

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF STOKES )  
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OFFICE OF THE COMMISSIONERS  
STOKES COUNTY GOVERNMENT  
DANBURY, NORTH CAROLINA  
APRIL 7, 2015

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, April 7, 2015 at 7:00 pm with the following members present:

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

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 April 7, 2015 Agenda.

Commissioner Inman moved to approve the April 7<sup>th</sup> Agenda as presented.

Commissioner Booth seconded and the motion carried unanimously.

### **Disclosure – Commissioner J. Leon Inman**

Commissioner J. Leon Inman requested to present the following disclosure:

- “I have been a licensed real estate agent in the State of North Carolina since 1981, currently own a brokerage company and practice real estate”
- “I have no interest whatsoever in the land that is being considered for petition tonight”
- “Mr. Stewart and I have no business associations nor does he have association with my company”
- “Want to make this disclosure so that everyone would know that I have no interest whatsoever in the property being discussed tonight”

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS** **Rezoning Request – Adam Stewart - RA (Residential Agricultural) to H-B (Highway Business) #15-99**

Chairman Jones noted the rezoning request is from Adam Stewart to rezone approximately 6.01 acres currently zoned RA (Residential Agricultural) to H-B (Highway Business).

### **Public Hearing**

Chairman Jones opened the Public Hearing for the Rezoning Request for Adam Stewart – RA (Residential Agricultural) to H-B (Highway Business).

Chairman Jones noted that each speaker had three (3) minutes.

The following spoke during Public Hearing:

#### **William Kiser**

1185 Green Meadow Lane  
Germanton, NC

Mr. Kiser presented the following comments:

- Appreciate the opportunity to speak
- We have a good story to tell in Germanton with Adam and his business at Creekside
- In Germanton, when we need gravel, mulch, tomato plants, dirt, horse feed or whatever you might want, we can go to Adam to get them
- Adam is an entrepreneur, a small businessman

- He has stayed here in Stokes County and made his living, as I like to say from the “wit of his brain”, from the “sweat of this brow”, and from the “ache of his back”
- And more importantly and I am sure you will agree, he has created jobs here in Stokes County
- He has taken land that has been for sale for more than two decades, was a terrible mess, and an eyesore
- He has made something worthwhile from it
- I know some of you are familiar with Adam
- I have known Adam for his whole life, a good Christian man
- I certainly appreciate him
- Commissioner Lankford, I want to thank you for your comments, know you are familiar with the area, was reading about the rezoning hearing in October last year regarding his place and you said, “he took a hole and a bunch of kudzu and turned it into a very nice area and a good business” and “feel he will turn this area into another good business for the area”
- Commissioner Booth agreed with Commissioner Lankford’s comments in the article
- I agree with what both Commissioner Lankford and Commissioner Booth stated
- Shared pictures of his current business, (taken about 10 days ago) shows how neat and organized it is in front and back (public never sees the backside of his facility)
- Also shared some pictures across from Adam’s business, don’t understand why we have become blind to those areas, seems we are almost upside down in this thing
- We ought to be discussing why we are not fixing some of the eyesores rather than debating whether or not a proven community minded performer like Adam will or will not have a business that will make Germanton more beautiful
- We know that he will
- You might hear tonight about Germanton having a village, rules and regulations
- Germanton was incorporated in the 1700’s, 1800’s and in the 1980’s with people doing some work on reincorporation in Germanton; they had some public hearings, when there was mention about a 5 cents per thousand tax, people threw up their hands, that vocal minority caused such a fuss they stopped all forward progress on reincorporation of Germanton in the 80’s
- I hope tonight, we don’t have history repeating itself by a vocal minority stopping the progress on something we all want, everyone in this building, which is a more beautiful Germanton
- We know that Adam is an entrepreneur, a small businessman, a job maker and his property is well taken care of; this is exactly the kind of person we want helping Germanton and helping the County
- We need to be taking roadblocks away from him
- I highly endorse this first plan
- This is a personal observation, don’t believe there is anyone here really that wants to object to either of these plans
- Any petition that you might see that comes from unchecked signatures, I think the reason why Adam is having objections is that people don’t appreciate the Dollar General
- They want to rehash last Fall’s rezoning, that is what this is all about

Chairman Jones called time.

**Adam Stewart**  
3624 S. Friendship Road  
Germanton, NC

Mr. Stewart presented the following comments:

- Before I rezoned the lot beside Creekside, I went and personally talked to the landowners around it, Betty Watts and Bill Tesh, explained to them what I was wanting to do
- They had some interest about business hours and I have taken all that into consideration and tried to accommodate that because they live there and I work there
- They had no objections to it
- Tried to make this look like something that is going to help me and Germanton
- I have tried to turn something into something better that is going to help Creekside and everybody as well
- If this does get rezoned, it will create jobs and produce revenue for the County

**Ivy Banner**  
1095 Kiger Road  
Germanton, NC

Ms. Banner presented the following comments:

- Live on Kiger Road that is just up from Mr. Stewart 's store
- Wasn't sure what I thought about this when I first heard about it
- Discussed a drawing of the lot that she started before any work was done to the property and what the results was after Mr. Stewart opened Creekside
- Have lived in the area for 23 years and have drove by that old house every day from the time it was bare and folks lived there, how I don't know, to the time it was covered with a blue tarp, to the time it was covered with kudzu and then the time it was a hole
- Grateful that I can now drive by and see something that we all can be proud of
- I can imagine Mr. Stewart will conduct his new business the same way he is doing this one
- He will use landscape products from his supply store to beautify what other business he opens on the vacant lot
- I am for the passing of his rezoning request

**Dallas Montgomery**  
Germanton, NC

Mr. Montgomery presented the following comments:

- Just want to stand up here and say that Adam has taken worthless land in the past, developed something, and made something that he is proud of
- Can only speak for myself, you will hear a lot of opposition tonight on Adam's plan
- I would not like to see Germanton get that reputation
- Because if we listen to them tonight on all the opposition, trying to tell Adam what he can do with land, then what is next?
- Do we stop Bojangles from coming into Germanton?
- Do we stop Sheetz from coming in on the other side?

- I for one can only speak for myself, but I am glad about everything that Adam has done in Germanton
- Just look forward to seeing what he is going to do next

**Joe Aldret**

Germanton, NC

Mr. Aldret presented the following comments:

- Just want to take a few moments
- You have heard a lot of good things about Adam, I am sure he is a fine young man
- He is an entrepreneur and he has done a lot of good things
- But I live right up on the hill
- I live in Germanton because I like the quality of life that I have
- I could live anywhere that I want to
- I choose to live in Germanton
- I drive 90 minutes to Charlotte every day because I love my quality of life in Germanton
- The little building that he has up there now, I think it does fit in with environment of the historical little town of Germanton
- I don't want a lot of stuff through there
- I don't want all the traffic
- I don't want all the noise, when I say noise, I am not talking about business hour noise, I am talking about noise from 5:30 in the morning to 7:00 am when there is a dumpster being banged back and forth or if he is going to put trucks at the end of the road that is magnified in that valley
- When I say magnified, I mean I have to hear all that noise that comes up from that valley or the trucks that park on the side of the road with reefers running just waiting to get in some of these places
- I don't want that
- You also have to remember, there are a lot of residents that don't live right where we live
- So what I would ask you guys is to look at yourself and would you want this to be right in front of you
- Would you like to look out and see lights coming down from Dollar General or lights coming down at this little other building that will be discussed later
- I don't know what is being proposed for down the road
- You are asking me to give you a blank check to let him build whatever and no I don't want a Sheetz
- People live here
- There are a lot of people in our community that just don't want a lot of commercialization
- I got out of that
- This is what I want
- I have lived here for 20 years with neighbors who have lived here for 27 years
- People don't live that long in places, people I know in Charlotte have moved 4 and 5 times
- I get asked all the time, why do I live in Germanton?
- I tell them all the time, my quality of life
- You are going to hear a lot of stuff about Adam

- I am not questioning his integrity or that he is a good guy or that he hasn't done a great thing with what he has got
- I don't want something every 10 feet up and down that road

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 from Adam Stewart – RA (Residential Agricultural) to H-B (Highway Business):

- This is the first of two requests that will be heard tonight from Mr. Stewart

**REQUEST:** Rezone approximately 6.01 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 .1 mile west of the intersection NC Hwy 8 & 65 and Red Bank Rd. in Germanton, NC.

**Map:** 693108 **Parcel:** portion of 7456 **PIN #:** 6931-08-88-7456  
**Deed Book:** 632 **Pages:** 861 **Township:** Meadows

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 18.27 acres

**PARCEL SIZE PROPOSED:** 6.01 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). Proposed lot size is 6.01 acres.

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710693100 J

**FIRM MAP ZONE:** Property proposed to be developed is located in 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:** Walnut Cove / South Stokes VFD, EMS - Walnut Cove Station # 101

**EROSION CONTROL:** N/A until construction begins.

**ACCESS:** The site has an approved commercial driveway access off of NC Hwy 8 & 65 from NC Department of Transportation.

**SURROUNDING LAND USE:** The adjacent surrounding properties are zoned H-B (Highway Business) Creekside Supply and other surrounding properties are zoned RA (Residential Agricultural). There are commercial districts located on NC Hwy 8 & 65 from the Stokes/Forsyth county line to the intersection where NC Hwy 8 and NC Hwy 65 split. The closest commercial districts to the proposed site are Creekside Supply, Germanton Gallery & Winery, Andy's Market, Germanton Autos L.L.C, Ricky Joe's Restaurant (vacant), and the Germanton Shell Station Food Mart. This proposal is located on the same parent parcel where the new Dollar General store is being built.

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

**STAFF COMMENTS:** This rezoning request comes to the Board as a general use rezoning for H-B (Highway Business). No specific use is proposed or can be discussed. Only permitted uses in the H-B (Highway Business) zoning district are allowed. There are multiple commercial zones within a ½ mile of the site. The proposed site is adjacent to Creekside Supply store which is zoned H-B (Highway Business). In 2011 Mr. Stewart was granted zoning approval on 4.755 acre tract that was rezoned to H-B (Highway Business). He opened Creekside Supply on the site. On the far eastern side of Mr. Stewart's property adjacent to the Germanton Shell Station Food Mart a 2.66 acre site was rezoned on December 2, 2014. This is now the construction site of a new Dollar General store. 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 April 7, 2015

Friendship Rd. (SR# 1955) and the NC Hwy 8 & 65 intersection appears to be best suited for commercial development. Five (5) out of the ten (10) parcels are zoned H-B (Highway Business). There are development constraints in this area due to limitations of suitable soil for septic disposal, however 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 potentially providing additional services for the area.

**PLANNING BOARD RECOMMENDATION:** By a vote of 7 to 0 the Planning Board recommended rezoning petition #15-99 (RA to H-B) be approved. The Board felt that this request was consistent with the Stokes County Land Development Guide for the area and was a reasonable request, (See Statement of Consistency & Reasonableness). The Board felt that the pattern of development for this property had already been determined by approval of previous rezoning requests adjacent to the proposed site.

### **Discussion**

Chairman Jones opened the floor for discussion.

Commissioner Booth confirmed with Director Sudderth that the parcel being requested for rezoning has been approved for a septic tank.

Vice Chairman Walker commented:

- Confirmed with Planning Director Sudderth that there were approximately 15 to 18 people at the Planning Board meeting with 10 speaking
- Confirmed with Planning Director Sudderth that speakers had opinions on both sides of the request

Commissioner Lankford commented:

- Confirmed with Planning Director Sudderth the rezoning request is for 6.01 acres of the 18.27 acre parcel and that some of the parcel will remain RA owned by Adam Stewart

Commissioner Inman commented:

- Know there are a lot of older historical homes in downtown Germanton
- Questioned Director Sudderth if there has ever been any historical designation regarding the town?

Planning Director Sudderth commented:

- I am sure there might be, but not sure there is an official designation
- If you look at the mailing district, it covers a portion up to Flat Shoals Road and beyond the school bus garage on the other end
- Germanton is not incorporated



Commissioner Inman continued:

- To me, the historic district it would be where the old courthouse would have been and where the older homes are located
- Confirmed with Planning Director Sudderth that there is commercial scattered within that section of older historic homes

Chairman Jones commented:

- Very sympathetic about possible noise from garbage trucks and lighting as mentioned by Mr. Aldret

Planning Director Sudderth noted that he had personally spoke to Mr. Aldret about his concerns.

### **Zoning Amendment Statement of Consistency and Reasonableness**

The Board must decide if the rezoning petition meets the requirements of the Land Development Guide as to its consistency with the current development patterns and to the appropriateness of the request in regards to the guide. All decisions must be based on these standards. Please make all motions for approval or disapproval referencing the petitions consistency or non-consistency with the Stokes County Land Development Guide.

Director Sudderth presented the Zoning Amendment Statement of Consistency and Reasonableness from the Stokes County Planning Board for the Board of Commissioners' 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.	<b>#15-99</b>
Applicant:	<b>Adam Stewart</b>
Parcel ID#	<b>6931-08-88-7456</b>
Location:	<b>North side of NC Hwy 8 &amp; 65, about .1 mile west of NC Hwy 8 &amp; 65 and Red Bank Rd. (SR3 1953) intersection in Germanton, NC.</b>
Proposed Amendment:	<b>Rezone 6.01 acres from RA to H-B</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:** \_\_\_\_\_

### **Action**

Chairman Jones entertained a motion.

Commissioner Inman moved to approve the Rezoning Request #15-99 for Adam Stewart, to rezone approximately 6.01 acres (RA - Residential Agricultural to H-B - Highway Business) with the request consistent with the Stokes County Land Use Development Guide and reasonable based on area of commercial activity already. Commissioner Booth seconded and the motion carried unanimously.

### **PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS** **Rezoning Request – Adam Stewart - RA (Residential Agricultural) to H-B-CZ (Highway Business – Conditional Zoning for Mini Storage Warehouses) #15-100**

Chairman Jones noted the rezoning request is from Adam Stewart - RA (Residential Agricultural) to H-B-CZ (Highway Business – Conditional Zoning for Mini Storage Warehouses) #15-100.

### **Public Hearing**

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

The following spoke during the Public Hearing:

April 7, 2015

**William Kiser**

1185 Green Meadow Land  
Germanton, NC

Mr. Kiser presented the following comments:

- Will be talking about storage bins with this request
- I use storage bins
- One person confessed during the Planning Meeting that he was using a storage bin, probably more here at tonight's meeting
- The site is already looking better, Adam has cleaned the site, it was just a red dirt pit
- Adam's proposal uses no water and no septic needs
- Will have a key gated access to it, only accessible during the day light hours
- No one will be living there
- No one will be communing from there
- There will no increase in traffic
- Will be fenced and landscaped pleasing to the eye
- No one here doubts that Adam will not take care of his property, just look at Creekside
- He is planning on using downturn lights to avoid light wash off this property
- There is no better use for this property
- Even though, it is zoned residential, it will not perk
- Low impact use for this land, fits into this property just like a piece in a jig saw puzzle
- Could not ask for anything any better to go on this land
- I have heard things that this type of business is going to bring drugs into Germanton
- When Adam leases one of these units, he will know who he is leasing to
- When that unit is shut, it is no different than you and I closing our basement door
- Anyone/neighbors in this room could have drugs in their homes and we would not know it
- According to Stokes News, the most frequent place for drug busts in Germanton is either the Shell Station or Germanton Park, having heard about wanting to close either one of them
- During the Planning Board meeting, one of the members stated that if he was asked whether or not he would want a storage bin like this located beside him, he paused and thought, his answer was this, best I can remember, "yes, if it would be built and maintained like Adam has with Creekside"
- Everyone knows it will be a beautiful place, it is already much improved with just cleaning off the lot
- So what do we have here, no increase in traffic, completely fenced, gated security key access, locked at night, landscaped, downturn lights, built to Adam's standards, what could be better?
- During the last Planning Board meeting, I heard him talking about tilting the lights, landscaping, etc. trying to accommodate some of the concerns of the citizens
- This is definitely a keystone piece for that particular piece of property
- Nothing that we could imagine would fit better into this particular piece
- Would like to read something written by Ronald W. Reagan, name sake of this building:
  - "Any system that penalizes success and accomplishment is wrong. Any system that discourages work, discourages productivity, discourages economic progress is wrong."

Chairman Jones called time.

April 7, 2015

**Adam Stewart**

3624 S. Friendship Road  
Germanton, NC

Mr. Stewart presented the following comments:

- Showed the picture Ms. Banner had drawn regarding the lot before and after where Creekside is located
- I am sure it will be brought up about the grading that is being done
- It is not being done because I know that it will be rezoned, I don't know what will be the outcome tonight
- When I bought the property, I applied for an erosion control permit from the State of NC and received the permit
- Just trying to get the parcel ready
- Whether this rezoning request is passed or not, I want to do something with the property
- Cleared the lot, will be using the wood to sell at Creekside
- Just trying to get prepared during a time that I am not as busy
- There was a lot of conversation about using the storage units for drugs, stolen merchandise, etc.
- I spoke with Sharon who works for Sheriff Mike Marshall and asked for statistical data regarding Cove Mini Storage in Walnut Cove and Meadows Mini Storage in Danbury; there was one call on Meadows Mini Storage in 2000 with no calls since that date
- There was a lot of conversation regarding lighting
- Provided the Board with pictures showing the amount of light that would be generated from the lights being considered for the units
- The lighting will not be pointed toward anyone's property
- The lights will be placed only 10 ft high and will only provide a certain amount of lighting
- Have talked to Wayne Brown, John Lanier and Betty Watts regarding this rezoning request, requested their opinions before ever applying for the permit
- Wanted to find out if they had any concerns, do not want to put something beside them that they do not want
- Everyone was satisfied with my plan
- Mr. Lanier did request that I plant some more shrubs on his side and I told him that would not be a problem
- Will service this out of Creekside, so there will be less traffic and will have business hours so there will not be traffic all hours of the night

**Sammy Stewart**

1259 S Friendship Road  
Germanton, NC

Mr. Stewart presented the following comments:

- The question that I have to propose is "Why do we need storage buildings in Germanton?"
- Not everyone needs them, but some people do need storage buildings
- Not everyone has a lot of storage buildings where they live
- Some people live in apartments, mobile homes, motels, restricted housing areas, etc.

- I think storage buildings are used to hold special things that mean a lot to people that they just can't let go of; they are treasures that a lot of the time have memories attached to them
- Keeping things that may be passed down to the next generation
- Storage buildings do pose opposition, but do help people who don't have enough storage
- Understand that not everyone in Germanton wants storage buildings
- There is a lot of traffic up and down HWY 65
- Not everyone wants to go to King or Walnut Cove to rent a storage building
- Why can't we have a storage building in Germanton?
- There is land and space available in Germanton for storage buildings
- This parcel is perfect for storage buildings
- Must question: "what truly do we really want?"
- Do we want Germanton like it was 100 years ago, no progress or do we just want to go down the street from HWY 65/8 either toward Danbury, Walnut Cove or Winston and ask what did we really see?
- Do not think it will impact the historical part of Germanton, the main historical area which is from Germanton Winery up to Kim Salvages which is only ½ of a mile
- There is more in Germanton that needs to be cleaned up and has been there for 50 years

**Ivy Banner**

1095 Kiger Road  
Germanton, NC

Ms. Banner presented the following comments:

- Will reinforced my comments spoken earlier tonight and pass

**Amber Stewart**

3624 S Friendship Road  
Germanton, NC

Ms. Stewart presented the following comments:

- Know Adam very well
- Know everyone has heard the saying "Behind every good man is a very good, strong woman"
- As his wife, I see a lot of hard work and dedication that he puts into anything and everything he does
- Have never seen with such a drive to better Germanton
- He wants to make it so much better than what it is now, not seeing all these old buildings not being kept up
- A lot of people think the storage buildings are going to be an eyesore
- Adam will make sure these storage buildings are not an eyesore
- We are both neat and orderly and will make sure these buildings stay that way

**Louis Whiteheart**

PO Box 98  
Germanton, NC

Mr. Whiteheart presented the following comments:

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- I have lived Germanton on that Highway for 37 years
- I have restored a house because I like the historical value of the house
- I would not have bought a 150+ year old house to have it torn down, if I didn't appreciate the value of it
- I try to keep Germanton as clean and as best as I can
- I live in the middle of the town of Germanton
- There is a small town in Texas in Montgomery County called Woodland that I researched on the computer
- They had the same process, people wanting to come in and develop the small town even though in distances away, there were larger towns that they could have developed
- Developers came in wanting to develop the town and people became very upset
- I know Mr. Stewart is a very nice man
- People in that small town in Texas questioned if the development was really needed?
- When this happened in Texas, real estate property suffered
- I am a real estate agent and also hold a broker's license
- When this development was done in Woodland, the town suffered and property values decreased
- Mini storage units had a lot to play in this process with more development being done in the town
- When I bought my house in Germanton, I was hoping for it to stay rural
- We have towns on each sides of us
- There are Walnut Cove, Rural Hall, and Winston Salem with mini warehouses in all which will be later addressed tonight
- When development starts in smaller towns, it ends up destroying the people's quality of life
- Want to make sure that noise, lighting, traffic, and quality of life is considered
- There is one thing that really concerns me
- I thought once a rezoning request is made, nothing can be done to the land such as the grading that has already taken place on this particular piece of property – no cutting trees, no bulldozing it before a decision is made by the Board of Commissioners
- He may make it pretty before it is over with, but as I see it, he has exceeded his authority right now
- He did not give citizens a chance to voice their opinions
- He has to do something with it or there will be erosion

Chairman Jones called time.

**Patsy Whiteheart**

1140 Hoffman Road  
Germanton, NC

Ms. Whiteheart presented the following comments:

- Let me preference my remarks by saying the elected officials in 1990 were wise enough then to see that this rezoning area was not necessary and would not benefit the town nor the residents
- It failed then, but now here we go again
- The Planning Board told us that Mr. Stewart was getting an 80% decrease in his property taxes because his land would not perk

- I live up Hoffman Road and have ten acres and my property does not perk and have to have one of those special septic tanks that allows us to live on part of the property
- I did not receive a tax break any of the years that I have lived there because my property did not perk
- Ricky Joe's down the street has to have that same kind of septic system on the same side as Creekside
- Why do people think that storage buildings are the only thing that they can put on this property
- It is zoned Residential Agricultural and I feel it needs to stay this way
- That whole side of HWY 65 is residential, it still has houses on there that face 65, it is not just all trees, there are some homes
- The road already has enough traffic and accidents in this particular area
- So why congest it even more
- This isn't even taking in account the new Dollar Store
- Why rezone on this side of the road, it has always been residential.
- The residents up there are happy with that
- We elected the county commissioners to keep our community nice
- We trusted you and we would like to think that we did not trust the wrong people
- Presented petitions for the record from approximately 71 voters who could not make this meeting that are watching the outcome; some are elderly who don't drive at night, some are woman who don't like being out late at night, etc.
- There is no need for these buildings in Germanton
- They will not create any jobs
- Understand it will be a fenced in area where the storage buildings will be located
- You will do all your business at Creekside down the street, so it has not created any jobs
- During the onsite meeting, we told him that he had other properties and for him to build on these properties if he wanted storage buildings so bad
- Mr. Stewart said then that he needed the exposure that he would get from the traffic on Highway 65 to keep his buildings full
- My question to you is "Why should our neighborhood be penalized for the profit of one man who does not even live in the area?"
- Mr. Stewart knew what he was buying when he sought out to buy this property
- He has benefited from the timber and decreased property taxes
- He knew this property was zoned residential
- He could have bought it on a contingency basis with maybe the fact of getting it rezoned
- Presented some pictures of the backside of Creekside which shows it is not always pretty

Chairman Jones called time.

**Ruth McCall**

Red Bank Road  
Germanton, NC

Ms. McCall presented the following comments:

- I have lived in that area for 30 years
- I love the stillness of the countryside
- Not in favor of too much development, but if it is good for the neighborhood I am

- I don't think this goes with our neighborhood
- See many of these storage buildings other places
- There are storage buildings a little more than 5 miles away that one of the owners says are only about 60% full
- There are units on HWY #311 near Oakley's (just outside of Walnut Cove toward Walkertown), HWY #8 on Summit in Winston Salem and HWY #65 in Rural Hall and HWY #89 above the Greenbox site in Walnut Cove
- If there are so many units not full, why do we need more?
- None of the sites look good
- Would not want them in my backyard
- Don't think either one of you would want these in your backyard either
- Another thing that concerns me is the car count, this particular road where the unit is going to be located has about 5,000 cars a day
- When the Dollar General is open and other things come, there is going to be a mess
- I go to the post office every day and know how hard it is to turn into that road even though there is going to be a turning lane
- My major concern is the traffic, a lot of traffic
- Thank you for listening

**Mr. Ken Osborn**

1099 Red Bank Road  
Germanton, NC

Mr. Osborn presented the following comments:

- Have never done this type of speaking before
- I do work, vote and pay taxes
- Own nine acres of land off Red Bank Road
- Corner of my horse pasture is probably going to be 100 yards from where this gentlemen is wanting to build the storage buildings
- We raise, train, and show saddle bred horses
- On the south side of 65 where he is going to put the storage buildings, there is no commercial property
- There is a car lot a mile to a mile and a half up the road toward Winston Salem
- Reiterated that there is no commercial property on the south side of 65
- What has already happen has already happened
- The north side of 65 has the Shell Station, Dollar General, Creekside, and now you guys have given him a blank check to build a big garage and put in tractor trailers or whatever else he wants to do
- I am asking you, please, keep the south side of 65 like it is or we are going to have two Germantons – the historic district and then have six flags over Germanton that is all commercial and business
- It is going to be noisy
- No one will want it
- You have given him half of what he has asked for, please let it stop there



**Wayne Wood**  
1129 Kiger Road  
Germanton, NC

Mr. Wood presented the following comments:

- I agree with what has been said this evening
- I strongly oppose these buildings because I don't think Germanton is ready for it
- I think there is too many other storage buildings in the area that people can use without putting this on us

**Ramona Stewart**  
1259 S Friendship Road  
Germanton, NC

Ms. Stewart presented the following comments:

- I am speaking in favor of approving the storage buildings
- I have lived all my life, 61 years here in Germanton
- I was excited for the Town of Germanton when Adam started Creekside
- To me, having the storage buildings would make a new addition to the Town of Germanton
- Of course, Adam will have a nice fence, he will have trees, the correct lights, etc.
- Many people will have an opportunity to use these buildings
- Not everyone has enough storage space like outside buildings
- This will be an asset for Germanton, what we have now is a huge pile of dirt
- Adam told everyone at the preliminary meeting that he was going to clear the land even if he didn't get the rezoning
- Adam wants to make it a prettier place
- I am very proud of what he is doing for Germanton
- I am also proud of the insight that Adam has
- He has lived there and not moved away
- He went to Germanton Elementary and South Stokes High School, so did all of our family
- Just want to say, hope you will approve the rezoning request

**Doris Caudle**  
1952 Bolejack Road  
Germanton, NC

Ms. Caudle presented the following comments:

- Heard a comment tonight about people paying taxes
- All the people here tonight supporting Adam also pays taxes
- Want to make that clear
- Adam always does good work
- He is a fine person
- Have known him all my life, but that has nothing to do with this
- To get to the point, I don't understand why people don't want something small coming into Germanton
- He is not asking for a great big business to come into Germanton, just a small business

- Can't understand not wanting to improve Germanton with that eyesore site just sitting on the side of the road before Adam started cleaning it up
- True the traffic is bad and is going to continue to bad whether the rezoning is passed or not passed
- People will not be going into those storage units 2-3 times a day
- People don't normally use them to store something that is needed everyday
- Like I said, that place before Adam got it was an "eyesore"
- The future is progress
- It is not going to stop just because a few people object
- Everyone has an opinion, but something this small and cleaning up an "eyesore", don't understand why people oppose it
- Lights will not be a problem like some people think
- It certainly want bother that man's horses up the road, it is too far away
- Betty Watts has 14 acres between him and that horse barn
- There are people that have goats in their backyard and everything else
- Don't want it to bother his horses, but as taxpayers we should be considered too
- He is trying to make the place look better

**Doug Bowden**

3491 S Friendship Road  
Germanton, NC

Mr. Bowden presented the following comments:

- I have lived in Germanton all my life – 30 years
- Been employed by Adam Stewart for 11 years
- Have known Adam all my life
- Adam has a real good head on his shoulders
- He has succeeded with his company that supports my family and others in the area
- We are here to make Germanton look better
- Adam will do what he is asked of by the community
- He takes that into consideration in anything he does
- He cares what other people think

**Wayne Oakley**

1479 Fulp Lake Road  
Germanton, NC

Mr. Oakley presented the following comments:

- Resident of Germanton and a small business owner
- I have three sets of storage units in King
- The main thing that I can add as a storage unit owner is that all the negatives that have been presented tonight are not negatives
- Low impact, low traffic and lights do not cause any issues
- Never have had any issues from people who lived around the ones I own
- Sometimes you have to consider who owns and runs these units
- We all know that Adam will a great job with these units

- Very surprised to learn of opposition to these units
- Low impact business that will not be an “eyesore”
- Would not oppose this rezoning and will support Adam in the building of these units in Germanton

**Joe Aldret**

Germanton, NC

Mr. Aldret presented the following comments:

- Want to reinforce my earlier comments
- Talking about taking a side of the road that is completely residential and making it commercial
- Here again, our quality of life is being infringed upon
- Everyone talks about better, but they don't live right there
- I, along with a couple of the other speakers, live right there next to where they will be built if approved
- This will impact Germanton
- The traffic will be tremendous going through there
- There is a wreck there every week
- In summertime with seasonality around Hanging Rock and the Dan River, it is going to be nightmare with the increased traffic
- We talk about zoning and how these properties are not suited for septic tanks
- If sewer ever comes to Germanton, all that property is then open
- What is next? A penitentiary
- I think he has done a great job and I have heard a lot about his character
- This is not about Adam's character
- I have nothing against Adam and neither do any of these other people
- Again, it is about our quality of life
- Quality of life that we pay taxes for
- This is a defining moment for you guys to do what is right and listen to the fair share of voice here tonight
- My commitment to you is that I will remember the next election
- I hope you do the right thing
- I want you to really think about if you would want this in your backyard
- Again, I know I asked you about that earlier, but would you?
- If you would, then do what you heart tells you
- This is not why I live here, I don't want all the commercial
- Can go five miles in any direction and get anything I want
- Every place around doesn't have to have all this stuff
- I am not saying that I am not for small businesses, but I don't want diffusion, it is not what I came here for

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 Adam Stewart (RA to H-B-CZ):

**REQUEST:** Rezone approximately 2.33 acres from RA (Residential Agricultural) to H-B (Highway Business Conditional Zoning) for “Mini-Storage Warehouses”, three (3) units.

**SITE OWNER:** Adam Stewart

**APPLICANT:** Adam Stewart

**SITE LOCATION:** The property is located on the south side of NC Hwy 65 approximately 250 ft. west of the intersection of NC Hwy 65 and Hoffman Rd. (SR# 1952) in Germanton, NC.

**Map:** 694105 **Parcel:** 5644 **PIN #:** 6941-05-07-5644

**Deed Book:** 657 **Pages:** 475 **Township:** Meadows

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 2.33 acres

**CURRENT USE:** The property is currently vacant.

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

**PROPOSED DISTRICT:** H-B (Highway Business Conditional Zone)  
Minimum lot size is 20,000 sq. ft. (.459 acre). Proposed lot size is 2.33 acres.

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710694000 J

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

**WATERSHED DISTRICT:** No

**SEPTIC/WATER APPROVAL:** The proposed use for the property is for “Mini Storage Warehouses” without an attendant. This use does not require the installation of a septic disposal system. This parcel did not pass a soil evaluation test in 1987. To my knowledge the site has not had a recent soil evaluation test.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Walnut Cove / South Stokes VFD, EMS - Walnut Cove Station # 101

**EROSION CONTROL:** N/A until construction begins.

Director Sudderth noted that to answer a question regarding grading being done before the permit is approved, it is up to the Board of Commissioners to determine if someone does something on the property under a petition for rezoning.

Director Sudderth noted that there is no steadfast rule or law against that and would recommend not to disturb the land if septic is going to be involved.

**ACCESS:** The site has an approved commercial driveway access off of NC Hwy 8 & 65 from NCDOT.

Director Sudderth noted:

- Spoke to the Traffic Engineer Steven Jones regarding concerns about traffic in the area
- Engineer Jones note that this a very busy traffic pattern
- Engineer Jones stated that due to the lack of constant traffic you might have, it would not require a turn lane even on busier highways
- Depend on NCDOT to make recommendations

**SURROUNDING LAND USE:** The adjacent surrounding properties are zoned RA (Residential Agricultural), four (4) lots with two (2) single family dwellings that face Hoffman Rd and 13.74 acres currently zoned R-8 (Residential High Density) that is vacant. This parcel faces NC Hwy 65. There are commercial districts located diagonally across the road from the proposed site including the Germanton Post Office and there are eight (8) parcels within approximately 3/10 mile west of the proposed site that are zoned H-B (Highway Business). All of these parcels are located on the north side of NC 8 & 65 and NC Hwy 65. The nearest commercial location to the east of the site along NC Hwy 65 going toward Walnut Cove is over two (2) miles away. The proposed site is located directly across the road from the Stokes County school bus garage.

**STAFF COMMENTS:** This rezoning request comes to the Board as a conditional rezoning request for H-B-CZ (Highway Business Conditional Zoning) for use as "Mini-Storage Warehouses. The applicant is proposing three (3) units to be developed in phases. The use and the site plan may be discussed in detail. The applicant has proposed the use without an onsite attendant. This will eliminate the proposal from needing a septic system since there are no employees. The inability of the site to obtain a septic system permit leaves few options available for development purposes. The Stokes County Tax Department has given a standard -80% adjustment to the property because it won't pass a soil evaluation test. If the site were to be rezone, the tax would be adjusted to reflect the use allowed. This parcel site was proposed for the same use, Mini-Storage Warehouses in January of 1990 and received a negative recommendation from the Planning Board. The Board of County Commissioners heard the request in February of 1990 and denied the petition by a vote of 4 to 0. The development adjacent to the site has not substantially changed since 1990. The same residential and commercial properties exist today; however, the overall development pattern in the Germanton area has changed placing the vacant properties in this area in a potential area of transition. This property appears to be at the eastern extent of commercial development in the Germanton area. There is public water available and there is increased commercial development to the west along NC Hwy 8 & 65. Much of the Germanton area is limited by poor soils which hinders

the type and scale of both commercial and residential development available in the community. The Board must make a decision on the proposal whether it is or is not consistent with the Stokes County Land Development Guide and whether it is a reasonable request. These requirements were not in place when the parcel was first requested to be rezoned twenty-five (25) years ago.

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

- Impact on community infrastructure, roads, public services etc.
- Increase in commercial tax base.
- Community acceptance
- Best use of the land
- Traffic
- Consistency with the Stokes County Land Development Guide

**REQUIRED CONDITIONS FOR MINI-STORAGE WAREHOUSES:**

**Mini-Storage Warehouses**

- 1) The maximum height of the building (s) shall be (20) ft.
- 2) Outside storage shall be limited to non-commercial RV's and watercraft.
- 3) Storage of hazardous, toxic, or explosive substances shall be prohibited.
- 4) No business activity other than rental of storage units shall be conducted on the premises.

**PUBLIC INFORMATION MEETING:** The Public Information Meeting (PIM) for this proposal was held on February 7, 2015 at 10:00 am at the proposed site. (Attachments for attendance and minutes of the meeting were provided to the Board with their Agenda) as submitted by the applicant. Please remember that the Planning staff only gives the applicant the requirements for the PIM, surrounding property owner's names and addresses and general guidelines. The applicant conducts the meeting and takes minutes of the meeting.

**PLANNING BOARD RECOMMENDATION:** By a vote of 7 to 0 the Planning Board recommended that rezoning petition #15-100 (RA to H-B-CZ for Mini-Storage Warehouses) be approved. The Board felt that this request was consistent with the Stokes County Land Development Guide for the area and was a reasonable request, (See Statement of Consistency & Reasonableness). The Board felt that the request to use the property for the commercial use of "Mini Storage Warehouses" made sense in that there were very few viable options for this property to be developed.

Director Sudderth noted that the Board of Commissioners can talk specifically about the Rezoning Request with Mr. Stewart.

**Discussion**

Chairman Jones opened the floor for discussion.

Vice Chairman Walker commented:

- Have reviewed the site plan trying to fit as many as pieces together as possible
- Wondering about buffers

Director Sudderth noted:

- Buffers can be changed from what was proposed on the site plan
- Have talked to Mr. Stewart about lighting to accommodate the neighbors' concerns

Vice Chairman Walker requested the buffers be more specific, not just state Evergreens.

Director Sudderth responded:

- Buffers can be discussed with the applicant

Commissioner Lankford confirmed with Director Sudderth that the property owner only received a reduction in property taxes due to the property would not perk.

Chairman Jones commented:

- Confirmed with Director Sudderth that if the property is rezoned, the value will increase with the storage units being placed on the property
- Confirmed with Director Sudderth, to his knowledge, the property has been for sale for more than 25 years

Vice Chairman Walker commented:

- Would like for Director Sudderth to respond to an earlier question from a citizen "What would happen to this area if sewer were to become available in the area and what impact would it have if the rezoning to Conditional Zoning were approved tonight?"

Director Sudderth responded:

- Any changes would have to be presented to the Planning Board for a recommendation to the Board of Commissioners
- For example, the request is for three storage buildings, if the owner wished to place a fourth unit, it would have to come back to the Planning Board for a recommendation to the Board of Commissioners
- For example, if the owner wanted to clear the storage units and build a house, if sewer were available, it would have to come back to the Planning Board for a recommendation to the Board of Commissioners
- The Board is approving the use and the site plan with this Conditional Rezoning

Commissioner Booth commented:

- Questioned Mr. Stewart to comment on the buffers indicated on the site plan?

Mr. Stewart responded:

- Talked to the landowners, particularly the Lanier family
- We agreed on the type of buffer
- This property goes within about 5 feet of their property

- Want to accommodate the adjoining landowners
- Plan to pace the trees every 4 ft
- Am open to what height the Board of Commissioners desire
- Fence will be 6 ft with trees outside the fence, the trees will block the site of the fence

Commissioner Inman commented:

- Would like the trees tall enough, even if it takes 10 ft trees, to completely buffer those storage units, if this rezoning request is approved

The Board discussed buffering all three sides of the property with Mr. Stewart.

Director Sudderth noted the applicant can make any changes (such as buffers on all three sides) on the site plan; those changes will be updated on the site plan if the rezoning request is approved.

Commissioner Lankford commented:

- In 1990, I was serving on the Planning Board and voted against the request at that time
- The reason for voting against the rezoning request is due to a change in the Zoning Ordinance for Conditional Use Zoning which is a lot different from what it was back then
- Just want to reiterate that if this rezoning passes, this is the only business that can go on this property unless rezoned
- If approved and the landowner wants to put another type of business on the property, it must go through the entire process again and get rezoned
- This is why I am so positive about Conditional Rezoning
- Conditional Rezoning lets people know what is type of business is proposed for the site, what type of business is on the site, and that it can't be changed unless it is rezoned again
- The parcel has been sitting there for many, many years

Chairman Jones commented:

- Concur with both Commissioner Lankford and Commissioner Inman so I am not going to repeat what they both have just said
- I think it is real important, if this happens, to think futuristic because I am a big proponent of life styles and quality of life, but this is a major highway and it is unrealistic to think that you can hold back development forever
- As development goes, this is so low impact compared to having a Bojangles or something else
- Have heard it mentioned several times, "do you want this in your backyard?"
- I am a country girl, I would take this over a Bojangles, it is a lower impact
- Lighting will be dealt with, that pleasing to me
- Confirmed with Mr. Stewart that there will be three phases, constructing one building at a time



- Confirmed with Mr. Stewart that there will not be any garbage pickup or dumpster on the site

Vice Chairman Walker commented:

- Would like to keep fitting the pieces together
- Have addressed the lighting
- Have agreed to buffer all three sides
- Commissioner Lankford has clarified what Conditional Zoning is
- No dumpster on site
- Local storage building owner has provided positive information
- Questioned Director Sudderth if the Board has missed anything?

Director Sudderth responded:

- Feel generally everything has been done regarding the request, but I am sure there might be something minor that has been missed

Commissioner Lankford commented:

- Would like for business to be done in the daylight hours with no entrance to the units during the night
- Questioned Mr. Stewart what were his hours going to be?

Mr. Stewart responded:

- Creekside's operating hours are from 7:30 am to 6:00 pm
- Have talked to several other mini storage owners who have noted that they opened a little earlier and close a little later due to an individual's working schedule
- I have several that have hours from 6:30 am to 9:00 pm

Director Sudderth noted that hours of operation are not on the conditions which is somewhat different, but the Board can request and it is up to the applicant to agree.

Commissioner Lankford noted that he was requesting Mr. Stewart to set schedule hours of operation.

Chairman Jones commented:

- My only request is, if it is approved, as time evolves, keep your neighbors in mind and their quality of life
- Hopefully your neighbors will be nice enough to communicate with you
- Change is not always easy for everyone

Director Sudderth questioned Mr. Stewart if he agreed to add the following conditions:

- Will have 6 ft Leyland Cypress Tree buffer on three sides (east, west and south) of the property
- Will have operating times from 6:30 am to 8:00 pm

Mr. Stewart agreed to the conditions presented by Director Sudderth.

Vice Chairman Walker questioned if there could be some leeway that would allow Mr. Stewart to return to the Board if he saw that the operating hours were not working, possibly closing at 8:30 pm instead of 8:00 pm, or possibly 9:00 pm?

Mr. Stewart commented:

- Would request the hours possibly allow summer and winter hours, as it doesn't get dark until after 9 pm in the summer

Director Sudderth noted that it would be hard to enforced summer and winter hours, consistency is a lot easier for Planning Department to deal with.

The Board discussed different operating hours, other businesses in the area that close at 9:00 pm, consistency for the department and convenience for those renting the units.

Mr. Stewart and the Board agreed that operating hours would be form 6:30 am to 9:00 pm.

**Zoning Amendment Statement of Consistency and Reasonableness**

The Board must decide if the rezoning petition meets the requirements of the Land Development Guide as to its consistency with the current development patterns and to the appropriateness of the request in regards to the guide. All decisions must be based on these standards. Please make all motions for approval or disapproval referencing the petitions consistency or non-consistency with the Stokes County Land Development Guide.

Director Sudderth presented the Zoning Amendment Statement of Consistency and Reasonableness from the Stokes County Planning Board for the Board of Commissioners' 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.	<b>#15-100</b>
Applicant:	<b>Adam Stewart</b>
Parcel ID#	<b>6941-05-07-5644</b>
Location:	<b>Property is located on the south side of NC Hwy 65 approximately 230 ft. west of the intersection of NC Hwy 65 and (SR# 1953) Hoffman Rd.</b>

Proposed Amendment: **Rezone 2.33 acres from RA to H-B-CZ for “Mini-Storage Warehouses**

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 in an area where there is mixed development and that other commercially zoned properties are located on NC Hwy 65 diagonally across the road from the proposed site. The parcel is located in an area of mixed commercial, residential and agricultural properties along NC Hwy 65 in the Germanton, NC area.**

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

**Date:** \_\_\_\_\_

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

**Date:** \_\_\_\_\_

Commissioner Inman commented:

- Think I can probably speak for all five of us
- When I took this job in 2002, did not realize everything was not going to be black and white, that there were going to be many shades of gray
- Tonight is one of those nights where there are different shades of gray
- Lived 56 of my 67 years in this county
- I love this county and have worked in this county my entire life
- Grew up on a farm in northern Stokes County
- Stored everything in “out buildings”
- As a landowner, I value landowner rights also
- Truly believe that my rights end when they start to infringe on someone else’s rights
- If I truly felt in my heart tonight that Mr. Stewart’s proposal was going to infringe on anyone’s rights in this room, I could not make the motion I am going to do
- Less than a year ago, this Board voted unanimously (5-0) to turn down a request, in this Board’s opinion would infringe on other adjoining landowners’ rights, Bioremediation Facility, and that could have had the option to devalue adjoining landowners’ property
- As a real estate broker, I would have had to disclosed a Bioremediation Facility close to property that I was selling
- As a real estate broker, you do not have to disclose that there is a mini storage facility nearby, a lot of people see it as an amenity or for nearby available storage if needed
- With all that being said, this is a tough decision

- Don't forget that all five of us are taxpayers, too
- This County is really struggling to find any kind of new business
- Without some help, we will take \$3 million from the County's saving account to balance the budget this upcoming year with possibly another \$3 million next year or we will have to raise the taxes 8 to 10 cents, not just this year, but maybe again next year, too
- Can't keep asking you, the taxpayer, we have got to get some help from somewhere
- So that means you have to have some sort of business coming in and helping with sales tax
- This County leads the State in the percentage of people that go outside the County to work
- Have got to have some sort of business, can't be totally rural with no business, we can't make it
- We would have to tax you \$2.00 instead of \$.64 and still could not provide the services you want and desperately need
- That does not make the decision any easier

### **Action**

Chairman Jones entertained a motion.

Commissioner Inman, based on the information received, moved to approve the Rezoning Request for Adam Stewart, to rezone approximately 2.33 acres (RA - Residential Agricultural to H-B-CZ Highway Business Conditional Zoning for Mini Storage Warehouses) #15-100 with the request being consistent with the Stokes County Land Use Development Guide and is reasonable in the public interest. Commissioner Booth seconded the motion.

Chairman Jones opened the floor for any further discussion.

Chairman Jones commented:

- We all choose where we live and sometimes best laid plans don't work out
- When we choose to live near a major highway, even if it does feel rural at the time, it is just a matter of time before development occurs
- There is just no getting out of that
- Postponing it as long as we have, has been pretty fortunate here

The motion carried unanimously.

### **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. Commissioner Lankford seconded and the motion carried unanimously.

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

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**Ronda Jones**  
**Chairman**