



**Board of County Commissioners
July 13, 2026**

Item number: X.b

Public Hearing for Amendments to Stokes County Zoning Ordinance

Drafter: Olivia Jessup

Summary:

A public hearing will be held for citizens of Stokes County to discuss the following proposed text amendments to the Stokes County Zoning Ordinance:

- Amendment A — §132.3 (Hearing Timeline): Proposed reduction of the Planning Board hearing window for conditional zoning applications from 60 days to 30 days, consistent with the state default under N.C. Gen. Stat. §160D-604(b).
- Amendment D — §132.5 (Plan Consistency Statement — Two-Step Process): Proposed amendment to replace the current single-finding requirement with the two-step plan-consistency and reasonableness framework required by N.C. Gen. Stat. §§160D-604(d) and 160D-605. Staff made additional changes to the amendment following the June 15 Planning Board vote and resubmitted the revised amendment for Board review.
- Amendment N — §92.2, Condition 5 (Mining/Quarrying Special Conditions): Proposed replacement of standardless 'as deemed necessary' delegation language with specific, objective, and measurable criteria governing conditions applicable to mining and quarrying operations in the M-2 district.
- Amendment P — §92 (M-2 Performance Standards Package): Proposed deletion of legally unenforceable aspirational and catch-all provisions in the M-2 Heavy Manufacturing District and concurrent adoption of replacement objective performance standards, including quantitative thresholds for noise, emissions, setbacks, and screening. All three components must be adopted together.
- Amendment R — Definitions + §92 Use Table (Data Center): Proposed addition of a formal definition of 'Data Center' to Article IV, §41 and a corresponding use table entry in the M-2 CZ (Conditional Zoning) district use table. Both parts must be adopted concurrently.

Additional documents may be discussed including but not limited to Planning Board recommendations. These documents can be found at [Planning & Inspections](#) on 7/10/2026 after the Planning Board meeting on 7/09/2026.

The following procedure will be in place for the Public Hearing:

Each speaker shall be allowed 4 minutes for public comments with the option to yield time to another speaker or add an optional minute depending on the number of speakers that have signed up while abiding by the 30-minute total time limit. All speakers shall maintain good decorum and show respect and good manners. Vulgar language, profanity, inappropriate gestures, insults, personal attacks, accusations, and inflammatory language is prohibited. The Chairman of the Board shall enforce these rules, and anyone not complying with these rules shall not be allowed to continue.

Following the Public Hearing, the Board will discuss the Zoning Ordinance Amendments.

ATTACHMENTS:

[Stokes_County_M2_Performance_Standards_Final \(4\).pdf](#)
[Adoption_Ordinance_Reasonableness_A_D_N_P_R_UPDATED.docx](#)
[BOC_Motion_Adopt_A_D_N_P_R_CORRECTED.pdf](#)
[BOC_Motion_Deny_A_D_CORRECTED.pdf](#)
[BOC_Motion_Not_Adopt_N_P_R \(1\).pdf](#)
[BOC_Staff_Report_July13_2026_UPDATED.docx](#)
[Mining_Quarrying_PB_Report_July9_2026 \(2\).pdf](#)