

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
DECEMBER 2, 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, December 2, 2014 at 7:00 pm with the following members present:

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

Commissioner J. Leon Inman - absent

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

Chairman Ronda Jones called the meeting to order and welcomed those in attendance.

Commissioner Booth delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Jones 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 Jones entertained a motion to approve or amend the December 2, 2014 Agenda.

Vice Chairman Walker moved to approve the December 2nd Agenda as presented.

Commissioner Booth seconded and the motion carried (4-0) with Commissioner Inman absent.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS **Rezoning Request – Nickelston Industries, Inc. - RA to M-1 (Light Manufacturing) #14-606**

Chairman Jones noted the rezoning request is from Nickelston Industries, Inc. to rezone approximately 20.03 acres currently zoned RA (Residential Agricultural) to M-1 (Light Manufacturing).

Public Hearing

Chairman Jones opened the Public Hearing for the Rezoning Request for Nickelston Industries, Inc. (RA to M-1).

There were no public comments.

Chairman Jones 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 Nickelston Industries, Inc. (RA to M-1):

REQUEST: Request by applicant Timothy Nickelston and Nickelston Industries to rezone approximately 20.03 acres of their property from RA (Residential Agricultural) to M-1 (Light Manufacturing).

SITE OWNER: Timothy Nickelston and Nickelston Industries

APPLICANT: Timothy Nickelston and Nickelston Industries

SITE LOCATION: The property is located on the east side of Sam Corns Rd. (SR#1608) approximately .1 mile south of the intersection of Moore Rd. (SR#1602) and Sam Corns Rd. (SR#1608).

Map: 6051 **Parcel:** 7693 and a portion of 8223 **PIN #:** 6051-00-12-7693 &
6051-00-12-8223

Deed Book: 627 & 614 **Page:** 846 & 637 **Township:** Snow Creek

SITE INFORMATION:

TOTAL PARCEL SIZE: Approximately 22.226 acres

REZONING PARCEL SIZE: Total tract 20.03 acres,

ZONING DISTRICT: RA (Residential Agricultural)
PROPOSED DISTRICT: M-1 (Light Manufacturing)

FLOOD HAZARD AREA: N/A.

FIRM MAP #: 3710604000J

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: The site is already served by an existing septic system and well.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Lawsonville VFD, EMS - Station # 102 -Lawsonville

EROSION CONTROL: N/A

ACCESS: The applicant has an existing commercial driveway access on Sam Corns Rd.

SURROUNDING LAND USE: The subject property is located on the east side of Sam Corns Rd. near the intersection with Moore Rd. and is an existing grandfathered business property located in the Lawsonville community. The surrounding land use consists of mixed commercial, residential and agricultural development.

ISSUES TO CONSIDER:

- The business began in 1970 and was not picked up in the original zoning maps of 1983
- Potential tax base increase due to potential expansion of commercial property.
- Support of business friendly objective.

STAFF COMMENTS: The rezoning request comes to the Board as a general use Light Manufacturing (M-1) rezoning request. **No specific use is proposed or can be discussed.** The entire tract is approximately 22.266 acres. The applicant has proposed to rezone approximately 20.03 acres of the tract for commercial use which will combine the two parcels into one after it is recorded. The remaining 2.236 acres of property will remain zoned RA (Residential Agricultural) to serve as a lot for an existing manufactured housing unit. This lot will share Fence Rd. (private road) with the existing business, Nickelston Industries as an access off of Sam Corns Rd. The planning staff has no problem with the proposed request feeling that the business location should have been accounted for and placed on the county's original zoning maps when they were adopted in 1983. The staff feels that since the use was established well before the zoning ordinance was adopted that the use of the property is consistent with the existing land use and development patterns in the area. The closest M-1 (Light Manufacturing) zoning district is Hi-Tech Fabrications located on NC Hwy 704 approximately 2.3 miles away by road.

PLANNING BOARD RECOMMENDATION: The Planning Board voted 6 to 0 to recommend approval of the rezoning petition submitted by Nickelston Industries, Inc. and Timothy Nickelston. The Board felt that the request was consistent with the Stokes County Land Development Guide and that it was a reasonable request. The Board also stated that they felt that the business should have been picked up as commercial property when the original zoning maps were adopted in 1983.

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. #14-606
Applicant: Timothy Nickelston & Nickelston Industries
Parcel ID# 6051-00-12-7693 & portion of 6051-00-12-8223
Location: East side of Sam Corns Rd, about .1 mile south of Moore Rd.
(SR# 1602) and Sam Corns Rd (SR# 1608) intersection.
Proposed Amendment: Rezone 20.03 acres from RA to M-1

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 in the Northern 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 continued commercial use and future expansion being the business was established well before the zoning ordinance took effect and that the use has been compatible with the surrounding property.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is located in an area with mixed development and has been established and operating since 1970. The parcel is located in an area of mixed commercial, residential and agricultural properties in the Lawsonville, 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 Jones opened the floor for discussion.

The Board had no issues with the request.

Commissioner Lankford commented:

- Very familiar with the local business
- Supportive of the request

Action

Chairman Jones entertained a motion.

Commissioner Lankford moved to approve the Rezoning Request for Nickelston Industries, Inc. to rezone approximately 20.03 acres (RA - Residential Agricultural to M-1 Light Manufacturing) #14-606 with the request being consistent with the Stokes County Land Use Development Guide. Vice Chairman Walker seconded and the motion carried (4-0) with Commissioner Inman absent.

Departmental Updates

Director Sudderth provided the Board with the following updates:

- Department issued 6 permits for new homes in November
- Business is staying steady, slowly increasing
- Planning Board will start the process regarding the recent Board of Commissioners' concern of General Use Zoning versus Conditional Zoning in January 2015
 - Planning Board will go through the entire list for General Use and submit a recommendation to the Board of Commissioners
 - Looking to find a happy medium

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

Ronda Jones
Chairman