

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 FEBRUARY 6, 2024

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 February 6, 2024 at 6:00 pm with the following members present:

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

County Personnel in Attendance:  
Interim County Manager Amber Brown  
Planning Director Eric Nance

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

**PLEDGE OF ALLEGIANCE**

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

**INVOCATION**

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

Vice Chairman Wood delivered the invocation.

**CONFLICT OF INTEREST**

Chairman Chandler asked if any Board member 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 AGENDA**

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

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

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

With no discussion, the motion passed as presented unanimously.

## **PUBLIC COMMENTS**

Chairman Chandler opened the floor for public comments.

There was no one signed up to speak during public comments.

With no speakers, Chairman Chandler closed the public comments.

## **OLD BUSINESS**

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

## **NEW BUSINESS**

**Rezoning Request – P. Goins LLC and S. Goins LLC - #23-1082 – Public Hearing**  
Chairman Chandler noted there was no one signed up to speak during Public Hearing for Rezoning Request #23-1082 – P. Goins LLC and S. Goins LLC – Rezone approximately 32.75 +/- acres from Residential Agricultural (RA) to Residential Agricultural- Conditional Zoning (RA-CZ) located at 1315 Goinstown Road, Sandy Ridge, NC to build a winery with food/beverage operations and overnight guest rooms.

**Rezoning Request – P. Goins LLC and S. Goins LLC - #23-1082 -Presentation/Discussion**  
Chairman Chandler turned the floor over to Planning Director Eric Nance to present the Rezoning Request – P. Goins LLC and S. Goins LLC - Residential Agricultural (RA) to Residential Agricultural Conditional Zoning (RA-CZ).

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

**REQUEST:** Request by applicants P. Goins LLC and S. Goins LLC to rezone approximately 32.75 +/- acres identified as tax parcels 6090-56-2245 and 6090-56-3189 from Residential Agricultural (RA) to Residential Agricultural-Conditional Zoning (RA-CZ). This request is to build a winery with food/beverage operations and overnight guest rooms.

**SITE OWNER:** P. Goins LLC and S. Goins LLC  
**APPLICANTS:** P. Goins LLC and S. Goins LLC  
**SITE LOCATION:** 1315 Goinstown Road, Sandy Ridge, NC 27046  
**PIN #:**6090-56-2245 and 6090-56-3189  
**DEED BOOK:** 766 **PAGE:** 890 **TOWNSHIP:** Snow Creek

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** Approximately 32.75 acres.

**REZONING PARCEL SIZE:** 32.75

**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.

**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 Agritourism
- Job potential for Stokes County

**STAFF COMMENTS:** This is a rezoning from Residential Agricultural (RA) to Residential Agricultural-Conditional Rezoning (RA-CZ) for the construction of a winery with food/beverage operations and overnight guest rooms. Planning staff sees no problem with this request in that the expansion of a winery with food/beverage operations and overnight guest rooms are in line with the long-range plan, because it supports the business-friendly objective as stated in the Stokes County 2035 Comprehensive Plan as well as supporting Agritourism and that this proposal provides potential tax base increase due to the expansion of Commercial Property, it is reasonable and in the public interest, and would provide jobs for Stokes County.

**PUBLIC INFORMATION MEETING:** The Public Meeting for this proposal was held on Wednesday, December 20, 2023, at 3:00 pm at Carrollwood Farms Operations Building.

Attendance representing Carrollwood Farms:

- Roy Carroll, Owner
- Madison Carroll Synder, Chief of Staff for the Carroll Companies
- Karl Kazaks, Farm Manager for Carrollwood Farms

Attendance from the community:

- Bobby Hickman – 1405 Goinstown Road, Sandy Ridge, NC
- Billy Hickman – 1349 Goinstown Road, Sandy Ridge, NC

Roy Carroll discussed the following comments:

- Have purchase the Steve Goins property

- Plans are to build a winery
- Current zoning is Residential Agricultural
- Proposed zoning is Residential Agricultural-Conditional Use
- Plans are to add 16 overnight guest rooms and a food/beverage operation

Questions and Discussion with Billy and Bobby Hickman:

- Confirmed with Mr. Carroll that the Goinstown Road needs to be paved for safety reasons and that this would be discussed further with the County
- Confirmed with Mr. Carroll that he plans to build his forever home somewhere on the property when he retires

**STATEMENT OF CONSISTENCY AND REASONABLENESS**

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. #23-1082**

**Applicant:** P. Goins LLC and S. Goins LLC

**Property Owner:** P. Goins LLC and S. Goins LLC

**Parcel IDs#** 6090-56-2245 and 6090-56-3189

**Location:** 1315 Goinstown Road, Sandy Ridge, NC 27046

**Proposed Amendment:** Rezone 32.75 acres from RA to RA-CZ for the construction of a winery with food/beverage operations and overnight guest rooms.

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 winery with food/beverage operations and overnight guest rooms. This application appears to be a reasonable request that is in the public interest.

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

There were no questions from Board members.

Planning Director Nance noted that Madison Snyder, Chief of Staff for the Carroll Companies, had requested to address the Board regarding the proposed winery.

Ms. Snyder presented the following comments:

- Appreciate the opportunity to speak to the Board tonight
- Know there has been talk about the Carrollwood Project
- Feel this is a perfect fit with the current Agritourism push

- Have discussed with Economic Development Analyst Tory Mabe how important Agritourism is for Stokes County – to show out of towners the beauty that Stokes County has to offer
- We are very excited about this particle parcel because the winery is going to have an expansive veranda where people can enjoy a glass of wine or a light lunch with a beautiful view of the mountains
- We think this project is going to make a huge impact
- We are planning about 25 overnight guest rooms, a bistro with a casual dining for breakfast and lunch along with a fine dining restaurant for evening
- It is also going to include a spa with six to eight treatment rooms for spa services
- We feel this will be another location in the County to host weddings, formal events, and corporate retreats
- It is our goal for this to be a 7-day a week business
- We will certainly be open to the public for any day visitors
- We want people to stay for a couple of days to enjoy the full beauty of everything
- Will be happy to answer any questions

Commissioner Cox commented:

- Questioned Ms. Snyder further about the building for the winery, the number of guest rooms, and any update information about the equestrian center

Ms. Snyder responded:

- The winery will consist of one building that will house about 15-20 guest rooms which will probably be all suites – all having their own fireplace, soaking tub, steam showers – very nice
- Know that Roy was out at the site this week looking at possibly shifting the equestrian center building a little bit in order to try to save some money on the site work costs which is going to have an extensive dirt moving and looking at saving some trees he wanted to keep
- Planning to break ground definitely in the first half of this year – general programming for the facilities is still the same

Commissioner Cox continued:

- Confirmed with Madison that the location of the equestrian center is still in the same location, just a little shifting - a matter of yards
- Questioned where the winery will be located on the property from the equestrian center

Ms. Snyder responded:

- The equestrian center is to be located in the exact center of the property
- The winery will be located slightly north of the equestrian center
- The winery will sit between the road that was closed (Victory Hill Church Road) and the cabin that is located on the property
- Had a great meeting with the Hickman Brothers who were the only people that attended the public information meeting

- This location has no neighbors except for ourselves so there will be very minimal impact regarding neighbors

Commissioner Morris commented:

- Confirmed with Madison that visitors could walk to the winery from equestrian center, but plans are to have an on-site shuttle service to run people back and forth along with horseback riding, ATVs, and other creative ways that the guest would enjoy like walking trails
- Confirmed with Madison that once all the plans are finalized, they will break ground and hit the ground running
- I am sure Roy will want to get a master plan out there to show how all these individual pieces fit together

Commissioner Morris added that we would all be interested in that but not prematurely.

Commissioner Cox added:

- I think that is a good idea, we have a big shopping center project going up in King and everyone is so anxious to know what is going to be in it
- But they are waiting to make sure what it will have before announcing the shops in case something changes
- I can understand why he is wanting to wait to see exactly how the project is going to be before you announce anything
- Confirmed with Madison that things are moving along

Planning Director Nance noted that the Planning Board unanimously approved the rezoning request.

Ms. Synder commented:

- For Carrollwood Farms as a whole, there is a preliminary projection for this project as a whole will create between 120 to 150 jobs

**Rezoning Request – P. Goins LLC and S. Goins LLC - #23-1082 - Action**

Chairman Chandler entertained a motion regarding the Rezoning Request #23-1082 for P. Goins LLC and S. Goins LLC.

Commissioner Mendenhall moved to approve the Rezoning Request #23-1082 P. Goins LLC and S. Goins LLC (approximately 32.75 +/- acres) from Residential Agricultural (RA) to Residential Agricultural-Conditional Zoning (RA-CZ) at 1315 Goinstown Road with the request being reasonable and fits into the Stokes County 2035 Comprehensive Plan.

Vice Chairman Wood seconded the motion.

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

With no further discussion, the motion passed unanimously.

**NEW BUSINESS**

Chairman Chandler confirmed with other members and Planning Director Nance that there was no new business for the meeting tonight.

**ADJOURNMENT**


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

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



**Amber Brown**

**Clerk to the Board**



**Brad Chandler**

**Chairman**