

Jimmy Walker, Chairman
Ernest Lankford, Vice-Chairman
James D. Booth, Commissioner
Ronda Jones, Commissioner
Ronnie Mendenhall, Commissioner

STOKES COUNTY BOARD OF COMMISSIONERS
Planning & Community Development
Tuesday, December 5, 2017
Commissioners Chambers
1014 Main Street
Danbury, NC 27016
6:00 PM

Invocation
Pledge of Allegiance

I. Approval of Agenda **6:05 pm**
Chairman Jimmy Walker

II. Public Comments **6:10 pm**
Chairman Jimmy Walker

III Rezoning Request –(Conditional Rezoning Request) **6:30 pm**

Rezoning request – Nickelston Industries #17-823 **Attachment A**
RA (Residential Agricultural to M-1-CZ Light Manufacturing Conditional Zone)
For a (“Contractors Office & Storage Yard”).

Public Hearing

1. Presentation – Planning Director, David Sudderth
2. Discussion
3. Action – Chairman Jimmy Walker

Anyone with disability(ies) who needs an accommodation to participate in this meeting is requested to inform us 48 hours prior to the scheduled time of the affected group meeting.

***Attachments may be delivered before or at the time of the meeting**

***Times may vary due to times preset for agenda items.**

STAFF REPORT

Nickelston Industries RA to M-1 #17-823

REQUEST: Request by applicant Nickelston Industries to rezone approximately 4.73 acres of property owned by Nickelston Farms LLC from RA (Residential Agricultural) to M-1 (Light Manufacturing Conditional Zone) for a “Contractors Office & Storage Yard”. This is a request to expand an existing business, Nickelston Industries which is located directly across the road.

SITE OWNER: Nickelston Farms LLC.

APPLICANT: Nickelston Industries

SITE LOCATION: The property is located on the west side of Sam Corns Rd. (SR#1608) approximately .1 mile south of the intersection of Moore Rd. (SR#1602) and Sam Corns Rd. (SR# 1608).

Map: 6051 **Parcel:** a portion of 6813 **PIN #:** 6051-00-01-6813

Deed Book: 680 **Page:** 385 **Township:** Snow Creek

SITE INFORMATION:

TOTAL PARCEL SIZE: Approximately 22.226 acres

REZONING PARCEL SIZE: Total tract approximately 4.73 acres

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: M-1-CZ (Light Manufacturing Conditional Zoning)

FLOOD HAZARD AREA: N/A.

FIRM MAP #: 3710604000J

FIRM MAP ZONE: Property is located in Zone X, area determined to be outside the 500-year floodplain.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The site is already served by an existing septic system and well at the business location across the road.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Lawsonville VFD, EMS - Station # 102 -Lawsonville

EROSION CONTROL: N/A

ACCESS: The applicant would need a commercial driveway access permit to the proposed property located on the west side of Sam Corns Rd.

SURROUNDING LAND USE: The subject property is located on the west side of Sam Corns Rd. (SR# 1608) near the intersection with Moore Rd. and is an existing vacant property located in the Lawsonville community. The surrounding land use consists of mixed commercial, residential and agricultural development.

ISSUES TO CONSIDER:

- The business, Nickelston Industries began in 1970
- Business currently employs fifty-two (52) employees
- Potential tax base increase due to expansion of commercial property.
- Last expansion was in 2014
- Support of business friendly objective.

STAFF COMMENTS: This rezoning request comes to the Board as a conditional rezoning from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning) for a Contractor's Office & Storage Yard. The Board may discuss this application in detail. The applicant is requesting this rezoning to expand his existing business located directly across the road, Nickelston Industries. The applicant, Timothy Nickelston owns or controls all the land surrounding the proposed acreage requested to be rezoned. The Planning staff sees no problem with this request and feels that the expansion of an existing business in the county will help in increasing the tax base as well as potentially assisting in creating employment opportunities. Other than Nickelston Industries, the closest M-1 (Light Manufacturing) zoning district is Hi-Tech Fabrications located on NC Hwy 704 approximately 2.3 miles away by road.

PLANNING BOARD RECOMMENDATION: The Planning Board unanimously approved recommendation of rezoning petition #17-823 by Nickelston Industries to rezone 4.73 acres from RA to M-1-CZ for a "Contractors Office & Storage Yard". The Board stated it was consistent with the Stokes County 2035 Comprehensive Plan and was a reasonable request.

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 decide 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 in regards to the guide. All decisions must be based on these standards. **Please make all motions for approval or**

disapproval referencing the petitions consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on Thursday, October 12, 2017 at 2:00 pm at the Nickelston Industries office located at 080 Fence Rd. off of Sam Corns Rd. (See attachment for attendance and minutes of the meeting)

STOKES COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
1014 MAIN STREET PO BOX 20 DANBURY, NC 27016
OFFICE 336-593-2439 OR 336-593-2444 FAX: 336-593-5434

Conditional Rezoning Petition
Statement of Consistency and Reasonableness

Case No. **#17-823**
Applicant: **Nickelston Industries**
Property Owner: **Nickelston Farms LLC**
Parcel ID# **605100016813**
Location:
Proposed Amendment: **Rezone 4.73 acres from RA to M-1-CZ for a
“Contractors Office & Storage Yard”**

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 in the transect zone identified as Open Space 2 (O-2) Reserved Lands/Conservation which is the predominant transect zone in the county. This is an area primarily associated with Conservation, Limited Agriculture and Forestry as well as many rural residences. This (O-2) transect zone contains many scattered commercial properties throughout the county. Not all commercial development in the county takes place on major highways or commercial nodes or Low Density Growth areas. The proposed development is for an expansion of an existing commercial Light Manufacturing operation for a **“Contractors Office & Storage Yard.”**

The use of the property for the expansion of an existing commercial Light Manufacturing business should fit into this (O-2) Reserved Lands/Conservation Transect Zone as identified in the comprehensive plan.

This proposed amendment **is consistent** 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 M-1-CZ (Light Manufacturing Conditional Zoning). This area directly across the road from the existing business is more likely to be developed for commercial uses than residential uses. The proposed use of this property is consistent with the Low Density Growth Area development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **The property is currently zoned RA (Residential Agricultural) and is being proposed to be rezoned to an M-1-CZ (Light Manufacturing Conditional Zoning) district. This property is located in an area with mixed development and has been established and operating since 1970. The parcel is located in an area of mixed commercial, residential and agricultural properties in the Lawsonville, NC area.**