

PUBLIC COMMENTS

There were no public comments.

GENERAL GOVERNMENT – REZONING REQUEST #212- ROY & CHRISTINE HOPKINS- PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

Public Hearing

Chairman Inman opened the Public Hearing for Rezoning Request #212 – M1 (Light Manufacturing) to RA (Residential Agricultural) – Roy & Christine Hopkins.

There were no public comments.

Chairman Inman closed the Public Hearing.

Presentation

Planning Director David Sudderth presented the following information regarding Rezoning Request #212 -M1 (Light Manufacturing) to RA (Residential Agricultural) – Roy & Christine Hopkins.

REQUEST: Rezone approximately 2.01 acres from M-1 (Light Manufacturing) to RA (Residential Agricultural).

SITE OWNER: Roy & Christine Hopkins

APPLICANT: Roy & Christine Hopkins

SITE LOCATION: The property is located on the north side of Wall Loop Rd. (SR#1985) approximately 1 mile east from the intersection of NC Hwy 8 and Wall Loop Rd.

Map: 694402 **Parcel(s):** 0384 **PIN #:** 6944-02-68-0384

Deed Book(s): 460 **Page(s):** 1479 **Township:** Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 2.01 acres

ZONING DISTRICT: M-1 (Light Manufacturing)

PROPOSED DISTRICT: RA (Residential Agricultural)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710694400J

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

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The site has an existing septic system located on the lot.

SCHOOL DISTRICTS: Germanton Elementary, Southeastern Middle, South Stokes High

EMERGENCY SERVICES: South Stokes VFD, EMS - Station # 101 – Walnut Cove.

EROSION CONTROL: Plan would be submitted at permitting phase and for construction with North Carolina Division of Environment Health and Natural Resources, (DEHNR) if necessary.

ACCESS: Lot access would be off of Wall Loop Rd. (SR# 1985).

SURROUNDING LAND USE: The subject property is currently vacant. The surrounding property on all sides is zoned RA (Residential Agricultural) and is either vacant or used for residential purposes.

ISSUES TO CONSIDER:

- Impact on existing community infrastructure, schools, roads, public services etc.
- Increase in residential tax base.

STAFF COMMENTS: This rezoning request comes to the Board as a request for a general use rezoning. The property was rezoned on September 4, 1990 from RA (Residential Agricultural) to M-1 (Light Manufacturing) under the name of AC Drive Systems. Applicants Roy and Christine Hopkins never pursued their original project. The addition of one residential lot in this area is consistent with the immediate surrounding property. The addition of a residential lot on a state maintained road should not have a major impact on the surrounding property or the infrastructure in the general area; however, the Board should take in consideration the County and immediate community's ability to serve any new residence. The planning staff had no problem with the request as proposed.

PLANNING BOARD RECOMMENDATION: The Planning Board voted 8 to 0 to recommend approval of rezoning request #212 from M-1(Light Manufacturing) to RA (Residential Agricultural). The Board felt the requested zoning district was consistent with the surrounding property on Wall Loop Rd.

Planning Director Sudderth noted that there was no opposition to the Rezoning Request and reiterated the Planning Board voted 8 to 0 to recommend approval of the request.

Discussion

The Board discussed the Rezoning Request.

The Board had no issues with the Rezoning Request.

Action

Chairman Inman entertained a motion.

Commissioner Lankford moved to approve Rezoning Request #212 (M1 to RA).

Commissioner Smith seconded and the motion carried unanimously.

PLANNING BOARD VACANCIES

Director Sudderth noted the following information regarding Planning Board vacancies:

- Darrell Lester's term will expire June 30, 2011. The selection to replace his position for the Snow Creek Township would serve out the remainder of his term. Mr. Lester has resigned due to health reasons.

- Ted Hairston – Beaver Creek Township –Term to expire 06-30-09
- Ronnie Tilley –Big Creek Township-Term to expire 06-30-09
- Tommy White –Peters Creek Township-Term to expire 06-30-09

Chairman Inman directed the Clerk to place the vacancies on the April 14th Agenda.

Planning Department – Update

Director Sudderth noted the following:

- Building permits have increased – the department has issued 19 “stick built home” permits since January 2009
- Should meet fiscal year 2008-09 budget revenue projections
- Environmental Health reported 41 septic permit applications through March 2009
- Will inform mechanical contractors that the department will be charging an electrical fee (\$30.00) like other communities around the state – to be effective May 1, 2009 (this has been given free in the past)

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

J. Leon Inman
Chairman