

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
OCTOBER 7, 2014

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, October 7, 2014 at 7:00 pm with the following members present:

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

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

Chairman James Booth called the meeting to order and welcomed those in attendance.

Commissioner Inman delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Booth opened the meeting by inviting everyone in attendance to join the Board in the Pledge of Allegiance.

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Booth entertained a motion to approve or amend the October 7, 2014 Agenda.

Vice Chairman Jones moved to approve the October 7th Agenda as presented.

Commissioner Lankford seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS
Rezoning Request – Adam Stewart - RA to H-B (General Use Rezoning) #14-533

Chairman Booth noted the rezoning request is from Adam Stewart to rezone approximately 2.66 acres currently zoned RA (Residential Agricultural) to H-B (Highway Business) “General Use Rezoning”.

Public Hearing

Chairman Booth opened the Public Hearing for the Rezoning Request for Adam Stewart (RA to H-B).

There were no public comments.

Chairman Booth closed the Public Hearing.

Presentation and Discussion by Planning Director David Sudderth

Planning Director David Sudderth presented the following information regarding the Rezoning Request for Adam Stewart (RA to H-B):

Adam Stewart RA to H-B #14-533

REQUEST: Rezone approximately 2.66 acres from RA (Residential Agricultural) to H-B (Highway Business).

SITE OWNER: Adam Stewart

APPLICANT: Adam Stewart

SITE LOCATION: The property is located on the north side of NC Hwy 8 & 65 approximately 350 ft. west of the intersection NC Hwy 8 & 65 in Germanton, NC. (adjacent to the Shell Station)

Map: 6931 **Parcels:** 4474 **PIN #:** 6931-08-88-4474

Deed Book: 632 **Pages:** 861 **Township:** Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 27.93 acres

PARCEL SIZE PROPOSED: 2.66 acres

CURRENT USE: The property is currently vacant.

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: H-B (Highway Business)

Minimum lot size is 20,000 sq. ft. (.459 acre)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710693100 J

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

WATERSHED DISTRICT: No

SEPTIC/WATER APPROVAL: Stokes County Environmental Health section has evaluated and approved a site for a septic system on the property.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Rural Hall VFD, EMS - Station # 101 Walnut Cove

EROSION CONTROL: N/A until construction begins.

ACCESS: The site will have to have an approved commercial driveway permit located off of NC Hwy 8 & 65 from NCDOT. NCDOT is recommending a turn lane with a proposed shared driveway entrance. This is necessary in case there is future development on the surrounding property. Mr. Stewart owns approximately 25 additional acres adjacent to the proposed site. NCDOT wants to eliminate individual commercial driveway access on NC Hwy 8 & 65 due to safety concerns. The proposed project must receive final approval from the NCDOT before any construction could begin.

SURROUNDING LAND USE: The adjacent surrounding properties are zoned RA (Residential Agricultural). There are commercial districts located on NC Hwy 8 & 65 from the county line to the intersection where NC Hwy 8 and NC Hwy 65 split. The mixed use of residential and commercial property extends on into Walnut Cove. The closest commercial districts to the proposed site are the Germanton Gallery & Winery, Andy's Market, Germanton Autos L.L.C, Ricky Joe's Restaurant, Creekside Supply and the Germanton Shell Station Food Mart.

ISSUES TO CONSIDER: As with all general use rezoning petitions the Board should consider all the impacts both positive and negative that a commercial development brings with it.

- Consistency with the Stokes County Land Development Guide
- Consistency with surrounding development
- Impact on community infrastructure, roads, public services etc.
- Increase in commercial tax base.
- Potential opportunities for employment.
- Community acceptance
- Traffic

Director Sudderth noted that since this is a general use rezoning, specific businesses for the property can't be discussed.

STAFF COMMENTS: This rezoning request comes to the Board as a general use rezoning in for H-B (Highway Business). No specific use is proposed or can be discussed. The Planning staff does not see a problem with the request. There are multiple commercial zones within a mile of the site. The proposed site is adjacent to the Shell Station Food Mart convenience store which is zoned H-B (Highway Business) and is located on the corner of NC 8 & NC 65. In 2011 Mr. Stewart was granted zoning approval on 4.755 acres that was rezoned to H-B (Highway Business). He opened a landscaping business, Creekside Supply on the site. This property is located on the same side of the

road less than a .1 mile from the new proposed site. There are mixed residential and commercial uses along the length of NC Hwy 8 & 65 in the Germanton community. This particular stretch of land on the north side of NC Hwy 8 & 65 between Friendship Rd. and the NC Hwy 8 & 65 intersection appears to be best suited for commercial development. There are limitations due to suitable soils for septic disposal but there is the availability of public water. The addition of a commercially zoned property in this area should not have an adverse effect on the community and should benefit the commercial tax base of the county as well as providing additional services for the area.

PLANNING BOARD RECOMMENDATION: The Stokes County Planning Board voted 7 to 0 to recommend rezoning petition #14-533. The Board felt that Mr. Stewart's request was consistent with the Land Development Guide for this area of the county and was a reasonable request.

Conditional Rezoning Petition and Statement of Consistency and Reasonableness

Director Sudderth presented his recommendation regarding the Conditional Rezoning Petition Statement of Consistency and Reasonableness for the Board's review:

STOKES COUNTY PLANNING & INSPECTIONS DEPARTMENT

1014 MAIN STREET PO BOX 20 DANBURY, NC 27016
OFFICE 336-593-2439 OR 336-593-2444 FAX: 336-593-5434

**Zoning Amendment
Statement of Consistency and Reasonableness**

Case No. #14-533
Applicant: Adam Stewart
Parcel ID# 6931-08-88-4474
Location: North side of NC Hwy 8 & 65, about 350 feet west of NC Hwy 8 & NC Hwy 65 intersection in Germanton, NC.
Proposed Amendment: Rezone 2.66 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 in Germanton as community class in the South Central area 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 located directly adjacent to property that is zoned H-B and there are other commercially zoned property located on NC Hwy 8 & 65 within a ½ mile of the proposed site. The parcel is located in an area of mixed commercial, residential and agricultural properties along NC Hwy 8 & 65 in the Germanton, NC area.**

Chairman, Planning Board: _____

Date: _____

Chairman, County Commissioners: _____

Date: _____

Director Sudderth commented:

- As always this is my recommendation of how it fits into the Land Use Plan
- The Board must make their own opinion
- If you choose to accept my recommendation, please state that the request is consistent and reasonable with the Land Use Development Guide in your recommendation
- If you choose not to accept my recommendation, please state that you do not feel it is consistent or reasonable with the Land Use Development Guide

Discussion

Chairman Booth opened the floor for discussion.

Vice Chairman Jones commented:

- Seems suitable for the area
- Most of the surrounding property has turned into commercial property
- Consistent with the Land Use Development Guide
- Good with the request

Commissioner Walker commented:

- Support this kind of development
- Good for the area
- Confirmed with Director Sudderth there was no opposition
- Confirmed with Director Sudderth that the turning lane would be at the expense of the applicant or developer
- Agree with Vice Chairman Jones that it is consistent with the Land Use Development Guide

Commissioner Inman commented:

- Agree with commissioners who have already stated that it is consistent with the Land Use Development Guide
- Proposed rezoning request is reasonable within the public interest

- Does have commercial business within the immediate area (Mr. Stewart's existing business and the Shell Station)
- On board with the request

Commissioner Lankford commented:

- Very pleased to see another business in the area
- Very pleased and proud with the existing business that Mr. Stewart has developed in the area
- He took a hole and a bunch of kudzu and turned it into a very nice area and a good business
- Feel he will turn this into another good business for the area

Chairman Booth commented:

- Agree with Commissioner Lankford regarding his existing business
- Agree this area will be a good place for another business

Action

Chairman Booth entertained a motion.

Commissioner Lankford moved to approve the Rezoning Request for Adam Stewart to rezone approximately 2.66 acres (RA - Residential Agricultural to H-B – Highway Business) #14-533 with the request being consistent with the Stokes County Land Development Use Guide. Vice Chairman Jones seconded and the motion carried unanimously.

Adjournment

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

Commissioner Inman moved to adjourn the meeting. Commissioner Lankford seconded and the motion carried unanimously.

Darlene M. Bullins
Clerk to the Board

James D. Booth
Chairman