

STATE OF NORTH CAROLINA)
COUNTY OF STOKES)

OFFICE OF THE COMMISSIONERS
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
JUNE 7, 2011

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 (Administration Building) located in Danbury, North Carolina on Tuesday, June 7, 2011 at 7:00 pm with the following members present:

- Chairman Ernest Lankford
- Vice-Chairman J. Leon Inman
- Commissioner Jimmy Walker
- Commissioner Ronda Jones
- Commissioner James Booth

- County Personnel in Attendance:
- Interim County Manager Richard D. Morris
 - Clerk to the Board Darlene Bullins
 - Planning Director David Sudderth

Chairman Ernest Lankford called the meeting to order.

Commissioner Walker delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

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

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Lankford entertained a motion to approve or amend the June 7, 2011 Agenda.

Vice Chairman Inman moved to approve the June 7, 2011 Agenda as presented.

Commissioner Jones seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

Rezoning Request – Matthew Gwyn #221 **RA to RR for a one lot Subdivision**

Public Hearing

Chairman Lankford called to order the Public Hearing for Rezoning Request #221 –
Matthew Gwyn (RA to RR for one lot subdivision).

The following spoke during the Public Hearing:

Matthew Gwyn
3985 NC 268 HWY E
Apartment B5
Pilot Mountain, NC 27041

Mr. Gwyn stated that they were ready to get started building their house.

No one spoke in opposition of the request.

Chairman Lankford closed the Public Hearing.

Presentation Agenda

Planning Director David Sudderth presented the following information to the Board
of Commissioners:

Matthew & Jessica Gwyn
RA to RR # 221

REQUEST: Rezone approximately 4.5 acres from RA (Residential Agricultural) to RR (Residential Restricted) for a 1-lot residential subdivision.

SITE OWNER: Randy Odell Joyce & Rayford Dale Joyce

APPLICANT: Matthew and Jessica Gwyn

SITE LOCATION: The property is located on the eastside of Osborne Joyce Rd. (SR# 1164) between the addresses of 1906 and 1926 Osborne Joyce Rd.

Map: 5987 & 5988 **Parcel:** 6777 & 6047 **PIN #:** 5987-00-99-6777
5988-00-90-6047

Deed Book: 453 & 447 **Page:** 1102 & 2375 **Township:** Quaker Gap

SITE INFORMATION:

PARCEL SIZE: Total tract 4.5 acres

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: RR (Residential Restricted) for a 1-lot subdivision.

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710598600 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. (4-bedroom system 3-21-11).

SCHOOL DISTRICTS: Nancy Reynolds Elementary, Piney Grove Middle, North Stokes High

EMERGENCY SERVICES: Double Creek 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 Osborne Rd. (SR# 1195). 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 purposes. The RR (Residential Restricted) zoning district allows for the placement of modular housing, stick-built homes and multi-sectional manufactured housing. 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 RR (Residential Restricted). This district would allow conventional stick built, modular homes and multi-sectional manufactured housing. The applicant is requesting this one lot division to secure a building site for a multi-sectional manufactured single family residence. The request is necessary because the proposed lot would exceed the number of subdivision cuts that can be allowed on the parent parcel by the Stokes County Subdivision Regulations. 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 7 to 0 to recommend approval of the single lot subdivision. The Board felt that any impact to the surrounding area would be negligible.

Discussion Agenda

The Board had no issues with the Rezoning Request.

Planning Director Sudderth stated the only comments received regarding the Rezoning

Request was from neighbors who did not understand why they were getting a notice of the Planning Board Public Hearing regarding the Rezoning Request.

Action Agenda

Chairman Lankford entertained a motion.

Vice Chairman Inman moved to approve the Rezoning Request – Matthew Gwyn #221 (RA to RR for a one lot Subdivision). Commissioner Booth seconded and the motion carried unanimously.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

**Special Use Request – Jesse Sams #222
Campground (5) Sites**

Public Hearing

Chairman Lankford called to order the Public Hearing for Special Use Request #222 – Jesse Sams – Campground (5) sites.

No one spoke in opposition of the request.

Chairman Lankford closed the Public Hearing.

Presentation Agenda

Planning Director David Sudderth presented the following information to the Board of Commissioners:

**Special Use Permit- Jesse O. Sams # 222
(Campground)**

REQUEST: Obtain a special use permit for a Campground (5) sites.

SITE OWNER: Jesse & Jerelene Sams

APPLICANT: Jesse Sams

SITE LOCATION: The property is located off of NC Hwy 8 & 89 N adjacent to the Hwy 8 & 89 bridge over the Dan River near Danbury.

Map: 6937 **Parcel:** 0407 **PIN #:** 6937-00-58-0407
Deed Book: 301 **Page:** 772 **Township:** Danbury

SITE INFORMATION:

PARCEL SIZE: Total tract 23.338 acres. Proposed site 7.083 acres

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED USE: Campground (5) sites on approximately 7.083 acres

FLOOD HAZARD AREA: A portion of the proposed site is located in flood hazard area.

FIRM MAP #: 3710693700 J

FIRM MAP ZONE: Zone AE – Base flood elevation determined.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The site has been evaluated and approved by the Stokes County Health Department (Environmental Health Section) for a pit privy for five camping (5) sites.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Danbury VFD, EMS Danbury #105

EROSION CONTROL: N/A

ACCESS: The proposed campground will have driveway access off of NC Hwy 8 & 89 N). NCDOT has approved the driveway permit to the proposed campground.

SURROUNDING LAND USE: The surrounding land uses consist of residential, agricultural and open land.

ISSUES TO CONSIDER:

- Impact on surrounding development.
- Impact on community infrastructure, traffic, public services etc.
- Increase in tax value of the property.
- Economic and recreational benefit for the community

STAFF COMMENTS: The Planning staff does not see any major problems with the request. The proposed campground is small in size and should not create a major impact on the surrounding properties. The applicant has requested that the campsites be limited to tent camping only as there is no infrastructure in place to support RV type campers. The applicant is able to meet all the applicable requirements for the issuance of the Special Use permit to operate a campground. The proposed location has a past history of recreational use in that Mr. Sams has utilized the property for this purpose for friends and family. The proposed location of the campground is adjacent to the Dan River and offers alternative options for camping and outdoor recreation in the area. Mr. Sams and his wife live on the property and will be readily available to oversee the operation of the facility.

The Special Use requirements for a campground are listed below.

■ **Campground, RV park (Temporary Occupancy)**

1. Property shall be accessed from a street/road maintained and approved by the North Carolina Department of Transportation and able to serve any emergency vehicle (s).
2. The park shall have all weather roads and driveways that directly abut all spaces.
3. Parking space shall be provided to accommodate at least one (1) automobile and camping vehicle for each camping spaces.
4. A safe, adequate and conveniently located water supply shall be provided for each park in compliance with applicable regulations.

5. Each park shall provide a sewage disposal/dumping facility, approved by the Stokes County Environmental Health Department. Any dumping facility shall be located one hundred (100) feet from any adjoining property line, structure or campsite.
6. No Class A, B, manufactured home shall be allowed to be set-up or stored in a recreational park, except for a home being used exclusively for the park manager or operator dwelling.
7. The recreational park may contain a retail sales counter and/or a coin operated machines for the park residents' use only, provided they are completely enclosed within a structure and there is no exterior advertising.
8. Garbage and refuse disposal shall be provided in a permanent dumpster container (s). Each dumpster shall be enclosed by a wood fence of at least six (6) feet in height to prevent debris from leaving the containment area.
9. The use shall be of a temporary nature and the same occupant shall not occupy any campsite, cabin, or vehicle for a period of more than ninety (90) days.
10. All parking shall be on site in a designated area for that purpose.
11. The use shall be located on tracts of land that are at least 10 contiguous acres, unless otherwise determined by the Board.

PLANNING BOARD RECOMMENDATION: By a vote of 7 to 0 the Planning Board recommended approval of the campground. The Board felt that the addition of campsites in the area would be beneficial to the area and help with overflow camping at Hanging Rock State Park.

Discussion Agenda

The Board had no issues with the request.

Planning Director David Sudderth stated that he had received multiple emails supporting the campground.

Commissioner Jones congratulated Mr. Sams for completing his project and expressed her appreciation for sharing his river front with others.

Action Agenda

REQUIREMENTS FOR ISSUING A SPECIAL USE PERMIT

Planning Director David Sudderth requested the Board vote regarding the following conditions in a Special Use Permit:

Action by the Responsible Body

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

- (a) The requested use is listed among the special uses in the district for which application is made. Yes (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. Yes (5-0)
- (c) 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 (5-0)
- (d) 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 (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes (5-0)
- (f) 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 (5-0)

Chairman Lankford entertained a motion.

Commissioner Jones moved to approve Special Use Permit # 222 – Jesse Sams (Campground). Commissioner Booth seconded and the motion carried unanimously.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

**Rezoning Request – Andrew Jones #223
(M-1 to RA)**

Public Hearing

Chairman Lankford called to order the Public Hearing for Rezoning Request #223 – Andrew Jones (M-1 to RA).

No one spoke in opposition of the request.

Mr. Jones expressed his appreciation to the BOCC for taking the time to hear his request.

Chairman Lankford closed the Public Hearing.

Presentation Agenda

Planning Director David Sudderth presented the following information to the Board of Commissioners:

Andrew Jones - #223
Rezoning Request (M-1 to RA)

REQUEST: Rezone approximately 3.964 acres from RA (Residential Agricultural) to M-1 (Light Manufacturing).

SITE OWNER: Andrew Jones

APPLICANT: Andrew Jones

SITE LOCATION: The property is located on the north side Collinstown Rd. (SR# 1432) adjacent to the bridge over the Dan River in the Collinstown community at Jessup's Mill.

Map: 5091 **Parcel:** portion of 6073 **PIN #:** portion of 6001-00-57-6898
Deed Book: 608 **Page:** 796 **Township:** Big Creek

SITE INFORMATION:

PARCEL SIZE: Total tract 7.748 acres. Area proposed for rezoning 3.964 acres

ZONING DISTRICT: M-1 (Light Manufacturing)

PROPOSED DISTRICT: RA (Residential Agricultural)

FLOOD HAZARD AREA: A portion of the property is located in flood hazard area.

FIRM MAP #: 3710508000 J

FIRM MAP ZONE: Zone AE – Base flood elevation determined.

WATERSHED DISTRICT: N/A

SCHOOL DISTRICTS: N/A

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

EROSION CONTROL: N/A

ACCESS: The existing business has a driveway access off of Collinstown Rd. (NCDOT must approve any new commercial driveway permit).

SURROUNDING LAND USE: The subject property is located on Collinstown Rd. adjacent to the bridge over the Dan River in the Collinstown community. The surrounding land use consists of mixed residential uses, agricultural land and wooded property. Most of the adjacent property is zoned RA (Residential Agricultural). The closest commercial district, Jessup Mill is located on the same property and is zoned M-1 (Light Manufacturing).

ISSUES TO CONSIDER:

- Impact on community infrastructure, roads, public services etc.
- Community acceptance

STAFF COMMENTS: The request comes to the Board as a general use district rezoning request. The Board should take into consideration the future potential of the area for other commercial,

agricultural or residential growth. The applicants request to rezone a portion of the mill property from M-1 (Light Manufacturing) to RA(Residential Agricultural) is in the hope to make better use of the majority of the property for another proposed use. Jessup Mill has a rich history in Stokes County. The mill was first opened in 1910 as Union Mill. In 1943 the mill was renamed Jessup Mill after the family that owned and operated it. The mill was shut down in the late 1970's and was added to the National Registry of Historic places on July 15, 1982. When the zoning ordinance was enacted in 1983, the property was partially zoned M-1 (Light Manufacturing) and the rear of the property near the dam was left as RA (Residential Agricultural). The applicant is proposing that 3.964 acres of the property currently zoned M-1 (Light Manufacturing) be placed back in the RA (Residential Agricultural) zoning district. The actually mill structure would be located in the M-1 (Light Manufacturing) district on a 1.305 acre tract, with 1.028 acres being out of the right of way of Collinstown Rd. (SR# 1432). The minimum acreage requirement for the M-1 (Light Manufacturing) district is 1.0 acres outside of the road right of way. Mr. Jones has been refurbishing the mill and hopes to reopen it for educational purposes showing how the mill originally operated. Being that the mill will meet the minimum acreage requirements of the Stokes County zoning ordinance, the planning staff has no problems with this proposed request.

PLANNING BOARD RECOMMENDATION: The Planning Board agreed that the applicants request to rezone the 3.964 acres to RA (Residential Agricultural) was appropriate in that this acreage was not essential in the proposed operation of the mill. The Board voted 7 to 0 to recommend the proposed zoning request.

Discussion Agenda

The Board had no issues with the request.

Planning Director David Sudderth stated that there was no opposition to the request, but did receive numerous calls commending Mr. Jones for the improvements.

Chairman Lankford confirmed with Planning Director Sudderth that Mr. Jones is only requesting to rezone 3.964 acres.

Action Agenda

Chairman Lankford entertained a motion.

Commissioner Booth moved to approve Rezoning Request #223 – Andrew Jones (M-1 to RA). Commissioner Walker seconded and the motion carried unanimously.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

Special Use Request – Andrew Jones #224 Campground (13) Sites

Public Hearing

Chairman Lankford called to order the Public Hearing for Special Use Request #224 – Andrew Jones (Campground (13) Sites).

Economic Development Director Alan Wood spoke in support of the request. Director Wood noted that a \$32,000 Rural Center Grant was received for the project with four jobs projected to go along with this. This project fits well with the EDC's goals.

Mr. Jones expressed his appreciation to Planning Director David Sudderth, Planning Staff, and Economic Development Director Alan Wood for their assistance with the complex project. Mr. Jones commended Planning Director Sudderth for the valuable information and assistance provided.

There was no opposition to the request.

Chairman Lankford closed the Public Hearing.

Presentation Agenda

Planning Director David Sudderth presented the following information to the Board of Commissioners:

Andrew Jones – Special Use Permit # 224 Campground

REQUEST: Obtain a special use permit for a Campground (13) sites.

SITE OWNER: Andrew Jones

APPLICANT: Andrew Jones

SITE LOCATION: The property is located on the north side Collinstown Rd. (SR# 1432) adjacent to the bridge over the Dan River in the Collinstown community at Jessup's Mill.

Map: 5091 **Parcel:** 6073 **PIN #:** 5091-00-63-6073
Deed Book: 608 **Page:** 796 **Township:** Big Creek

SITE INFORMATION:

PARCEL SIZE: Total tract approximately 7.748 acres. Proposed site 6.926 acres

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED USE: Campground (13) sites on approximately 6.926 acres

FLOOD HAZARD AREA: A portion of the proposed site is located in flood hazard area.

FIRM MAP #: 3710508000 J

FIRM MAP ZONE: Zone AE – Base flood elevation determined.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The site has been evaluated and approved by the Stokes County Health Department (Environmental Health Section) for thirteen (13) sites.

SCHOOL DISTRICTS: N/A

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

EROSION CONTROL: N/A

ACCESS: The existing business has a driveway access off of Collinstown Rd. The proposed campground will be able to utilize the same access. (NCDOT must approve any new driveway permits).

SURROUNDING LAND USE: The subject property is located on Collinstown Rd. adjacent to the bridge over the Dan River in the Collinstown community. The surrounding land use consists of mixed residential uses, agricultural land and wooded property. Most of the adjacent property is zoned RA (Residential Agricultural). The closest commercial district, Jessup Mill is located on the same property and is zoned M-1 (Light Manufacturing).

ISSUES TO CONSIDER:

- Impact on surrounding development.
- Impact on community infrastructure, traffic, public services etc.
- Increase in tax value of the property.
- Economic benefit for the community.
- Recreational benefit for the community.

STAFF COMMENTS: The Planning staff does not see any major problems with the request. The applicant is able to meet all the applicable requirements for the issuance of the Special Use permit to operate a tent site only campground. The proposed campground would provide a recreational outlet in a part of the county where there are no similar facilities. The property is adjacent to the Dan River and can provide an access point to the river. Mr. Jones is proposing thirteen (13) tent camping platforms on the property to be located on approximately 6.926 acres. The Stokes County Zoning ordinance requires that Campground/RV parks be located on ten (10) contiguous acres unless otherwise determined by the board. The respective Boards have the flexibility to reduce the size of the site based on the specific location. The proposed campground would be served by a bathhouse which would not only serve the campground, but would be there to serve the mill. The mill never had indoor bathroom facilities and was served by a privy. Due to the property's location on the river and the topography of the site, the planning staff would recommend that the requirement to be located on

ten (10) contiguous acres be waived to allow the proposed campground development. The planning staff feels that the relatively small scale of the proposed project for the property would provide an economic boost in the area with minimal impact to the community.

The Special Use requirements for a campground are listed below.

■ **Campground, RV park (Temporary Occupancy)**

1. Property shall be accessed from a street/road maintained and approved by the North Carolina Department of Transportation and able to serve any emergency vehicle (s).
2. The park shall have all weather roads and driveways that directly abut all spaces.
3. Parking space shall be provided to accommodate at least one (1) automobile and camping vehicle for each camping spaces.
4. A safe, adequate and conveniently located water supply shall be provided for each park in compliance with applicable regulations.
5. Each park shall provide a sewage disposal/dumping facility, approved by the Stokes County Environmental Health Department. Any dumping facility shall be located one hundred (100) feet from any adjoining property line, structure or campsite.
6. No Class A, B, manufactured home shall be allowed to be set-up or stored in a recreational park, except for a home being used exclusively for the park manager or operator dwelling.
7. The recreational park may contain a retail sales counter and/or a coin operated machines for the park residents' use only, provided they are completely enclosed within a structure and there is no exterior advertising.
8. Garbage and refuse disposal shall be provided in a permanent dumpster container (s). Each dumpster shall be enclosed by a wood fence of at least six (6) feet in height to prevent debris from leaving the containment area.
9. The use shall be of a temporary nature and the same occupant shall not occupy any campsite, cabin, or vehicle for a period of more than ninety (90) days.
10. All parking shall be on site in a designated area for that purpose.
11. The use shall be located on tracts of land that are at least 10 contiguous acres, unless otherwise determined by the Board.

PLANNING BOARD RECOMMENDATION: By a vote of 7 to 0 the Planning Board recommended approval of the campground. The Board felt that this proposal would be a plus for tourism in the northern part of Stokes County.

Discussion Agenda

The Board had no issues with the request.

Planning Director David Sudderth stated that there was no opposition to the request and did receive several positive calls regarding the Special Use Permit.

Action Agenda

Planning Director David Sudderth requested the Board vote regarding the following conditions in a Special Use Permit:

Action by the Responsible Body

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

- (a) The requested use is listed among the special uses in the district for which application is made. Yes (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. Yes (5-0)
- (c) 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 (5-0)
- (d) 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 (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes (5-0)
- (f) 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 (5-0)

Chairman Lankford entertained a motion.

Commissioner Jones moved to approve Special Use Permit # 224 – Andrew Jones (Campground). Vice Chairman Inman seconded and the motion carried unanimously

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

Special Use Request – W. Kane Shelton #225 **RV/Campground (9) Sites**

Public Hearing

Chairman Lankford called to order the Public Hearing for Special Use Request #225 –
W. Kane Shelton (RV/Campground (9) Sites).

The following spoke during the Public Hearing:

Kane Shelton

1166 Pilot Knob Park
Pinnacle, NC 27043

Mr. Shelton noted the following:

- Only using approximately 4-5 acres of their property
- Area will be gated and will be carefully monitored
- Will offer full hookups
- Already cleaned one side of the road entrance and planning to clean the other side
- Only want high end campers in the campground
- Very particular over my own property and assure the Board that I will be as particular over the campground

Steve Gordon

1255 Red Rock Lane
Pinnacle, NC 27043

Mr. Gordon noted the following in opposition of the request:

- There is a blind curve on both ends of where the entrance is projected
- Feels there are safety issues with large RVs turning into the property and the request is just creating a place for accidents to happen
- Sheltons do not have any access to Sauratown Trails unless going across other property owners' land
- There has been an increase in traffic on the main road along with bike riders
- Sauratown Trails Association has stated that they were not aware of the proposed campground
- Believe this is not a good location for a RV Campground

Chairman Lankford closed the Public Hearing.

Presentation Agenda

Planning Director David Sudderth presented the following information to the Board of Commissioners:

Special Use Permit - William Kane Shelton # 225 RV Park and Campground

REQUEST: Obtain a special use permit for an RV Park/ Campground (9) sites.

SITE OWNER: William Kane and Charity B. Shelton

APPLICANT: William Kane Shelton

SITE LOCATION: The property is located at 1166 Pilot Knob Park Rd. at the Stokes /Surry County line.

Map: 597401 **Parcel:** 4554 **PIN #:** 5974-01-36-4554

Deed Book: 515 **Page:** 1233 **Township:** Yadkin

SITE INFORMATION:

PARCEL SIZE: Total tract 21.51 acres.

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED USE: Campground RV / Park (9) sites on approximately 10.583 acres

FLOOD HAZARD AREA: The proposed site not located in a flood hazard area.

FIRM MAP #: 3710596400 J

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

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Site has been evaluated and approved by the Stokes County Health Department (Environmental Health Section) for nine (9) RV sites. Water will be provided by a well.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Pinnacle VFD, EMS –Pinnacle #103/104

EROSION CONTROL: N/A

ACCESS: The proposed campground will have driveway access off of Pilot Knob Park Rd. (SR# 1151). NCDOT must approve the driveway permit to the campground.

SURROUNDING LAND USE: The surrounding land uses consist mainly of residential, agricultural and open land.

ISSUES TO CONSIDER:

- Impact on surrounding residential development.
- Impact on community infrastructure, traffic, public services etc.
- Increase in tax value of the property.
- Economic and recreational benefit for the community

STAFF COMMENTS: The Planning staff does not see any major problems with the request. The applicant is able to meet all the applicable requirements for the issuance of the Special Use permit to operate a RV campground. The property is located in close proximity to US 52 and would provide the only facility of this type between Winston-Salem and Mt. Airy. The proposed site has a wonderful view of Pilot Mountain and there is a pond on the property for fishing. There is horse farms located near the property that would be accessible for camping patrons to utilize. Mr. Shelton has ideas for future amenities on the property to enhance the camping experience of his visitors. Mr. Shelton and his wife reside on the property which will provide onsite management of the facility. The planning staff feels that the proposed RV Campground would benefit the county by providing a recreational site and an economic benefit to the county with a minimal impact on the surrounding community. The proposed name of the RV campground is the “Greystone Campground at Pilot Mountain”.

The Special Use requirements for a campground are listed below.

■ **Campground, RV park (Temporary Occupancy)**

1. Property shall be accessed from a street/road maintained and approved by the North Carolina Department of Transportation and able to serve any emergency vehicle (s).
2. The park shall have all weather roads and driveways that directly abut all spaces.
3. Parking space shall be provided to accommodate at least one (1) automobile and camping vehicle for each camping spaces.
4. A safe, adequate and conveniently located water supply shall be provided for each park in compliance with applicable regulations.
5. Each park shall provide a sewage disposal/dumping facility, approved by the Stokes County Environmental Health Department. Any dumping facility shall be located one hundred (100) feet from any adjoining property line, structure or campsite.
6. No Class A, B, manufactured home shall be allowed to be set-up or stored in a recreational park, except for a home being used exclusively for the park manager or operator dwelling.
7. The recreational park may contain a retail sales counter and/or a coin operated machines for the park residents’ use only, provided they are completely enclosed within a structure and there is no exterior advertising.
8. Garbage and refuse disposal shall be provided in a permanent dumpster container (s). Each dumpster shall be enclosed by a wood fence of at least six (6) feet in height to prevent debris from leaving the containment area.
9. The use shall be of a temporary nature and the same occupant shall not occupy any campsite, cabin, or vehicle for a period of more than ninety (90) days.
10. All parking shall be on site in a designated area for that purpose.
11. The use shall be located on tracts of land that are at least 10 contiguous acres, unless otherwise determined by the Board.

PLANNING BOARD RECOMMENDATION: By a vote of 7 to 0 the Planning Board recommended approval of the Campground/RV Park. The Board felt that the site would be suitable to the request due to its location near US 52.

Discussion Agenda

The Board discussed the request with Planning Director Sudderth.

Planning Director David Sudderth stated he received one telephone call in opposition of the request and one call in support of the request. Director Sudderth stated that there was no one at the Planning Board Public Hearing in opposition of the request.

Director Sudderth noted that the Sheltons could meter their water usage for approximately a year to possibly increase the size of the campground.

Commissioner Booth confirmed with Director Sudderth that trees would remain along the side and in the back of where the RVs will be parked.

Director Sudderth confirmed with EMS/Fire personnel that an ambulance/fire truck could get into the facility and doesn't feel parking 9 RVs will create a large traffic problem.

Chairman Lankford confirmed with Director Sudderth that NCDOT has to approve the driveway.

Vice Chairman Inman confirmed with Director Sudderth that Mr. Gordon's concerns will be addressed when NCDOT designs and approves the entrance area.

Planning Director Sudderth noted that the Sheltons had not given any indication that they would be trying to access the Sauratown Trails from their property.

Mr. Shelton discussed his plans in detail with the Board and assured the Board that the Park and Campground would be done right especially with the park being located on the property his house is located on.

Action Agenda

Planning Director David Sudderth requested the Board to vote regarding the following conditions in a Special Use Permit:

Action by the Responsible Body

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

- (a) The requested use is listed among the special uses in the district for which application is made. Yes (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. Yes (5-0)
- (c) 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 (5-0)
- (d) 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 (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes (5-0)
- (f) 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 (5-0)

Chairman Lankford entertained a motion.

Commissioner Walker moved to approve Special Use Permit # 225 – William Kane Shelton – RV Park and Campground. Commissioner Jones seconded and the motion carried unanimously

Zoning Text Amendment – Drinking Supply Watershed Protection

Planning Director David Sudderth presented the following Zoning Text Amendments with the Board of Commissioners:

The North Carolina Department of Environment and Natural Resources, NCDENR conducted a Water Supply audit of Stokes County's Drinking Supply Watershed Protection regulations which are found in Article XV of the Stokes County Zoning Ordinance. The following items were requested by DCDENR to be added or changed in the zoning regulations to come into compliance with state regulations.

Amend article XV, Section 9 (b)

“Maximize the use of sheetflow through vegetated areas, and maximize the flow length through vegetated areas”

Add to Section 9 the following requirement:

(d) “Cluster developments that meet the applicable low density requirements shall transport stormwater runoff by vegetated conveyances to the maximum extent practicable”

Amend Article XV, Section 10 (a):

To increase the required buffer on 10/70 projects to **100 ft.** vegetative buffer along perennial waters.

Director Sudderth noted the following:

- NCDENR audit was done in August 2010 and found deficiencies in the county’s ordinance
- Bolded items are proposed amendments to the Zoning Ordinance

The Board discussed the proposed Zoning Text Amendments and had no issues.

Commissioner Walker confirmed with Director Sudderth that these items bring the County’s Zoning Ordinance into compliance.

Director Sudderth noted the Planning Board approved the Zoning Text Amendments (6-1).

Director Sudderth requested the Board consider the proposed amendments.

Chairman Lankford entertained a motion.

Vice Chairman Inman moved to approve the following text amendments for the County’s Zoning Ordinance submitted by Director Sudderth at tonight’s meeting:

- Amend article XV, Section 9 (b)
“Maximize the use of sheetflow through vegetated areas, and maximize the flow length through vegetated areas”
- Add to Section 9 the following requirement:
(d) “Cluster developments that meet the applicable low density requirements shall transport stormwater runoff by vegetated conveyances to the maximum extent practicable”
- Amend Article XV, Section 10 (a):
To increase the required buffer on 10/70 projects to **100 ft.** vegetative buffer along perennial waters.

Commissioner Booth seconded and the motion carried unanimously.

Commissioner Walker noted that over the past few years he had received a fair number of comments from citizens concerned with “clear cutting” timber off property and questioned if the County’s Zoning Ordinance addressed this. Director Sudderth noted that this would probably fall under the NC Department of Forestry and the person cutting the timber could be sited for erosion.

Commissioner Booth stated that NC Department of Forestry can regulate the entrance into the property where trucks enter and also regulate cutting timber along stream banks.

Campgrounds

Director Sudderth noted that the Zoning Ordinance did not have a lot of different regulations/requirements pertaining to campgrounds and the Planning Board will be looking into amending the Zoning Ordinance to include different types of campgrounds with specific stipulations.

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

Ernest Lankford
Chairman