

STATE OF NORTH CAROLINA)
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COUNTY OF STOKES)
)

REGULAR MEETING
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
TUESDAY AUGUST 6, 2019

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a regular session (Planning) in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Tuesday August 6, 2019 at 7:00 pm with the following members present:

Chairman Andy Nickelston
Vice Chairman Jimmy Walker
Commissioner Ronnie Mendenhall
Commissioner Rick Morris
Commissioner Jamie Yontz

County Personnel in Attendance:
County Manager Jake Oakley
Assistant County Manager / Clerk to the Board Shannon Shaver
Planning Director David Sudderth

Chairman Nickelston called the Planning Meeting on Tuesday August 6, 2019 to order and welcomed those in attendance.

INVOCATION

Chairman Nickelston delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Nickelston invited those in attendance to join the Board in the Pledge of Allegiance.

GENERAL GOVERNMENT - GOVERNING BODY - APPROVAL OF AGENDA

Chairman Nickelston entertained a motion to approve or amend the agenda.

Commissioner Mendenhall moved to approve the agenda as presented.

Commissioner Morris seconded.

Chairman Nickelston opened the floor for any discussion/questions/comments.

With no further discussion the agenda was approved as presented with a 5-0 vote

PUBLIC COMMENTS

Chairman Nickelston opened the floor for public comments.

There were no public comments.

Chairman Nickelston closed the time for public comments.

PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS

Request by applicant Mark Hopkinson (Machine and Welding of Danbury Inc.) to rezone approximately **9.59 acres** of property owned by Joseph B. Moorefield and Wayne E. Moorefield from RA (Residential Agricultural) to M-1 (Light Manufacturing Conditional Zone) for a "Machine and Welding of Danbury Inc.". This request is concerning the relocation of an existing business in the county which currently operates in Walnut Cove.

STAFF REPORT

**Mark Hopkinson (Machine and Welding of Danbury Inc.)
RA to M-1-CZ #19-496**

REQUEST: Request by applicant Mark Hopkinson (Machine and Welding of Danbury Inc.) to rezone approximately **9.59 acres** of property owned by Joseph B. Moorefield and Wayne E. Moorefield from RA (Residential Agricultural) to M-1 (Light Manufacturing Conditional Zone) for a "Machine and Welding of Danbury Inc.". This request is concerning the relocation of an existing business in the county which currently operates in Walnut Cove.

SITE OWNER: Joseph P. Moorefield and Wayne E. Moorefield

APPLICANT: Mark Hopkinson (Machine and Welding of Danbury Inc.)

SITE LOCATION: The property is located at the corner of NC Hwy 89 E and Stewart Rd. (SR#1707) in the Meadows community.

Map: 6955 **Parcel:** a portion of 6955 **PIN #:** 6955256235

Deed Book: 357 **Page:** 437 **Township:** Meadows

SITE INFORMATION:

TOTAL PARCEL SIZE: Approximately 13.16 acres

REZONING PARCEL SIZE: Total tract approximately 9.59 acres

ZONING DISTRICT: RA (Residential Agricultural)

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

FLOOD HAZARD AREA: N/A.

FIRM MAP #: N/A

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: The site will be served by the Danbury Sewer system.
The site will be served by well water.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: FIRE – South Stokes (Station 40) EMS- Walnut Cove (101)

EROSION CONTROL: At the time of construction if more than one (1) acre of land is disturbed.

ACCESS: The applicant has applied for and received a commercial driveway access permit off of Stewart Rd. SR# 1707.

SURROUNDING LAND USE: The subject property is located at the corner of NC Hwy 89 E and Stewart Rd. (SR# 1707) in the Meadows Community. The surrounding land use consists of residential, mixed commercial and agricultural development.

ISSUES TO CONSIDER:

- Job creation
- Potential tax base increase due to commercial property.
- Utilization of new infrastructure (county's sewer line to Meadows)
- Support of business friendly objective.
- Retention of existing business
- Compatibility with surrounding development

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) for a Machine and Welding Shop. The Board may discuss this application in detail. The applicant is requesting this rezoning to create a new location for the existing business Machine and Welding of Danbury, Inc. The applicant has stated that the company is ready to expand from their present location in Walnut Cove. The Planning staff sees no problem with this request and feels that the expansion of a commercial business in the county will help in increasing the tax base as well as assisting in creating employment opportunities. There are eight (8) commercial zoning districts, all zoned (H-B) Highway Business that are located within a .1 of a mile of the proposed site. The closest (M-1) Light Manufacturing district is located approximately .9 mile south of the proposed site on NC Hwy 89 E, (JT Outfitters). With the new welding program becoming available at the Stokes Campus of Forsyth Tech it should provide training and possible employment opportunities for the proposed facility if approved.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended by a vote of 7 to 0 to approve rezoning petition #19-496 submitted by Mark Hopkinson (Danbury Machine and Welding Inc.) to be located on property currently owned by Joseph B. and Wayne E. Moorefield for a Machine and Welding Shop to be zoned M-1-CZ (Light Manufacturing Conditional Zone). The Planning Board felt that the site plan was adequate and 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.**

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on Monday, June 17, 2019 at 11:00 am at the proposed site at the corner of NC Hwy 89 E and Stewart Rd. (SR# 1707).

(See attachment for attendance and minutes of the meeting)

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. #19-496
Applicant: Mark Hopkinson –Machine & Welding of Danbury Inc.
Property Owner: Joseph B. Moorefield and Wayne E. Moorefield
Parcel ID# 6955256235
Location: Located at the corner of NC Hwy 89 E and Stewart Rd.
(SR#1707)
Proposed Amendment: Rezone 9.59 acres from RA to M-1-CZ for a
“Machine and Welding shop”

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 **G-3 Mixed-Use Centers and Corridors**. This (G-3) transect zone is established to encourage Medium to High Density development, Regional Centers and Industrial Districts. The Meadows Community near the intersection of NC Hwy 8 & 89 has been identified as a “Commercial Growth” node in the Stokes County 2035 plan. These commercial growth nodes have been designated because of the potential for long term growth as the county develops and also due to their proximity to utilities and location to major transportation routes in the county.

The proposed development is for an M-1-CZ (Light Manufacturing operation for a “**Machine and Welding Shop**”).

The use of the property for the development of a commercial Light Manufacturing business should fit into this **G-3 Mixed-Use Centers and Corridors** Transect Zone as identified in the Stokes County 2035 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). The request for a “Machine and Welding Shop” is a permitted use in the M-1-CZ (Light Manufacturing Conditional Zoning District). The vacant properties in this area of the Meadows Community are more likely to be developed for commercial uses rather than residential uses. The availability of public sewer and a potential for public water in the Meadows Community should lead to commercial growth in the coming years. The location of the Stokes Campus of Forsyth Tech in the Meadows community should also be considered as a factor in the potential commercial growth of this area of the county.

The proposed use of this property is consistent with the Medium to High Density development, Regional Centers and Industrial Districts development described in the transect zone **G-3 Mixed-Use Centers and Corridors** 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. This property is located in an area with mixed development and is located along NC Hwy 89 which is a major corridor in the county. The parcel also has the available infrastructure to support the use requested.**

Commissioner Mendenhall motioned to approve the request as presented and noted that this was a reasonable request and was consistent with the Stokes County 2035 Comprehensive Plan.

Commissioner Morris seconded.

Chairman Nickelston opened the floor for any discussion/questions/comments.

Travis Campbell from the Meadows Community was in attendance and asked for permission to speak to the Board.

Chairman Nickelston explained that the public comment period held at the beginning of the meeting had passed but with concurrence of the Board Mr. Campbell addressed the Board of Commissioners with brief comments concerning the request presented at tonight’s meeting.

With no further discussion the request was approved with a 5-0 vote.

General Discussion of Updating Planning and Inspections Fee Schedule

Planning Director David Sudderth requested that the Board provide direction in updating the Planning and Inspections Fee Schedule due to many of the fees do not cover the costs associated with the services provided. He stated they are short a couple of hundred dollars each time they advertise. He noted that the County is not looking to make money but need to cover the cost. He also noted that there had not been a change in the fee schedule since 2001. He stated he was looking at surrounding counties fee schedules. He also noted that there are things that need to be added due to they did not exist 20 years ago such as solar farms.

Commissioner Yontz noted that he was comfortable with looking at surrounding counties and getting in line with those. He also noted that he realized there are some areas where we are lacking.

Commissioner Morris noted that he would be open to looking at this but maybe not until the next budget cycle. He stated that he would like to look at the fees schedule in all departments. He noted that he is in favor of user fees in which the people receiving the services are paying for it.

Chairman Nickelston asked if there was something that could be presented at the next Board meeting regarding the proposed changes.

Vice Chairman Walker noted that he wants to be fair to all citizens and that if there are items needing attention before the next budget cycle he would not be opposed to looking at that.

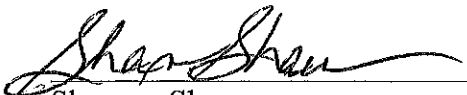
Commissioner Mendenhall was in agreement with the other Board members comments and also noted that he would like to see something regarding proposed fee changes at a meeting in the future.


Adjournment

With no further business to come before the Board, Chairman Nickelston entertained a motion to adjourn.

Commissioner Mendenhall moved to adjourn the Planning Meeting.

Vice Chairman Walker seconded the motion.


Shannon Shaver
Clerk to the Board


Andy Nickelston
Chairman