reimbursed by FEMA.

Department Head Approval	Date	Finance Director Review	Date
	5-6-25		5/6/25

Date Approved:

Town of Taylorsville  
BUDGET AMENDMENT

**Distribution:**

Original - Town Clerk

Copy - Town Manager/Board of Commissioners

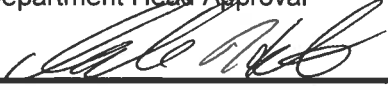
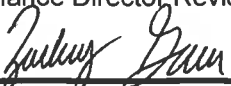
FUND	FUNCTION	PROGRAM AREA	ACTIVITY
W&S	Amendment		

The following amendment(s) is required:

Water line project on 4th Ave North / 4th Street NE.

Account # and Title	Amount	Account # and Title	Amount
30.3990.0100 Fund Balance - W&S	\$35,000.00	30.8100.1610 System Maintenance	\$35,000.00
<b>Total Amendment</b>		<b>Total Amendment</b>	\$35,000.00

Reason and justification for Amendment:

Department Head Approval	Date	Finance Director Review	Date
	5-6-25		5/6/25