

STOKES COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STOKES COUNTY COMMISSIONERS

1014 Main Street – Danbury, NC 27016

FEBRUARY 6, 2024 6:00PM

AGENDA

CALL TO ORDER – 6:00 PM

- A. PLEDGE OF ALLEGIANCE
- B. INVOCATION
- C. DISCLOSURE OF CONFLICT OF INTEREST
- D. APPROVAL OF AGENDA
- E. PUBLIC COMMENTS
- F. OLD BUSINESS
- G. NEW BUSINESS

1. REZONING REQUEST, CASE# 23-1082 – **Attachment A**

Request by applicant **P. Goins LLC, S. Goins LLC** to rezone approximately **32.75 +/- acres** from **Residential Agricultural (RA)** to **Residential Agricultural Conditional Zoning (RA-CZ)** at **1315 Goinstown Road** Listed as Stokes County Parcel # (**6090-56-2245 and 6090-56-3189**). This request is to build a winery with food and beverage operations and overnight guest rooms.

- H. **PUBLIC HEARING**
- I. **PRESENTATION AND DISCUSSION OF REZONING CASE #23-1082**
- J. **ACTION**

3. **OTHER BUSINESS** – *None unless added by the board*

4. **ADJOURNMENT**

Rezoning Request

By P. Goins LLC, S. Goins LLC

RA to RA-CZ # 23-1082

REQUEST: Request by applicant **P. Goins LLC, S. Goins LLC** to rezone approximately **32.75 +/- acres** from **Residential Agricultural (RA)** to **Residential Agricultural Conditional Zoning (RA-CZ)** at **1315 Goinstown Road** Listed as Stokes County Parcel # (**6090-56-2245 and 6090-56-3189**). This request is to build a winery with food and beverage operations and overnight guest rooms.

SITE OWNER: P. Goins LLC, S. Goins LLC

APPLICANT: P. Goins LLC, 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 RA (Residential Agricultural) to RA-CZ (Residential Agricultural-Conditional Zoning) for the construction of a winery with food and beverage operations and overnight guest rooms. I see no problem with this request in that the expansion of a winery with food and beverage operations and overnight guest rooms is 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 expansion of

Commercial Property and it is reasonable and in the public interest and would provide jobs for Stokes County.

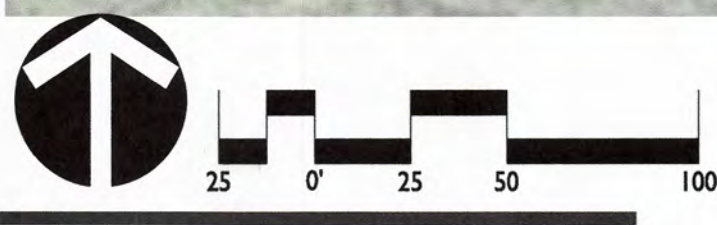
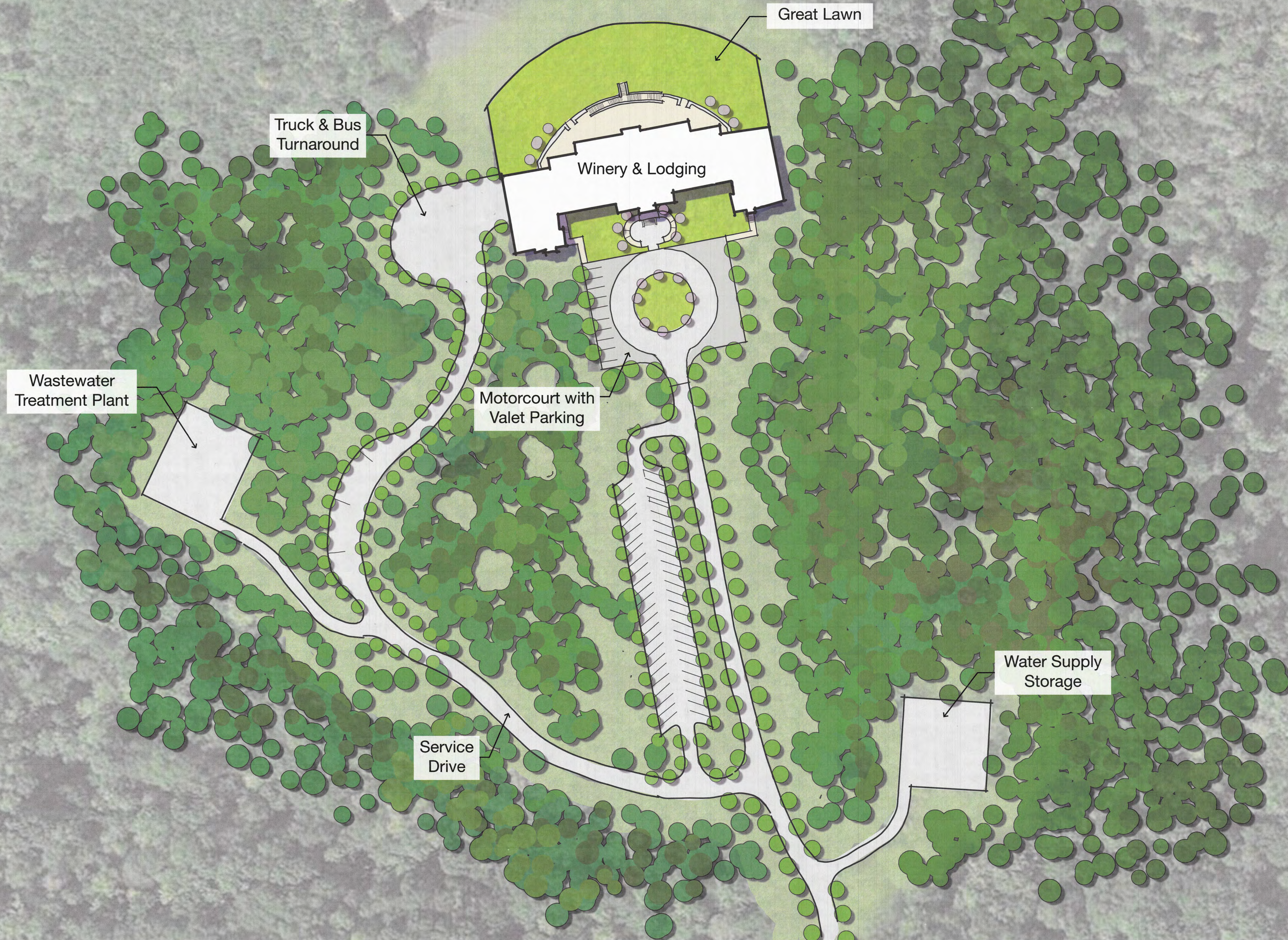
PUBLIC INFORMATION MEETING: The Public Meeting for this proposal was held on December 20th, 2023, at 3:00 pm at Carrollwood Farms Operations Building.

**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.	#23-1082
Applicant:	P. Goins LLC, S. Goins LLC
Property Owner:	P. Goins LLC, S. Goins LLC
Parcel ID#	6090-56-2245 and 6090-56-3189
Location:	1315 Goinstown Rd, Sandy Ridge NC
Proposed Amendment:	Rezone 32.75 acres from RA to RA-CZ for the Construction of a winery with food and 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 and beverage operations and overnight guest rooms. This application appears to be a reasonable request that is in the public interest.





STOKES COUNTY

1014 Main St • Danbury, NC 27016 • 336 593-2439

Permit Type: Conditional Zoning Request

Site Address:

Work Valuation: \$0.00

Permit No.: **23-1082**

Approved Date: 12/18/23

Expiration Date: 06/18/24

For inspections, call Stokes County Planning Department (336) 593-2439 or (336) 593-2444

23-1082

Owner Information:

P. GOINS LLC - S. GOINS LLC
1315 GOINSTOWN ROAD
SANDY RIDGE NC 27406

Contractor Information:

Tenant Information:

Work Description/Requirement:

REZONING PROPERTY FROM RA TO RA-CU
PARCEL NUMBERS (6090-56-2245) and (6090-56-3189)
CARROLWOOD FARMS WINERY RESTAURANT AND
LODGING.

Fee Description:

Conditional Zoning Permit Fee	\$650.00		
Copy fee	\$18.00		
TOTAL FEE:	\$668.00	PAID:	\$668.00

1315 GOINSTOWN ROAD

THIS PERMIT MUST BE POSTED AT THE ABOVE WORK ADDRESS AT ALL TIMES

Signature: _____ Date: _____ Approval: _____

**STOKES COUNTY
CONDITIONAL REZONING
APPLICATION**

Petition # 23-1082
Date Filed: 12-15-23
Received By: EN
Office Use Only

OWNERSHIP INFORMATION:

Property Owner: P. Goins LLC, S. Goins LLC
Owner's Address: 201 N. Elm Street, Suite 201, Greensboro NC 27401
Deed Book/ Page: 766/890 Parcel Identification Number(s): 6090-56-2245
766/890 6090-56-3189

LOCATION OF PROPERTY (Address or Description): 1315 Goinstown Road and
O Goinstown Road
Size (Sq. Ft. or Acres): 2.08 acres
30.27 acres Date of Public Information Meeting: 12/20/2023

ZONING INFORMATION:

Current Zoning District: R-A Proposed Zoning District: R-A Conditional
Purpose of Request: Addition of food and beverage operations and overnight
guest rooms to the intended uses of a proposed winery

Name of Agent	<u>P. Goins LLC, S. Goins LLC</u>
Agent's Address	<u>201 N. Elm Street, Suite 201, Greensboro NC 27401</u>
Telephone Number	<u>(336) 274-8531</u>
Fax Number	<u>(336) 274-9171</u>
Signature of Property Owner if other than Petitioner	<u>[Signature]</u>

* Reserved Lands / Conservation District

Summary of Public Information Meeting for Carrollwood Farms Equestrian Center

Located at 1315 Goinstown Rd

Meeting Held at the Carrollwood Farms Operations Building

December 20th, 2023 at 3:00PM

In attendance representing Carrollwood Farms:

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

In attendance from the community:

- Bobby Hickman of 1405 Goinstown Road, recipient of a notice of Public Information Meeting
- Billy Hickman of 1349 Goinstown Road, recipient of a notice of Public Information Meeting

Billy and Bobby Hickman arrived at 2:54pm

Meeting commenced at 3:02pm

Roy gives summary of the project:

- We have purchased Steve Goins property
- Intend to build a winery
- Current zoning is residential agriculture
- Proposed zoning is residential agriculture conditional use
- Need this rezoning to add 16 overnight guest rooms and a food and beverage operation

Questions asked by the Hickman Brothers with responses by Roy:

- What are the plans to pave Goinstown Road?
 - o We do agree that needs to be paved for safety reasons, lots of people speed down that gravel. We will continue to speak with the county about this
- Are you still planning on building your permanent home in this area?
 - o Yes, I am looking at this exact area to build my forever home where I will retire

Meeting adjourned at 3:15pm

Intended changes to the rezoning application made by applicant as a result of the meeting = None at this time

December 6th, 2023

P Goins, LLC
201 N. Elm Street, Suite 201
Greensboro, NC 27401

Re: Public Information Meeting for Carrollwood Farms Winery located at 1315 Goinstown Road and 0 Goinstown Road on August 24th, 2022

Dear Property Owner:

This letter is to invite you to a Public Information Meeting regarding a Winery on 32.75 acres we are proposing on our property off of Goinstown Road, on Parcel Numbers 6090562245 and 6090563189. An informal Public Information Meeting will be held on December 20th, 2023 beginning at 3:00PM at 1071 Buffalo Road, Sandy Ridge, NC 27046. Proposed uses of the property will be discussed and you will have the opportunity to voice your comments and ask questions of people knowledgeable about the proposed uses of the property.

The meeting is required as part of the County zoning process; however, County staff will not participate in the meeting. We are planning to submit our rezoning application to the county in the near future. You will receive a notice from the County about the submittal once the application has been made.

We would appreciate your attendance and input at the Public Information Meeting. If you have questions regarding the meeting time or location, you may call our corporate office at (336) 274-8531.

Respectfully,

Roy Carroll
Owner, Carrollwood Farms

[illegible]



Public Information Meeting for
Conditional Rezoning for
Winery
December 20th at 3:00PM
Carrollwood Farms
1071 Buffalo Road

P. Goins, LLC
201 North Elm St. #201
Greensboro, NC 27401



Property Owner
1377 Goinstown Rd.
Sandy Ridge, NC 27406

P. Goins, LLC
201 North Elm St. #201
Greensboro, NC 27401

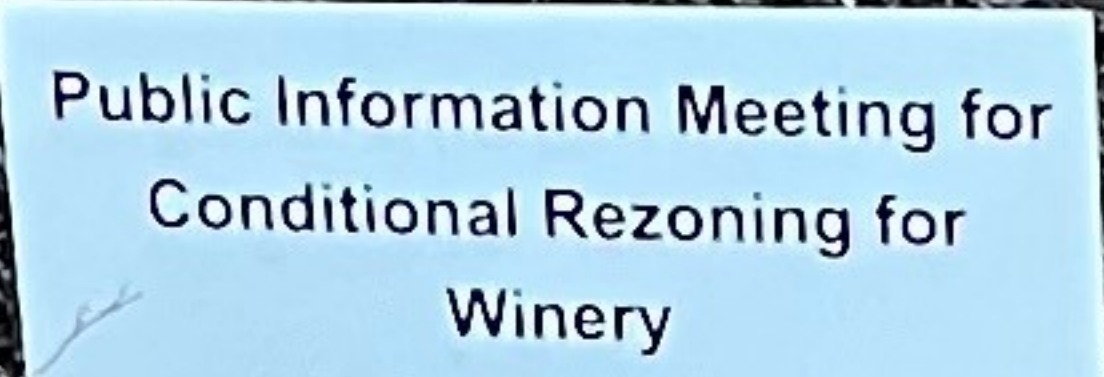


Property Owner
1349 Goinstown Rd
Sandy Ridge, NC 27046

P. Goins, LLC
201 North Elm St. #201
Greensboro, NC 27401



Property Owner
1409 Goinstown Rd.
Sandy Ridge, NC 27406

A white rectangular sign with black text, supported by two thin metal stakes, placed in a grassy area with fallen leaves. The sign is positioned in front of a dense thicket of bare trees and shrubs. To the right of the sign, a paved road curves upwards through a landscape with more trees and grass.

Public Information Meeting for
Conditional Rezoning for
Winery

December 20th at 3:00PM
Carrollwood Farms
1071 Buffalo Road

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Greensboro, NC 27401



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