

Town of Taylorsville



Town Council Regular Meeting

Town Council Chambers

Tuesday, November 5, 2024 5:30 p.m.

AGENDA

Call to Order, Invocation, Pledge of Allegiance

Adjustment and Approval of the Agenda – *Items will only be added or removed with the approval of the Mayor and Town Council.*

Request to Speak/Opportunity for Public Comment – *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

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:** Town Council will consider adopting the Regular Meeting minutes of the October 1st, 2024, meeting.
2. **Approval for Minutes:** Town Council will consider adopting the Work Session minutes of the October 21st, 2024, meeting.
3. **Approval for Minutes:** Town Council will consider adopting the Special Meeting minutes of the October 25th, 2024, meeting.

Business Items

4. **Land Use Plan Amendment:** The Town Council will consider the adoption of amendments to the Town of Taylorsville Land Use Plan. Staff from the Western Piedmont Council of Governments will present the amendments for council consideration.
5. **Public Hearing:** Town Council will hold a public hearing for Rezoning Petition 24-07 considering the rezoning of property located at 791 Black Oak Ridge Rd., Taylorsville, NC 28681, Alexander County PIN: 3860 00 9048.

6. **Rezoning Ordinance:** The Town Council will consider an ordinance to amend the official zoning map for the Town of Taylorsville.
7. **Technology Use and Content Policy:** The Town Council will consider the adoption of the Town of Taylorsville Technology Use and Content Policy in accordance with NC G.S. 143-805.
8. **Economic Development Strategic Plan:** The Town Council will consider adopting a resolution to partner with the NC Department of Commerce Rural Economic Development Division to develop an Economic Development Strategic Plan for the town of Taylorsville.
9. **Taylorsville ABC Board Resolution:** The Town Council will consider an amendment to the resolution previously adopted on October 25, 2024, to re-establish the Taylorsville ABC Board.
10. **Budget Amendments:**
 - a. **Budget Amendment 10.3330.000** – Amendment to Show purchase of Patrol Vehicle in Capital Outlay.
 - b. **Budget Amendment 10.5600.0100 & 10.3990.0100** – Amendment to show transfer of funds from Downtown and Fund Balance to Capital Outlay for purchase of Christmas Tree.
 - c. **Budget Amendment 10.9990.000** – Amendment to move funds from Contingency to Taylorsville Fire Department ATV Grant.
11. **Staff Reports** – Staff Department Heads will report to the Town Council on their respective departments.

City Managers Report

Council General Discussion – This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.

12. **Schedule Work Session for November 2024** – Town Council will select a date to conduct a work session to discuss appointing members to the Town of Taylorsville ABC Board in November 2024.
13. **Next Scheduled Monthly Town Council Meeting December 3rd, 2024**

Adjournment

TOWN BOARD MEETING – REGULAR MEETING

October 1, 2024

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

The regular meeting was opened for business by Mayor Holleman at 5:30 p.m. The invocation was given by Councilman Bumgarner. The Pledge of Allegiance followed and was led by Councilwoman Brown.

A motion was made by Councilman Simms and seconded by Councilman Bumgarner to approve and adopt the agenda as presented. The motion was passed unanimously.

Open Forum:

There were no comments in open forum.

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve and adopt the agenda with the following clarification:

The public notice on annexation petition request is postponed until a later time.

The motion was approved unanimously.

Consent Agenda:

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve the following items:

1. Approval of regular meeting minutes from September 3rd, 2024
2. Approval of closed session minutes from September 3rd, 2024

The motion was passed unanimously.

Business Items:

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve an amendment to the WPCOG contract and to West Consultants for engineering for the GIS Utility Mapping System Project. The funds will be distributed between the WPCOG and the engineering firm for work completed respectively. The motion was passed unanimously.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Odom to approve the amendment to the Capital Project Budget Ordinance for the GIS Utility Mapping Project as part of the 2022 Sewer Collections System Assessment Project AIA-W-ARP-0167. adoption of a Resolution designating personnel responsible for signatures drawn against town funds. The motion was passed unanimously. See attachment A, which is hereby incorporated and made a part of these minutes.

A motion was made by Councilman Simms and seconded by Councilman Bumgarner to approve

the adoption of a nondiscrimination policy as required by U.S. Department of Treasury pursuant to the allocation of Coronavirus State Fiscal Recovery Fund or Coronavirus Local Fiscal Recovery Fund and the American Rescue Plan Act which are subject to the U.S. Department of Treasury regulations, including the Final Rule, Aeard Terms and Conditions, and the Title VII implementing regulations at 31 C.F.R. Part 22. The motion was passed unanimously.

A motion was made by Councilman Bumgarner and seconded by Councilman Simms to approve the adoption of a Cost Principles Policy pursuant to the allocation of funds from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The motion was passed unanimously.

A motion was made by Councilwoman Odom and seconded by Councilwoman Brown to approve the adoption of an Eligible Use Policy pursuant to the allocation of funds from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The motion was passed unanimously.

A motion was made by Councilwoman Brown and seconded by Councilman Bumgarner to approve the adoption of a separate Record Retention Policy pursuant to the allocation of funds from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The motion was passed unanimously.

A motion was made by Councilman Simms and seconded by Councilwoman Odom to approve the updated Town of Taylorsville Record Retention Policy pursuant to updates from the North Carolina Department of Natural and Cultural Resources Division of Archives and Records Government Records Section. The motion was passed unanimously.

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve the purchase of equipment from Playworld Company to be installed at Matheson Park to replace outdated and unsafe equipment previously removed from the park site. The cost of the equipment and installation is \$33,070.38. An additional \$4,397.70 will be needed for the soft-cone mulch needed around the equipment. The existing sand will be removed and the soft-cone rubber mulch will be used because the sand is abrasive and deteriorates the paint & equipment much faster. The motion was passed unanimously.

A motion was made by Councilwoman Brown and seconded by Councilman Bumgarner to approve the budget amendment for the purchase of the new playground equipment and soft mulch totaling \$37,468.08 from GF fund balance to GF Capital Outlay- purchase of new equipment. The motion was passed unanimously.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Brown to approve a budget amendment receipting in insurance reimbursement for the damaged patrol car totaling \$10,936.25. The motion was passed unanimously.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Brown to approve a budget amendment receipting in scrap metal proceeds for the old playground equipment totaling \$237.60. The motion was passed unanimously.

A motion was made by Councilwoman Odom and seconded by Councilman Simms to approve a budget amendment receipting in proceeds from the sale of surplus property a 2000 Bobcat mower on GovDeals totaling \$728.00. The motion was passed unanimously.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Odom approve a resolution authorizing specific individuals of the administrative staff for the Town of Taylorsville to execute financing documents and enter into financing agreements with selected financial institutions on behalf of the town. The motion was passed unanimously. See attachment B, which is hereby incorporated and made a part of these minutes.

A motion was made Councilwoman Brown and seconded by Councilman Simms to authorize Town Manager to write a letter on behalf of the town to the NC ABC Commission regarding the request from Catawba County ABC Board to dissolve the merger between the town boards and the town's opposition to the dissolution. The motion was passed with a vote of 4 to 1, with Councilman Bumgarner voting nay.

Staff Reports:

Police Chief, Mike Millsaps.

Chief Millsaps stated that he is thankful that the storm was not as bad here as the western mountain counties. We had minimal damage compared to what they did and will continue to endure. All agencies came together to cooperatively work together to be ready for the storm. There was a total of 640 calls last month. There are now 2 Taylorsville resource officers at the high school and we are fully staffed and are seeking additional part-time help that can work when needed.

Public Utilities Manager: Aaron Wike

Aaron Wike states that work should begin on sidewalks this month. Fairway Oaks, Princeton Forest and Green Meadows are all scheduled for paving and that should begin soon. The culvert at Northwood Park is damaged and will have to be repaired. The box-drain at Matheson Park will need repairs due to the storm. The annual apple festival is approaching Saturday October 19, 2024. He stated it was good to see the community come together in the midst of hurricane Helene. We were very blessed to not have had substantial damage like our neighbors to the west. We did have 6 SSO's throughout our system due to excessive stormwater infiltration. Since the water levels have subsided, the treatment plant is working properly and no further issues have occurred.

Town Manager: Nathan Hester

Nathan Hester states that the state of emergency was re-scended as of Monday September 30, 2024. Some town staff will be assisting our neighbors to the west with storm damages soon. He would like to schedule a work session and have representatives with NC Dept. of Commerce present and Alexander County Elections Board present to discuss economic development strategic planning and the election cycle. The urgent care building also needs discussion.

Finance Director: Zach Greene

He states that the draft financials for FY 2022/2023 are being reviewed by Martin Starnes & Associates and are waiting on final word to wrap that fiscal year up and then proceed onto FY

2023-2024 as soon as possible in order to be back on normal schedule.

A motion was made by Councilwoman Brown and seconded by Councilman Bumgarner to set the next regularly scheduled meeting for November 5, 2024 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.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk

TOWN BOARD MEETING – WORK SESSION MEETING

October 21, 2024

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

Absent: Mayor George Holleman

The work session was opened for business by Mayor Pro Tem Eric Bumgarner at 2:00 p.m.

Open Forum:

There was not public comment forum held at the work session.

Special Presentations:

Board of Elections: Patrick Wyke

Board of Elections Director Patrick Wyke gave a presentation to the council on the benefits of staggered electoral terms for elected officials of the town of Taylorsville. Mr. Wyke started his presentation at 2:01 p.m. and his presentation discussed the history of the town of Taylorsville electoral cycles, similar municipality electoral breakdown from across the state, the charter amendment process, and a timeline for implementation of changes. Mr. Wyke discussed the difference in even and odd year elections and the cost differential between the two electoral cycles. Councilwoman Kim Brown voiced an opinion to stagger the election terms to prevent a complete wipe out of council members and her desire to keep the electoral cycle on even years. Councilman Jack Simms stated that the cost of an independent local election would still be the same in odd years and agreed with councilwoman Brown's fear of losing the whole council in one election cycle. Councilwomen Tamara Odom and Kim Brown stated they did not want partisanship elections.

Economic Development Strategic Plan: Phil Boggan

Phil Boggan of the NC Department of Commerce Rural Economic Development Division presented to council the benefits of working with the Rural Economic Development Division and stakeholders within the Taylorsville community to develop an economic development strategic plan. Mr. Boggan started his presentation at 2:15 p.m. and discussed why it is beneficial to the town to develop a strategic plan, the process to develop a strategic plan, which would involve developing a committee of community members and staff to collaborate and develop the plan. Councilwoman Kim Brown asked if current members of the downtown committee could serve on the strategic plan committee. Mr. Boggan discussed with council members potential other committee members from the town. Discussion was held between council members and Mr. Boggan on developing a town-wide strategic plan and incorporating the desire of the council for Taylorsville to become an accredited Mainstreet community in the future within the plan. Mr. Boggan discussed his background in downtown economic development while working for the state of Louisiana and the impact on businesses from becoming an accredited Mainstreet community.

Department Head Reports:

Public Works:

Aaron Wike, Public Works Director, updated council on the traffic diet study and informed them they should have the data by November 5th, 2024. Mr. Wike stated that the playground equipment for Matheson Park had been ordered and should ship on November 6th, 2024. Mr. Wike also stated that several projects that hoped to be funded through the state general assembly short session would probably not be funded and will need to be addressed. These projects include median removal, water issue at 2nd Avenue, and the repaving of intersection of 1st Avenue and Center St. where the road is uneven. Mr. Wike stated we may can use Powell Bill money as the patch to repair was \$30,000. Public Works employees were repairing a water service line today, it was an old galvanize service line on Main Avenue behind the county's services building. The sidewalk and pavement project are set to go out to bid. The road diet additional design plans would be an additional \$20,000 cost to the town.

Business Items:

Town Manager, Nathan Hester, requested council provide staff with clarity on the direction council wants staff to head with the redevelopment of the town website. Mr. Hester was under the impression that the council had voted to work with the current vendor to provide updates, but that a third party had been creating a separate website. Multiple members of council provided clarity by stating they wanted to see what the current vendor and the proposed third-party vendor could present before they decided to move forward with a complete re-design of the town website. Council provided multiple items they would like to see on the new website.

Town Manager Nathan Hester proposed to the town council to sell the urgent care building. Mr. Hester stated that the building has a property drainage issue due to insufficient infrastructure on surrounding properties. Mr. Hester stated that the urgent care project was a great project for the town to complete and provided an asset to the community. Mr. Hester stated that the town should not be in the property management business, that the town should own and maintain property that the town needs to utilize for operations. The council agreed and a consensus was reached for staff to gather further details on the potential sale of the property.

Councilwoman Kim Brown presented a quote from Mosca Designs on a 34'(ft) artificial panel Christmas tree to be purchased by the town and displayed within the town each holiday season. Mrs. Brown discussed working to solicit corporate sponsorships for the purchase or payback for the purchase of the tree. Various members of the council discussed the quote from Mosaca for \$43,000 with ornaments at \$4,500, and \$1,000 for the tree topper. The council wanted to see a verified quote that the company sent and not one communicated through email. Eric Bumgarner, Tamara Odom, and Kim Brown all expressed support for the purchase of the tree, with council member Jack Simms in opposition. The council directed staff to receive additional quotes from other companies while the council continued to work to secure further sponsorship funding.

Town Manager Nathan Hester discussed the potential dissolution of the ABC merger with Catawba County ABC Board. Mr. Hester stated that a decision would need to be made by

council very soon as the next stated meeting for the NC ABC Commission would be on Wednesday, November 13, 2024. Mr. Hester stated, whatever council desire as for the future of the ABC Board and store within Taylorsville is, a decision will need to be made so the state ABC Commission could vote in favor or not in favor. A special meeting would need to be called, and the council determined Friday, October 25th, 2024, at 10:30 A.M. a special meeting would be held to vote on the ABC dissolution.

Council General Discussion:

Councilman Jack Simms requested the Town Manager to meet with the owner of the hospital, to discuss the future of the property and potential project ideas. Mr. Simms stated the property owner had communicated a lack of communication from the town and county government. Mr. Simms also requested the Town Manager to contact NCDOT about the pedestrian safety hazard along the sidewalk of Center St. and Main Avenue.

Town Manager gave council members a preliminary sponsorship packet that he had been working on. The purpose of the packet is to send to businesses within the Taylorsville community to solicit sponsorships for town events in the 2025 calendar year. The council expressed interest in releasing the packet and directed the Manager to continue to work on the packet.

Councilwoman Brown discussed dissatisfaction with the spray-painted numbers on the street from the Apple festival and how it looks bad. Requested that the town work with the organizers of the festival in the future to develop a cleaner way to mark vendor locations for the festival. She also stated that some of the proceeds from the festival should be returned to the town for downtown beautification.

With no further business to discuss, the meeting was adjourned.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk

TOWN BOARD MEETING – SPECIAL CALLED MEETING

October 25, 2024

Present: Mayor George Holleman
Councilwoman Tamara Odom
Councilman Jack Simms
Councilwoman Kim Brown

Virtual: Mayor Pro Tem Eric Bumgarner

A special meeting was opened for business by Mayor George Holleman at 10:30 a.m. Mayor Holleman recognized a quorum was physically present for the meeting and recognized that Mayor Pro Tem Eric Bumgarner was attending virtually.

Invocation was given by Mayor Holleman followed by the pledge of allegiance.

Open Forum:

There was no public comment forum held at the special meeting.

Business Items:

Mayor Holleman opened discussion for dissolution of merger with Catawba County ABC Board and Taylorsville ABC Board. Mayor Holleman read aloud the resolution to dissolve merger. Mayor asked council if there was discussion. Jack Simms asked if it was true that the town requested the merger dissolution. Discussion between council members and clarification was given by the Town Manager on the statement in the resolution being agreed upon. The resolution does not state that the town requested it. The resolution states that the Town of Taylorsville agrees to the dissolution of the merger.

Council woman Kim Brown made a motion to adopt resolution, seconded by Tamara Odom. Eric Bumgarner asked if this vote was just for the dissolution and that was confirmed by the Town Manager. The resolution passed with a four to one vote in favor of the dissolution, with councilmen Jack Simms voting against.

Mayor Holleman began discussion on the next resolution on the agenda. The Town Manager informed the council that he had amended the original resolution in the agenda packet and had sent an updated resolution on the previous day. The amended resolution added the Catawba County Commissioners and the Taylorsville Town Council into the last paragraph on the resolution. Mayor Holleman read the resolution in full. The resolution is to re-establish the Taylorsville ABC Board as an independent board after the dissolution of the merged board with Catawba County ABC Board.

Councilwoman Kim Brown made a motion to adopt the resolution, seconded by Tamara Odom. Councilmen Jack Simms asked a clarification question about the resolution. Vote was held and the resolution passed with a vote of three to two with Councilmen Jack Simms and Mayor Pro Tem Eric Bumgarner voting in opposition.

Mayor Holleman opened discussion on the potential purchase of a town Christmas tree. The tree would be a thirty-four-foot artificial panel tree. Town Manager Nathan Hester read through three different quotes by various vendors who sell the same type of tree to inform the council on the prices for the tree through the various vendors. Discussion was held between council members and staff on the particulars of each quote particularly taxes, ornament packages, delivery costs, and the potential to use corporate sponsorship donations to offset the costs.

Councilwoman Brown asked if the trees other than Mosca were manufactured in the United States. Town Manager and staff did not have a definitive answer where they were manufactured. Continued discussion on warranty for the tree through the individual vendors, the costs of ornament replacement, and insuring the tree through the town's insurance provider.

Town staff did not provide a recommendation to council on either vendor. Town Manager Nathan Hester stated that each vendor seems to sell the same type of product and that it was the decision of council on which vendor they wanted to choose. Councilwomen Brown stated she was worried some vendors may not be manufacturing their product within the United States. Discussion was held on the timeline to order, purchase, and have the tree delivered or picked up.

Town Manager informed the council that they could vote on which vendor to use and go with, but there would need to be a budget amendment presented to council before the actual purchase of the tree.

Mayor Holleman voiced his opinion of this being the wrong time to purchase the tree and that the council needed to take more time to consider the purchase of the tree. Councilwoman Kim Brown disagreed with that opinion and stated that the town has been working through this challenge for years. Mrs. Brown stated that the town was not being supported financially by the County and that the Town needed to purchase the tree. She stated that she had not heard any negative feedback from community members. Mayor Holleman stated that he had heard negative feedback from the community.

Kim Brown made a motion to purchase the tree. Councilmen Jack Simms stated he was opposed to the purchase of the tree and that people within the community were struggling right now through hard times. HE also stated that we don't know the true cost of the tree. Councilwoman Brown said that she did some research on purchasing a real tree from Western NC and it was \$6,000 for ornaments and lights. So, if we spent that every year then we have spent the cost of the tree. Jack said that the town residents were going to be upset and inquire why we did not give them that money back through a tax deduction.

Councilwoman Tamara Odom stated that one of the reasons she ran was that people wanted downtown beautification and this is a step in the right direction toward beautifying the downtown. Mrs. Odom stated that purchasing the tree would uplift the spirits of the community during these rough times and bring some unity.

Mayor Holleman said that this seems to be in competition with the County and we should be doing this together. Mrs. Brown said that she did not agree that this was in competition with the

county and because we had already received donations, we need to move forward with purchasing the tree.

Mr. Jack Simms told the mayor to call the motion. Clarity was needed on the previous motion. Town Manager Nathan Hester instructed the Council on the difference between the vendors and the prices for the motion. The Manager stated that if they didn't want to choose the vendor today then they could wait until November 5th. The Town Manager mentioned that Mosca Design has a robust reputation within the community but does not know that the other vendors do not manufacture their products.

Eric Bumgarner stated he did not have a preference between any of the vendors discussed, though he liked the idea of using Mosca since it was manufactured in North Carolina. He did state that their quote was seven thousand dollars higher than the other vendors. Mr. Bumgarner stated he was in favor of the tree and that it would improve the city. He also stated that he has not heard any negative feedback at this time and that the town will need to provide a level of investment within the downtown if they want to see the downtown improve. The live tree was mentioned, and Public Works Director Aaron Wike stated that the town does purchase a live ten-foot tree from Western North Carolina every year and place it in front of town hall.

Kim Brown makes a motion to approve purchasing a tree from Mosca Design, seconded by Tamara Odom. A vote was called and the decision to purchase the tree passed with a three to two vote with Mayor George Holleman and Councilmen Jack Simms voting in opposition.

Kim Brown asked who all from council would be at Hometown Halloween and light discussion was held about the specific vendors and participation by the community during the Halloween event.

Jack Simms made a motion to adjourn, seconded by Eric Bumgarner. All voted in favor of adjournment at 11:05 a.m.

With no further business to discuss, the meeting was adjourned.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk



Town of TAYLORSVILLE

Land Use Plan

DEC. 2023 - DRAFT



Creative Regional Solutions Since 1968

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INTRODUCTION

PURPOSE OF A LAND USE PLAN

According to North Carolina General Statutes, every local government must base their zoning decisions on a long-range plan, which describes policies for land-use and growth management issues. These decisions range from rezoning decisions to transportation regulations to policies governing the uses and subdivision of land. The Town of Taylorsville Council and the Town of Taylorsville staff set the creation of this Plan in motion by partnering with the Western Piedmont Council of Governments to assist in its development.

The Town of Taylorsville Land Use Plan is a fundamental policy document that will help guide the Town’s growth and development over the next ten to twenty years. The Plan provides a vision of how the Town should look in the future and clearly defines the steps that should be taken in order to realize that vision. The Plan identifies areas where investments should occur and what type of growth should be encouraged in which areas. It establishes a roadmap for how the Town should change - and how the Town should remain unchanged. Council, Planning Board and Staff can use this Land Use plan as a guide for developing regulations, deciding rezoning cases, developing capital improvement plans, applying for grants, developing its transportation network, extending water and sewer infrastructure, amending its zoning ordinance, drafting its budget, and planning for parks. By following this Plan, the Town of Taylorsville will continue to create the conditions that encourage orderly growth and economic development well into the future.

LAND USE PLAN ADVISORY COMMITTEE MEMBERS		
Aaron Wike Manager	Brian Burgess Planner	Michael Carrigan
Gary Elder	Kathleen Gwaltney	Tyler Johnson
Sharon Mahaffey	Ron Roseman	Sharon Roseman
Tristan St. Clair	Phil Whitaker	Bobby White

CITIZEN INVOLVEMENT

Several meetings were held to provide opportunities for citizen involvement in the development of this Plan. A public meeting was held to gather citizen input on September 18, 2023. This public input meeting was held in Taylorsville’s Town Hall. Near the conclusion of the planning process, a final public meeting was held to provide citizens with the opportunity to evaluate whether the draft plan reflected their concerns and interests. The final public meeting was held on January 29, 2024. At the final public meeting, citizens reviewed the maps and recommendations in the draft plan and provided additional input. A formal public hearing held at the Town Council meeting provided additional opportunities for citizen input.

THE APPROVAL PROCESS

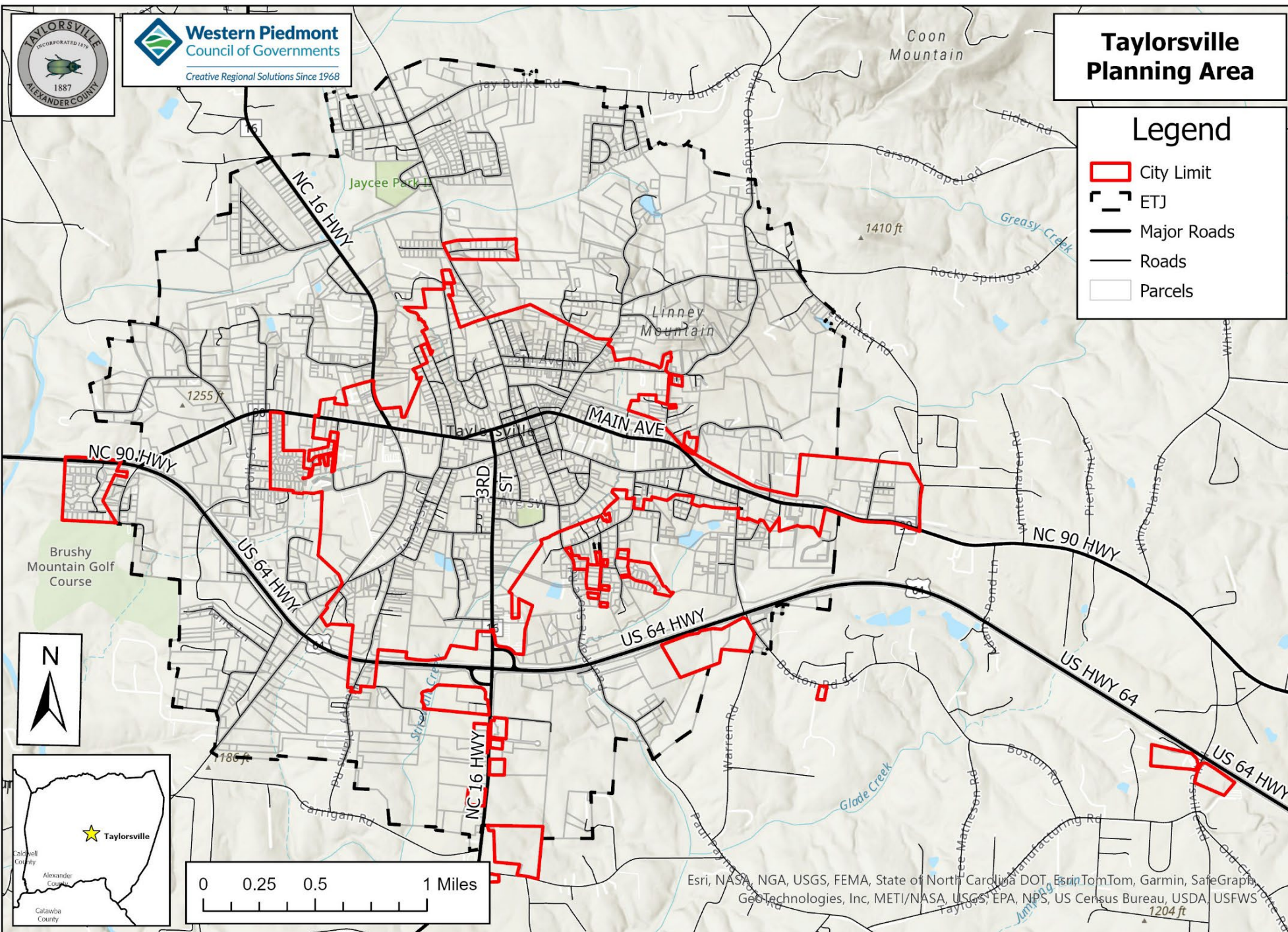
The Taylorsville Advisory Committee was presented the draft plan on February 19, 2024. There was a unanimous decision to approve the document and to send a recommendation for approval of the plan to the Planning Board and then to Town Council. The Planning Board reviewed and unanimously recommended the plan for Council approval during the [REDACTED], 2024 Planning Board Meeting. The plan was then reviewed by the Town Council, and a public hearing was held to discuss the adoption of the draft plan at the [REDACTED], 2024 Council meeting. The draft plan was approved by the Town Council on [REDACTED], 2024.

PLANNING AREA

The geographic area included in this Plan includes land located within the Town's borders which is inside the municipal limits and Extraterritorial Jurisdiction (ETJs) of the town (See Figure 1-1: Planning Area).

NEXT STEPS

Upon adoption of this Plan, appropriate changes will be made to the Town's Zoning and Subdivision Ordinances, and the Future Land Use section of the plan should be referenced when considering rezoning requests. Land Use plans are intended to be living documents. Revisions of this Plan may be necessary based on state law and changing economic conditions. The Planning Board and Town planning staff should review this document periodically to evaluate its effectiveness and to determine if revisions are necessary.



This map was created on November 6, 2023 and is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning departments, Alexander County GIS, and ESRI.

Project File Path: Q:\GIS_Data\projects\Kelly\Taylorsville
Image File Path: Q:\Planning\Planning Division\Taylorsville\Image Files

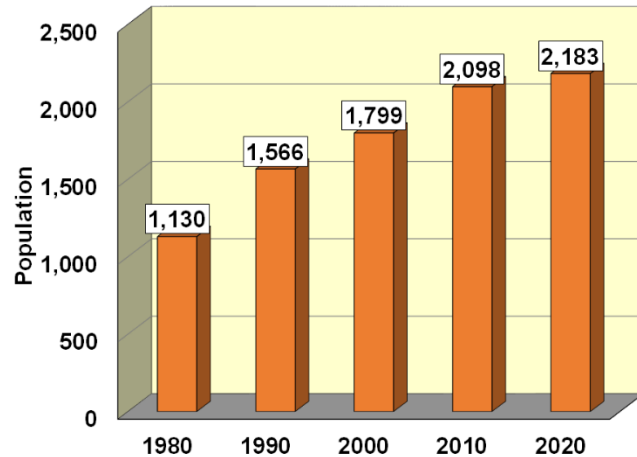
TAYLORSVILLE DEMOGRAPHICS

POPULATION

The Census count in 1980 for Taylorsville was 1,130 (Figure 1). As of 2020, the U.S. Census Bureau shows that the population of Taylorsville is 2,183. Table 1 shows population changes between 2000 and 2020 for Taylorsville, Alexander County, the Hickory Metropolitan Statistical Area or MSA (Alexander, Burke, Caldwell, and Catawba Counties), North Carolina and the United States. Taylorsville gained 299 people between 2000 and 2010, an increase of 16.6%. The percentage growth was higher than the Alexander County (10.7%), the Hickory MSA (6.5%) or the US (9.7%) population growth rate, but was slightly lower than the North Carolina growth rate (18.5%). Estimates from the US Census

Bureau indicate that Taylorsville gained population between 2010 and 2020. The 2020 Taylorsville population estimate (2,183) is slightly higher than the Census 2010 population count (2,098). Since 2010, Alexander County experienced a population loss of 754 people, a 2.0% decrease. From 2010 to 2020, the population of the Hickory MSA decreased 0.1%. North Carolina's population grew 9.5% between 2010 and 2020 to 10.4 million. The number of persons in the United States increased 7.4% from 308.8 million in 2010 to 331.4 million in 2020.

Figure 1.
Taylorsville Population, 1980-2020



Source: 1980-2020 Census, US Census Bureau and WPCOG Data Center, 2023.

Location	2000 Census	2010 Census	Change 2000-2010	% Inc.	2020 Census	Change 2010-2020	% Inc.
Taylorsville	1,799	2,098	299	16.6	2,183	85	4.1
Alexander County	33,603	37,198	3,595	10.7	36,444	-754	-2.0
Hickory MSA	341,851	365,497	23,646	6.5	365,276	-221	-0.1
NC	8,049,313	9,535,483	1,486,170	18.5	10,439,388	903,905	9.5
US	281,421,906	308,745,538	27,323,632	9.7	331,449,281	22,703,743	7.4

Sources: 2000, 2010 and 2020 Census, US Census Bureau.

Whites are the largest race group in Taylorsville. Over 78% of the Town's population is White (Table 2). Between 2010 and 2020, the number of Whites grew by 121 persons to 1,817. African-American is the Town's largest minority group (10.3% of Taylorsville population in 2020). The Town's Hispanic population increased from 132 persons in 2010 to 175 in 2020. Since the 2010 Census, Taylorsville's two or more races (or mixed race) population has increased by 92 persons to 134 as of 2020.

Table 2. Taylorsville Population by Race/Ethnic Group, 2010-2020						
Race/Ethnic Group	2010 Census	% of Pop.	2020 Census	% of Pop.	Change 2010 to 2020	% Change 2010 to 2020
Total Population	2,098	100.0	2,320	100.0	222	10.5
White	1,696	80.8	1,817	78.3	121	7.1
African American	273	13.0	238	10.3	-35	-12.8
American Indian	3	0.1	4	0.2	1	33.3
Asian American	29	1.4	18	0.8	-11	-37.9
Two or More Races	42	2.0	134	5.8	92	219.0
Some Other Race	55	2.6	106	4.6	51	92.7
Hispanic (Any Race)	132	6.3	175	7.5	43	32.6
White, (Not Hispanic)	1,632	77.8	1,776	76.6	144	8.8

Sources: 2010 and 2020 Census, US Census Bureau.

Age group population data for Taylorsville from the 2010 and 2020 Census is displayed in Table 3. Some age groups gained population between 2010 and 2020, while others experienced declines. Some of middle to older age groups in Taylorsville have had the some of the most significant population gains since 2010 due to the aging of the "Baby Boomers." The number of people in the 65 to 74 age group, for example, grew by 79 between 2010 and 2020 to 289 persons. The population of 60 to 64 cohort increased 38.1% from 113 in 2010 to 156 in 2020.

Table 3. Taylorsville Population by Age Group, 2010 Census to 2020 Census				
Age Group	2010 Census	2020 Census	Change 2010 Census to 2020 Census	% Change 2010 Census to 2020 Census
Under 5 Years	154	139	-15	-9.7%
5 to 9 Years	112	132	20	17.9%
10 to 14 Years	119	160	41	34.5%
15 to 19 Years	113	132	19	16.8%
20 to 24 Years	115	130	15	13.0%
25 to 34 Years	255	280	25	9.8%
35 to 44 Years	213	219	6	2.8%
45 to 54 Years	264	240	-24	-9.1%
55 to 59 Years	115	165	50	43.5%
60 to 64 Years	113	156	43	38.1%
65 to 74 Years	210	289	79	37.6%
75 to 84 Years	209	183	-26	-12.4%
85 Years and Over	106	95	-11	-10.4%
Total	2,098	2,320	222	10.6%

Source: 2010 and 2020 Census, US Census Bureau.

The largest population loss between 2010 and 2020 was in the age 75 to 84 group. The population of the age 75 to 84 group decreased from 209 in 2010 to 183 in 2020. Besides population losses in the 75 to 84 age cohort, a small population decline also occurred in the oldest age group (loss of 11 persons in the age 85 and over cohort). The population of the under age 5 group in Taylorsville fell 9.7% between 2010 and 2020. Significant population growth, meanwhile, occurred in the age 5 to 9 and 10 to 14 cohorts. The number of persons in these groups grew from 112 in 2010 to 132 in 2020 and 119 in 2010 to 160 in 2020 respectively.

Taylorsville median age trends can be seen in Table 4. Between 2000 and 2010, the median age in Taylorsville rose by 2.5 years to 43.5 due to aging of the Town's workforce population. Taylorsville's median age has fallen 2.1% since 2010 to 42.6 years. This reduction was due to losses in the Town's 45 to 54, 74 to 85 and age 85 and older cohorts. The Town's median age is currently lower than the Alexander County and Hickory MSA median age, but is higher than the North Carolina and United States median age.

Table 4. Median Age, 2000 Census to 2020 Census					
Location	2000 Census	2010 Census	% Change	2020 Census	% Change
Taylorsville	41.0	43.5	6.1	42.6	-2.1
Alexander County	37.0	40.8	10.3	44.5	9.1
Hickory MSA	36.7	40.5	10.4	43.8	8.1
NC	35.3	37.4	5.9	39.4	5.3
US	35.3	37.2	5.4	38.8	4.3

Source: 2000-2020 Census, US Census Bureau.

Age group projections are not available for Taylorsville. The NC Office of State Management and Budget, however, has generated age group projections for Alexander County (Table 5). The population of the 65 to 74, 75 to 84 and 85 years and over age cohorts will continue to increase over the next 20 years as the "baby boomers" grow older. The loss of 25- to 44-year-olds in the County from 2000 to 2010 will lead to population declines in the 55 to 59 and 60 to 64 groups through 2042. The population of the age 20 to 24 cohorts is anticipated to decrease by 23.2%, while the population of the 25 to 34 group is predicted to fall 20.9% between 2022 and 2042.

Table 5. Alexander County Population by Age Group, 2022-2042				
Age Group	2022 Estimate	2042 Projection	Change 2022-42	% Change 2022-42
Under 5 Years	1,753	1,758	5	0.3%
5 to 9 Years	1,733	1,918	185	10.7%
10 to 14 Years	1,893	2,023	130	6.9%
15 to 19 Years	2,068	1,923	-145	-7.0%
20 to 24 Years	2,018	1,550	-468	-23.2%
25 to 34 Years	4,651	3,677	-974	-20.9%
35 to 44 Years	4,290	4,590	300	7.0%
45 to 54 Years	4,822	4,814	-8	-0.2%
55 to 59 Years	2,642	2,124	-518	-19.6%

60 to 64 Years	2,461	2,184	-277	-11.3%
65 to 74 Years	4,253	4,387	134	3.2%
75 to 84 Years	2,620	3,459	839	32.0%
85 Years and Over	780	1,487	707	90.6%
Total	35,984	35,894	-90	-0.3%

Source: NC Office of Management and Budget, 2023.

HOUSEHOLD INCOME

Taylorsville household income data from the 2017-2021 American Community Survey (ACS) is revealed in Table 6. Taylorsville has experienced a 53.9% increase in median household income from \$28,289 in 2007-2011 to \$43,545 in 2017-2021. Taylorsville 2017-2021 median household income is \$11,496 less than the Alexander County median (\$55,041), \$9,618 less than the Hickory MSA median (\$53,163), and is \$16,971 less than the State median (\$60,516). About 32.5% of Taylorsville's households in 2017-2021 earn less than \$25,000 a year, while 24.9% of households earn between \$25,000 and \$50,000 per year. Another 26.6% of households had incomes between \$50,000 and \$100,000 per year. About 15 percent of Taylorsville's households make more than \$100,000 per year.

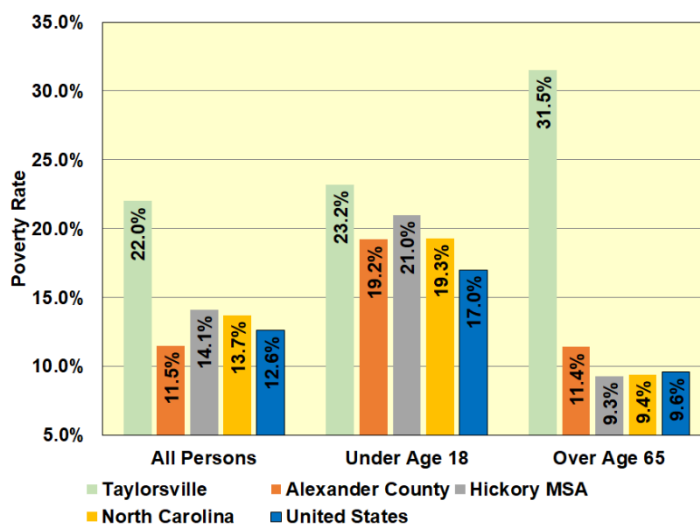
Table 6. Taylorsville Income Statistics, 2017-2021 American Community Survey (ACS)		
Households	2017-2021 ACS	% of Households
Total Households	925	100.0
Households Earning Less than \$25,000	300	32.5
Households Earning between \$25,000 and \$50,000	230	24.9
Households Earning between \$50,000 and \$100,000	246	26.6
Households Earning more than \$100,000	139	15.0
Median Household Income	\$43,545	

Source: 2017-2021 (5-Year) American Community Survey, US Census Bureau.

According to the Census website, the Bureau “uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than family’s threshold, then that family and every individual in it is considered in poverty.” Results from the 2017-2021 American Community Survey for Taylorsville show that 479 persons, or 22.0% of the population, were at or below the poverty level (Figure 2). The Town’s all persons’ poverty rate was much higher than the Alexander County’s. The Taylorsville poverty rate for children under age 18 was higher than the Alexander County, Hickory MSA, North Carolina, or United States under age 18 poverty rate. The Taylorsville poverty rate for persons over age 65 was substantially higher than the Alexander County, Hickory MSA, North Carolina, or United States over age 65 poverty rate.

Figure 2.

Poverty Rate Comparison, 2017-2021 ACS



Source: 2017-2021 (5-Year) American Community Survey, US Census

EMPLOYMENT

Employment by industry of Taylorsville’s residents from the 2017-2021 ACS is shown in Table 7. About 27% of total employment in 2017-2021 was in the Manufacturing Industry. Another 21.1% of employed persons worked in the Education and Health Care Industry. About 21% of workers were in the Retail Trade Industry.

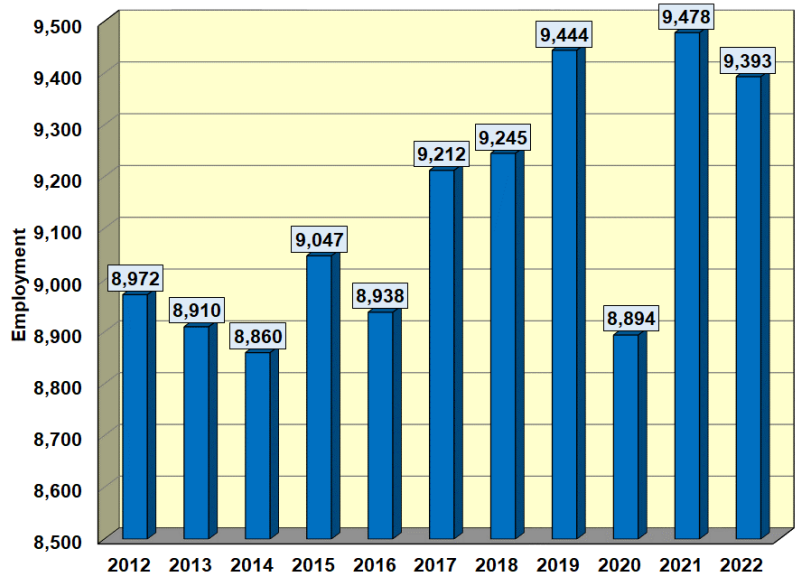
Industry	2017-2021 ACS	% of Employed Population
Employed Population	1,045	100.0
Agriculture	28	2.7
Construction	22	2.1
Manufacturing	281	26.9
Wholesale Trade	13	1.2
Retail Trade	215	20.6
Transportation/Warehousing/Utilities	19	1.8
Information	0	0.0
Finance/Insurance/ Real Estate	17	1.6
Professional Services	81	7.8
Education and Health Care	220	21.1
Arts/Entertainment/Recreation	36	3.4
Other Services	22	2.1
Public Administration	91	8.7

Source: 2017-2021 (5-Year) American Community Survey, US Census Bureau.

Between fourth quarter 2014 and fourth quarter 2019, Alexander County employment grew from 8,860 to 9,444 (Figure 3). Between fourth quarter 2019 and fourth quarter 2020, Alexander County employment decreased by 550 positions to 8,894 due to the Covid-19 pandemic. Since fourth quarter 2020, employment in Alexander County has recovered to 9,393 as of fourth quarter 2022.

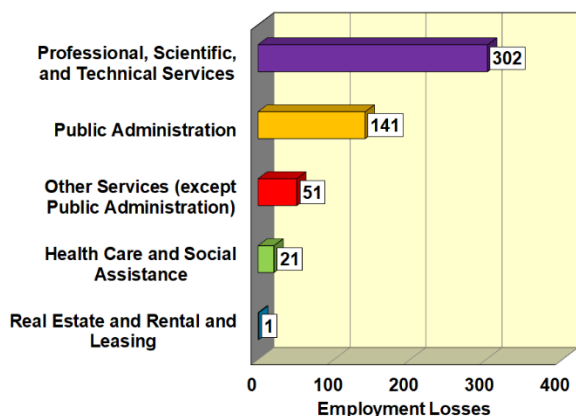
Since fourth quarter 2012, the biggest employment losses in Alexander County have occurred in professional, scientific, and technical services (302), public administration (141) and management of companies and other services (except public administration) (51) (Figure 4). The largest employment gains occurred in manufacturing (450), construction (215) and transportation and warehousing (104) (Figure 5).

Figure 3.
Alexander County Employment, Fourth Quarter 2012-2022



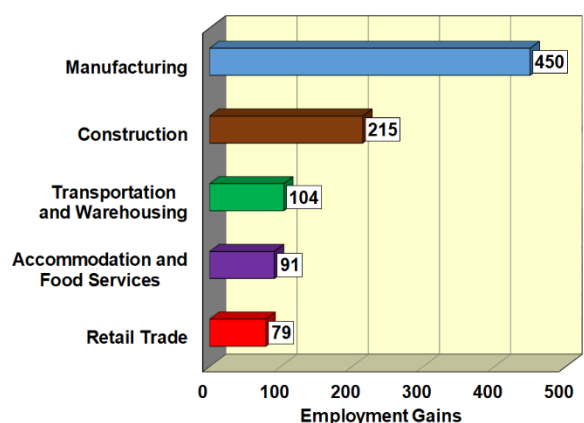
Source: NC Labor and Economic Analysis Division, 2023.

Figure 4.
Alexander Co. Employment Losses by Industry Sector, 4th Qtr. 2012-2022



Source: NC Labor and Economic Analysis Division, 2023.

Figure 5.
Alexander Co. Employment Gains by Industry Sector, 4th Qtr. 2012-2022



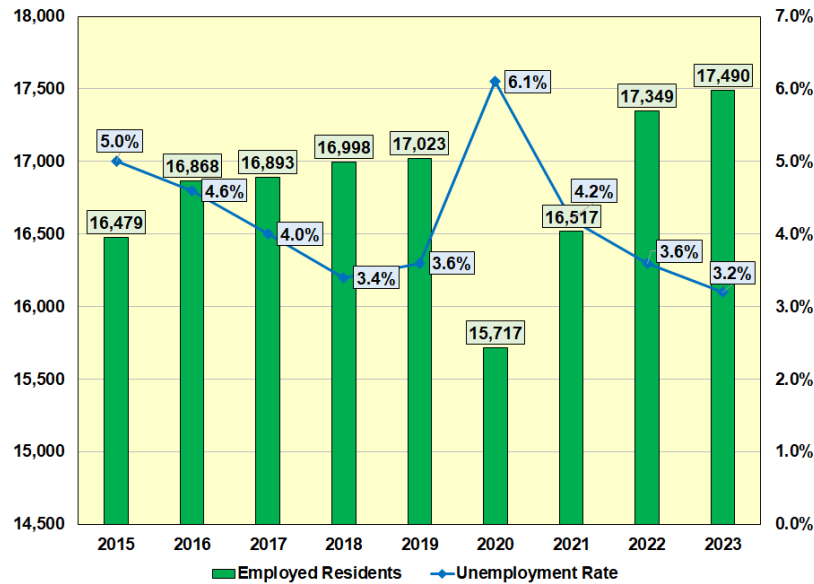
Source: NC Labor and Economic Analysis Division, 2023.

One of Alexander County's success stories over the past decade is the dramatic drop in its unemployment rate. The County's unemployment fell from 5.0% in August 2015 to 3.2% in August 2023 (Figure 6). The

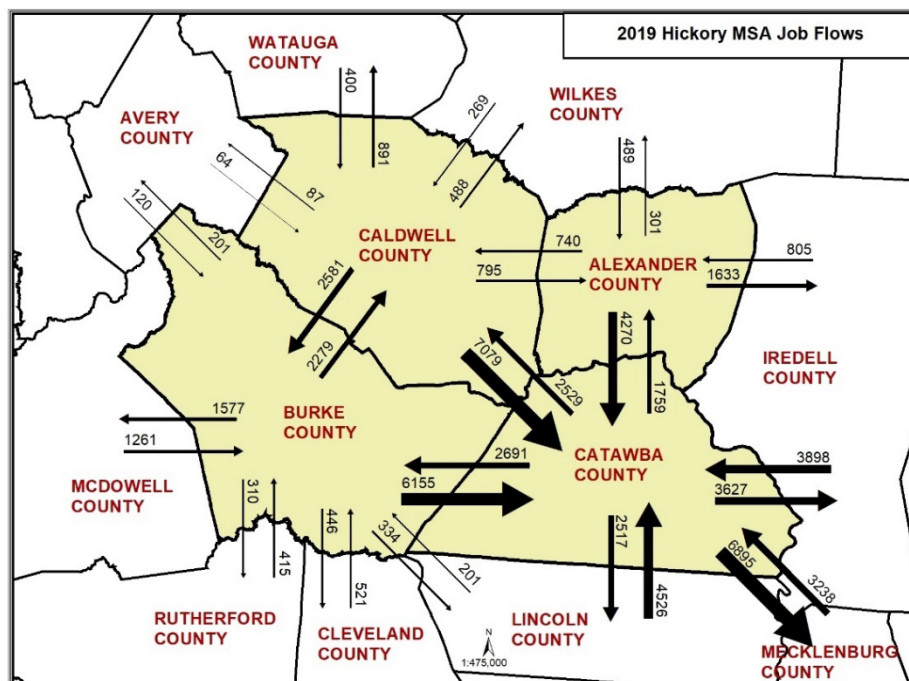
number of employed Alexander County residents grew from 16,479 in August 2015 to 17,490 in August 2023. Also note that there are about 5,000 more working residents in Alexander County than the number of Alexander County jobs. This is due to out-commuting workers from Alexander County seeking employment in Catawba and Iredell Counties (Figure 7).

Figure 6.

Alexander County Employed Residents and Unemployment Rate, August 2015 to August 2023



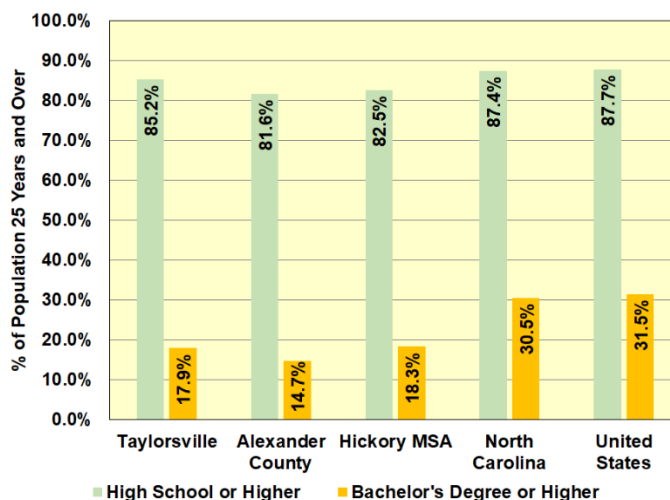
Source: NC Labor and Economic Analysis



EDUCATIONAL ATTAINMENT

Educational attainment levels of the population age 25 and over for Taylorsville, Alexander County, the Hickory MSA, North Carolina, and the United States are shown in Figure 8. Data from the 2017-2021 ACS indicates that 85.2% of Taylorsville's population age 25 and older has an educational attainment level of high school (or equivalent) or higher with 17.9% having a bachelor's degree or higher. Taylorsville has a higher high school or higher (over age 25) educational attainment percentage than Alexander County and the Hickory MSA, but is lower than North Carolina and the United States. Taylorsville has a higher Bachelor's Degree or higher (over age 25) education attainment percentage than Alexander County, but is lower than the Hickory MSA, North Carolina, and the United States.

Figure 8.
Educational Attainment, 2017-2021 ACS

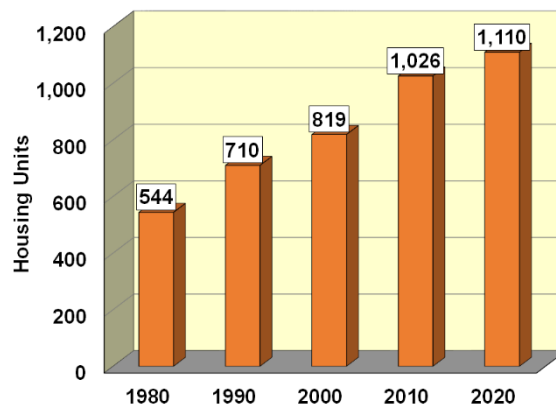


Source: 2017-2021 (5-Year) American Community Survey, US Census Bureau.

HOUSING

The number of housing units in Taylorsville increased from 544 in 1980 to 1,110 in 2020 (Figure 9). The majority of the housing growth occurred between 2000 and 2010. From 2000 to 2010, 207 housing units were added in Taylorsville (Table 8). Taylorsville 25.2% percentage housing growth between 2000 and 2010 was higher than Alexander County, the Hickory MSA, the State, and the US. Taylorsville gained 84 homes between Census 2010 and Census 2020 for a total of 1,110 housing units. Taylorsville housing growth rate (8.2%) between 2010 and 2020 was better than the Alexander County (-1.4%), Hickory MSA (0.3%) and US (6.7%) growth rate, but was lower than the State percentage increase (8.8%).

Figure 9.
Taylorsville Housing Units, 1980-2020



Source: 1980-2020 Census, US Census Bureau.

Table 8. Housing Units, 2000-2020							
Location	2000	2010	Change 2000-2010	% Inc.	2020	Change 2010-2020	% Inc.
Taylorsville	819	1,026	207	25.2	1,110	84	8.2
Alexander County	14,098	16,189	2,091	14.8	15,960	-229	-1.4
Hickory MSA	144,874	162,613	17,739	12.2	163,160	547	0.3
NC	3,523,944	4,327,528	803,584	22.8	4,708,710	381,182	8.8
US	115,904,641	131,704,730	15,800,089	13.6	140,498,736	8,794,006	6.7

Source: 1980-2020 Census, US Census Bureau.

Data in Table 9 reveals that the percentage of renter-occupied units in Taylorsville has increased between the 1990 Census and 2017-2021 ACS. The percentage of renter-occupied housing in Taylorsville rose from 38.3% of all occupied units in 1990 to 49.2% in 2010. This is due to increase in single-family units becoming rental properties, particularly 2000 and 2010. There has been an increase of owner-occupied properties in Taylorsville of the past decade as the percentage of renter occupied units fell to 44.2% in 2017-2021. As of 2017-2021, Taylorsville had a higher percentage of renter-occupied housing than Alexander County, Hickory MSA North Carolina, and the United States.

Table 9. Percent Renter-Occupied Units, 1990 Census to 2017-2021 American Community Survey (ACS)				
Location	1990 Census	2000 Census	2010 Census	2017-2021 ACS
Taylorsville	38.3	42.1	49.2	44.2
Alexander County	17.7	19.5	22.4	18.6
Hickory MSA	25.3	25.7	26.6	28.9
NC	28.6	27.2	33.3	34.1
US	35.8	33.8	34.9	35.4

Source: 1990-2010 Census and 2017-2021 (5-Year) ACS, US Census Bureau.

Table 10 shows a significant increase in the median value of owner-occupied housing units in Taylorsville between the 2000 Census and the 2007-2011 ACS (41.6%). Taylorsville median housing value rose another 33.9% to \$153,700 between the 2007-2011 ACS and the 2017-2021 ACS. Median home values gained 27.0% and 23.5% in Alexander County and the Hickory MSA respectively from 2007-2011 to 2017-2021. The 2017-2021 ACS median housing value in Taylorsville was higher than the Alexander County and the Hickory MSA, but was less than the North Carolina, and United States median housing value.

Table 10. Median Value of Owner-Occupied Units, 2000 Census to 2017-2021 American Community Survey (ACS)					
Location	2000	2007-2011 ACS	% Change	2017-2021 ACS	% Change
Taylorsville	\$81,100	\$114,800	41.6	\$153,700	33.9
Alexander County	\$95,600	\$121,400	27.0	\$149,900	23.5
Hickory MSA	\$93,500	\$118,700	27.0	\$147,800	24.5
NC	\$108,300	\$152,700	41.0	\$197,500	29.3
US	\$119,600	\$186,200	55.7	\$244,900	31.5

Source: 2000 Census, 2007-2011 and 2017-2021 (5-Year) American Community Survey, US Census Bureau.

TRANSPORTATION

LAND USE PLANNING AND TRANSPORTATION

Land use decisions have a big impact on how people move. Transportation and land use go hand in hand: roads, sidewalks and shared use paths all give land value – and also influence the way in which land is developed. Simultaneously, the way that land is used often creates pressure to either improve existing transportation infrastructure or construct new roads, sidewalks, and shared use paths.

Coordinated land use & transportation planning can:

- Improve accessibility between community destinations (neighborhoods, parks, schools, and work locations) for all users (vehicles, pedestrians, bicyclists, those with function difficulties, strollers, etc.)
- Reduce congestion on main roads by improving local street connectivity
- Reduce the cost and need for transportation projects by encouraging growth where sufficient infrastructure already exists
- Reduce the costs of water/sewer infrastructure extensions by encouraging growth in locations where infrastructure already exists.
- Provide more travel choices for both recreational and transportation needs
- Create visually and aesthetically appealing travel corridors

By conducting land use planning and transportation together- and by using the North Carolina Department of Transportation's Complete Streets policy, Taylorsville will be better able to ensure that the current and future transportation needs of each land use area are met.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) COMPLETE STREETS POLICY

During the development of this plan, the Steering Committee, Citizens, and administration of Taylorsville voiced the need for improvement in the downtown area. Particularly, the town is interested in streetscape improvements on East Main Avenue and in the downtown area. By coordinating with the Greater Hickory MPO and NCDOT planners and designers, NCDOT Complete streets policy makes these improvements a possibility.

NCDOT's Complete Streets Policy requires NCDOT planners and designers consider and incorporate multimodal facilities in the design and improvement of all appropriate transportation projects. Examples of multimodal facilities include roads with sidewalks, side paths, bike lanes, and safe wheelchair accommodations.

When a state-maintained road is identified for improvements through the project prioritization process – and a locally adopted plan contains specific recommendations for complete street facilities on that road, NCDOT will fully fund the cost of designing, acquiring right of way, and constructing those facilities (not including

elements identified as betterments). However, the local government is required to enter into a long-term maintenance agreement for all complete street improvements.

Complete Street Cost Share			
Facility Type	In Plan	Not in Plan, but Need Identified	Betterment
Pedestrian Facility	NCDOT pays full	Cost Share	Local
On Road Bicycle Facility	NCDOT pays full	NCDOT pays full	Local
Separated Bicycle Facility	NCDOT pays full	Cost Share	Local
Greenway Crossing	NCDOT pays full	Cost Share	Local
Transit Facility*	NCDOT pays full	Cost Share	Local

If an improvement is identified during the project prioritization process, but is not included in a local plan, a cost sharing arrangement can be implemented. The amount of cost share is based on the local government's population:

Cost Share Formula		
Jurisdiction Population*	Cost Participation	
	NCDOT	Local
> 100,000	80%	20%
50,000 to 100,000	85%	15%
10,000 to 50,000	90%	10%
< 10,000	95%	5%
*For counties, the non-municipal county population, OSBM		

Transportation infrastructure requirements should be considered when evaluating requests from developers to alter existing land use and zoning plans. Because projects that are potentially eligible for complete street improvements are identified during the project prioritization process the Town should work closely with the GHMPO through all phases of that process. The prioritization process evaluates new transportation projects every two years. The N.C. Department of Transportation uses a transparent, systematic and data-driven process for prioritizing the major transportation in North Carolina and making investment decisions.

Projects are evaluated based on their merit through an analysis of the existing and future conditions, the benefits the project is expected to provide, the project's multi-modal characteristics and how the project fits in with local priorities.

Each of NCDOT's six modes of transportation (highway, ferry, rail, public transportation, bicycle & pedestrian and aviation) uses a data-driven approach for ranking projects.

LAND USE PLANNING AND TRANSPORTATION

Land use patterns make a significant impact on how people travel within a community. For example, an office or factory will likely generate trips that begin in residential areas and end at the office. The type of trips that occur are the result of the employment/business centers location relative to the residential area. If the office

is a long distance from residential areas, then employees will likely use their vehicles to get to work. If the office is nearby, employees may decide to walk or bike – provided there is available bicycle and pedestrian infrastructure, this is just an example of how decision makers in Taylorsville can think about land use and how it relates to transportation planning.

While the locations of different land uses relative to one another is a significant factor in planning for accessibility, so is development density. Dense residential neighborhoods or areas with a high concentration of office, institutional, or manufacturing uses, require careful consideration of vehicular access needs as well as multimodal needs. Where feasible, Taylorsville should encourage mixed land usage, as a way to reduce vehicle trips, lower the cost of transportation projects, and expand access to a wider range of transportation options. The town should also consider encouraging growth where there are existing job concentrations or in clusters along existing transportation corridors. Taylorsville should also be mindful of the transportation and land use implications of new residential developments.

Carefully planned transportation infrastructure can provide residents (and visitors) with a variety of options to safely travel to a local park, to school, or to visit friends and family. Transportation infrastructure can also expand access to jobs, shopping, and recreation destinations – which could lead to economic development. In short, evaluating the needs of all transportation users when engaging in land use planning can make positive contributions to the community's overall quality of life by laying the foundation for efficient movement between and amongst different land uses.

The design and function of roads can have a significant impact on the identity and character of neighborhoods, roadway corridors, and even entire cities or towns. While multilane roads may efficiently move large volumes of vehicular traffic, they are less desirable to pedestrians and bicyclists from the standpoint of safety and comfort. Pedestrians and bicyclists often feel unsafe when walking next to or riding on roads with heavy, higher speed traffic. Studies have shown that incorporating landscape and streetscape elements (trees, shrubbery, benches) along roads can reduce speeding. These elements can also create a sense of civic pride and provide a pleasant experience for drivers or those using sidewalks or multi-use paths.

LAND USE PLANNING, ACCESS MANAGEMENT, AND BUILDING SITES

Drivers need safe and effective ways to access roads from adjacent land uses. The way in which this access is provided can have a significant impact on traffic flow, crashes, and bicycle/pedestrian safety. Access Management is the term used by planners to describe this process. For example, determining the number and spacing of driveway cuts at a new shopping plaza which is located along a main road is a type of access management.

If a shopping plaza with only one entry/exit point leading to an adjacent main road is built, drivers on the main road would only have to focus on the vehicles which are using that one entry/exit point. Conversely, if a shopping plaza has multiple entry/exit points, drivers on the main road will have to focus on all of the vehicles

using each of those entry/exit points. In this example, using one access point would likely reduce the potential for crashes, while also improving traffic flow on the main road.

The type of Access Management needed will vary significantly based on land uses and road types. Land use plans need to take into account how vehicular access requirements will be influenced by individual land uses.

Effective access management methods include:

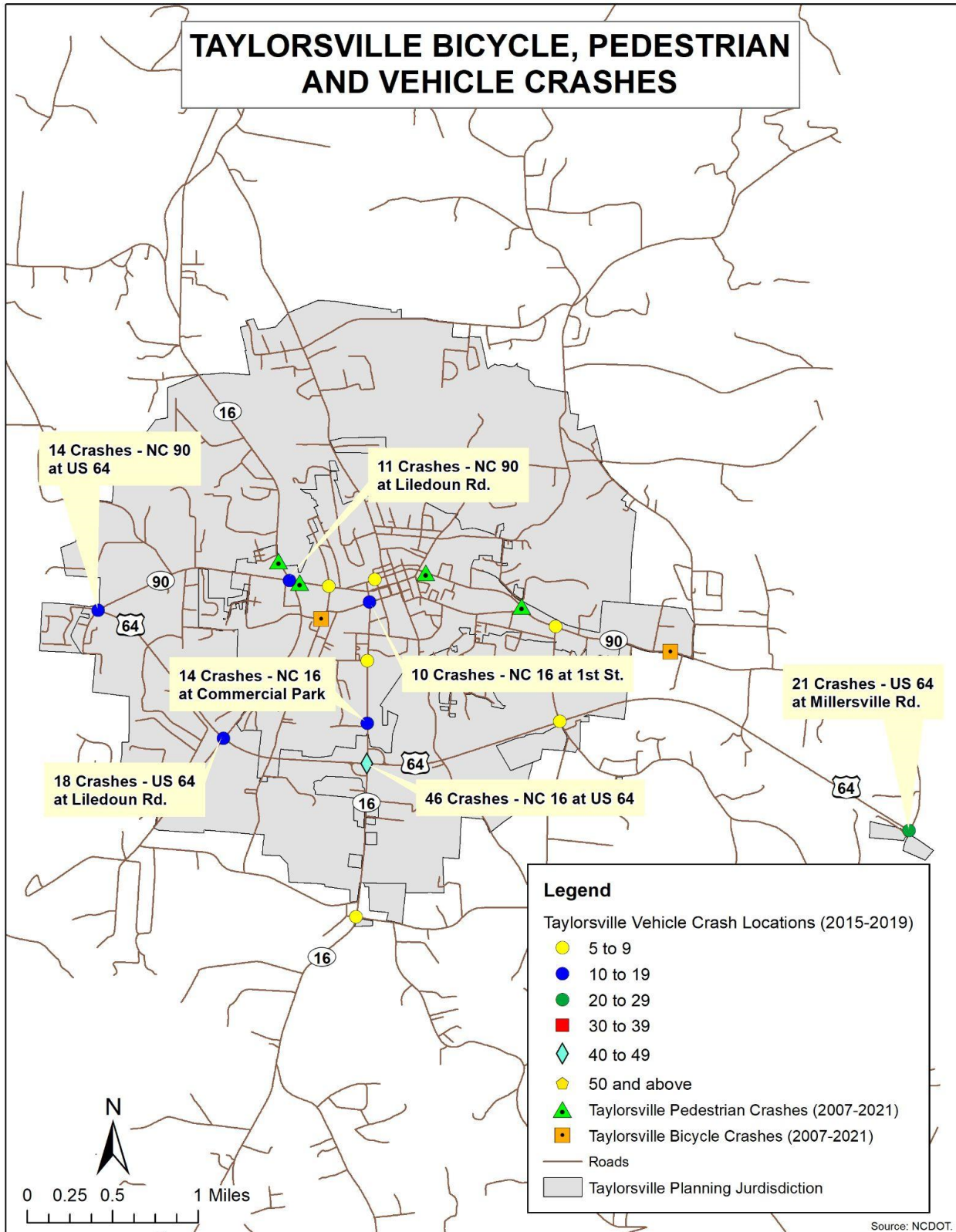
- Limiting driveway cuts along main roads
- The placement of medians to prevent unsafe turning
- Constructing safe vehicle turn lanes
- Allowing vehicles to move between adjacent developments via parking lots or access roads, rather than getting back on the main road to do so

The location and design of building sites (next to roads) can also significantly impact traffic flow. When buildings are located closer to roads, drivers tend to slow down – because the closer proximity to the buildings makes drivers more aware of their surroundings. Drivers feel more “friction” because buildings are closer. Conversely, buildings placed farther back from the road, behind parking lots, often make drivers feel that they can exceed speed limits. Taylorsville should encourage developers to locate buildings closer to main corridors (like NC 16), while also placing parking lots behind buildings. This will have the added benefit of creating a green space between roads and buildings, which can be used to build safer sidewalks or multi-use paths – as well as landscaping.

SAFETY AND TRANSPORTATION

The focus of the transportation planning process is to improve all aspects of transportation across all modes. This includes assessing the safety of the transportation system by collecting available crash data in a given area, and analyzing the implications of said data. During the development of this plan, WPCOG staff analyzed crash data across multiple time frames in Taylorsville. Map X-X illustrates this analysis. Taylorsville has multiple intersections along crucial transportation corridors with concerning volumes of crashes occurring. While this data may not be completely representative of the safety reality at each location due to reporting errors, the data does suggest that the US 64 corridor and the NC 90 corridor present a heightened risk of accidents. Speed, time of day, line of sight, and other variables can increase safety risk. Town Staff and Local Officials should work with GHMPO to identify possible causes of safety risks and identify/prioritize solutions.

TAYLORSVILLE BICYCLE, PEDESTRIAN AND VEHICLE CRASHES



LAND USE PLANNING AND TRANSPORTATION IMPROVEMENT PROJECTS

Jointly adopted in 2023, the 2050 Metropolitan Transportation Plan and the Comprehensive Transportation Plan (CTP) recommend transportation improvement projects in Taylorsville. Both the MTP and the CTP are developed by the Greater Hickory Metropolitan Planning Organization (GHMPO), in consultation with locally elected/appointed officials, Town of Taylorsville staff, and NCDOT staff.

The MTP is a document that identifies transportation projects in the region within a 25-30 year time frame. It is “fiscally constrained”, which means that the costs for projects identified in the MTP must balance with forecasted state revenues. The CTP looks much farther into the future (30+ years), and identifies projects in a more general way based on projected long-term growth trends and anticipated land use changes. Unlike the MTP, there are no cost constraints in the CTP – it is more of a long-term vision.

MTP RECOMMENDED PROJECTS:

NC 16

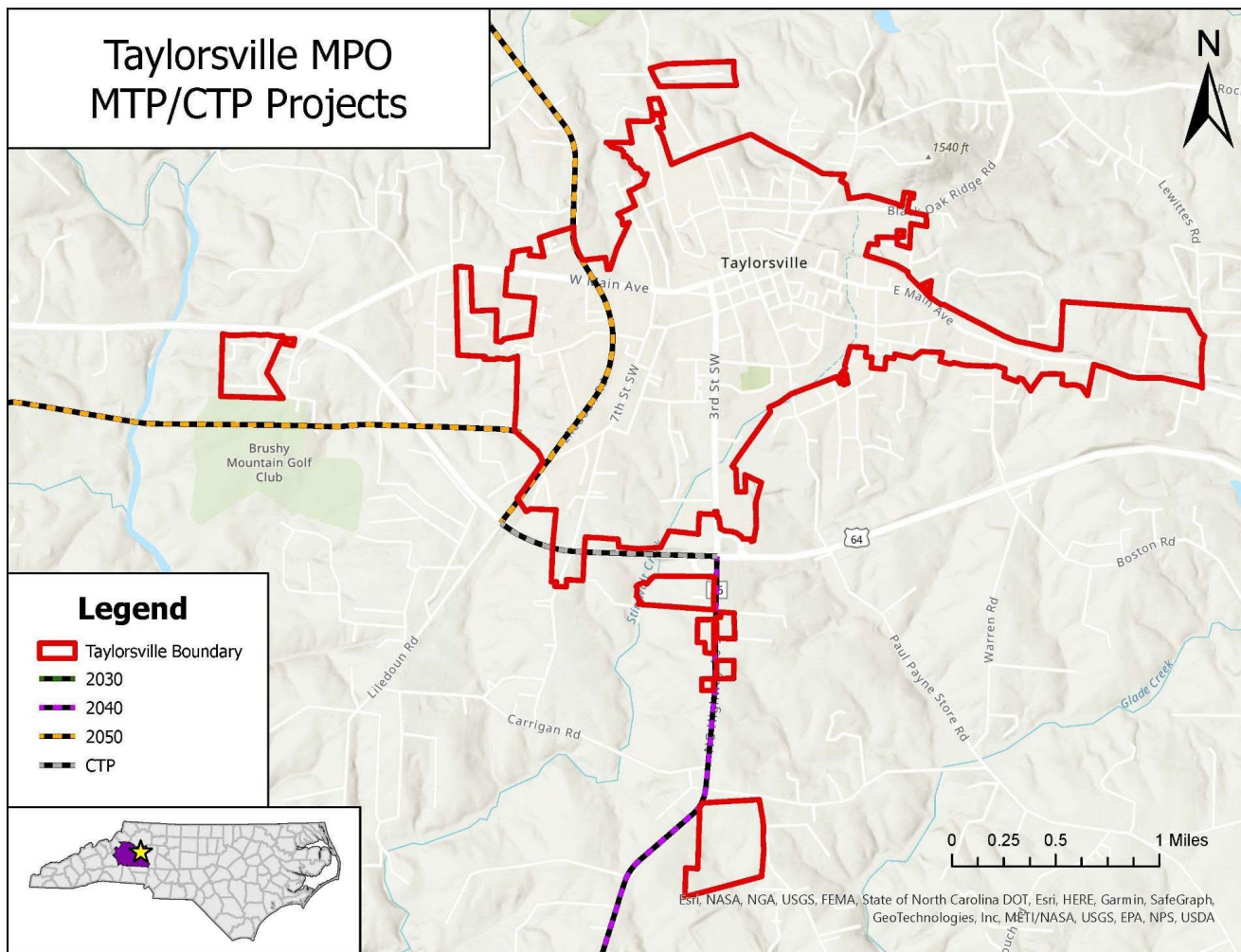
- Modernize NC-16 from the Catawba River to US-64. NC 16 traverses the County north – south to link Newton in Catawba County and Wilkesboro in Wilkes County. Alexander County's current Comprehensive Plan identifies NC 16 as a needed improvement. This project includes LHTL at certain areas, including a turn lane from Alsbaugh Dam Road to Macedonia Church Road.
- Upgrades NC 16 from US 64 to the Wilkes County line. NC-16 is the primary north south corridor through Alexander County.

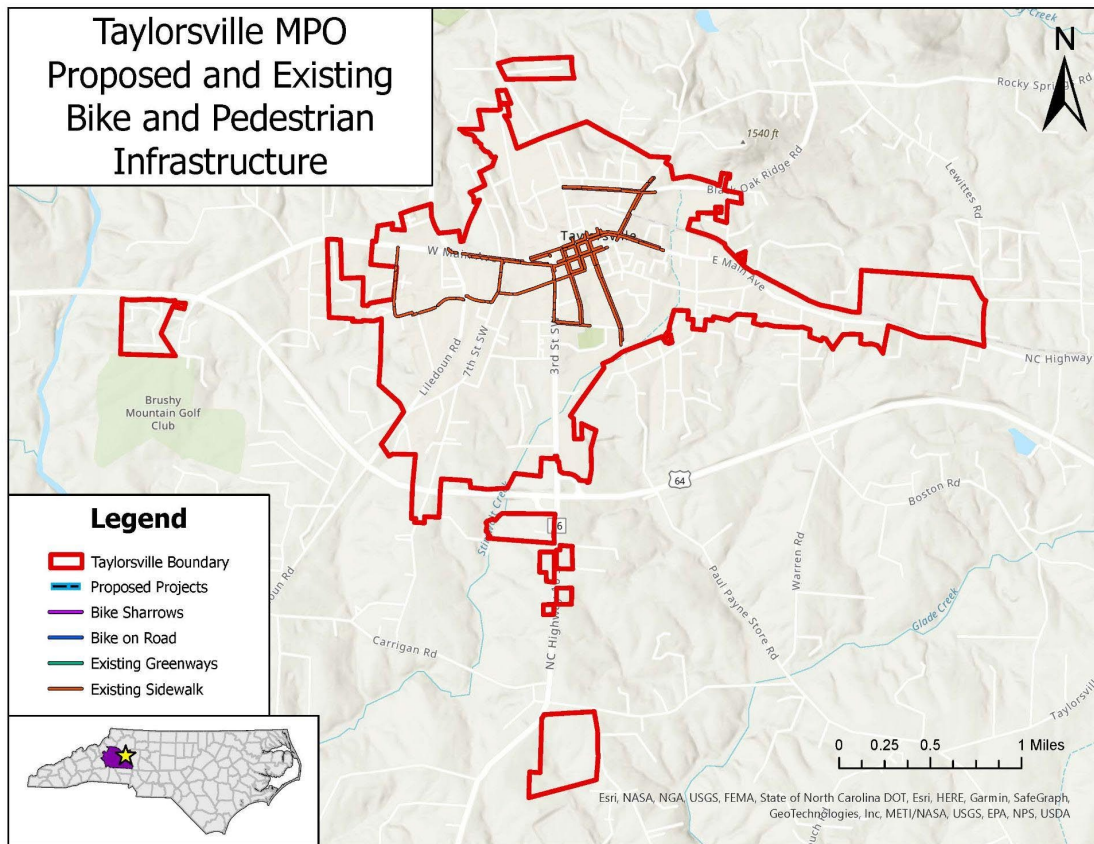
Millersville Road

- This project improves the existing intersection at NC-16 and Millersville Road. Millersville Road connects the eastern portion of the county to NC-16.

CTP RECOMMENDED PROJECTS:

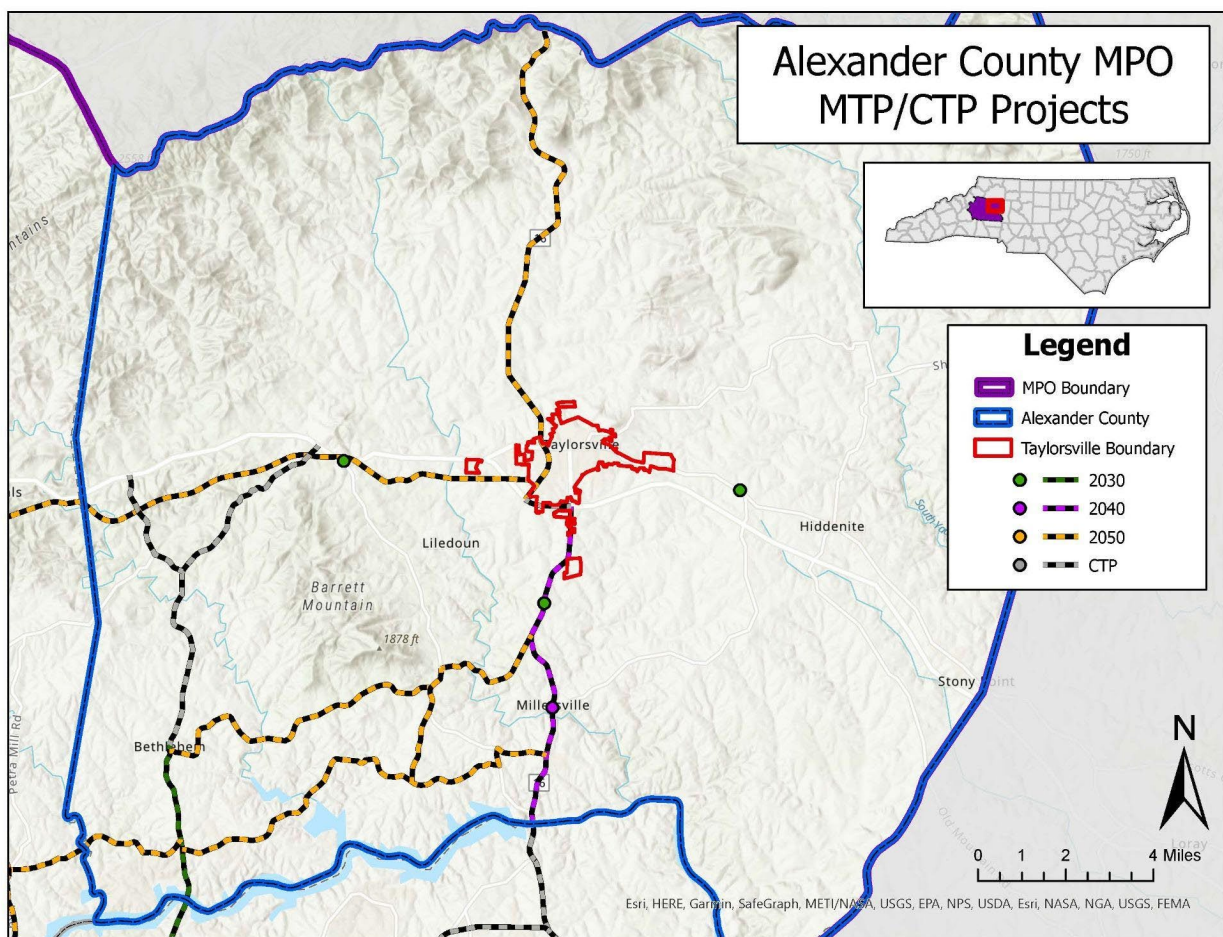
- Upgrade US-64 from NC 16 interchange to Liledoun Road.





ALEXANDER COUNTY PROJECTS

Taylorsville is the county seat of Alexander County. Taylorsville's town limits are located in the center of the county, with NC 90, NC 16, and US 64 serving the Town. NC 90 and US 64 accommodate East-West travel through the county, connecting Taylorsville to Caldwell County and Iredell County. NC 16 accommodates North-South travel, connecting Taylorsville to Wilkes County and Catawba County. Only 44.7% of Alexander County residents work within the county, emphasizing the importance of connectivity between Taylorsville, Alexander County, and surrounding counties. Given Taylorsville's positioning within the county, transportation projects outside of town limits are especially important. The following countywide projects improve Taylorsville's connection to the Greater Hickory Planning Area.



ALEXANDER COUNTY MTP AND CTP PROPOSALS

US 64/ Church Road (SR 1124)

STIP Project U-6041 adds a left turn lane on west bound US 64 at Church Road. Right of Way is programmed for 2024 and construction in 2025.

NC-16

STIP Project R-5762 constructs a right-turn lane at the intersection of NC-16 and County Home Road. Construction is currently underway. Alexander Industrial Access – STIP Project R-5870 constructs an access road into the Alexander Industrial Park.

NC 127 (Alexander & Catawba Counties)

STIP Project R-3603A upgrades the existing two lane facility between Cloninger Mill Road and Richey Road. NC 127 is a major north-south radial serving the Hickory-Brookford-Mountain View area and is one of only two major crossings over Lake Hickory from Alexander County, making it a critical link for the travel between the Counties.

Rink Dam Road (SR 1137) and Friendship Church Road (1134)

This project modernizes the connecting roadway between NC 16 and NC 127. These roadways are a key connection route between NC 16 and NC 127, connecting the eastern and south western portions of the county.

Teague Town Road, Alspaugh Dam Road, and Church Road Improvements

This project modernizes the connecting roadway between NC 16 and NC 127. These roadways are a key connection route between NC-16 and NC 127, connecting the eastern and western portions of the county

US 64

This project modernizes US 64 from NC 90 to NC 18 in Caldwell County.

NC 127

Upgrade the two-lane facility from Richey Road to US 64 to include 4 foot paved shoulders. This also includes the addition of left turn lanes at select locations and rumble strips.

Antioch Road

Realign the intersection of Caldwell Pond Road and Antioch Road.

PUBLIC TRANSPORTATION

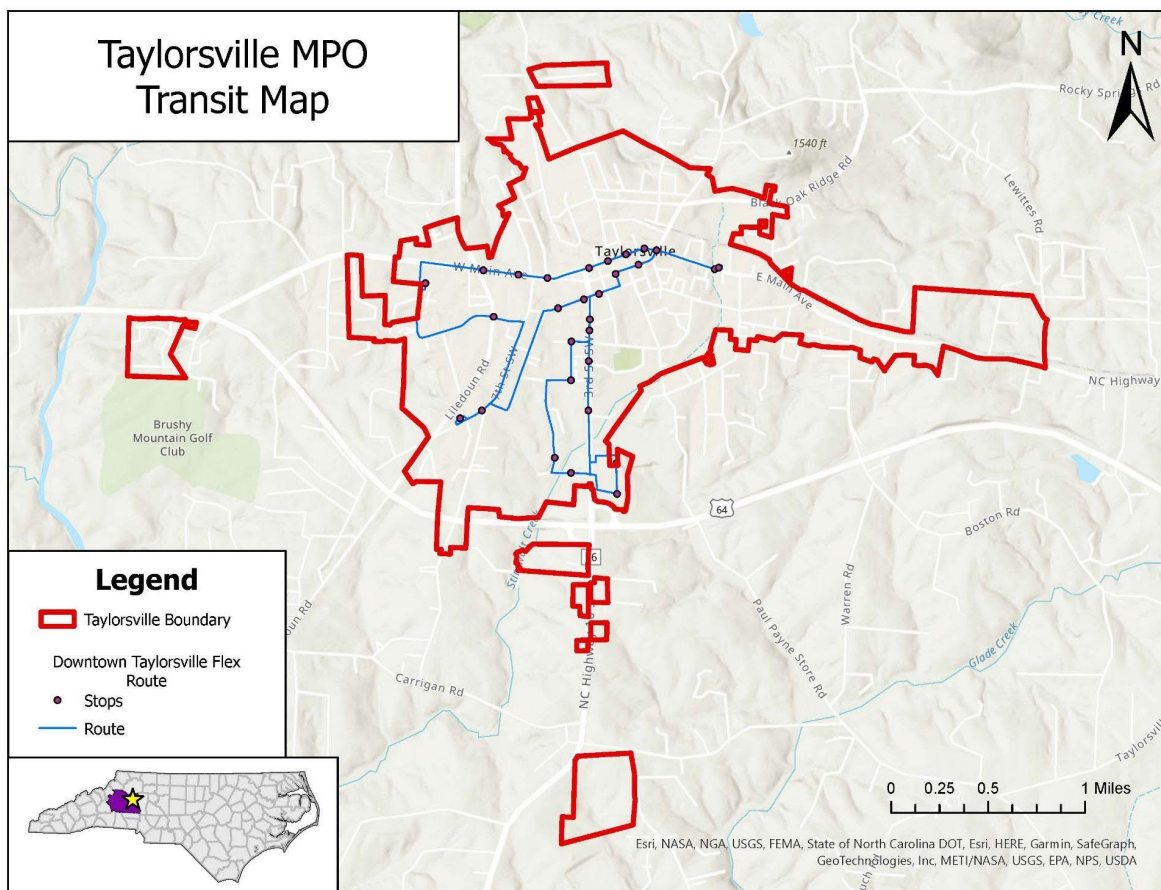
Public transportation in Taylorsville is provided by Greenway Public Transportation. Taylorsville bus service is provided every half hour on Monday through Friday during the hours of 10:00 a.m. to 5:00 p.m. Riders can board and exit the bus at any of the 29 designated bus stops. The bus will serve the community starting on

Hwy 16 North at the Walmart Garden Center, along Hwy 16 to Main Avenue Drive and Main Avenue. The bus follows the fixed route time points providing access to merchants, restaurants, and community services. Each stop is serviced once per half hour providing riders multiple opportunities to ride. The bus also “flexes” off the route to pick up scheduled passengers who are within 3/4 mile of the route. "Flex" trips must be scheduled in advance by noon the business day before the trip by calling 828-464-9444. The rider chooses the time and place along the fixed route to board and exit the bus. Ride once, twice, or all day.

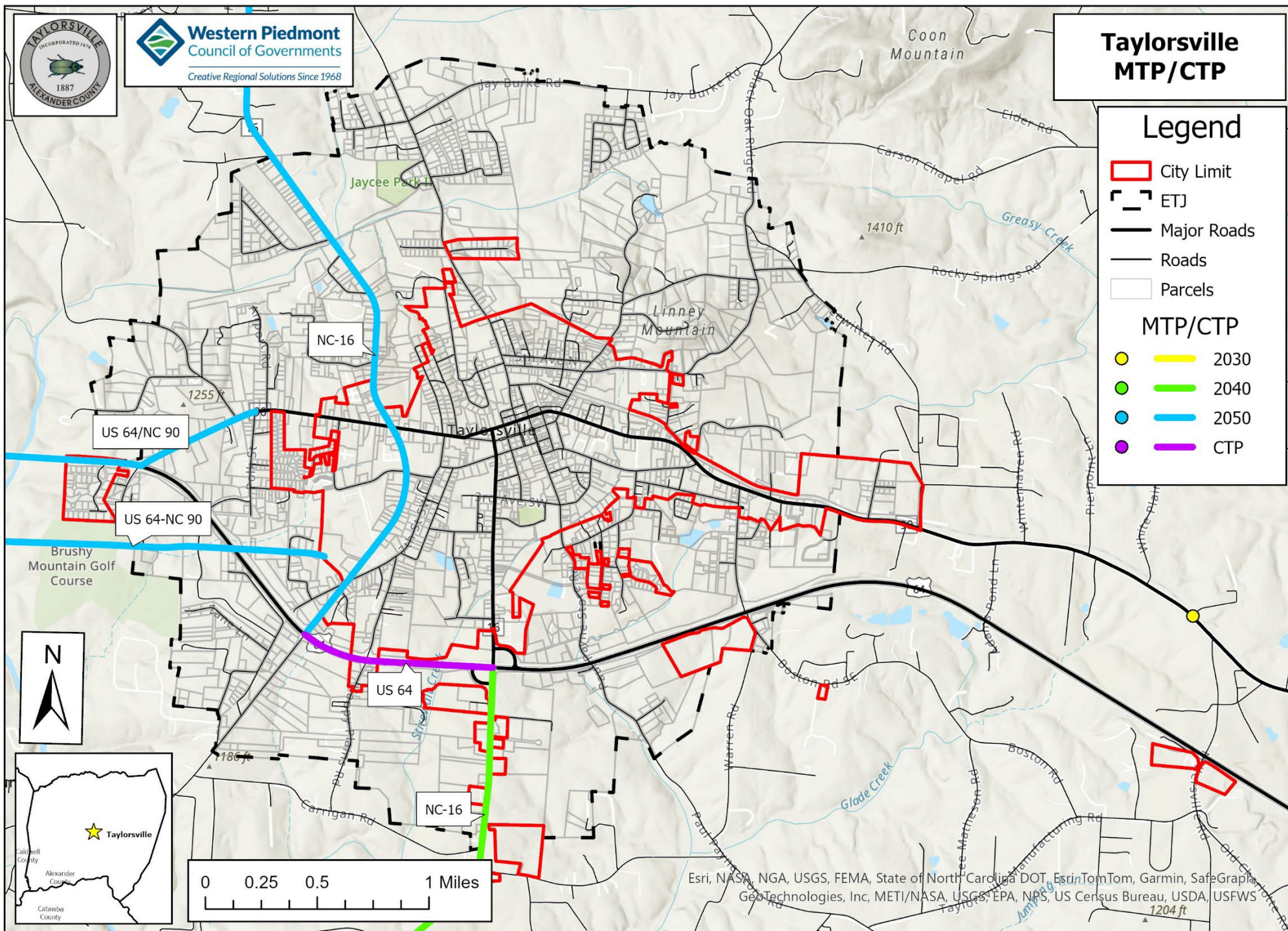
Public Transportation in Taylorsville provides access to the following locations:

Shopping: Walmart, Food Lion, Family Dollar

Banking: Taylorsville Savings Bank, First Citizens Bank



Any areas not served by the flex routes are served by Demand Response Van Service. This service is also provided through Greenway Public Transportation. Rides must be scheduled in advance by calling the number above.



This map was created on November 6, 2023 and is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning departments, Alexander County GIS, and ESRI.

Project File Path: Q:\GIS_Data\projects\Kelly\Taylorsville
Image File Path: Q:\Planning\Planning Division\Taylorsville\Map Files

TRANSPORTATION RECOMMENDATIONS

1. Work closely with GHMPO and NCDOT Improve safety and parking in the downtown area by exploring downtown streetscape possibilities.
2. Use NCDOT's Complete Street Policy to improve connectivity and accessibility to current and future land uses by including sidewalk and/or multi-use paths along West Main Avenue and throughout the downtown area.
3. Work closely with the Greater Hickory Metropolitan Planning Organization to prioritize projects that address increasing development pressure and/or safety concerns along NC 16. NC 16 is recommended for improvement in the 2050 Metropolitan Transportation Plan. Improvements are recommended from the Catawba River to US 64. Intersection Improvements at specific areas should be prioritized.

Intersections with potential development pressure and/or safety concerns along NC 16 include the following.

- Hwy NC 16 and Wayside Church Road
 - Hwy NC 16 and Friendship Church Road – Rink Dam and Friendship Church Road are currently recommended for improvement in the 2050 Metropolitan Transportation Plan. These roads provide a connection between NC 127 and NC 16.
 - Hwy NC 16 and Millersville Road – This intersection is currently being reviewed by NCDOT for safety concerns.
 - Hwy NC 16 and Alspaugh Dam Road – Teague Town Road, Alspaugh Dam Road, and Church Road are currently recommended for improvement in the 2050 Metropolitan Transportation Plan. These roads provide a connection between NC 127 and NC 16. Part of the recommendation includes fixing the Alspaugh Dam Road and NC 16 alignment.
 - Hwy NC 16 and County Home Road – NCDOT project R-5762 constructs a right-turn lane at the intersection of NC 16 and County Home Road.
 - Hwy NC 16 and Fairgrounds Road
 - Hwy NC 16 and Macedonia Church Road
 - Hwy NC 16 and Carrigan Road
 - Hwy NC 16 and US 64
 - Hwy NC 16 and W. Main Ave.
 - Hwy NC 16 at W. Main Ave. and Liledoun Road
4. Enhance safety across the community by encouraging new residential/commercial development to connect to existing transportation infrastructure.
 5. Work with the GHMPO to create a clear vision of pedestrian connectivity for the Town of Taylorsville.
 6. Explore roadway redevelopment for HWY 16 S to reduce risk within the center lane as future development occurs.

RESOURCES & SERVICES

SUMMARY

The Town of Taylorsville provides services within the Town and ETJ boundary, while sometimes going beyond both of those boundaries. Some of the pivotal services that are offered within the Town of Taylorsville are Public Works, Education, and Public Safety & Emergency Services. These services are sometimes offered solely by the Town. At times these services are also provided in conjunction with Alexander County to ensure citizens are getting a quality service they can depend on.

PUBLIC WORKS

The Town of Taylorsville provides many vital services to citizens in and around Taylorsville. The Taylorsville Public Works is a department that plays a crucial role in the implementation of many important services. This is evident through the important services that Public Works discussed in this chapter. This could be anything, from water quality to overall appearance of the Town.

One main responsibility of the Public Works Department is maintaining the Town's water and wastewater treatment systems. This is done through filtering, disinfecting, and cleaning drinking water before it is consumed, and wastewater before it is added back in the water system. This water is cleaned every time in accordance with the US Department of Environmental Protection Agencies guidelines to ensure positive water quality. The Taylorsville Public Works Department also helps improve the water quality in Town by flushing fire hydrants. This can be done to improve the flow and continue to move the particulates in order for the particulates not to build up in the system, and not cloud up the water. They also ensure that hydrants are in good working order and test the hydrant flow which can help citizens with residential homeowners' insurance. For trash pickup the Town of Taylorsville contracts with Republic Services in order to rid of solid waste. However, the Town does conduct its own leaf and brush pick up during the respective seasons to do so.

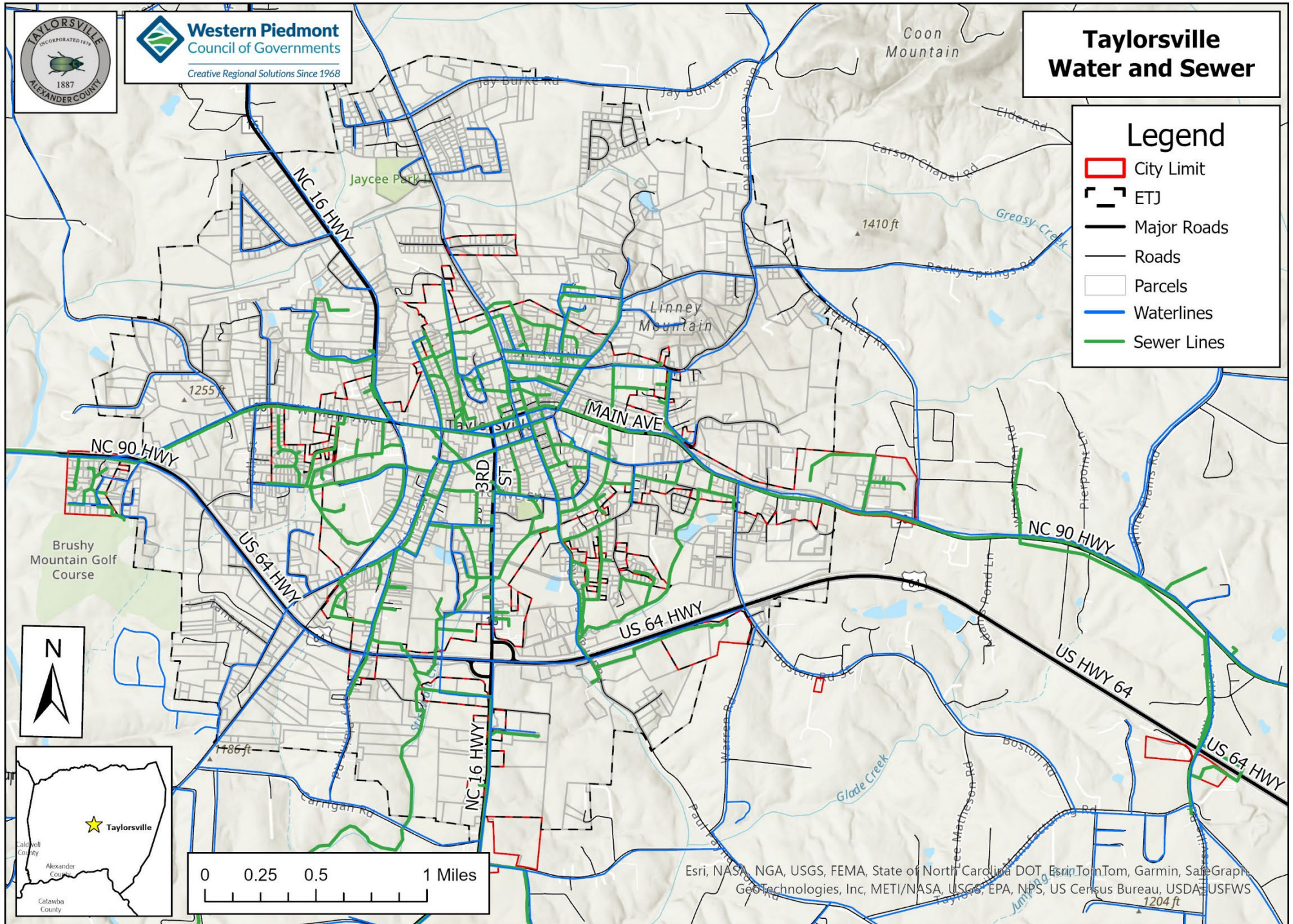
Public Works is also responsible for maintaining the appearance of Taylorsville. A key way Public Works does this is through maintaining the streets and sidewalks within Taylorsville. Public Works handles general maintenance of streets and sidewalks, but also has a hand in paving or fixing streets and sidewalks. Public Works also ensures that medians in the middle of streets, and public property in Taylorsville are upkept. This is done generally to keep the visible appeal to the Town. The Town's Public Works Department also provides lawn maintenance and general upkeep for the Town's Parks, as well as the Town Cemetery. Public Works also works on Taylorsville's appearance through changing seasonal flags for the Fourth of July, Apple Festival, and Christmas. They also play a major part in decorating the Town for Christmas in conjunction with Energy United.

EDUCATION

The Town of Taylorsville has four public education institutions in the Town Limits. Three of these institutions are provided by the Alexander County School District. This is the Taylorsville Elementary School (kindergarten to sixth grade), Alexander County High School (ninth to twelfth grade), and the Alexander County Early College at CVCC. The other public education institution located in the Town of Taylorsville is the Alexander Center for Education which is provided through Catawba Valley Community College. The Alexander Center for Education also provides an early college (high school), where high school students can graduate with an associate's degree from CVCC.

PUBLIC SAFETY AND EMERGENCY SERVICES

Police services are provided through the Town of Taylorsville Police Department. While the Town of Taylorsville Police Department helps with the everyday needs of citizens in Town, they also conduct their own dispatching within Town Limits. Alexander County Sheriff's Office and the North Carolina Highway Patrol also have a presence in the area with law enforcement. Fire protection in the Town of Taylorsville is provided by both paid and volunteer firefighters. Fire services in the Town of Taylorsville is provided by the Alexander County Fire Department, which has a central county base that is located in downtown. The Alexander County Fire Department (Taylorsville Central) operates in its own fire district that goes beyond the Town Limits of Taylorsville. EMS and rescue are provided through Alexander County Emergency Medical Service (EMS). Alexander County EMS has its administrative offices located within Town Limits, however, the closest EMS base is just east of the Town Limits.



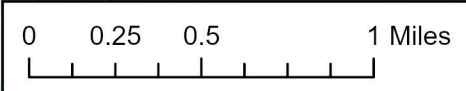
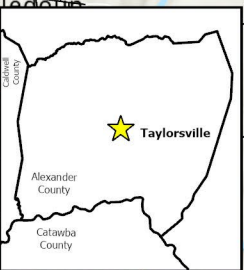
This map was created on November 6, 2023 and is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning departments, Alexander County GIS, and ESRI.



Taylorsville Community Services and Resources

Legend

- City Limit
- ETJ
- CVCC Annex
- County Gov. Offices (1)
- Town Hall (1)
- Library (1)
- EMS (3)
- Law Enforcement (2)
- Firehouse (1)
- Public School (3)
- Parks (3)
- Major Roads
- Roads
- Parcels



PUBLIC SERVICES RECOMMENDATIONS

1. Identify areas within the Town that are subject to substantial growth.
2. Monitor for potential grant opportunities from the federal and state government, as well as nonprofit organizations to help with infrastructure improvements.
3. Ensure that water and sewer services are being provided in both an efficient and sustainable manner for Town residents.
4. Fund, expand, and build water and sewer in underserved areas of high density within the Town of Taylorsville.
5. Complete an in-depth analysis of the current and future capacity for the sewer and water system in the Town.
6. Work to prioritize aging infrastructure in the Town's jurisdiction.
 - a. Refer to the areas in the Future Land Use Map that will experience upzoning or higher development density to estimate for new future utility demand.
 - b. Inventory current capacity of utility infrastructure servicing the Town for future development.
7. Work with the schools located in the Town to determine capacity levels for future development.
8. Look into the feasibility of increasing the capacity of emergency services (Police, Fire, EMS) to create an equitable distribution of services as the Town's population increases.
9. The Town of Taylorsville Planning Staff should work alongside public safety departments and the school system to update them on plans for future development.
 - a. This can help public safety departments address the potential impacts on the delivery of public safety services.
10. Work with public safety entities within the Town of Taylorsville to improve efficiency and to promote a better quality of life for the residents.
11. Promote outreach to citizens to ensure they fully understand the services that are available to them.
 - a. Redesign the Town's website to provide easy access to information and promote the Town.
12. Revisit the water and sewer fee schedule, especially once the minimum-security prison reopens and usage goes back up.
13. Work with public safety officials to reduce cut-through traffic.

PARKS & RECREATION

EXISTING FACILITIES

The Town of Taylorsville owns and operates Matheson Park. The park is available for rental to the public. Rentals will be reserved through the Town of Taylorsville staff. The Town places a high importance on outdoor recreation opportunities. There is a need to create trail connectivity and to provide passive and active recreation opportunities for the residents. Proximity to Rocky Face Mountain Recreational Area is an asset that can be used to expand recreation throughout the Town. In addition to Matheson Park, there are five public parks within the county park system. These parks include Town Park, East Alexander Park, Jaycee Park, Gwaltneys Ballfield, Bethlehem Community Park, and Rocky Face Park.

It should be an ongoing goal for the Town to prioritize the maintenance and enhancements of its recreational assets. This can be done evaluating and improving upon existing amenities, as well as identifying funding to aid in these enhancements.

In addition, the updating of landscaping and beautification of Taylorsville's recreational assets will encourage more use and further incentivize town beautification. The landscaping of the parks and recreation areas adds value to the existing real estate, along with attracting new residents and visitors to the town.

PEDESTRIAN & BICYCLING CONNECTIVITY

The recreation facilities in Taylorsville and around Alexander County play a key role for both residents using the space, and also from a tourism perspective. Residents of Taylorsville see the importance of the recreation spaces within the area and would benefit from increased pedestrian and cycle accessibility to the facilities. Building a healthy and connected community can be done by evaluating the current pedestrian and bicycle facilities to take into account new growth. One of the steps to encourage a pedestrian and bicycle-friendly town is to identify gaps in sidewalk infrastructure.

The sidewalk network in Town of Taylorsville outside the downtown core and adjoining residential neighborhoods is limited. Especially around residential neighborhood and commercial areas, such as grocery stores. There is an increase in the importance of connecting residential areas to recreation facilities, downtown, and commercial areas through sidewalks and bicycle connections. This would allow increased opportunities for accessibility and community health. Streets should reflect and support a pedestrian-scaled environment that encourages walking, while also supporting other modes of transportation. It is encouraged that new sidewalks and pedestrian improvements be made along thoroughfares and local streets. Along with those improvements, it is also stressed that sidewalks be built to ADA standards to provide accessibility to those with disability.

The town can also recognize areas that may discourage cyclists due to unsafe conditions. This can then help to determine what types of bicycle infrastructure could improve cyclist safety and encourage more use of the area. The town can continue to pursue grants to assist in funding green spaces, sidewalk infrastructure, and bike paths.

DRAFT

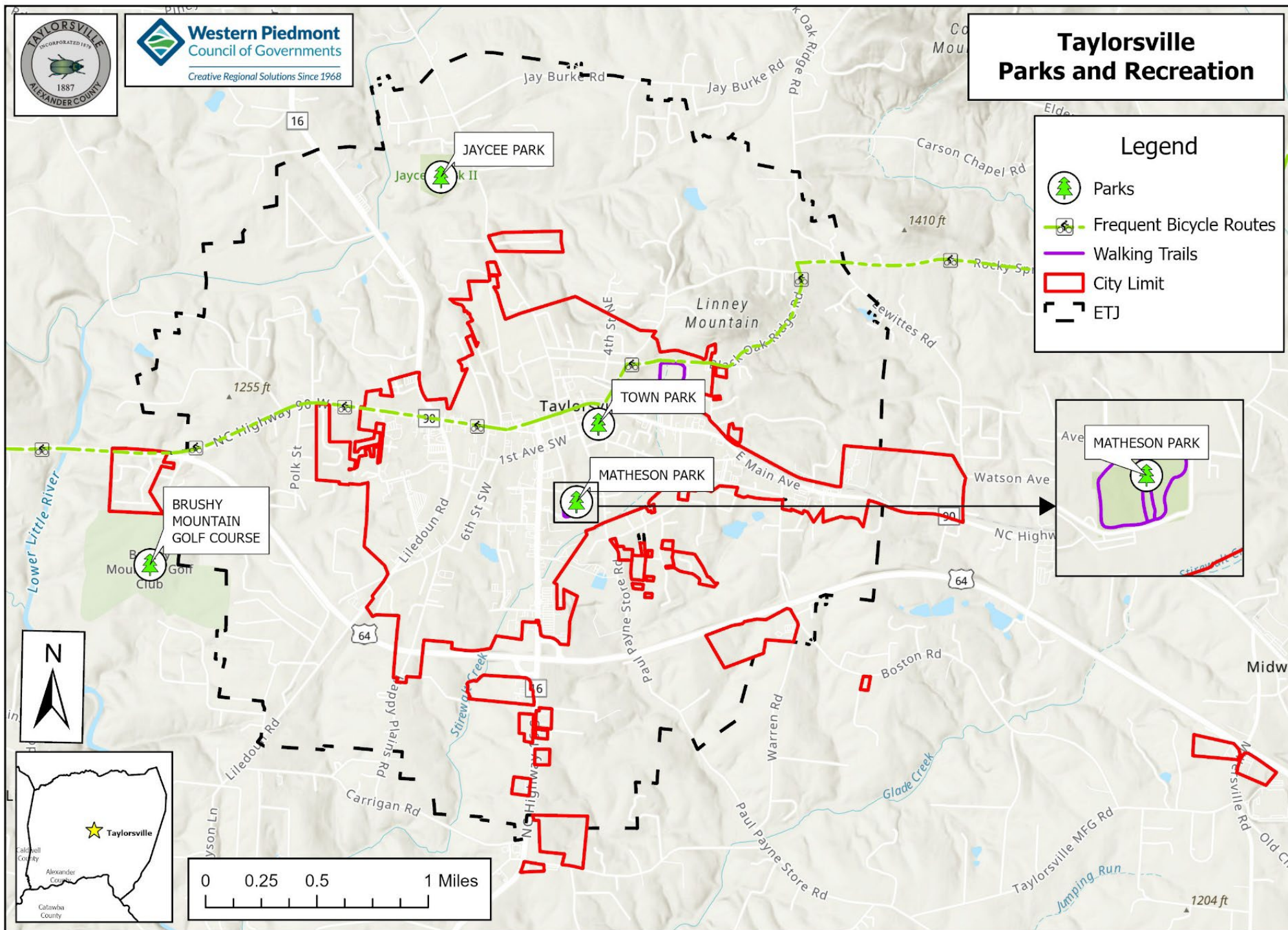


Taylorsville Parks and Recreation

- ## Legend
- Parks
 - Frequent Bicycle Routes
 - Walking Trails
 - City Limit
 - ETJ



0 0.25 0.5 1 Miles



PARKS AND RECREATION RECOMMENDATIONS

1. Maintain and enhance existing recreational facilities in the Town.
 - a. Continue to pursue grant opportunities for recreational funding (such as the PARTF grant).
 - b. Provide accessible park space for ADA and special needs children.
2. Evaluate the Town's current pedestrian and bicycle facilities.
 - a. Identify gaps in sidewalk infrastructure and areas that need improvement.
 - b. Identify dangerous areas for bicyclists and pedestrians, and determine what types of bicycle and pedestrian infrastructure could improve overall safety, such as intersections around West Main Ave and Liledoun.
3. Identify the feasibility of recruiting hotels and spaces for overnight guests to serve visitors using town and county recreational assets
4. Update landscaping and beautification of Taylorsville Recreation Facilities
 - a. Upgrade landscaping for Matheson Park
 - b. Encourage and expand the use of Matheson Park for town events
5. Encourage parklets within new developments as a way to increase outdoor public green-spaces throughout the town.
6. Participate in regional and county recreation partnerships.

NATURAL & CULTURAL RESOURCES

TAYLORSVILLE NATURAL RESOURCES

Environmental quality covers a broad range of issues. These issues may include the following:

1. Protection of water quality,
2. Protection of air quality,
3. Sewer collection and treatment,
4. Controlling development in sensitive areas (floodplains, watersheds),
5. Solid waste disposal and recycling,
6. Water and energy conservation,
7. Storm water management, runoff and drainage
8. Hazardous waste disposal,
9. Other source of pollution (excessive noise, odor, and light pollution).

Land use, water quality, water supply and wastewater infrastructure are interrelated. As precipitation runs across land surfaces, it may scour or dissolve materials, transporting them to streams. When it infiltrates soil, it may carry with it materials from the surface. As it moves through soil, it can dissolve and transport materials. Those substances, which reside in either land surfaces or in soils, can degrade the quality of water used for human consumption and habitats for aquatic species. The extent of this degradation is determined in large part by uses to which the land is put, location of land uses to water uses, the infrastructure technology employed, and the practices by which land use and infrastructure impacts are managed.

The manner in which land is developed and managed can also affect how much of the precipitation runs off, how much of it infiltrates into soil, where it runs off and at what velocities it runs off. As land is converted from either forest or agricultural uses to urban uses, the amount of land available for infiltration is reduced and velocities of flow are increased as runoff is guided to channels with lower resistance to flow.

Degradation of water quality and aquatic habitats occurs within a variety of locations within urban or rural water management systems, including:

1. Urban stormwater runoff,
2. Overflows from wastewater collection systems and bypassing of wastewater pumping stations and treatment plants,
3. Seepage from septic tank drain fields,
4. Runoff from agricultural fields, construction activity, forests, and mining operations,
5. Runoff from isolated industrial areas,
6. Runoff and overflows from concentrated animal operation,
7. Runoff to drinking water sources,
8. Infiltration to wellfields,
9. Accidental spills of toxic materials,
10. Destruction of forested riparian areas,
11. Destruction of wetlands.

It is important to protect and preserve these and other natural resources. Environmental threats and changing federal and state regulations will impact the Town in the future. Taylorsville will need to strive to balance promoting economic development and preserving natural resources.

FLOODPLAIN

Floodplain regulations are another example of locally enforced, state-mandated laws. The Town has an interest in discouraging development in the floodplain for public safety reasons. In the Town of Taylorsville. Within the Town's planning jurisdiction, there are two types of designated flood zones with distinct sets of rules: the Floodway and the Flood Hazard-AE Zone. The majority of the floodplain in Taylorsville's jurisdiction is not in its town limits, but within its ETJ.

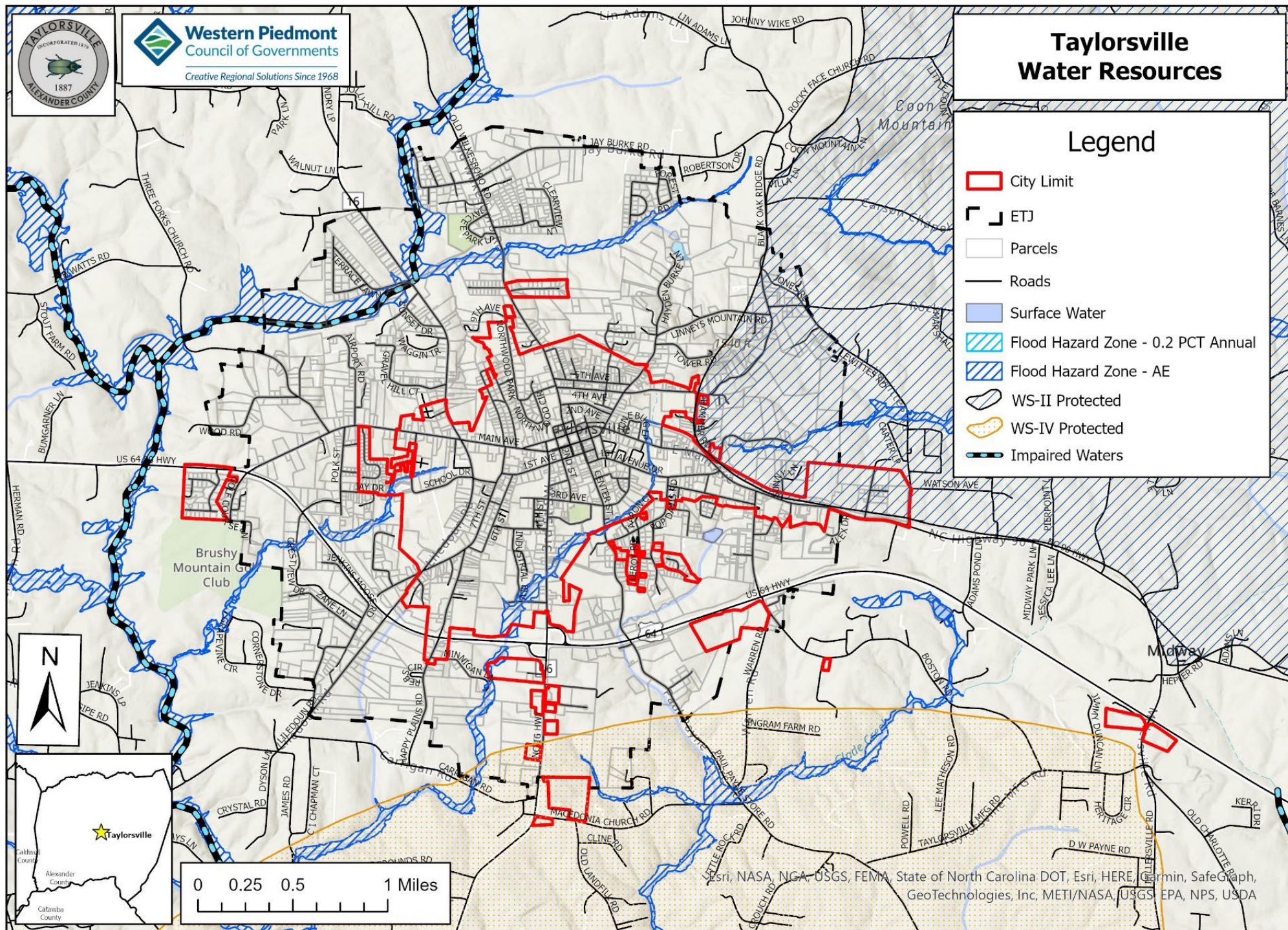
The Town participates in FEMA's Flood Damage Prevention and Insurance Program as outlined in the Flood Damage Prevention Ordinance. Floodplain management is generally defined as a Land Use program of preventative and corrective measures to reduce losses associated with flooding. Floodplain management measures may include, but are not limited to, land use regulations (including new development and construction policy), construction of flood control projects, flood-proofing, floodplain preservation, acquisition of flood-prone properties, education, and implementation of early warning systems.

The floodway is the channel of a river, or any waterway, and the adjacent land that must be reserved in order to pass the base flood discharge without increasing the identified base flood elevation (BFE). To avoid the risk of sediment, construction, or plant debris being swept downstream, the floodway is classified as a "non-encroachment area" (NEA), meaning that no land-disturbing activity should occur there without the completion of a detailed hydrologic study which proves that the activity will not affect downstream water levels. As a general rule, no structures, other than public bridges, are allowed in the Floodway.

The Flood Hazard-AE Zone denotes areas that have a one percent probability of flooding in any given year. New structures are allowed within the AE Zone if a floodplain permit is obtained. A floodplain permit requires all new construction to meet certain standards. The basement and/or foundation (the lowest floor level) must be elevated to or above the BFE. Many property owners choose to build outside of the floodplain to avoid carrying the necessary flood insurance.

IMPAIRED STREAMS

There are no impaired streams within the Town limits of Taylorsville, but there are to the West. Muddy Fork is impaired for Fish Community, and Lower Little River is impaired for fecal coliform. These streams could suffer from excess sedimentation, degraded habitat for aquatic organisms, fecal coliform bacteria contamination, excessive stormwater flows, and pollutants such as nutrients, metals, and other toxicants from various non-point pollution sources.



OPEN SPACE

The North Carolina Parks and Recreation Trust Fund (PARTF) provides grants to local governments for the acquisition of land to be used for public recreational use. Additionally, PARTF grants can be used to protect natural and scenic resources or to renovate older park facilities.

Similarly, the NC Land and Water Fund (formerly CWMTF) provides grants to local governments for projects that specifically address water pollution problems. The NC Land and Water Fund may fund projects to acquire land that “represents the ecological diversity of North Carolina”. Town of Taylorsville should also be aware of the NC Land and Water Fund program and how it can be used to help the Town achieve its natural resource and environmental planning goals.

CULTURAL & HISTORIC RESOURCES

The National Register of Historic Places is the official list of the Nation's preservation-worthy historic places. The Register includes significant properties, which are further divided into buildings, sites, districts, structures, or objects. The National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

NATIONAL REGISTER

The North Carolina State Historic Preservation Officers (SHPO) carries out many historic preservation responsibilities including surveying, evaluating and nominating properties for inclusion in the National Register.

If a property meets the criteria to be on the National Register, the National Park Service designates the property as “Determined Eligible” for listing. However, a property so designated will not yet be formally listed in the Register. Properties that are eligible for the National Register, but not listed, do not qualify for federal rehabilitation tax incentives, federal tax incentives for preservation easements on historic buildings and sites, or National Park Service grants.

In North Carolina, the placement of a property or district on a “Study List” constitutes the first step toward nomination to the National Register. The Study List identifies properties and districts that are likely to be eligible for the National Register, giving the green light to sponsors and staff to proceed with a formal nomination with reasonable assurance that the property can be successfully nominated.

According to the State Historic Preservation Office, there is one site in the Town of Taylorsville that is listed in the National Register, the Taylorsville Milling Company Roller Mill. There is one property that has been determined eligible to be on the list and that is the Walter Watts House. Figure 6-4: Historic Sites illustrates where those places are located.

Listing sites on the National Register of Historic Places is a way to preserve historically significant structures. Economic Development and Tourism experts have found the preservation of historic places and cultural events attract tourists. Tourists enjoy learning about an area, spending money to dine, staying the night, going to festivals,

and perhaps taking something back home to remember their experience. Attracting these visitors represents an opportunity for Taylorsville and Alexander County.

Determined Eligible (DOE)	Walter Watts House	c. 1905 1 1/2-story cross gable brick Craftsman-Colonial Revival Bungalow	794 W Main Ave, Taylorsville
National Register (NR)	Taylorsville Milling Company Roller Mill	1902 3-story side gable heavy timber mill w/ 1-story shed roof wing additions	W side Main Avenue Drive NE, 0.1 mi N of jct w/ NC 90 T*

The Downtown Taylorsville Historic District was listed on the National Register of Historic Places on August 6, 2024. The National Register nomination was submitted through a partnership between the Alexander County Historic Preservation Commission and the Town of Taylorsville. ACME Preservation Services from Asheville, NC researched, documented and photographed the proposed district and prepared the nomination submitted to the NC Historic Preservation Office and the National Park Service.

The Downtown Taylorsville Historic District encompasses a portion of the central business district in Taylorsville, the seat of Alexander County. Following the creation of the county in 1847, town lots were laid out in a modified gridiron pattern around the courthouse square, and Taylorsville became the commercial and governmental center of the county. Taylorsville was incorporated in 1851.

Resources within the district reflect the twentieth-century development of the town as frame buildings and residences gave way to a dense, compact development of one- to three-story brick commercial buildings. The district encompasses the greater portion of five blocks extending north and east from the courthouse square and covering approximately 10.6 acres. The district inventory includes 33 properties (27 contributing resources and six non-contributing resources) consisting of more than 171,000 square feet of commercial and residential space with a 2024 assessed tax value of \$7.2 million dollars.

The district boundary is drawn to include the concentration of largely intact commercial and governmental resources from the period 1906-1973 on Main Avenue, Main Avenue Drive, and Center Street.



Taylorsville Historic Sites

Legend

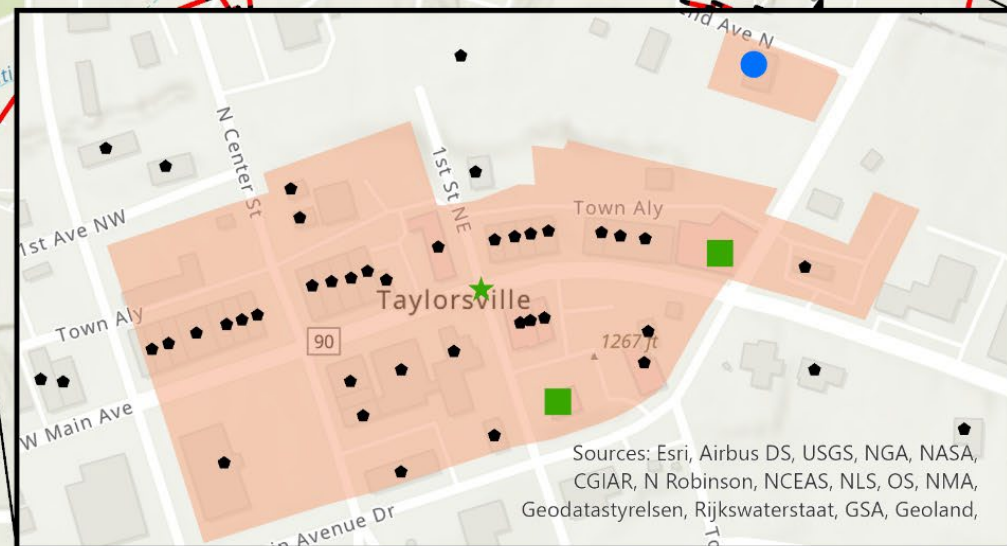
- City Limit
- ETJ

National Register Status

- Determination of Eligibility
- National Register
- Surveyed Area
- Surveyed Only, Gone
- Study List
- Study List Historic District
- Surveyed Only
- Historic District



0 0.13 0.25 0.5 Miles



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland,

NATURAL & CULTURAL RESOURCES RECOMMENDATIONS

1. Protect the natural environment through orderly growth management techniques that preserve open space for communities and safeguards its natural resources.
 - a. Encourage developers to use innovative stormwater treatment techniques such as pervious pavement and sidewalks, bio swales, or bio-retention cells to reduce flooding and improve water quality.
 - b. Continue to monitor Muddy Creek and pursue opportunities for restoration through NCDEQ or EPA grants.
 - c. Explore implementing a 9-Element Watershed Plan with WPCOG.
2. Protect the historic fabric of the Town through preservation and by assigning importance to structures and/or districts of known historical values.
 - a. Maintain structures of value that are listed as determined eligible or are on the study list for the National Register of Historic Places.
 - b. Evaluated potential historic districts so that property owners may apply for state and federal historic preservation grants and other funding opportunities.
 - c. Continue current Town and County efforts in establishing a Downtown Taylorsville national historic district.

LAND USE & GROWTH MANAGEMENT

Land use planning is one of the key tools Taylorsville can use to guide the future development of the Town. Good land use planning leads to orderly growth and the efficient provision of Town services to residents, businesses, and visitors, while retaining enough flexibility to adapt to changing needs and demands.

Land use planning can help create neighborhoods where daily needs are located within walking distance, support closer-knit neighborhoods which integrate with each other and the Town, and bolster the community by helping to ensure residents have access to a range of activities and amenities, including spaces for shopping, working, gathering, and enjoying nature and recreation.

Finally, land use planning helps create the conditions that will encourage economic growth without sacrificing the Town's scenic beauty and character. The desire of the Town of Taylorsville is that growth and development be guided by a unified community vision and defined by a clean environment, vibrant civic life, and preservation of the special traits which make Taylorsville an extraordinary place to live.

Three things determine the future of land use in Taylorsville:

1. The manner in which land is currently used;
2. The amount and nature of land available for new development or redevelopment;
3. The zoning and development regulations the Town uses to direct, review and manage the use of land in Town, whether that be for the creation of new businesses, industrial sites, residential subdivisions, or many other possibilities.

The Town's overall responsibility is to ensure land is developed in the most effective and appropriate way to promote the health, welfare and public interest of residents and stakeholders.

ZONING DISTRICTS

The Town of Taylorsville planning jurisdiction consists of approximately 5,027 acres. Land in Taylorsville is predominately zoned as residential, accounting for approximately 82% of the town's planning jurisdiction. The remaining 18% of the Town's planning jurisdiction is zoned as an industrial, office, commercial, or a mixed-use district.

1. **Residential District One (R1)** - The purpose of Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high-density residential development consistent with the recommendations of the Comprehensive Plan.
2. **Residential District Two (R2)** - The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development consistent with the recommendations of the Comprehensive Plan. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential uses.

3. **Residential District Two Rural (R2R)** - The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan.
4. **Residential District Three (R3)** - The purpose of Residential District Three (R3) is to foster orderly growth where the principal use of land is low density residential. The intent of this district is to allow for residential development consistent with the recommendations of the Comprehensive Plan.
5. **Office Institutional District (OI)** - The purpose of the Office Institutional District (OI) is to foster orderly growth where the principal use of land is a mixture of office, institutional, and residential. The intent of this district is to allow for office, institutional and residential development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide office, institutional, and residential development that: (1) is directed largely to Community Service Centers as defined in the Comprehensive Plan; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl.
6. **Mixed Use District (MU)** - 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.
7. **Community Commercial District (CC)** - The purpose of the Community Commercial District (CC) 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 and community 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 Transitional (RTA) or Urban (USA) in the Comprehensive Plan.
8. **Regional Commercial District (RC)** - 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.
9. **Industrial District (I)** - The purpose of the Industrial District (I) is to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for industrial

and heavy commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide industrial and heavy commercial development that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and (3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made).

10. **Waterfront Residential District (WR)** - The Waterfront Residential District (WR) is established to maintain the zoning in place prior to the adoption of this Chapter 154. This district is established for residential development on or adjacent to waterfront property, that which is navigable for small recreational-type boats and watercraft. The district is intended to maintain and promote low-density single-family development and is intended to provide protection of the existing waterfront character and environmental sensitivity, particularly the water quality and any adjacent wetlands. The WR District shall not be extended from the locations designated on the Official Zoning Map, nor shall new WR District areas be designated except where initiated by the Board of Commissioners or Planning Board. The WR District may be altered or removed with the completion of Community Plans.

The Town's Zoning Map has a strong connection to both its Existing Land Use and Future Land Use Maps. Comparing the Zoning Map with the Existing Land Use Map shows the relationship between regulation and use. Much of the area zoned for residential, and particularly lower-density residential either is used for residential purposes today or is undeveloped. In this way, the Zoning Map shows what has occurred on the ground, but it also can help show what the Town expects or desires for various pieces of land in the future. This is more clearly shown on the Future Land Use Map.

EXISTING LAND USE

A land use survey of all properties in the Town of Taylorsville Planning Area was completed. Land uses were categorized according to the following primary uses:

<i>Single-Family Residential</i>	A parcel containing a single residence.
<i>Multi-Family Residential</i>	A parcel containing a multi-family use, like apartments or a mobile home park.
<i>Institutional or Office</i>	A parcel containing any type of medical use concerned with the diagnosis, treatment, and care of human beings. This category also includes public services, and may be operated by a federal, state, or local governments, public or private utilities, public or private schools or colleges, churches, public agencies, or tax-exempt organizations.
<i>Commercial</i>	A parcel containing any type of activity involving the sale of goods or services for financial gain (commercial activity), but does not include parcels containing home occupations or medical offices.

<i>Industrial or Warehouse</i>	A parcel containing any type of business use or activity at a scale greater than home industry involving manufacturing, fabrication, assembly, warehousing, and/or storage.
<i>Agriculture or Undeveloped</i>	A parcel not in use or containing agriculture. May include some parcels with abandoned buildings.

About 85% of land in the Town is used either for residential living or is undeveloped or agricultural. Residential uses occupy the largest percentage of land in the Town, at about 46%, of acreage in the Town. Most of Taylorsville's residential make-up is single-family site-built homes with some scattered manufactured housing and small concentrations of multi-family housing.

Another 40% of land is occupied by agriculture uses or is undeveloped. Industrial or warehousing uses take up a significant portion of Taylorsville's land use at about 7%. Taylorsville's mix of land uses on the ground is relatively diverse. Its downtown core centered on Main Street includes a wide range of uses, with public and institutional areas clustered nearby on either side of Highway 16. Several large parcels holding industrial uses are also found in Taylorsville, especially in the ETJ. Most of the industrial uses on large parcels are to the north and east, though there are other scattered throughout the Town.

Land Use	Number of Parcels	Total Area (in Acres)	% Total Area (in Acres)
Agriculture or Undeveloped	639	1984.083881	39.93%
Commercial	273	340.282152	6.85%
Industrial or Warehouse	19	172.040451	3%
Institutional or Office	54	218.347158	4%
Multi-Family Residential	69	81.847272	2%
Single Family Residential	1608	2,172.07	44%
Total	2,662	4,968.68	100%



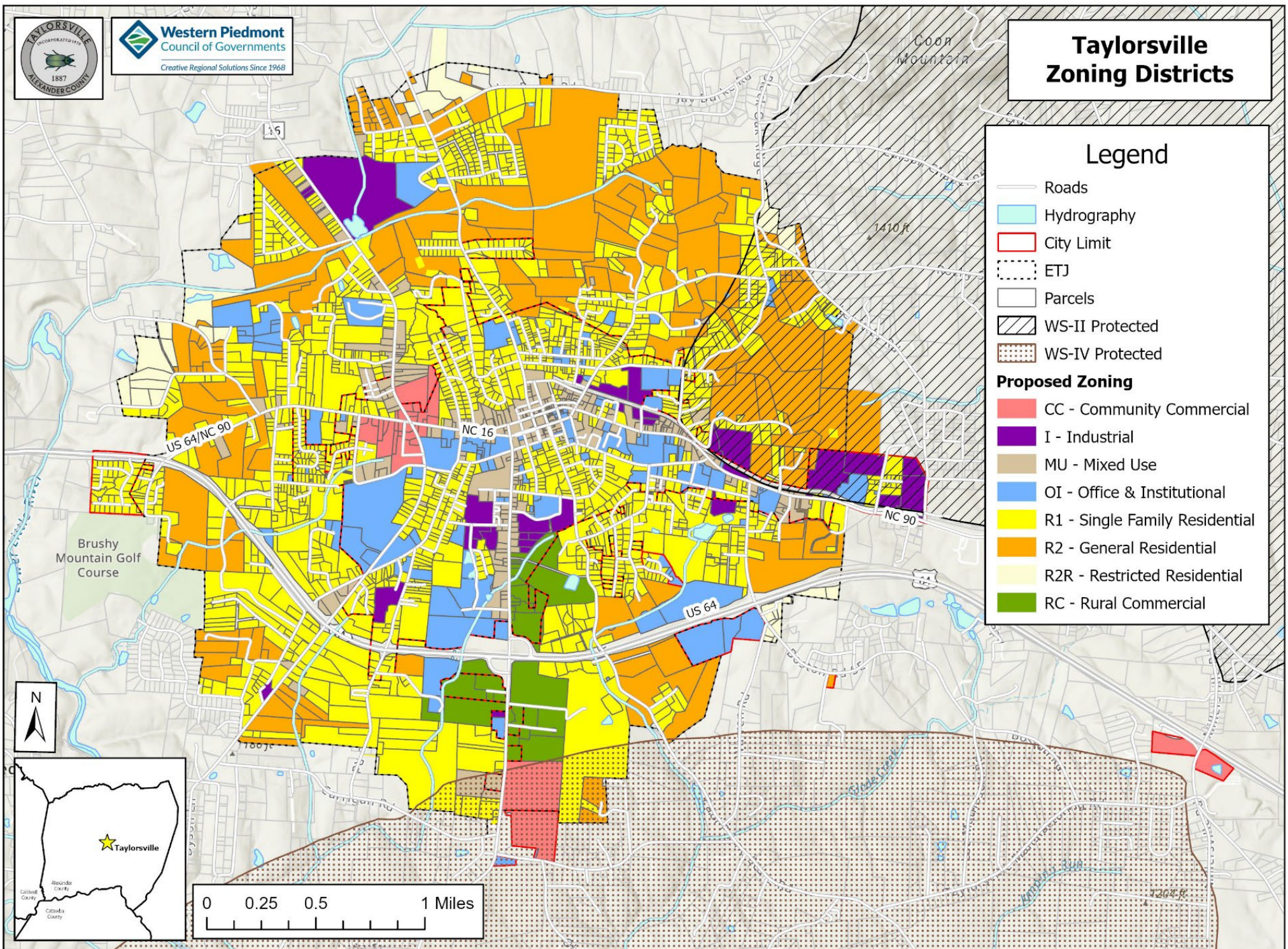
Taylorsville Zoning Districts

Legend

- Roads
- Hydrography
- City Limit
- ETJ
- Parcels
- WS-II Protected
- WS-IV Protected

Proposed Zoning

- CC - Community Commercial
- I - Industrial
- MU - Mixed Use
- OI - Office & Institutional
- R1 - Single Family Residential
- R2 - General Residential
- R2R - Restricted Residential
- RC - Rural Commercial



This map was created on October 4, 2024 and is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning departments, Alexander County GIS, and ESRI.

Project File Path: Q:\GIS_Data\projects\Kelly\TaylorsvilleCompPlans_231010
Image File Path: Q:\Planning\Planning Division\Taylorsville\Image Files\Zoning_Oct2024



Taylorsville Existing Land-Use

Legend

Existing Land Use

- Undeveloped / Agriculture
- Commercial
- Industrial
- Public / Institutional (including parks)
- Multi-Family (mobile home parks, apartments)
- Single-Family Residential

- Taylorsville Town Limits
- Taylorsville ETJ
- Parcels



0 0.25 0.5 1 Miles

State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

FUTURE LAND USE & GROWTH

Members of the Land Use Plan Advisory Committee were asked to aid in the determination of what types of future development would be appropriate for the Town of Taylorsville, where development should be located, and what development standards it should be held to.

The Future Land Use Map was developed to guide zoning and development decisions. Town of Taylorsville Staff, Planning Board and Council rely on the Future Land Use Map to guide policy decisions related to zoning, watershed regulations, and infrastructure needs. Taylorsville Planning staff and the Planning Board should review and update land use regulations to ensure their compatibility with desired types of development as recommended by the Advisory Committee.

CURRENT DEVELOPMENT

Residential development in Taylorsville has primarily been clustered within residential subdivisions. The majority of residential development has been single-family construction, with 52 new single-family homes compared to 2 multi-family residential units constructed between 2010 and 2022. During this time, 43% of all new residential development has occurred inside the town limits.

TABLE 8-3: RESIDENTIAL DEVELOPMENT, 2010 – 2022

Residential	Town of Taylorsville	Inside Town Limits	Inside ETJ	% Inside Town Limits	% Inside ETJ
Multi-Family Residential	2	2	0	4%	0%
Single-Family Residential	52	23	27	43%	53%
Total	54	25	27	47%	53%

From 2010 to 2022, new non-residential development primarily occurred along Highway 16 (See Figure 8-3: Residential & Nonresidential Development, 2010-2022). The majority of construction was new, rather than additions to existing structures. There were 25 non-residential construction permits issued between 2010 and 2022, of which 19 were new construction and 6 were additions to existing structures. From these permits, 84% of all non-residential development occurred within the town limits.

TABLE 8-3: NON-RESIDENTIAL DEVELOPMENT, 2010 – 2022

Non-Residential	Town of Taylorsville	Inside Town Limits	Inside ETJ	% Inside Town Limits	% Inside ETJ
Commercial Addition	2	2	0	8%	0%
Commercial New	13	11	2	44%	8%
Industrial Addition	0	0	0	0%	0%
Industrial New	0	0	0	0%	0%
Institutional Addition	4	3	1	12%	4%
Institutional New	6	5	1	20%	4%
Total	25	21	4	84%	16%

FUTURE LAND USE MAP

The Future Land Use Map was developed to show the Town's vision. Planning staff, Planning Board and Council rely on the Future Land Use Map to guide policy-making related to zoning, watershed regulations, and infrastructure needs.

During the preparation of this plan, the Advisory Committee expressed that they believe a design code should be established for the Downtown area (essentially the MU Downtown Overlay District) that requires landscape and streetscape requirements, façade improvements, landscaped alleyways, and the exploration of placing utilities underground. An improved streetscape should be constructed to enhance the aesthetics of the Downtown and to attract more visitors. They also believed that the Town should do what it can to support downtown building reuse and mixed-use improvements within Downtown along Main Avenue. The reintroduction of angled parking, potential discussion with property owners, and the pursuit of building reuse funds could revitalize that "downtown" area, along with establishing a volunteer downtown committee or future participation in the NC Main Street Program.

For future residential construction, the committee expressed a desire to allow for increased density and housing variety, require new subdivisions to be designed as walkable neighborhoods, and to review ordinance to allow and encourage multi-family developments or Planned Unit Developments.

For future commercial and industrial construction, the committee wanted the town to be proactive in identifying future industrial and commercial nodes, and to expand south along NC-16, as Town utilities are already available out to Millersville Road. They also believed that the town should require pedestrian facilities and heavier buffer/street yards around heavy pedestrian areas and enforce design standards for new commercial and industrial development and redevelopment. Finally, they said that the town should continue to be involved in cooperative efforts and communication with both Alexander County, Alexander County EDC, and regional partners.

Future Land Use Designations: The following future land use designations defined below are shown on the Future Land Use Map on the following page.

- **Low Density Residential:** reflects the use and regulations found in the R-1 zoning districts.
- **Rural Residential:** reflects the uses and regulations found in the R-3 zoning districts.
- **Medium Density Residential:** reflects the uses and regulations found in the R-2 zoning districts.
- **Mixed Use:** reflects a land use designated in the previous land use plan that was preceded by this document.
- **Industrial:** reflects the uses and regulations found in the M-1 and M-2 zoning districts.
- **Commercial:** reflects the uses and regulations found in the B-2 and B-4 zoning districts.
- **Downtown:** reflects the uses and regulations found in the B-1 zoning district.

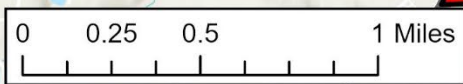
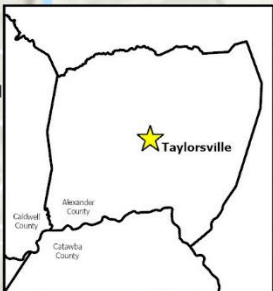
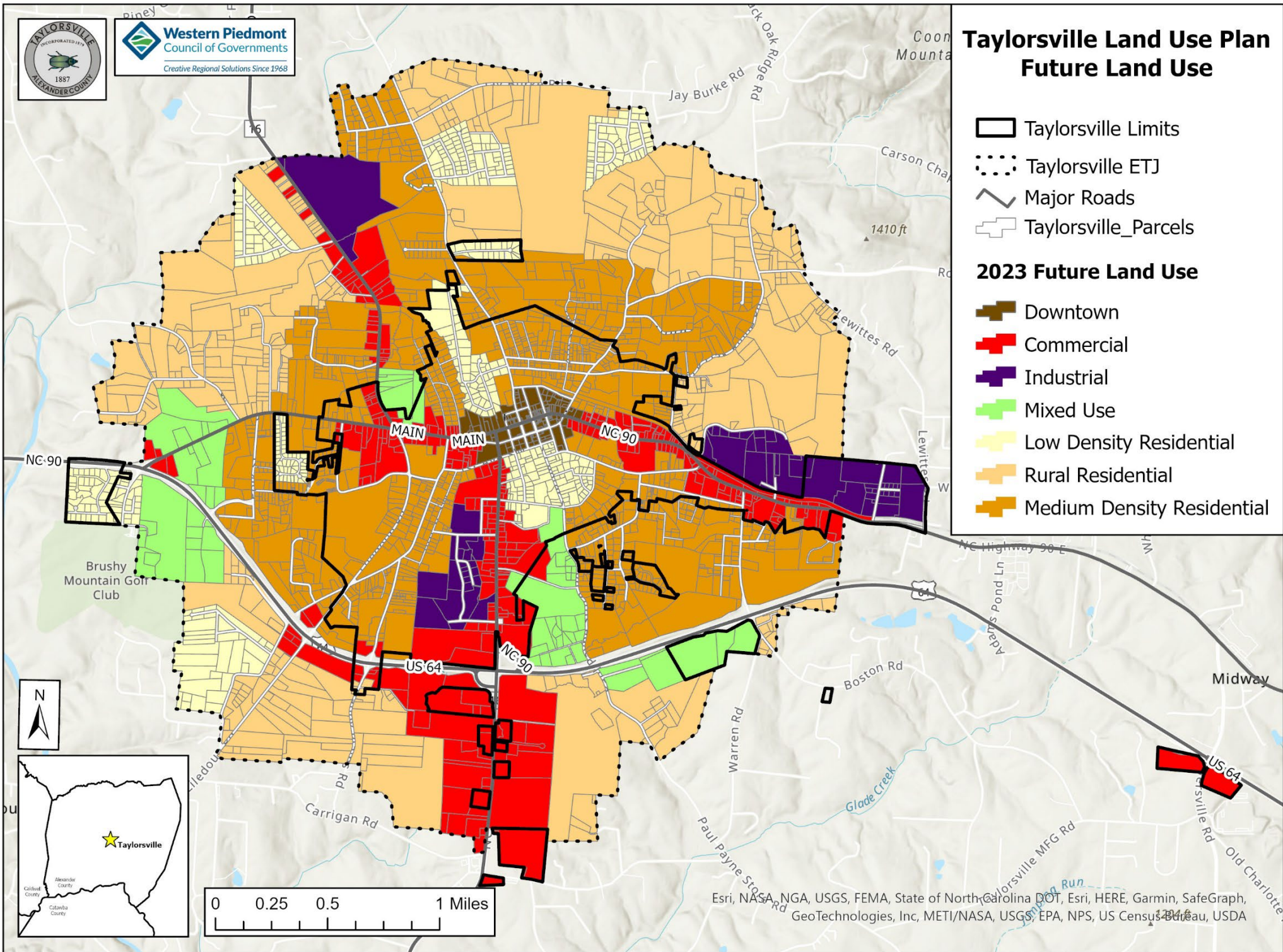


Taylorsville Land Use Plan Future Land Use

- Taylorsville Limits
- Taylorsville ETJ
- Major Roads
- Taylorsville_Parcels

2023 Future Land Use

- Downtown
- Commercial
- Industrial
- Mixed Use
- Low Density Residential
- Rural Residential
- Medium Density Residential



Esri, NASA, NGA, USGS, FEMA, State of North Carolina, DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

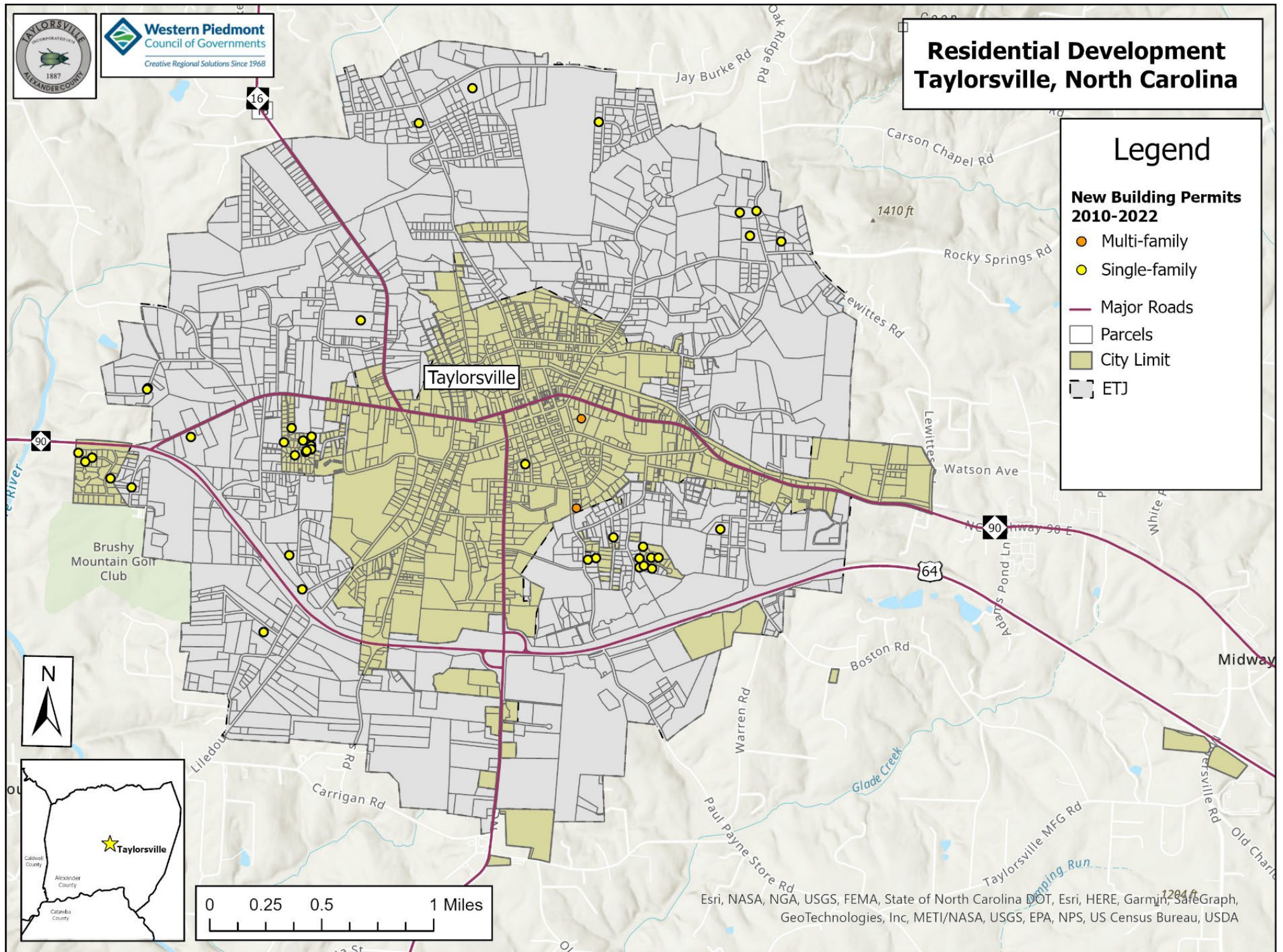


Residential Development Taylorsville, North Carolina

Legend

New Building Permits 2010-2022

- Multi-family
- Single-family
- Major Roads
- Parcels
- City Limit
- ETJ



Esri, NASA, NGA, USGS, FEMA, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



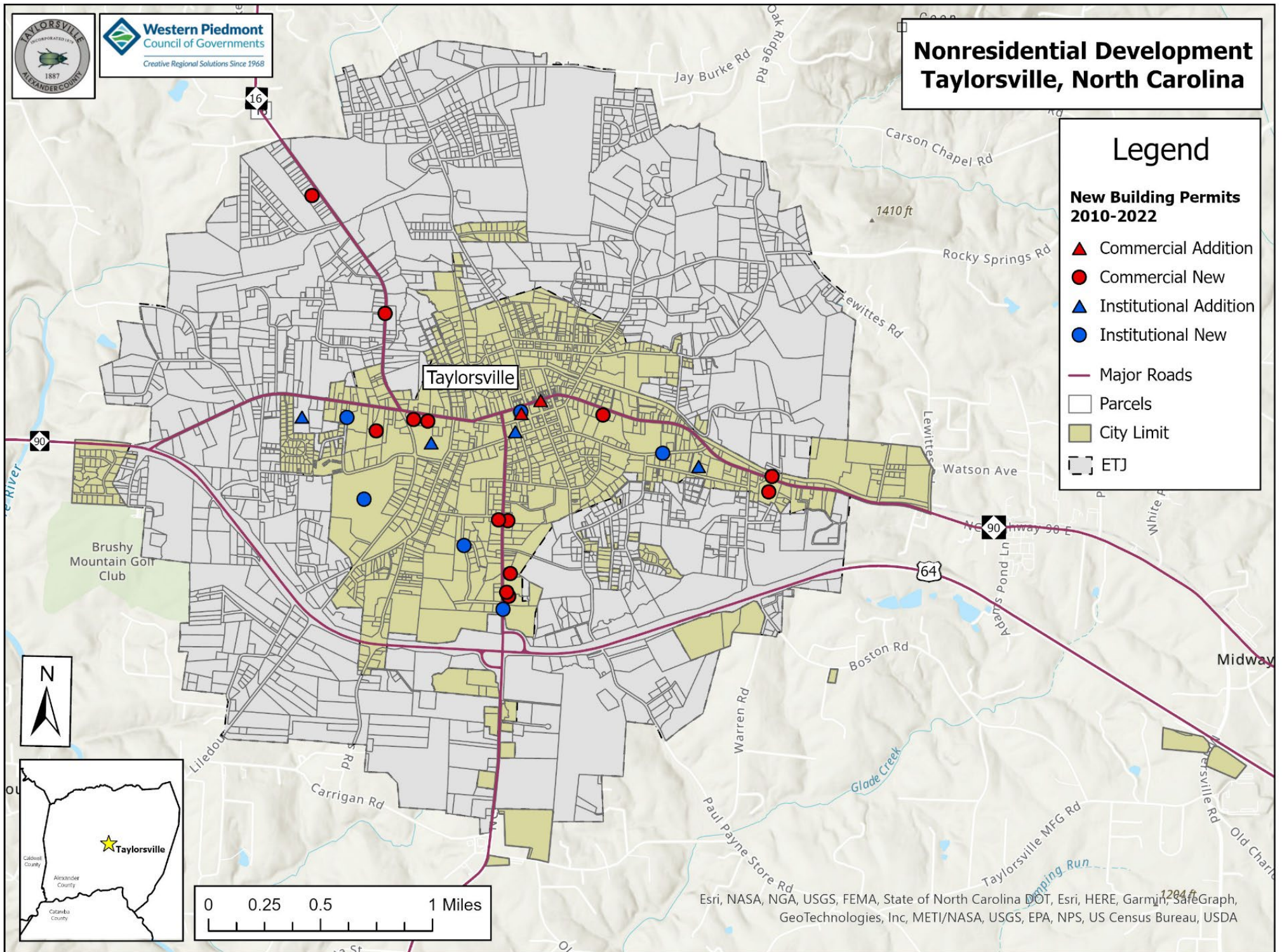
Nonresidential Development Taylorsville, North Carolina

Legend

New Building Permits 2010-2022

- ▲ Commercial Addition
- Commercial New
- ▲ Institutional Addition
- Institutional New

- Major Roads
- Parcels
- City Limit
- ETJ



Esri, NASA, NGA, USGS, FEMA, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

LAND USE & GROWTH MANAGEMENT RECOMMENDATIONS

Downtown

1. A design code should be established for the Downtown Overlay Zoning District and Downtown area.
 - a. Require landscape and streetscape requirements.
 - b. Require façade improvements for redeveloped buildings.
 - c. Consider installing underground utilities along Main Street as part of a larger streetscape plan.
 - d. Consider developing an “alleyway” design guideline within the Downtown area.
 - e. All loading, storage, refuse and maintenance areas should be heavily landscaped and located at the rear of buildings.
 - f. Promote the expansion of the sidewalk network in Taylorsville by
 - i. Requiring all businesses to install sidewalks in areas that are reasonably expected to attract pedestrian traffic;
 - ii. Requiring sidewalks and/or greenways in new major subdivisions;
 - iii. Promoting connections of existing sidewalks through a Pedestrian, Greenway and Bicycle Plan.
2. Mixed uses should be more common in downtown – especially due to a lot of existing infrastructure (multi-floor commercial)
3. Volunteer downtown committee or future participation in the NC Main Street Program.
4. The Town should do *what it can* to support downtown building reuse and mixed-use improvements along Main Avenue, from the intersection with Main Avenue Drive, to the intersection of Main Avenue and 2nd Street NW. The reintroduction of angled parking, potential discussion with property owners, and the pursuit of building reuse funds could revitalize that "downtown" area. 2nd story apartments above shop-fronts could be a benefit.
5. Use a consulting firm for development of renderings of what the Downtown could look like with streetscaping, angled parking, parklets and improved directional signage that could be submitted for grants.

6. Conduct a study for traffic and pedestrian crossings within the downtown area to improve safety and efficiency.

Commercial & Industrial

1. Be proactive in identifying future industrial and commercial nodes and ensure that zoning aligns with identified areas of promise.
2. Not a lot of industrial is permitted with zoning – expand south with potential industrial zoning on appropriate parcels.
3. Continue to be involved in cooperative efforts and communication with both Alexander County, Alexander County EDC, and regional partners.
4. Several undeveloped lots are currently zoned H-C and should be reviewed for possible industrial zoning.
5. Explore the opportunity to continue expanding South along NC-16, as Town utilities are already available out to Millersville Road.
6. Require pedestrian facilities and heavier buffer/street yard around heavy pedestrian areas (i.e. Food Lion). Taylorsville should prioritize bicycle and pedestrian connectivity around the Food Lion area.
7. Enforce design standards for new commercial and industrial development and redevelopment. Building facades should be well-articulated and blank walls should be avoided.

Residential

1. Allow for increased density and housing variety.
2. Require new subdivisions to be designed as walkable neighborhoods, which include the following pedestrian amenities:
 - a. Connected streets: Encourage connectivity between subdivisions by limiting the length of cul-de-sacs and requiring stub-out streets to adjacent vacant properties. Inform residents that “stub-outs” are not dead-end streets and are designated for future connections.
 - b. Pedestrian sidewalk connections within the development and to commercial, recreational and mixed-use destinations.

- c. Street trees, street lighting, and planting strips should be encouraged through the development.
- d. Open spaces:
 - i. Provide 20% common open space in major single-family residential subdivisions that is accessible and usable for recreation.
 - ii. Stormwater retention areas should be designed as community amenities such as a park or as part of an open space area. Encourage tree preservation by prohibiting clear-cutting during construction and requiring cut trees to be replaced.
- 3. Review ordinance to allow and encourage multi-family developments or Planned Unit Developments.

General Land Use Recommendations

- 1. A diversified tax base is needed – more commercial, industrial and diversity of housing.
 - a. The area between US 64 and Macedonia Church Road presents opportunities for such growth.
- 2. Ordinance amendments to incorporate comprehensive plan ideas.
 - a. Incentivize some areas for development
 - b. Requiring sidewalk
 - c. Higher density district
 - d. Commercial district
 - e. Connectivity and design
- 3. Building re-use and redevelopment for residential, mixed-use, commercial, or industrial.
- 4. Minimize suburban sprawl and be prepared to expand town limits and utilities to outside area development.
- 5. The Town should consider re-establishing its own zoning code separate from the county in order to more easily achieve its own land use goals.
- 6. The Town should consider expanding staff capacity to handle Code Enforcement and dedicating a planning and development position.

7. The Town should prioritize planning as a municipal function for both land use and development purposes by increasing staff capacity to seek and administer any and all grant funds related to revitalization or reuse.

DRAFT

REZONING ANALYSIS

PETITION: Rezoning 24-07

APPLICANT: Scotty Miller

OWNER: Scott Miller

PROPERTY LOCATION: 791 Black Oak Ridge Rd., Taylorsville, NC

PIN: 3860 00 9048

ACREAGE: Approximately 1.8 acres

REQUESTED ACTION: The applicant has submitted a petition requesting to rezone the property from Residential District One (R1) to Residential District Two (R2).

DEVELOPMENT POTENTIAL: As currently zoned, the subject property could be used for medium to high density residential development.

BACKGROUND: The applicant has submitted a petition requesting to rezone the parcel from R1 to R2. This rezoning would allow for the use of doublewide manufactured housing.

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*, (where applicable) and the stated Purpose and Intent of this zoning ordinance. **(Please refer to Page 6 for more detail);**

The vicinity in which the subject property is located is classified Urban Services Area (USA) by the Alexander County Future Land Use Plan. Residential District Two (R2) is typically meant to be utilized in areas designated as Transitional in the Comprehensive plan. Wide ranges of residential densities will exist. Policies should favor higher density development, but should be consistent with natural constraints and the availability of urban services. Public water is available, but there is no public sewer. Due to this constraint of urban services, this parcel is a reasonable candidate for Residential District Two (R2) uses by the estimation of the Future Land Use map.

Within the Land Use Policies section of the Alexander County Comprehensive Plan are 5 goals and policies that address development. A brief explanation of the goals, and how the development proposal fits in with the goals is provided below.

- *Adopt land use regulations that are clear, equitable and reasonably focused on addressing the needs of Alexander County.*
 - Residential District Two Rural (R2R) zoning allows allow for low to medium density residential development and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA), but due to the lack of public sewer is a

reasonable candidate for this portion of the Urban Services Area (USA).
(see page 5)

- *Promote the development of a diversified and balanced mix of land uses in the county.*
 - The area surrounding this parcel is R1 and R2. This area is a primarily residential in nature.
- *Direct growth to areas where essential services and infrastructure are present, and protect sensitive natural areas and key historic/cultural resources from extensive development.*
 - This parcel is located in the Watershed II Balance of Watershed area. All development will go through the standard zoning process and be required to meet the maximum BUA for WS II BW. There is public water available, but not public sewer. There is no sidewalk currently available.
- *Aim to mitigate common negative impacts of new development.*
 - This property would be required follow all requirements of the Land Development Code for any new development.
- *Encourage and develop land use regulations that help to promote and preserve Alexander County's sense of place.*
 - The sense of place will be preserved by continuing a residential use district in a primarily residential area.

In evaluating the development proposal with the goals outlined within the Alexander County Comprehensive Plan staff feels the request is **consistent** with the comprehensive plan.

Section 154.3 of the Alexander County Land Development Code contains its Purpose. This section contains six (6) specific items which these regulations are intended to uphold. These are as follows:

- Provide adequate light and air;
 - Any and all improvements that are to take place on the property will be required to follow all applicable development regulations, including lighting and applicable environmental regulations.
- Prevent overcrowding of land;
 - Any future development will meet the requirements for site layout based on the regulations contained within the Alexander County Land Development Code.
- Avoid undue concentration of the population;
 - Any future development occurring on the subject property will be limited to the density allowed by the Alexander County Land Development Code.
- Lessen congestion on roads;
 - Any future development occurring on the subject property will be required to adhere to the access management, traffic impact studies, and all NCDOT related development regulations in the Land Development Code.

- Secure safety from fire, panic and dangers;
 - *Any future development occurring on the subject property will be required to adhere to all state and local building, fire, and flood zone related development regulations. Such regulations will ensure proper protections are provided for the patrons of the subject property, as well as the residents of the surrounding area.*
 - Facilitate the efficient and adequate provision of transportation, water sewerage, schools, parks and other public requirements;
 - *Any future development that occurs on the property will be evaluated as to what impacts, if any, will be placed upon nearby public infrastructure.*
2. Existing land uses within the general vicinity of the subject property **(Please refer to Page 5 for more detail):**
- North: *The properties to the north are occupied by residential uses;*
- South: *The properties to the south are occupied by residential uses;*
- East: *The properties to the east are occupied by residential uses;*
- West: *The properties to the west are occupied by residential uses.*
3. The zoning classification of property within the general vicinity of the subject property **(Please refer to Page 6 for more detail):**
- North: *The properties to the north are zoned Residential District One (R1);*
- South: *The properties to the south are zoned Residential District One (R1) and Residential District Two (R2);*
- East: *The properties to the east are zoned Residential District One (R1) and Residential District Two (R2);*
- West: *The properties to the west are zoned Residential District Two (R2);*

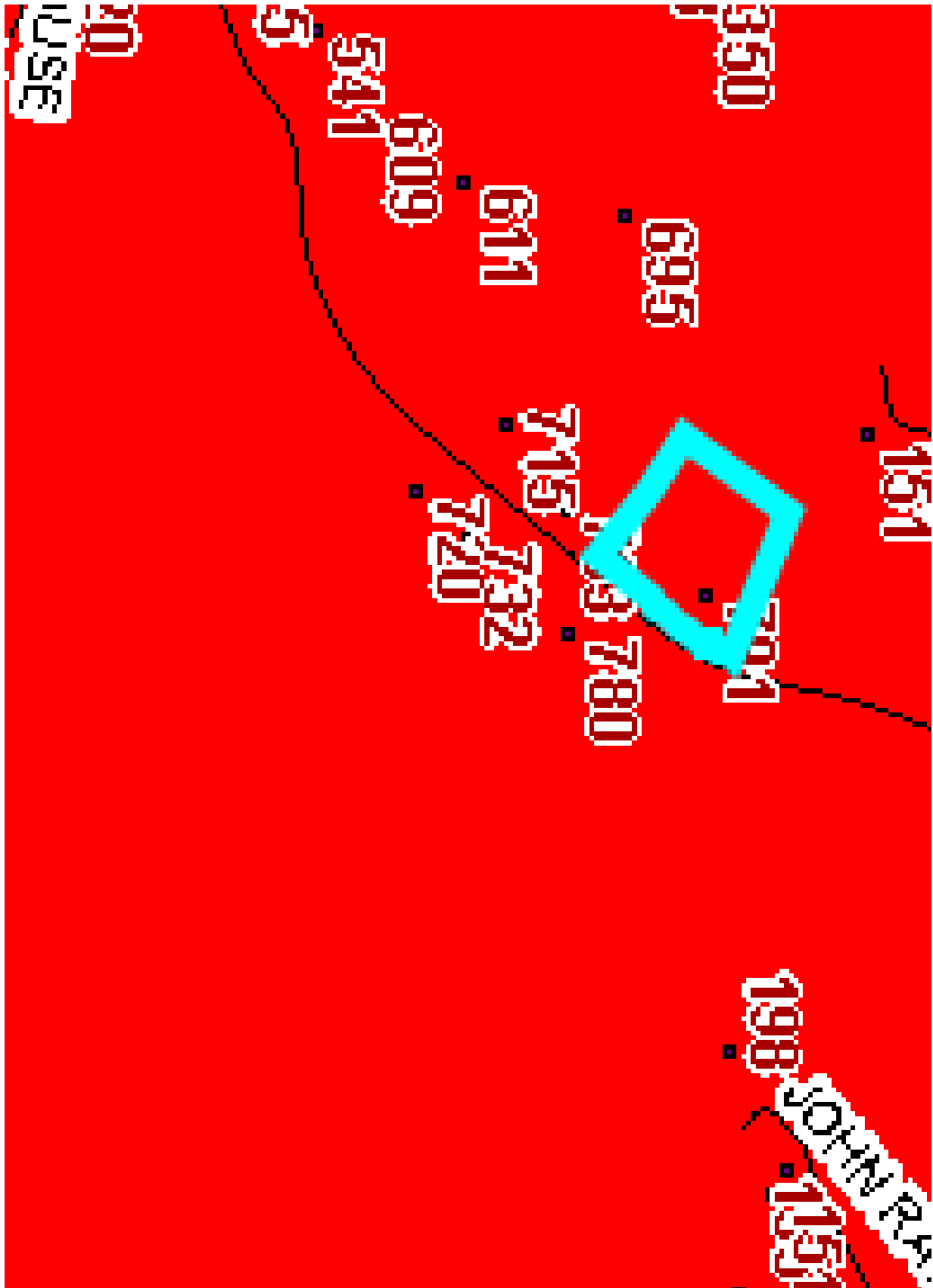
RECOMMENDED ACTION:

The Alexander County Planning Board conducted a public hearing on October 10, 2024, to consider the petition. During the public hearing, the applicant provided the Board with an overview of the proposed changes.

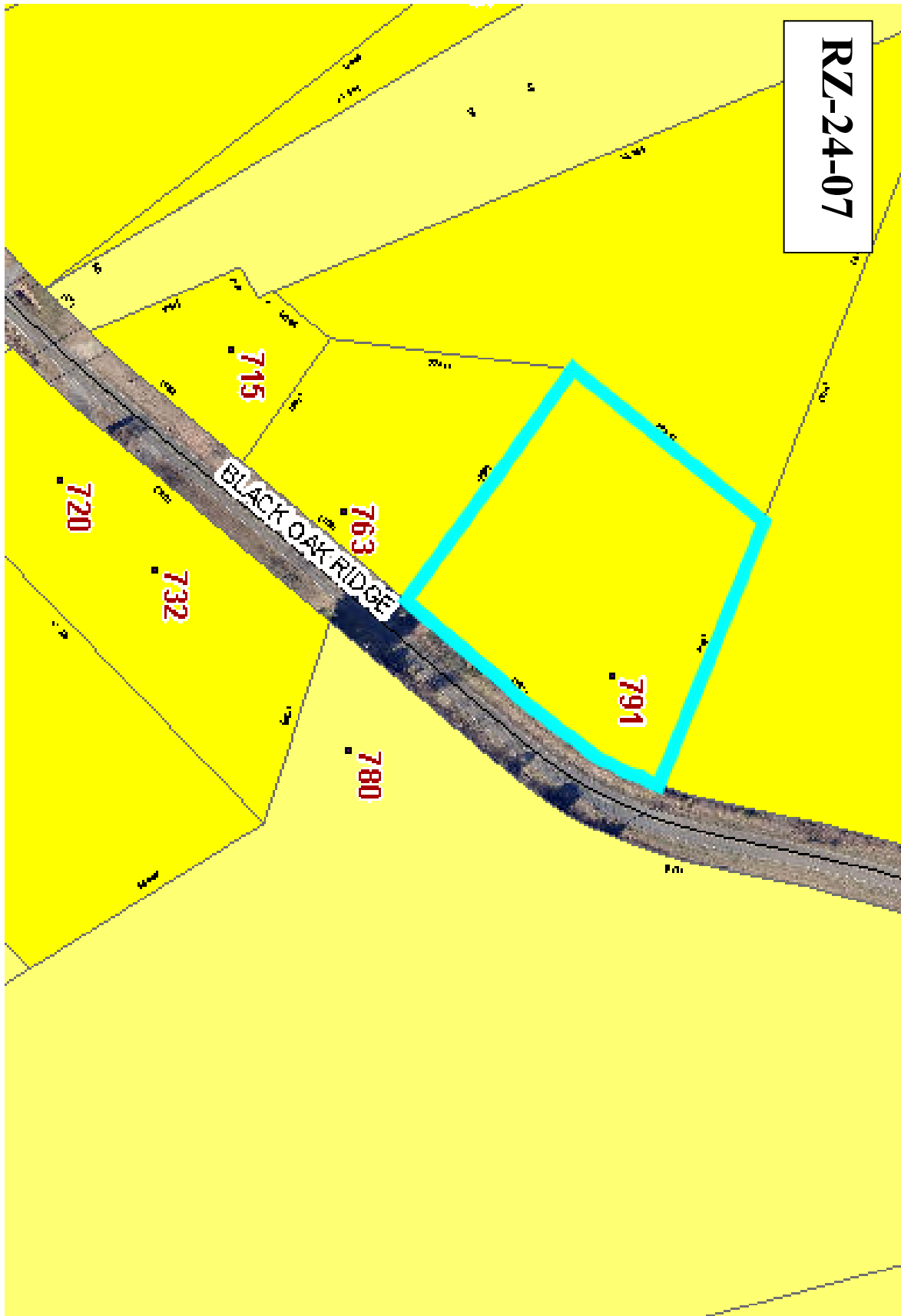
Upon closing the public hearing, the Alexander County Planning Board acknowledged the petition's consistency with the Alexander County Comprehensive Plan. Based upon its findings, the Alexander County Planning Board voted unanimously to recommend approval of the petition. Staff concurs with the recommendation of the Alexander County Planning Board.

CITIZEN INPUT:

Staff has received two inquiries regarding this rezoning petition as of October 25, 2024.



RZ-24-07





ORDINANCE NO. _____

AN ORDINANCE OF THE TAYLORSVILLE TOWN COUNCIL AMENDING THE OFFICIAL TAYLORSVILLE ZONING ATLAS TO REZONE +/- 1.8 ACRES OF PROPERTY LOCATED ON BLACK OAK RIDGE RD. FROM RESIDENTIAL DISTRICT ONE (R1) TO FROM RESIDENTIAL DISTRICT TWO (R2).

WHEREAS, Section 154.344 of the Alexander County Land Development Code provides for amendments to the Official Zoning Atlas; and

WHEREAS, the County has petitioned to rezone +/-1.8 of property located on Black Oak Ridge Rd.; and

WHEREAS, the Alexander County Planning Board considered the proposed rezoning during a public hearing on October 10, 2024, and forwarded a recommendation of approval to the Town Council; and

WHEREAS, the Town Council has found Petition RZ-24-07 to be in conformance with the Alexander County Comprehensive Plan and Land Development Code,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF TAYLORSVILLE, NORTH CAROLINA, THAT THE REZONING OF PROPERTIES LOCATED ON HIGHWAY EAST MAIN AVE. IS APPROVED.

SECTION 1. Findings of fact.

1. The subject property is located at 791 Black Oak Ridge Rd. and identified as PIN 3860 00 9048.
2. The rezoning request is intended to further implement the findings and recommendations of the *Alexander County Comprehensive Plan*.
3. The rezoning of the property is consistent with the *Alexander County Comprehensive Plan*.

SECTION 2. All ordinances or provisions of the Alexander County Land Development Code which are not in conformance with the provisions of the Amendment occurring herein are repealed as of the effective date of this Ordinance.

SECTION 3. Statement of Consistency and Reasonableness

Upon considering the matter, the Taylorsville Town Council found:

1. Consistency of the proposed zoning with the *Land Development Code* and the stated Purpose and Intent of this Zoning Ordinance;

The vicinity in which the subject property is located is classified Urban Services Area (USA) by the Alexander County Future Land Use Plan. Residential District Two (R2) is typically meant to be utilized in areas designated as Transitional in the Comprehensive plan. Wide ranges of residential densities will exist. Policies should favor higher density development, but should be consistent with natural constraints and the availability of urban services. Public water is available, but there is no public sewer. Due to this constraint of urban services, this parcel is a reasonable candidate for Residential District Two (R2) uses by the estimation of the Future Land Use map.

Within the Land Use Policies section of the Alexander County Comprehensive Plan are 5 goals and policies that address development. A brief explanation of the goals, and how the development proposal fits in with the goals is provided below.

- *Adopt land use regulations that are clear, equitable and reasonably focused on addressing the needs of Alexander County.*
 - Residential District Two Rural (R2R) zoning allows allow for low to medium density residential development and rural commercial and light industrial development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA), but due to the lack of public sewer is a reasonable candidate for this portion of the Urban Services Area (USA).
- *Promote the development of a diversified and balanced mix of land uses in the county.*
 - The area surrounding this parcel is R1 and R2. This area is a primarily residential in nature.
- *Direct growth to areas where essential services and infrastructure are present, and protect sensitive natural areas and key historic/cultural resources from extensive development.*
 - This parcel is located in the Watershed II Balance of Watershed area. All development will go through the standard zoning process and be required to meet the maximum BUA for WS II BW. There is public water available, but not public sewer. There is no sidewalk currently available.
- *Aim to mitigate common negative impacts of new development*
 - This property would be required follow all requirements of the Land Development Code for any new development.
- *Encourage and develop land use regulations that help to promote and preserve Alexander County's sense of place.*
 - The sense of place will be preserved by continuing a residential use district in a primarily residential area.

In evaluating the development proposal with the goals outlined within the Alexander County Comprehensive Plan staff feels the request is **consistent** with the comprehensive plan.

SECTION 4. This Ordinance shall become effective upon adoption.

ORDAINED by the Town Council of Taylorsville, North Carolina, this, the ____ day of _____, 2024.

(SEAL)

THE TOWN OF TAYLORSVILLE, a
North Carolina Municipal Corporation

Attest:

Yolanda Prince, Town Clerk

By: _____
George Holleman, Mayor

Town of Taylorsville Technology Use and Content Policy

Purpose:

The purpose of this policy is to ensure compliance with North Carolina General Statute G.S. 143-805, prohibiting the viewing, accessing, or saving of pornography on devices and networks owned, leased, maintained, or otherwise controlled by the Town of Taylorsville. This policy also establishes guidelines for appropriate use of the Town's technology resources and sets forth disciplinary measures for violations.

Scope:

This policy applies to all employees, elected officials, appointees, and contractors using any device or network owned, leased, maintained, or otherwise controlled by the Town of Taylorsville. This includes but is not limited to computers, mobile phones, tablets, and internet networks provided by the Town.

Definitions:

- **Pornography:** As defined by G.S. 143-805, pornography refers to any material depicting sexual activity, with sexual activity defined in G.S. 14-190.13.
- **Devices:** Any equipment capable of connecting to a network, including but not limited to computers, smartphones, tablets, and other internet-enabled devices.
- **Networks:** Any internet access or internal network provided, maintained, or controlled by the Town of Taylorsville.

Policy:

1) Prohibited Use:

- a) Town employees, elected officials, appointees, contractors, and other users shall not view, access, store, or attempt to view pornography on any device or network owned, leased, maintained, or otherwise controlled by the Town of Taylorsville.
- b) Unauthorized use of the Town's technology resources to access pornography is strictly prohibited.

2) Permitted Use (Exceptions):

- a) Law enforcement officials, attorneys, and others engaged in official investigations, prosecutions, or court proceedings related to crimes, including sexual offenses, may access material considered pornography only as necessary to fulfill their official duties.
- b) IT personnel, cybersecurity staff, and other officials working to identify, prevent, or mitigate security threats may view such material only as required for performing their duties.
- c) Any official or employee who believes their work may involve viewing or handling material deemed pornography must ensure that it falls within these exceptions and seek prior approval from their supervisor or department head.

3) **Monitoring and Reporting:**

- a) The Town of Taylorsville reserves the right to monitor its devices and networks for unauthorized use.
- b) Instances of unauthorized viewing, attempted viewing, or saving of pornography on the Town's devices or networks must be reported to the Town Manager's Office immediately.
- c) The Town will submit an annual report to the State Chief Information Officer (CIO) on any unauthorized viewing or attempted viewing incidents as required by G.S. 143-805(f).

4) **Policy Implementation and Review:**

- a) By January 1, 2025, all employees, elected officials, and appointees must ensure that any pornography saved or stored on Town-owned devices is deleted.
- b) The Town of Taylorsville will review and update this policy annually to comply with state requirements and to address any technological or operational changes.

5) **Disciplinary Action:**

- a) Any violation of this policy will result in disciplinary action, up to and including termination of employment or removal from office, as deemed appropriate by the Town of Taylorsville in accordance with its personnel policies.

Effective Date:

This policy is effective immediately and shall be reviewed annually to ensure ongoing compliance with state law and the needs of the Town

Adopted November 5, 2024

George Holleman, Mayor

Town of Taylorsville Technology Use
and Content Policy
Acknowledgment Receipt

I hereby acknowledge that I have received and reviewed a copy of the Town of Taylorsville's Technology Use and Content Policy. I further acknowledge my responsibility for adhering to the contents of this policy and understand that I should contact the Human Resources Director in the event I have a question or need clarification.

Printed Name:

Signature:

Date:

Town of Taylorsville



RESOLUTION NO. 13-2024

Resolution of Support for the NC Department of Commerce Rural Economic Development Division to Assist in the Creation of an Economic Development Strategic Plan for the Town of Taylorsville

WHEREAS, the Town of Taylorsville recognizes the importance of strategic economic development to enhance community prosperity, attract investment, and improve the quality of life for all residents; and

WHEREAS, the Town of Taylorsville seeks to support a coordinated approach to economic development that aligns with community values, leverages local assets, and promotes sustainable growth; and

WHEREAS, the NC Department of Commerce Rural Economic Development Division provides expertise, resources, and technical assistance to rural communities in North Carolina to support economic resilience and growth; and

WHEREAS, collaboration with the NC Department of Commerce Rural Economic Development Division will allow the Town of Taylorsville to work closely with staff, local elected officials, and community stakeholders to develop a comprehensive economic development strategic plan tailored to the unique needs and opportunities of Taylorsville; and

WHEREAS, a well-defined economic development strategic plan will serve as a roadmap for future projects, partnerships, and investments that align with the Town's goals for economic vitality, job creation, infrastructure development, and quality-of-life improvements;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Taylorsville, North Carolina, that:

1. **The Town of Taylorsville hereby formally supports** the NC Department of Commerce Rural Economic Development Division in collaborating with town staff, elected officials, and community stakeholders to develop an economic development strategic plan.
2. **The Town Council commits to actively engaging** with the NC Department of Commerce and all relevant parties to ensure the strategic plan reflects the aspirations, needs, and resources of the Taylorsville community.
3. **The Town Council designates** the Town Manager to serve as the primary point of contact for coordinating efforts with the NC Department of Commerce, facilitating communications, and providing necessary information and support for the planning process.
4. **The Town of Taylorsville looks forward to fostering** an inclusive, transparent, and productive planning process with the NC Department of Commerce Rural Economic Development Division

and community stakeholders, with the goal of creating a clear vision and actionable steps for the Town's economic development future.

This Resolution shall take effect immediately upon its adoption.

Adopted this _____ day of _____, **2024**.

APPROVED:

Geroge Holleman, Mayor
Town of Taylorsville, North Carolina

ATTEST:

Yolanda Prince, Town Clerk

Town of Taylorsville

“The Brushy Mountain Gateway”

67 Main Avenue Drive

Taylorsville, North Carolina 28681

828.632.2218 (Phone) • 828.632.7964 (Fax)

www.taylorsvillenc.com

Resolution of Intent Re-Establishment of Taylorsville ABC Board

WHEREAS, The Taylorsville ABC Board was established by referendum in the 1965; and

WHEREAS, In February, 2012, the Catawba County ABC Board and the Taylorsville ABC Board merged; and

WHEREAS, the ABC Board has operated as a consolidated board since that time; and

WHEREAS, the Catawba County ABC Board now deems it advantageous for the two boards to operate individually; and

WHEREAS, pursuant to state law, dissolutions of consolidated ABC Boards must be approved by the local government board and North Carolina Alcoholic Beverage Control Commission; and

WHEREAS, the Catawba ABC Board, Catawba County Commissioners, and the Taylorsville Town Council have all asked for the dissolution of the merger to be approved by the NC ABC Commission;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Taylorsville that the Town of Taylorsville ABC Board be re-established as a stand-alone board effective on January 1, 2025.

Adopted the _____ day of _____, 20_____.

George B. Holleman, Mayor

ATTEST:

Yolanda Prince, Town Clerk

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:

Record the financing of a new patrol vehicle.

Account # and Title	Amount	Account # and Title	Amount
Amendment: 10.3330.0000 Loan Proceeds - TSB	\$38,175.00	Amendment: 10.5100.7400 Capital Outlay - Patrol Vehicle	\$ 38,175.00
Total	\$38,175.00	Total	\$38,175.00

Reason and justification for Amendment:

Financing was completed through Taylorsville Savings Bank.

2023 Dodge Charger

Department Head Approval	Date	Finance Director Review	Date
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Date Approved:

Town of Taylorsville
BUDGET AMENDMENT

Distribution:

Original - Town Clerk

Copy - Town Manager/Board of Commissioners

FUND	General Fund	FUNCTION	PROGRAM AREA	ACTIVITY
		Amendment		

The following amendment(s) is required:

Purchase of Mosca Christmas Tree

Account # and Title	Amount	Account # and Title	Amount
Transfer:		Transfer:	
10.5600.3400	\$ (5,947.00)	10.4100.7400	\$5,947.00
Downtown / Town Branding		Capital Outlay - Christmas Tree	
Total Transfer:	\$ (5,947.00)	Total Transfer:	\$5,947.00
Amendment:		Amendment:	
10.3990.0100	\$40,465.00	10.4100.7400	\$ 40,465.00
General Fund - Fund Balance		Capital Outlay - Christmas Tree	
Total Amendment	\$40,465.00	Total Amendment	\$40,465.00

Reason and justification for Amendment:

Transfer the remainder of Downtown / Town Branding expense to help with the purchase of the Christmas Tree.

Department Head Approval	Date	Finance Director Review	Date
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Date Approved: 										
Town of Taylorsville <u>BUDGET TRANSFER</u>										
<u>Distribution:</u> Original - Town Clerk Copy - Town Manager/Board of Commissioners										
FUND	General Fund	FUNCTION	Transfer							
PROGRAM AREA		ACTIVITY								
The following transfer(s) is required:										
Town's contribution for Central Alexander Fire Department's ATV grant										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">Account # and Title</th> <th style="width: 20%;">Amount</th> </tr> <tr> <td>10.9990.0000 Contingency Appropriation</td> <td style="text-align: right;">-\$2,000.00</td> </tr> </table>	Account # and Title	Amount	10.9990.0000 Contingency Appropriation	-\$2,000.00		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">Account # and Title</th> <th style="width: 20%;">Amount</th> </tr> <tr> <td>10.6900.9701 Taylorsville Fire Dept. ATV Grant</td> <td style="text-align: right;">\$2,000.00</td> </tr> </table>	Account # and Title	Amount	10.6900.9701 Taylorsville Fire Dept. ATV Grant	\$2,000.00
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10.6900.9701 Taylorsville Fire Dept. ATV Grant	\$2,000.00									
Total (\$2,000.00)		Total \$2,000.00								
Reason and justification for Transfer Request:										
Department Head Approval		Finance Director Review								
Date		Date								