

PIN(S): 6964-91-8321; 6973-49-0574; 6973-76-7124; 6973-73-4188

TOTAL ACREAGE: +/- 1.848,74

JURISDICTION: STOKES COUNTY

EXISTING ZONING: RESIDENTIAL AGRICULTURAL (R-A)
PROPOSED ZONING: HEAVY MANUFACTURING CONDITIONAL ZONING [M 2-CZ]

MINIMUM SETBACKS -

ROW / FRONT: 40' LOT
REAR: 0' UNLESS LOT ABUTS A RESIDENTIAL DISTRICT THEN 25'
SIDE: 0' UNLESS LOT ABUTS RESIDENTIAL DISTRICT THEN 15'
IN CASES WHERE A SIDE YARD, NOT REQUIRED, IS PROVIDED, IT SHALL BE AT LEAST 8'.

 FLOODPLAIN AREA

 DEVELOPMENT AREA

 BUFFER

100V DUKE POWER TRANSMISSION LINE

100' POWER EASEMENT

TUTTLE ROAD

NORTHERN TRACT

100' BUFFER FROM EDGE OF PAVEMENT

100' VEGETATIVE BUFFER

250' VEGETATIVE BUFFER

PROPERTY BOUNDARY

100' POWER EASEMENT

100 KW DUKE ENERGY
TRANSMISSION LINE

US 311 HWY N

OLDTOWN ROAD

SOUTHERN TRACT

250' VEGETATIVE BUFFER

OLDTOWN ROAD

PROPERTY BOUNDARY

100' VEGETATIVE BUFFER

RAILROAD

CONDITIONAL REZONING - CONCEPTUAL SITE PLAN PROJECT DELTA

STOKES COUNTY, NC

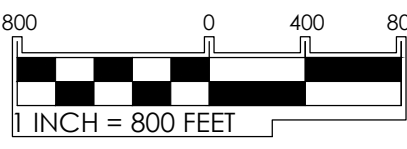
PREPARED
ELS

PREPARED BY:



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JOB NO:	J-32870.0006
DRAWN:	JSC
REVIEWED:	RM

DATE:	07/16/2026
SCALE:	1" = 800'
SHEET:	EXH OVRL