

STATE OF NORTH CAROLINA )  
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COUNTY OF STOKES )  
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OFFICE OF THE COMMISSIONERS  
STOKES COUNTY GOVERNMENT  
DANBURY, NORTH CAROLINA  
TUESDAY AUGUST 1, 2023

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a Planning Meeting in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Tuesday August 1, 2023 at 6:00 pm with the following members present:

Chairman Rick Morris  
Vice Chairman Brad Chandler  
Commissioner Sonya Cox  
Commissioner Ronnie Mendenhall  
Commissioner Keith Wood

County Personnel in Attendance:  
Planning Director Eric Nance  
Administrative Assistant Darlene Bullins

Chairman Morris called the meeting to order and welcomed those in attendance.

#### **INVOCATION**

Chairman Morris invited those in attendance to join the Board in the invocation, if so desired.

Commissioner Mendenhall delivered the Invocation.

#### **GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE**

Chairman Morris invited those in attendance to join the Board in the Pledge of Allegiance.

#### **CONFLICT OF INTEREST**

Chairman Morris asked if any Board members had a conflict of interest with any of the items presented on the agenda for the meeting or one that could be perceived as a conflict of interest.

No conflicts of interest were stated by the Board.

### **APPROVAL OF THE AGENDA**

Chairman Morris entertained a motion to approve tonight's agenda.

Commissioner Wood moved to approve the agenda as presented. Commissioner Mendenhall seconded the motion.

Chairman Morris opened the floor for discussion/questions/comments.

With no discussion, the motion passed as presented unanimously.

### **OLD BUSINESS**

Chairman Morris confirmed with Director Eric Nance that there was no old business for tonight's meeting.

### **NEW BUSINESS**

Chairman Morris noted that following the three (3) rezoning requests, he would like to discuss a couple of items with the Board.

#### **Rezoning Request – Justin Shelton - #23-493**

Chairman Morris turned the floor over to Planning Director Eric Nance for the Rezoning Request – Justin Shelton - Residential Agricultural (RA) to Highway Business (HB) – Case #23-493.

Planning Director Eric Nance presented the following information regarding the Rezoning Request:

**REQUEST:** Request by applicant Justin Shelton to rezone approximately one 1.00 +/- acre tract identified as tax parcel 33537 from Residential Agricultural (RA) to Highway Business (HB). This request is to have a place for his auto sales business consisting of mini farm trucks.

**SITE OWNER:** Justin Shelton

**APPLICANT:** Justin Shelton

**SITE LOCATION:** 2191 Asbury Road – Westfield NC 27053

**PIN #:** 33537

**DEED BOOK:** 755 **PAGE:** 851 **TOWNSHIP:** Big Creek

#### **SITE INFORMATION:**

**TOTAL PARCEL SIZE:** Approximately 18.05 acres.

**REZONING PARCEL SIZE:** 1.00

**PROPOSED DISTRICT:** Highway Business (HB)

**FLOOD HAZARD AREA:** N/A

**FIRM MAP #:** 3711508000J

**FIRM MAP ZONE:** Property is in Zone X, determined to be minimal flood risk, an area determined to be outside of the 500-year floodplain.

**WATERSHED DISTRICT:** N/A

**SURROUNDING LAND USE:** The surrounding land use consists of residential and agricultural development.

**ISSUES TO CONSIDER:**

- Supports business friendly objective as stated in the Stokes County 2035 comprehensive plan.
- Potential tax base increase due to expansion of Commercial Property.
- Provides a service to the farming community.

**STAFF COMMENTS:** This rezoning comes to the Board as a straight rezoning from Residential Agricultural (RA) to Highway Business (HB) for automobile sales, new and used. The applicant is requesting this rezoning to allow for a small car lot for sales of his small farm truck business. The 1.00-acre tract has 100 +/-' of road frontage. Planning Staff sees no problem with this request and feels that the expansion of a car lot for his mini farm truck business is in line with the long-range plan, because it supports the business-friendly objective as stated in the Stokes County 2035 comprehensive plan and provides potential tax base increase due to expansion of Commercial Property and it is reasonable and in the public interest. Stokes County has the following requirements for a property used for automobile sales, new and used.

**Automobile Sales, New and Used**

- 1) Parcels used for the purpose of the sale of new or used vehicles/recreational vehicles shall provide off-street parking according to Article VII Section 74.
- 2) The use and accessory uses shall be separated a minimum of thirty (30) feet from any adjoining residential property line.
- 3) All exterior lighting shall be turned off, except those that are needed for security when use is not in operation.
- 4) Lighting for the use shall not have a direct beam of light from outdoor fixtures, signs or vehicles maneuvering on the site that will shine into any abutting property located in a residential zoning district or an abutting residential use. The height limit of any light shall be limited to thirty-five (35) feet.

**PUBLIC INFORMATION MEETING:** The Public Meeting for this proposal was held on Saturday, May 8, 2023, at 9:00 am at 1084 Flippin Road – Mt Airy, NC 27030.

**STATEMENT OF CONSISTENCY AND REASONABLENESS**

I have included example Statements of Consistency and Reasonableness supporting the request and opposing the request for your review. The Board must determine if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan as to its consistency with the current development patterns and to the appropriateness of the request regarding the guide. Please make all motions for approval or disapproval referencing the petitions of consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.

**Case No. #23-493**

**Applicant:** Justin Shelton

**Property Owner:** Justin Shelton

**Parcel ID#** 33537

**Location:** Frontage on Asbury Church Road

**Proposed Amendment:** Rezone 1.00 acres from RA to HB for a “Automobile Sales, New and Used”

The Stokes County 2035 Comprehensive Plan identifies portions of the county through the Land Use Transect methodology, which shows transition zones between rural areas and more urbanized areas of the county. The proposed rezoning is best described as being in the transect zone identified as Reserved Lands and Conservation area in the voluntary agricultural district. This area is intended for low-density residential growth and includes areas with limited access to water and sewer infrastructure. The proposed development is for a car lot designed to sell mini farm trucks and we feel this is a reasonable request that is in the public interest.

Chairman Morris opened the floor for discussion/questions/comments.

Commissioner Mendenhall commented:

- Confirmed with Director Nance that there was no opposition at the public information meeting
- Confirmed with Director Nance that the Planning Board unanimously voted to approve the rezoning request for Mr. Shelton

Vice Chairman Chandler commented:

- Do not see any negative adverse in approving the request

Commissioner Wood commented:

- Have no issues with the rezoning request

Commissioner Cox commented:

- Confirmed with Director Nance that with conditional rezoning, the only use is what is approved, if used for anything else, it would have to come back for additional rezoning
- Can support the request

Chairman Morris commented:

- Confirmed with Director Nance that the mini farm trucks are a smaller truck that is used by farmers in their day-to-day activities – usually has a flat or dump bed
- Have no issues with the request

Chairman Morris entertained a motion regarding the Rezoning Request for Justin Shelton.

Commissioner Mendenhall moved to approve the following motion regarding the Rezoning Request #23-493 for Justin Shelton:

The Stokes County Board of County Commissioners recommends approval of this proposed amendment because it is consistent and reasonable and in the public interest with the Stokes County 2035 Comprehensive Plan, and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is HB (Highway Business). The property is consistent with the 0-2 Reserved Lands and Conservation Area Development as identified in the Stokes County 2035 Comprehensive Plan because it supports the business-friendly objective as stated in the Stokes County 2035 Comprehensive Plan and it supports the Voluntary Agricultural District.

Commissioner Wood seconded the motion.

Chairman Morris opened the floor for any further discussion/questions/comments.

With no further discussion, the motion passed unanimously.

**Rezoning Request – Louis Timberlake - #23-519**

Chairman Morris turned the floor over to Director Eric Nance for the Rezoning Request – Louis Timberlake - Residential Agricultural (RA) to Residential Agricultural Conditional Zoning (RA-CZ) – Case #23-519

Planning Director Eric Nance presented the following information regarding the Rezoning Request:

**REQUEST:** Request by applicant Mr. Louis Timberlake to rezone four (4) tracts at approximately 28 +/- acre tracts identified as tax parcels (34071, 15458, 15478, 15473) from Residential Agricultural (RA) to RA-CZ Residential Agricultural Conditional Zoning. This request is to have a place for his commercial glamping campground.

**SITE OWNER:** Louis Timberlake

**APPLICANT:** Louis Timberlake

**SITE LOCATION:** North of Carolina Ziplines on Hwy 66 South

**PIN #:** 34071, 15458, 15478, 15473

**DEED BOOK:** 758 **PAGE:** 1737 **TOWNSHIP:** Quaker Gap

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** 28 +/- acres

**REZONING PARCEL SIZE:** 28+/-

**PROPOSED DISTRICT:** Residential Agricultural Conditional Zoning (RA-CZ)

**FLOOD HAZARD AREA:** N/A

**WATERSHED DISTRICT:** N/A

**SURROUNDING LAND USE:** The surrounding land use consists of residential and agricultural development along with mixed commercial use.

**ISSUES TO CONSIDER:**

- Supports business friendly objective as stated in the Stokes County 2035 comprehensive plan.
- Potential tax base increase due to expansion of Commercial Property.

· Supports recreational tourism and provides a place for people to stay while they visit and enjoy the natural resources and amenities that Stokes County offers.

**STAFF COMMENTS:** This rezoning comes to the Board as a rezoning from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for Commercial Campground and RV Park (Temporary Occupancy). The applicant is requesting this rezoning to allow for a glamping campground business. The 28+-acre tract has 2275' +/- feet of road frontage. Planning Staff sees no problem with this request and feels that the expansion of this glamping campground business is in line with the long-range plan, because it supports the business-friendly objective as stated in the Stokes County 2035 comprehensive plan and provides potential tax base increase due to expansion of Commercial Property and it is reasonable and in the public interest and supports local tourism. Stokes County has the following requirements for a property used as Campground and RV Park (Temporary Occupancy).

**CAMPGROUND, RV PARK (TEMPORARY OCCUPANCY)**

- 1) Property shall be accessed from a street/road maintained and approved by the North Carolina Department of Transportation and able to serve any emergency vehicle (s).
- 2) The park shall have all weather roads and driveways that directly abut all spaces.
- 3) Parking space shall be provided to accommodate at least one (1) automobile and camping vehicle for each camping space.
- 4) A safe, adequate, and conveniently located water supply shall be provided for each park in compliance with applicable regulations Stokes County Zoning Ordinance.
- 5) Each park shall provide a sewage disposal/dumping facility, approved by the Stokes County Environmental Health Department. Any dumping facility shall be located one hundred (100) feet from any adjoining property line, structure, or campsite.
- 6) No Class A, B, manufactured home shall be allowed to be set-up or stored in a recreational park, except for a home being used exclusively for the park manager or operator dwelling.
- 7) The recreational park may contain a retail sales counter and/or coin operated machines for the park residents' use only, provided they are completely enclosed within a structure and there is no exterior advertising.
- 8) Garbage and refuse disposal shall be provided in a permanent dumpster container (s). Each dumpster shall be enclosed by a wood fence of at least six (6) feet in height to prevent debris from leaving the containment area.
- 9) The use shall be of a temporary nature and the same occupant shall not occupy any campsite, cabin, or vehicle for a period of more than ninety (90) days.
- 10) All parking shall be on site in a designated area for that purpose.
- 11) The use shall be located on tracts of land that are at least 10 contiguous acres, unless otherwise determined by the Board.

**PUBLIC INFORMATION MEETING:** The Public Meeting for this proposal was held on Saturday, April 5, 2023, at 7:00 am at 1085 Nickell Farm Rd – Westfield, NC 27053.

**STATEMENT OF CONSISTENCY AND REASONABLENESS**

I have included example Statements of Consistency and Reasonableness supporting the request and opposing the request for your review. The Board must determine if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan as to its consistency with

the current development patterns and to the appropriateness of the request regarding the guide. Please make all motions for approval or disapproval referencing the petitions of consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.

**Case No. #23-519**

**Applicant:** Louis Timberlake

**Property Owner:** Louis Timberlake

**Parcel ID#** 34071, 15458, 15478, 15473

**Location:** Frontage on Hwy 66 South

**Proposed Amendment:** Rezone 28 +/- acres from RA to RA-CZ for a “Campground and RV Park”

The Stokes County 2035 Comprehensive Plan identifies portions of the county through the Land Use Transect methodology, which shows transition zones between rural areas and more urbanized areas of the county. The proposed rezoning is best described as being in the transect zone identified as Reserved Lands and Conservation area in the voluntary agricultural district. This area is intended for low-density residential growth and includes areas with limited access to water and sewer infrastructure. The proposed development is for a glamping type campground, and we feel this is a reasonable request that is in the public interest.

Director Nance noted that this will not be like a regular campground, there will be no campers parked on the site.

Applicant Louis Timberlake provided the following information:

- Thank you for your time this evening
- I am a lifelong outdoorsman
- I appreciate being outdoors
- I know that the outdoors has a positive benefit for many people who spend time outdoors
- I currently reside in northern Greensboro, but have spent a great deal of time over the years in Stokes County – Hanging Rock, floating the Dan River, biking, fishing, etc.
- All of this led us to purchase property in Stokes County last year
- Our next step is to share that property and the ability to be outdoors with other people which has led us to build this small glamping campground
- We are talking about nine (9) sites on these 28 acres
- Each site will be spread out for privacy and set back from neighboring property lines to preserve the tranquility of the area for both our guests and for our neighbors
- This will be the first glamping campground in Stokes County
- Glamping, if you are not familiar, refers to a more upscale experience than traditional tent camping
- It is more accessible to those who may not have camping experience or knowledge – or for those who just don’t want to sleep on the ground
- It has proven successful in other areas of the country particularly those with great parks or areas that focus on outdoor recreation
- It is still a relatively new concept in the southeast, but there are other glamping opportunities in the state in areas around Asheville and Boone

- It can take many forms, but in our case, we are talking about each site being a simple deck complete with a rustic bathroom, running water, and electricity
- Each deck will hold a spacious canvas safari tent with comfortable furnishings/lightning including a real bed
- Essentially, it is a cross between a more traditional campsite in terms of the setting – almost a very small Airbnb in terms of the amenities that are offered to the guests
- Each site would be very private and self-contained, more so than you might see in a typical campground
- We would not have stand-alone tents
- We would not have RVs
- It is just for these glamping sites
- It is not a place for large groups or parties or anything of that nature
- It is for couples, families, and friends who want to be outdoors and might prefer a few more creature comforts than normal
- Nine (9) luxury sites, a short nature trail, and that is pretty much it
- It is small, simple, quiet, and low impact
- It will offer a great amenity to the County
- We have shared this concept with our neighbors and others in the community to near unanimous support
- We are excited to be next door to Carolina Ziplines and look forward to growing that partnership – they have been very supportive of this concept
- We have been working closely with county officials to ensure that we are addressing all matters of safety, security, and building codes so that we can offer a safe and high-quality experience to our guests as well as preserving the area for our neighbors
- We want to be a good neighbor
- In closing, I ask for your support of this project that we believe will highlight one of the greatest resources of Stokes County which is its nature beauty
- It will provide a new lodging experience that will draw more people to hike our mountains, bike our trails, climb our rock walls, and float our rivers
- While they are here, they will support our restaurants, coffee shops, breweries, wineries, and other local businesses
- We love Stokes County and that has led us to invest time and money into this project because we believe that it will build on the strengths of this County and furthers the goals of the County
- Thank you for your consideration

Chairman Morris opened the floor for discussion/questions/comments.

Commissioner Cox commented:

- Never did glamping camping before but it appeals to me because I am not much for rustic camping
- I like the idea
- Read your information about being able to check in by phone or code which I think is a good idea



- One thing that I am curious about is the critters – often see bears in that area, site is near my residence – how safe is the tent

Mr. Timberlake responded:

- I would say it would be as safe as any tent; however, I do understand your concern
- I am an eagle scout and have been backpacking through the wilderness where you are dealing with bears all the time
- You have to take precautions because if they smell something they like, they will definitely come and check it out
- That concern was also raised at the Planning Meeting
- We will make sure we have some type of food storage mechanism
- Once the guests leave, the site would be cleaned
- There are no food services intended – people would bring their own food or just go to local restaurants
- We will also do pest treatment around each site

Commissioner Cox continued:

- Questioned Mr. Timberlake regarding the cleaning of the sites once guests leave

Mr. Timberland responded:

- Run an Airbnb in the Boone area and have found it very successful working with local folks
- I am only about 45 minutes away and can be here fairly quick if there is a problem

Commissioner Cox concluded:

- Friends of the previous owners who are very excited to see the property being utilized for something like this – enjoyment of the outdoors
- I feel this is a positive thing – not nearly enough places for people to stay who want to enjoy our mountains, our rivers, etc.
- Feel this will be a good project

Commissioner Wood commented:

- Think it is a great idea
- Confirmed with Mr. Timberlake that the tent is a treated canvas that is fire retardant, mildew resistant, etc.

Vice Chairman Chandler commented:

- Think it is a great, great idea
- We welcome the business idea that you guys are stepping forward with that will allow people to enjoy the beauty of Stokes County
- Questioned Mr. Timberlake, if approved, when he anticipated the project starting

Mr. Timberlake responded:

- Once permitting is completed, our plan is to start construction on the first phase this fall
- Will be doing the construction in three (3) phases

- First phase to be completed in Spring of 2024, second phase to be completed by Fall of 2024, with third phase completed by the end of 2024
- We will be assessing the demand, if the demand is really high from the outset, will try to speed up the process as much as possible

Vice Chairman Chandler continued:

- Would request at the end of your construction phases, please contact our County Manager Amber Brown to let her know how the process went – good and bad points
- We naturally want to follow all state and county requirements
- We are currently revamping our Information Technology so that we can offer online applications – saving you from having to make so many trips to Danbury
- I would really appreciate the feedback
- We want businesses coming to Stokes County especially on the northern side of the County – taking advantage of beautiful countryside
- We welcome those wanting to invest in Stokes County

Mr. Timberlake responded:

- Would be happy to offer feedback
- Can say, so far, working with the Planning and Environment Health Departments have been fantastic

Commissioner Mendenhall commented:

- Being the principal at Nancy Reynolds Elementary School and North Stokes High School, I know the area and the property owners very well
- You have two (2) things going for you – uniqueness of your venture and the partnership working with Carolina Ziplines - very good neighbors to have - know them well
- I am not familiar with this type of venture but feel from your information that you feel comfortable with the venture and its success
- Confirmed with Mr. Timberline that there are no plans for any expansion beyond the requested nine (9) sites – wanting to give guests privacy and tranquility
- Very pleased to see you satisfied those at the public information meeting that had questions or concerns
- Fully support this unique venture and excited to see how it goes
- I hope this is very successful

Chairman Morris commented:

- Would like to express our appreciation to you for making the investment in Stokes County
- We are working everyday to get more people to do that
- We are really pleased to have you bring this type of venue to Stokes County
- Think it is really good that you almost do this type of business in Boone, you kind of know what you are doing before you start
- You did a really good job on the public information meeting
- I can tell by your report you were serious you did it the right way making sure you addressed everyone's issues

- Do you anticipate any challenges with building and environment inspections with this being a very unique business

Mr. Timberlake responded:

- I had the same question from the outset knowing that this was a relatively novel concept that many zoning ordinances and building codes do not directly deal with glamping
- Everyone who is in this industry is kind of feeling it out
- We have already set down with Director Nance and the chief building inspector back in February and received good feedback
- We are having our plans for the decks developed by an engineering/architectural draftsman to ensure we are meeting code
- We will definitely make sure all along the way that we adhere to all building codes
- I want to do things the right, I want Stokes County to be supportive of this new venture
- I will not cut corners
- I will be honest, there are a lot of people who are in the glamping world who just get a piece of property and just do it without contacting local authorities
- Technically, the platforms, because of value, do not have to be approved by an engineer, but we are still having the platforms designed and approved by an engineer – we want it done right

Chairman Morris continued:

- Have had prior discussions with our previous planning director regarding those coming in the County not doing it the right way and just calling it glamping
- I can tell by the information you provided that you have everything together for this new venture
- Questioned the type of sewer system that will be required

Mr. Timberlake responded:

- There will be three (3) separate systems (3 sites per system)
- There is one (1) existing on the site that can be used with two (2) additional systems needed
- Anticipating one (1) well for the three (3) phases

Chairman Morris concluded:

- Looking forward to seeing this new venue in the County

Chairman Morris entertained a motion regarding the Rezoning Request for Louis Timberlake.

Vice Chairman Chandler moved to approve the following motion regarding the Rezoning Request #23-519 for Louis Timberlake:

The Stokes County Board of County Commissioners recommends approval of this proposed amendment because it is consistent and reasonable and in the public interest with the Stokes County 2035 Comprehensive Plan, and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is HB (Highway Business). The

property is consistent with the 0-2 Reserved Lands and Conservation Area Development as identified in the Stokes County 2035 Comprehensive Plan because it supports the business-friendly objective as stated in the Stokes County 2035 comprehensive plan and it supports the Voluntary Agricultural District.

Commissioner Cox seconded the motion.

Chairman Morris opened the floor for any further discussion/questions/comments.

Chairman Morris confirmed with Mr. Timberlake that the Planning Board unanimously approved the rezoning request.

With no further discussion, the motion passed unanimously.

**Rezoning Request – Kevin and Tina Hooker- #23-541**

Chairman Morris turned the floor over to Planning Director Eric Nance for the Rezoning Request – Kevin and Tina Hooker - Residential Exclusive (RE) to Residential Agriculture Conditional Zoning (RA) – Case #23-541.

Planning Director Eric Nance presented the following information regarding the Rezoning Request:

**REQUEST:** Request by applicant Kevin and Tina Hooker to rezone one tract at approximately 6.86 +/- acres, tract identified as tax parcel (25775), from Residential Exclusive (RE) to RA Residential Agricultural Conditional Zoning. This request is to have less restrictions on animals.

**SITE OWNER:** Kevin and Tina Hooker

**APPLICANT:** Kevin and Tina Hooker

**SITE LOCATION:** 1096 Hauser Springs Road

**PIN #:** 25775

**DEED BOOK:** 611 **PAGE:** 1151 **TOWNSHIP:** Quaker Gap

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** 6.86 +/- acres

**REZONING PARCEL SIZE:** 6.86

**PROPOSED DISTRICT:** Residential Agricultural Zoning (RA)

**FLOOD HAZARD AREA:** N/A

**WATERSHED DISTRICT:** N/A

**SURROUNDING LAND USE:** The surrounding land use consists of residential and agricultural development.

**ISSUES TO CONSIDER:**

- Surrounding properties are in the RA zoning district.
- Rezoning will allow this property owner to have the same type of activities that the surrounding property owners are allowed to have.

**STAFF COMMENTS:** This rezoning comes to the Board as a rezoning from RE (Residential Exclusive) to RA (Residential Agricultural Zoning) for less restrictions on animals allowed on the property. The 6.86+-acre tract has 1109' +/- feet of road frontage. Planning Staff sees no problem with this request and feels that the rezoning to a less restrictive zoning district is in line with the long-range plan for the area as (Rural Community). Stokes County has the following requirements for a property used as (RA – Residential Agricultural): The RA Residential Agricultural district is intended to accommodate crop and livestock production, forestry, as well as scattered non-farm development on traditional rural lots; Site-built, modular, or multi-sectional Class A, and single - wide Class B manufactured dwelling units situated on scattered individual lots and in minor subdivisions shall be the principal residential use permitted provided they meet the required lot and yard size requirements; Any proposal for a major single-family subdivision, manufactured home park or multi-family development shall require a rezoning from the RA Residential Agricultural district to an appropriate residential district that will accommodate a more intense use.

**PUBLIC INFORMATION MEETING:** The Public Meeting for this proposal was held on Thursday, June 22, 2023, at 4:00 pm at 1096 Hauser Springs Rd – Pinnacle, NC 27043.

**STATEMENT OF CONSISTENCY AND REASONABLENESS**

I have included example Statements of Consistency and Reasonableness supporting the request and opposing the request for your review. The Board must determine if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan as to its consistency with the current development patterns and to the appropriateness of the request regarding the guide. Please make all motions for approval or disapproval referencing the petitions of consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.

**Case No. #23-541**

**Applicant:** Kevin and Tina Hooker

**Property Owner:** Kevin and Tina Hooker

**Parcel ID# 25775**

**Location:** Frontage on Hauser Springs Road

Proposed Amendment: Rezone 6.86 +/- acres from RE to RA for Less restrictions on animals. The Stokes County 2035 Comprehensive Plan identifies portions of the county through the Land Use Transect methodology, which shows transition zones between rural areas and more urbanized areas of the county. The proposed rezoning is best described as being in the transect zone identified as Reserved Lands and Conservation area in the voluntary agricultural district. This area is intended for low-density residential growth and includes areas with limited access to water and sewer infrastructure. The proposed development is for a general rezoning for lesser restrictions on animals and having a home workshop; we feel this is a reasonable request that is in the public interest.

Chairman Morris opened the floor for discussion/questions/comments.

Commissioner Wood commented:

- Have no issues with the request

Commissioner Cox commented:

- Confirmed with Director Nance that the applicants are in the process of purchasing the property
- Have no issues with the request

Vice Chairman Chandler commented:

- Confirmed with Director Nance that he could not locate the exact date when the original zoning (RE) was done

Director Nance commented:

- There are 3-4 properties that were apparently in a large tract of land with this parcel
- Only information that I could find was that the property owners did not want mobile homes in the area for some reason

Vice Chairman Chandler concluded that he had no issues with the request.

Commissioner Mendenhall commented:

- Confirmed with Director Nance that the Planning Board unanimously approved the rezoning request
- Believe converting the property to RA would not cause any issues in this particular area
- Very supportive of the request

Chairman Morris commented:

- Have no issues with the request
- Confirmed with Director Nance that there was no opposition at the public information meeting

Chairman Morris entertained a motion regarding the Rezoning Request for Kevin and Tina Hooker.

Vice Chairman Chandler moved to approve the following motion regarding the Rezoning Request #23-541 for Kevin and Tina Hooker (Residential Exclusive-RE to Residential Agricultural-RA):

The Stokes County Board of County Commissioners recommends approval of this proposed amendment because it is consistent and reasonable and in the public interest with the Stokes County 2035 Comprehensive Plan, and other adopted plans in that: The parcel is currently zoned RE (Residential Exclusive) and the requested zoning district is RA (Residential Agriculture Zoning). The property is consistent with the 0-2 Reserved Lands and Conservation Area Development as identified in the Stokes County 2035 Comprehensive Plan because it supports low density rural development.

Commissioner Wood seconded the motion.

Chairman Morris opened the floor for any further discussion/questions/comments.

With no further discussion, the motion passed unanimously.

### **New Business**

Chairman Morris presented the following information:

- In talking with Interim Manager/Clerk Brown and IT Consultant Knox regarding an upcoming contract for the next meeting, the issue came up where RiverStreet is getting ready to place antennas on existing towers in the County
- As it stands now, they are going to be charged a large sum of money just as if it were a new cell tower
- This is not like a new cell tower where our cell tower consultants advise us on a new cell tower going up in the County
- Our internet providers are not necessarily in that category
- I would like to put on the agenda for the next regular meeting to look at this issue
- Believe Riverstreet was quoted approximately \$15,000 just for wanting to place a couple of new antennas on existing towers
- That fee will come right out of our internet funding if it has to go through the consultants
- I will get additional information for the agenda

The Board had no issues with Chairman Morris' request.

Chairman Morris continued:

- In speaking with Darlene who served as the Clerk to the Board for many, many years, she noted that in the past before each rezoning request, the Board opened a public hearing to allow anyone to speak for or against the rezoning request
- There would be a sign-up sheet for individuals like our public comments
- Personally feel this is a good idea in case someone was unable to attend the public information meeting and/or the Planning Board meeting
- This would be specifically for comments regarding each rezoning request – not for general public comments
- Confirmed with Director Nance that he felt this would be a good idea
- Would like to feedback from the Board

Chairman Morris opened the floor for feedback from the Board.

The Board unanimously agreed this was a very good idea and directed Director Nance to start this practice with the next rezoning request.

### **ADJOURNMENT**

With no further business to come before the Board, Chairman Morris entertained a motion to adjourn.

Commissioner Mendenhall moved to adjourn the meeting. Commissioner Wood seconded and the motion passed unanimously.

Amber Brown

**Amber Brown**  
**Clerk to the Board**

Rick Morris

**Rick Morris**  
**Chairman**