TOWN OF STOKESDALE

NOTICE OF PUBLIC HEARING

The Stokesdale Town Council will hold a public hearing at its regular meeting on Thursday, December 12, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, North Carolina 27357.

PUBLIC HEARING ITEM:

REZONING CASE 24-09-PLBD-00096, 7848 US HIGHWAY 158 FROM AG (AGRICUTURAL) AND RS-40 (SINGLE-FAMILY RESIDENTIAL) TO CZ-RS-30 (CONDITIONAL SINGLE-FAMILY RESIDENTIAL)

Located on the north side of US Highway 158, 3400 feet east of the intersection of US Highway 158 with NC Highway 68N, Guilford County Tax Parcel #164066, this is a request to rezone the subject property, which contains a total of 100.25 acres from AG (Agricultural) and RS-40 (Single-Family Residential) to CZ- RS-30 (Conditional Single-Family Residential). The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request.

Additionally, the Town of Stokesdale may place conditions on this request, provided they are agreed upon by the owners. Should the Town establish conditions that are not agreed to by the owners, then the Town could either deny the rezoning, or the Town would need to amend the conditions to be acceptable by the owners.

Developer Proposed Development Conditions:

1) Maximum number of lots is 85

Developer Proposed Use Conditions:

1) All uses for the RS-30 zoning district as allowed by table 4-3-1 in the Stokesdale zoning ordinance except junked motor vehicles shall not be permitted.

The request is consistent with the Stokesdale Future Land Use Plan designation of Residential; thus, if approved, a future land use plan amendment is not required.

For more information, please contact the Stokesdale Town Hall at 336-643-4011.

Per S.L. 2017-210 and Guilford County Ordinance Chapter 17: Electronic Notice section 17-1(a), Guilford County is permitted to publish legal notices on the Guilford County Electronic Legal Notices website at https://legalnotices.guilfordcountync.gov/Default.aspx.