

AGENDA

**Town of Stoneville
Board of Adjustment/Planning Board Meeting
Public Hearing
September 2, 2025 - 6:00 PM
Council Chambers at 101 Smith St**

CALL TO ORDER – Chair Mitzi Evans

PLEDGE OF ALLEGIANCE & INVOCATION

APPROVAL OF MINUTES

1. Meeting – May 22, 2025

APPROVAL OF SEPTEMBER 2, 2025 AGENDA

BOARD OF ADJUSTMENT NEW BUSINESS

1. Public Evidentiary Hearing (Quasi–Judicial) Case AP-2025-01 – Consideration of Appeal submitted by Jesus Rivera Bustos, property owner of 102 Simpson Street, identified as Parcel #126889. The appeal concerns a Notice of Zoning Violation issued on July 24, 2025, regarding a fence located in the front yard of the property.

PLANNING BOARD NEW BUSINESS

1. Consideration of a rezoning request from applicant, CRGG Development LLC, to rezone Parcel 125910/Tax PIN 793807573566 (40.6 AC +/-) from Residential Suburban/Residential Agriculture to Residential Suburban/Conditional Zoning District.
2. Consideration of a rezoning request from applicant, AVENTZ LLC, to rezone three parcels identified as TAX PIN 793806490861, 793918309122, and 793918400162 (2.2 AC +/-) from Residential Agriculture to Residential Agriculture/Conditional Zoning District.

Announcement: The Second Public Hearing for the Rezoning requests above will be held on September 9, 2025, at 6:00 p.m. in the Council Chambers located at 101 Smith St., Stoneville, N.C. The Town Council will consider and possibly act on the recommendations of the Stoneville Planning Board.

ADJOURNMENT

**Town of Stoneville
Planning Board/Board of Adjustment
Meeting Minutes
May 22, 2025 – 6:00 PM
Council Chambers – 101 Smith St.**

Present were Board Members Ray Wiggins, Mitzi Evans, and Tammy Evans. Board Member, Joey Claybrook was absent. Town Clerk Deleia Hutcherson and Town Attorney Eugene Russell were also present.

Welcome: Chair Mitzi Evans welcomed the assembly and called the meeting to order at 6:00 p.m. She announced the absence of Board Member Joey Claybrook. A quorum was present and the meeting continued.

Agenda: Board Member Tammy Evans made a motion to approve the Agenda for May 22, 2025. Board Member Ray Wiggins seconded. Motion carried.

Minutes: Board Member Ray Wiggins made a motion to approve the minutes from October 29, 2024. Board Member Tammy Evans seconded. Motion carried.

Oath of Office: Mr. Brent Epling was sworn in as the newest member of the Planning Board and Board of Adjustment. The oath was administered by Town Clerk Deleia Hutcherson. Mr. Epling will serve as an alternate inside board member. Due to the absence of Board Member Joey Claybrook, Mr. Epling was called to serve in his place and took his seat with the other board members.

Public Hearing for Rezoning Consideration of Parcel 185849 from Mixed Zoning (Highway Business, Residential Suburban, Residential Agriculture) to Residential Suburban - Board Member Ray Wiggins made a motion to open the Public Hearing. Alternate Board Member Brent Epling seconded. Motion carried unanimously. Two people signed up to speak at the Public Hearing. The applicant and property owner, Winnie Jane Raymond was not present. Mr. Ken Mackovic, spoke on the applicant's behalf and introduced himself as the potential owner and developer of the project. He advised the proposed development would focus on traditional stick-built homes, with possible inclusion of patio homes targeting seniors and empty nesters. Mr. Mackovic anticipates an average home price of \$240,000, within a range of \$200,000 - \$320,000. He stated future voluntary annexation is expected after the property is purchased as well as connection to the town water and sewer system. He informed the Planning Board that he has no immediate plans to develop the property as he is still reviewing his options. Once he has a preliminary site plan, he will return to the Planning Board for development approval. Mr. Mackovic ended by thanking the Planning Board for their time and consideration of the rezoning. Chair Mitzi Evans proceeded with calling the next name on the Public Hearing sign-up sheet. Mr. Bobby Lineberry of 100 Abernathy Drive, Eden, NC inquired about projected home prices, use of local contractors, development status, and potential tax revenue. Clarifications were made by staff regarding the parcel location and that the hearing was solely for rezoning, not project approval.

Board Member Ray Wiggins made a motion to close the Public Hearing. Alternate Board Member Brent Epling seconded. Motion carried unanimously. Chair Mitzi Evans announced the return to open session.

The board discussed housing market needs, suitability of patio homes for seniors, and the benefit of open spaces. They also noted the project's potential to increase the tax base, attract residents, and indirectly support local business development

The board members went through the Findings of Fact and considered the following:

- a) Size of the tract in question – 15.5 acres (+/-)
- b) Compatibility of rezoning requested with the existing comprehensive zoning plan – Proposed residential use aligns with existing nearby residential uses
- c) Benefits and detriments of proposed zoning action – Tax revenue increase allowing for growth. Consistent with traditional uses in the area and continued potential for future development
- d) Uses under rezoning compared to the uses with adjacent tracts – Uses are similar to adjacent tracts
- e) Reasonableness to grant the rezoning request – Appropriate use of property and provides growth for the town.

Based on the stated Findings of Fact, Alternate Board Member Brent Epling made a motion to approve the rezoning request for Parcel 185849 from Mixed Zoning to Residential Suburban. Chair Mitzi Evans seconded. Motion carried with a unanimous 4-0 vote.

Chair Mitzi Evans thanked everyone for coming out. She also announced the second Public Hearing for the rezoning request would be held on June 3, 2025 at 6:00 p.m. in the Council Chambers located at 101 Smith St., Stoneville, N.C. where the Town Council will consider and possibly act on the recommendation of the Stoneville Planning Board.

Motion to adjourn made by Board Member Ray Wiggins. Seconded by Alternate Board Member Brent Epling. Motion carried unanimously.

Adjourned at 6:29 p.m.

Chair, Mitzi Evans

Town Clerk, Deleia Hutcherson