

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 3, 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, October 3, 2017 at 6:00 pm with the following members present:

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

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 Vice Chairman Lankford to deliver the invocation.

Vice Chairman Lankford delivered the invocation.

#### **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 October 3, 2017 Agenda.  
October 3, 2017 Planning

Vice Chairman Lankford moved to approve the October 3<sup>rd</sup> Agenda as presented.

Commissioner Mendenhall seconded and the motion carried unanimously.

### **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**

Request to rezone approximately 9.61 acres from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning) for a “Woodworking and Machine Shop Facility” #17-693.

#### **Public Hearing**

Chairman Walker opened the Public Hearing for comments regarding the proposed Rezoning Request to rezone approximately 9.61 acres from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning) for a “Woodworking and Machine Shop Facility” - #17-693.

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 Rezoning Request to rezone approximately 9.61 acres from RA (Residential Agricultural) to M-1- CZ (Light Manufacturing Conditional Zoning) for a “Woodworking and Machine Shop Facility” #17-693.

**REQUEST:** Rezone approximately 9.61 acres from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning) for a “Woodworking and Machine Shop Facility”.

**SITE OWNER:** Chestnut Street Investment LLC.

**APPLICANT:** Chestnut Street Investment LLC.

**SITE LOCATION:** The property is located at 7165 NC 89 Hwy W in the Francisco community.

**Map:** 600001 **Parcel:** 9974 **PIN #:** 600001169974

**Deed Book:** 688 **Pages:** 2053 **Township:** Big Creek

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 9.61 acres

**PARCEL SIZE PROPOSED:** 9.61 acres

**MINIMUM SQ. FT. (M-1) Light Manufacturing:** 43,560 Sq. Ft. (1.0) acres

**CURRENT USE:** The property is currently the vacant Francisco Elementary School.

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** M-1-CZ (Light Manufacturing Conditional Zoning)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710600000 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 has an existing septic system. Water will be furnished by an existing well.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** VFD – Francisco, EMS – Station #2 - Lawsonville

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

**ACCESS:** The site has multiple existing driveway accesses to NC Hwy 89.

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

**STAFF COMMENTS:** This rezoning request comes to the Board as a conditional rezoning from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning). The applicant is requesting this rezoning to re-purpose the closed Francisco Elementary school into a light manufacturing facility for a woodworking and machine shop. This building has been vacant for a couple of years and was turned over to the County by the Stokes County Board of Education when they closed the school. Chestnut Street Investment LLC purchased the property on September 6, 2017. The Planning staff sees no problem with this request and feels that the re-purposing of this facility will be an asset to the Francisco Community as well as the county by creating jobs and expanding the tax base.

Planning Director Sudderth noted:

- One person spoke at the Planning Board Meeting who was in favor of the proposal
- Have had no opposition to the proposal
- Community is looking forward to seeing what develops on the property
- Best possible use of the property
- Chestnut Street Investment, LLC owes the adjacent 16 acres of property
- The question was brought up in the Planning Board Meeting regarding the use of the playground facility
- Playground will not be open to the public due to the advice of the owner's attorney and insurance company
- Owner has explained this to the community
- Everyone seems to understand; community had rather the school put back into a productive use and will figure out the rest of it as they go

**PUBLIC INFORMATION MEETING:**

The Public Information Meeting for this proposal was held on August 31, 2017 at 5:30 pm at the vacant Francisco Elementary School located at 7165 NC 89 Hwy W., Westfield, NC.

The following attended the Public Information Meeting:

- Fonty & Charlie Hall
- Mark & Terri Black
- Allison Hooker
- Sandra Francis
- Drew Bowman
- Texie & Stephen Jessup
- Jean & Paul Holcomb
- Horace Stimson
- Greg Collins
- Sylvia Burton
- John M. George

**Minutes of the Public Information Meeting**

A variety of topics were discussed at the August 31, 2017 public information meeting. The meeting was held at the vacant Francisco Elementary school library. The meeting began at 5:30 pm with

approximately 16 people in attendance. David Sudderth, representing Stokes County as the property owner began the meeting by introducing Mark Black as the representative for Chestnut Street Investment LLC, the applicant. He then explained what the meeting was for and the request to rezone the property from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning for a Woodworking and Machine Shop facility. He then explained the procedure required to rezone the property.

The following questions and answers were provided by David Sudderth and Mark Black concerning the request.

- Did the rezoning petition include the entire property? Yes
- Will there be more than (1) one shift? No, not at the present time.
- Will there be much noise? It was thought that trucks and the air conditioner would be the greatest source of noise.
- Citizens asked if they should attend the public meeting and hearing to show support for the petition. The attendees were invited to all the public meetings concerning the rezoning petition.

Some of the attendees voiced their support for proposed project and thanked Mr. Black for his efforts.

There being no further comments or questions the meeting ended at approximately 6:00 pm.

Minutes of meeting were prepared by David Sudderth, Stokes County Planning Director.

**PLANNING BOARD RECOMMENDATION:** (Vote: 7 to 0 to approve). The Planning Board unanimously recommended approval of rezoning request #17-693 by Chestnut Street Investment LLC. from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zone). The request was for a “Woodworking and Machine Shop facility”. The Board stated that the request was consistent with the Stokes County 2035 Comprehensive plan and was a reasonable request

**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. #17-693  
Applicant: Chestnut Street Investment LLC  
Property Owner: Chestnut Street Investment LLC  
Parcel ID# 690001169974  
Location: 7165 NC 89 Hwy W., Westfield, NC 27053  
Proposed Amendment: Rezone 9.61 acres from RA to M-1-CZ for a  
“Woodworking and Machine Shop Facility”

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) Low Density Growth Area which encompasses the Francisco community. This is an area associated with Low Density Residential development, Small Scale Multi-Family, Limited Convenience Retail Uses, and Civic Uses. The proposed development is for a commercial Light Manufacturing operation for a “Woodworking and Machine Shop facility. The Francisco area lacks commercial development of any kind. The school when in operation was a focal point for the community. The re-purposing of the school building to a commercial operation should serve as a beginning for future commercial development along NC Hwy 89 in the Francisco community as well as providing jobs and adding to the tax base. The use of the property for commercial Light Manufacturing should fit into this (G-1) Low Density Growth Area 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 M-1-CZ (Light Manufacturing Conditional Zoning). This area including and surrounding the old school building is more likely to be developed for commercial uses. The proposed use of this property is consistent with the Low Density Growth Area development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **The property is currently zoned RA (Residential Agricultural) and is being proposed to be rezoned to an M-1-CZ (Light Manufacturing Conditional Zoning) district. The property is located on NC Hwy 89 which is considered a major thoroughfare in the county. There are commercially zoned parcels located directly across the road and vacant land nearby that might provide potential future commercial opportunities in the area**

Chairman Walker opened the floor for discussion.

The Board had no issues with the rezoning request.

**Action**

Chairman Walker entertained a motion.

Vice Chairman Lankford moved to approve the #17-693 Rezoning Request to rezone approximately 9.61 acres from RA (Residential Agricultural) to M-1-CZ (Light Manufacturing Conditional Zoning) for a “Woodworking and Machine Shop Facility” with the request meeting all the requirements and being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request. Commissioner Booth seconded the motion.

Chairman Walker opened the floor for any further discussion.

With no further discussion, the motion carried unanimously.

**Adjournment**

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

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

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**Darlene M. Bullins**  
Clerk to the Board

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**Jimmy Walker**  
Chairman