

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  
MARCH 4, 2008

The Board of Commissioners of the County of Stokes, State of North Carolina, met for regular session (Planning) in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administrative Building) located in Danbury, North Carolina on Tuesday, March 4, 2008 at 7:00 pm with the following members present:

Chairman J. Leon Inman  
Vice-Chairman Jimmy Walker  
Commissioner Ron Carroll  
Commissioner Ernest Lankford  
Commissioner Stanley Smith

County Personnel in Attendance:  
County Manager K. Bryan Steen  
Clerk to the Board Darlene Bullins  
Planning Director David Sudderth

Chairman J. Leon Inman called the meeting to order.

Commissioner Smith delivered the invocation.

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

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

#### **GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA**

Chairman Inman entertained a motion to approve or amend the March 4<sup>th</sup> agenda.

Vice Chairman Walker moved to approve the March 4<sup>th</sup> agenda as presented.

Commissioner Smith seconded and the motion carried unanimously.

#### **PUBLIC HEARING – Rezoning Request – M. Roger Baker #198 (RA to RE)**

Chairman Inman called the public hearing for M. Roger Baker #198 (RA to RE) for a 1 lot residential subdivision to order.

There were no public comments.

Chairman Inman closed the public hearing.

## **PUBLIC COMMENTS**

There were no public comments.

## **REZONING REQUEST – M. Roger Baker #198 (RA to RE) (1 lot residential subdivision)**

Planning Director David Sudderth presented the Rezoning Request #198 (M. Roger Baker). The request is to rezone approximately 1.273 acres for a 1 lot residential subdivision.

Director Sudderth presented the following information to the Board for their consideration:

### **M. Roger Baker (RA to RE) # 198**

**REQUEST:** Rezone approximately 1.273 acres from RA (Residential Agricultural) to RE (Residential Exclusive) for a 1-lot residential subdivision.

**SITE OWNER:** Jerry W. and Brenda M. Mabe

**APPLICANT:** M. Roger Baker

**SITE LOCATION:** The property is located on the north side of Marshall Smith Rd. (SR# 1164) near the intersection with Badgett Rd. (SR#1165).

**Map:** 599402

**Parcel:** 6517

**PIN #:** 5994-02-68-6517

**Deed Book:** 241

**Page:** 81

**Township:** Yadkin

### **SITE INFORMATION:**

**PARCEL SIZE:** Total tract 1.273 acres

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

**PROPOSED DISTRICT:** RE (Residential Exclusive) for a 1-lot subdivision.

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

**FIRM MAP #:** 370362 5984 J

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

**WATERSHED DISTRICT:** N/A

**SEPTIC/WATER APPROVAL:** The site has been evaluated and was found to be suitable for septic disposal by Brandon Joyce, RS. (3-bedroom system 01-17-08).

**SCHOOL DISTRICTS:** Mt. Olive Elementary, Chestnut Grove Middle, West Stokes High

**EMERGENCY SERVICES:** Sauratown VFD, EMS - Station # 103, 104 – Pinnacle

**EROSION CONTROL:** Plan submittal will only be required if more than one acre of land is disturbed during the construction process.

**ACCESS:** Access for the proposed lot would be off of Marshall Smith Rd. (SR# 1164). The developer, if necessary, would be required to submit information to NCDOT to obtain the necessary driveway approval.

**SURROUNDING LAND USE:** The subject property is currently vacant. The surrounding property is zoned RA (Residential Agricultural) and is used primarily for residential and agricultural purposes. The RE (Residential Exclusive) zoning district allows for the placement of modular housing and stick-built homes. The request is consistent with the housing types within the immediate vicinity of the proposed site.

### **ISSUES TO CONSIDER:**

- Consistency with surrounding housing types.

**STAFF COMMENTS:** This rezoning request comes to the Board as a request for a general use rezoning for a 1-lot residential subdivision to be rezoned to RE (Residential Exclusive). This district would allow stick built and modular homes. The applicant is requesting this one lot division to secure a building site for a single-family residence. The request is necessary because the proposed lot would exceed the number of subdivision cuts that can be allowed on a parcel by the Stokes County Subdivision Regulations. The property owner, (Jerry and Brenda Mabe) had already allowed three other lots to be subdivided from the parent parcel. The addition of one home in this area should not pose a substantial burden on the community infrastructure. The Planning staff has no problem with this request.

**PLANNING BOARD RECOMMENDATION:** The Planning Board voted 8 to 0 to recommend approval of the proposed rezoning request from RA to RE for a 1-lot residential subdivision. The Board felt that it was consistent with the development in the area.

Director Sudderth noted that there was no opposition to the rezoning request.

The Board had no issues with the rezoning request.

Chairman Inman entertained a motion to approve the Rezoning Request #198 (M. Roger Baker) to rezone approximately 1.273 acres for a 1 lot residential subdivision.

Commissioner Lankford moved to approve the Rezoning Request #198 (M. Roger Baker) to rezone approximately 1.273 acres for a 1 lot residential subdivision. Vice Chairman Walker seconded and the motion carried unanimously.

### **Proposed NCDOT Stokes County Transportation Plan**

Planning Director David Sudderth presented the following information regarding the proposed NCDOT Stokes County Transportation Plan:

- Public Hearing for the proposed Stokes County Transportation Plan is scheduled for Tuesday, April 1, 2008 as part of the regular Commissioners' Planning Meeting
- The Stokes County Planning Board will hold a public meeting on Thursday, March 27, 2008 to review the proposed Stokes County Transportation Plan and make a recommendation to the Board of Commissioners
- The Town of Danbury held a public hearing on February 27<sup>th</sup> and adopted the proposed plan on February 28<sup>th</sup>
- The Town of Walnut Cove has a public hearing scheduled for March 4, 2008 and will also consider adoption
- The City of King is not included in the proposed plan, it is included in the MPO
- The proposed plan will be comprised of several maps for the Board's review and consideration
- The proposed transportation plan is necessary for the County to compete for NCDOT funding in our district

### **Triad Seamless Mobility Plan**

Planning Director David Sudderth noted that he would be providing the Board with updates as he serves on the Technical Board for the Mobility Plan. Director Sudderth noted March 4, 2008

that the proposed plan (when completed) will be presented to the Board for their consideration.

### **Animal Shelter Update**

County Manager Bryan Steen noted the County is continuing to improve the Animal Shelter facility. Plans are for animal shelter employees to begin training classes to perform lethal injections if necessary on animals as soon as classes are available.

### **Juvenile Crime Prevention Council (JCPC)**

Chairman Inman questioned if any Board member objected to Commissioner Smith replacing him on the Juvenile Crime Prevention Council due to scheduling conflicts. The Board had no issues with Commissioner Smith replacing Chairman Inman on the JCPC.

Chairman Inman submitted his resignation from the Juvenile Crime Prevention Council to the Board.

Commissioner Lankford moved to appoint Commissioner Smith to replace Chairman Inman on the Juvenile Crime Prevention Council. Vice Chairman Walker seconded and the motion carried unanimously.

### **Proposed Used Building**

Commissioner Lankford presented information to the Board regarding a used metal engineered building (80x50) for sale, which possibly could be used for a garage.

Commissioner Lankford stated the building has been disassembled, has all parts, and considers it to be an excellent purchase at a cost of \$10,000.00.

Commissioner Lankford noted an approximate cost of \$10,000.00 for reassembling the building.

Commissioner Smith requested the date the building was originally constructed.

The Board discussed possible uses for the building.

Chairman Inman requested the County Manager investigate the use of the building for a garage or any other possible county use and report to back to the Board at the March 10<sup>th</sup>

meeting.

**Adjournment**

There being no further business to come before the Board, Chairman Inman entertained a motion to adjourn the meeting.

Vice Chairman Walker moved to adjourn the meeting. Commissioner Smith seconded and the motion carried unanimously.

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**Darlene M. Bullins**  
**Clerk to the Board**

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**J. Leon Inman**  
**Chairman**