

VILLAGE OF TOBACCOVILLE
SPECIAL CALLED MEETING MINUTES
March 26, 2024

A special called meeting was held on Tuesday, March 26, 2024 at 6:30 p.m. at Village Hall for the purpose of discussing Forsyth County Zoning Case F-1637 on Shore and Griffin Road and action and response to recent updates concerning the case.

Present for the meeting were: Mayor Myron W. Marion, Council Members Mark Baker and Boyce Shore, Administrator Dan Corder, and Clerk Kimberly Keen. Mayor Pro Tem Lori Shore, Council Member Carla Hall, and Attorney Amy Lanning were absent. Twenty-one members of the public were present. Total attendance was 26.

Mayor Myron W. Marion called the meeting to order at 6:33 p.m. Mayor Myron W. Marion reminded those in attendance that the Council had expressed their opinion to the City-County Planning Board that after their public forum held on Monday, February 5, 2024 that the Council and residents were 100% in agreement with the planning staff's recommendation of denial of F-1637 due to the intense number of uses in GB-L and the lack of a site plan. The main issues listed:

- No multifamily housing/townhomes
- No hotel/motel
- No micro-brewery or distillery
- No services – B
- No drive through restaurant

Administrator Dan Corder displayed for the Council and those in attendance a copy of the presentation made by the City-County Planning Board that was presented to the Forsyth County Board of Commissioners on March 21, 2024 regarding Case F-1637 with a recommendation of denial.

Luke Dickey, Vice President and Director of Land Planning for Stimmel Associates spoke on behalf of Petitioner Jerry Stoltz and Pattie Stoltz regarding the land uses. Luke Dickey stated that the original list of uses started at 90+ uses and that number has been reduced to 37. The Petitioner agreed to withdraw Services B, Micro-Brewery/Distillery and Multifamily Housing/Townhomes prior to the County Commissioners Meeting on March 21, 2024.

Several members of the public made comments and voiced concerns regarding the rezoning issue. While residents were appreciative with the removal of the above listed items of use, opposition was again voiced regarding the hotel/motel and restaurant (with drive-through services) uses.

Jerry Stoltz, Jr. (son of Petitioner) Raleigh, NC spoke on behalf of the Petitioner. Jerry Stoltz, Jr. stated that the Petitioner has tried to work with the resident's thoughts in mind and while the plan for the property is not perfect, he feels like they are close to working through the matter for the best outcome possible.

After all discussion and comments were heard by the Council, it was the consensus of the Council that their position of the rezoning remain the same as noted previously in favor or denial. Council also noted their view could change if the Petitioner would withdraw the land uses of hotel/motel and restaurant (with drive-through) services because the residents in attendance view would change. If the Petitioner removes these uses, all of the issues listed in the February 5, 2024 public forum would have been removed.

Administrator Dan Corder was instructed to write a response to the County Commissioners dependent on the Petitioner list of uses.

A motion to adjourn was made by Council Member Mark Baker and was seconded by Council Member Boyce Shore. The meeting adjourned at 8:08 p.m.

Kimberly L. Keen, Village Clerk 4/4/2024

Myron W. Marion, Mayor 4/4/2024