

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
JUNE 7, 2016

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, June 7, 2016 at 7:00 pm with the following members present:

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

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

Chairman J. Leon Inman called the meeting to order and welcomed those in attendance.

INVOCATION

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

Commissioner Jones delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Inman 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 Inman entertained a motion to approve or amend the June 7, 2016 Agenda.

Commissioner Jones moved to approve the June 7th Agenda as presented.

Vice Chairman Booth seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS **Rezoning Request – Conditional Rezoning Request – (RA to RMF-CZ) #16-220**

Public Hearing

Chairman Inman opened the Public Hearing for comments regarding the proposed Conditional Rezoning Request – Josiah Robertson #16-220 – RA (Residential Agricultural) to RMF-CZ (Residential Multi-Family Conditional Zoning) for apartments.

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 Request – Josiah Robertson #16-220 – RA (Residential Agricultural) to RMF-CZ (Residential Multi-Family Conditional Zoning) for apartments:

Josiah Robertson – RA to RMF-CZ # 16-220

REQUEST: Rezone approximately 7.357 acres from RA (Residential Agricultural) to RMF-CZ (Residential Multi-Family Conditional Zoning).

SITE OWNER: Josiah Robertson

APPLICANT: Josiah Robertson

SITE LOCATION: The property is located on the north side of Power Dam Rd. (SR# 1712) approximately .1 mile before the intersection with Tilley Rd. (SR# 1717)

Map: 6965 **Parcel:** 7357 **PIN #:** 6965-00-21-7357
Deed Book: 478 **Pages:** 1154 **Township:** Sauratown

SITE INFORMATION:

PARCEL SIZE: Total tract 7.357 acres

PARCEL SIZE PROPOSED: 7.357 acres

CURRENT USE: The property is currently vacant and is zoned for residential use

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: RA (Residential Multi-Family Conditional Zoning)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710696400 J

FIRM MAP ZONE: Property is located in Zone X - Areas outside the 500-year floodplain.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Stokes County Environmental Health section has issued an IP (Improvement Permit) for the proposed septic systems. Water will be provided by wells.

SCHOOL DISTRICTS: Walnut Cove Elementary, Southeastern Middle, South Stokes HS

EMERGENCY SERVICES: Walnut Cove VFD, EMS – Walnut Cove # 101

EROSION CONTROL: Required at time of permit if proposed project disturbs more than one (1) acre of land.

ACCESS: The site has an approved residential driveway access permit from NCDOT.

SURROUNDING LAND USE: The adjacent surrounding properties are zoned (RA) Residential Agricultural and are used for residential or agricultural purposes.

STAFF COMMENTS: This rezoning request comes to the Board as a Conditional rezoning from RA (Residential Agricultural) to RMF-CZ (Residential Multi-Family Conditional Zoning). The applicant is requesting this rezoning to develop the property for multi-family residential, (apartments). The surrounding area is used for mixed single family residential units or agricultural purposes. There are very few apartments located in the rural parts of the county and the limited number of units being proposed in this request fits in with the rural character of the area. There are six (6) total units situated in two (2) separate buildings consisting of three (3) units per building. The proposed development of these units is located on 7.357 acres of land which gives a ratio that is consistent to a single lot residential subdivision proposal of one (1) unit per acre. This is consistent

with the surrounding low density residential development in the area. The Planning staff sees no problem with this request and feels that alternative housing options are needed in the rural sections of the county.

PLANNING BOARD RECOMMENDATION: The Planning Board voted 7 to 0 to recommend approval of rezoning request #16-220 from RA (Residential Agricultural) to RMF-CZ (Residential Multi-Family Conditional Zoning) submitted by Josiah Robertson. The Board stated that the request was consistent with the Stokes 2035 Land Use plan and was a reasonable request.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on February 15, 2016 at 7:00 pm at Hemlock Golf Course located at 1872 Power Dam Road, Walnut Cove, NC. 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. No surrounding landowners attended the Public Information Meeting.

Director Sudderth noted:

- Very limited number of apartments in the rural areas of the county
- Provides needed housing
- Consistent with the land development land for residential development in this area
- Some people do not always want to buy a home
- Very good request and a needed service being provided
- Have received no comments from the public

ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS

STATEMENT OF CONSISTENCY AND REASONABLENESS:

I have included example Statements of Consistency and Reasonableness supporting the request and opposing the request for your 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. **Please make all motions for approval or disapproval referencing the petitions consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.**

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. #16-220
Applicant: Josiah Robertson
Property Owner: Josiah Robertson
Parcel ID# 6965-00-21-7357
Location: Power Dam Rd. (SR# 1712)

June 7, 2016 Planning

Proposed Amendment: **Rezone 7.357 acres from RA to RMF-CZ for “Six (6) two (2) bedroom apartments”.**

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 a Low-Density Residential Growth area. The proposed development of these six (6) apartment units would be located on 7.357 acres of land which gives an average of .816 units per acre. This is comparable to a single lot residential subdivision proposal of one (1) unit per acre which is consistent with the surrounding low density residential development in the area and the (G-1) Low-Density Residential Growth area identified in the comprehensive plan.

This proposed amendment **is consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is RMF-CZ (Residential Multi-Family Conditional Zoning). The proposed use of this property and site development plan is consistent with the “Residential Low Density” development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **This property is currently zoned RA (Residential Agricultural) and is being proposed to remain residential in an RMF-CZ district and maintain an overall density of development consistent with the minimum standards of the Stokes County Zoning Ordinance for this area. The proposed rezoning also provides a source of alternative housing options in the area.**

Director Sudderth noted that the applicant was in attendance for tonight’s meeting for questions.

Discussion

Chairman Inman opened the floor for discussion.

The Board had no issues with the request.

Commissioner Walker confirmed with Director Sudderth that due to septic issues, this was the maximum number of units that could be placed on the property.

Action

Chairman Inman entertained a motion.

Vice Chairman Booth moved to approve the Rezoning Request #16-220 for Josiah Robertson – RA (Residential Agricultural) to RMF-CZ (Residential Multi-Family Conditional

Zoning) for “apartments” with the request being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request. Commissioner Lankford seconded and the motion carried unanimously.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS
Rezoning Request – Conditional Rezoning Request – (RA to RA-CZ) #16-251

Public Hearing

Chairman Inman opened the Public Hearing for comments regarding the proposed Conditional Zoning Request – Carl Wilson #16-251 – RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a one (1) lot Residential Subdivision (Major).

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 Request – Carl Wilson #16-251 – RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a one (1) lot Residential Subdivision (Major):

Carl Wilson – RA to RA-CZ # 16-251

REQUEST: Rezone approximately 1.884 acres from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning for a one (1) lot Residential Subdivision (Major).

SITE OWNER: Carl Wilson

APPLICANT: Carl Wilson

SITE LOCATION: The property is located at 5656 NC 704 Hwy East, Sandy Ridge community.

Map: 697902 **Parcel:** 8136 **PIN #:** 6979-02-66-8136

Deed Book: 608 **Pages:** 1071 **Township:** Snow Creek

SITE INFORMATION:

PARCEL SIZE: Total tract 12.375 acres

PARCEL SIZE PROPOSED: 1.884 acres

CURRENT USE: The property is currently used for residential purposes

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: RA-CZ (Residential Agricultural Conditional Zoning)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710696800 J

FIRM MAP ZONE: Property is located in Zone X - Areas outside the 500-year floodplain.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Stokes County Environmental Health section has issued an IP (Improvement Permit) for the proposed septic system. Water will be provided by a well.

SCHOOL DISTRICTS: Sandy Ridge Elementary, Piney Grove Middle, North Stokes HS

EMERGENCY SERVICES: VFD – Northeast Stokes, EMS – Lawsonville # 102

EROSION CONTROL: Required at time of permit if proposed project disturbs more than one (1) acre of land.

ACCESS: The site has an existing residential driveway access off of NC Hwy 704 E.

SURROUNDING LAND USE: The adjacent surrounding properties are zoned (RA) Residential Agricultural and are used for residential and agricultural purposes.

STAFF COMMENTS: This rezoning request comes to the Board as a conditional rezoning from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning). The applicant is requesting this rezoning to create a one (1) lot residential subdivision (major). This is necessary because the creation of a new subdivided lot exceeds the number of subdivision cuts allowed on the parent parcel, thus requiring a one (1) lot major subdivision. The parent parcel is allowed four (4) subdivision cuts, after that the subdivision of the property requires board approval. The proposal is consistent with the surrounding residential development in the area. The Planning staff sees no problem with this request.

PLANNING BOARD RECOMMENDATION: The Planning Board voted 7 to 0 to recommend approval of rezoning request #16-251 from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a one (1) lot residential subdivision (major) submitted by Carl Wilson. The Board stated that the request was consistent with the Stokes 2035 Land Use plan and was a reasonable request.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on April 16, 2016 at 5:00 pm at 5656 NC 704 HWY East, Sandy Ridge, NC. 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. No surrounding landowners attended the Public Information Meeting.

Director Sudderth noted:

- This is more of a procedural issue
- Received no comments from the public

ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS

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.	#16-251
Applicant:	Carl Wilson
Property Owner:	Carl Wilson
Parcel ID#	6979-02-66-8136
Location:	5656 NC Hwy 704 East
Proposed Amendment:	Rezone 1.884 acres from RA to RA-CZ for <u>“One (1) lot Residential Subdivision (major)”</u>.

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 a Low-Density Residential Growth area. The proposed development is for a one (1) lot Residential Subdivision that would be consistent with the surrounding low density residential development in the area and the (G-1) Low-Density Residential Growth area identified in the comprehensive plan.

This proposed amendment **is consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is RA-CZ (Residential Agricultural Conditional Zoning). The proposed use of this property and site development plan is consistent with the “Residential Low Density” development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **This property is currently zoned RA (Residential Agricultural) and is being proposed to remain residential in an RA-CZ district.**

Director Sudderth noted that the applicant was in attendance for tonight's meeting for questions.

Discussion

Chairman Inman opened the floor for discussion.

Commissioner Walker noted that he wished there could be a simpler process for this type of rezoning.

The Board had no issues with the request.

Action

Chairman Inman entertained a motion.

Commissioner Lankford moved to approve the Rezoning Request #16-251 for Carl Wilson RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a one (1) lot Residential Subdivision (Major) with the request being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request. Commissioner Walker seconded and the motion carried unanimously.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS **Rezoning Request – Conditional Rezoning Request – (RA to H-B-CZ) #16-254**

Public Hearing

Chairman Inman opened the Public Hearing for comments regarding the proposed Conditional Zoning Request – Friends of Stokes Shelter #16-254 – RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zoning) for a Commercial/Private Outdoor Kennel – Humane Animal Shelter.

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 Request – Friends of Stokes Shelter #16-254 – RA (Residential Agricultural) to H-B-CZ (Residential Business Conditional Zoning) for a Commercial/Private Outdoor Kennel – Humane Animal Shelter.

Friends of Stokes Shelter – RA to H-B-CZ # 16-254

REQUEST: Rezone approximately .482 acres from RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zoning for a Commercial/Private Outdoor Kennel – Humane Animal Shelter.

SITE OWNER: Stokes County

APPLICANT: Friends of Stokes Shelter.

SITE LOCATION: The property is located on Dodgetown Rd. (SR# 1695) approximately .2 mile from the intersection of Dodgetown Rd. and the NC Hwy 8 & 89 in the Meadows community.

Map: 6955 **Parcel:** 7445 **PIN #:** 6955-01-16-7445

Deed Book: 442 **Pages:** 829 **Township:** Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 9.6 acres

PARCEL SIZE PROPOSED: .482 acres

MINIMUM SQ. FT. (H-B) HIGHWAY BUSINESS: 20,000 Sq. Ft. (.459) acres

CURRENT USE: The property is currently used for storage by the county.

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: H-B (Highway Business Conditional Zoning)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710696800 J

FIRM MAP ZONE: Property is located in Zone X - Areas outside the 500-year floodplain.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The proposed site will have public sewer. Water will be furnished by a well.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: VFD – Danbury, EMS – Danbury # 105

EROSION CONTROL: Required at time of permit if proposed project disturbs more than one (1) acre of land.

ACCESS: The site has an existing driveway access to Dodgetown Rd. (SR# 1695).

SURROUNDING LAND USE: The adjacent surrounding properties are zoned (RA) Residential Agricultural and (H-B) Highway Business.

STAFF COMMENTS: This rezoning request comes to the Board as a conditional rezoning from RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zoning). The applicant is requesting this rezoning to create a lot for the “Friends of Stokes Shelter” to construct a “Humane Animal Shelter” at the site which is a part of the old prison camp facility located in Meadows. The proposal is to demolish the existing structure on the site and build the new facility. There are other H-B (Highway Business) zoning districts within five hundred (500) feet of the proposed site. The availability of public sewer makes this proposal a viable option for the facility. The Planning staff sees no problem with this request.

PLANNING BOARD RECOMMENDATION: The Planning Board voted 6 to 0 with one abstention to recommend approval of rezoning request #16-251 from RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zoning) submitted by Friends of Stokes Shelter. The Board stated that the request was consistent with the Stokes 2035 Land Use plan and was a reasonable request.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on April 28, 2016 at 4:00 pm at the old county owned garage on Dodgetown Road. 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. No one from the general public attended the Public Information Meeting.

Director Sudderth noted:

- Installation of sewer lines is enabling this project to become a reality
- Very good spot for the shelter
- Received only one concern about noise and smells which was resolved by Dr. Cowan at the Planning Meeting
- All the property surrounding the location is zoned RA, chicken houses could easily be placed on the surrounding location
- Already have highway business in the area along with residential
- Looking at future commercial development in the area especially with the coming of the community college.

ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS

STATEMENT OF CONSISTENCY AND REASONABLENESS:

I have included example Statements of Consistency and Reasonableness supporting the request and opposing the request for your 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. **Please make all motions for approval or disapproval referencing the petitions consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.**

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

Case No.	#16-254
Applicant:	Friends of Stokes Shelter
Property Owner:	Stokes County
Parcel ID#	6995-01-16-7445
Location:	Dodgetown Rd. (SR# 1695) approximately .2 mile from the intersection of Dodgetown Rd. and the NC Hwy 8 & 89
Proposed Amendment:	Rezone .482 acres from RA to H-B-CZ for <u>Commercial/Private Outdoor Kennel-Humane Animal Shelter</u>

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-3) Mixed – Use Centers and Corridors. This is an area associated with a Mixed Use/Medium to High Density development. The proposed development is for a Commercial/Private Outdoor Kennel – Humane Animal Shelter which would fit into the transition zone as identified in the comprehensive plan.

This proposed amendment **is consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is H-B-CZ (Highway Business Conditional Zoning). This area is more likely to be developed for commercial uses. The proposed use of this property and site development plan is consistent with the “Mixed Use/Medium to High Density” development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **This property is currently zoned RA (Residential Agricultural) and is being proposed to be rezoned to an H-B-CZ (Highway Business Conditional Zoning) district. There are H-B (Highway Business) zoning districts in close proximity to the proposed site and the future use of the old prison camp facility most likely will be utilized for commercial purposes.**

Director Sudderth noted that the applicant was in attendance for tonight’s meeting for questions.

Discussion

Chairman Inman opened the floor for discussion.

The Board had no issues with the request and commended Dr. Cowan for her dedication and service to Stokes County.

Commissioner Walker confirmed with Director Sudderth that the building will be put up by the Friends of Stokes Shelter and will have a lease with the County similar to what was done with RiverStreet and their building in Danbury.

Commissioner Lankford confirmed with Director Sudderth that if for some reason the facility ceases to exist, any new/other business would have to come back to the Board for rezoning.

Action

Chairman Inman entertained a motion.

Vice Chairman Booth moved to approve the Rezoning Request #16-254 for Friends of Stokes Shelter – RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zoning) for a Commercial/Private Outdoor Kennel – Humane Animal Shelter with the request being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request.

Commissioner Jones seconded and the motion carried unanimously.

Dr. Cowan noted that there has been almost \$200,000 raised for the project.

Dr. Cowan noted an upcoming fundraiser at Steele Crest Manor in Sandy Ridge on August 24th.

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

J. Leon Inman
Chairman