

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
OCTOBER 4, 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, October 4, 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 October 4, 2016 Agenda.

Commissioner Jones moved to approve the October 4th Agenda as presented.

Commissioner Walker seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

Rezoning Request – Jerry Alderman, Jr. – RE-CU (Residential Exclusive Conditional Use to RA-CZ (Residential Agricultural Conditional Zone) #16-554

Public Hearing

Chairman Inman opened the Public Hearing for comments regarding the proposed Rezoning Request – Jerry Alderman, Jr. #16-554 – RE-CU (Residential Exclusive Conditional Use) to RA-CZ (Residential Agricultural Conditional Zone).

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 Rezoning Request – Jerry Alderman, Jr. #16-554 – RE-CU (Residential Exclusive Conditional Use) to RA-CZ (Residential Agricultural Conditional Zone).

REQUEST: Rezone approximately 39.891 acres from RE-CU (Residential Exclusive Conditional Use) for a 24-lot residential subdivision to RA (Residential Agricultural Conditional Zone) for Residential and Agricultural use.

SITE OWNER: Jerry Alderman Jr.

APPLICANT: Jerry Alderman Jr.

SITE LOCATION: The property is located on S. Friendship Rd. (SR#1955) approximately 1.2 miles north of the intersection of NC Hwy 8 and S. Friendship Rd.

Map: 6932 **Parcel:** 6683 **PIN #:** 6932-03-41-6932
Deed Book: 657 **Page:** 2029 **Township:** Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 39.891 acres

ZONING DISTRICT: RE-CU (Residential Exclusive Conditional Use) for a 24-lot subdivision.

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

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 370362 0125 B

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

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The site was evaluated for septic disposal in May of 2005 by Mr. Edwin Stott a licensed soil scientist. A report was prepared in May 2005 for Jalal Samhoun who was the applicant for a residential subdivision.

SCHOOL DISTRICTS: Germanton Elementary, Southeastern Middle, South Stokes High

EMERGENCY SERVICES: Rural Hall VFD, EMS - Station # 1 – Walnut Cove.

ACCESS: The proposed acreage has road frontage on S. Friendship Rd.

SURROUNDING LAND USE: The subject property is currently vacant as it was never developed into a residential subdivision. The surrounding property is zoned RA (Residential Agricultural) and is used for residential purposes. The primary housing type in the area is stick-built homes which was the housing type allowed in the RE (Residential Exclusive) zoning district that the property is currently zoned for.

ISSUES TO CONSIDER:

- Consistency with surrounding uses in the area.

PUBLIC INFORMATION MEETING: The Public Information Meeting was held on August 18, 2016 at the applicants residence located at 1060 Oak Haven Ln. which adjoins the subject property. There were no comments or objections received concerning the request.

STAFF COMMENTS: This rezoning request comes to the Board as a request for a down zoning of the property from RE –CU (Residential Exclusive Conditional Use) for a 24-lot residential subdivision to RA-CZ (Residential Agricultural Conditional Zoning) for agricultural and residential uses. The applicant bought the property in its entirety, 39.891 acres after it was never developed for the subdivision it was rezoned for. The applicant is proposing to grow trees on the property and qualify it under an agricultural exemption, (silviculture). The applicant stated that later on a home might be constructed on the property. Any further residential development on the property other than a minor subdivision would require approval from the Board of Commissioners as well as requiring a three (3) year roll back on land proposed to be taken out of the agricultural deferment program. The planning staff sees no problem with down zoning this property to a less intense use. The applicant owns a home adjacent to the property at 1060 Oak Haven Ln. which is a lot in Friendship Oaks subdivision.

PLANNING BOARD RECOMMENDATION: The Planning Board voted 6 to 0 to recommended approval of rezoning request 16-554 submitted by Jerry Alderman. The request was to rezone approximately 39.891 acres from RE-CU (Residential Exclusive Conditional Use) to RA (Residential Agricultural Conditional Zone) for Residential and Agricultural use. The Planning

Board stated that the request was consistent with the Stokes 2035 Land Use plan and was a reasonable request.

Director Sudderth reiterated the following information:

- Request is for a down zoning of the property (RE-CU to RA-CZ)
- Due to the economy, the subject property was never developed into a residential subdivision
- Mr. Alderman owns a piece of property and a home adjacent to the subject property
- Mr. Alderman purchased the property with the intent to grow trees on the property and qualify under an agricultural exemption
- Mr. Alderman also stated that there might be a couple of homes (possibly his children) on the property at a later time
- Planning Board had no issues with the rezoning
- Mr. Alderman wants to put a building on the property and found out that the parcel had to be rezoned in order to do that
- Mr. Alderman is in attendance tonight to answer any questions

ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS

Planning Director David Sudderth presented the following 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. #16-554
Applicant: Jerry Alderman Jr.
Property Owner: Jerry Alderman Jr.
Parcel ID# 6932-03-41-6683
Location: The property is located on S. Friendship Rd. (SR#1955) approximately 1.2 miles north of the intersection of NC Hwy 8 and S. Friendship Rd.

Proposed Amendment: **Rezone 39.891 acres from RE-CU to RA-CZ for “Residential and Agricultural Use”**

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 to rezone from a 24-lot Residential Subdivision to Residential and Agricultural Uses that would be allowed in the proposed RA-CZ zoning district. This proposal

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would be consistent with the surrounding RA (Residential Agricultural) zoning districts and the existing low density residential development in 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 RE-CU (Residential Exclusive Conditional Use) and the requested zoning district is RA-CZ (Residential Agricultural Conditional Zoning) for residential and agricultural uses. The proposed use of this property 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 RE-CU (Residential Exclusive Conditional Use) for a 24-lot Residential Subdivision and is being proposed to be used for residential and agricultural use in an RA-CZ (Residential Agricultural Conditional Zoning) district which would be considered a down zoning to a less intensive use.**

Discussion

Chairman Inman opened the floor for discussion.

Commissioner Jones commented:

- Delighted that the property is going back to Residential Agricultural
- Lot less impact on the county’s infrastructure than a 24-lot residential subdivision
- Planting back the trees helps the environment

Commissioner Walker commented:

- Confirmed with Planning Director Sudderth that there had been no opposition to the request

Vice Chairman Booth commented:

- Good common sense changing it back to Residential Agricultural

Commissioner Lankford commented:

- Confirmed with Mr. Alderman that he is planning on putting the entire 39 acres in trees

Mr. Alderman commented:

- Already working with North Carolina and US Forestry Departments
- The entire 39 acres was timbered (clear cut) about 10 years ago
- It looked a bomb exploded on the property
- Before the timbering, it was a beautiful parcel of land
- Promised myself if I ever had the opportunity to buy the land I would
- Had that opportunity and took it
- Trying to get the land back like it was when I moved there
- It is 100% better looking now, the trees have started growing back

- Was starting to build a barn when I came to get a permit and found out that I had to have the property rezoned before I could build my barn
- Will have 43 acres total
- Hope my two children will build a house somewhere on the 39 acres

Commissioner Lankford commented:

- Love to see a plan come together and feel that your plan has come together

Commissioner Walker commented:

- Confirmed with Director Sudderth that any rezoning would be a conditional rezoning based on our recent changes to the Planning and Zoning Ordinance

Chairman Inman commented:

- I am very familiar with property
- Saw the property after it was timbered; Mr. Alderman was absolutely right about the property, it was a total disaster; lot of erosion issues
- Delighted that you have gained control of the property and that you are rezoning the property back to Residential Agricultural

Action

Chairman Inman entertained a motion.

Vice Chairman Booth moved to approve the Conditional Rezoning Request – Jerry

Alderman, Jr. #16-554 – RE-CU (Residential Exclusive Conditional Use) to RA-CZ (Residential Agricultural Conditional Zone) with the request being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request in the public’s interest. Commissioner Lankford seconded and the motion carried unanimously.

Request to Change the Time for the Planning Meeting

Commissioner Lankford placed the following on the table for discussion:

- Change the time of the Planning Meetings from 7:00 pm to 6:00 pm

Chairman Inman opened the floor for discussion.

Chairman Inman questioned if anyone knew why the time had been changed to 7:00 pm?

Director Sudderth noted that previous commissioners felt that some of the public could not get to the meetings if they worked the day shift out of the county.

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Commissioner Lankford commented:

- We have a 6:00 pm Commissioners' Meeting once a month
- Citizens fill the chambers when they want to
- They can get here if they want to

Chairman Inman questioned when the Board would like to change the time?

Clerk Bullins responded:

- Would recommend changing the time of the meeting with the adoption of the 2017 Commissioner Calendar which is approved and advertised

The Board had no issues with changing the time with the adoption of the 2017

Commissioners Calendar.

Director Sudderth noted that there could be one more meeting in 2016 – December.

Vice Chairman Booth commented:

- Personally do not have any issues changing the time, but know that someone who works out of the County (such as Winston Salem) until 5:00 pm can't make the 6:00 pm meeting which is a little bit different than someone who comes to speak at public comments

Commissioner Lankford commented:

- If someone needs and wants to be here, they can be here at the 6:00 pm meetings

Commissioner Walker noted that if the time is an issue, can always bring it back to the Board for consideration.

The Board unanimously agreed to change the time of the Planning Meeting from 7:00 pm to 6:00 pm with the 2017 Commissioner Calendar.

Adjournment

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

Commissioner Jones moved to adjourn the meeting. Commissioner Lankford seconded and the motion carried unanimously.

Darlene M. Bullins
Clerk to the Board

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J. Leon Inman
Chairman