

1. Agenda

Documents:

[PB AGENDA FEB 2026.PDF](#)

1.I. Staff Report

Documents:

[2602-1_HUFFMAN_PB STAFF REPORT.PDF](#)

1.I.i. BoC Staff Report

Documents:

[2602-1_HUFFMAN_BOC STAFF REPORT.PDF](#)

1.II. Short-Term Rentals Staff Report

Documents:

[STR TEXT AMENDMENT_12192025_2ND PB FOR VOTE.PDF](#)

1.II.i. 2 4 2026 PB Minutes

Documents:

[2 4 2026 PB MINUTES.PDF](#)

IREDELL COUNTY PLANNING BOARD

Kristi Pfeufer, Chair
Doug Holland, Vice-Chair
Jerry Santoni
Richard Renegar, Alt.

Tracy Jenkins
Robert Palmes
Raymond Burnette
Larry Payne, Alt.

Lisa Meier
Andy Webster
Ronda Hoke

February 4, 2026

NC Cooperative Extension Center
444 Bristol Dr
Statesville, North Carolina
6:00 p.m.

AGENDA

Call to Order

Consideration of Rezoning Request

Case #2602-1

Owner/Applicant Amanda “Mandy” Huffman, Anchor Management Team, LLC is requesting to rezone a parcel of land along Taylorsville Hwy, approximately 42.65 acres, from Light Manufacturing (M-1) back to Residential Agricultural (RA). This is a conventional request, with no additional agreed upon conditions presented at this time.

Consideration of Text Amendments (*For Recommendation*)

- Short-Term Rentals

Other Business

Approval of **January 7, 2026**, Meeting Minutes

Committee Assignments – ***Site Visits: Friday, February 13, 2026***

Adjournment

**Iredell County
PLANNING & DEVELOPMENT**



PLANNING STAFF REPORT
REZONING CASE # 2602-1
STAFF PROJECT CONTACT: Leslie M. Meadows

EXPLANATION OF THE REQUEST

This is a request to rezone a parcel of land along Taylorsville Hwy, approximately 42.65 acres, from Light Manufacturing (M-1) back to Residential Agricultural (RA). This is a conventional request, with no additional agreed upon conditions presented at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Amanda “Mandy” Huffman, *Anchor Management Team, LLC*

PROPERTY INFORMATION

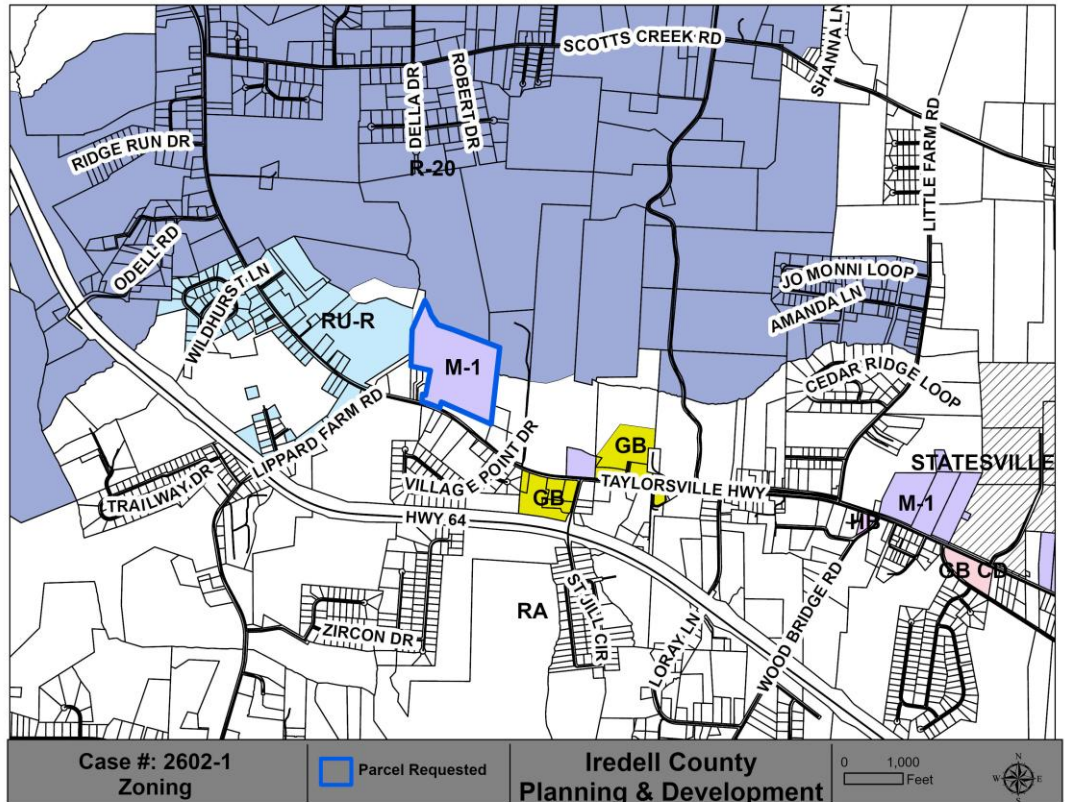
ADDRESS/LOCATION: Adjoining 4196 Taylorsville Highway. More specifically, PIN: 4715093707.000.

SURROUNDING LAND USE: Adjoining properties in all directions are still residential in nature, including a mix of various residential zoning districts. Rural Residential (RU-R) to the west, R-20 to the north northeast, and Residential Agricultural (RA) to the east and to the south. Commercial uses, Light Manufacturing (M-1) and General Business (GB) districts, exist farther to the east.

SIZE: The total acreage to be rezoned includes approximately 42.65 acres.

EXISTING LAND USE: Vacant, forest land.

ZONING HISTORY: The parcel was originally zoned Residential Agricultural (RA) when county-wide zoning was established in 1990. In 2019, the landowner/applicant Anchor Management



Team, LLC was granted approval to rezone the property from Residential Agricultural (RA) to Light Manufacturing (M-1) for relocation/expansion of their established traffic control operation, which has existing headquarters elsewhere. The property was never developed due to anticipated complications related to access. Approval of a commercial driveway permit necessitates the required Alexander County Railroad Crossing to be installed by the developer.

OTHER JURISDICTIONAL INFORMATION: Per the 2045 Horizon Plan, the property is not located within the utility tier of any municipality. The property is entirely within unincorporated Iredell County's jurisdiction.

OTHER SITE CHARACTERISTICS: The property is not located within a regulated Watershed Area, and is not in a flood hazard zone.

UTILITIES: Currently, this site is served by private septic only, with water provided via Energy United.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: According to the current CRTPO Comprehensive Transportation Plan (CTP), Taylorsville Highway is recognized as an existing major thoroughfare. Currently, there are no recommendations for improvements along this section of Taylorsville Highway. The closest and most recent NCDOT annual average daily traffic count is west of the site along Taylorsville Highway, near Odell Road, approximately 2,800 vehicles per day in 2023. The speed limit along this section of Taylorsville Highway is 50 mph.

SCHOOLS: This is a commercial rezoning and should have no implications on local schools' capacity.

EMERGENCY SERVICES: This proposal has been reviewed by the Iredell County Fire Marshal's Office and Iredell County EMS. Neither office expressed any concerns regarding the request.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: An official site plan must be submitted to the Planning & Development Department for review to subdivide or develop the property. Zoning requirements such as parking, landscaping, and buffering will be reviewed at such time. Erosion & sedimentation control standards will also be reviewed for compliance.

STATE: Other than building code, there should be no formal state agency review at this time.

FEDERAL: None at this time.

STAFF AND BOARD COMMENTS

STAFF COMMENTS: The applicant, Amanda Huffman, of Anchor Management, LLC owns and operates a traffic control company, currently located along Old Mountain Road. They needed more space, purchasing and rezoning this site in 2019 in order to relocate their growing business. However, a commercial driveway entrance to the property would require the developer to install a commercial grade railroad crossing per Alexander Railroad Company standards. According to the applicant, the expense involved for the required railroad crossing has made it economically infeasible for them to develop the site and has also been a deterrent in finding a commercial buyer for the property as it is currently zoned, Light Manufacturing(M-1). The applicant wishes for the property to revert back to its former/original Residential Agricultural (RA) zoning in order to lower the tax rate and hopefully be able to more easily market the property. Minor subdivision for residential purposes would not trigger the commercial grade railroad crossing. It is important to note that any/all RA permitted uses would be allowed into the future.

Being along a major thoroughfare with an active railway system, the entirety of the parcel lies within the 2045 Horizon Plan Employment Center- Industrial/Flex/Office designation. Planning staff feel that this area has yet to develop commercially because the timing may just not be right. But while staff can support the rezoning map amendment, staff does not recommend amending the land use plan. Planning staff recommend the 2045 Horizon Plan Employment Center- Industrial/Flex/Office designation to remain along this section of Taylorsville Hwy and Alexander Railroad for future commercial development. Employment Center – Industrial/Flex/Office lands are intended as flexible space for development uses to attract and retain high quality employers in the County. These developments may require public or private water or sanitary sewer systems. Developments should provide adequate transitions to adjacent lower intensity uses, such as residential and commercial uses, in the form of vegetated buffers, landscaping, setbacks, and building heights. These developments should have access to planned arterial or collector streets to provide adequate infrastructure for transportation of goods to and from distribution centers. Primary uses shall be industrial, flex space, and office uses, including manufacturing and assembly, research and development, warehousing, and building trade showrooms and offices. Secondary uses would be commercial/retail uses that serve the industrial/flex/office developments.

The Planning staff can support the proposed zoning map amendment based on the following: Due to impeded access, the property has failed to develop commercially, and the surrounding area remains primarily residential in nature. Planning staff recommend a motion be made for the 2045 Horizon Plan designation to remain Employment Center-Industrial/Flex/Office for future commercial opportunities.

SITE REVIEW COMMITTEE: Staff performed a site visit on January 16, 2026, to post property and take photo documentation.

ACTION NEEDED:

TO APPROVE: Motion to recommend approval of the zoning map amendment, and to make a finding that while said approval is inconsistent with the 2045 Horizon Plan, it is reasonable and in the public interest because: due to impeded access, the property has failed to develop commercially, and the surrounding area remains primarily residential in nature.
In conjunction, it is also motioned that the 2045 Horizon Plan designation remain Employment Center-Industrial/Flex/Office at this time.

TO DENY: Motion to recommend denial of the zoning map amendment and to make a finding that said denial is consistent with the 2045 Horizon Plan, and is reasonable and in the public interest because....

Attachments:

Rezoning Application

Zoning Map

Future Land Use Map

Aerial View Map

* See also List of Permitted Residential Agricultural (RA) Uses

OFFICIAL USE ONLY
Case Number: 2602-1
Date Filed: 12-29-25
Amount Paid: \$500.00

Lmm



Iredell County

Application for Rezoning

The following steps are required in order for your application to be considered complete. *Incomplete applications will be returned to the applicant and will not be processed.*

1. Schedule a pre-application meeting with staff.
2. Submit a completed application. All applications must include:
 - Cash, check, or money order made payable to Iredell County.
Fees: \$500 for a rezoning request
 - A plat, drawn to scale, showing the bearings and the distances of the property requested for rezoning, if only rezoning a portion of a parcel.

The Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Submit a Zoning Map Amendment application to Iredell County Planning. During this time, planning staff will review your application, prepare a staff report to the board, and notify all adjacent property owners.

Petitions for a change in zoning are first referred to the Planning Board and then acted upon by the Iredell County Board of County Commissioners. Planning Board meetings are held on the first Wednesday of every month at 6:00 p.m at the Iredell County Government Center (Old Iredell County Courthouse), 200 South Center Street, located in downtown Statesville. At this time, the Board will hold a public meeting and make a recommendation. The Planning Board's recommendation is then forwarded on to the Iredell County Board of Commissioners for them to approve or deny the request. The Iredell County Board of Commissioners meets at the same location at 6:00 PM on the first Tuesday of each month.

Subject Property Information

1. Street Address Across from 4187 Taylorsville Hwy - Hwy 90
2. PIN(s) 4715093707
3. Deed Reference: Book 2566 Page 1536
4. Township 10 Concord

Description of Subject Property

- 1. Size to be rezoned (square feet or acres) 42,652 Acres
- 2. Street Frontage (feet) 324'
- 3. Watershed N/A
- 4. Current Land Use of Property RA

- 5. Surrounding Land Use
North R-20
South RA
East R-20 + RA
West RU-R + RA

Request

- 1. Change Zoning From: M1 To: RA
- 2. Is this a request for a "Conditional Zoning" District? YES/ NO
- 3. For a Conditional Rezoning Request only, please describe the Purpose for Request/Proposed Use N/A

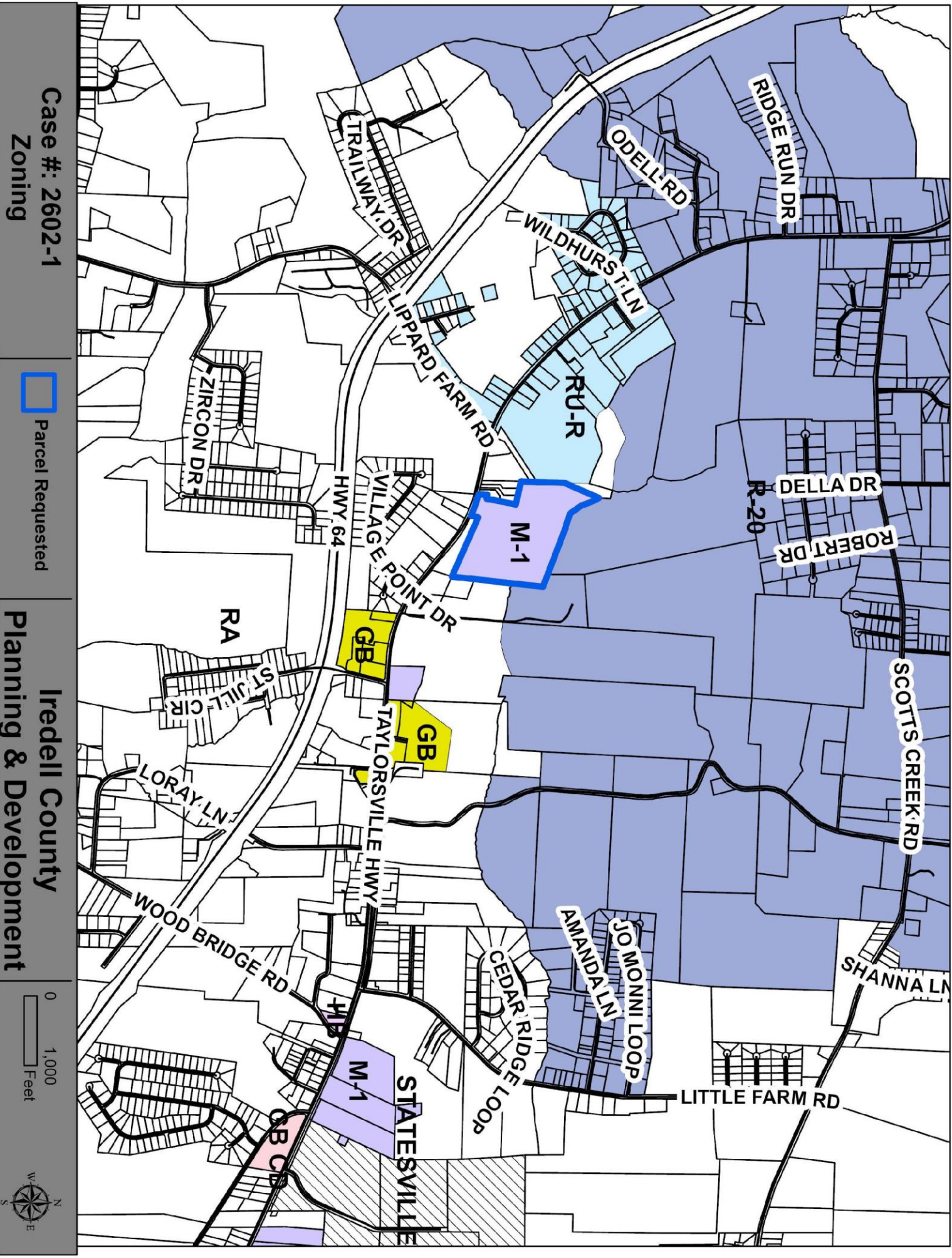
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1. How would the requested zoning change be consistent with the property's classification on the future land use map in the 2045 Horizon Plan?

It is not consistent with the 2045 Plan, however with the obstruction from the railroad, any type of business wanting this location is going to have issues.

2. What significant neighborhood changes have occurred to make the existing zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

No changes have been made in the neighborhood. I don't see this area growing anytime soon. I feel that the land would work under the existing zoning if it were not for the railroad and their ridiculous expectations.



Case #: 2602-1

Zoning



Parcel Requested

Irredell County

Planning & Development

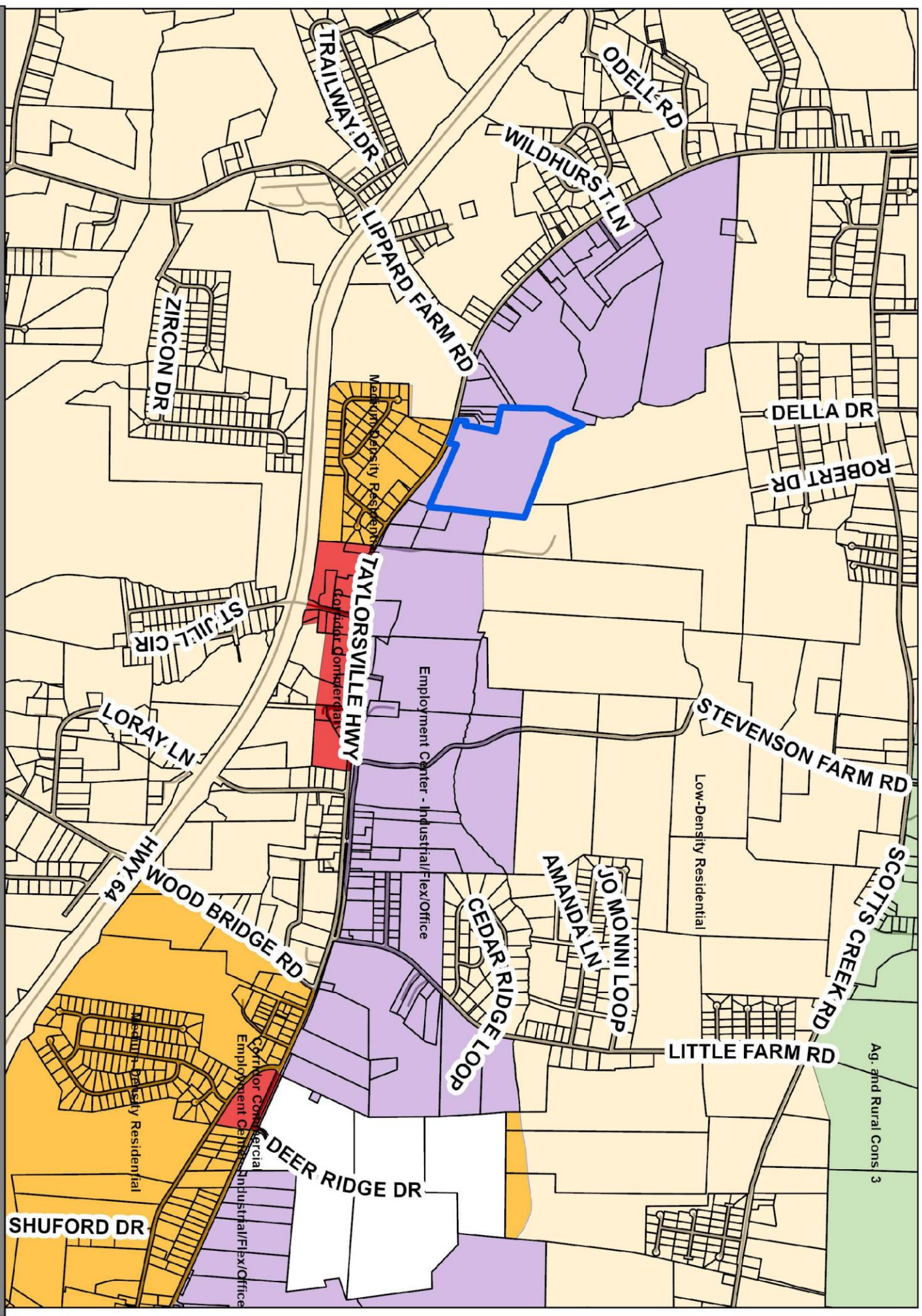


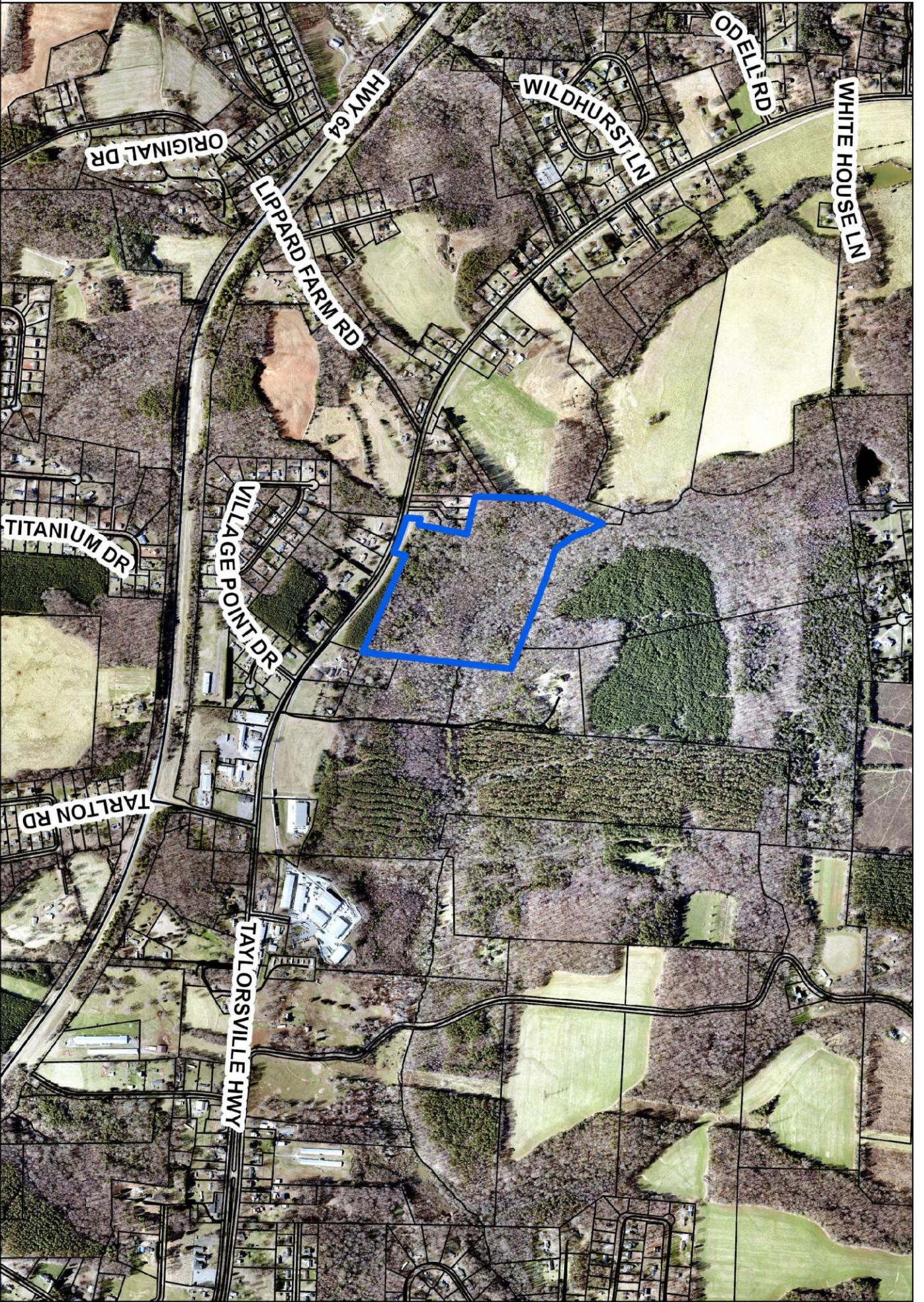
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Iredell County
Planning & Development

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Feet





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2024 Aerial



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Iredell County
Planning & Development



**Iredell County
PLANNING & DEVELOPMENT**



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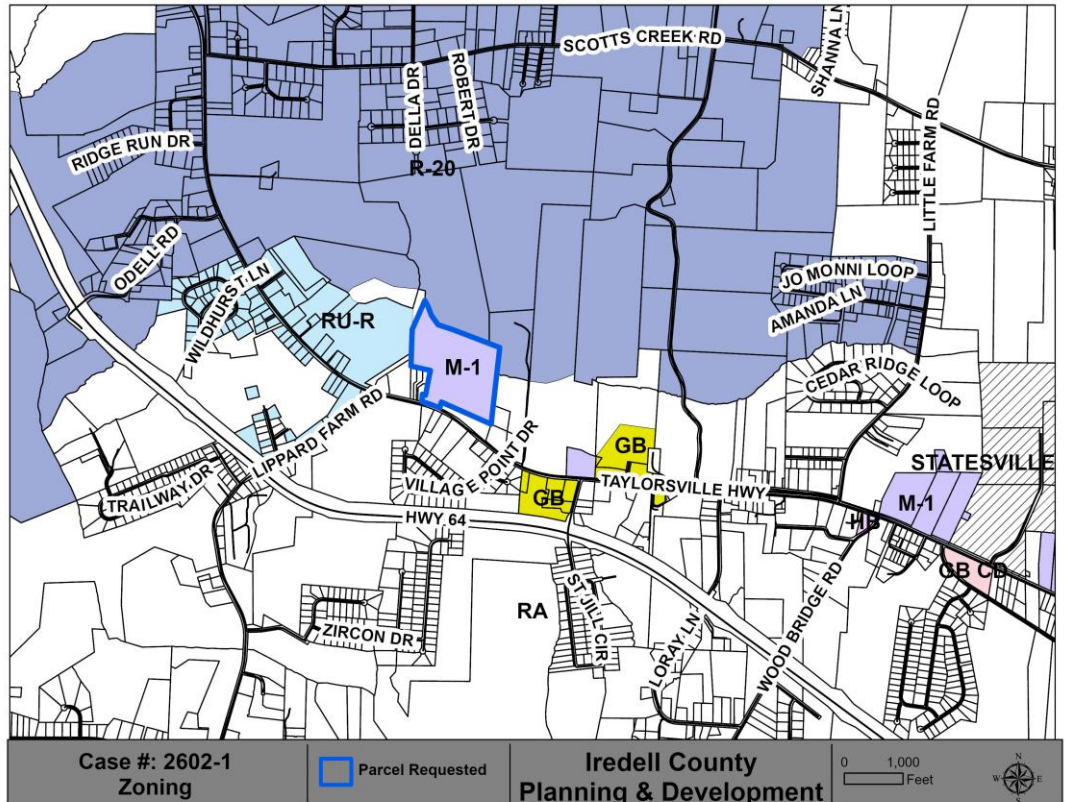
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SITE REVIEW COMMITTEE: Staff performed a site visit on January 16, 2026, to post property and take photo documentation.

PLANNING BOARD ACTION: On February 4, 2026, the Planning Board held a public meeting to consider the rezoning request. The applicant/landowner, Mandy Huffman, as well as her realtor, were present for questioning. No nearby landowners were in attendance to speak either for or against. The board voted unanimously, 9-0, to recommend approval of the rezoning request with the following motion:

Motion to recommend approval of the zoning map amendment, and to make a finding that while said approval is inconsistent with the 2045 Horizon Plan, it is reasonable and in the public interest because: due to impeded access, the property has failed to develop commercially, and the surrounding area remains primarily residential in nature. In conjunction, it is also motioned that the 2045 Horizon Plan designation remains Employment Center-Industrial/Flex/Office at this time.

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- Aerial View Map

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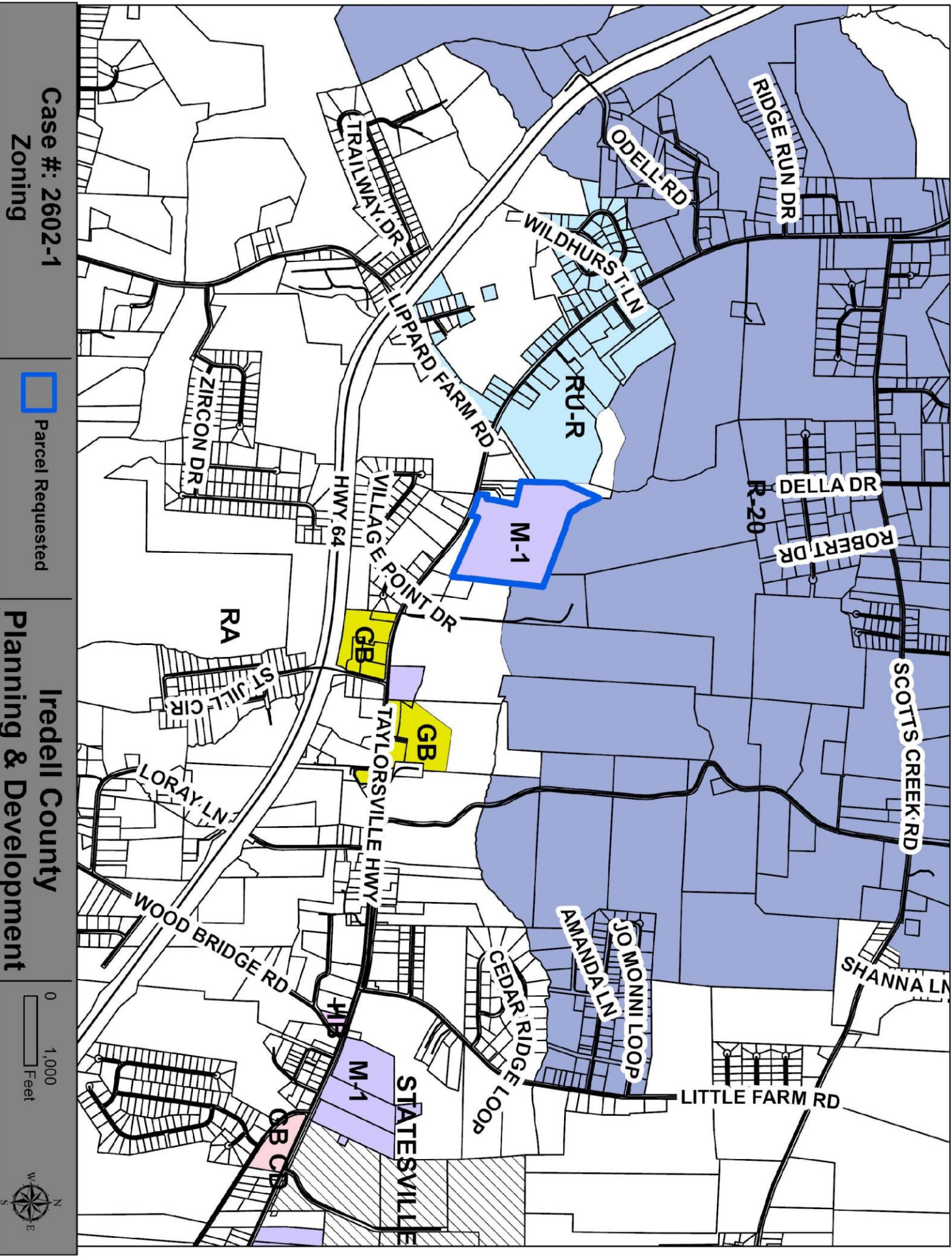
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No changes have been made in the neighborhood. I don't see this area growing anytime soon. I feel that the land would work under the existing zoning if it were not for the railroad and their ridiculous expectations.



Case #: 2602-1

Zoning



Parcel Requested

Irredell County
Planning & Development

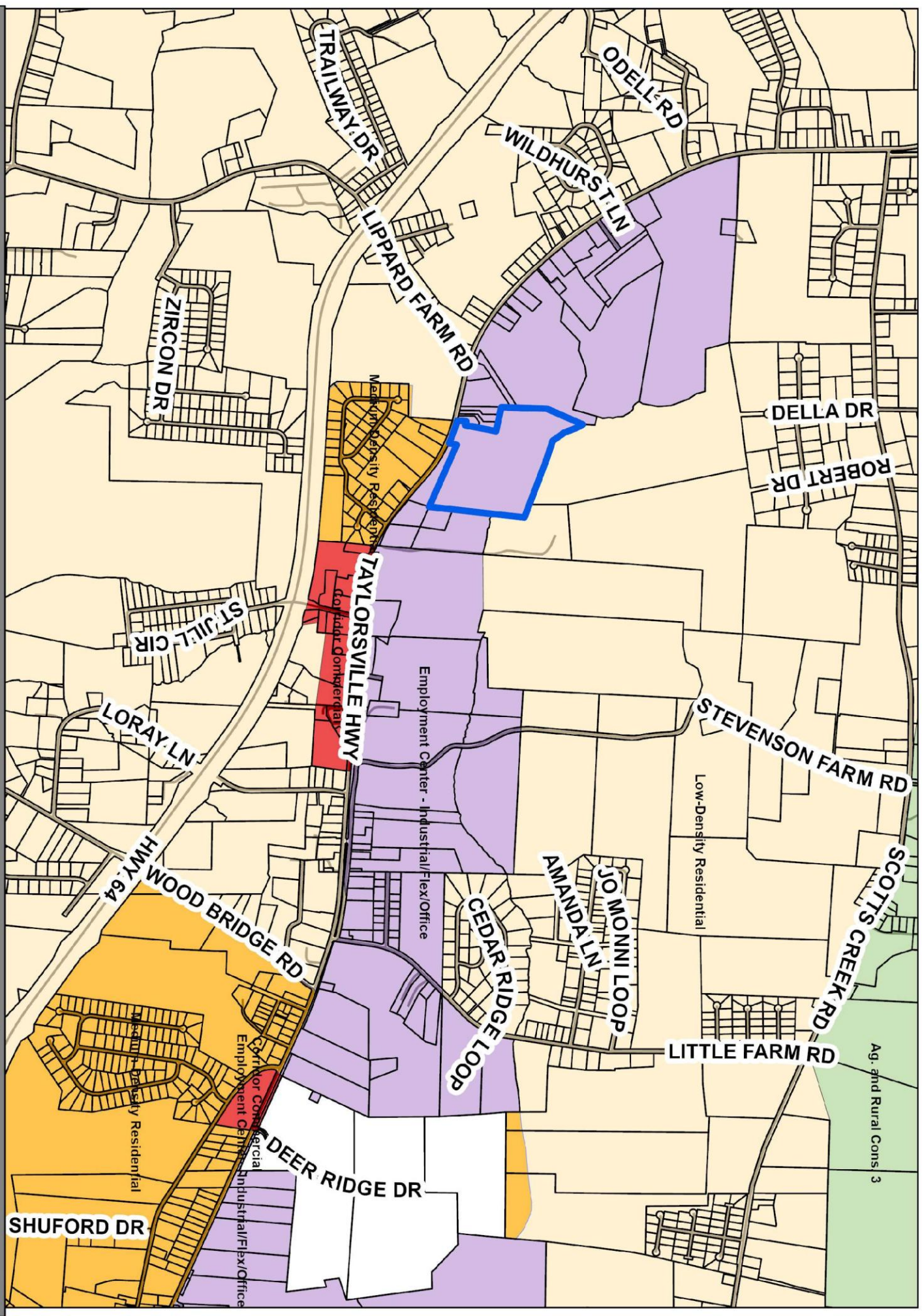


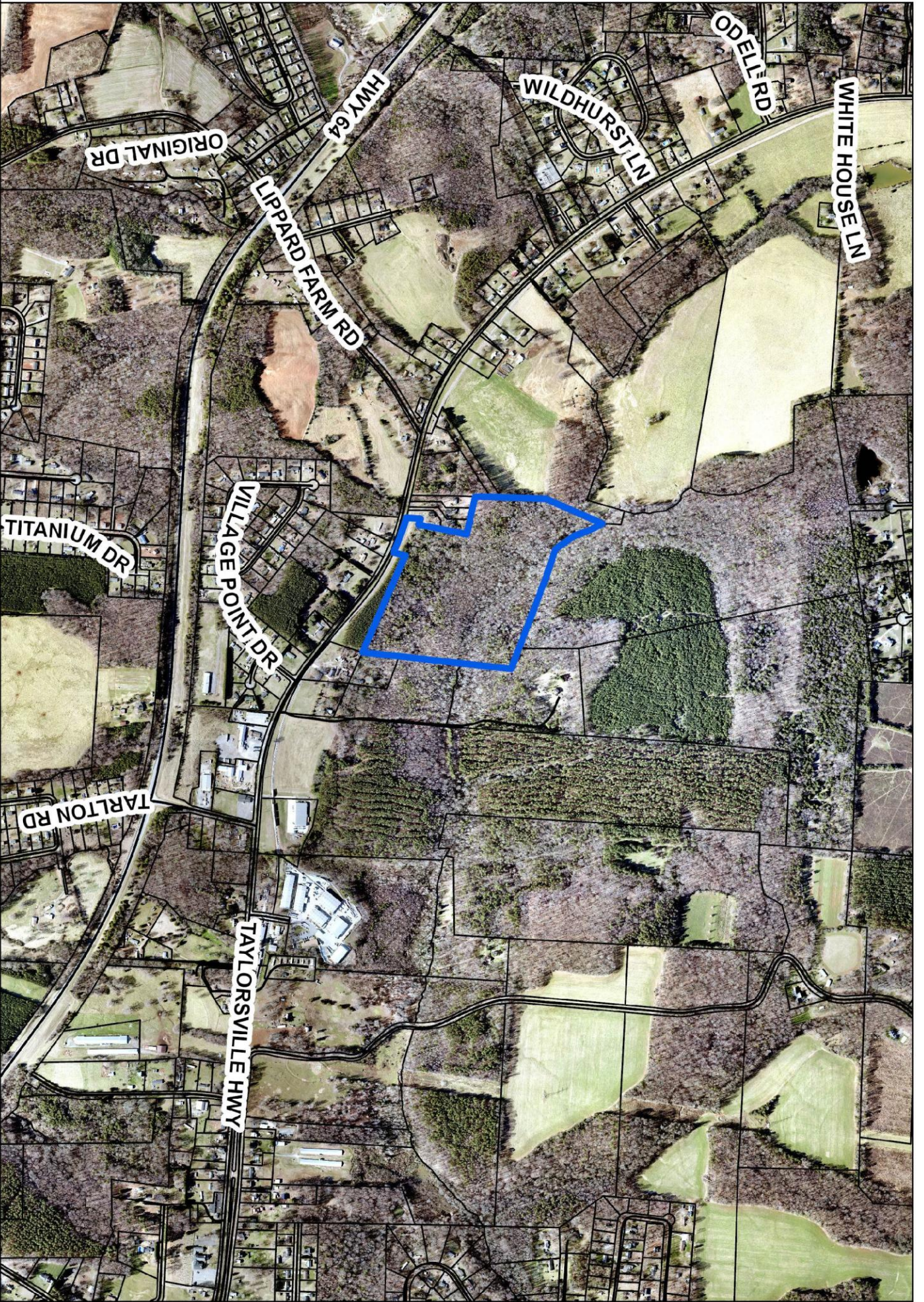
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Iredell County
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Feet





Case #: 2602-1
2024 Aerial



Parcel Requested

Iredell County
Planning & Development



IREDELL COUNTY PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

Proposed Text Amendment – Multiple Sections – 3.1 (R68), 12.5, 14.6.2, 16.4



EXPLANATION OF THE REQUEST

This proposed amendment is intended to clarify certain provisions of the zoning requirements previously adopted for Short Term Rentals. The County Attorney will attend the Planning Board meeting to explain and discuss the proposed revisions.

Existing text ~~with strike through~~ is text to be removed. Text in red and underlined is new text to be added.

TEXT AMENDMENTS

Section 3.1 Performance Requirements

R68. Short term rental (STR) – vacation rental

A. Application:

~~A property owner shall submit a request for a zoning permit in accordance with Chapter 8 of this Ordinance. As part of the application process, the Zoning Administrator may request the submission of a site plan to illustrate compliance with the performance requirements; the Zoning Administrator may require, without limitation, the inclusion of the following on the site plan: the deed reference of the subject property, the number of bedrooms, location of signage and adequate parking. The applicant shall also acknowledge that it is the responsibility of the property owner to ensure compliance with any and all restrictive covenants, restrictions of homeowner or property associations governing the subject property, and/or lender requirements included in any deed of trust or loan documents for which the subject property serves as collateral.~~

~~The Zoning Administrator may deny or revoke a zoning permit in the event:~~

- ~~1. The property owner submits incomplete or inaccurate information, or fails to illustrate how the requirements set forth herein will be met; or~~
- ~~2. The property owner has previously incurred two (2) or more verified zoning violations of this Performance Requirement (R68) at the subject property.~~

~~A new permit for the same property that has a revoked STR permit shall not be approved until one (1) year has passed following the date of the revocation of the permit.~~

B.A. Number allowed.

Only one STR shall be permitted per approved Dwelling Unit. An STR may be permitted in an Accessory Dwelling Unit. When a Main Building, as the primary dwelling unit, is used as an STR, an accessory dwelling unit may also be used as part of the STR rental only when rented as one unit to the same party. In OI, NB, HB, GB, new dwelling units are not permitted; in the case of a legal non-conforming use and/or structure, a STR is permissible provided Chapter 15 and the requirements set forth herein are met.

C.B. Maximum occupancy

Where a Dwelling Unit is not connected to a municipal sewer system, the occupancy shall not exceed two (2) persons per bedroom, plus two (2) additional persons. Bedrooms used and advertised shall match the most recent Iredell County tax records for the subject property. The maximum occupancy shall be posted prominently with the STR; the property owner shall ensure that all online listings and advertisements set forth the maximum number of guests. For illustrative purposes only, if the Dwelling Unit (not connected to a municipal sewer system) has three bedrooms according to the most recent Iredell County tax records, a total of eight (8) persons are allowed. Children under three (3) years of age shall be excluded from the occupancy calculation.

D.C. Parking

A minimum of one (1) off-street parking space for each bedroom is required. No on-street parking shall be allowed. All parking shall be entirely on-site, in the garage, driveway or otherwise out of the road right-of-way.

E.D. Designated Responsible Party

All STRs shall have a contact available 24 hours a day to respond to any questions, complaints or other issues that may arise. The contact name and phone number shall be permanently posted on the outside of the rental unit in a prominent location at driveway entrance not to exceed 3 sq/ft. Any changes shall be promptly updated and reposted.

F.E. Noise

All STRs are subject to and shall comply with the noise regulations set forth within the Iredell County Code of Ordinances as enforced by the Iredell County Sherriff's Office.

G.F. Signage

No signage is permissible that advertises the property as a STR. One on-site sign, not to exceed 3 sq/ft, is permissible identifying name of property. Notwithstanding the foregoing, this limitation does not include the required posting of contact information

set forth in Paragraph E herein, which shall be in addition to the one on-site sign permitted by this Paragraph G.

H.G. Events

STRs shall not be advertised or used ~~to hold special events as an Event Center. Any large gatherings that exceed the occupancy limits of the zoning permit including but not limited to weddings, parties, reunions or other large gatherings, are prohibited.~~ The property owner shall not make the STR available to short-term rental guests for a period of less than overnight.

H. Notice.

~~The property owner shall communicate in writing to all rental guests the requirements set forth in this Section 3.1 (R68); this written notice may be accomplished by inclusion in a rental agreement between the parties, direct written notice to the rental guest, or by posting the requirements at a common area of the subject property.~~

I. Permit.

~~The property owner shall be required to meet the performance requirements set forth herein but shall not be required to obtain a zoning permit solely for the STR use, provided any new construction, alterations, remodel or renovations to the subject property shall comply with Article 8.~~

I. Effective Date, expiration and/or revocation.

~~In the event of a sale or other transfer of any Dwelling Unit for which a zoning permit has been issued for a STR, the permit shall automatically expire upon the conveyance and recordation of the deed.~~

~~January 1, 2024, it shall be a violation of the Iredell County Land Development Code to operate a Short Term Rental without issuance of a zoning permit as set forth herein.~~

Section 12.5 Enforcement Procedure

Section 12.5.1 Notice of Violation

When the Administrator or his agent finds a violation of any part of this Ordinance, it shall be his duty to notify the owner or occupant of the land, building, structure, sign, or use of the violation. This notification shall be in the form of a Notice of Violation. The owner or occupant shall immediately remedy the violation.

A. The Notice of Violation shall include the following:

1. That the land, building, structure, sign, or use is in violation of this Ordinance;

2. The nature of the violation, and citation of the Section(s) of this Ordinance violated; and

3. The measures necessary to remedy the violation.

B. The notice shall specify a date within 30 days from issuance, by which the owner person must comply with this ordinance, or rules or orders adopted pursuant to this ordinance, and inform the ownerperson of the actions that need to be taken to comply with this ordinance, or rules or orders adopted pursuant to this ordinance.

C. The notice may be served by any means authorized under NCGS §160D-404.

Section 14.6.2 All Other Violations

A. The Administrator shall issue a Citation to the property owner and/or occupant(by certified or registered mail to his last known address, by personal service, or by posting notice conspicuously on the property) giving seven (7) days from the date of the Citation to bring the violation into compliance and notifying that the penalty for the violation is \$100. If the owner or occupant-fails to come into compliance or make satisfactory progress to correct the violations after seven (7) days, a second Citation will be issued-assessing a penalty of \$700. There will be a continued accrual of \$100 per day for each day the violation continues thereafter. Further failure to come into compliance will result in the case being submitted to the County Attorney for enforcement and potential legal action.

B. In any case of a Repeat Offender, where the same owner and same parcel are involved in the same violation (repeat offender), the Citation Process above will be utilized with the following penalties: for the first repeat offense, meaning the second offense at the property, the penalty for the violation shall be \$200; all subsequent repeat violations shall utilize a penalty of \$500. There will be a continued accrual of \$500 per day for each day the violation continues thereafter.

Section 16.4 Definitions

Dwelling Unit. A room or combination of rooms providing complete independent living facilities including permanent provisions for living, eating, sleeping, cooking, and sanitation. A motel, hotel, bed & breakfast, travel trailer, or other structure designed for transient travel shall not be deemed a "dwelling" as defined herein.

Event Center. Any public or privately owned building, structure, or premises that is designed, constructed, advertised, or used for the assembly of persons for social, cultural, celebratory, or commercial purposes, including but not limited to weddings, receptions, banquets, retreats, conferences, parties, or similar gatherings. For purposes of this

ordinance, an Event Center is characterized by the provision of space or services for organized events, whether for compensation or not and the principal activity is other than ordinary residential use by the person(s) who maintain(s) the subject property as their residence. A short-term rental shall not operate as an Event Center, nor shall it be used to host any event that constitutes a public or commercial gathering beyond the scope of ordinary residential use.

A public or privately owned structure or area used for the purposes of public performances, sporting events, private receptions or parties, or similar attractions.

Repeat offender. A property owner who has 2 or more repeated violations for the same property and violation.

Short term rental (vacation rental). The rental of residential property, including a primary or accessory dwelling unit, for vacation, leisure, work or recreation purposes for fewer than 90 days by a person who has a place of permanent residence to which he or she intends to return. A primary or accessory dwelling unit that is rented for personal use or vacation, leisure, or recreation purposes for periods 90 days or less. This can include whole house and partial house rental.

ACTION NEEDED:

TO APPROVE: Motion to approve the zoning text amendment, and to make finding that the approval is consistent with the adopted 2045 Horizon Plan as it promotes guiding principles and goals of the plan including enhancing quality of life for residents while balancing economic development-tourism opportunities of property owners.

TO DENY: Motion to deny the zoning text amendments and to make a finding that the denial is consistent with the adopted 2030 Horizon Plan.

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, February 4, 2026, at 6 p.m. at the NC Cooperative Extension Center at 444 Bristol Drive in Statesville, NC.

MEMBERS PRESENT

Kristi Pfeufer, Chair
Doug Holland, Vice-Chair
Ronda Hoke
Raymond Burnette
Lisa Meier
Jerry Santoni
Robert Palmes
Richard Renegar

STAFF PRESENT

Matthew Todd
Cindy Reavis
Jake Lowman
Lisa Valdez

MEMBERS ABSENT

Andy Webster
Tracy Jenkins

Chair Pfeufer called the meeting to order.

Ms. Meadows presented the following rezoning case:

EXPLANATION OF THE REQUEST

This is a request to rezone a parcel of land along Taylorsville Hwy, approximately 42.65 acres, from Light Manufacturing (M-1) back to Residential Agricultural (RA). This is a conventional request, with no additional agreed upon conditions presented at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Amanda “Mandy” Huffman, *Anchor Management Team, LLC*

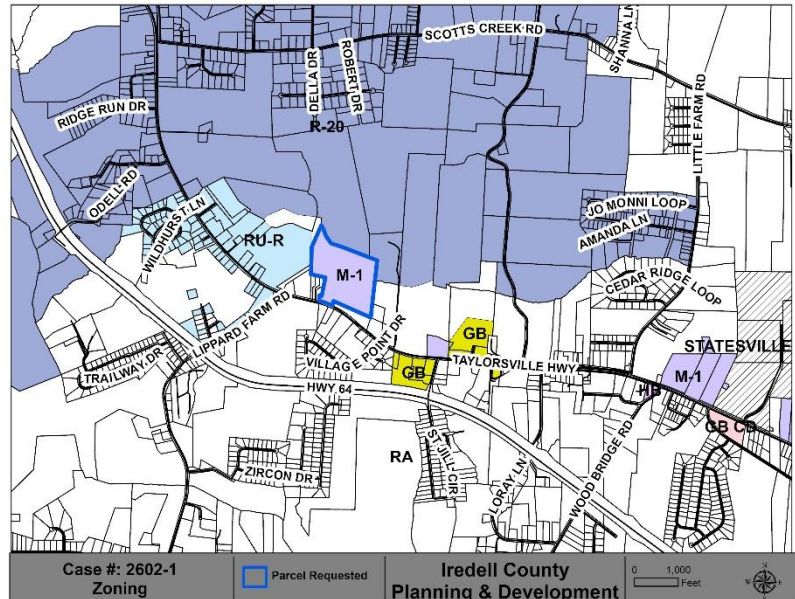
PROPERTY INFORMATION

ADDRESS/LOCATION: Adjoining 4196 Taylorsville Highway. More specifically, PIN: 4715093707.000.

SURROUNDING LAND USE:

Adjoining properties in all directions are still residential in nature, including a mix of various residential zoning districts. Rural Residential (RU-R) to the west, R-20 to the north northeast, and Residential Agricultural (RA) to the east and to the south. Commercial uses, Light Manufacturing (M-1) and General Business (GB) districts, exist farther to the east.

SIZE: The total acreage to be rezoned includes approximately 42.65 acres.



EXISTING LAND USE: Vacant, forest land.

ZONING HISTORY: The parcel was originally zoned Residential Agricultural (RA) when county-wide zoning was established in 1990. In 2019, the landowner/applicant Anchor Management Team, LLC was granted approval to rezone the property from Residential Agricultural (RA) to Light Manufacturing (M-1) for relocation/expansion of their established traffic control operation, which has existing headquarters elsewhere. The property was never developed due to anticipated complications related to access. Approval of a commercial driveway permit necessitates the required Alexander County Railroad Crossing to be installed by the developer.

OTHER JURISDICTIONAL INFORMATION: Per the 2045 Horizon Plan, the property is not located within the utility tier of any municipality. The property is entirely within unincorporated Iredell County's jurisdiction.

OTHER SITE CHARACTERISTICS: The property is not located within a regulated Watershed Area and is not in a flood hazard zone.

UTILITIES: Currently, this site is served by private septic only, with water provided via Energy United.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: According to the current CRTPO Comprehensive Transportation Plan (CTP), Taylorsville Highway is recognized as an existing major thoroughfare. Currently, there are no recommendations for improvements along this section of Taylorsville Highway. The closest and most recent NCDOT annual average daily traffic count is west of the site along Taylorsville Highway, near Odell Road, approximately 2,800 vehicles per day in 2023. The speed limit along this section of Taylorsville Highway is 50 mph.

SCHOOLS: This is a commercial rezoning and should have no implications on local schools' capacity.

EMERGENCY SERVICES: This proposal has been reviewed by the Iredell County Fire Marshal's Office and Iredell County EMS. Neither office expressed any concerns regarding the request.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: An official site plan must be submitted to the Planning & Development Department for review to subdivide or develop the property. Zoning requirements such as parking, landscaping, and buffering will be reviewed at such time. Erosion & sedimentation control standards will also be reviewed for compliance.

STATE: Other than building code, there should be no formal state agency review at this time.

FEDERAL: None at this time.

STAFF AND BOARD COMMENTS

STAFF COMMENTS: The applicant, Amanda Huffman, of Anchor Management, LLC owns and operates a traffic control company, currently located along Old Mountain Road. They needed more space, purchasing and rezoning this site in 2019 in order to relocate their growing business. However, a commercial driveway entrance to the property would require the developer to install a commercial grade railroad crossing per Alexander Railroad Company standards. According to the applicant, the expense involved for the required railroad crossing has made it economically infeasible for them to develop the site and has also been a deterrent in finding a commercial buyer for the property as it is currently zoned, Light Manufacturing(M-1). The applicant wishes for the property to revert back to its former/original Residential Agricultural (RA) zoning in order to lower the tax rate and hopefully be able to more easily market the property. Minor subdivision for residential purposes would not trigger the commercial grade railroad crossing. It is important to note that any/all RA permitted uses would be allowed into the future.

Being along a major thoroughfare with an active railway system, the entirety of the parcel lies within the 2045 Horizon Plan Employment Center- Industrial/Flex/Office designation. Planning staff feel that this area has yet to develop commercially because the timing may just not be right. But while staff can support the rezoning map amendment, staff does not recommend amending the land use plan. Planning staff recommend the 2045 Horizon Plan Employment Center-

Industrial/Flex/Office designation to remain along this section of Taylorsville Hwy and Alexander Railroad for future commercial development. Employment Center – Industrial/Flex/Office lands are intended as flexible space for development uses to attract and retain high quality employers in the County. These developments may require public or private water or sanitary sewer systems. Developments should provide adequate transitions to adjacent lower intensity uses, such as residential and commercial uses, in the form of vegetated buffers, landscaping, setbacks, and building heights. These developments should have access to planned arterial or collector streets to provide adequate infrastructure for transportation of goods to and from distribution centers. Primary uses shall be industrial, flex space, and office uses, including manufacturing and assembly, research and development, warehousing, and building trade showrooms and offices. Secondary uses would be commercial/retail uses that serve the industrial/flex/office developments.

The Planning staff can support the proposed zoning map amendment based on the following: Due to impeded access, the property has failed to develop commercially, and the surrounding area remains primarily residential in nature. Planning staff recommend a motion be made for the 2045 Horizon Plan designation to remain Employment Center-Industrial/Flex/Office for future commercial opportunities.

SITE REVIEW COMMITTEE: Staff performed a site visit on January 16, 2026, to post property and take photo documentation.

ACTION NEEDED:

TO APPROVE: Motion to recommend approval of the zoning map amendment, and to make a finding that while said approval is inconsistent with the 2045 Horizon Plan, it is reasonable and in the public interest because: due to impeded access, the property has failed to develop commercially, and the surrounding area remains primarily residential in nature.

In conjunction, it is also motioned that the 2045 Horizon Plan designation remains Employment Center-Industrial/Flex/Office at this time.

TO DENY: Motion to recommend denial of the zoning map amendment and to make a finding that said denial is consistent with the 2045 Horizon Plan and is reasonable and in the public interest because....

Attachments:

Rezoning Application

Zoning Map

Future Land Use Map

Aerial View Map

* See also List of Permitted Residential Agricultural (RA) Uses

QUESTIONS FROM BOARD TO STAFF

Mr. Santoni asked if the owner is required to install a railroad arm at the railroad crossing. Ms. Medows said yes, and some of the more established manufacturing businesses along Taylorsville Highway closer to the city limits have those railway crossing arms.

Chair Pfeufer asked if there were any further questions for staff. There were none.

Chair Pfeufer asked the applicant, Ms. Huffman to come forward.

THOSE SPEAKING ABOUT THE CASE

Ms. Mandy Huffman, 2311 Johnny Martin Lane, Stony Point, said she did rezone this property to commercial with the intentions to have her business at this site, but due to the requirements of the railroad company, it would cost her one million dollars to install a railroad crossing stop arm, and that is not feasible. Therefore, she is staying where her business is currently. She said they'd tried to sell the property, and once it was listed on the market, several people were interested until they talked with the railroad company and that would shut the discussion down every time. She said the railroad company purchased five acres directly in front of their property, and they offered to buy her property, but it was lowballed so much she had no interest in selling to them for what they offered. Ms. Huffman said the railroad company made them cut down numerous trees because it hindered the railroad. She said they've been difficult to deal with and wants out of the property to possibly sell to someone that would want it as a residential home place. Therefore, this is why she is requesting it to be rezoned back to Residential Agricultural (RA).

Chair Pfeufer asked if there were any questions for Ms. Huffman. There were none.

Chair Pfeufer asked if anyone else would like to speak in favor of this request.

Mr. Andy Morrison, 110 N. Mor Vue Loop, Statesville, said he is the real estate agent for Ms. Huffman. He said the railroad company did approach them to buy half the property up to the creek, but that would've landlocked the remainder of the property with no way to access the rear portion. The railroad company offered less than half of what they had the property listed on the market. Mr. Morrison said anyone that would call with interest in the property was told about the railroad arm installation and the interested individuals would call and speak with the railroad company, and they would run the prospects off. Mr. Morrison said he is a homeowner in the area himself and would love to see this property rezoned back to Residential Agricultural (RA).

Chair Pfeufer asked if there were any questions for Mr. Morrison. There were none.

Chair Pfeufer asked if there were any others that would like to speak in favor of or against this request. There were none.

Chair Pfeufer closed the public input meeting.

Mr. Santoni made a Motion to recommend approval of the zoning map amendment, and to make a finding that while said approval is inconsistent with the 2045 Horizon Plan, it is reasonable and in the public interest because: due to impeded access, the property has failed to develop commercially, and the surrounding area remains primarily residential in nature. In conjunction, it is also motioned that the 2045 Horizon Plan designation remains Employment Center-Industrial/Flex/Office at this time. Mr. Burnette seconded said motion.

VOTE: 9-0

At this time, Ms. Lisa Meier asked to be recused from hearing the Text Amendments due to a conflict of interest. Vice-Chairman Holland made a motion to recuse Ms. Meier from hearing the Text Amendments. Mr. Hoke seconded motion.

VOTE: 8-0

Mr. Todd gave a brief update of these Text Amendments, and states staff did not receive any feedback over the last month. Therefore, the Text Amendment is in the same format and is asking the Board for a vote. He introduced Lisa Valdez, County Attorney, to come forward and answer any questions the Board may have regarding the current Text Amendments.

CONSIDERATION OF TEXT AMENDMENTS – SHORT-TERM RENTALS (For Recommendation) minutes reflect the discussion by Board.

Ms. Valdez noted all members received an email with communication explaining what a Conflict of Interest would be in this scenario under Chapter 160D. She asked for a show of hands from all members that they have no conflict of interest. All 8 seated members raised their hands stating no Conflict of Interest. Ms. Valdez asked if the board has any questions about the Text Amendments, and if not, she would let anyone come forward from the audience to ask questions or have comment. There were no questions from the board at this time.

Chair Pfeufer asked if there was anyone in the audience that would like to come forward to speak.

Chair Pfeufer reminded everyone that this meeting is being recorded and televised.

Mr. Jack Benyon, 263 Beaten Path Road, Mooresville, said he is currently Co-Chair for a committee for multiple communities that are having issues with some short-term rentals. He says his biggest questions about not having permits/inspections for short-term rentals are:

- How will the county know where short-term rentals exist?
- How will emergency personnel know they will be safely arriving at a residence of a short-term rental?
- How will the county and the state know who should be paying occupancy taxes?
- How will Environmental Health know what a certain bedroom house for the septic system is being advertised for twenty-eight overnight guests, and gets worse with larger short-term rental homes?
- How will the county know which short-term rentals have added bedrooms, bathrooms, completed plumbing, electrical, etc., without applying for the proper permits or having inspections completed?
- Without inspections, how will the county know which short-term rental owners are not compliant with tax and health codes?

- Which short-term rental owners have ignored the Watershed Zone regulations by adding parking, basketball courts, patios, pickleball courts, pools, etc., against the impervious regulations causing flooding and erosion to their neighboring homeowners?
- Some Short-term rental owners have ignored the NCDER & NCDEQ regulations by clearing down to the lake to enhance the renters' view causing erosion and silt issues.
- Short-term rental owners and management companies have ignored the Lake Norman Commission regulations regarding boat rentals by having boats available for renters and bypassing the minimum safety courses required for boating on lake (he gave an example of multiple renters partying on the dock while an untrained person driving the pontoon boat not docking the boat but placing the boat on top of the dock where people are partying)
- Neighboring homeowners/first responders being threatened by short-term renters and not being safe
- Neighboring owners dealing with guns and drugs by short-term renters
- Numbers from google do not match the actual number of short-term rentals being operated

Mr. Benyon feels the short-term rental owners have preference over the remaining large number of homeowners in the county that are abiding by the regulations.

Mr. Frank Johnson, 131 Supreme Court, Statesville, said he lives inside Lake Norman State Park, and wants to express concerns regarding the short-term rental situation, because there is one short-term rental in his neighborhood that consists of fifteen homes. The short-term rental in his neighborhood has become a nuisance in many ways. He said he isn't opposed to all short-term rentals, but there needs to be rules with enforcement. Mr. Johnson feels there must be a permit to enforce rules and obey the law. He understands people want to do what they would like to do on their own property, but not to infringe on other people's rights. He said there have been septic problems, and the short-term rental in his neighborhood is listed on VRBO that it will sleep 20+ people. The tax listing is for 5 bedrooms and feels 20+ people would not fit in the house. There have been many noise problems including late night cursing and violent arguments that they hear from his house that have woken them up at night. Mr. Johnson said drugs, motorcycles through the night, loud music after 9 p.m., recklessness on the dock as Mr. Benyon described, parking issues that have blocked entrances to other homes, blocked mailboxes, and on one occasion, they couldn't even get in their driveway. Mr. Johnson said he also had a \$30,000 check stolen from their mailbox that a teller in Virginia caught when attempting to be cashed.

Mr. Johnson feels short-term rentals should not be allowed to mess up the serenity of neighborhoods and quality of life for homeowners by people that don't occupy their homes full-time, while short-term rental owners' pockets are being filled. He said neighborhoods/private properties here are not resort rentals like at the beach where they are common and expected where there are few full-time residences. He feels short-term rentals should be designated commercial property and not infringe on private property owners and their neighborhoods, and feels short-term rentals are not taxed like other commerce properties as they should be and should be built to suit the county's regulations. Mr. Johnson wants to know why VRBO's are allowed special breaks and don't have to follow regulations regarding getting permits.

Chair Pfeufer asked if there were any others that would like to speak. There were none.

Ms. Valdez came back to the podium and said she would answer any questions the Board may have, and reiterated there are still rules that these uses are expected to follow even without a permit being issued.

Vice-Chair Holland asked Ms. Valdez to explain the enforcement of those rules. Ms. Valdez said most complaints received about any zoning violation or any enforcement for zoning violations are complaint driven, based on a phone call being made to the county. Ms. Valdez said whether that is for a short-term rental, operation of a business, or whatever the complaint might be for any type of zoning violation, it is registered with the Planning Department for code enforcement. The complaint is then investigated to see if there is a violation and then follow the procedure that is set forth with a Notice of Violation (NOV) and Citation. If the violation doesn't get resolved through the process, then it would come to her as the County Attorney. Therefore, the enforcement mechanism is still there. Whether there is a permit or not, anyone can still call and complain about whatever violation they feel is taking place and it will be investigated. Ms. Valdez said part of the enforcement that changed with the first Text Amendment for short-term rentals was to increase the citations to try and discourage repeat offenders and that it did not change with this Text Amendment.

Vice-Chair Holland said it was mentioned at the last meeting there are two lawsuits with the county currently and asked if there have been any developments with either of those cases. Ms. Valdez said no, and it is her hope to try and address some of the concerns with that litigation by this Text Amendment from the county's perspective.

Chair Pfeufer said some of the things that were improved with this Text Amendment is the consideration that they may be an event center, and asked Ms. Valdez to clarify what that means. Ms. Valdez said with this Text Amendment, they tried to improve the definition and the references of an Event Center, so it is clear what constitutes an Event Center. It seems that some of these short-term rentals are being used in that way for a private event that is generating traffic and occupancy. The Event Center is a different permitting process, and a single-family residential home should not be used in that manner.

Mr. Santoni asked who has the authority over the dollar amount for penalties in the county. Ms. Valdez said as the process is adopted currently, a complaint is followed by the Planning Department with a Notice of Violation (NOV) and Citation, with those amounts. Ms. Valdez said if Mr. Santoni asked to increase the amounts, he could certainly place that in a motion that would go to the Board of Commissioners for consideration. Mr. Santoni said it comes down to the size of the penalties, and with an increase, that might sway homeowners from renting to reckless people. Ms. Valdez said the penalty section of the Ordinance is for any zoning violation. There can't be one violation that is for short-term rentals and another for a different type of violation. Chair Pfeufer said just to be clear, if someone were to build a building behind their house incorrectly, the violation would be across the board for any zoning violation, not just for a short-term rental. Ms. Valdez said that is correct. Mr. Todd added that's something that was discussed

extensively leading up to the Text Amendments last year. Staff recognize people would like to have classified one violation more than another. If that is changed, a short-term rental amount would also affect the person that placed a 10x10 storage building in their backyard 6" from the setback. They would be hit with the same drastic increase. Therefore, they all had to be kept the same. Mr. Todd said there were changes made in the fall for repeat offenders to allow a much better position moving forward that gives staff the ability to increase citation amounts as a repeat offender or shorten the timeframe for a repeat offender.

Chair Pfeufer asked if the offenses that are occurring are typically on the weekends and disturbing neighbors, and the Planning and Zoning Department is closed on the weekends, they call the Sheriff's Office. The next step for a neighbor would be to call on Monday morning to the Planning & Zoning Department and report the violation. Then code enforcement would begin their process. Mr. Todd said that is correct, and this is the only tool the county has to regulate short-term rentals, which is zoning. The State spells out what is allowed to be done.

At this time, there were discussions regarding different scenarios with different issues concerning repeat offenders with violations and penalties.

Chair Pfeufer asked what type of evidence people need to file a zoning violation for these short-term rentals or any zoning violation that is occurring on the weekends. Mr. Todd said it would depend on what the violation is. If the complaint is for a short-term rental, which violation under that regulation took place/happened. Ms. Valdez said regarding some of the issues that were brought up like noise, drugs, traffic, parking in the road, etc., those are all things that the Sheriff's Office can assist with. They can't enforce the zoning ordinance but can enforce other things.

Vice-Chair Holland said the Agricultural industry in this county has several Agri-Tourism venues; will they fall under this same ordinance. Mr. Todd said he would have to look at them individually. Ms. Valdez asked Vice-Chair Holland if he is talking about Agri-Tourism as an Event Center or for overnight stays. Vice-Chair Holland said Event Center. Ms. Valdez said an event center would not be an issue that is not overnight stays. Mr. Todd said this wouldn't change anything that is already allowed with Ag-Exempt uses.

Mr. Benyon asked to come back to the podium.

Mr. Benyon thanked Planning staff and Ms. Valdez for working on this situation over the last several years. He said the issues are taking place in the party houses. He understands the Sheriff's Department gets involved with noise, parking, etc. He wonders if there is no permit or registration of short-term rentals, how will anyone know what houses are being taxed properly, making additions to homes, etc., and how can they enforce the regulations if they are not aware which are short-term rentals. Ms. Valdez said respectfully, not everyone would be willing to get a permit anyway. Much of the time, Law Abiding people operating these appropriately would be willing to get a permit, and there were several applications when it was first enacted. Unfortunately, not everyone would do what was required.

Chair Pfeufer clarified there is some signage requirements in the Ordinance to identify these places. Ms. Valdez said yes. Mr. Santoni said if they don't have a sign, that is a violation, so how is that handled. Ms. Valdez said for any zoning violation, they would be given a Notice of Violation (NOV), and an opportunity to correct it within a certain amount of time. If the violation is not corrected, then they would get into the penalty portion that could accrue daily. If it still isn't corrected, it will be brought to her office for the next step in the process in court.

Chair Pfeufer closed the public input meeting.

Mr. Hoke made a Motion to approve the zoning text amendment, and to make finding that the approval is consistent with the adopted 2045 Horizon Plan as it promotes guiding principles and goals of the plan including enhancing quality of life for residents while balancing economic development-tourism opportunities of property owners. Mr. Webster seconded said motion.

VOTE: 8-0

OTHER BUSINESS: None

MINUTES: Mr. Hoke made a motion to approve January 7, 2026 meeting minutes, seconded by Vice-Chair Holland, all were in favor.

MONTHLY COMMITTEE ASSIGNMENTS: Site Visits: None

ADJOURNMENT: There being no further business, Chair Pfeufer declared the meeting adjourned at 6:56 p.m.

*Cindy Reavis
Administrative Assistant III
Clerk to the Board*

Date Read and/or Approved