

Commissioner Lankford moved to approve the February 2nd Agenda as presented.

Commissioner Jones seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS **Proposed Zoning Text Amendments**

Public Hearing

Chairman Inman opened the Public Hearing for comments regarding the proposed Zoning Text Amendments.

There were no public comments.

Chairman Inman closed the Public Hearing.

Presentation and Discussion by Planning Director David Sudderth

Planning Director David Sudderth presented the following proposed Zoning Text Amendments for the Board's review and consideration:

Proposed Zoning Text Amendments

The following text amendments are being proposed to require Conditional Zoning for most all uses allowed in the residential, business, and manufacturing zoning districts. The Board of Commissioners and Planning Board have expressed concern with an applicant choosing to rezone property to a general use district. Surrounding property owners have expressed concerns of not knowing what the proposed use would be and leaving it open to many options. By using the conditional zoning approach the applicant will be able to discuss their proposal in detail with surrounding property owners and elected officials. This approach will require each proposed rezoning to hold a (PIM) public information meeting. The (PIM) public information meeting will help the applicant determine if there is any opposition to the plan and allow the applicant to consider whether the proposal is viable or not before submitting a formal rezoning application. This process will allow open discussion of proposals and hopefully take out any uncertainty in a request.

(Explanation of reason for change are shown in italics)

Add to Section 51: MHP-CZ Mobile Home Park Conditional Zoning (Page 12)

This was left out in error when the conditional zoning changes were done.

Add to Section 76 Regulations Governing Mobile Home Parks – Conditional Zoning is required. (Page 28)

All Mobile Home Park (MHP) proposals, new or expansions need to go through the Conditional Zoning process.

Add Major Subdivision to the following Conditional Zoning districts in Article VIII:

Section 80.2 RA (Residential Agricultural-Conditional Zoning) (Page 45)

Section 81.2 R-20 (Residential –Low Density Conditional Zoning) (Page 54)

Section 82.2 R-15 (Residential-Moderate Density-Conditional Zoning) (Page 56)

Section 83.2 R-8 (Residential High Density-Conditional Zoning) (Page 58)

Section 84.2 RE (Residential Exclusive-Conditional Zoning) (Page 60)

Section 85.2 RR (Residential Restricted-Conditional Zoning) (Page 62)

Section 86.2 RM (Residential Mixed-Conditional Zoning) (Page 66)

Major Subdivision proposals would need to go through the Conditional Zoning process in each residential zoning district and this statement would be listed under Conditional Zoning section of each zoning district.

Add to Section 83.1 (R-8) Residential High Density

Move the following uses listed as Permitted Uses, Clubs and Lodges, catering exclusively to members and their guests, Multi-family dwellings, Offices for doctors, dentists, chiropractors, lawyers, accountants, insurance persons and similar professional persons, Rest and convalescent homes not used primarily for the treatment of contagious diseases, alcoholics, drug addicts, or psychotics, Rooming and boarding houses and tourist homes, two family dwellings to section 83.2 Conditional Zoning R-8-CZ (Page 58)

Add to Section 87.1 (RMF) Residential Multi-family

Move following uses listed as Permitted Uses (Duplexes, Apartments, Townhouses, Condominiums) to section 87.3 Conditional Zoning RMF-CZ (Page 68)

Add to 87.1 Permitted Uses - Customary Accessory uses and structures

Residential Multifamily (RMF) proposals would need to go through the Conditional Zoning process (RMF-CZ).

Add to Section 88.1

Move uses listed under Permitted Uses section 88.1 (Manufactured Housing Park for Class B and C manufactured homes) to 88.2 Conditional Zoning MHP-CZ (Page 68)

Add to 88.1 Permitted Uses - Customary Accessory uses and structures

Mobile Home Park (MHP) proposals would need to go through the Conditional Zoning process.

All of the uses currently shown as permitted uses in the Highway Business (H-B), Community Shopping (CS), Light Manufacturing (M-1) and Heavy Manufacturing (M-2) zoning districts

should be moved to the Conditional Zoning section of the zoning district section they are currently in.

Move the following permitted uses in Section 89.1 Highway Business (H-B) District to Section 89.2 Conditional Zoning Highway Business District (H-B-CZ): (Page 70)

Airport and Flying Field (Commercial, Principal Use)
Amusement/Recreation Facilities (Outdoors) (swimming pools, fishing lakes, playgrounds etc.)
Animal Hospitals and Kennels
Apple Packaging Shed
Assembly halls, Coliseums, Armories, Ballrooms and Similar Structures
Automobile, Vehicle Repair/Service Garage
Automobile Sales, New and Used
Bars (on site alcoholic beverage consumption)
Barber and Beauty Shops
Bed and Breakfast Home
Boat, Motor, and Boat trailer sales and service establishments
Building Supply Sales (with storage yard)
Campground, RV Park (Temporary Occupancy)
Car Wash
Cemeteries (For Profit)
Child Care Centers
Clubs, and lodges, fraternities, sororities and social, civic and other similar organizations operating on a nonprofit basis
Craft, Curio, and Sporting goods
Commercial/Private Outdoor Kennel
Commercial Recreation Facilities (whether conducted in a building or in the open)
Convenience Store (with gasoline pumps)
Convenience Store (without gasoline pumps)
Contractor's Office and Storage Yards
Driving Ranges and Accessory Uses
Essential public safety or public utility facilities, including offices and storage of vehicles and apparatus on the premises
Funeral Homes and Mortuaries
Funeral Home and Crematorium
Fruit Stands and Produce Stands
Golf Courses and Accessory Uses
Greenhouses and Horticultural Nurseries
Grocery and Sundries Stores
Limousine Service
Mini-Storage Warehouse
Motels and Tourist Cottages
Real Estate Sales and Rental Offices
Repair Shops for Household Appliances and Fabricating Shops for Building Trades
Restaurants, Including Drive-in Restaurants
Retail Sales and Services

Stables/Riding Academies (Commercial)
Truck Stops

Delete the statement in 89.1 – “And those uses permitted in Section 90.1 C-S (Community Shopping) District”. (#22) (Page 77)

Delete the statement in 89.2 – “All those permitted uses and conditionally permitted uses in Section 90.2 C-S Community Shopping” district (Page 81)

This statement needs to be deleted to add the next statement due to changes in moving uses to conditional zoning. The statement needed to be re-worded.

Add at the end of 89.2 All those permitted and conditional zoning uses listed in Section 90 Community Shopping District are allowed to be proposed in the Highway Business Conditional Zoning (H-B-CZ) district, Section 89.2. Conditional Zoning (Page 81)

This statement needs to be added due to uses in the Community Shopping district being allowed in the Highway Business Conditional Zoning district.

Move the following permitted uses in Section 90.1 Community Shopping District to Section 90.2 Conditional Zoning -- Community Shopping District CS-CZ: (Page 82)

Alcoholic beverages, packaged, retail sales
Automobile parking lots and structures
Automobile parts and supplies (new)
Bakeries (retail)
Banks and other financial institutions, including loan and financing companies
Barber and beauty shops
Bed and Breakfast homes
Billiard or pool halls
Bus Stations
Business College
Barber and Beauty College
Art Schools
Music and Dance studios and similar uses but excluding industrial trade schools
Catalogue sales
Cabinet, woodworking and upholstery shops
Child Care Centers
Dairy bars and ice cream manufacturing and retail sales on the premises only
Dry cleaning and laundry pickup stations and dry cleaning plants (not more than 2,000 sq ft)
Electric repair shops
Exterminators
Farm Machinery, sales and repairs

Floral shops (not greenhouses)
 Food Stores and Meat Markets (retail only)
 Furriers and fur storage
 Hotels, Inns, Motels
 Jewelry repair
 Pawn Shop
 Launderettes and Laundromats
 Libraries, Museums & Art Galleries
 Locksmith & Gunsmith
 Medical & Dental Clinics and Laboratories
 Newspaper offices and printing plants
 Offices, business, professional and public
 Office supplies and equipment, sales and service
 Opticians and optical goods stores
 Photographic studios and camera supply stores
 Physical culture and reducing salons
 Printing and publishing and reproduction establishments
 Public Safety
 Public works and utility facilities
 Radio and television repair shops
 Restaurants, Including Drive in Restaurants
 Retail Establishments
 Shoe Repairs and Shine Shops
 Stamp Redemptions Stores
 Tailor, dressmaking and millinery shops
 Taxicab stands
 Telephone and telegraph offices
 Post Offices
 Indoor Theaters

Move the following permitted uses in Section 91.1 M-I Light Manufacturing District to Section 91.2 Conditional Zoning M-I -CZ Light Manufacturing: (Page 85)

Auction Sales, except Livestock
 Banks and other financial institutions, including loan and finance companies
 Barber and beauty shops
 Boat and trailer Works and Sales
 Building materials storage and sales yards
 Contractors' office and storage yards
 Electrical supply houses and repair shops
 Exterminators
 Food Stores, Fruit Stands, and Produce Markets
 Industrial supplies and equipment, sales and service
 Plumbing and heating supply houses
 Public Safety Facilities
 Public Works and Public Utility Facilities

Restaurants, Including Drive in Restaurants
Service stations
Sign Painting & Fabricating Shops

Move the following Conditional Zoning item Customary Accessory Uses and Structures including open storage provided the area devoted to open storage is enclosed by a fence at least six (6) feet in height **to permitted uses in Section 91.1 Permitted Use M-I Light Manufacturing District (M-1)** (Page 87)

This needs to be moved so it is not necessary to go before the boards for approval of accessory uses (Storage buildings, etc.) if it is in accordance with the business use or plan already approved.

Move the following permitted uses in Section 92.1 M-2 Heavy Manufacturing District to Section 92.2 Conditional Zoning M-2-CZ Heavy Manufacturing: (Page 91)

Animal Hospitals
Automobile repair garages
Automobile body shops
Circuses, Carnivals and Fairs
Coal and Wood Yards, Pole Treating Plants
Contractors' Office
Motorcycle, Lawnmower and Power Saw Sales and Service
Plating Works
Public Works and Public Facilities
Rubber products manufacturing
Sheet Metal, Roofing, Plumbing, Heating and Refrigeration Shops

Delete the following Conditional Zoning item, Customary Accessory Uses and Structures including open storage (Page 92)

This section needs to be deleted to add the statement below concerning Customary Accessory Uses.

Add the following item to Permitted Uses, Section 92.1 Customary Accessory Uses and Structures including open storage provided the area devoted to open storage is enclosed by a fence at least six (6) feet in height **to permitted uses in Section 92.1 M-2 Heavy Manufacturing District (M-2)** (Page 91)

This statement needs to be added so it is not necessary to go before the boards for approval of accessory uses (Storage buildings, etc.) if it is in accordance with the business use or plan already approved.

Add the following statement to Article VIII: Sections 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92

Uses not otherwise named herein, provided no use shall be permitted in this district which is likely to be dangerous or detrimental to the health, safety, welfare, or general character of this zoning district or of the community.

Add to Section 132.2 d. To read as follows: (Page 115)

A sign shall be posted with dimensions no less than 12 inches x 17 inches on tracts of land one (1) acre or less. On tracts greater than one (1) acre additional signs maybe required based on the size, shape, and topography of the proposed conditional zoning. Sign must be posted at least fourteen (14) days prior to the meeting on the property of the proposed Conditional Zoning request advertising the Public Information Meeting giving notice of the date, time, and place of the meeting.

This is needed due to having complaints of not being able to read the sign posted to advertise the meeting. The proposed 12 inches x 17 sign is the same size of the rezoning signs posted by the county.

Delete written and replace “with typed” to Section 132.2 2 (Page 115)

A typed report of the public information meeting shall be included as part of the application.

- a. The typed report of the meeting shall include a listing of the persons and organizations notified of the meeting and the manner and date of the notification; the time, date, and location of the meeting; a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting; and a description of any changes to the rezoning application made by the applicant as a result of the meeting.

This section needs to be revised due to the reports being received are being hand written and are not always legible.

Add to Section 135 Regulations Governing Duplex and Multi Family Dwellings – Conditional Zoning (Page 121)

All Conditional Zoning requests for Duplex and Multi Family Dwellings shall follow the guidelines and requirements of Article XIII Conditional Zoning.

This needs to be added to the regulations of duplexes and multi-family dwellings so the applicant will know to follow the conditional zoning guidelines.

Planning Board Recommendation: The Planning Board voted 8 to 0 to recommend approval of the proposed zoning text amendments. They suggested that the county attorney review over the following proposed text addition for clarity:

Add the following statement to Article VIII: Sections 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92

Uses not otherwise named herein, provided no use shall be permitted in this district which is likely to be dangerous or detrimental to the health, safety, welfare, or general character of this zoning district or of the community.

Director Sudderth noted the following:

- Proposed Zoning Text Amendments, as requested by the Board of Commissioners, deals exclusively with Conditional Zoning

- Has taken some time to put together as it basically has impacted all areas in the Zoning Ordinance
- Planning Board has reviewed and recommended approval
- County Attorney Ty Browder has reviewed and made the necessary changes
- The County has gone from Conditional Use Zoning to Conditional Zoning which is a legislative function that allows a lot more communication during the public process
- County has been doing Conditional Zoning for more than a year and believe all would agree it has been a good thing
- Commissioners are able to get better input and have more communication
- Public Information Meeting gives the applicant an opportunity to see where his/her proposal stands in the community and if there are issues that can be addressed before being presented to the Planning Board and the Board of Commissioners
- Board of Commissioners can make a decision based on factual data, not guess work
- Very pleased with the process
- These amendments should pretty much eliminate any General Use Zoning
- There could be something in the RA District possibly, but that would usually be for uses not really controversial
- Would be glad to discuss each submitted zoning amendment if so desired by the Board
- Would like to mention an amendment to Article VIII: Sections 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 and 92 that was not included in your Agenda packet
 - Planning Board had a hard time with the language, felt it was somewhat confusing
 - Requested possible language from County Attorney Browder
 - County Attorney Browder suggested adding replacing the proposed language with the following: County Attorney's suggestion to clarify the proposed text amendment to Article VIII: Sections 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92
 - "Any use not specifically enumerated herein, that is likely to be dangerous or detrimental to the health, safety, welfare, or general character of this zoning district and/or community, shall not be permitted."
- Anyone can come in and request a use (not in the Zoning Ordinance) be considered for placement in the Zoning Ordinance
- The Board has the option to place the use into the Zoning Ordinance or to turn an unwanted use down at which time would be placed in the Zoning Ordinance as a non-permitted use
- This would start the list of unwanted uses in the Zoning Ordinance

Discussion

Chairman Inman opened the floor for discussion.

Commissioner Walker continued:

- Can see a lot of thought has gone into these amendments

- Confirmed with Director Sudderth that the basic core of the Zoning Ordinance goes back to its original adoption in 1983

Director Sudderth commented:

- This Ordinance can be amended as needed

Commissioner Walker confirmed with Director Sudderth that as director he was comfortable with amendments being proposed tonight.

Director Sudderth reiterated that anything left out or needed correcting, can always be brought back to the Board.

Vice Chairman Booth commented:

- Feels Conditional Zoning that the Board has been using the past year has been working great
- Good with the submitted amendments

Commissioner Lankford commented:

- Don't have any questions or concerns with the proposed amendments

Chairman Inman commented:

- Agree going to Conditional Zoning was a great decision
- Especially like the Public Information Meeting, which is mandatory, that is done before being presented to the Planning Board/Board of Commissioners
- Public Information Meetings give the community a chance to hear about the proposed rezoning and a chance to be heard
- Like the language submitted by County Attorney Browder

Director Sudderth commented:

- Try to be up front with the citizen regarding his/her request before they submit the request
- Hopefully the Conditional Zoning makes the Board's decision making easier

Action

Chairman Inman entertained a motion.

Vice Chairman Booth moved to approve the proposed Zoning Amendments with the additional language submitted by County Attorney Browder. Commissioner Jones seconded and the motion carried unanimously.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS
Conditional Zoning – Rezoning Request – John Greer #15-817 -M-2-CZ (Heavy Manufacturing Conditional Zoning) to H-B-CZ (Highway Business Conditional Zoning)

Public Hearing

Chairman Inman opened the Public Hearing for comments regarding the proposed Conditional Zoning - Rezoning Request – John Greer #15-817 - M-2-CZ (Heavy Manufacturing Conditional Zoning) to H-B-CZ (Highway Business Conditional Zoning)

There were no public comments.

Chairman Inman closed the Public Hearing.

Presentation and Discussion by Planning Director David Sudderth

Planning Director David Sudderth presented the following information regarding the Conditional Zoning Rezoning Request – John Greer #15-817 - M-2-CZ (Heavy Manufacturing Conditional Zoning) to H-B-CZ (highway Business Conditional Zoning):

REQUEST: Request by applicant **John Greer** to rezone approximately .8734 acres of property owned by **Michael Allen Brown** from M-Z-CZ (Heavy Manufacturing Conditional Zoning) for a “Contractors Office and Storage Yard” to H-B-CZ (Highway Business Conditional Zoning) for an **“Automobile, Vehicle Repair/Service Garage”**.

SITE OWNER: Michael Allen Brown

APPLICANT: John Greer

SITE LOCATION: The property is located at the corner of NC Hwy 66 and Denny Rd. (SR# 2000) and addressed at 5485 NC 66 Hwy S.

Map: 690404 **Parcel:** 5417 **PIN #:** 6904-04-60-5417

Deed Book: 598 **Page:** 23 **Township:** Yadkin

SITE INFORMATION:

PARCEL SIZE: Total tract .8734 acres, approximately 38,045.3 sq. ft.

ZONING DISTRICT: M-2-CZ (Heavy Manufacturing Conditional Zoning)

PROPOSED DISTRICT: H-B-CZ (Heavy Manufacturing Conditional Zoning) for an “Automobile, Vehicle Repair/Service Garage”.

FLOOD HAZARD AREA: N/A.

FIRM MAP #: 3710690400J

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: Public water (City of King), septic has been deemed suitable for the proposed use.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Sauratown VFD, EMS - Station # 3 & 4 -Pinnacle.

EROSION CONTROL: N/A

ACCESS: The site has an approved access which is located off of NC Hwy 66 and Denny Rd., (SR# 2000).

SURROUNDING LAND USE: The subject property is located at 5485 NC 66 Hwy S. and at the corner of Denny Rd and NC Hwy 66. The property is currently zoned M-2-CZ (Heavy Manufacturing Conditional Zoning) for a “Contractors Office and Storage Yard”. The City of King owns property adjacent to the site which is utilized for a water tower. There is a small H-B (Highway Business) parcel next to the site that has frontage on NC Hwy 66 and the remaining surrounding property is zoned M-1-CU (Light Manufacturing Conditional Use). Property across NC Hwy 66 is zoned RA (Residential Agricultural) and is currently used for residential purposes. Property across from Denny Rd. is zoned RA (Residential Agricultural) and is a part of the Mount Olive Church Cemetery.

ISSUES TO CONSIDER:

- Impact on surrounding development.
- Consistency with surrounding development.
- Impact on community infrastructure, roads, public services etc.
- Retaining current tax base due to maintaining an existing commercial property.
- Potential jobs

STAFF COMMENTS: The rezoning request comes to the Board as an H-B-CZ (Highway Business Conditional Zoning) request for an “Automobile, Vehicle Repair/Service Garage”. You may discuss the site plan and commercial use of the property in specific terms. This property came before the board last year to request the current use, “Contractors Office and Storage Yard”. The requested change of the property to H-B (Highway Business Conditional Zoning) for an Automobile, Vehicle Repair/Service Garage does not appear to be out of context with the immediate surrounding property due to the commercial nature of the surrounding area and the existing use of the property. The property has access to public water and is served by a septic system. Although the requested use of the property is listed in the H-B (Highway Business) zoning district, there are limitations to the potential uses that can be allowed on the property due to the existing infrastructure and the size of the parcel. The request for an “Automobile, Vehicle Repair/Service Garage is a use that will work on the property as long as there are a limited number of employees. If there is another change of use requested for the property in the future then the proposed use would be required to be sent back through the Planning Board and Board of Commissioners for approval. The original conditions required when the property was first rezoned in 2009 are still applicable and will remain in effect if the property is rezoned.

Director Sudderth noted:

- Feel this is a good rezoning request for the property
- Site will be suitable for the request
- Department has had no comments from the public regarding the rezoning request
- From an Economic Development, anytime an empty building can be filled with a business is good for the county and the community

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on Monday, December 21, 2015 at 10:00 am at the building site located at 5485 Hwy 66 S. Attendance and minutes of the meeting was provided by the applicant. Please remember that the Planning staff only gives the applicant the requirements for the Public Information Meeting (PIM) surrounding property owner's names and addresses and general guidelines. The applicant conducts the meeting and takes minutes of the meeting.

Director Sudderth noted:

- Had people attend the meeting
- Those who attended had no issues with the request once they found out what the rezoning request was

PLANNING BOARD RECOMMENDATION: The Planning Board voted 8 to 0 to recommend approval of rezoning request #15-817 submitted by John Greer on property owned by Allen Michael Brown stating it was consistent with the Stokes County 2035 Comprehensive Plan and was a reasonable request.

ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS

Director Sudderth presented the following Statements of Consistency and Reasonableness supporting the request for the Board's review. The Board must decide if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan 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.

**STOKES COUNTY PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT**

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

**Conditional Rezoning Petition
Statement of Consistency and Reasonableness**

Case No. #15-817
Applicant: John Greer

Property Owner: **Allen Michael Brown**
Parcel ID# **6904-04-60-5417**
Location: **5485 NC 66 Hwy South, King, NC 27021**

Proposed Amendment: **Rezone .8734 acres from M-2-CZ to H-B-CZ for an “Automobile, Vehicle Repair/Service Garage”.**

The Stokes County 2035 Comprehensive Plan identifies portions of the county through the Land Use Transect methodology, which shows transition zones between rural areas and more urbanized areas of the county. The proposed rezoning is best described in the transect zone identified as Growth Sector 1 (G-1). This is an area associated with Low-Density Residential development connected to targeted growth areas such as an existing commercial property located on a major highway. This existing commercial site located on NC Hwy 66 S is proposing to change the zoning classification of the property to an H-B –CZ (Highway Business Conditional Zoning) district.

This proposed amendment **is consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans in that: The parcel is currently zoned M-2-CZ (Heavy Manufacturing Conditional Zoning) and the requested zoning district is H-B-CZ (Highway Business Conditional Zoning) which is a less intensive use zoning district. The proposed use of this property is consistent with the idea to promote the continued use of existing commercial properties.

This proposed amendment **is reasonable** and in the public interest in that: This property is currently zoned M-2-CZ and is being proposed to remain commercial in an H-B-CZ district.

Director Sudderth noted that the property owner and the applicant were in attendance for tonight’s meeting for questions.

Discussion

Chairman Inman opened the floor for discussion.

Commissioner Lankford discussed the operational hours with applicant John Greer.

Applicant Greer responded:

- My business partner and I, who will also be working at the garage, currently work 40 hours a week
- We work different shifts
- Plan to establish business hours from 8:00 am to 5:00 pm once business warrants those hours
- Have already spoken to the surrounding neighbors
- Should not be there late in the night
- I get off work at 3:00 pm and will work on vehicles after getting off at 3:00 pm with my business partner working possibly some in the day

Commissioner Lankford noted his concerns with the facility being near to a church.

Commissioner Lankford confirmed with Applicant Greer that if they were working on Sunday or Wednesday night (during church hours), it would be inside the facility.

Vice Chairman Booth had no concerns.

Commissioner Walker confirmed with Applicant Greer that he would address any complaint immediately if received.

Applicant Greer noted that they want to work with the surrounding neighbors and cause no issues.

Commissioner Walker stated he was on Board with the rezoning.

Director Sudderth noted that the department had received no complaints when Mr. Brown had the wood chipping business at the location.

Commissioner Jones stated she was on Board with the rezoning.

Chairman Inman noted that he had not received any complaints since the facility was first zoned.

Chairman Inman suggested to the applicant that consideration be given during church hours.

Action

Chairman Inman entertained a motion.

Commissioner Walker moved to approve the Rezoning Request #15-817 for John Greer – .8734 acres from M-2-CZ to H-B-CZ for an “Automobile, Vehicle Repair/Service Garage”. with the request being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request. Vice Chairman Booth seconded and the motion carried unanimously.

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

J. Leon Inman
Chairman