

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 1, 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, December 1, 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
Planning Director David Sudderth

Clerk to the Board Darlene Bullins - absent

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

INVOCATION

Chairman Jones invited those who wished to join in the invocation to please do so.

Vice Chairman Walker 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 1, 2015 Agenda.

Commissioner Lankford moved to approve the December 1st Agenda as presented.

Commissioner Booth seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS **Proposed Stokes County 2035 Comprehensive Land Use Plan**

Public Hearing

Chairman Jones opened the Public Hearing for comments regarding the proposed Stokes County 2035 Comprehensive Land Use Plan.

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 proposed Stokes County 2035 Comprehensive Land Use Plan:

- The proposed plan was developed by Destination by Design with Eric Woolridge being the principal designer
- The proposed plan was designed to provide a strategic unified direction for the County and the three (3) municipalities: City of King, Town of Walnut Cove, and Town of Danbury
- The design of the proposed plan is somewhat unique in that public health is a basis for many of the policies and initiatives found in the plan
- The proposed plan also addresses planning, economic development, the environment, and equity
- The proposed plan provides the county with a framework of ideas and designs to assist in the future development and growth of the county and its municipalities
- The proposed plan will also assist elected and appointed officials in making informed decisions concerning land use development, evaluating economic opportunities and deciding on public infrastructure improvements
- The City of King, Town of Walnut Cove, and the Town of Danbury have already adopted the plan
- The Planning Board held a public meeting on Thursday, November 19, 2015 to review and make a recommendation to the Stokes County Board of Commissioners concerning the adoption of the proposed Stokes County 2035 Comprehensive Land

Use Plan (Planning Board has had the proposed plan for several months to review before the November 19th meeting)

- The Stokes County Planning Board voted 6-0 to recommend the proposed Stokes County 2035 Comprehensive Land Use Plan be approved
- The Planning Board stated that they felt it would be a useful tool with land use decisions in the future
- All comments received from the public have been positive; like the idea that the county and municipalities were all working together
- Proposed plan can be changed if it does not fit the needs of the county; proposed plan has flexibility

Discussion

Chairman Jones opened the floor for discussion.

Vice Chairman Walker questioned Director Sudderth what this plan would do for the County versus if the County did not have the plan?

Director Sudderth responded:

- County currently has a Land Use Development Guide in place which the proposed Comprehensive Land Use Plan will be combined with if approved
- This proposed plan will give the County information to use to make informed decisions regarding land use
- This proposed plan will also help in applying for grants
- In conditional zoning, state law requires decisions made by the Board to be consistent with the county's Land Use Plan

Action

Chairman Jones entertained a motion.

Commissioner Booth moved to approve the Stokes County 2035 Comprehensive Land Use Plan as presented. Commissioner Inman seconded and the motion carried unanimously.

Departmental Updates

Director David Suddeth noted the following:

- Still working with Dollar General Stores, currently working on the ones for the Lawsonville and Pine Hall areas; not having much luck with the soils in the Pine Hall area
- Working on the text amendments for the Conditional Zoning requested by the Board; will be forwarding to County Attorney Browder with hopes to have ready for the Planning Board Meeting in January and Board of Commissioners' Meeting in February

Commissioner Inman confirmed with Director Sudderth that building permits for 2015 have increased over 2014 so far this calendar year.

Director Sudderth commented:

- Did ten or eleven houses in November
- Working with some small rezoning petitions

Vice Chairman Walker expressed appreciation for all the work done to produce the Stokes County 2035 Comprehensive Land Use Plan.

Commissioner Inman commented:

- Will give this County a great roadmap going forward for the next 20-25 years
- What can this Board do to help facilitate some of the recommendations in the 2035 Comprehensive Land Use Plan?

Director Sudderth responded:

- One thing is when subdivisions come before the Board, consider approving subdivisions with a more recreational aspect to enjoy healthy living in Stokes County
- Some of the things in the plan have recently been done in economic development

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

Ronda Jones
Chairman