

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
TUESDAY JUNE 6, 2023

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a Planning Meeting in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Tuesday June 6, 2023 at 6:00 pm with the following members present:

Chairman Rick Morris
Vice Chairman Brad Chandler
Commissioner Sonya Cox (via phone)
Commissioner Ronnie Mendenhall
Commissioner Keith Wood

County Personnel in Attendance:
Interim County Manager/Clerk to the Board Amber Brown
Planning Director Eric Nance

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

INVOCATION

Chairman Morris invited those in attendance to join the Board in the invocation, if so desired. Chairman Morris delivered the Invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

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

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Morris entertained a motion to approve or amend today's agenda.

Commissioner Mendenhall moved to approve today's agenda as presented.

Commissioner Wood seconded the motion.

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

With no discussion, the Agenda was approved unanimously.

DISCUSSION AGENDA

Chairman Morris turned the floor over to Planning Director Eric Nance for the Rezoning Request.

REZONING REQUEST – Patrick and Candace Dodson (Residential Agricultural to Highway Business)

Planning Director Eric Nance presented the following information regarding the Rezoning Request:

- Applicant – Patrick and Candace Dodson
- Request to rezone approximately 3.02 +/- acres from Residential Agricultural (RA) to Highway Business (HB) located at 1067 Amostown Road, Sandy Ridge, NC to build a 30'x40' storage building for warehouse storage of his snack cake business (Mini-Storage Warehouse)
- The 3.02-acre tract has 346' of road frontage
- Planning staff sees no problems with the request and feels the expansion of a warehouse for his weekly storage of snack cakes for his business supports the business-friendly objective as stated in the Stokes County 2035 Comprehensive Plan along with potential tax base increase due to the expansion of commercial property
- County has the following requirements for property used as a mini storage facility:
 - The maximum height of the building shall be 20 feet
 - Outside storage shall be limited to non-commercial RVs watercraft
 - Storage of hazardous toxic or explosive substances shall be prohibited
 - No business activity other than the rental of the storage units could be conducted on premises
- 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 as being in the transect zone identified as Growth Area 1 (G-1) Low Density Growth Area
- This area is intended for low-density residential growth and includes areas with limited access to water and sewer infrastructure
- However, these areas are adjacent to target growth areas, such as municipal areas, county areas with water and sewer infrastructure, and existing and planned rural neighborhood commercial nodes
- The proposed development is for the construction of a small commercial warehouse building for a “Mini-Storage Warehouse”

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

Chairman Morris confirmed with Director Nance that the only question brought up during the community meeting was regarding lights and signage which was explained that there would be no signage or massive lighting.

The Board had no other issues or questions regarding the rezoning request.

Chairman Morris entertained a motion regarding the rezoning request from applicant Patrick and Candace Dodson to rezone approximately 3.02 +/- acres from Residential Agricultural (RA) to Highway Business (HB) located at 1067 Amostown Road, Sandy Ridge, NC to build a 30'x40' storage building for warehouse storage of his snack cake business (Mini-Storage Warehouse).

Commissioner Mendenhall moved to approve the following:

- Rezoning Request (case number 23-329) from Patrick and Candace Dodson to rezone one track of land comprising 3.02 acres identified as Stokes County parcel #6070-53-7100 from Residential Agricultural (RA) to Highway Business (HB)
- To build a 30'x40' metal storage building as a warehouse for Iron Horse Distributing
- This proposed amendment is reasonable and in the public interest in that the property is currently zoned RA (residential agricultural) and has been proposed to be rezoned HB (highway business zoning district)
- This property is in an area with mixed development of residential and commercial properties in the Sandy Ridge, North Carolina area
- The Stokes County Planning Board recommends that the Board of County Commissioners approve the zoning map amendment
- It is consistent with the Stokes County 2035 Comprehensive Plan and other adopted plans in that parcel is zoned RA and the requested parcel be zoned district is HB, the same zoning district is approximately 675 feet from the property to be rezoned and it is likely to be developed for commercial uses
- The property is consistent with the growth area G1 Low Density Growth Area Development that is identified in the Stokes County 2035 Comprehensive Plan

Commissioner Wood seconded the motion.

Chairman Morris opened the floor for any further discussion.

With no further discussion, the motion passed unanimously.

80.1.1 – RA – (Residential Agriculture District) - Recreational Vehicle (RV) Temporary Stay

Planning Director Eric Nance noted the Stokes County Planning Board is requesting the following text amendment be added to the Stokes County Zoning Ordinance allowing Recreational Vehicles as a temporary dwelling during the construction or reconstruction of a dwelling:

1. Recreational Vehicle (RV) Temporary Stay permit is for constructing a new residence or reconstruction of a residence that is no longer habitable or has been substantially damaged.

2. A permit for a Recreational Vehicle (RV) Temporary Stay can be obtained once a building permit has been issued for new construction or for renovation or repair. This does not apply for obtaining permits for double-wide or single-wide mobile homes.

3. At the time a site plan is submitted for a building permit, the location of the Recreational Vehicle (RV) Temporary Stay must be shown on the site plan and meet the set-back requirements. All Recreational Vehicle (RV) Temporary Stay permits for renovations will need a separate temporary saw service (electrical permit). (Temporary saw is already included with all new construction permits).

4. The Recreational Vehicle (RV) Temporary Stay is valid for a maximum period of eighteen (18) months. The cost is five hundred dollars (\$500.00) for the permit. A property owner may request a one-time extension of six (6) months for delays caused by exceptional reasons beyond the control of the property owner or contractor as to be determined and approved by the Planning & Inspections Director. The cost for the six (6) month extension is two hundred and fifty dollars (\$250.00)

5. A permit will not be issued without a finalized septic system from Environmental Health with the site plan showing Single-Family Dwelling and Recreational Vehicle (RV) that both were approved for use of septic system.

6. The Septic approval for renovations will be determined by Environmental Health. Septic system should be marked off in a manner to prevent encroachment during the period of construction.

7. The Recreational (RV) Temporary Stay must have an approved potable water supply, well or public water finalized through the Environmental Health Department.

8. No more than one (1) Recreational Vehicle (RV) Temporary Stay permit may be issued per individual parcel under these provisions. A pop up or pop out camper will not be allowed.

9. The RV for a recreational Vehicle (RV) Temporary Stay permit will expire thirty (30) days after receiving certificate of occupancy for the permanent residential structure; at which time the electrical, water and septic connection must be removed.

10. If the property is located in a special flood hazard area as determined by the official FIRM or DFIRM maps for Stokes County the location of the Recreational Vehicle (RV) Temporary Stay unit must comply with the standards of the Stokes County Flood Damage Prevention Ordinance.

11. Recreational vehicle use is prohibited inside the Stokes County Zoning District with two exceptions:

1. Recreational Vehicles are permitted to be used in approved campgrounds.

2. Recreational Vehicles are permitted to be used if complying with the Recreational Vehicle Temporary Stay Permit in the Residential Agricultural District only.

12. Recreational Vehicle shall NOT be used for camping, “man caves”, or as a primary or secondary residence within the Stokes County Zoning District.

13. Recreational Vehicle shall NOT have any structure added to the RV such as porches, patios, decks, rooms, roofs, or any other structure is to be added to an RV within the Stokes County Zoning District.

Recreational Vehicle Definition – Any Class A, Class B, Class C, Fifth Wheel, Travel Trailer, Pop Up, or any combination of the before mentioned is considered a Recreational Vehicle.

Planning Director Nance noted the following:

- The purpose of this text amendment is to provide a permit process for the temporary occupancy of travel trailers, recreational vehicles, motor homes, and campers to ensure compliance with applicable zoning, building, and environmental health regulations
- Travel trailers, recreational vehicles, motor homes, and campers shall be permitted as a temporary residence during the construction of a property owner’s new single-family dwelling, major remodeling to the owner’s existing single-family dwelling or a residence that has substantially been damaged
- Pending House Bill 466 requires the County to establish criteria to allow for the use of temporary dwellings on residential property for the duration of the construction of a permanent residential dwelling (this bill has not become law at this time)

Chairman Morris confirmed with Director Nance that the zoning text amendment could be approved by the Board of County Commissioners even though House Bill 466 is still pending.

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

Vice Chairman Chandler commented:

- Questioned how this amendment applies to hunters who come up and stay in a camper or RV for a short period of time

Director Nance responded:

- Normally, hunters are only going to stay a very short term and usually on their own property
- They are not connecting to any kind of sewer
- I don’t see a problem if there are not any complaints
- One thing I would add, we currently already have people that are living in RVs in the county and Planning and Zoning is not in the business of making people homeless
- We do not want to put anyone in jeopardy as far as being out on the street because of an ordinance
- We do not want to throw anyone out of a home and will work with anyone

Chairman Morris confirmed with Director Nance that the staff would not allow living in an RV permanently in Stokes County but would work with them accordingly.

Chairman Morris confirmed with Director Nance the fees included in the proposed text amendment were established before he became director and had been compared with other surrounding counties.

Chairman Morris, with consensus of the Board, had no issues with the fees proposed in the text amendment.

Chairman Morris questioned Item #12 which includes that RVs will not be permitted for storage with there being no definition of what storage is – a gray area.

The Board discussed deleting storage from Item #12 in the proposed text amendment.

The Board, with full consensus of the Board (Commissioner Cox absent), agreed to delete “storage” from Item #12 of the proposed text.

Chairman Morris noted that Item #8 states that a “Pop Up” or “Pop Out” will not be allowed, but then “Pop Up” is included in the definition of a recreational vehicle – seems this could be contradicting.

The Board discussed Item #8 noted by Chairman Morris.

The Board, with Commissioner Cox absent, agreed to leave the language as proposed.

With no further discussion, Chairman Morris entertained a motion regarding the proposed Zoning Text Amendment for Recreational Vehicle (RV) Temporary Stay – 80.1.1.

Commissioner Wood moved to approve the Zoning Text Amendment 80.1.1 for Recreational Vehicle (RV) Stay with the deletion of “storage” in Item #12 to the Stokes County Zoning Ordinance. Vice Chairman Chandler seconded the motion.

Chairman Morris opened the floor for any further discussion.

With no further discussion, the motion passed (4-0) with Commissioner Cox absent.

OTHER BUSINESS

Commissioner Wood requested to speak briefly concerning the following two issues:

- Would like the Board to be thinking about the Solar Farm Moratorium that expires in August
- Would like for Director Nance to work up a proposal for new departmental software and its cost effect to the County

ADJOURNMENT

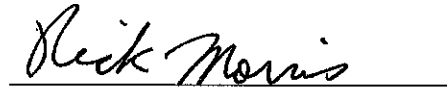
With no further business to come before the Board, Chairman Morris entertained a motion to adjourn.

Commissioner Mendenhall moved to adjourn the meeting. Commissioner Wood seconded and the motion (4-0) with Commissioner Cox exiting the meeting prior to adjournment.



Amber Brown

Clerk to the Board



Rick Morris

Chairman