

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  
SEPTEMBER 3, 2013

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, September 3, 2013 at 7:00 pm with the following members present:

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

Commissioner Jimmy Walker - absent

County Personnel in Attendance:  
Clerk to the Board Darlene Bullins  
Planning Director David Sudderth

County Manager Richard D. Morris- absent

Chairman Ernest Lankford called the meeting to order.

Chairman Lankford welcomed those in attendance.

Vice Chairman Booth 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 September 3, 2013 Agenda.

Commissioner Jones moved to approve the September 3, 2013 Agenda as submitted.

Vice Chairman Booth seconded and the motion carried (4-0) with Commissioner Walker absent.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS**  
**Freddie Lee Vernon – RA to HB #325**

**Public Hearing**

Chairman Lankford opened the Public Hearing for the Rezoning Request for Freddie Lee Vernon – RA to HB #325.

No one spoke during the Public Hearing.

Chairman Lankford closed the Public Hearing.

**Presentation by Planning Director David Sudderth**

Planning Director David Sudderth presented the following information regarding the Rezoning Request for Freddie Lee Vernon (RA to HB)

**REQUEST:** Request by property owner Freddie Lee Vernon to rezone approximately 1.016 acres of property from RA (Residential Agricultural) to H-B (Highway Business).

**SITE OWNER:** Freddie Lee Vernon

**APPLICANT:** Freddie Lee Vernon

**SITE LOCATION:** The property is located on the east side of NC Hwy 704 approximately 200 ft. south of the intersection of NC Hwy 704 and Amostown Rd. (SR# 1625).

**Map:** 607004 **Parcel:** portion of 0190 **PIN #:** 6070-04-62-0190

**Deed Book:** 353 **Page:** 113 **Township:** Snow Creek

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** Approximately 7.9 acres

**REZONING PARCEL SIZE:** Total tract 1.016 acres,

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

**PROPOSED DISTRICT:** H-B (Highway Business)

**FLOOD HAZARD AREA:** N/A.

**FIRM MAP #:** 3710606000J

**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:** Septic has tentatively been approved for a commercial use. The applicant is waiting for zoning approval before completing the septic permit for the site. Water to the site will be furnished by a well.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Northeast Stokes VFD, EMS - Station # 102 -Lawsonville

**EROSION CONTROL:** An erosion control plan has been approved by the Land Quality Section of NCDEHNR for land disturbing activities.

**ACCESS:** NCDOT has approved a commercial driveway access for the proposed site on NC Hwy 704.

**SURROUNDING LAND USE:** The subject property is located on the east side of NC Hwy 704 in Sandy Ridge, NC approximately 200 ft south of the intersection of NC Hwy 704 and Amostown Rd. (SR# 1625). The proposed site is located adjacent to the Red Top Cafe and is located near other active commercial zones, Capital Bank, US Post Office, Fun Time Tanning, Ziglar's Exxon Service Station, Whitener's Tire & Auto Parts and The Ridge store. This area in Sandy Ridge consists of mixed commercial, residential and agricultural development.

**ISSUES TO CONSIDER:**

- Impact on surrounding development, community concerns.
- Impact on community infrastructure, public services etc.
- Potential tax base increase due to commercial development of property.
- Support of business friendly objective.

**STAFF COMMENTS:** The rezoning request comes to the Board as a general use Highway Business (H-B) rezoning request. No specific use is proposed or can be discussed. The entire tract is approximately 7.9 acres. The applicant has proposed to rezone approximately 1.016 acres of the tract for commercial use to be combined with an existing .835 acres of his property currently zoned H-B (Highway Business) which is located on a separate parcel. This existing parcel fronts directly on NC Hwy 704. This would create a combined parcel of 1.851 acres. The remaining property zoned RA (Residential Agricultural) is proposed to be combined with the adjacent property owners land. The planning staff has no problem with the proposed request feeling that it is consistent with the existing land use pattern in the area and would expand the usability of the existing commercial tract.

Director Sudderth presented the unanimous approval from the Stokes County Planning Board:

- The Planning Board voted 6 to 0 to recommend approval of rezoning petition #235 requested by Freddie Lee Vernon to rezone 1.016 acres from RA (Residential Agricultural) to H-B (Highway Business).  
(See statement of Consistency and Reasonableness).

Director Sudderth presented the following Statement of Consistency and Reasonableness for the Board's review and consideration:

**Zoning Amendment  
Statement of Consistency and Reasonableness**

Case No. #235  
Applicant: Freddie Lee Vernon  
Parcel ID# 6070-04-62-0190  
Location: East side of N.C. 704, about 200 feet south of Amostown Rd. (SR# 1625)  
Proposed Amendment: Rezone 1.016 acres from RA to H-B

This proposed amendment is **consistent** with the Stokes County Land Development Guide and other adopted plans in that: **The Land Development Guide designates this area as community class which would provide clustered mixed land uses at low densities to help meet the housing, shopping and employment needs of rural areas. These uses would be suitable in areas where private septic tanks are utilized. This request is consistent with this definition and should be considered suitable for retail commercial development.**

This proposed amendment is **reasonable and in the public interest** in that: **This property is adjoined on the west and south by property that is zoned H-B. The parcel is located in an area of mixed commercial, residential and agricultural properties along NC Hwy 704 in Sandy Ridge, NC.**

**Chairman, Planning Board:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Chairman, County Commissioners:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Discussion**

Chairman Lankford opened the floor for discussion.

The Board had no issues with the request presented by Director Sudderth.

**Action**

Chairman Lankford entertained a motion.

Commissioner Inman moved to approve the Rezoning Request for Freddie Lee Vernon (RA to HB) #235. Commissioner Jones seconded and the motion carried (4-0) with Commissioner Walker absent.

**Other Information**

Director Sudderth noted the following:

- Making the final changes (based on legislative changes) to the proposed Conditional Use Zoning that will be presented to the Board at the October Planning Meeting
- Possible new cell tower in King – (AT&T) with possibility of others around the county

**Adjournment**

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

Vice Chairman Booth moved to adjourn the meeting. Commissioner Jones seconded and the motion carried (4-0) with Commissioner Walker absent.

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

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**Ernest Lankford**  
**Chairman**