



With no further discussion, the motion carried with a 5-0 vote.

## **PUBLIC COMMENTS**

Chair Cox opened the floor for Public Comments at 6:05 pm. The following spoke during Public Comments:

Mary Kerley  
P.O. Box 165  
Pine Hall, NC 27042  
RE: Rezoning for Retail Store in Pine Hall - Opposed

Joseph McHugh  
3245 U.S. 311 Hwy N  
Pine Hall, NC 27042  
RE: Rezoning for Retail Store in Pine Hall – Opposed

Irvin Riley  
3757 U.S. 311  
Pine Hall, NC 27042  
RE: Rezoning for Retail Store in Pine Hall – In Support

Kathy Taylor  
1220 Pine Hall Road  
Pine Hall, NC 27042  
RE: Rezoning for Retail Store in Pine Hall – In Support

Josephine Ore  
1206 Pine Hall Road  
Pine Hall, NC 27042  
RE: Rezoning for Retail Store in Pine Hall – In Support

Karen Dills  
1323 Power Dam Road  
Walnut Cove, NC 27052  
RE: Rezoning for Retail Store in Pine Hall – In Support

Pam Hooker  
1075 NC 772  
Pine Hall, NC 27052  
RE: Rezoning for Retail Store in Pine Hall – Opposed

Louann Adkins  
3557 U.S. 311 Hwy N  
Pine Hall, NC 27052  
RE: Rezoning for Retail Store in Pine Hall – Opposed

Randy Hankins  
217 Liberty Road  
Reidsville, NC 27320  
RE: Rezoning for Retail Store in Pine Hall – In Support

Mike Fulp  
3178 NC 8 Hwy  
Danbury, NC 27016  
RE: Rezoning for Retail Store in Pine Hall – In Support

Steve Hamlin  
RE: Rezoning for Retail Store in Pine Hall – Opposed

With no other individuals signed up to speak, Chair Cox closed the floor for Public Comments at 6:29 pm.

### **CONFLICTS OF INTEREST**

Chair Cox asked if any Board members had a conflict of interest with any of the items presented on the agenda for the meeting or one that could be perceived as a conflict of interest.

There were no conflicts of interest stated by any Board members.

### **PRESENTATION/DISCUSSION/ACTION**

Chair Cox turned the floor over to Planning Director David Sudderth.

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

### **STAFF REPORT Teramore Development RA to H-B-CZ #22-739**

**REQUEST:** Request by applicant Teramore Development to rezone approximately 3.0 acres of a 27.37 acre tract of property owned by Emily Kelly Riley from RA (Residential Agricultural) to H-B (Highway Business Conditional Zone) for a "Retail Store".

**SITE OWNER:** Emily Kelly Riley

**APPLICANT:** Teramore Development

**SITE LOCATION:** The property is located at the corner of the intersection of US 311 N and NC Hwy 772 in the Pine Hall Community

**Map:** 6984    **Parcel:** a portion of 6725    **PIN #:** 6984946725    **Reid #:** 1757

**Deed Book:** 728    **Page:** 2383    **Township:** Beaver Island

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** Approximately 27.37 acres

**REZONING PARCEL SIZE:** Total tract approximately 3.0 acres

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

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

**FLOOD HAZARD AREA:** N/A.

**FIRM MAP #:** 3710698400J

**FIRM MAP ZONE:** Property is located in Zone X, area determined to be outside the 500-year floodplain.

**WATERSHED DISTRICT:** WS IV – Dan River / Roanoke River Basin – (36% built upon area)

**SEPTIC/WATER APPROVAL:** The site has been evaluated for a sub-surface sewage disposal system by Piedmont Environmental Associates P.A. The evaluation showed areas of potentially suitable soil for a septic system. The licensed soil scientist recommended the applicant make an application with the Stokes County Environmental Health Department for an improvement permit and dig back hoe pits to determine suitable soil depth and to see if a system could be installed. (See attached soils report). The Stokes County Environmental Health department conducted a soil evaluation of the property and found the soil suitable for the proposed use. An improvements permit and construction authorization has been issued with conditions.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Stokes Rockingham VFD, EMS - Station # ST- 101 & 106 Walnut Cove.

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

**ACCESS:** The applicant has applied for a commercial driveway access permit from NCDOT to the proposed property located off of NC Hwy 772.

**AVERAGE ANNUAL DAILY TRAFFIC COUNT (AADT):** The AADT is calculated by the total volume of vehicle traffic on a highway or road for a year divided by 365 days. The AADT data found for the US 311 N and NC Hwy 772 intersection is shown below: This traffic data is somewhat dated but NCDOT stated that these numbers were close to the traffic that these roads currently carry.

**US 311 N west of the intersection: 3900**

**US 311 N east of the intersection: 3700**

**NC Hwy 772: 1400**

**SURROUNDING LAND USE:** The subject property is located at the corner of the intersection of US 311 N and NC Hwy 772 in the Pine Hall Community. The surrounding land use consists of mixed commercial, residential and agricultural development. There are six commercial districts located within 2.0 miles of the proposed site five of them along US 311 N.

**ISSUES TO CONSIDER:**

**The following are from a planning perspective concerning the proposed request.**

- Location at the corner of two (2) primary thoroughfares in the county, US 311 N and NC Hwy 772 in the Pine Hall community.
- Location on highways with mixed uses, residential, commercial and industrial properties.
- Potential tax base increase due to commercial property.
- Potential sales tax increase from retail sales.
- Potential employment opportunities.
- Support of county's business friendly objective.
- Need of services or commodities provided.
- Increased traffic in the vicinity of the proposal.
- Community impact and 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 Pine Hall community at the intersection of US 311 N, NC Hwy 772 and Pine Hall Rd. (SR#1908). US 311 N from Walnut Cove to the Stokes/Rockingham County line consists of mixed residential, commercial, agricultural and

industrial land uses. The proposed site is situated in an area that would be suitable for commercial development based on the existing development patterns in the area. New commercial development in the county has the potential of increasing the property tax base and generate sales tax as well as potentially assisting in creating employment opportunities. As always community acceptance and appropriateness of the proposal should be considered. As a conditional zoning application the Board may asked for reasonable conditions to enhance the proposed development and to protect the surrounding community. The nearest H-B (Highway Business) zoning district is located approximately .5 mile on US 311 N (Bull Bagger Customs motorcycle repair). The nearest industrial manufacturing development is Wieland Copper located approximately .3 miles away. The last rezoning in this area took place in February of this year in which 3.08 acres was rezoned to H-B-CZ for a “Trailer Sales” lot. This site is located approximately 1.3 miles away on US 311 N going to the Town of Walnut Cove.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 4 to 3 to deny Rezoning Petition 22-739 by Teramore Development to rezone 3.0 acres for a “Retail Store”. Reasons given for denial include traffic concerns and community concerns.

**STATEMENT OF CONSISTENCY AND REASONABLENESS:**

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. Reasons for decision should be stated in the motions. **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 29, 2022 at 3:00 pm at the proposed site located at the corner of US 311 N and NC Hwy 772 in Pine Hall, NC 27042

(See Attachment B 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. #22-739  
Applicant: Teramore Development  
Property Owner: Emily Kelly Riley  
Parcel ID#: 6984946725  
Location: The property is located at the corner of the intersection of US 311 N and NC Hwy 772 in the Pine Hall Community.  
Proposed Amendment: Rezone 3.0 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. In the plan there are twelve (12) Rural Neighborhood Commercial Nodes identified in communities throughout the county. These nodes were created to encourage commercial growth toward major intersections. A one (1) mile buffer around these nodes identifies a target low-density residential growth area. The intersection of US 311 N, NC Hwy 772 and Pine Hall Rd. (SR# 1908) is identified as one of these nodes. 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 at the intersection of two (2) major highways and a state secondary road in the Pine Hall commercial node. The proposed development is for a commercial Highway Business operation for a “Retail Store”. There are multiple commercial properties located in the US 311 corridor between the Town of Walnut Cove and the Stokes/Rockingham County line.

The use of the property for a commercial Highway Business Conditional Zone for a “Retail Store” fits or does not fit into this (G-1) Low Density Residential Transect Zone as identified in the Stokes 2035 Comprehensive Plan.

This proposed amendment is consistent or is not 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 proposed amendment is a reasonable or is not a reasonable request and is or is not 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 for a “Retail Store”.

Chair Cox opened the floor for any discussion/questions/comments.

There was some discussion among the Board on the request.

The following individuals presented information to the Board on behalf of the rezoning request and Teramore Development: Nathan Duggins, Daniel Almazan, Laura Holloman, Ken Miller, and John Davenport.

## **RECESS**

Commissioner Mendenhall requested Chair Cox call a brief recess. The meeting was briefly recessed at 7:13 pm.

Chair Cox called the meeting back to order at 7:23 pm.

Commissioner Mendenhall requested to be recused from this item on the agenda due to an unforeseen conflict of interest. He stated that the County Attorney had been consulted and agreed.

The Board granted Commissioner Mendenhall's recusal request and he was recused from discussing or voting on this item.

Chair Cox entertained a motion on the request as presented.

Commissioner Nickelston moved to approve rezoning request **#22-739** submitted by **Teramore Development** to rezone **3.0 acres** from **RA (Residential Agricultural)** to **H-B-CZ (Highway Business Conditional Zoning)** for a **"Retail Store"** and stated that the request was consistent with the Stokes 2035 Comprehensive Plan and was a reasonable request.

Commissioner Morris seconded.

Chair Cox opened the floor for any discussion/questions/comments.

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

Chair Cox turned the floor back over to Planning Director David Sudderth.

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



**STAFF REPORT**  
**Josiah Robertson – RA to RMF-CZ # 22-933 (Amend)**

**REQUEST:** Amend Conditional Zoning Permit 16-220 to add a third Triplex Apartment located on 7.357 acres currently zoned RMF-CZ (Residential Multi-Family Conditional Zoning).

**SITE OWNER:** Josiah Robertson

**APPLICANT:** Josiah Robertson

**SITE LOCATION:** The property is located on the north side of Power Dam Rd. (SR# 1712) approximately .1 mile before the intersection with Tilley Rd. (SR# 1717) addressed at 1377-A Power Dam Rd., Walnut Cove, NC 27052.

**Map:** 6965    **Parcel:** 7357    **PIN #:** 6965-00-21-7357  
**Deed Book:** 478    **Pages:** 1154    **Township:** Meadows

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 7.357 acres

**CURRENT USE:** The property is currently used for two (2) Triplex Apartments

**ZONING DISTRICT:** RA (Residential Multi-Family Conditional Zoning)

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

**FIRM MAP #:** 3710696400 J

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

**WATERSHED DISTRICT:** N/A

**SEPTIC/WATER APPROVAL:** Stokes County Environmental Health section has issued an IP (Improvement Permit) for the proposed septic systems. Water will be provided by wells.

**SCHOOL DISTRICTS:** Walnut Cove Elementary, Southeastern Middle, South Stokes HS

**EMERGENCY SERVICES:** Walnut Cove VFD, EMS – Walnut Cove # 101

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

**ACCESS:** The site has an existing approved residential driveway access from NCDOT.

**SURROUNDING LAND USE:** The adjacent surrounding properties are zoned (RA) Residential Agricultural and are used for residential or agricultural purposes.

**STAFF COMMENTS:** This rezoning request comes to the Board as an amendment to Conditional Zoning Permit 16-220 on property currently zoned RMF-CZ (Residential Multi-Family Conditional Zoning). The applicant is requesting to amend the conditional zoning permit to add a third Triplex Apartment on the property. The property was rezoned to RMF –CZ (Residential Multi-Family Conditional Zoning) in 2016. The surrounding area consists of mixed single family residential units and open land. There are very few apartments located in the rural parts of the county and the expansion of one Triplex Apartment that is being proposed in this request fits in with the rural character of the area. The proposed development of this unit is located on 7.357 acres of land which gives a ratio that exceeds to a single lot residential subdivision proposal of one (1) unit per acre. The addition of another Triplex Apartment on this site is consistent with the surrounding low density residential development in the area. The Planning staff sees no problem with this request and feels that additional alternative housing options are needed in the rural sections of the county.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 7 to 0 to approve rezoning request #22-933 submitted by Josiah Robertson to amend Conditional Zoning Permit #16-220 to allow a third Triplex Apartment unit on 7.357 acres. The Board stated that the request was consistent with the Stokes 2035 Comprehensive Plan and was a reasonable request.

**STATEMENT OF CONSISTENCY AND REASONABLENESS:**

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. Reasons for decision should be stated in the motions. **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 August 25, 2022 at 1377 Power Dam Rd.

(See Attachment D 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. #22-933 – (Amend permit #16-220)  
Applicant: Josiah Robertson  
Property Owner: Josiah Robertson  
Parcel ID#: 6965-00-21-7357  
Location: 1377-A Power Dam Rd., Walnut Cove, NC 27052  
Proposed Amendment: Amend Conditional Zoning permit 16-220 currently zoned RMF-CZ to add one “Triplex Apartment unit”.

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 addition of one Triplex Apartment unit would be located on 7.357 acres of land which gives an average of .816 units per acre. This is comparable to a single lot residential subdivision proposal of one (1) unit per acre which is 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** or **is not consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans.

The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is RMF-CZ (Residential Multi-Family 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** or **is not reasonable** and **is** or **is not** in the public interest:

This property is currently zoned RA (Residential Agricultural) and is being proposed to remain residential in an RMF-CZ district and maintain an overall density of development consistent with the minimum standards of the Stokes County Zoning Ordinance for this area. The proposed rezoning also provides a source of alternative housing options in the area.

Chair Cox opened the floor for any discussion/questions/comments.

After some discussion, Chair Cox entertained a motion on the request as presented.

Commissioner Nickelston moved to approve rezoning request # 22-933 (Amend permit #16-220) submitted by Josiah Robertson to Amend Conditional Zoning permit 16-220 currently zoned RMF-CZ to add one "Triplex Apartment unit" and stated that the request was consistent with the Stokes 2035 Comprehensive Plan and was a reasonable request.

Vice-Chair Barneycastle seconded the motion.

Chair Cox opened the floor for any discussion/questions/comments.

With no further discussion, the motion carried with a 5-0 vote.

Chair Cox turned the floor back over to Planning Director David Sudderth.

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

**STAFF REPORT**  
**R. Carroll Farms Operations LLC.**  
**RA to RA-CZ #22-948**

**REQUEST:** Request is submitted by **R. Carroll Farms Operation LLC** to rezone property from **RA (Residential Agricultural)** to **RA-CZ (Residential Agricultural Conditional Zone) for Agritourism - Restaurant/Lodging to be operated in conjunction with an Equestrian Facility at designated agritourism site.** The property is located on the east side of Goinstown Rd. (SR# 1631) approximately .5 miles north of the intersection of NC Hwy 770 and Goinstown Rd.in the Sandy Ridge area.

**SITE OWNER:** R. Carroll Farms Operation LLC

**APPLICANT:** R. Carroll Farms Operation LLC

**SITE LOCATION:** The property is located on the east side of Goinstown Rd. (SR# 1631) approximately .5 miles north of the intersection of NC Hwy 770 and Goinstown Rd.in the Sandy Ridge area.

**Map:** 6090    **Parcel:** 6628    **PIN #:** 6090616628

**Deed Book:** 737    **Pages:** 376    **Township:** Snow Creek

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** Approximately 63.5 acres

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

**PROPOSED DISTRICT:** RA-CZ (Residential Agricultural Conditional Zoning)

**FLOOD HAZARD AREA:** N/A.

**FIRM MAP #:** 3710604000J

**FIRM MAP ZONE:** Property is located in Zone X, an area determined to be outside the 500-year floodplain.

**WATERSHED DISTRICT:** The southeastern corner of the 63.5 acre parcel is located in the WS-IV Mayo River watershed. The proposed Restaurant/Lodging facility would not be located in the watershed zone.

**SEPTIC/WATER APPROVAL:** The site has been evaluated by Soil & Environmental Consultants, PA and has found areas of suitable soil for the facility. The Timmons Group will design both the water and wastewater systems for all the intended uses.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Northeast Stokes VFD, EMS - Station # 2 -Lawsonville

**EROSION CONTROL:** Would be submitted if necessary.

**ACCESS:** The site will be accessed by a private drive off of Goinstown Rd. SR# 1631 in Stokes County and there would be an access point off of Local Rd. (SR# 1353) in Rockingham County.

**SURROUNDING LAND USE:** The subject property is located on the east side of Goinstown Rd. (SR# 1631). The surrounding land use consists of residential and agricultural uses.

**ISSUES TO CONSIDER:**

- Expansion of Agritourism facility, Restaurant/Lodging will provide potential employment opportunities
- Potential sales tax base increase due to use as a restaurant and lodging facility.
- Provides additional tourism destination
- Support of business friendly objective and tourism activities.
- Community acceptance

**STAFF COMMENTS:** This rezoning request comes to the Board as a conditional rezoning from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for an **Agritourism - Restaurant/Lodging facility to be operated in conjunction with an Equestrian Center.** The applicant is requesting this rezoning to enhance an Equestrian Center to be constructed on the property which falls within the permitted uses in the RA (Residential Agricultural) zoning district for agritourism uses. The site is located on a parcel adjacent to the

Stokes/Rockingham County line. The applicant owns the property to the north, west and east of the proposed project site. The restaurant and lodging facility will be available to serve the patrons of the Equestrian Center and related agritourism activities. The Planning staff sees no problem with this request and feels that the expansion of an Agritourism site in the county will further help in increasing the sales tax base as well as potentially assisting in creating employment opportunities. The addition of a restaurant and lodging facility located on the property to serve an Agritourism venue site will only help to promote tourism activities in the county.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 7 to 0 to approve rezoning request #22-948 submitted by R. Carroll Farms Operations LLC to rezone property from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zone) for Agritourism - Restaurant/Lodging to be operated in conjunction with an Equestrian Facility at designated agritourism site located on 63.5 acres stating they felt it was consistent with the Stokes 2035 Comprehensive Plan and was a reasonable request.

**STATEMENT OF CONSISTENCY AND REASONABLENESS:**

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. Reasons for decision should be stated in the motions. **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, August 24, 2022 at 5:00 pm at the Sandy Ridge Community Center at 5061 NC Hwy 704 E in Sandy Ridge, NC.

(See Attachment F 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.	<b>#22-948</b>
Applicant:	<b>R. Carroll Farms LLC</b>
Property Owner:	<b>R. Carroll Farms LLC.</b>
Parcel ID#	Parcel <b>6090616628</b>
Location:	Located on a private drive off of <b>Goinstown Rd. (SR#1631)</b>
Proposed Amendment:	<b>Rezone property from RA to RA-CZ for an Agritourism – Restaurant / Lodging Facility.</b>

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 Open Space 2 (O-2) Reserved Lands/Conservation which is the predominant transect zone in the county. This is an area primarily associated with Conservation, Limited Agriculture and Forestry as well as many rural residences. This (O-2) transect zone also contains many scattered commercial properties throughout the county. The majority of land in the (O2) transect zone is located in the RA (Residential Agricultural) zoning district. It should also be noted that not all development in the county takes place directly on major highways or near commercial nodes.

The Stokes County 2035 Comprehensive Plan identifies in Chapter (4) Economic Development, Section (D) Tourism Development and Quality of Life states the need to establish and enhance cultural and agricultural activities aimed at tourists and also develop Agritourism in the county. This proposal would seem to meet this criteria.

The proposed use of the property for the creation of an Agritourism – Restaurant/Lodging facility associated with other potential agritourism activities should fit into this (O-2) Reserved Lands/Conservation Transect Zone as identified in the comprehensive plan.

This proposed amendment **is consistent** or **is not consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans:

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 is consistent with the Low Density Growth Area development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable** or **is not reasonable** and **is** or **is not** in the public interest:

The property is currently zoned RA (Residential Agricultural) and is being proposed to be rezoned to an RA-CZ (Residential Agricultural Conditional Zoning) district. The Agritourism industry and the development of Agritourism sites in the county and the state is a growing activity and will continue to be so for the foreseeable future.

Chair Cox opened the floor for any discussion/questions/comments.

After some discussion, Chair Cox entertained a motion on the request as presented.

Commissioner Mendenhall moved to approve rezoning request # **22-948** submitted by **R. Carroll Farms Operation LLC** to rezone property from **RA (Residential Agricultural)** to **RA-CZ (Residential Agricultural Conditional Zone) for Agritourism - Restaurant/Lodging to be operated in conjunction with an Equestrian Facility at designated agritourism site** and stated that the request was consistent with the Stokes 2035 Comprehensive Plan and was a reasonable request.

Commissioner Nickelston seconded the motion.

Chair Cox opened the floor for any discussion/questions/comments.

With no further discussion, the motion carried with a 5-0 vote.

**Adjournment**

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


Commissioner Nickelston moved to adjourn the meeting at 8:02 pm.

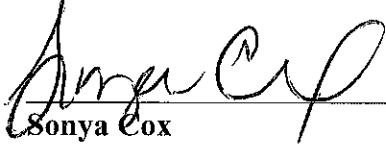
Commissioner Mendenhall seconded.

Chair Cox opened the floor for any discussion/questions/comments.

With no further discussion the motion carried with a 5-0 vote.

The meeting was adjourned.

  
Amber Brown  
Clerk to the Board

  
Sonya Cox  
Chairman