

The Board of Commissioners of the County of Stokes, State of North Carolina, met in regular session (planning) in the Council Chambers of the Administrative Building, located in Danbury, North Carolina, on Tuesday, August 5, 2003, at 7:00 pm with the following members present:

Chairman Sandy McHugh  
Vice-Chairman John Turpin  
Commissioner Howard Mabe  
Commissioner Leon Inman  
Commissioner Joe Turpin

Darlene Bullins, Clerk to the Board

Chairman McHugh called the meeting to order. Planning Director David Sudderth delivered the invocation.

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

Chairman McHugh opened the meeting by inviting the citizens in attendance to join the Board with the Pledge of Allegiance.

**PUBLIC HEARING REZONING REQUEST-RA TO H-B (JONATHAN SLATE)**

There were no public comments on the rezoning request.

Chairman McHugh adjourned the Public Hearing.

**GENERAL GOVERNMENT-PLANNING & COMMUNITY DEVELOPMENT**

Planning Director David Sudderth presented the rezoning request from Jonathan Slate to rezone approximately .313 acres from RA (Residential Agricultural) to H-B (Highway Business) (extension of existing Highway Business property).

**JONATHAN SLATE - RA to H-B # 148**

**REQUEST:** Rezone approximately .313 acres from RA (Residential Agricultural) to H-B (Highway Business)

**SITE OWNER:** Jonathan Slate

**APPLICANT:** Jonathan Slate

**SITE LOCATION:** The property is located on the south side Collinstown Rd. (SR# 1432) at the corner of Collinstown Rd. and Doc Hundley Rd. (SR# 1429).

**Map:** 6001 **Parcel:** portion of 7647 **PIN #:** portion of 6001-00-67-7647

**Deed Book:** 489 **Page:** 1271 **Township:** Big Creek

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract .313 acres to be combined with existing H-B property. Total acreage in tract is .730 acres, (31, 761.71 sq. ft.)

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** H-B (Highway-Business) Minimum lot size is 20,000 sq. ft. (.459 acres)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 370362 0025 B

**FIRM MAP ZONE:** Zone X - Area outside 500-year floodplain.

**WATERSHED DISTRICT:** No

**SEPTIC/WATER APPROVAL:** Stokes County Environmental Health

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Francisco VFD, EMS - Station # 2 Lawsonville.

**EROSION CONTROL:** When construction begins.

**ACCESS:** The proposed business will have driveway access off of Collinstown Rd. (NCDOT must approve any new commercial driveway permit).

**SURROUNDING LAND USE:** The subject property is located on the corner of Collinstown Rd. and Doc Hundley Rd. in the Collinstown community. The surrounding land use consists of mixed residential uses and agricultural land. Mr. Slate has purchased an existing piece of commercial property consisting of approximately .417 acres and containing the old Collinstown Grocery Store that is zoned (Highway Business). The remaining property around the old store is zoned RA (Residential Agricultural). Mr. Slate has purchased an additional .313 acres to combine with his existing parcel. The nearest residence is located directly across Collinstown Rd. There are no other residential structures nearby.

**ISSUES TO CONSIDER:**

- Impact on surrounding development.
- Impact on community infrastructure, roads, public services etc.

- Increase in commercial tax base.

**STAFF COMMENTS:** The Planning staff does not see a problem with the request.

The extension of the existing H-B Highway Business zoning district should not adversely impact the surrounding community, but enhance it with the addition of a new structure. The rezoning petition comes to the Board as a general use re-zoning request. As always, the Board should consider all the potential uses that are associated with the general use H-B (Highway - Business) district and no one particular use.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 7 to 0 to approve the rezoning request. The Board stated that the expansion of the existing H-B (Highway Business) zoning district would improve the community by re-establishing a business in the Collinstown area.

Director Sudderth had only received one call inquiring about the rezoning in the area and no one was in attendance at the Planning Board meeting.

Chairman McHugh entertained a motion to approve the rezoning request from Jonathan Slate to rezone approximately .313 acres from RA (Residential Agricultural) to H-B (Highway Business).

Commissioner Inman moved to approve the rezoning request from Jonathan Slate to rezone approximately .313 acres from RA (Residential Agricultural) to H-B (Highway Business). Commissioner Mabe seconded and the motion carried unanimously.

### **STEPHANIE BLAYLOCK–Request to change Conditional Use Permit #150**

Planning Director David Sudderth presented a request from Stephanie Blaylock to change the Conditional Use Permit #150 from Building Material Storage & Sales Lot to Commercial Greenhouse, Horticultural, Nursery, and Sale of Pottery.

#### **Stephanie Blaylock**

**REQUEST:** Change Conditional Use request to Commercial Greenhouse, Horticultural Nursery and the Sale of Pottery, from Building Material Storage & Sales Lot.

**SITE OWNER:** Katherine Blaylock

**APPLICANT:** Stephanie Blaylock

**SITE LOCATION:** The property is located on NC Hwy 8 & 89 in Meadows

**Map:** 695501      **Parcel:** Portion of 6561 & 9591      **PIN #:** 6955-01-05-6561  
6955-01-05-9591

**Deed Book:** 206 & 165      **Page:** 462 & 305      **Township:** Meadows

#### **SITE INFORMATION:**

**PARCEL SIZE:** 1.404 acres zoned. Total tract is 9.02 ac.

**ZONING DISTRICT:** H-B-CU (Highway-Business Conditional Use)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 370362-0100-B

**FIRM MAP ZONE:** Zone X - Area outside 500-year floodplain.

**WATERSHED DISTRICT:** No

**SEPTIC/WATER APPROVAL:** Soil evaluation of the property failed, Environmental Health offered option of portable toilet due to proposed use. The new proposal for use of the property would not have an effect on the septic situation.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** South Stokes VFD, EMS - Station # 2 Walnut Cove

**EROSION CONTROL:** Plan will be required if necessary

**ACCESS:** The proposed business will have a driveway access off of NC Hwy 8 & 89. A commercial driveway permit has not been obtained. NCDOT has the applicant's request.

**SURROUNDING LAND USE:** The subject property is located on the corner of NC Hwy 8. The surrounding land use consists of mixed residences, Oak-Dun subdivision, agricultural land and commercial businesses. The closest commercial districts are located less than 1/10 mile away on NC Hwy 8 & 89. Property owned by Junior Building Corp. located at the intersection of NC Hwy 8 & 89 and NC Hwy 8 is zoned M-1-CU. The closest H-B (Highway Business) district is located on the corner of NC Hwy 8 & 89 and Dodgetown Rd. (Meadows Mini-Storage). The North Carolina Department of Transportation (NCDOT) maintenance facility is located directly across the road from the proposed site.

#### **ISSUES TO CONSIDER:**

- Impact on surrounding development.
- Impact on community infrastructure, roads, public services etc.
- Lack of approved area for septic disposal.
- Buffering next to existing residential property.
- Shared driveway access to the site.

#### **CONDITIONS APPROVED BY COUNTY COMMISSIONERS ON AUGUST 7, 2001**

- Use of property shall be limited to the sale of landscaping materials.
- If the business terminates operations for more than 365 days, then the property reverts back to the original zoning district classification.
- If any substantial changes occur due to expansion or change of use, then the Stokes County Environmental Health section would have to review and approve a suitable sub-surface sewage disposal system.
- The North Carolina Department of Transportation (NCDOT) must approve and issue a commercial driveway permit for the business.

- Applicant shall provide a concrete apron at access point with NC Hwy 8 & 89.
- Trash and debris shall be kept out of road at.
- The natural tree buffer shall be left in place to eliminate a fencing requirement of the site.
- Hours of operation should be from 8:00 a.m. to 6:00 p.m.
- No Sunday operation.
- Business operation shall comply with all applicable federal, state, and local laws and regulations.

**STAFF COMMENTS:** This request comes to the Board as a request to change a Conditional Use permit. The zoning of the property has already been approved. The applicant began a limited operation of the original request and has since ceased doing business. The Board may discuss and ask specific questions about the proposed change of use. The site is located in the Meadows Community between Danbury and Walnut Cove. The site will have access to NC Hwy 8 & 89, a major thoroughfare in the county. The site is located close to existing commercial zones and across the road from the North Carolina Department of Transportation's maintenance facility. The proposed site is also located next to existing residential structures. Special consideration should be given to the impact the change of use might have on the existing homes. The applicant's mother owns a home on the same parcel, as the proposed site is located. The Department does not see any major problems with the requested change, as it is similar in its potential impact as the original request.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 7 to 0 to approve the requested change of the Conditional Use permit to a Commercial Greenhouse, Horticultural Nursery and the Sale of Pottery with the following conditions. The Board changed the use statement to the requested use of a commercial greenhouse, horticultural nursery, and the sale of pottery, and recommended the hours of operation be expanded from 6:00 a.m. to 8:00 p.m. Suggested changes to the originally adopted conditions are noted in bold print.

- Use of property shall be limited to a **commercial greenhouse, horticultural nursery, and the sale of pottery.**
- If the business terminates operations for more than 365 days, then the property reverts back to the original zoning district classification.
- If any substantial changes occur due to expansion or change of use, then the Stokes County Environmental Health section would have to review and approve a suitable sub-surface sewage disposal system.
- The North Carolina Department of Transportation (NCDOT) must approve and issue a commercial driveway permit for the business.
- Applicant shall provide a concrete apron at access point with NC Hwy 8 & 89.
- Trash and debris shall be kept out of road at.
- The natural tree buffer shall be left in place to eliminate a fencing requirement of the site.
- Hours of operation should be from 8:00 a.m. to **8:00 p.m.**
- No Sunday operation.
- Business operation shall comply with all applicable federal, state, and local laws and regulations.

Director Sudderth noted that there had been no comments from public and no one was in attendance at the Planning Board meeting.

Chairman McHugh entertained a motion to approve the request from Stephanie Blaylock to change the Conditional Use Permit #150 from Building Material Storage & Sales Lot to Commercial Greenhouse, Horticultural, Nursery, and Sale of Pottery.

Director Sudderth presented the Planning Board's recommendations to the Board

(Items changed from original approved permit in bold):

- Use of property shall be limited to a **commercial greenhouse, horticultural nursery, and the sale of pottery.**
- Hours of operation should be from 8:00 a.m. to **8:00 p.m.**

Commissioner Mabe moved to approve the request from Stephanie Blaylock to change the Conditional Use Permit #150 from Building Material Storage & Sales Lot to Commercial Greenhouse, Horticultural, Nursery, and Sale of Pottery.

Commissioner Joe Turpin seconded and the motion carried unanimously.

Mr. Sudderth requested the Board's approval for conditional uses:

### CONDITIONAL USES

The responsible body shall approve, modify, or deny the application for conditional use following the public hearing. In granting a conditional use, the responsible body shall insure the following:

1. The requested use is listed among the conditional uses in the district for which application is made. (yes-unanimous)
2. The requested use is essential or desirable to the public convenience or welfare. (yes-unanimous)
3. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. (yes-unanimous)
4. Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land. (yes-unanimous)
5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. (yes-unanimous)

6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. (yes-unanimous)

The Board voted unanimous to all stated conditional uses.

## **ZONING TEXT AMENDMENT**

Planning Director David Sudderth requested the Board's approval to amend zoning text, Article VIII, Section 91 (M-1 Light Manufacturing). Move "**Air conditioning and heating equipment manufacturing**" to Permitted Uses, (Sec. 91.1)

Add the following uses to Permitted Uses (Sec. 91.1): "**Metal fabrication, including rolling, drawing and extruding of aluminum, brass, bronze, copper, and other similar metals**".

Amend Article VIII, Section 91 (M-1 Light Manufacturing) to add the following to the Special Uses section (Sec.91.3): "**Foundries producing iron, steel, copper, brass, and aluminum products**".

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 7 to 0 to recommend approval of the requested zoning text changes.

There were no public comments concerning the Zoning Text Amendment.

Chairman McHugh entertained a motion to approve the submitted Zoning Text Amendment

Vice John Turpin moved to approve the submitted Zoning Text Amendment, Article VIII, Section 91 (M-1 Light Manufacturing). Commissioner Joe Turpin seconded and the motion carried unanimously.

## **PROPOSED INCREASED LOT SIZE - TEXT AMENDMENTS**

Planning Director Sudderth informed that Board that the Planning Board would like to further research the possibility of increasing lot sizes before making a recommendation for Text Amendments to the Board of Commissioners. Text amendments will be brought to the Board at a later date.

## **SPECIAL USE PERMIT REQUEST – BIG DAN LAKE CLUB INC.**

Planning Director David Sudderth informed the Board that the agenda item for Special Use Permit Request for Big Dan Lake Club, Inc. had been tabled by the Planning Board until more information was made available.

## **BUILDING PERMITS**

Planning Director David Sudderth updated the Board with the following information concerning building permits:

**July 2003** – 18 Single Family-Stick Built Homes  
8 Double Wide Mobile Homes  
5 Single Wide Mobile Homes

## **PUBLIC COMMENTS**

The following citizens spoke to the Board:

**Deborah Cody**  
1557 Old Fulp Road  
Danbury, NC 27016  
Topic: **Stokes Opportunity Center**

Ms. Cody spoke to the Board on behalf of her sister, Betty Thompson and the clients of the Stokes Opportunity Center. Ms. Cody submitted petitions containing 1, 253 signatures to stop the budget cut or the closing of the Stokes Opportunity Center. Petitions will be attached to original minutes. Ms. Cody expressed concerns for the clients' special needs that are provided by the Center. Ms. Cody requested additional funding to help keep the Center open.

**Dot Snipes**  
1206 South Friendship Road  
Germanton, NC 27019  
Topic: **Stokes Opportunity Center**

Ms. Snipes spoke to the Board on behalf of the clients of the Stokes Opportunity Center. Ms. Snipes read a letter from a client expressing the need for the Stokes Opportunity Center and the importance of being able to work there. Ms. Snipes invited the Board to visit the Center to see its operation and the services its provides for the clients.

**Bill Vernon**  
1567 Stewart Road  
Walnut Cove, NC 27052

Topic: **Stokes Opportunity Center**

Mr. Vernon spoke to the Board on behalf of his daughter and the clients who attend the Stokes Opportunity Center. Mr. Vernon expressed concerns on information that was given to clients that the Center would not be touched during the reorganization passed down from Raleigh. Mr. Vernon requested the Board consider providing assistance to the Center until October at which time a decision will be made about the privatization of the Center. Mr. Vernon expressed the needs provided by the Center for the each individual client.

Chairman McHugh informed the public about the reorganization by the Legislature which changed the Legislation on mental health and the decision Centerpoint elected to become an administrative agent for the services. Chairman McHugh stated that a meeting was set up for Wednesday (August 6, 2003) with Ron Morgan-Centerpoint to discuss the mental health issues and the Stokes Opportunity would definitely be discussed.

Commissioner Inman, Centerpoint Board Member, stated that during a recent Centerpoint Board meeting in July, it was stated that the Paces Program would be eliminated but that the Stokes Opportunity Center would not be affected.

**Linda Morris**

1475 Tobaccoville Road  
Rural Hall, NC 27045

Topic: **Stokes Opportunity Center**

Ms. Morris spoke on behalf of her son and the clients who attend the Stokes Opportunity Center. Ms. Morris expressed the needs of the clients and the importance of the Center. Ms. Morris invited the Board to come to the Center to see its operation and to see the special services that are provided for the clients.

**Al Watts**

5143 E Holly Grove Road  
Thomasville, NC

Topic: **Big Dan Lake**

Mr. Watts requested time to speak due to the fact that he had been notified that the Big Dan Lake –Special Use Permit Request was to be on the agenda. Mr. Watts submitted pictures to the Board expressing his opposition to the Special Use Permit Request. Mr. Watts expressed his concerns about the size of the proposed location for the camping sites and the possibility of a RV Park being placed at the Lake. Pictures will be maintained by the Board for future consideration of the request.

**GENERAL GOVERNMENT – SOCIAL SERVICES-REORGANIZATION OF STAFFING**

Chairman McHugh presented a request from DSS Director Jan Spencer to reorganize Staff to allow DSS to make more efficient use of positions and resources. The following reorganization will save also funding which will be available for other uses:

- Delete Program Manager
- Add Income Maintenance Caseworker II to Adult Medicaid Program
- Reclassify IM Caseworker II to IM Caseworker III for a lead worker for Family and Children's Services
- Reclassify IM Caseworker II to IM Caseworker III for a lead worker for Adult Medicaid

Chairman McHugh moved to approve the reorganization of the DSS Staffing by the following:

- Delete Program Manager
- Add Income Maintenance Caseworker II to Adult Medicaid Program
- Reclassify IM Caseworker II to IM Caseworker III for a lead worker for Family and Children's Services
- Reclassify IM Caseworker II to IM Caseworker III for a lead worker for Adult Medicaid

Commissioner Mabe seconded and the motion carried unanimously.

**GENERAL GOVERNMENT – FINANCE – PROPOSED DIRECT DEPOSIT FOR EMPLOYEES**

Chairman McHugh requested feedback from the Board concerning the recent information provided to the Board about mandatory direct deposit for all county employees.

Chairman McHugh noted the following concerning mandatory direct deposit:

- Possible savings for the County by eliminating the cost of printing checks
- Other counties in NC mandating direct deposit
- Time saved by finance staff
- Less paperwork
- Security for employees' accounts
- Information provided by the NC Department of Labor concerning direct deposit
- Free checking accounts by several banks that offer free checking for employees
- Information to be given to employees

Chairman McHugh entertained a motion concerning direct deposit available for all employees.

Commissioner Inman moved to approve the motion to make direct deposit available to all employees with the condition that direct deposit cannot be changed during a 12-month period.

Vice Chairman John Turpin seconded and the motion carried unanimously.

Clerk to the Board Darlene Bullins requested that the Board consider adding the condition that if the employee wishes to discontinue direct deposit due to an extreme circumstance during the 12-month period, it would be handled at the discretion of the County Manager.

Commissioner Inman moved to approve the motion to amend his original motion to make direct deposit available to all employees and the condition that direct deposit cannot be changed during a 12-month period to be at the discretion of the County Manager.

Commissioner Joe Turpin seconded and the motion to amend the original motion carried unanimously.

**GENERAL GOVERNMENT – TAX ADMINISTRATION – APPOINTMENT OF DEPUTY TAX COLLECTOR**

Chairman McHugh presented a request from Tax Administrator Wren Carmichael to deputize Renee Crews as a Deputy Tax Collector. Ms. Crews has been hired as a part time employee in the Revaluation Department

Chairman McHugh entertained a motion to appoint Renee Crews as a Deputy Tax Collector for the Tax Department.

Commissioner Mabe moved to appoint Renee Crews as a Deputy Tax Collector for the Tax Department.

Vice Chairman John Turpin seconded and the motion carried unanimously.

**GENERAL GOVERNMENT – GOVERNING BODY – APPOINTMENT OF COUNTY MANAGER'S POSITION**

Commissioner Mabe expressed his concerns on the interviewing process that had been scheduled for the candidates for the vacant County Manager's position. Commissioner Mabe stated concerns with this type of interviewing instead of interviewing each individual by the entire Board in closed session in relationship to confidentiality.

Regular Meeting for August 11, 2003 to be held at Double Creek Fire Department.

There being no further business to come before the Board, Vice Chairman John Turpin moved to adjourn meeting.

Commissioner Inman seconded and the motion carried unanimously.

---

**Darlene Bullins**  
Clerk to the Board

---

**Sandy McHugh**  
Chairman