

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  
JULY 6, 2004

The Board of Commissioners of the County of Stokes, State of North Carolina, met in regular session (planning) in the Council Chambers of the Ronald Wilson Reagan Memorial Building (Administrative Building) located in Danbury, North Carolina, on Tuesday, July 6, 2004 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

County Attorney Jonathan Jordan  
Darlene Bullins, Clerk to the Board

County Manager Richard Morris (absent)

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.

#### GENERAL GOVERNMENT-GOVERNING BODY-PUBLIC HEARING

Chairman McHugh called the Public Hearing for the Rezoning Request M-2 to RA- Robert E. Martin to order.

There were no public comments.

Chairman McHugh adjourned the Public Hearing.

#### GENERAL GOVERNMENT-PLANNING & COMMUNITY DEVELOPMENT REZONING REQUEST M-2 TO RA

Planning Director David Sudderth presented the Rezoning Request to rezone approximately 3.398 acres from M-2 (Heavy Manufacturing) to RA (Residential Agricultural) Robert E. Martin to build a single family residence. (Mr. Martin was unable to attend the meeting)

Robert E. Martin M-2 to RA # 159

REQUEST: Rezone approximately 3.398 acres from M-2 (Heavy Manufacturing) to RA (Residential Agricultural)

SITE OWNER: Robert E. Martin

APPLICANT: Robert E. Martin

SITE LOCATION: The property is located on east side of Hubbie Moore Rd. (SR# 1740) approximately .2 mile from the NC Hwy 704 intersection.

Map: 604101 Parcel: portion of 5032 PIN #: 6041-01-37-5032  
Deed Book: 349Page: 74 Township: Peters Creek

#### SITE INFORMATION:

PARCEL SIZE: Total tract 32.36 acres

**ACREAGE REQUESTED:** 3.398 acres, parcel will be subdivided if approved.  
**ZONING DISTRICT:** M-2 (Heavy Manufacturing)  
**PROPOSED DISTRICT:** RA (Residential Agricultural)  
**FLOOD HAZARD AREA:** N/A.  
**FIRM MAP #:** 370362 0050B  
**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:** Stokes County Environmental Health section.  
**SCHOOL DISTRICTS:** Lawsonville Elementary, Piney Grove Middle, North Stokes High  
**EMERGENCY SERVICES:** Lawsonville VFD, EMS - Station # 2 Lawsonville.  
**EROSION CONTROL:** When construction begins, if necessary.  
**ACCESS:** The proposed property will have driveway access off of Hubbie Moore Rd. (SR# 1740)

**SURROUNDING LAND USE:** The subject property is located on Hubbie Moore Rd (SR# 1740) is surrounded by commercial, residential, and agricultural land. The applicant owns the commercial property, which is zoned, M-2 (Heavy Manufacturing).

**STAFF COMMENTS:** The rezoning request comes to the Board as a general use-zoning district. The rezoning of property from a more intense development use to a less intense use is considered down zoning, and is appropriate in this situation. The septic approval for this site was approved on October 1, 2003 as suitable for a conventional septic tank system for a single-family dwelling. The applicant's request to rezone a portion of his property to RA (Residential Agricultural) should pose no problem.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended this request by a vote of 6 to 0.

Planning Director Sudderth noted that there had been no calls concerning this Rezoning.

Chairman McHugh entertained a motion to approve or reject the rezoning request M-2 to RA to build a single-family residence - owner/applicant Robert E. Martin.

Commissioner Joe Turpin moved to approve the rezoning request to rezone approximately 3.398 acres from M-2 (Heavy Manufacturing) to RA (Residential Agricultural) -Robert E. Martin. Commissioner Mabe seconded and the motion carried unanimously.

#### **PUBLIC COMMENTS**

There were no public comments.

#### **GENERAL GOVERNMENT - PLANNING AND COMMUNITY DEVELOPMENT SCATTERED SITE HOUSING GRANT 2004-2007**

Planning Director David Sudderth discussed the following issues pertaining to the proposed Scattered Site Housing Grant for 2004-2007: (Rick Zamani- Code Enforcement Officer I and Jimmy Kallam - Code Enforcement Officer II were also in attendance for the meeting)

- Previous 2000-03 Scattered Housing Grant
- Pros and Cons of the project in house
- Pros and Cons of a third party administering the program
- Time consuming project
- Staff person needed for performing building inspections
- Tremendous amount of paperwork to complete
- Tremendous workload for Planning Department

Director Sudderth introduced Mr. Gary Wilson, Consultant CMR Services (formerly Benchmark), a third party administrator for projects such as the upcoming 2004-07 Scattered Site Housing Grant.

Mr. Wilson presented an overview of a third party administrator's duties with projects such as the Scattered Site Housing Grant. Mr. Wilson noted the following:

- Tremendous amount of paperwork
- Constant contact with designated individual at County
- Marketing the program to the citizens
- Applying for the grant
- Following guidelines to be in compliance
- Qualify households for benefits
- Usually a second grant is more complicated
- Develop all policy documents
- Deal with problems
- Procure contractors
- County will continue to paid all invoices upon approval
- Lead inspection a major issue
- \$40,000 available administrative funding
- \$18,000 available service delivery funding
- Responsible for advertising

Mr. Wilson concluded that a third party administrator takes away the burden placed on the County when problems occur with contractors and homeowners.

The Board discussed the amount of time utilized by the Planning Department during the previous grant for administration, the misconception that the funding was County dollars, failure to not accept the funding would require a Public Hearing, and the decision to contract with a third party administrator. The Board unanimously agreed to continue further discussion at the next planning meeting.

#### **GENERAL GOVERNMENT - PLANNING - PROPOSED WINSTON SALEM URBAN AREA THOROUGHFARE PLAN**

Director Sudderth presented information and draft maps of the proposed Winston Salem Thoroughfare Plan with a request for the Board's input concerning the proposed Thoroughfare Plan.

The Board discussed issues of the proposed Thoroughfare Plan and agreed to direct the County Attorney to draft a Resolution pertaining to the Board reviewing the proposed Thoroughfare Plan.

#### **GENERAL GOVERNMENT - LEGAL - COMMUNICATION TOWER REPLACEMENT - BOOTH MOUNTAIN-CONTRACT**

County Attorney Jonathan Jordan presented the Board with a proposed Tower Lease Agreement with Verizon Wireless to construct a Replacement Tower for Stokes County to replace the existing Telecommunications Tower at Booth Mountain.

County Attorney Jordan noted the following issues pertaining to the proposed contract:

- ❑ Replacement Tower will accommodate Verizon's antenna, all existing County equipment, all existing third-party equipment, and additional capacity for future uses, which the County will control
- ❑ Construction will not interfere with existing communication activities
- ❑ Verizon will install brand-new replacement equipment
- ❑ County will be able to approve third parties to oversee installation of new replacement equipment so that existing County contractors will be involved, per existing contracts, and other agreements.
- ❑ Once the 199 ft. replacement tower is complete, it will be handed over to the possession of the County, with Verizon as a tenant on the top 14 ft. and with the County conveying the old existing Tower to Verizon. Verizon will make all arrangements to have it safely removed.
- ❑ Verizon will pay all costs of constructing the new Replacement Tower, installing the replacement equipment, improving the access roads, building the structure to house Verizon's ground equipment, and removing the existing Tower.
- ❑ Verizon will be given a rent abatement to cover these costs
- ❑ Details concerning Verizon's rent abatement and rent payments
- ❑ The County will be responsible for all compliance with environmental

laws and regulations, unless any environmental concerns or conditions were caused by Verizon and its activities.

Chairman McHugh entertained a motion to approve the submitted contract with Verizon to replace the existing Telecommunications Tower at Booth Mountain.

Commissioner Inman moved to approve the submitted contract with Verizon to replace the existing Telecommunications Tower at Booth Mountain.

Commissioner Joe Turpin seconded and the motion carried unanimously.

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

Commissioner Mabe seconded and the motion carried unanimously.

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**Darlene Bullins**  
Clerk to the Board

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**Sandy McHugh**  
Chairman