

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
APRIL 4, 2017

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 4, 2017 at 6:00 pm with the following members present:

Chairman Jimmy Walker
Vice Chairman Ernest Lankford
Commissioner James D. Booth
Commissioner Ronnie Mendenhall

Commissioner Ronda Jones – absent

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

Chairman Jimmy Walker called the meeting to order and welcomed those in attendance.

INVOCATION

Chairman Walker asked Commissioner Ronnie Mendenhall to deliver the invocation.

Commissioner Mendenhall invited those who wished to join in the invocation to please do so.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Walker invited everyone in attendance to join the Board in the Pledge of Allegiance.

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Walker entertained a motion to approve or amend the April 4, 2017 Agenda.

Commissioner Lankford moved to approve the April 4th Agenda as presented.

Commissioner Mendenhall seconded and the motion carried (4-0) with Commissioner Jones absent.

PUBLIC COMMENTS

Chairman Walker opened the floor for public comments.

There were no public comments.

Chairman Walker closed the time for public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS **Conditional Zoning – Rezoning Request – Theresa & Amy Richardson #17-58** **RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning)**

Public Hearing

Chairman Walker opened the Public Hearing for comments regarding the proposed Conditional Zoning – Rezoning Request – Theresa & Amy Richardson #17-58 - RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning)

There were no public comments.

Chairman Walker 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 – Theresa & Amy Richardson #17-58 - RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning):

REQUEST: Rezone approximately 6.11 acres of a 7.72 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning for a one (1) lot Residential Subdivision (Major). This type of request is more procedural than anything else, there is a limit to how many subdivision cuts can be taken off a parcel. Once that threshold has been reached, it goes from a minor subdivision to a major subdivision; therefore, the procedural process must be done.

SITE OWNER: Theresa Richardson

APPLICANT: Amy Richardson

SITE LOCATION: The property is located on the corner of Piney Mountain Rd. (SR# 1935) and John Harger Rd. (SR# 2027)

Map: 695304 **Parcel:** 9753 **PIN #:** 695304749753

Deed Book: 680 **Pages:** 1673 **Township:** Sauratown

SITE INFORMATION:

PARCEL SIZE: Total tract 7.72 acres

PARCEL SIZE PROPOSED: 6.11 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: Property is not located in a flood hazard area.

FIRM MAP #: N/A

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

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: The parcel has an existing septic system located on it established for a mobile home in 1971. Any new proposal for a residential structure on the property would require an evaluation of the existing system to see if it would be suitable for the proposed use. Water would be provided by a well.

SCHOOL DISTRICTS: London Elementary, Southeastern Middle, South Stokes High School

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

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

ACCESS: The site could have a driveway access off of Piney Mountain Rd. (SR# 1935) or John Harger Rd. (SR# 2027)

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. This is necessary because the newly proposed 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 subdivision of the property will require board approval. The applicant's children, (Amy and Amy) inherited this parcel jointly from the Mary Richardson Estate. One of the daughters, (Amy) needed her half of the property to construct a residence. To meet the timeframe she needed for construction the property was subdivided and the remainder of the parcel was combined into the mother's (Theresa) property until a major subdivision proposal hearing could be

set up to create the parcel that, (Amy) inherited. 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 unanimously recommended approval of rezoning request #17-58 from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zone). The request was for a 1-lot major subdivision. The Board stated that the request was consistent with the Stokes County 2035 Comprehensive plan and was a reasonable request.

PUBLIC INFORMATION MEETING:

Applicant held the required Public Information Meeting on January 13, 2017 at 1:30 pm on the property being rezoned. Applicant Amy Richardson, sent public hearing notices to surrounding land owners. Ms. Richardson was contacted via phone by John Parsons on December 31, 2016 to inquiry what was going on. After being provided the rezoning information, Mr. Parsons had no issues with the rezoning request. Ms. Richardson was contacted by Paula and Michael Booze on January 5, 2017 via email who was also inquiring as to what was going on. They also had no issues with the rezoning request. Sharon Richardson attended the Public Information Meeting on January 13, 2017 who thought surrounding landowners were required to attend. After finding out about the rezoning request, Ms. Sharon Richardson had no issues.

Director Sudderth noted that he had only one (1) inquiry regarding the rezoning request and that was just to find out what was being done.

ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS

Director Sudderth included the following 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. #17-58
Applicant: Amy Richardson
Property Owner: Theresa Richardson
Parcel ID# 695304-74-9753
Location: 3265 Piney Mountain Rd. Walnut Cove, NC 27052

Proposed Amendment: **Rezone 6.11 acres from RA to RA-CZ for
“One (1) lot Residential Subdivision (major)”.**

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.**

Discussion

Chairman Walker opened the floor for discussion/questions/comments.

The Board had no issues with the rezoning request.

Action

Chairman Walker entertained a motion.

Commissioner Booth moved to approve the Rezoning Request Conditional Zoning – Rezoning Request – Theresa & Amy Richardson #17-58 - RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) with the request being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request. Vice Chairman Lankford seconded and the motion carried (4-0) with Commissioner Jones absent.

Adjournment

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

Commissioner Booth moved to adjourn the meeting. Commissioner Mendenhall seconded and the motion carried (4-0) with Commissioner Jones absent.

Darlene M. Bullins
Clerk to the Board

Jimmy Walker
Chairman