

**OFFICE OF THE COMMISSIONERS
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
TUESDAY AUGUST 4, 2020**

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

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

1

Vice Chairman Mendenhall moved to approve the August 4th Agenda as presented.

Commissioner Morris seconded.

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

With no further discussion the motion carried with a 4-0 vote.

Commissioner Walker noted that the Board would need to excuse Commissioner Lankford due to illness from the meeting tonight and with full consensus of the Board Commissioner Lankford was excused from the meeting.

All attachments presented in the agenda are included at the conclusion of the minutes.

PUBLIC COMMENTS

Chairman Nickelston opened the floor for Public Comments at 7:02 pm.

With no individuals signed up to speak, Chairman Nickelston closed the floor for Public Comments at 7:03 pm.

PUBLIC HEARING/PRESENTATION/DISCUSSION

Chairman Nickelston turned the floor over to Planning Director David Sudderth.

Planning Director David Sudderth presented the following information to the Board:

STAFF REPORT

**Stronach Properties Inc.
RA to H-B-CZ #20-505**

REQUEST: Request by applicant Stronach Properties to rezone approximately 1.71 acres of a 15.87 acre tract of property owned by Judy Stanley from RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zone) for a "Retail Store".

SITE OWNER: Judy Stanley

APPLICANT: Stronach Properties Inc.

SITE LOCATION: The property is located at the corner of NC Hwy 704 E and Doug Stanley Rd. (SR# 1648) in the Sandy Ridge community.

Map: 6070 **Parcel:** a portion of 6066 **PIN #:** 60700516066

Deed Book: 539 **Page:** 1058 **Township:** Snow Creek

SITE INFORMATION:

TOTAL PARCEL SIZE: Approximately 15.87 acres

REZONING PARCEL SIZE: Total tract approximately 1.71 acres

ZONING DISTRICT: RA (Residential Agricultural)

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

FLOOD HAZARD AREA: N/A.

FIRM MAP #: 3710606000J

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 has been evaluated for a sub-surface sewage disposal system by Piedmont Environmental Associates P.A. and is an engineered design system.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Northeast Stokes VFD, EMS - Station # ST2 101 - Lawsonville

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

ACCESS: The applicant has obtained a commercial driveway access permit from NCDOT to the proposed property located off of NC Hwy 704 E. There is no driveway access off of Doug Stanley Rd. (SR# 1648)

SURROUNDING LAND USE: The subject property is located at the corner of Doug Stanley Rd. (SR# 1648) and NC Hwy 704 E Rd. in the Sandy Ridge community. The surrounding land use consists of mixed commercial, residential and agricultural development. There are multiple commercial districts located within ½ mile of the proposed site.

ISSUES TO CONSIDER:

- Location in a commercial business node in Sandy Ridge.
- Potential tax base increase due to commercial property.
- Potential employment opportunities.
- Support of business friendly objective.
- Community acceptance

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) for a “Retail Store”. The Board may discuss this application in detail. The applicant is requesting this rezoning to create a retail business in the Sandy Ridge community in an area where other retail businesses currently operate. The Planning staff sees no problem with this request and feels that the expansion of a new commercial retail location in the county will help in increasing the property tax base and generate sales tax as well as potentially assisting in creating employment opportunities.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended by a vote of **7 to 2 to recommend approval** of the rezoning petition stating that it was consistent with the Stokes 2035 Comprehensive Land Use plan and that it was a reasonable request. Citizen input at the meeting included both positive and negative comments. Positive comments were expressed that the area had a lot of commercial development and that competition was a good thing. Negative comments included the area didn’t need another retail store and that that it would not be an aesthetically pleasing design.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on Wednesday, June 24, 2020 at 5:00 pm at the proposed site located at the corner of Doug Stanley Rd. and NC Hwy 704 E.

(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.	#20-505
Applicant:	Stronach Properties
Property Owner:	Judy Stanley
Parcel ID#	607000516066
Location:	

Proposed Amendment: **Rezone 1.71 acres from RA to H-B-CZ for a
“Retail Store”**

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-1) Low Density Residential. This is an area primarily associated with low density residential development and agricultural uses as well as many scattered commercial properties throughout the county. This parcel is located on a major highway in the Sandy Ridge commercial node along NC Hwy 704 E. The proposed development is for a commercial Highway Business operation for a **“Retail Store”**. There are multiple commercial properties located in this area.

The use of the property for a commercial Highway Business retail operation should fit into this (G-1) Low Density Residential Transect 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 Zone). This area along NC Hwy 704 E in Sandy Ridge community has been the traditional business area in the community. 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 H-B-CZ (Highway Business Conditional Zoning) district. The parcel is located in an area of mixed commercial, residential and agricultural properties in the Sandy Ridge, NC area.**

Planning Director David Sudderth turned the floor over to Will Stronach with Stronach Properties, Inc. who presented information to the Board on the building plans and design.

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

There was some discussion among the Board with a particular interest in the amount of lighting from the building.

Will Stronach with Stronach Properties confirmed that they would use the least invasive lighting as possible and that they would do everything possible to be a good neighbor.

ACTION

Chairman Nickelston entertained a motion on the request as presented.

Vice Chairman Mendenhall moved to approve the request by applicant Stronach Properties to rezone approximately 1.71 acres of a 15.87-acre tract of property owned by Judy Stanley from RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zone) for a **“Retail**

Store”and noted that this proposed amendment is consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request.

Commissioner Walker Seconded.

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

With no further discussion the motion carried with a 4-0 vote.

Absent: Commissioner Lankford

Solar Farm Regulations Discussion

Planning Director David Sudderth presented information on Solar Farm Regulations as requested by the Board of Commissioners. He noted that the Planning Board discussed this and are in agreement that regulations are needed for Solar Farms. He also noted that the Planning Board is in support of a moratorium.

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

Commissioner Walker commented:

- At what stage does this Board need to act?

Planning Director David Sudderth responded:

- Once the verbiage is created the Board can make recommendations and the Planning Board can sort this out.
- It will be advertised in the newspaper.
- We will run this by Ty to be sure everything is legal.
- Everything has to go through the public process.
- A Commissioner may want to sit in on the Planning Meetings.
- The question is do you want to do a moratorium on this while we work on the regulations?
- It will depend on how you want to move forward on creating a moratorium while we work on it or if you want to continue to handle these requests on a case by case basis.

Commissioner Walker continued:

- We have a good Planning Board and I would like to continue the process we use.

Commissioner Morris commented:

- I agree that we need a moratorium which is what I was talking about to start with.
- I don't see a need for a Commissioner to work with the Planning Board.
- Did you look cell towers and wind farms?

Planning Director David Sudderth responded:

- We have a separate ordinance for cell towers.
- We only looked at solar at the last meeting.

- If you have ideas on this, please send them to me.
- Any information I can have ahead helps and we can be more prepared to look at it.
- This will take multiple meetings.
- I just need time to do this.

Commissioner Morris continued:

- I don't see any reason to meet extra.
- I've heard rumor of a third solar farm and I am not interested in approving that.

Planning and Zoning Director David Sudderth responded:

- We have a zoning ordinance that gives complete control.
- You are asking for a site specific plan.
- Location is going to be one of the biggest issues while focusing on the 2035 Plan.
- The power company has a lot to say about location because they have to build sub-stations.

Commissioner Walker commented:

- I am not about to approve a third solar farm one until we have something in place that would help us to make a decision.

Planning Director David Sudderth responded:

- You can do what you want.
- It is the Board's decision.
- I can take an application and you can approve it or deny it.
- A moratorium gives you some flex time while you create regulations.
- It will be up to the Board to determine a time period for the moratorium.
- I will get Will in Economic Development involved.
- You already have projects in the county that 5 years ago would not have made a difference in this plan.

Vice Chairman Mendenhall commented:

- Would like to follow up with contacting Duke Energy as Chairman Nickelston stated previously.

Chairman Nickelston commented:

- Would like to also know when the tax credit ends.

After much discussion the Board was in agreement that they would discuss a moratorium at the next Regular Meeting of the Board of Commissioners.

Planning and Zoning Director David Sudderth noted that he would like to share information with the Board on condemnations in the county and the increased number of requests. He noted that he would like to bring this up in the future as a budgetary item upon the approval of the Board to start this process.

The Board was in agreement to discuss this at a later date.

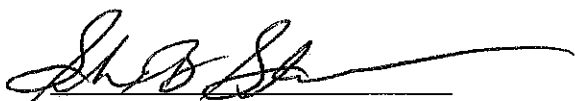
Adjournment

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

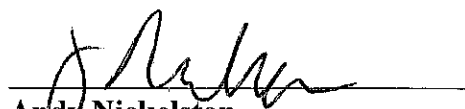
Vice Chairman Mendenhall moved to adjourn the meeting.

Commissioner Morris seconded and the motion carried with a 4-0 vote.

The meeting was adjourned at 8:12 pm.



Shannon Shaver
Clerk to the Board



Andy Nickelston
Chairman

ATTACHMENT A

**STOKES COUNTY
CONDITIONAL REZONING
APPLICATION**

Petition # 20-505
Date Filed: 6-30-20
Received By: DNS
Office Use Only

OWNERSHIP INFORMATION:

Property Owner: Judy Stanley
Owner's Address: 320 Dogwood Acres Lane
Deed Book/ Page: 539/1058 Parcel Identification Number(s): 6070-51-6066

LOCATION OF PROPERTY (Address or Description): southeast corner of
NC 704 Hwy and Doug Stanley Rd.

Size (Sq. Ft. or Acres): 1.71 acres Date of Public Information Meeting: 6/24/20

ZONING INFORMATION:

Current Zoning District: R-A Proposed Zoning District H-B-CU
Purpose of Request: To allow for the construction of a
9,180 sf retail store.

Will Stronach
Name of Agent

Stronach Properties, Inc.
Name of Petitioner(s)

4004 Barrett Drive, #106 Raleigh, NC
Agent's Address

27609
Address of Petitioner(s)

919 270 1750
Telephone Number

919 882 8583
Fax Number

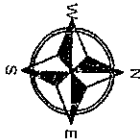
11
Telephone Number

11
Fax Number

Signature of Property Owner if other than Petitioner

Signature [Signature]

Upon submittal of the petition, all required items must be verified by a Planning and Community Development staff member before an application is considered completed and filed for processing. Incomplete applications are not accepted and will be returned to the petitioner. A public hearing is required for a new tower.



SANDY RIDGE, NC
4870 NC 704 Hwy E

SITE PLAN #

Site Data Summary

Building Prototype: 90' x 102'
2017-01 Small Market Prototype

Existing Zoning: Rezoning Req'd.

Area Summary:
Total Site Area: #1.71 Acres
Building Exterior: 9,180 sf
Asphalt Paving: #20,000 sf
Concrete: #3,500 sf

Parking Summary:
Spaces Required: 46 Min. (38)
Spaces Provided: 47
Space Size: 9' x 18'

Building Setbacks:
Front: 30'
Side: 10'
Rear: 20'

Available Utilities:

1. Sewer: Not Present / On Site Septic Reqd.
 2. Electric: 3 Phase Power / 500 AMP Service
 3. Natural Gas: Not Available
 4. Water: Not Available / Well Reqd.
- Notes:
1. Stormwater: Not Required
2. If Risk Class 0-2, No Bollards will be placed in front of the store.
3. WB-67 Delivery Truck Used.

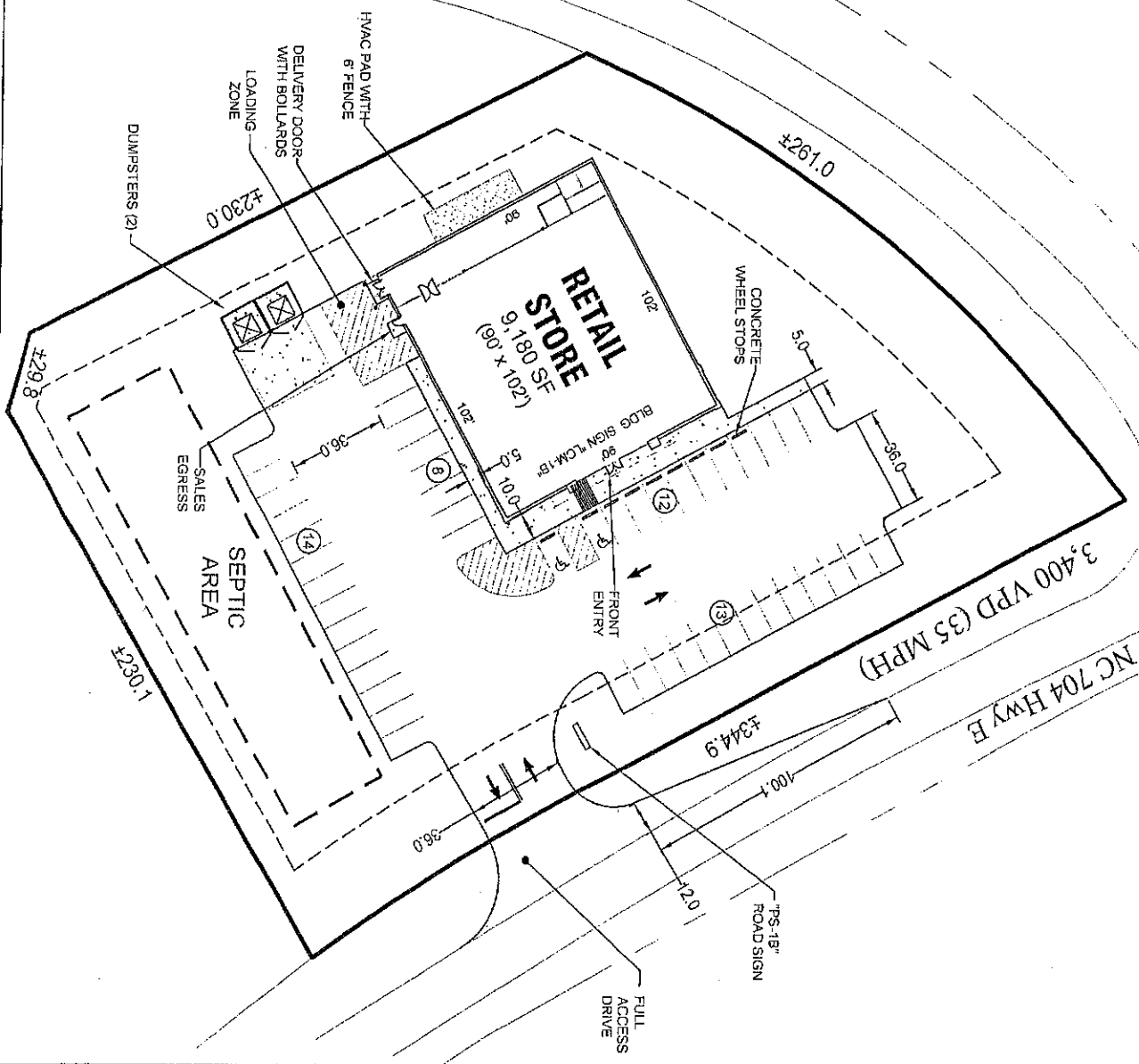
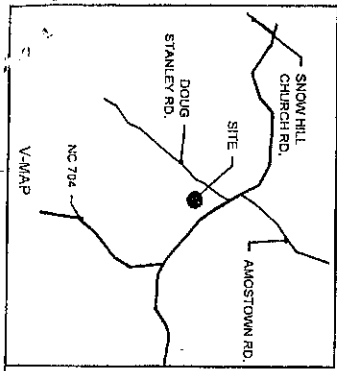
Date Prepared: 3/24/2020 Drawn By: Russ
Revised Plan (1):

Prepared For:

DEVELOPER

STRONACH
PROPERTIES, INC.

4004 Barrett Drive, Suite 105
Raleigh, NC 27609
Office (919) 783-7003







STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 25, 2020

Permit No.: 2006-85-0704-004

Stokes County – NC 704

Subject: Commercial Driveway Permit and Associated Road Widening - "Family Dollar"

Mr. Will Stronach
Trico Capital, LLC
4004 Barrett Drive, Suite 106
Raleigh, NC 27609

Dear Mr. Stronach:

Attached is an approved copy of the above subject driveway permit application. This review has been performed based upon the July 2003 edition of the "Policy on Street and Driveway Access to North Carolina Highways" Manual. Approval is granted subject to the following conditions:

Stokes County Maintenance Office shall be notified at least five (5) days prior to the actual start of work and when all work contained herein has been completed (336) 914-6000. Please provide us with the contact name and number for local personnel responsible for the work.

Failure to notify the Stokes County Maintenance Office prior to the beginning of the work will result in revocation of this permit.

The driveway connection must be completed within one (1) year from the above approval date. Once this time has expired, a reapplication shall be required.

This permit only covers the driveway access.

All personnel performing any activity inside the highway right-of-way are required to be familiar with the NCDOT Maintenance/Utility Traffic Control Guidelines (MUTCG). No specific training course or test is required for qualification in the Maintenance/Utility Traffic Control Guidelines (MUTCG).

Effective July 1, 2010, all flagging, spotting, or operating Automated Flagger Assist Devices (AFAD) inside the highway right-of-way requires qualified and trained Work Zone Flaggers. Training for this certification is provided by NCDOT approved training resources.

Effective July 1, 2011, all personnel in charge of overseeing work zone temporary traffic control operations and installations inside the highway right-of-way are required to be qualified and trained

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION NINE / DISTRICT TWO
375 SILAS CREEK PARKWAY
WINSTON-SALEM, NC 27127

Telephone: (336) 747-7900
Fax: (336) 761-2004
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
375 SILAS CREEK PARKWAY
WINSTON-SALEM, NC 27127

Work Zone Traffic Control Supervisors. Training for this certification is provided by NCDOT approved training resources.

For questions and/or additional information regarding this training program, please refer to our website at: <https://connect.ncdot.gov/projects/WZTC/pages/Training.aspx>. You may also call or email: Kenneth C. Thornewell, PE, at (919) 814-5037 or kcthornewell@ncdot.gov within the NCDOT Work Zone Traffic Control Section.

Traffic is to be maintained at all times and is not to be interfered with during peak hour traffic flow, generally considered to be between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. All traffic control devices are to be in accordance with the latest edition of **The Manual on Uniform Traffic Control Devices**. A quick reference booklet for Work Zone Safety Guidelines for Construction, Maintenance, & Utility Operations can be obtained by visiting <https://itre.ncsu.edu/technical-services/highways/>. In addition to the times above, the Contractor shall not close or narrow a lane of traffic on **Any Road**, detain and/or alter the traffic flow on or during holidays, holiday weekends, special events, or any other time when traffic is unusually heavy.

The applicant should be aware that the NCDOT may at any time, when deemed necessary for safety, mobility and efficiency of the roadway, modify, remove, or relocate any access point, and may redesign the roadway including any medians, auxiliary lanes and turning movement restrictions.

The contractor shall contact the Stokes County Maintenance Engineer's office at (336) 914-6000 for inspections. The developer shall provide all phone numbers of the contractors and/or subcontractors involved in the construction and all inspections shall require prior 24 hour notification.

A non-expiring bond in the amount of \$10,000.00 is to be provided prior to the pre-construction meeting or 90 days after issuance of driveway permit whichever comes first. Failure to submit the bond in the allotted time shall result in revocation of this permit.

The schedule for this project shall be as follows:

- Pre-construction meeting (Bond shall be in place prior to the pre-construction meeting or 90 days after issuance of driveway permit, whichever comes first).
- National Pollutant Elimination System (NPDES) stormwater permit compliance certification and Verification of Compliance with Environmental Regulations (VCER-1) forms (*attached*) shall be in place prior to the pre-construction meeting.
- Minutes of pre-construction meeting distributed to District Engineer's Office.
- Begin approved construction within Right-of-Way.
- Final Inspection.
- Prior to release of bond, documentation of dedicated Right-of-Way (as shown on plans) shall be provided to the District Engineer's Office.

Trenches, bore pits and/or other excavations shall not be left open or unsafe overnight. They must be backfilled and compacted at the end of each day's work. At the end of each working day, no equipment shall be parked or any material stored within the right-of-way.

The drive connection is to be constructed according to NCDOT Standard No. 848.02.

June 25, 2020

Permit No.: 2006-85-0704-004

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Any temporary construction entrances used shall be constructed in accordance with Standard Drawing No. 1607.01 and maintained at all times to prevent mud/silt etc. from being tracked onto the highway until the permanent driveway is constructed.

To meet current policy, the proposed drive must be located a minimum of five feet from the property line. Also, the driveway and return radii must be contained within the frontage boundary of the property served. If the frontage boundary is exceeded, approval from the adjoining property owner must be attained to encroach.

All materials furnished and work performed shall be in conformance with the North Carolina Department of Transportation Standard Specifications for Roads and Structures dated January 2018.

Any above ground utilities (power poles, telephone pedestals, etc.) located within the construction limits shall be relocated a minimum of 1' behind back of sidewalk.

Traffic and street signs disturbed are to be replaced in their original condition and location.

Any new signs requiring installation by this development and any existing signs needing to be removed or relocated shall be the responsibility of the developer.

The NCDOT does not guarantee the right-of-way on this road, nor shall it be responsible for any claim for damages brought by any property owner by reason of the installation. It shall be required that the developer dedicate additional right-of-way needed to contain construction. The District Engineer shall be given written documentation of the dedicated right-of-way prior to the release of the bond and acceptance of the project. The developer shall also be responsible for acquiring any easements needed to contain construction when it exceeds the existing or acquired right-of-way.

The developer is responsible for contacting all affected property owners contained within the construction work area. The property owners shall be given the names and numbers of the contacts should any conflicts arise from the construction. Failure to do so shall result in a suspension of all permits from the NCDOT until such time any and all conflicts can be resolved. The NCDOT shall serve as an observer so that construction shall be built to NCDOT Standards and Specifications. All conflicts shall be handled between the developer and property owners.

An executed copy of this driveway agreement shall be present at the construction site at all times during construction. The NCDOT reserves the right to stop all work, within the right-of-way, unless evidence of approval can be shown.

The NCDOT reserves the right to further limit, restrict, or suspend operations within the right-of-way if, in the opinion of the NCDOT, safety or traffic conditions warrant such action.

An erosion control plan shall be on site at all times that work is in progress and ground cover shall be re-established.

The NCDOT does not maintain driveways. Failure to maintain to the satisfaction of the District Engineer may result in the revocation of this driveway permit and loss of access.

Any future phases of development beyond what is shown on attached plans shall require a new submittal to the NCDOT.

Failure to adhere to conditions of driveway permit and other conditions established through the driveway pre-construction conference or during construction may result in forfeiture of bond and may result in revocation of the driveway permit.

ENVIRONMENTAL ISSUES AGREEMENT

The encroaching party shall comply with all applicable state and federal environmental regulations, and shall obtain all necessary state and federal environmental permits, including but not limited to, those related to sediment control, stormwater, wetlands, streams, endangered species, and historical sites.

CORONA VIRUS 2019 (COVID-19) SAFETY PRECAUTIONS

All personnel involved with the construction of this project shall adhere to all current safety measures set forth and defined by all participating government agencies, including the Centers for Disease Control and Prevention (CDC), state, and local municipalities.

If you have any questions, I can be reached at (336) 747-7900.

Sincerely,

DocuSigned by:

Jeremy M. Guy

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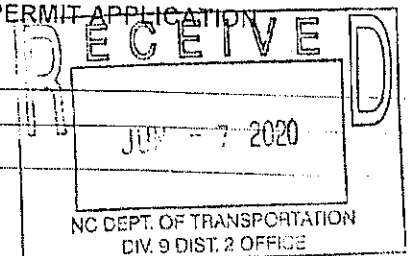
Jeremy M. Guy, PE
District Engineer

JMG/REO/vrk

Attachments

cc: Craig Sizemore, Stokes County Maintenance Engineer
W. Russell Folsom, PE, Civil Engineering & Land Planning, 151 Chestnut Oak Ln., Dawsonville,
GA, 30534
File

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION	
Driveway Permit No.	2006-85-0704-004	Date of Application	06/01/2020
County:	Stokes		
Development Name:	Family Dollar		
LOCATION OF PROPERTY:			
Route/Road:	NC Hwy 704		
Exact Distance	274	<input type="checkbox"/> Miles <input checked="" type="checkbox"/> Feet	N S E W <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
From the Intersection of Route No.	NC Hwy 704	and Route No.	Doug Stanley Rd Toward
Property Will Be Used For:	<input type="checkbox"/> Residential /Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other		
Property:	<input type="checkbox"/> is <input checked="" type="checkbox"/> is not within Sandy Ridge City Zoning Area.		



AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)
 COMPANY Trigo Capital, LLC
 SIGNATURE [Signature]
 ADDRESS 4004 Barrett Drive, Suite 106
Raleigh, NC 27609 Phone No. 919-783-7003

WITNESS
 NAME Matthew Horne
 SIGNATURE [Signature]
 ADDRESS 3765 Computer Dr
Raleigh, NC 27609

AUTHORIZED AGENT
 COMPANY W. Russell Folsom, PE
 SIGNATURE _____
 ADDRESS 151 Chestnut Oak Ln
Dawsonville, GA Phone No. 770-617-3053

WITNESS
 NAME _____
 SIGNATURE _____
 ADDRESS _____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

DocuSigned by:

[Signature]

5B328B7E5EC44E5... SIGNATURE

6/7/2020

DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY NCDOT

DocuSigned by:

[Signature]

5B328B7E5EC44E5... SIGNATURE

District Engineer

6/29/2020

TITLE

DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

STAFF REPORT

Stronach Properties Inc.

RA to H-B-CZ #20-505

REQUEST: Request by applicant Stronach Properties to rezone approximately 1.71 acres of a 15.87 acre tract of property owned by Judy Stanley from RA (Residential Agricultural) to H-B-CZ (Highway Business Conditional Zone) for a "Retail Store".

SITE OWNER: Judy Stanley

APPLICANT: Stronach Properties Inc.

SITE LOCATION: The property is located at the corner of NC Hwy 704 E and Doug Stanley Rd. (SR# 1648) in the Sandy Ridge community.

Map: 6070 **Parcel:** a portion of 6066 **PIN #:** 60700516066

Deed Book: 539 **Page:** 1058 **Township:** Snow Creek

SITE INFORMATION:

TOTAL PARCEL SIZE: Approximately 15.87 acres

REZONING PARCEL SIZE: Total tract approximately 1.71 acres

ZONING DISTRICT: RA (Residential Agricultural)

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

FLOOD HAZARD AREA: N/A.

FIRM MAP #: 3710606000J

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 has been evaluated for a sub-surface sewage disposal system by Piedmont Environmental Associates P.A. and is an engineered design system.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Northeast Stokes VFD, EMS - Station # ST2 101 -
Lawsonville

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

ACCESS: The applicant has obtained a commercial driveway access permit from
NCDOT to the proposed property located off of NC Hwy 704 E. There is no driveway
access off of Doug Stanley Rd. (SR# 1648)

SURROUNDING LAND USE: The subject property is located at the corner of Doug Stanley
Rd. (SR# 1648) and NC Hwy 704 E Rd. in the Sandy Ridge community. The surrounding land
use consists of mixed commercial, residential and agricultural development. There are multiple
commercial districts located within ½ mile of the proposed site.

ISSUES TO CONSIDER:

- Location in a commercial business node in Sandy Ridge.
- Potential tax base increase due to commercial property.
- Potential employment opportunities.
- Support of business friendly objective.
- Community acceptance

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) for a
“Retail Store”. The Board may discuss this application in detail. The applicant is requesting this
rezoning to create a retail business in the Sandy Ridge community in an area where other retail
businesses currently operate. The Planning staff sees no problem with this request and feels that
the expansion of a new commercial retail location in the county will help in increasing the
property tax base and generate sales tax as well as potentially assisting in creating employment
opportunities.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended by a vote
of **7 to 2 to recommend approval** of the rezoning petition stating that it was consistent with the
Stokes 2035 Comprehensive Land Use plan and that it was a reasonable request. Citizen input at
the meeting included both positive and negative comments. Positive comments were expressed
that the area had a lot of commercial development and that competition was a good thing.
Negative comments included the area didn’t need another retail store and that that it would not
be an aesthetically pleasing design.

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 Wednesday, June 24, 2020 at 5:00 pm at the proposed site located at the corner of Doug Stanley Rd. and NC Hwy 704 E.

(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.	#20-505
Applicant:	Stronach Properties
Property Owner:	Judy Stanley
Parcel ID#	607000516066
Location:	
Proposed Amendment:	Rezone 1.71 acres from RA to H-B-CZ for a "Retail Store"

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-1) Low Density Residential. This is an area primarily associated with low density residential development and agricultural uses as well as many scattered commercial properties throughout the county. This parcel is located on a major highway in the Sandy Ridge commercial node along NC Hwy 704 E. The proposed development is for a commercial Highway Business operation for a **"Retail Store"**. There are multiple commercial properties located in this area.

The use of the property for a commercial Highway Business retail operation should fit into this (G-1) Low Density Residential Transect 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 Zone). This area along NC Hwy 704 E in Sandy Ridge community has been the traditional business area in the community. 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 H-B-CZ (Highway Business Conditional Zoning) district. The parcel is located in an area of mixed commercial, residential and agricultural properties in the Sandy Ridge, NC area.

ATTACHMENT B

Public Information Meeting Attendance Sheet

Corner on NC 704 Hwy and Doug Stanley Road

June 24, 2020 5:00 PM

Name Lorri Amos Address PO Box 111

James B Eyster Ellington Sandy Ridge NC
Wm's Ave 336 871 2288 22046
Doug Stanley

June 25, 2020

Minutes for Public Information Meeting to Discuss Conditional Rezoning of 1.71 acres at Hwy 704 and
Doug Stanley Road

Location: Corner of Hwy 704 and Doug Stanley Road, Sandy Ridge, NC

Time and Date: June 24, 2020 at 5:00 pm

Manner and Date of Notification: Fourteen days prior to the meeting, two 12+” x 17+” signs were posted on both street frontages and letters were mailed to all adjoining property owners

Attendees

Will Stronach

Lori Amos

James Ellington

Donnie Amos

Doug Stanley

(In addition to the five listed about, about five others attended but did not wish to provide their names.)

Summary of Issues Discussed

The meeting began with a brief introduction of the proposed Family Dollar project and site plans were handed out to all in attendance.

Several residents had previously been concerned that a driveway would be located on Doug Stanley Road and were pleased to see that the only driveway will be on Hwy 704. It was further explained that NCDOT has reviewed the proposed driveway location and recommended the construction of a small deceleration lane/right slip which the developer is providing.

An equal number of residents cited concerns that the new store would cause the Dollar General in Sandy Ridge to close, or that the Family Dollar would eventually close. It was explained that the expectation is for both stores to operate successfully and benefit the community with increased variety and more competitive prices.

Two individuals asked if Family Dollar would hire locally. It was explained that while the developer is not involved with hiring, more often than not the new manager is moved or promoted from a nearby store and new employees typically live near or in the community. Family Dollar will begin accepting job applications as soon as a store opening date is set.

Lori Amos said she was against the project and did not think a Family Dollar store was needed in Sandy Ridge. She said her first choice would be to see the site remain an open field, but if anything was built there she wanted it built entirely out of brick and stone. She cited how unhappy she was with the appearance of the Dollar General in Sandy Ridge and all of the buildings across Hwy 704 from the site. She told a neighbor who lives across Doug Stanley Road from the site (he did not wish to give his name)

that he would see glaring neon lights at night. I explained that there would not be a building sign on the side of the building and that we would ensure no security lights illuminated beyond the property.

Donnie Amos spoke in favor of the project and said the economic development would be good for the community.

Doug Stanley spoke in favor of the project and said he had been very happy with Dollar General and welcomed the addition of Family Dollar.

Conclusion

Safety seemed to be the primary concern and but that concern was eased once all knew that there would not be a driveway on Doug Stanly Road, which is narrow and curved.

Several people voiced concerns that a second dollar store would lead to the closing of one or both dollar stores in town. It was explained that the expectation is for both stores to operate successfully and benefit the community with increased variety and more competitive prices. The store will bring numerous jobs to the community and will offer full and part time opportunities.

To ensure that no unwanted light is projected onto neighboring properties, we are using Dark Sky approved shielded fixtures which means they minimize glare while reducing light trespass and sky glow. We will also produce a photometric plan to ensure there will be no light trespass.

To break up the building façade on the sides of the building, we are including 16' parapet wing walls clad with fluted designer series metal panels with concealed fasteners. The building and parking lot grade will match the lower elevation of the driveway on Hwy 704 and will sit well below the grade of Doug Stanley Road. This helps the building tuck into the landscape and we are leaving open space between the building and Doug Stanley Road.

Respectfully submitted by Will Stronach

Walnut Cove EMS Station and Maintenance Building

	EMS Station	Maintenance Building	Financing Cost	
Construction	\$ 733,000.00	\$ 453,095.00	\$ 25,000.00	DEC
Architect	54,000.00	16,000.00	20,000.00	Park Poe (Bond Attorney)
Sewer Hookup	12,222.00		1,500.00	Ty Browder
Other Fees	990.00	3,830.00	1,750.00	LGC Application
			5,900.00	Bank legal fees
	800,212.00	\$ 472,925.00	\$ 54,150.00	
Financing Cost	27,075.00	27,075.00		
Total Project Cost	827,287.00	500,000.00		
		\$ 500,000.00		
		(65,000.00)		Funds from Danbury Water and Regional Sewer Funds
		\$ 435,000.00		Total Financing for Maintenance Building

Totals for Financing

EMS Station	\$ 827,287.00
Maintenance Building	435,000.00
Contingency	2,713.00
Total Financing	1,265,000.00