

Town of Taylorsville



TOWN COUNCIL WORK SESSION

Town Council Chambers

Monday, November 18, 2024, 2:00 p.m.

AGENDA

Call to Order, Invocation, Pledge of Allegiance

Department Head Reports

Discussion Items

1. Taylorsville ABC Board Appointments
2. Taylorsville ABC Board Allocations
3. Land Use Plan Update
4. Planning & Zoning Agreement Termination
5. Woodland Annexation Discussion
6. Local Historic District Designation Report
7. Road Diet

City Managers Report

Council General Discussion

Adjournment

§ 18B-805. Distribution of revenue.

(a) Gross Receipts. – As used in this section, "gross receipts" means all revenue of a local board, including proceeds from the sale of alcoholic beverages, investments, interest on deposits, and any other source.

(b) Primary Distribution. – Before making any other distribution, a local board shall first pay the following from its gross receipts:

- (1) The board shall pay the expenses, including salaries, of operating the local ABC system.
- (2) Each month the local board shall pay to the Department of Revenue the taxes due the Department. In addition to the taxes levied under Chapter 105 of the General Statutes, the local board shall pay to the Department one-half of both the mixed beverages surcharge required by G.S. 18B-804(b)(8) and the guest room cabinet surcharge required by G.S. 18B-804(b)(9).
- (3) Each month the local board shall pay to the Department of Health and Human Services five percent (5%) of both the mixed beverages surcharge required by G.S. 18B-804(b)(8) and the guest room cabinet surcharge required by G.S. 18B-804(b)(9). The Department of Health and Human Services shall spend those funds for the treatment of alcoholism or substance abuse, or for research or education on alcohol or substance abuse.
- (4) Each month the local board shall pay to the county commissioners of the county where the charge is collected the proceeds from the charge required by G.S. 18B-804(b)(6), to be spent by the county commissioners for the purposes stated in subsection (h) of this section.

(c) Other Statutory Distributions. – After making the distributions required by subsection (b), a local board shall make the following quarterly distributions from the remaining gross receipts:

- (1) Before making any other distribution under this subsection, the local board shall set aside the clear proceeds of the three and one-half percent (3 1/2%) markup provided for in G.S. 18B-804(b)(5) and the charge provided for in G.S. 18B-804(b)(6b), to be distributed as part of the remaining gross receipts under subsection (e) of this section.
- (2) The local board shall spend for law enforcement an amount set by the board which shall be at least five percent (5%) of the gross receipts remaining after the distribution required by subdivision (1). The local board may contract with the ALE Division to provide the law enforcement required by this subdivision. Notwithstanding the provisions of any local act, this provision shall apply to all local boards.
- (3) The local board shall spend, or pay to the county commissioners to spend, for the purposes stated in subsection (h), an amount set by the board which shall be at least seven percent (7%) of the gross receipts remaining after the distribution required by subdivision (1). This provision shall not be applicable to a local board which is subject to a local act setting a different distribution.

(d) Working Capital. – After making the distributions provided for in subsections (b) and (c), the local board may set aside a portion of the remaining gross receipts, within the limits set by the rules of the Commission, as cash to operate the ABC system. With the approval of the appointing authority for the board, the local board may also set aside a portion of the remaining gross receipts as a fund for specific capital improvements.

(e) Other Distributions. – After making the distributions provided in subsections (b), (c), and (d), the local board shall pay each quarter the remaining gross receipts to the general fund of the city or county for which the board is established, unless some other distribution or some other G.S. 18B-805

schedule is provided for by law. If the governing body of each city and county receiving revenue from an ABC system agrees, those governing bodies may alter at any time the distribution to be made under this subsection or under any local act. Copies of the governing body resolutions agreeing to a new distribution formula and a copy of the approved new distribution formula shall be submitted to the Commission for review and audit purposes. If any one of the governing bodies later withdraws its consent to the change in distribution, profits shall be distributed according to the original formula, beginning with the next quarter.

(f) Surcharge Profit Shared. – When, pursuant to G.S. 18B-603(d1), spirituous liquor is bought at a city ABC store by a mixed beverages permittee for premises located outside the city, the local board operating the store at which the sale is made shall retain seventy-five percent (75%) of the local share of both the mixed beverages surcharge required by G.S. 18B-804(b)(8) and the guest room cabinet surcharge required by G.S. 18B-804(b)(9) and the remaining twenty-five percent (25%) shall be divided equally among the local ABC boards for all other cities in the county that have authorized the sale of mixed beverages.

When, pursuant to G.S. 18B-603(e), spirituous liquor is bought at a city ABC store by a mixed beverages permittee for premises located at an airport outside the city, the local share of both the mixed beverages surcharge required by G.S. 18B-804(b)(8) and the guest room cabinet surcharge required by G.S. 18B-804(b)(9) shall be divided equally among the local ABC boards for all cities in the county that have authorized the sale of mixed beverages.

(g) Quarterly Distributions. – When this section requires a distribution to be made quarterly, at least ninety percent (90%) of the estimated distribution shall be paid to the recipient by the local board within 30 days of the end of that quarter. Adjustments in the amount to be distributed resulting from the closing of the books and from audit shall be made with the next quarterly payment.

(h) Expenditure of Alcoholism Funds. – Funds distributed under subdivisions (b)(4) and (c)(3) of this section shall be spent for the treatment of alcoholism or substance abuse, or for research or education on alcohol or substance abuse. The minutes of the board of county commissioners or local board spending funds allocated under this subsection shall describe the activity for which the funds are to be spent. Any agency or person receiving funds from the county commissioners or local board under this subsection shall submit an annual report to the board of county commissioners or local board from which funds were received, describing how the funds were spent.

(i) Calculation of Statutory Distributions When Liquor Sold at Less Than Uniform Price. – If a local board sells liquor at less than the uniform State price, distributions required by subsections (b) and (c) shall be calculated as though the liquor was sold at the uniform price. (1981, c. 412, s. 2; c. 747, s. 52; 1983, c. 713, ss. 102-104; 1985 (Reg. Sess., 1986), c. 1014, s. 116; 1991, c. 459, s. 3; c. 689, s. 306; 1991 (Reg. Sess., 1992), c. 920, s. 4; 1993, c. 415, s. 27; 1997-443, s. 11A.118(a); 1999-462, s. 8; 2011-145, s. 19.1(q); 2014-100, s. 17.1(xxx); 2019-203, s. 9(a); 2021-150, s. 27.4.)

RESOLUTION 01-18

DISTRIBUTION OF PROCEEDS FROM ABC STORE

Whereas, the Town Council of Troutman NC called for an election on November 4, 2014 on whether to allow an ABC store within the corporate boundaries of the Town; and

Whereas, it is the intention of the Town Council that some profits be restricted and utilized in a manner that specifically benefits Town residents and the greater Troutman community; and

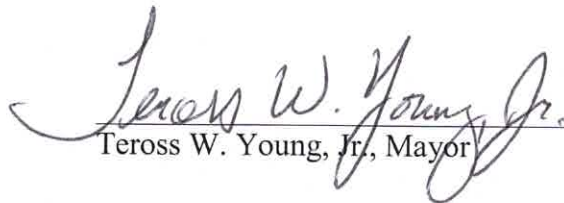
Whereas, it is publicly acknowledged that beneficiaries and amounts of such distributions may change by a majority vote of the Town Council;

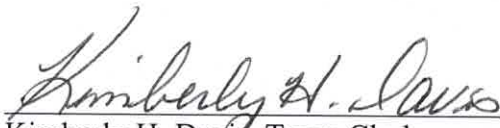
Now, therefore be it resolved, that the presently serving Town Council intends that profits realized from ABC store sales, after deductions for costs of operations and state mandated distributions, shall be restricted and distributed as follows, with all remaining profits (62.5%) directed to the General Fund of the Town:

1. Troutman Parks and Recreation at 12.5 percent
2. Troutman Friends of the Library at 12.5 percent
3. Troutman Elementary School, Troutman Middle School, South Iredell High School, and Career Academy and Technical School at 12.5 percent
(12.5 percent divided among the four (4) schools as listed above)

Be it further resolved, that all other resolutions in conflict with this resolution are hereby repealed, to the extent of the conflict.

Adopted this the 8th day of February, 2018.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk



TAYLORSVILLE ABC BOARD
Taylorsville, North Carolina

Merged with Catawba County in 2012

Election: Authorized by Chapter 549, 1965 Session Law

Referendum held: August 24, 1965

Votes for: 363 Votes against: 248

Date of first retail sales: December 1, 1965.

Merged with Catawba County ABC Board December 2011.

Mixed Beverage Election: July 29, 2008

Votes for: 253 Votes against: 331

Division of Revenue:

Gross Profits:

Law Enforcement - follows GS 18B-805 (c) (2)

Alcohol Education - follows local enabling act - 7%

Net Profits:

10% to Alexander County General Fund

25% to Alexander County Board of Education

65% to Taylorsville General Fund of which 10% goes to recreational purposes

Board Members:

(3) Appointed by mayor and city council

A hand in a light-colored suit sleeve points to a specific location on a map. The map is covered with a complex network of colored lines in blue, yellow, red, and green, representing different land use zones or infrastructure. The background is slightly blurred, focusing attention on the hand and the map.

Taylorsville Land Use Plan

Nathan Hester

Town Manager

November 18, 2024

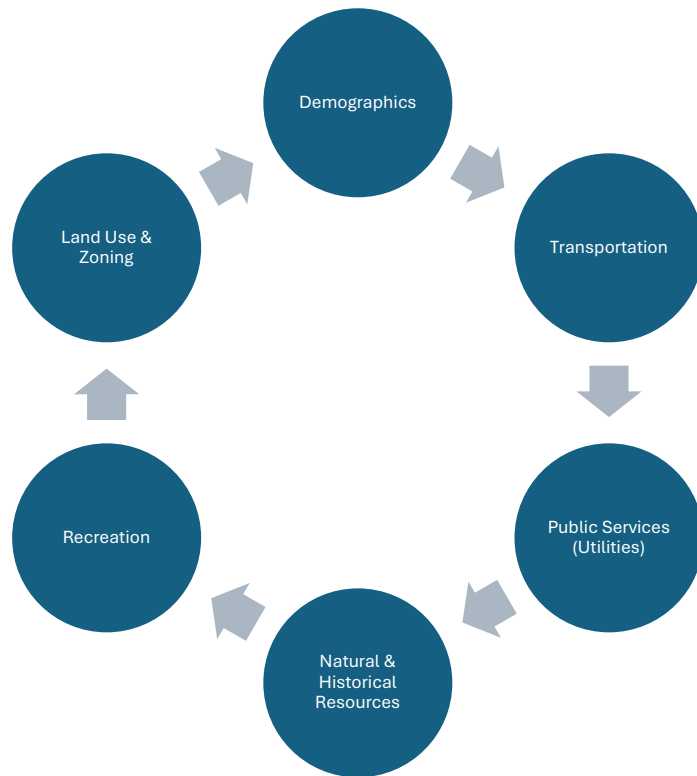
Why A Land Use Plan

- It's the Law – G.S. 160D-501(a)
 - “...as a condition of adopting and applying zoning regulations under the Chapter, a local government shall adopt and reasonably maintain a comprehensive plan that sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction.
- If you don't have a plan for the future, you cannot enforce regulations in the present.



What the Plan Addresses

Sections



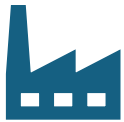
Focus

- Transportation & Utility Improvements
- Historic Downtown Development
- Economic Development
- Planning & Zoning
 - Residential Growth

Transportation

- Partner with outside organizations to prioritize projects
- Improve traffic flow along major thoroughfares
- Increase pedestrian safety
 - Sidewalks, multi-use paths, streetscapes
- Develop a comprehensive transportation and pedestrian plan.

Public Services



Analysis of current and future capacity.



Identification of potential growth areas.



Creative funding for infrastructure projects.



Prioritize infrastructure projects and match that with growth.

- Increase Police Department capacity.
- Redesign Town's website for more efficient community engagement.
- Re-assess utility fee schedule.

Natural & Historic Resources

- National Register of Historic Places
- Local Historic Commission Designation
 - Provide funding opportunities for property owners and developers.



Parks & Recreation

- Enhance recreation facilities within the town.
- Evaluate town's current pedestrian and bicycle facilities.
- Hotel recruitment.
- Encourage parklets with new development.
- Increase pocket public spaces throughout town.
- Participate in regional recreation partnerships.

Land Use & Zoning



Require new subdivision to have sidewalks, street trees, and pedestrian amenities.



Promote downtown development standards to align with Secretary of Interior standards.



Diversification of housing stock.

- Bring Planning & Zoning in-house.
 - Aid in achieving town land use goals.
- Prepare to expand town limits & utilities to outside development.
- Expansion of staff capacity.
 - Zoning Code, Planning, Code Enforcement.

Four Things

1

Develop Goals for Future Commercial, Industrial, and Residential Development.

2

Develop Goals for future Transportation & Utility Improvements.

3

Prioritize Goals with comprehensive plans.

4

Increase Staff Capacity.

Future of Planning & Zoning

Current Agreement

- Town of Taylorsville annually contracts with Alexander County for Planning, Zoning, and Code Enforcement.
 - Annual fee of \$18,000.
 - Agreement terminated effective July 1, 2025 at the request of Alexander County.



WPCOG

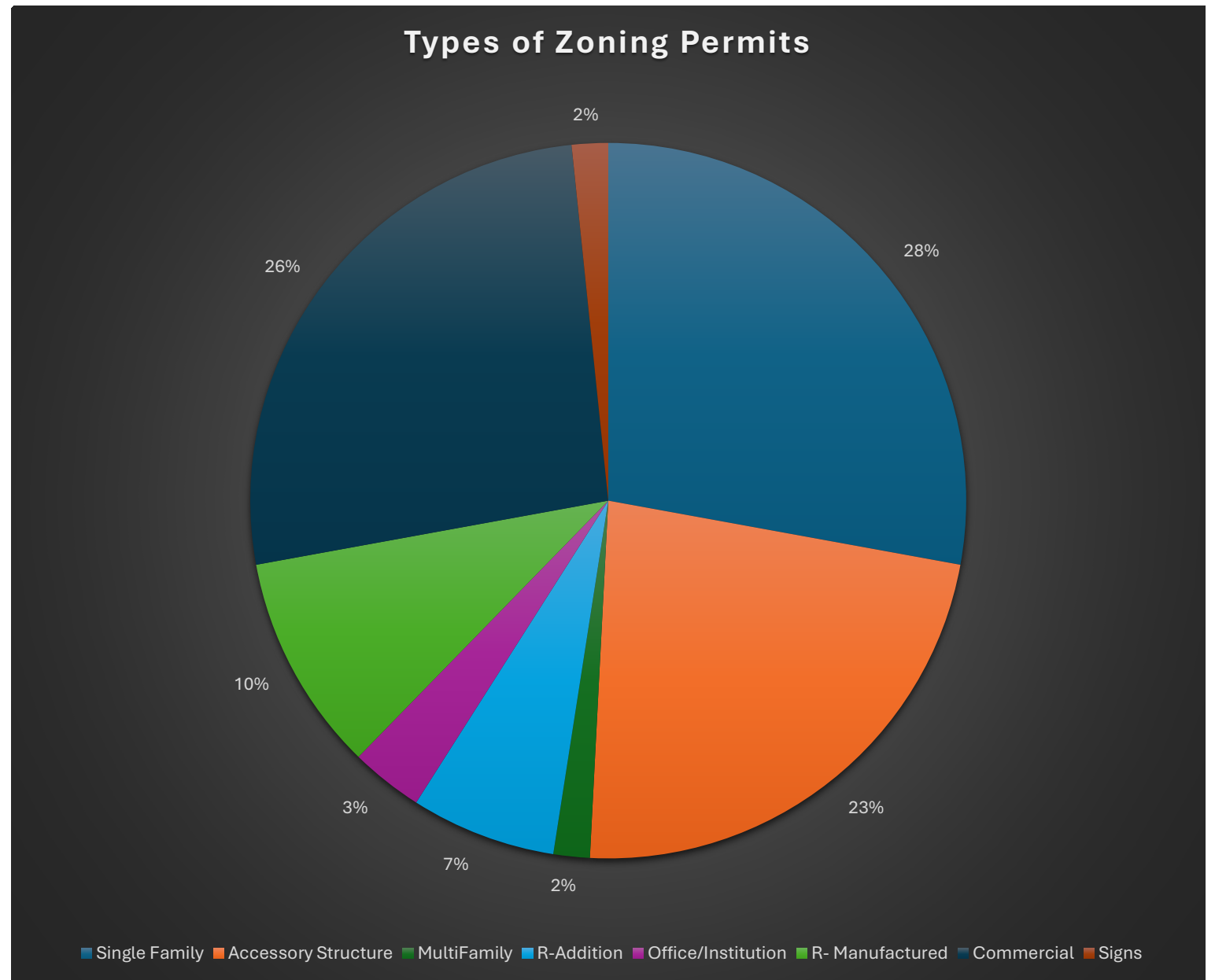
Planning & Zoning

- One Day a week
- Annual fee of \$25,704
- \$51,408 for two years

Code Enforcement

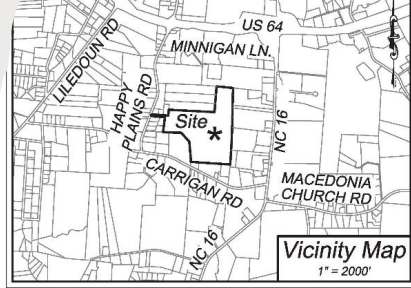
- One Day a week
 - Plus Court, staff meetings, etc.
- Annual fee of \$13,860
- \$27,720 for two years.

Why We Need Planning



An aerial photograph of a residential neighborhood. The houses are mostly single-story with brown or grey roofs. Many have swimming pools in their backyards. The streets are paved and have some parked cars. There are trees and greenery throughout the area. The overall scene is a typical suburban residential development.

Woodlands Residential Annexation



81,992 ACRES COMPRISED OF TAX PARCEL (S) 8007719, 8009079, 8009080 AND 8009811 AS SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE TOWN OF TAYLORSVILLE, ALEXANDER COUNTY/TOWN OF TAYLORSVILLE ZONING ORDINANCE, AND THE APPLICABLE ZONING CODES.

ACCORDING TO THE ALEXANDER COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESS ON DATE THE SUBJECT PROPERTY IS ZONED R-1 BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE ALEXANDER COUNTY/TOWN OF TAYLORSVILLE ZONING ORDINANCE, AND THE APPLICABLE ZONING CODES.

ANNEXATION EFFECTIVE DATE:
 TOTAL LINEAR FEET OF ANNEXED BOUNDARY: 11,311.75' LINEAR FEET OF BOUNDARY INTO THE MUNICIPAL LIMITS OF THE TOWN OF TAYLORSVILLE, ALEXANDER COUNTY, NORTH CAROLINA
TOTAL AREA ANNEXED: 83.854 ACRES

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____
 TOWN CLERK _____ DATE _____
 MAYOR _____
 ATTEST _____

STATE OF NORTH CAROLINA
 COUNTY OF ALEXANDER
 I, _____ NOTARY PUBLIC IN AND FOR THE COUNTY OF ALEXANDER, AND THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE AND UPON HIS OATH, SWORE TO THE TRUTH OF THE STATEMENTS SET FORTH THEREIN.
 WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2024.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____ SEAL _____



MISCELLANEOUS NOTES

- NO USGS DOCUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.
- PARCEL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM AN "ALTA/SPSS SURVEY" PREPARED BY EAGLE ENGINEERING INC. DATED 05/09/2024.
- AREAS COMPUTED USING COORDINATE GEOMETRY.
- IRON REBAR AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DEED REFERENCE(S):
 BK 229, PG. 5
 BK 229, PG. 189
 BK 229, PG. 191
 BK 229, PG. 193
- ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
- RAW ERROR OF CLOSURE: 1:10,000'. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- COMBINED GRID FACTOR = 0.9998855230
- THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE WS-IV WATERSHED AREA OF THE CATAWBA RIVER BASIN PER ALEXANDER COUNTY GIS.
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD 3710375900 AND 3710376000 FLOOD HAZARD AREAS AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS NC 3759 AND NC 3758 RESPECTIVELY, EFFECTIVE DATES FOR BOTH PANELS: DECEMBER 19TH, 2007.

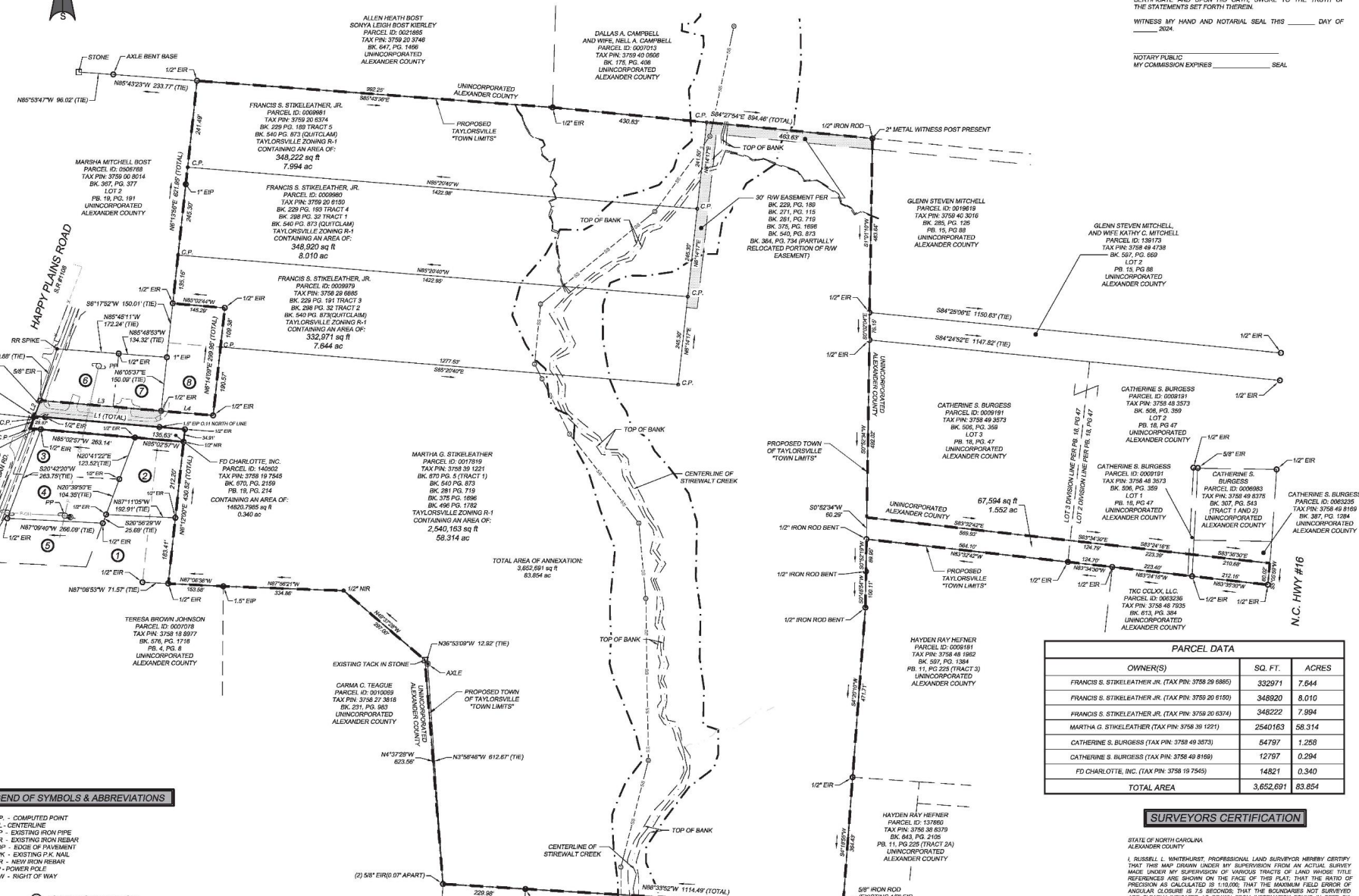
Line #	Length	Direction
L1	420.69	N85° 02' 40" W
L2	46.70	N00° 41' 14" E
L3	337.62	S85° 02' 20" E
L4	145.08	S85° 02' 24" E

ADJOINING PROPERTY OWNER REFERENCE

- ADJOINING PROPERTIES REFERENCED # 1 AND LISTED BELOW ARE UNINCORPORATED ALEXANDER COUNTY
- 1 HAMMER HOSPITALITIES, L.L.C. PARCEL ID: 142528 TAX PIN: 3758 19 7283 BK 667, PG. 2194 (TRACT 5) LOT 5 PB. 18, PG. 227
- 2 HAMMER HOSPITALITIES, L.L.C. PARCEL ID: 000689 TAX PIN: 3758 19 8411 BK 667, PG. 2194 (TRACT 1) LOT 1 PB. 18, PG. 227
- 3 HAMMER HOSPITALITIES, L.L.C. PARCEL ID: 142540 TAX PIN: 3758 19 5458 BK 667, PG. 2194 (TRACT 2) LOT 2 PB. 18, PG. 227
- 4 HAMMER HOSPITALITIES, L.L.C. PARCEL ID: 142541 TAX PIN: 3758 19 6306 BK 667, PG. 2194 (TRACT 3) LOT 3 PB. 18, PG. 227
- 5 HAMMER HOSPITALITIES, L.L.C. PARCEL ID: 142542 TAX PIN: 3758 19 5254 BK 667, PG. 2194 (TRACT 4) LOT 4 PB. 18, PG. 227
- 6 DARRN BUMGARDNER AND WIFE BRIGANNA BUMGARDNER PARCEL ID: 000758 TAX PIN: 3758 19 8780 BK 645, PG. 2469 PB. 9, PG. 130 (TRACT 1)

LEGEND OF SYMBOLS & ABBREVIATIONS

- C.P. - COMPUTED POINT
- CL - CENTERLINE
- EIP - EXISTING IRON PIPE
- ER - EXISTING IRON REBAR
- EOP - EDGE OF PAVEMENT
- EPK - EXISTING P.K. MAIL
- NR - NEW IRON REBAR
- PP - POWER POLE
- RW - RIGHT OF WAY
- SS - SANITARY SEWER MANHOLE
- SR - RAILROAD SPIKE
- ICV - ICV

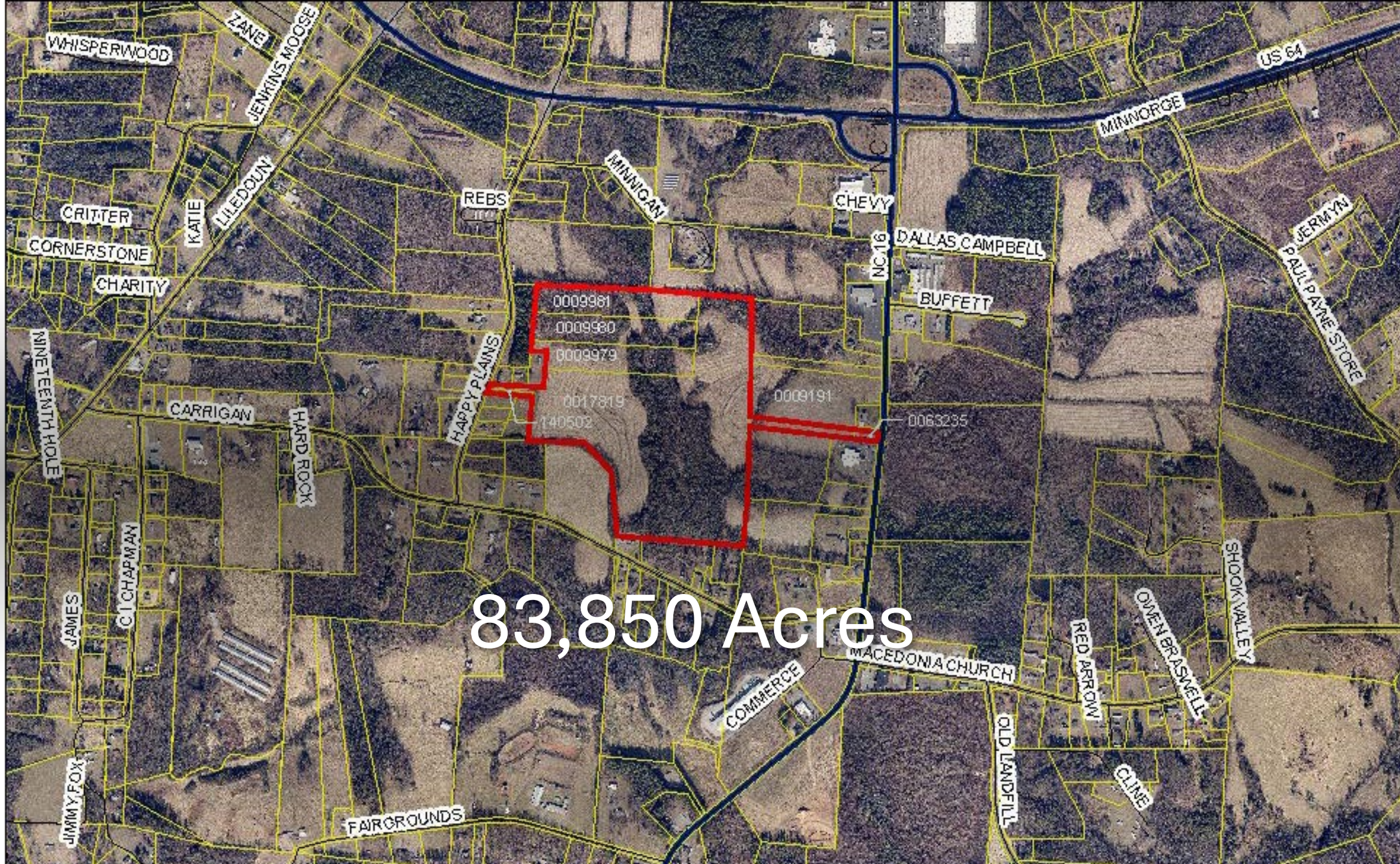


PARCEL DATA		
OWNER(S)	SQ. FT.	ACRES
FRANCIS S. STIKLEATHER, JR. (TAX PIN: 3758 29 6885)	332971	7.644
FRANCIS S. STIKLEATHER, JR. (TAX PIN: 3758 20 6150)	348920	8.010
FRANCIS S. STIKLEATHER, JR. (TAX PIN: 3758 20 6374)	348222	7.994
MARTHA G. STIKLEATHER (TAX PIN: 3758 39 1221)	2540163	58.314
CATHERINE S. BURGESS (TAX PIN: 3758 49 3873)	64797	1.258
CATHERINE S. BURGESS (TAX PIN: 3758 49 8169)	12797	0.294
FD CHARLOTTE, INC. (TAX PIN: 3758 19 7545)	14821	0.340
TOTAL AREA	3,652,691	83.854

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
 ALEXANDER COUNTY
 I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF VARIOUS TRACTS OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT, THAT THE RATE OF PRECISION AS CALCULATED IS 1:10,000, THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 15 SECONDS, THAT THE RECORDS NOT SUBMITTED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK 667, PG. 2194 (TRACT 5) AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION OF EXISTING PARCELS, A COUNTY ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SURVEYING.

VARIOUS PARCELS TAYLORSVILLE TOWNSHIP NORTH CAROLINA
 PROPOSED TOWN LIMITS EXTENSION TOWN OF TAYLORSVILLE, NORTH CAROLINA



83,850 Acres



Office of the County Manager

November 13, 2024

Nathan Hester
Town Manager
Town of Taylorsville

REF: Termination of Planning, Zoning, and Nuisance Code Enforcement Services Contract

Dear Mr. Hester,

I hope this letter finds you well. I am writing to inform you that, effective July 1, 2025, Alexander County will cease to provide planning, zoning, and code enforcement assistance to the Town of Taylorsville.

After careful consideration, we have determined that the current annual compensation of \$20,000 does not sufficiently cover the costs incurred by Alexander County in delivering general services, alongside the additional services stipulated in our existing agreement.

As you may know, Alexander County is presently contracted with the Western Piedmont Council of Governments (WPCOG) to provide these essential planning and zoning services. In light of this impending transition, we encourage the Town to engage with the WPCOG or another organization, to ensure a seamless continuation of services for its citizens.

This letter serves as formal notice of the termination of our current contract on June 30, 2025.

Should you have any questions or require further clarification, please do not hesitate to reach out. Thank you for your understanding and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Wm. 'Todd' Herms".

Wm. "Todd" Herms
Alexander County Manager

CC: County Commissioners

AGREEMENT BETWEEN THE
WESTERN PIEDMONT COUNCIL OF GOVERNMENTS AND
THE TOWN OF TAYLORSVILLE
FOR THE PROVISION OF
TECHNICAL PLANNING ASSISTANCE:
JULY 1, 2025- JUNE 30, 2027

This AGREEMENT, entered into on this the first day of July, 2025, by and between the Western Piedmont Council of Governments (hereinafter referred to as the "Planning Agency") and the Town of Taylorsville, North Carolina (hereinafter referred to as the "Local Government"); WITNESSETH THAT:

WHEREAS, the Planning Agency is empowered to provide technical assistance by the North Carolina General Statutes and by resolution passed by the Planning Agency on April 17, 1972. Technical assistance shall consist of the provision of services as described in Attachment A, which is herein made a part of this Contract;

WHEREAS, the Local Government has requested the Planning Agency to provide such technical assistance to the Local Government and;

WHEREAS, the Planning Agency desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. **Personnel.** That during the period of this Contract, the Planning Agency will furnish the necessary trained personnel to the Local Government.
2. **Travel/Printing.** The Local Government will pay for expenses related to conferences, conventions, seminars, local travel, etc. of the personnel when the Local Government requests or approves travel related to the Local Government's planning program, or if it is beneficial to both parties, the costs will be shared on an agreed-upon ratio.

The Local Government will also pay for expenses related to printing of report(s), mailings to advisory boards, and other costs not related to normal travel and staffing costs associated with personnel furnished by the Planning Agency.

3. **Compensation.** That for the purpose of providing the funds for carrying out this Contract, the Local Government will pay the Planning Agency a fee not to exceed **\$51,408.00** (fifty-one thousand four hundred and eight dollars) during the period beginning July 1, 2025 and ending June 30, 2027. These fees will be billed in quarterly payments.

4. **Termination/Modifications.** The Local Government may terminate the Contract by giving the Planning Agency a thirty-day written notice. Furthermore, if there is a need to amend the proposal outlined in Attachment A, either party may do so with the written consent of the other.
5. **Time of Performance.** The Planning Agency shall ensure that all services required herein shall be completed and all required reports, maps, and documents submitted during the period beginning July 1, 2025 and ending June 30, 2027.
6. **Interest of Members, Officers, or Employees of the Planning Agency, Members of the Local Government, or Other Public Officials.** No member, officer, or employee of the Planning Agency or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any financial interest, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interest in the program. The Planning Agency shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.
7. **Nondiscrimination Clause.** No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded in whole or in part with funds available under the Housing and Community Development Act of 1974, Section 109.
8. **Age Discrimination Act of 1975, as amended.** No qualified person shall on the basis of age be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.
9. **Section 504, Rehabilitation Act of 1973, as amended.** No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

IN WITNESS WHEREOF, the Planning Agency and the Local Government have executed this Agreement as of the date first above written.

LOCAL GOVERNMENT:
TOWN OF TAYLORSVILLE

PLANNING AGENCY:
WESTERN PIEDMONT COUNCIL
OF GOV'TS.

By: _____
Mayor

By: _____
Executive Director

PLANNING AGENCY:

By: _____
Town Manager

By: _____
Chair

Pre-audit statement:

This instrument has been preaudited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

By: _____
Local Government Finance Officer

ATTACHMENT A
TOWN OF TAYLORSVILLE
TECHNICAL PLANNING ASSISTANCE:
JULY 1, 2025 – JUNE 30, 2027
WORK PROGRAM/BUDGET

The following work program and budget are presented as descriptive of the work and dollar amounts called for in the agreement concerning planning activities by the Western Piedmont Council of Governments for the Town of Gamewell. The product(s) of the planning activities shall be:

WORK PROGRAM

1. Zoning and Subdivision Code Management

Technical assistance will be provided one half day per week.

Technical assistance will be provided in the administration of the Town's Zoning Ordinance and Subdivision Regulations. Technical planning advice and opinions will also be provided to the Town Council, Town Manager, Planning Board and Board of Adjustment.

Assistance to the public in interpretation of permitting and amendment regulations will be provided as directed by the Town Manager.

2. Other Duties as Directed by Town Manager or Town Council

It is understood that priorities change and/or substitutions may be made by the Town Manager or Town Council as needed in other planning-related topics, not to exceed the dollar/time/travel amount of this contract.

BUDGET

The contract budget, including all salaries, fringe benefits, travel expenses and indirect costs, totals **\$51,408.00** (fifty-one thousand four hundred and eight dollars) during the period beginning July 1, 2025 and ending June 30, 2027. These fees will be billed in quarterly payments.

AGREEMENT BETWEEN THE
WESTERN PIEDMONT COUNCIL OF GOVERNMENTS AND
THE TOWN OF TAYLORSVILLE
FOR THE PROVISION OF
CODE ENFORCEMENT:
JULY 1, 2025- JUNE 30, 2027

This AGREEMENT, entered into on this the first day of July, 2025, by and between the Western Piedmont Council of Governments (hereinafter referred to as the "Planning Agency") and the Town of Taylorsville, North Carolina (hereinafter referred to as the "Local Government"); WITNESSETH THAT:

WHEREAS, the Planning Agency is empowered to provide technical assistance by the North Carolina General Statutes and by resolution passed by the Planning Agency on April 17, 1972. Technical assistance shall consist of the provision of services as described in Attachment A, which is herein made a part of this Contract;

WHEREAS, the Local Government has requested the Planning Agency to provide such technical assistance to the Local Government and;

WHEREAS, the Planning Agency desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. **Personnel.** That during the period of this Contract, the Planning Agency will furnish the necessary trained personnel to the Local Government.
2. **Travel/Printing.** The Local Government will pay for expenses related to conferences, conventions, seminars, local travel, etc. of the personnel when the Local Government requests or approves travel related to the Local Government's planning program, or if it is beneficial to both parties, the costs will be shared on an agreed-upon ratio.

The Local Government will also pay for expenses related to printing of report(s), mailings to advisory boards, and other costs not related to normal travel and staffing costs associated with personnel furnished by the Planning Agency.

3. **Compensation.** That for the purpose of providing the funds for carrying out this Contract, the Local Government will pay the Planning Agency a fee not to exceed **\$27,720.00 (twenty-seven thousand seven hundred and twenty dollars)** during the period beginning July 1, 2025 and ending June 30, 2027. These fees will be billed in quarterly payments.

4. **Termination/Modifications.** The Local Government may terminate the Contract by giving the Planning Agency a thirty-day written notice. Furthermore, if there is a need to amend the proposal outlined in Attachment A, either party may do so with the written consent of the other.
5. **Time of Performance.** The Planning Agency shall ensure that all services required herein shall be completed and all required reports, maps, and documents submitted during the period beginning July 1, 2025 and ending June 30, 2027.
6. **Interest of Members, Officers, or Employees of the Planning Agency, Members of the Local Government, or Other Public Officials.** No member, officer, or employee of the Planning Agency or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any financial interest, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interest in the program. The Planning Agency shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.
7. **Nondiscrimination Clause.** No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded in whole or in part with funds available under the Housing and Community Development Act of 1974, Section 109.
8. **Age Discrimination Act of 1975, as amended.** No qualified person shall on the basis of age be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.
9. **Section 504, Rehabilitation Act of 1973, as amended.** No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

IN WITNESS WHEREOF, the Planning Agency and the Local Government have executed this Agreement as of the date first above written.

LOCAL GOVERNMENT:
TOWN OF TAYLORSVILLE

PLANNING AGENCY:
WESTERN PIEDMONT COUNCIL
OF GOV'TS.

By: _____
Mayor

By: _____
Executive Director

PLANNING AGENCY:

By: _____
Town Manager

By: _____
Chair

Pre-audit statement:

This instrument has been preaudited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

By: _____
Local Government Finance Officer

ATTACHMENT A
TOWN OF TAYLORSVILLE
TECHNICAL PLANNING ASSISTANCE:
JULY 1, 2025 – JUNE 30, 2027
WORK PROGRAM/BUDGET

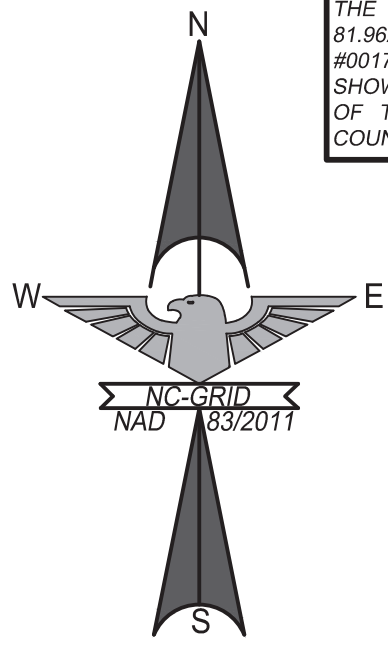
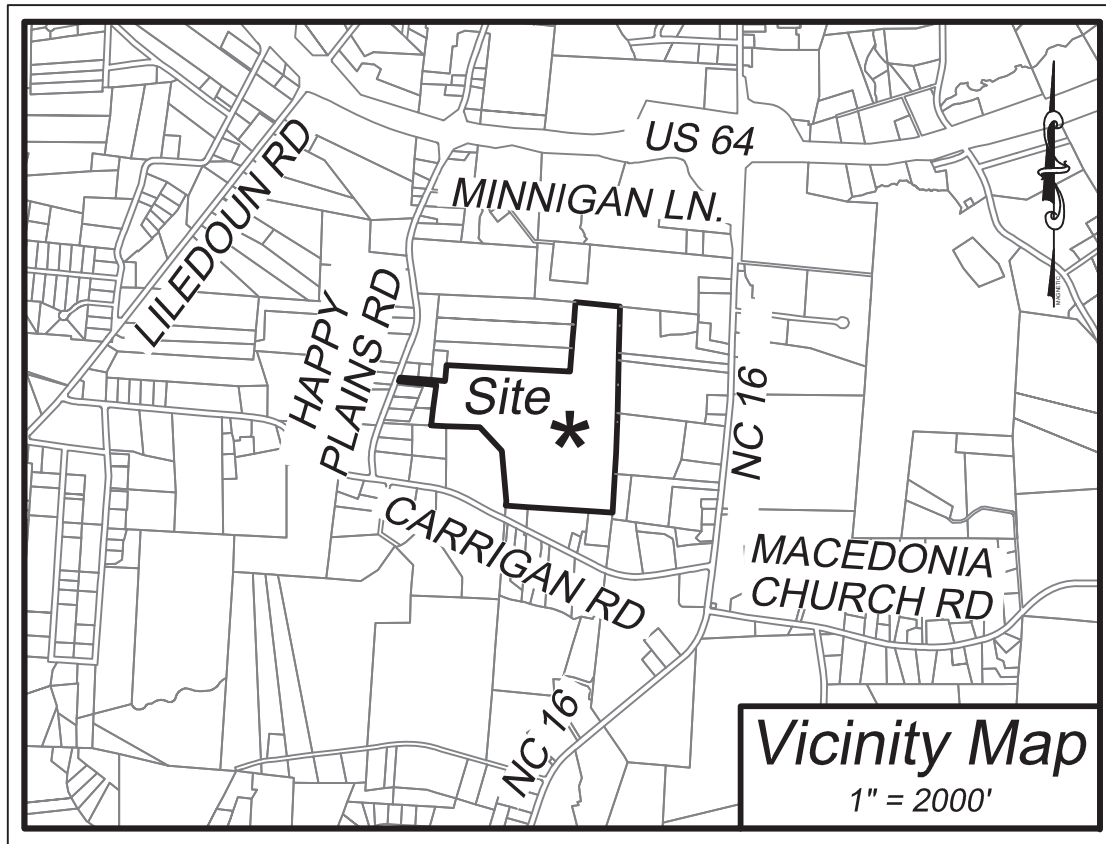
The following work program and budget are presented as descriptive of the work and dollar amounts called for in the agreement concerning planning activities by the Western Piedmont Council of Governments for the Town of Taylorsville. The product(s) of the planning activities shall be:

WORK PROGRAM

- Trained WPCOG code enforcement officers to receive complaints, identify violations, conduct site visits and investigations, issue code violation warning letters and notices of violations, working with property owners and other parties responsible for code violations, assessing civil fines to violators as appropriate, and filing property liens as necessary.
- WPCOG vehicles, fuel, equipment, and supplies for WPCOG staff to carry out the code enforcement services.
- Management and supervision of WPCOG code enforcement personnel
- Tracking of cases and monthly code enforcement activity reports provided to the local government.
- Live online mapping of cases available to selected local government officials.
- Standardized and consistent enforcement process
- Nuisance overgrowth enforcement
- Nuisance trash, junk and debris accumulation enforcement
- Junked and nuisance vehicles enforcement.
- Minimum housing and non-residential building standards
- Other nuisance-related issues not including zoning/land use code enforcement.
- Review of existing codes for potential updates

COMPENSATION

That for the purpose of providing the funds for carrying out this Contract, the Local Government will pay the Planning Agency a fee not to exceed **\$27,720.00 (twenty-seven thousand seven hundred and twenty dollars)** during the period beginning July 1, 2025 and ending June 30, 2027. These fees will be billed in quarterly payments.



THE PURPOSE OF THIS PLAT IS TO ANNEX THE 81.952 ACRES COMPRISED OF TAX PARCEL ID(S) #0017819, #0009979, #0009880 AND #0009881 AS SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE TOWN OF TAYLORSVILLE, ALEXANDER COUNTY, NORTH CAROLINA.

ZONING INFORMATION

ACCORDING TO THE ALEXANDER COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESS ON DATE, THE SUBJECT PROPERTY IS ZONED "R-1" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES. WE REFER YOU TO THE "ALEXANDER COUNTY/TOWN OF TAYLORSVILLE ZONING ORDINANCE" AND THE APPLICABLE ZONING CODES.

ANNEXATION NOTES

ANNEXATION EFFECTIVE DATE: _____
 TOTAL LINEAR FEET OF ANNEXED BOUNDARY: 11,311.75' LINEAR FEET OF BOUNDARY INTO THE MUNICIPAL LIMITS OF THE TOWN OF TAYLORSVILLE, ALEXANDER COUNTY, NORTH CAROLINA.

TOTAL AREA ANNEXED: 83.854 ACRES

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS MAP IS A FULL, TRUE MAP OF THE AREA HERETOFORE ANNEXED TO THE CORPORATE LIMITS OF THE TOWN OF TAYLORSVILLE AND THAT THIS MAP IS PREPARED IN ACCORDANCE TO G.S. 160A-58.1

TOWN CLERK CERTIFICATION

I, _____ CLERK FOR THE TOWN OF TAYLORSVILLE, CERTIFY THAT THIS PLAT WAS APPROVED BY THE TAYLORSVILLE TOWN COUNCIL ON _____

TOWN CLERK _____ DATE _____

STATE OF NORTH CAROLINA COUNTY OF ALEXANDER _____ NOTARY PUBLIC IN AND FOR THE COUNTY OF ALEXANDER, AND THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ (SURVEYOR), PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE AND UPON HIS OATH, SWORE TO THE TRUTH OF THE STATEMENTS SET FORTH THEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES _____ SEAL _____

MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

PARCEL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM AN "ALTA/PPSS SURVEY" PREPARED BY EAGLE ENGINEERING INC. DATED 05/09/2024.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE(S):
 BK 670, PG. 5
 BK 229, PG. 189
 BK 229, PG. 191
 BK 229, PG. 193

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAV ERROR OF CLOSURE: 1:10,000+ BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 0.9998855236

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE WS-IV WATERSHED AREA OF THE CATAWBA RIVER BASIN PER ALEXANDER COUNTY GIS.

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD 3710375900Q AND 3710375900Q FLOOD HAZARD AREAS AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 3759 AND NO. 3758 RESPECTIVELY, EFFECTIVE DATES FOR BOTH PANELS: DECEMBER 18TH, 2007.

Line #	Length	Direction
L1	420.09	N85° 02' 40"W
L2	46.70	N20° 41' 14"E
L3	337.02	S85° 02' 20"E
L4	145.08	S85° 06' 24"E

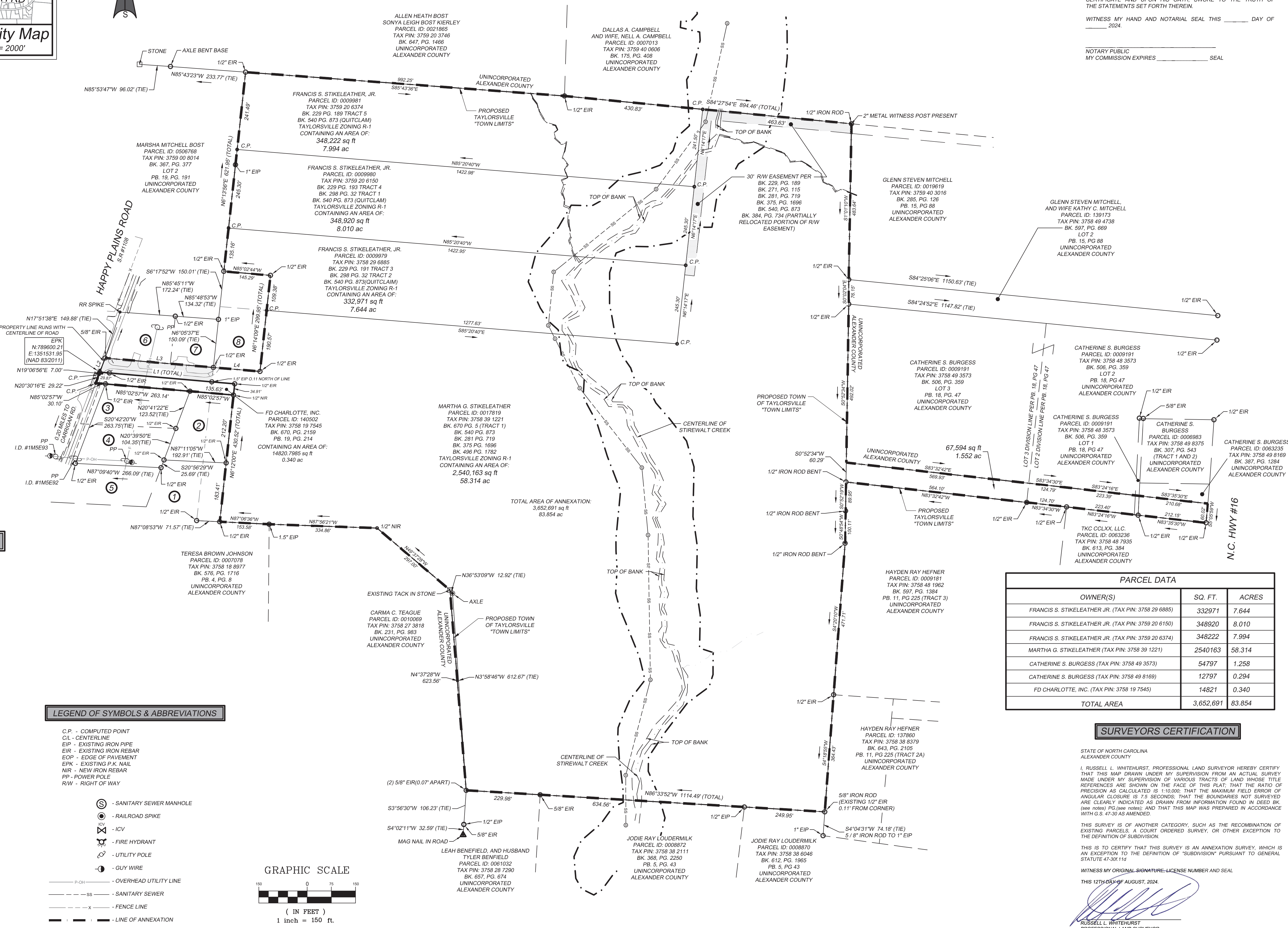
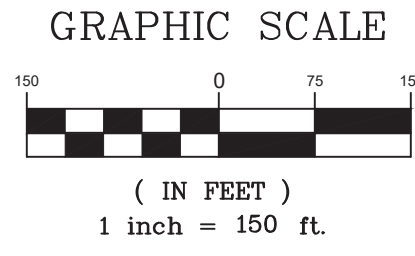
ADJOINING PROPERTY OWNER REFERENCE

**ADJOINING PROPERTIES REFERENCED 1-8 AND LISTED BELOW ARE UNINCORPORATED ALEXANDER COUNTY

- ① HAMMER HOSPITALITIES, LLC. PARCEL ID: 140239 TAX PIN: 3758 19 7283 BK 667, PG. 2164 (TRACT 5) LOT 5 PB. 18, PG. 227
- ② HAMMER HOSPITALITIES, LLC. PARCEL ID: 0006879 TAX PIN: 3758 19 8441 BK 667, PG. 2164 (TRACT 1) LOT 1 PB. 18, PG. 227
- ③ HAMMER HOSPITALITIES, LLC. PARCEL ID: 140242 TAX PIN: 3758 19 8458 BK 667, PG. 2164 (TRACT 2) LOT 2 PB. 18, PG. 227
- ④ HAMMER HOSPITALITIES, LLC. PARCEL ID: 140241 TAX PIN: 3758 19 6306 BK 667, PG. 2164 (TRACT 3) LOT 3 PB. 18, PG. 227
- ⑤ HAMMER HOSPITALITIES, LLC. PARCEL ID: 140240 TAX PIN: 3758 19 5264 BK 667, PG. 2164 (TRACT 4) LOT 4 PB. 18, PG. 227
- ⑥ DARN BUMGARDNER AND WIFE BRIANNA BUMGARDNER PARCEL ID: 0067038 TAX PIN: 3758 19 6780 BK 645, PG. 2498 PB. 9, PG. 139 (TRACT 1)
- ⑦ MICHELLE W. PRESNELL PARCEL ID: 0067037 TAX PIN: 3758 19 8639 BK 628, PG. 1215 PB. 9, PG. 139 (TRACT 2)
- ⑧ CHARLES DAVID DOUGLAS PARCEL ID: 0062386 TAX PIN: 3758 19 9786 BK 375, PG. 1749 45' RW EASEMENT REFERENCED THEREIN DOES NOT BORDER THIS PROPERTY

LEGEND OF SYMBOLS & ABBREVIATIONS

- C.P. - COMPUTED POINT
- C.L. - CENTERLINE
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- EOP - EDGE OF PAVEMENT
- EPK - EXISTING P.K. NAIL
- NIR - NEW IRON REBAR
- PP - POWER POLE
- R/W - RIGHT OF WAY
- SS - SANITARY SEWER MANHOLE
- RS - RAILROAD SPIKE
- ICV - ICV
- FD - FIRE HYDRANT
- UP - UTILITY POLE
- GW - GUY WIRE
- OHU - OVERHEAD UTILITY LINE
- SS - SANITARY SEWER
- F - FENCE LINE
- LA - LINE OF ANNEXATION



PARCEL DATA		
OWNER(S)	SQ. FT.	ACRES
FRANCIS S. STIKLEATHER JR. (TAX PIN: 3758 29 6885)	332971	7.644
FRANCIS S. STIKLEATHER JR. (TAX PIN: 3758 20 6150)	348920	8.010
FRANCIS S. STIKLEATHER JR. (TAX PIN: 3758 20 6374)	348222	7.994
MARSHA MITCHELL BOST (TAX PIN: 3758 19 1221)	2540163	58.314
CATHERINE S. BURGESS (TAX PIN: 3758 49 3573)	54797	1.258
CATHERINE S. BURGESS (TAX PIN: 3758 49 8168)	12797	0.294
FD CHARLOTTE, INC. (TAX PIN: 3758 19 7545)	14821	0.340
TOTAL AREA	3,652,691	83.854

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA ALEXANDER COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF VARIOUS TRACTS OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK (see notes) PG (see notes), AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-301.110

WITNESS MY ORIGINAL SIGNATURE-LICENSE NUMBER AND SEAL THIS 12TH DAY OF AUGUST, 2024.

RUSSELL L. WHITEHURST PROFESSIONAL LAND SURVEYOR NO. L-3661

EAGLE ENGINEERING
 FIRM LICENSE # C-0073
 2073A VAN BUREN AVE.
 INDIAN TRAIL, NC 28079
 (704) 882-4222
 www.eagleonline.net

VARIOUS PARCELS
 TAYLORSVILLE TOWNSHIP
 ALEXANDER COUNTY, NORTH CAROLINA

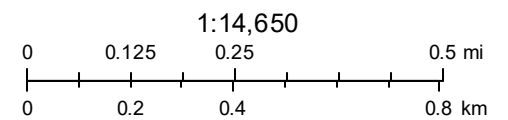
FOR THE BENEFIT OF:
 TOWN OF TAYLORSVILLE

PROPOSED TOWN LIMITS EXTENSION
 TOWN OF TAYLORSVILLE,
 ALEXANDER COUNTY, NORTH CAROLINA

DESIGNED BY: N/A
 DRAWN BY: R/WC
 CHECKED BY: R/WC
 DATE: 08/12/2024
 SCALE: 1" = 150'



Alexander County



October 28, 2024



HISTORIC PRESERVATION COMMISSION
621 Liledoun Road, Taylorsville, NC 28681
www.alexandercountync.gov

LOCAL HISTORIC DISTRICT DESIGNATION REPORT

Local Significance:

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. The Downtown Taylorsville Historic District's well-preserved collection of early-to-mid-twentieth-century commercial, civic, and religious buildings conveys the downtown's historic association with commerce, government, and architecture in Alexander County. The historic district is historically significant as the seat of the county's government and commerce, and because it retains the historic integrity to convey that significance, the district is a worthy candidate for local historic district designation. 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 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.

Description of Local Historic District:

There is currently one National Register district in Alexander County: Downtown Taylorsville Historic District; as well as, two designated historic landmarks (individual properties). The Downtown Taylorsville Historic District was established in 2024. Please see ATTACHED Downtown Taylorsville Historic District National Register nomination for individual property descriptions.

Local Historic District Boundary Map:

Please see ATTACHED Downtown Taylorsville Historic District National Register boundary map. The Local Historic Overlay Zoning District are within the same boundaries.

Designation as a Local Historic District means:

Local Historic Districts are zoning overlay districts created to protect and conserve the heritage and character of Alexander County. Historic Districts are areas defined by historic, architectural and/or cultural significance.

All exterior changes and alterations to local historic buildings and sites, excluding ordinary maintenance and repair, must receive a Certificate of Appropriateness from the Alexander County Historic Preservation Commission. This is required to encourage design, whether contemporary or traditional, which is harmonious with the character of the historic district and

to ensure, insofar as possible, that buildings or structures in the historic district be in harmony with other buildings or structures located therein.

Difference between National Register and Local Historic Designations:

Local historic districts should not be confused with the National Register of Historic Places, which is a nationwide historic listing and functions primarily as an honorary designation. While the two designations often overlap, the Alexander Historic Preservation Commission only exercised design review authority over locally designated districts and landmarks.

The US Department of the Interior-National Parks Service recognizes the difference between Contributing and Non-Contributing buildings in the National Register of Historic Places. North Carolina legislation does not recognize a difference in designated historic properties.

Certificate of Appropriateness Approval Process:

Prior to making any changes to the exterior of a locally designated historic property, a property must check with the Historic Preservation Commission to determine if the changes will require a Certificate of Appropriateness (ATTACHED). A Certificate of Appropriateness is the permit that formally grants permission to complete the proposed work after it is determined that the proposal is compatible with the Design Review Standards (ATTACHED).

Whether or not a Certificate of Appropriateness (COA) is required depends on the level of change being proposed. The Design Review Standards classify types of work into three categories: ordinary maintenance and repair, minor work, and major work. Work classified as ordinary maintenance and repair does not require a COA. Minor works require a COA, but can be approved at the staff level. Major works must be approved by the Historic Preservation Commission through a public hearing process.

Minor work COAs do not have an application fee and are often approved on the same day the application is submitted. If staff member determines that the application does not clearly comply with the Design Review Standards, the applicant can revise the application or request that the application be brought before the Historic Preservation Commission similar to a major work COA.

Major work COAs have an application fee (to cover the cost of public notices) and must be heard by the Historic Preservation Commission through a public hearing process. The public hearing process requires formal notifications to neighboring property owners and the general public. Applications submitted by the first day of the month will be heard, following the publication of public notices, at the Commission's next meeting which is typically held on the second Tuesday of each month. County staff will handle the public notifications and complete a staff report for the Commission. Once the Historic Preservation Commission has reviewed and approved the application, work can be started the following day. If the Historic Preservation Commission denies the application, the application may be revised and resubmitted or an appeal can be made to the Alexander Board of County Commissioners.

In the event changes are made to properties without a Certificate of Appropriateness, the property owner will be issued a Notice of Violation and will be required to go through the process after the fact. Civil citations may also be issued against the property owner, if deemed warranted.

**State legislation regarding Local Historic Districts:
NCGS § 160D-944. Designation of historic districts.**

(a) Any local government may, as part of a zoning regulation adopted pursuant to Article 7 of this Chapter or as a development regulation enacted or amended pursuant to Article 6 of this Chapter, designate and from time to time amend one or more historic districts within the area subject to the regulation. Historic districts established pursuant to this Part shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association.

A development regulation may treat historic districts either as a separate use district classification or as districts that overlay other zoning districts. Where historic districts are designated as separate use districts, the zoning regulation may include as uses by right or as special uses those uses found by the preservation commission to have existed during the period sought to be restored or preserved or to be compatible with the restoration or preservation of the district.

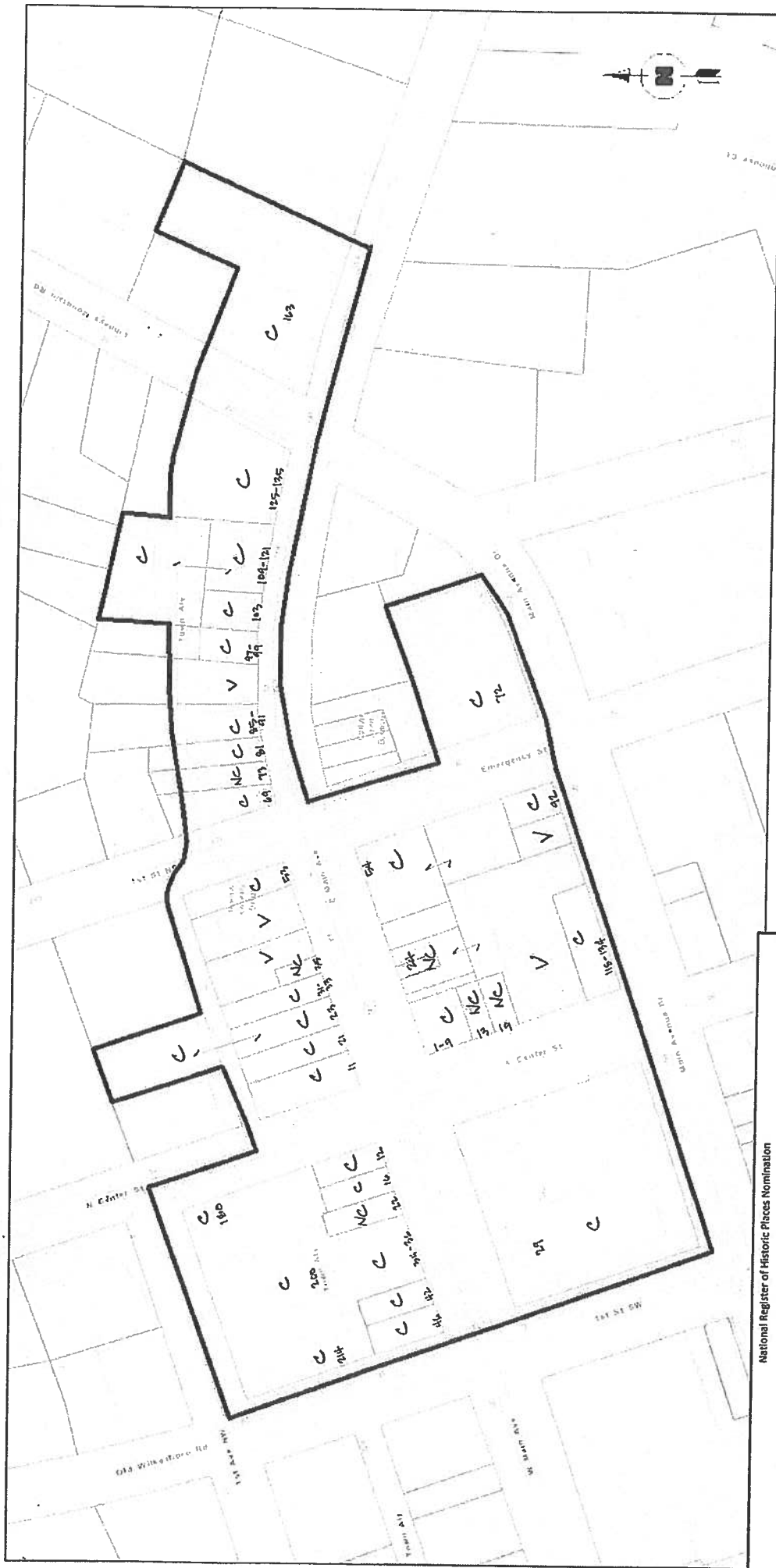
(b) No historic district or districts shall be designated under subsection (a) of this section until all of the following occur:

- (1) An investigation and report describing the significance of the buildings, structures, features, sites, or surroundings included in the proposed district and a description of the boundaries of the district have been prepared.
- (2) The Department of Natural and Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, has made an analysis of and recommendations concerning the report and description of proposed boundaries. Failure of the Department to submit its written analysis and recommendations to the governing board within 30 calendar days after a written request for the analysis has been received by the Department relieves the governing board of any responsibility for awaiting the analysis, and the governing board may at any subsequent time take any necessary action to adopt or amend its zoning regulation.

(c) The governing board may also, in its discretion, refer the report and proposed boundaries under subsection (b) of this section to any local preservation commission or other interested body for its recommendations prior to taking action to amend the zoning regulation. With respect to any changes in the boundaries of a district, subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of subsection (b) of this section shall be prepared by the preservation commission and shall be referred to the planning board for its review and comment according to procedures set forth in the zoning regulation. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Natural and Cultural Resources in accordance with the provisions of subdivision (2) of subsection (b) of this section.

On receipt of these reports and recommendations, the local government may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning regulation.

(d) G.S. 160D-914 applies to zoning or other development regulations pertaining to historic districts, and the authority under that statute for the ordinance to regulate the location or screening of solar collectors may encompass requiring the use of plantings or other measures to ensure that the use of solar collectors is not incongruous with the special character of the district. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 1(e).)



National Register of Historic Places Nomination

Downtown Taylorsville Historic District

Taylorsville, Alexander County, North Carolina

National Register Boundary Map

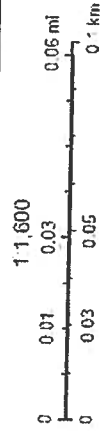


Boundary

Resource key:

- C - Contributing building
- NC - Noncontributing building
- V - Vacant parcel

(N.B. Refer to inventory list in nomination for status of monuments on courthouse square)



DOWNTOWN TAYLORSVILLE LOCAL HISTORIC DISTRICT
PROPERTY INVENTORY 2024

SSN	Address	Use	Property Owner	Mailing Address	City	State	Zip
AX0041	29 W Main Ave	Alexander County Courthouse	Alexander County BOCC	621 Liledoun Rd	Taylorsville	NC	28681
AX0099	46 W Main Ave	Cline's Florist	TD Cline & J Richard Jr	46 W Main Ave	Taylorsville	NC	28681
AX0100	42 W Main Ave	Brushy Mountain Brews	Chris Canella			NC	28637
AX0101	34 W Main Ave	Celebrate You	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	36 W Main Ave	VACANT former Smithy's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	180 Town Alley	VACANT former Smithy's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	197 Town Alley	Rustic Woodworks	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	200 Town Alley	VACANT former Smithy's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	209 Town Alley	VACANT former Smithy's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	214 Town Alley	VACANT former Smithy's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0102	22 W Main Ave	Hedrick Law Offices	Edward L Hedrick IV	521 Espie Little Rd	Taylorsville	NC	28681
AX0103	16 W Main Ave	VACANT	Alexander County BOCC	621 Liledoun Rd	Taylorsville	NC	28681
AX0053	12 W Main Ave	Main Ave Chiropractic	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0104	11 E Main Ave	Short Cuts, Carolina Tie-Dye	Hasani & Maggie Mayes	299 Cornerstone Dr	Taylorsville	NC	28681
AX0105	21 E Main Ave	VACANT Storage	Matthew H Hefner	293 Old Wilkesboro	Taylorsville	NC	28681
AX0106	23 E Main Ave	VACANT + 2nd Floor Apt	Christina & Robert Lindle	386 Allendale Dr	Taylorsville	NC	28681
AX0107	31 E Main Ave	Addiction Recovery Clinic	Paxton Properties LLC	524 E Broad St	Statesville	NC	28677
AX0108	35 E Main Ave	Davidson Law Office	Davidson Holding Group LLC	35 E Main Ave	Taylorsville	NC	28681
AX0109	53 E Main Ave	Town & Country Drug Store	Northwestern Drug Co Inc	255 NC Hwy 16 S	Taylorsville	NC	28681
AX0113	69 E Main Ave	InLine, Fueled Coffee	Neil & Barbara Starnes	225 Cheatham Ford	Hiddenite	NC	28636
AX0114	73 E Main Ave	Storage/Consignment	Harold Troy Little	241 Jeff Price Ln	Taylorsville	NC	28681
AX0115	81 E Main Ave	Blue Rabbit	Derrick Jones	598 County Home Rd	Taylorsville	NC	28681
AX0116	85 E Main Ave	License Plate Agency, Vape	Kenny Dale Mitchell	33 Northwood Park	Taylorsville	NC	28681
AX0117	97 E Main Ave	The Salon on Main	Barri Brook LLC	462 Northwood Park	Taylorsville	NC	28681
AX0117	99 E Main Ave	Creating on Main	Barri Brook LLC	462 Northwood Park	Taylorsville	NC	28681
AX0241	103 E Main Ave	Harper's Hattery	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	109 E Main Ave	Bella Rose	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	111 E Main Ave	Bella Rose	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	115 E Main Ave	Keyley Shae Designs	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	117 E Main Ave	Keyley Shae Designs	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	121 E Main Ave	Carson & Company	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625

DOWNTOWN TAYLORSVILLE LOCAL HISTORIC DISTRICT
PROPERTY INVENTORY 2024

<u>SSN</u>	<u>Address</u>	<u>Use</u>	<u>Property Owner</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
AX0074	125 E Main Ave	Roadside Market	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	131 E Main Ave	Roadside Market	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	133 E Main Ave	Apple City Broadcasting	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	135 E Main Ave	Taylorsville Apple Festival HQ	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	15 Linney's Mtn Rd	Photographer	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	21 Linney's Mtn Rd	VACANT	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0119	163 E Main Ave	Hiddenite Auto Sales	David H Keys	PO Box 366	Hiddenite	NC	28636
AX0042	1 S Center St	Flower & Gift Shop	Exie Robinette & Others	PO Box 1304	Taylorsville	NC	28681
AX0042	7 S Center St		Exie Robinette & Others	PO Box 1304	Taylorsville	NC	28681
AX0042	9 S Center St	Republican Headquarters	Exie Robinette & Others	PO Box 1304	Taylorsville	NC	28681
	13 S Center St	Martin Starnes CPA	Russell & Victoria Martin	13 S Center St	Taylorsville	NC	28681
AX0092	19 S Center St	Family Vision Center	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0094	24 E Main Ave	Taylorsville Times	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0094	24 E Main Ave	Taylorsville Times	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0094	24 E Main Ave	Taylorsville Times	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0095	54 E Main Ave	Studio 3	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
	54 E Main Ave		First United Methodist	PO Box 157	Taylorsville	NC	28681
AX0048	72 Main Ave Dr	957 Mobile Cafe, Communities in Schools	First United Methodist	PO Box 157	Taylorsville	NC	28681
AX0093	92 Main Ave Dr	Alexander County 1913 Jail	Alexander Co Old Jail Bld	621 Liledoun Rd	Taylorsville	NC	28681
AX0091	118 Main Ave Dr	Holland Family Chiropractic	Patti G Ferguson	PO Box 884	Taylorsville	NC	28681
AX0091	124 Main Ave Dr	Rhyme Realty	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091	128 Main Ave Dr	Kiley's Sugar Shoppe	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091	130 Main Ave Dr	The Mane Suite	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091	134 Main Ave Dr	Tots & Things	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091		Walker Insurance	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0130		DOWNTOWN TAYLORSVILLE HISTORIC DISTRICT					

NC 90 (West Main Avenue) Road Diet Feasibility Study

Located in
Taylorsville, North Carolina

Prepared by:



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Draft

1. Introduction and Executive Summary

As the County Seat of Alexander County, Taylorsville hosts the County Courthouse and Superior Court. When the court is in session parking can be oversubscribed on West Main Avenue near the Courthouse. NC 90 (West Main Avenue) is a four-lane two-way curb & gutter street with parallel parking on both sides. Nearby streets allow angle parking. Taylorsville would like to convert the parallel parking on West Main Avenue to angle parking.



Figure 1: NC 90 & Center Street Looking Towards NC 16 (Source: Google Earth)

This report discusses the pros and cons of switching from parallel parking to angle parking. The report also analyzed the impact of the proposed change on traffic operations and proposed a cross-section for angle parking.

Scope of the analysis:

The study examines existing parking and traffic conditions, the potential impact of converting to angled parking, and related traffic configuration changes within the Central Business District. The report considers:

- Street width,
- Compares the throughput of the existing street with the throughput of a two-lane street, and

- The effects of the proposed road diet on nearby intersections.

Key Findings

Parking: Because West Main Avenue is 60 feet wide, converting to angled parking on one side of West Main Avenue is a feasible way to increase parking.

Taylorsville may increase parking by converting one parking lane from parallel parking to angle parking and repurposing one travel lane to parking.

The new parking plan will provide 56 angled parking spaces, a net gain of 33 parking spaces.¹

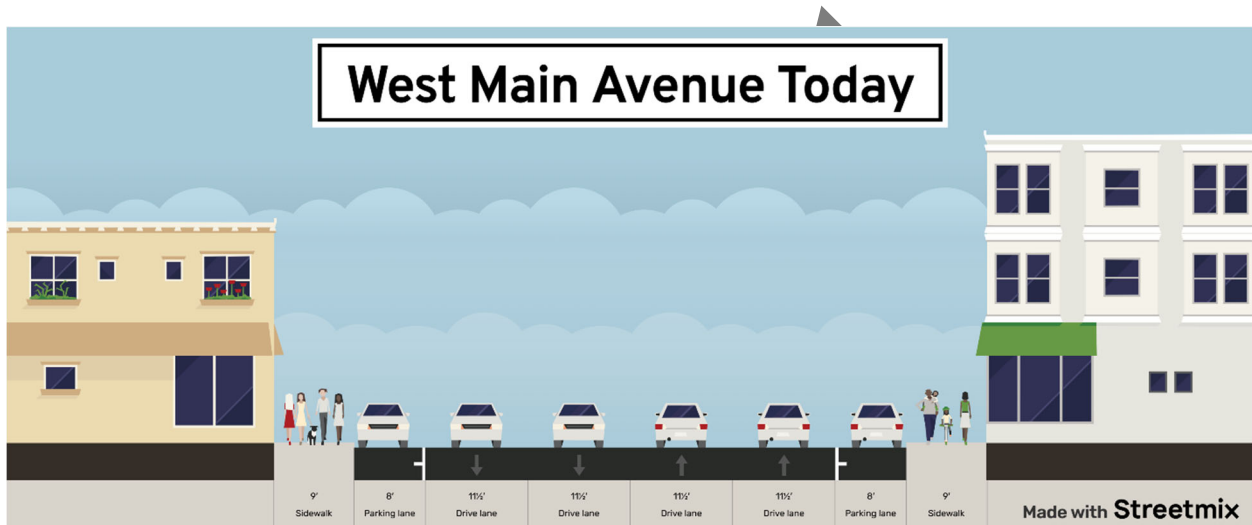


Figure 2: West Main Avenue - Today

Study Options

Option 1: Convert the four-lane roadway to a three-lane configuration with a center turn lane and angled parking on the north (Business) side and maintain the parallel parking on the south side of West Main Avenue. Maintain the current traffic signal timing and phasing. Modify Town Alley for business deliveries to minimize the congestion with in-front-business deliveries on West Main Avenue along with clear sign adjustments, designated loading zones, and assist the business with rear access areas.

Option 2: If sufficient right-of-way is available, convert the signalized intersections to roundabouts. This will enhance traffic flow, maintain the low-speed limit, and improve safety. Pedestrian refuge islands should be included in all approaches during the design and implementation.

Option 3: Convert West Main Avenue to a westbound one-way street with the following lane configurations of a through/left-turn lane and a through/right-turn lane, with angled parking on both sides of West Main Avenue. Similarly, convert Main Avenue Drive to an eastbound one-way street

¹ Assumes a ten feet of parking frontage angled at 60 degrees.

with a two-lane configuration. The northern (westbound) angled parking would need to be restriped for eastbound traffic. Maintain the existing traffic signal timing and phasing.

Summary Recommendation:

Convert West Main Avenue to a three-lane cross-section with a center two-way left-turn lane and angled parking on the northern side and maintain the current parallel parking on the southern side of the roadway. Figure 3 shows the recommended future cross-section for West Main Avenue. The recommended cross-section includes angle parking fronting the businesses, one lane of travel in each direction, a center turn lane, and parallel parking on the southth side of West Main Avenue.

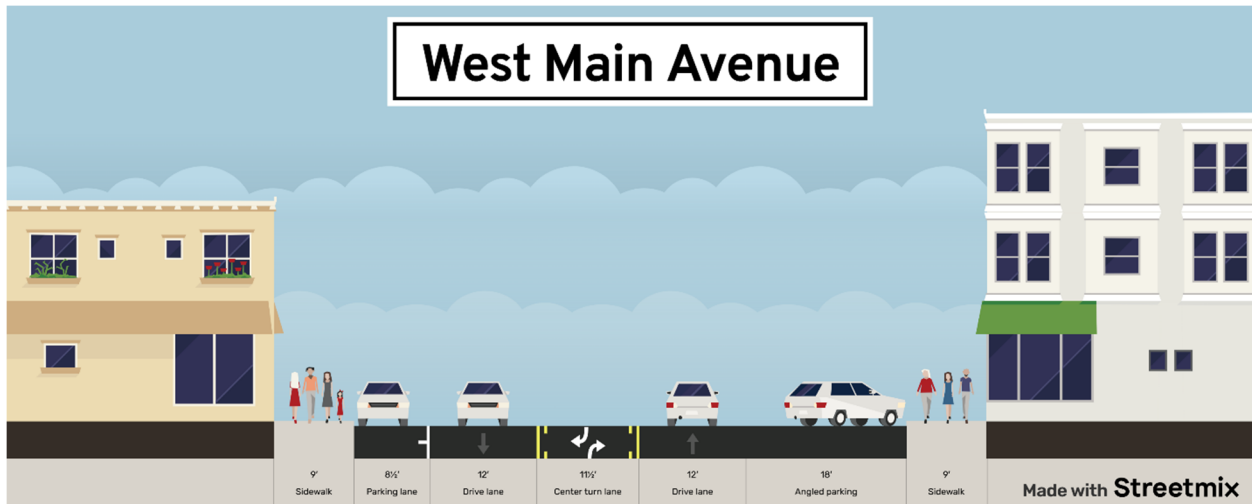


Figure 3: Cross Section Courthouse Focused



Figure 4: Recommended Cross Section Business Focused

2. Background

West Main Avenue is approximately 60 feet wide including two lanes in each direction and with parallel parking on each side of the street. There are approximately 24 parallel parking spots on the north side of West Main Avenue and about 21 parking spaces on the south side.

Traffic counts were conducted on August 27, 2024, while Alexander County Schools were in session to show a typical day. However, the Alexander County/Superior Courts were not in session as that could skew the traffic data. The counts were taken during the morning peak hours (7 AM – 9 AM) and afternoon peak hours (4 PM – 6 PM). Appendix C includes the turning movement counts for each intersection. The road diet traffic volumes are based on a future year of 2026, a 1% growth rate, and a 1.02 growth factor (compound interest formula) for the studied intersections. The future year is the anticipated year of completion for the possible road diet.

West Main Avenue at 2nd St NW/SW

West of this intersection, the roadway features a three-lane cross-section. Eastbound traffic operates in a single travel lane with left/through/right options, while westbound traffic uses two travel lanes—one for left turns and one for through/right movements. East of the intersection, the road transitions into a four-lane configuration with a left/through and through/right configuration for both eastbound and westbound travel lanes. The north and southbound approaches also follow this left/through/right lane setup. This is a two-way stop-controlled intersection.

West Main Avenue at Old Wilkesboro Road/1st Street SW

Both eastbound and westbound approaches maintain the four-lane configuration with left/through and through/right travel lanes. The north and southbound approaches also follow a left/through/right lane setup. This intersection is controlled by a pre-timed signal (Signal number 12-0292).

West Main Avenue at N/S Center Street

The east and westbound approaches are four-lane configurations, with both directions following a left/through and through/right lane configuration. The north and southbound approaches also follow a left/through/right lane setup. This intersection is also controlled by a pre-timed signal (Signal number 12-0290).

West Main Avenue at 1st Street/Emergency Street

The roadway and lane configurations here are dedicated left turn lanes and through/right travel lane setups for the eastbound and westbound approaches. The northbound and southbound approaches are the left/through/right configuration. This intersection is also controlled by a pre-timed signal (Signal number 12-0288).

Importance of the courthouse area: The Alexander County Courthouse generates high parking demand. This high demand, combined with the area's location in the Central Business District, results in heavy parking needs throughout the week and during special events. Adding additional parking spaces, potentially by converting the current parallel parking, could help alleviate pressure on nearby streets with limited parking.

3. Analysis

The analysis looks at Taylorsville’s ability to repurpose parts of West Main Avenue, and the operational impacts of converting parallel parking to angle parking.

Parking

Table 1: Existing Parking Count summarizes the parking count in each block studied of West Main Avenue and the linear feet of the curb associated with parking. The numbers in Table 1 are estimated using Google Earth images and are imprecise. The 24 parking spaces on the north side of West Main Avenue average 26 feet long. This accounts for loss of frontage at each intersection and losses for driveways, loading zones, and fire hydrants. Approximately ten percent of the curb line is not available for parking. The south side of West Main Avenue provides only 14 parking spaces. Again, the loss is because of driveways, loading zones, and other reserved frontage.

Table 1: Existing Parking Count

Start	2 nd Street	1 st Street	Center Street	Total
End	1 st Street	Center Street	Emergency Street	
North Side	6 (144')	9 (216')	9 (216')	24 (630')
South Side	3 (72')	9 (216')	2 (216')	14 (48')
Total Spaces	9	18	11	38

Because of the available width, and the small number of parking spaces on the south side of West Main Avenue the north side parking spaces are the same as today. The net gain is 32 parking spaces.

Table 2 summarizes the parking spaces that can be gained by converging the parallel parking on the south side of West Main Avenue to angle parking. The formula below shows the calculation for spaces in each block.

$$Parking\ Spaces = \frac{Length\ (feet)}{10\ feet/space}$$

Because of the available width, and the small number of parking spaces on the south side of West Main Avenue the north side parking spaces are the same as today. The net gain is 32 parking spaces.

Table 2: Proposed Parking Counts

Start	2 nd Street		1 st Street		Center Street		Total	
End	1 st Street		Center Street		Emergency Street			
North Side	3	(72')	9	(216')	2	(216')	14	(48')
South Side	14	(144')	21	(216')	21	(216')	56	(630')
Total Spaces	17		30		23		70	

Operations

In 2023 the average daily traffic on West Main Avenue was 7,000 vehicles per day. Typically, 10% of daily traffic occurs during each peak hour, and 60% of the peak period traffic is going in the same direction. 420 cars are going in the predominant direction of travel facing 380 vehicles during the morning peak. The traffic direction reverses in the evening. Table 3 shows the intersection delay (in seconds) and the intersection Level of Service. The delay is an average of the AM and PM peak

Table 3: Intersection Operations on West Main Avenue

Analysis Case	NC 90/2 nd Street		NC 90/Old Wilkesboro Road		NC 90/Center Street		NC 90/Emergency Street	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Existing	1.9	A	9.3	A	5.3	A	5.0	A
Proposed	1.9	A	9.3	A	6.3	A	5.1	A

Converting from a Four Lane to a Three Lane Cross Section

A traffic analysis of the proposed reconfiguration of West Main Avenue from four lanes to three lanes indicates minimal to no disruption to traffic flow. This reconfiguration includes one travel lane in each direction, separated by a center two-way left-turn lane (TWLTL), and allows for the addition of angled parking to replace the existing parallel parking along the corridor.

Proposed Configuration and Benefits

1. **Travel Lanes:**
 - One lane in each direction to maintain smooth traffic flow.
 - Center TWLTL to facilitate left-turn movements, reducing the risk of rear-end collisions and improving overall traffic efficiency.
2. **Angled Parking Installation:**
 - Increases parking capacity, enhancing access to businesses and other destinations along the corridor.
3. **Pedestrian Safety Improvements:**
 - The inclusion of angled parking creates a wider buffer between pedestrians and moving vehicles, offering a safer walking environment.
4. **Bicycle-Friendly Features:**

- Marking the travel lanes with **sharrows** provides flexibility for bicycle traffic, supporting multimodal use even if current bicycle demand is low.

Traffic Impacts

The transition to a three-lane configuration is expected to have several positive impacts:

- **Maintaining Traffic Flow:** The analysis shows that the reduced number of travel lanes will not compromise capacity or significantly affect traffic flow due to the relatively low traffic volumes observed during the study.
- **Improved Safety:** The central TWLTL reduces lane-changing conflicts and enhances left-turn safety, which is particularly beneficial at driveways and intersections.
- **Multimodal Use:** While bicycle traffic was not observed during the site visit, the use of sharrows ensures the corridor remains adaptable to future increases in bicycle activity.

Potential for Roundabouts

The Town of Taylorsville has expressed interest in conducting a roundabout feasibility study to explore the conversion of existing signalized intersections within the Central Business District to modern roundabouts. This aligns with the Town's ongoing application to the State of North Carolina for the designation of the Central Business District as a Historic District. If approved, this designation presents an opportunity to incorporate roundabouts as functional and aesthetic enhancements to the district's key access points.

Potential Locations for Roundabouts

The roundabout feasibility study would focus on the current study intersections and the two intersections outside the immediate study area, which serve as natural gateways to the district:

- **West Main Avenue and Main Avenue Drive** at the western edge of the district
- **East Main Avenue at Main Avenue/Linneys Mountain Road** at the eastern edge

Roundabouts at these locations could be designed as welcoming features to the Historic District, complete with landscaping, signage, and other enhancements that reflect Taylorsville's heritage. Their design would also allow for integration with pedestrian and cyclist facilities to support a multimodal transportation vision.

Feasibility Study Objectives

The proposed feasibility study would assess the practicality of implementing roundabouts at these locations and identify additional viable sites. Key factors to be evaluated include:

- Current and projected traffic volumes
- Intersection geometry and available right-of-way

- Impacts on adjacent properties and businesses
- Pedestrian and cyclist safety considerations
- Potential trade-offs, such as minor reductions in parking availability

Traffic and Safety Benefits

Roundabouts offer significant advantages over traditional signalized intersections, including:

- **Reduced congestion and delays:** By eliminating the need for traffic signals, roundabouts facilitate continuous traffic flow, reducing vehicle queuing and improving intersection Level of Service (LOS).
- **Improved safety:** With lower vehicle speeds and a circular flow that reduces conflict points, roundabouts decrease the likelihood and severity of collisions.
- **Enhanced pedestrian safety:** The inclusion of pedestrian refuge islands simplifies crossing by providing safe waiting areas.

Mitigating Potential Parking Impacts

While roundabout implementation may require adjustments to adjacent parking configurations, the overall impact on parking capacity can be minimized through thoughtful design. Smaller roundabout types, such as compact or mini roundabouts, could be considered in constrained areas to balance traffic flow improvements with parking retention.

Potential for One-Way Pair Considerations

The Town of Taylorsville does not have an interest in conducting a one-way pair feasibility study to explore the conversion of West Main Avenue and Main Avenue Drive to a one-way pair based on the infrastructure changes required and the cost.

This configuration would enable the installation of angled parking, increasing parking capacity and potentially enhancing the accessibility and vibrancy of the Central Business District.

Proposed One-Way Pair Configuration

- **West Main Avenue:** Convert to a westbound one-way street from the intersection with East Main Avenue at Linneys Mountain Road to the intersection with Main Avenue Drive.
- **Main Avenue Drive:** Convert to an eastbound one-way street from the intersection with West Main Avenue to East Main Avenue at Linneys Mountain Road.

This layout creates a complementary traffic flow that could simplify navigation and maximize parking opportunities while maintaining a logical circulation pattern.

Impact on Traffic Flow

One-way street pairs are known to improve traffic operations on major corridors by:

- **Facilitating smoother flow:** Eliminating conflicts from opposing traffic and reducing delays associated with left-turn movements.
- **Providing room for angled parking:** Supporting higher parking density compared to parallel parking while maintaining adequate lane widths.

However, potential challenges include:

- **Side street impacts:** Increased delays and reduced **Level of Service (LOS)** at signalized intersections for vehicles entering or exiting side streets.
- **Emergency response concerns:** Potential delays for emergency services due to the added travel time required to navigate a one-way network.

Community Concerns

While the operational benefits of one-way streets are well-documented, implementing such a change often requires extensive community engagement due to potential objections:

- **Resident and business owner resistance:** Concerns may arise about longer travel routes and increased time to access destinations.
- **Visibility and accessibility issues:** Businesses could worry about reduced visibility or altered access patterns impacting customer traffic.

Infrastructure Costs and Modifications

The one-way street conversion would necessitate significant infrastructure updates, including:

1. **Signal modifications:** Updating signal phasing at the Main Avenue Drive and NC 16 intersection to accommodate new traffic patterns.
2. **Median removal and parking reconfiguration:** The raised landscaped median south of Courthouse Park would need to be removed to create angled parking, and existing westbound angled parking would require reconfiguration for eastbound traffic.
3. **Striping and signage updates:** Widespread restriping and installation of new signage to guide traffic effectively through the new one-way system.

4. Recommendations

The Engineer recommends that Taylorsville install angle parking on the north side (Business focused) of Main Avenue between 2nd Street and Emergency Street. Installing angle parking includes:

- Removing the parallel parking from the north side of the street,
- Restriping three blocks of Main Avenue from a four-lane two-way to a three-lane two-way with a two-way turn lane (TWTL),
- Installing high visibility crosswalks at:
 - West Main Avenue and 2nd Street,
 - West Main Avenue and 1st Street,
 - Main Avenue and Center Street,
 - East Main Avenue Emergency Street, and
 - Move deliveries to Town Alley.

The traffic signals involved are pre-timed. The Engineer also recommends that Taylorsville collaborate with the North Carolina Department of Transportation to install a coordinated signal system in the corridor.

5. Implementation Plan

Phased approach: Discuss the proposed options with the NCDOT District Engineer for their engineering judgment for the best options in a ranked order. Discuss the ranked options along with the NCDOT's comments with the Town Council, Fire Marshal/Fire Chief, Police Chief, the County Sheriff, and other Stakeholders. Once the Stakeholders agree with an option, engage an Architectural/Engineering firm to draw conceptual plans for the ranked options. Hold a series of public meetings presenting the conceptual drawings/plans for the ranked options. Give the residents an amount of time to respond. After the public responses are completed, tally up the responses for each option then proceed with the final design and timeline. Hold the final public hearing with the finalized drawings, plans, and timeline.

Public outreach and involvement: Gathering public and business input on potential modifications to Town Alley is a proactive approach, especially to assess any resistance to rear-entrance deliveries. During the public input sessions, presenting options like signage adjustments, designated loading zones, and enhanced rear-access areas could help address business concerns and gather valuable feedback. Emphasizing the improvements in front-of-business parking and pedestrian safety as benefits might also encourage broader support.

Consider preparing visual aids or example scenarios for these sessions, showing how changes to Town Alley might look or function can help illustrate the potential benefits and logistical adjustments involved.

6. Conclusion

Road Diet:

The analysis supports the idea that converting the existing four-lane cross-section to a three-lane cross-section along NC Highway 90 in Taylorsville is both feasible and advantageous for the town. Key benefits include:

- An increase of 32 additional parking spaces, enhancing accessibility and convenience for residents and visitors,
- Continued acceptable levels of service at intersections, maintaining traffic flow and reducing potential congestion, and
- Enhanced pedestrian safety due to the added buffer zone between travel lanes and sidewalks, fostering a more walkable and user-friendly environment.

This configuration aligns with the town's goals of improving parking capacity and pedestrian safety without compromising traffic efficiency.

Roundabout:

Integrating roundabouts into the Central Business District would offer functional, safety, and aesthetic benefits, reinforcing Taylorsville's vision for a welcoming and efficient Historic District. With proper planning and execution, these roundabouts could become signature elements of the district, enhancing both mobility and community identity.

One-Way Pair:

Converting West Main Avenue and Main Avenue Drive to a one-way pair could yield significant benefits, such as increased parking capacity and smoother traffic flow. However, these advantages must be weighed against the costs, potential traffic impacts on side streets, and concerns from residents and businesses. A detailed feasibility study, complemented by robust stakeholder engagement, would be critical in evaluating whether the potential benefits justify the associated infrastructure challenges and expenditures.