

AGENDA



Keith Wood, Chair
Wayne Barneycastle, Vice Chair
Sonya Cox, Commissioner
Brad Chandler, Commissioner
Rick Morris, Commissioner

REGULAR SESSION OF THE BOARD OF COUNTY COMMISSIONERS
Monday, January 12, 2026
COMMISSIONERS CHAMBERS
6:00 PM

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Approval of the Agenda**
- V. Comments - Managers/Commissioners**
- VI. Conflicts of Interest**
- VII. Consent Agenda**
 - a. [Budget Amendment](#)
 - b. [Budget Amendment](#)
- VIII. Discussion Agenda**
 - a. [Rezoning Requests and Text Amendment](#)
- IX. Public Hearing**
 - a. [Procedure for Upcoming Public Hearing](#)
- X. Action Agenda**
 - a. [Board of Health Appointment](#)
- XI. Adjournment**

*Anyone with a disability(is) who needs an accommodation to participate in this meeting is requested to inform us 48 hours prior to the scheduled time of the affected group meeting

*Attachments may be delivered before or at the time of the meeting

*Times may vary due to times preset for agenda items



**Board of County Commissioners
January 12, 2026**

Item number: VII.a

Budget Amendment

Drafter: Tammy Keaton, Finance Director

Summary:

Budget Amendment #15 - Transfer funds from Rental of Equipment (Opioid) to cover the cost of Sharp copier charges for the Accountability and Recovery Court (ARC) Coordinator position.

ATTACHMENTS:

[Budget Amendment 15 ARC Sharp Copier Charges.pdf](#)



BUDGET ORDINANCE AMENDMENT #

15

STOKES COUNTY, NORTH CAROLINA
GENERAL FUND

BOARD MEETING DATE: December 29, 2025

WHEREAS, the Budget Officer recommends, and the Board now desires to amend the FY2025-2026 General Fund as outlined below in "Exhibit A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Stokes as follows:

1. That the FY2025-2026 amendment(s) listed in "Exhibit A" below be hereby adopted.
2. That this ordinance shall be effective upon adoption.
3. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

ADOPTED this _____ day of January, 2026

Requesting Department: Health Department – Tammy Martin
Budget Amendment Item: 100-4160-5000430 Rental of Equipment

Description and Justification:

Transfer \$493.00 from 204-5861-5000430 Rental of Equipment to 100-4160-5000430 Rental of Equipment to cover the cost of Sharp copier charges for the Accountability and Recovery Court (ARC) Coordinator position. Both 204-5861-5000430 and 100-4160-5000430 fall under opioid settlement funding.

Funding Source: No additional funding required. Transfer between budgeted accounts.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
100-4160-5000430 - Rental of Equipment	\$ -	\$ 493.00
204-5861-5000430 - Rental of Equipment	\$ -	\$ (493.00)
	\$ -	\$ -
	\$ -	\$ -
TOTAL	\$ -	\$ -

Verified by the Clerk to the Board:

Clerk to the Board

Tammy Martin 12/29/2025
Department Manager Date

[Signature] 11/5/25
County Manager Date

[Signature] 12/30/2025
Finance Director Date



**Board of County Commissioners
January 12, 2026**

Item number: VII.b

Budget Amendment

Drafter: Tammy Keaton, Finance Director

Summary:

Budget Amendment 16 - Appropriate funds to cover the annual fee for DebtBook cloud-based solutions for managing leases, subscriptions and debt. This cloud-based solution provides critical data for GASB 87 & GASB 96 financial reporting.

ATTACHMENTS:

[Budget Amendment 16 Finance DebtBook.pdf](#)



BUDGET AMENDMENT #

16**STOKES COUNTY, NORTH CAROLINA
GENERAL FUND**REQUESTED DATE: January 12, 2025

WHEREAS, the Budget Officer recommends, and the Board now desires to amend the FY2025-2026 General Fund as outlined below in "**Exhibit A**" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Stokes as follows:

1. That the FY2025-2026 amendment(s) listed in "**Exhibit A**" below be hereby adopted.
2. That this ordinance shall be effective upon adoption.
3. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

ADOPTED this 12th day of January, 2026

Requesting Department: Finance Department - Tammy Keaton
Budget Amendment Item: 100-4130-5000440; 100-3991-3991000

Description and Justification:

Appropriate funds to cover the annual cost of DebtBook which is used for managing lease and subscription data critical to GASB 87 & GASB 96 financial reporting.

Funding Source: Appropriate fund balance.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
100-4130-5000440 - Misc. Contractual Services	\$ -	\$ 27,500.00
100-3991-3991000 - Fund Balance Appropriated	\$ 27,500.00	\$ -
	\$ -	\$ -
	\$ -	\$ -
TOTAL	\$ 27,500.00	\$ 27,500.00

Verified by the Clerk to the Board:

Clerk to the Board

Tammy E. Keaton 1-6-2026
Department Manager Date

[Signature] 1/6/26
County Manager Date

Tammy E. Keaton 1-6-2026
Finance Director Date



**Board of County Commissioners
January 12, 2026**

Item number: VIII.a

Rezoning Requests and Text Amendment

Drafter: Eric Nance

Summary:

REZONING REQUEST:

Case#-0887: A petition to amend the Zoning Map of Stokes County has been filed by Jackson G. Boles of Case School Rd, Madison, NC 27025 to rezone property from RA (Residential Agricultural) to HB (Highway Business) located at 4835 US-311, Pine Hall, NC 27042 listed as Stokes County Parcel (699401478819) to accommodate a small retail shed business. No manufacturing will take place on the site.

TEXT AMENDMENT

The Stokes County Planning Department is requesting a text amendment to the current Stokes County Zoning Ordinance to include (Data Centers) listed as a definition under (Article IV Section 41) and add (Data Centers) to the permitted use table in the Stokes County Zoning Ordinance under section 92.1, M2-CZ (Heavy Manufacturing Conditional Zoning). This request will add clarity to the permitted use table and prepare Stokes County for future land use.

REZONING REQUEST:

Case#-0884: This request is by applicant DFC Stokes, LLC and DFC Stokes 2, LLC to rezone approximately 1,844.9 +/- acres from Residential Agricultural (RA) to Heavy Manufacturing Conditional Zoning (M2-CZ) at US 311 and Tuttle Rd and US 311; Coon Joyce Rd, listed as Stokes County Parcels (6964918321, 6973767124, 6973734188, 6973490574). This request is to build a Data Center. www.ProjectDeltaNC.com

ATTACHMENTS:

[Planning Board Recommendation](#)

[ELS - Project Delta - Zoning Conditions Revision 2026.01.08](#)



Stokes County
Planning Board Recommendation
From Special Called Meeting
December 4th 2025

Commissioners,

1. **Stokes County Planning Board recommends approval on:** Rezoning Request Case #-0887, A petition to amend the **Zoning Map of Stokes County** filed by **Jackson G. Boles of Case School Rd, Madison, NC 27025** to rezone property from **RA (Residential Agricultural)** to **HB (Highway Business)** located at **4835 US-311, Pine Hall, NC 27042** listed as Stokes County Parcel (699401478819) to accommodate a small retail shed business. No manufacturing will take place on the site. This request was found to be consistent with the Stokes County 2035 long range plan and is a reasonable request. This vote was unanimous.
2. **Stokes County Planning Board recommends approval on:** The Stokes County Planning Department requesting a text amendment to the current Stokes County Zoning Ordinance to include (Data Centers) listed as a definition under (Article IV Section 41) and add (Data Centers) to the permitted use table in the Stokes County Zoning Ordinance under section 92.1, M2-CZ (Heavy Manufacturing Conditional Zoning). This request will add clarity to the permitted use table and prepare Stokes County for future land use. This request was found to be Consistent with the Stokes County 2035 Long Range Plan and Is a reasonable request. Vote was unanimous.
3. **Stokes County Planning Board recommends denial on:** Rezoning Request, Case #-25-0884, by applicant DFC Stokes, LLC and DFC Stokes 2, LLC to rezone approximately 1,844.9 +/- acres from Residential Agricultural (RA) to Heavy Manufacturing Conditional Zoning (M2-CZ) at US 311 and Tuttle Rd and US 311; Coon Joyce Rd, listed as Stokes County Parcels (6964918321, 6973767124, 6973734188, 6973490574). This request is to allow a Data Center. The planning board made the motion to recommend denial stating that the applicant failed to adequately answer questions asked by the citizens, however made the motion that this request was not consistent with the Stokes County 2035 long range plan and that this was not considered a reasonable request. The vote was 7 to 1 against the proposal.

Eric B. Nance
Planning Director
Stokes County, NC
enance@co.stokes.nc.us
336-593-2408



1. Permitted uses shall be limited to data center and all accessory, ancillary, supportive, or functionally related uses, facilities, and technologies, including but not limited to: power generation; substations; electrical transmission infrastructure; natural gas infrastructure; battery/back up generation equipment; equipment yards; diesel and natural gas generation; batteries; security guard checkpoints; onsite maintenance facilities; container storage; and fuel storage.
2. The project shall utilize a closed-loop cooling system as its primary method of cooling, ensuring efficient water use.
3. All buildings shall be setback a minimum of 100 feet from the perimeter of the Site. The aforementioned setback area shall be maintained as a vegetative buffer, which may include existing vegetation, supplemental plantings, or a combination thereof.
4. Maximum building height shall be eighty (80) feet.
5. Sound generated by permitted uses shall be limited to a maximum of 70db(A) along the boundary perimeter of the property.
6. Power generation facilities shall be concentrated within the center portion of the development, with no such equipment permitted within 300 feet of the development's outer boundary.
7. Primary vehicular access to the Site shall be provided from US-311 and Oldtown Road. Secondary vehicular access, including emergency and utility access, may be provided from Tuttle Road or other locations as required by local, state, and federal laws, ordinances, and regulations.



STOKES COUNTY PLANNING REZONING REQUESTS

Rezoning Request

By: Jackson G. Boles
RA (Residential Agricultural) to HB (Highway Business)
Case# 25-0887

REQUEST: A petition to amend the **Zoning Map of Stokes County** has been filed by **Jackson G. Boles** of Case School Rd, Madison, NC 27025 to rezone property from **RA (Residential Agricultural)** to **HB (Highway Business)** located at **4835 US-311, Pine Hall, NC 27042** listed as Stokes County Parcel (699401478819) to accommodate a small retail shed business. No manufacturing will take place on the site.

SITE INFORMATION:

REZONING PARCEL SIZE: Approximately **6.88 +/- acres**

PROPOSED DISTRICT: Highway Business (**HB**)

FLOOD HAZARD AREA: N/A

WATERSHED DISTRICT: N/A

TOWNSHIP: Beaver Island

SURROUNDING LAND USE:

Surrounding land use consists of low-density residential neighborhoods with limited access to water and sewer utilities and reserved lands / conservation areas. The reserved lands / conservation area is comprised of very low-density development that includes many of the rural areas in Stokes County. This zone includes areas with very limited or no water and

sewer infrastructure. Other surrounding land uses consist of HB-Highway Business zoning as well as M1-Light Manufacturing and CS-CZ (Community Shopping Conditional) land use.

ISSUES TO CONSIDER:

- Potential tax base increase due to expansion of Commercial Property.
- Consistency with the Stokes County 2035 Long Range Plan.
- Is this proposal reasonable and in the best interest of the citizens of Stokes County?

STAFF COMMENTS:

The applicant is requesting to rezone one parcel, totaling approximately 6.88 ± acres, from RA (Residential Agricultural) to HB (Highway Business – Conditional Zoning) to accommodate the establishment of a retail shed business. Based on staff review, the proposal aligns with the County’s business-friendly initiative and the land-use policies outlined in the Stokes County 2035 Long Range Plan.

The requested rezoning represents a reasonable and appropriate expansion of commercial activity in this area. It supports local economic development goals, offers a potential increase to the tax base, and is consistent with the long-range vision for promoting compatible commercial uses along highway corridors.

The applicant has been cooperative and transparent throughout the process, engaging with adjacent property owners, responding to inquiries, and providing all information requested by Planning staff. All required materials for Stokes County’s rezoning petition process have been completed and submitted in full.

Based on the information presented, staff finds the request to be in the best interest of the citizens of Stokes County and recommends moving the petition forward for consideration.

*

PUBLIC INFORMATION MEETING:

November 10th – No Attendees

Call was received from property owner Mike Fulp expressing he had no issues. Property owner to the rear called expressing he had no issues. No further response.

STATEMENT OF LAND USE

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 **(low-density residential neighborhoods)** with limited access to water and sewer utilities and **(reserved lands / conservation areas)**. The reserved lands / conservation area is comprised of very low-density development that includes many of the rural areas in Stokes County but is also appropriately located along an established transportation corridor with established commercial development.

STATEMENT OF CONSISTENCY AND REASONABLENESS

I have included example Statements of **Consistency** and **Reasonableness** supporting the request and opposing the request for your review. The Board must determine if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan as to its consistency with the current development patterns and to the appropriateness of the request regarding the guide. **Please make all motions for approval or disapproval referencing the petitions of consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.**

Statements of Consistency and Reasonableness Sample Motions

Sample Motion 1 – (Is Consistent)

I _____ make a motion to approve rezoning request #25-0887 submitted by **Jackson Boles** to rezone 6.88 +/- acres from RA (Residential Agricultural) zoning district to HB (Highway Business Zoning District) for a retail shed business. This request is consistent with the Stokes County 2035 Long Range Plan and is a reasonable request.

Sample Motion 2– (Not Consistent)

I _____ make a motion to disapprove rezoning request #25-0887 submitted by Jackson Boles to rezone 6.88 +/- acres from RA (Residential Agricultural) zoning district HB (Highway Business) for a retail shed business. This request is not consistent with the Stokes County 2035 Long Range Plan and is not a reasonable request.

ITEM2

TEXT AMENDMENT

The Stokes County Planning Department is requesting a text amendment to the current Stokes County Zoning Ordinance to include **(Data Centers)** listed as a definition under **(Article IV Section 41)** and add **(Data Centers)** to the permitted use table in the Stokes County Zoning Ordinance under section **92.1, M2-CZ (Heavy Manufacturing Conditional Zoning)**. This request will add clarity to the permitted use table and prepare Stokes County for future land use.

Definition to be added:

Data Center:

A building or group of buildings in which computer servers, digital storage systems, and networking equipment are installed for the purpose of processing, managing, or storing electronic data. This use may include ancillary support areas such as control rooms, limited office space, mechanical equipment, and emergency power systems.

Sample Motions

Sample Motion 1 – (Approve)

I _____ make a motion to approve the text amendment of adding (Data Center) to the definitions and to the list of permitted uses under the M2-CZ zoning district by the planning department because it is reasonable and consistent with the Stokes County 2035 long range plan.

Sample Motion 2– (Denied)

I _____ make a motion to deny the text amendment of adding (Data Center) to the definitions and to the list of permitted uses under the M2-CZ zoning district by the planning department because it is not reasonable and consistent with the Stokes County 2035 long range plan.

ITEM 3

**By: DFC Stokes, LLC and DFC Stokes 2, LLC
RA and to M2-CZ
Case# 25-0884**

REQUEST: This request is by applicant **DFC Stokes, LLC and DFC Stokes 2, LLC** to rezone approximately **1,844.9 +/- acres** from **Residential Agricultural (RA)** to **Heavy Manufacturing Conditional Zoning (M2-CZ)** at **US 311 and Tuttle Rd and US 311; Coon Joyce Rd**, listed as Stokes County Parcels **(6964918321, 6973767124, 6973734188, 6973490574)**. This request is to build a Data Center with the following conditions:

1. Permitted uses shall be limited to data center and all accessory, ancillary, supportive, or functionally related uses, facilities, and technologies, including but not limited to: power generation; substations; electrical transmission infrastructure; natural gas infrastructure; battery/back up generation equipment; equipment yards; diesel and natural gas generation; batteries; security guard checkpoints; onsite maintenance facilities; container storage; and fuel storage.
2. The project shall utilize a closed-loop cooling system as its primary method of cooling, ensuring efficient water use.
3. All buildings shall be setback a minimum of 100 feet from the perimeter of the Site. The aforementioned setback area shall be maintained as a vegetative buffer, which may include existing vegetation, supplemental plantings, or a combination thereof.
4. Maximum building height shall be eighty (80) feet.
5. Sound generated by permitted uses shall be limited to a maximum of 70db(A) along the boundary perimeter of the property.
6. Power generation facilities shall be concentrated within the center portion of the development, with no such equipment permitted within 300 feet of the development's outer boundary.
7. Primary vehicular access to the Site shall be provided from US-311 and Oldtown Road. Secondary vehicular access, including emergency and utility access, may be provided from Tuttle Road or other locations as required by local, state, and federal laws, ordinances, and regulations.

SITE INFORMATION:

REZONING PARCEL SIZE: Approximately 1,844.9 +/- acres

PROPOSED DISTRICT: Heavy Manufacturing – Conditional Zoning (M2-CZ)

FLOOD HAZARD AREA: Located adjacent to flood zone

WATERSHED DISTRICT: N/A

TOWNSHIP: Sauratown

SURROUNDING LAND USE: Surrounding land use consists of low-density residential neighborhoods with limited access to water and sewer utilities and reserved lands / conservation areas. The reserved lands / conservation area is comprised of very low-density development that includes many of the rural areas in Stokes County. This zone includes areas with very limited or no water and sewer infrastructure. Other surrounding land uses consist of M1-Light Manufacturing zoning as well as an Industrial Centers and Corridors land use.

*

ISSUES TO CONSIDER:

- Land use, as it pertains to the Stokes County 2035 Long Range Plan.
- Is this proposal reasonable and in the best interest of the citizens of Stokes County?
 - Potential tax base increase due to expansion of Commercial Property.
- The effect this proposal will have on neighboring Stokes County residents.

STAFF COMMENTS:

The petitioner requests to rezone approximately 1,000 +/- acres from Residential Agricultural (R-A) to Heavy Manufacturing – Conditional Zoning (M-2-CZ) to allow development of a large-scale data center campus. All site development will be governed by a Conditional Zoning district with explicit, enforceable Development Standards addressing buffering, noise, height, access, and placement of power-generation equipment.

II. PROJECT DESCRIPTION

The proposed project includes one or more data centers and associated infrastructure, including substations, battery and backup power systems, equipment yards, security

facilities, and operational support buildings. All major power-generation components must be located toward the center of the site, with none allowed within the perimeter buffer or within 300 feet of the boundary.

The facility will use a closed-loop cooling system to reduce water consumption.

III. DEVELOPMENT STANDARDS (Summary)

- **Building Height:**
 - Up to 80 ft
- **Noise Performance:**
 - 70 dB(A) maximum at the property perimeter
- **Power Generation Placement:**
 - Internalized away from property lines; no equipment within buffers and not within 300 ft of the outer boundary
- **Buffering & Setbacks:**
 - All buildings shall be setback a minimum of 100 feet from the perimeter of the site
- **Cooling:**
 - Closed-loop system utilized for efficient water use
- **Transportation:**
 - Traffic Impact Analysis (TIA) required if determined by NCDOT
 - All required improvements must be completed or financially secured
- **Access:**
 - Primary access from US-311; additional road connections may be added during plan review

IV. TRANSPORTATION

A Traffic Impact Analysis (TIA) will be completed if required by NCDOT. Any improvements identified through that process must be implemented or secured as part of construction plan approval.

Primary access will be from US Highway 311, with the potential for additional connections as part of site design review.

V. CONSISTENCY WITH THE 2035 LAND USE PLAN

The request is consistent with the Stokes County 2035 Land Use Plan, which supports:

- Targeted economic development that strengthens the county's tax base
- Diversification of local industry with technology and infrastructure-oriented sectors
- Strategic placement of major non-residential uses in areas where utility capacity can be expanded
- Protection of rural character through buffering, height limits, and context-sensitive design
- Low-intensity, high-value employment opportunities with minimal environmental and traffic impacts

This proposal advances those objectives by consolidating a major high-tech facility in a location where impacts can be effectively internalized. The project integrates noise limits, internalization of power-generation infrastructure, height controls, and perimeter protections. The data center is inherently low traffic, produces no manufacturing emissions, and creates significant long-term economic benefit.

Overall, the request aligns with the 2035 Plan's goals for economic resilience, infrastructure modernization, and responsible land-use management.

VI. REASONABLENESS STATEMENT

It is reasonable and in the public interest to approve this rezoning request. The petitioner has provided Development Standards that clearly mitigate potential impacts through perimeter buffers, performance-based noise limits, and internal placement of high-intensity equipment.

The project represents a low-impact, high-value economic development opportunity, generating substantial tax revenue, construction-phase jobs, and long-term utility reliability improvements. Its low daily traffic, minimal public interaction, and limited environmental impact make it a suitable and responsible transition from the current R-A designation.

Given the project's alignment with the 2035 Land Use Plan, its limited community impact, and its significant economic and infrastructure benefits, the rezoning is considered reasonable and in the best interest of Stokes County and its citizens.

Staff finds the request consistent with long-range planning goals, appropriate for conditional zoning, and sufficiently mitigated to protect surrounding rural areas.

*

PUBLIC INFORMATION MEETING:

Attendees asked questions on various topics including but not limited to: project size (total square footage), development experience, construction timelines, road improvements, noise, power, water-use, power generation, tax revenue, jobs, type of data center, end-users, communication/transparency requests, and other topics.

Below are some of the questions asked:

- How many more coal-fired plants must Duke build to service this data center?
 - Closed loop system: how does that work?
- How do you fill up and drain the water from the closed loop system?
 - How long have you been doing this?
 - Where does the natural gas come from?
- Heavy manufacturing allows noise, dust, etc. – why are you pursuing that instead of light manufacturing zoning?
 - Will property values go down if they're adjacent to a data center?
 - Who are the final owners?
- Are there any metals that will be used or something that can leach toxins in the soil?
- Are there going to be other uses on the property in addition to the data center?
 - What happens if there's a historical site there?
 - Will you have your own fire department or fire suppression system?
 - Are you seeking any public funding?
 - When do you inform the historic preservation people in DC?
- How many buildings will there be / how much acreage will be covered?
- Will your generators be running in perpetuity if Duke doesn't come through with SMRs?
 - Am I going to be listening to turbines next to my house for 4 years?
 - Will this prompt stress to the electric grid?
 - Will my electric bill go up?
 - What are your stormwater mitigation plans?
 - How many jobs will this produce? How many are remote?

- Did you have a company by a different name previously?
 - Do you have a contract with the landowner?
- How many hours a day am I going to be listening to these generators?
- Stokes is a big county. How is this going to benefit Walnut Cove specifically?
 - Is AI a bubble, meaning this project won't even move forward?
 - Can you commit to not filling in the floodplain?
 - How many stories will the buildings be?
 - Will the servers be CPUs or GPUs?
- Are there checks and balances that the county can impose to ensure the end user follows certain rules?

2. A description of any changes to the rezoning application made by the applicant as a result of the meeting.

The application contemplates feedback from the meeting wholistically. Additionally, the applicant remains committed to continuing communication with nearby community members and is available to discuss and answer any questions concerning the rezoning request. For more information, a website was created to answer many of the frequently asked questions pertaining to this project (www.projectdeltanc.com).

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STATEMENT OF LAND USE

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 **(low-density residential neighborhoods)** with limited access to water and sewer utilities and **(reserved lands / conservation areas)**. The reserved lands / conservation area is comprised of very low-density development that includes many of the rural areas in Stokes County. This zone includes areas with very limited or no water and sewer infrastructure.

STATEMENT OF CONSISTENCY AND REASONABLENESS

I have included example Statements of Consistency and Reasonableness supporting the request and opposing the request for your review. The Board must determine if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan as to its consistency with the current development patterns and to the appropriateness of the request regarding the guide. **Please make all motions for approval or disapproval referencing the petitions of consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.**

Sample Motions

Sample Motion 1 – (Is Consistent)

- I _____ make a motion to approve rezoning request #25-0884 submitted by **DFC Stokes, LLC and DFC Stokes 2, LLC** to rezone 1,844.90 +/- acres from RA (Residential Agricultural) zoning district to M2-CZ (Heavy Manufacturing Conditional Zoning) for a data center. This request is consistent with the Stokes County 2035 long range plan and is a reasonable request with the following conditions:
1. Permitted uses shall be limited to data center and all accessory, ancillary, supportive, or functionally related uses, facilities, and technologies, including but not limited to: power generation; substations; electrical transmission infrastructure; natural gas infrastructure; battery/back up generation equipment; equipment yards; diesel and natural gas generation; batteries; security guard checkpoints; onsite maintenance facilities; container storage; and fuel storage.
 2. The project shall utilize a closed-loop cooling system as its primary method of cooling, ensuring efficient water use.
 3. All buildings shall be setback a minimum of 100 feet from the perimeter of the Site. The aforementioned setback area shall be maintained as a vegetative buffer, which may include existing vegetation, supplemental plantings, or a combination thereof.
 4. Maximum building height shall be eighty (80) feet.
 5. Sound generated by permitted uses shall be limited to a maximum of 70db(A) along the boundary perimeter of the property.
 6. Power generation facilities shall be concentrated within the center portion of the development, with no such equipment permitted within 300 feet of the development's outer boundary.
 7. Primary vehicular access to the Site shall be provided from US-311 and Oldtown Road. Secondary vehicular access, including emergency and utility access, may be provided from Tuttle Road or other locations as required by local, state, and federal laws, ordinances, and regulations.

Sample Motion 2– (Not Consistent)

I _____ make a motion to disapprove rezoning request #25-0884 submitted by **DFC Stokes, LLC and DFC Stokes 2, LLC** to rezone 1,844.90 +/- acres from the RA (Residential Agricultural) zoning district to M2-CZ (Heavy Manufacturing Conditional Zoning for a data center. This request is not in line with the Stokes County 2035 long range plan and is not a reasonable request.

**STOKES COUNTY
CONDITIONAL REZONING
APPLICATION**

Petition # _____
Date Filed: _____
Received By: _____
Office Use Only

OWNERSHIP INFORMATION:

Property Owner: Nathaniel P. Barnes

Owner's Address: 104 W Roosevelt St, Mayodan, NC 27027

Deed Book/ Page: 539/849 Parcel Identification Number(s): 699401478819

LOCATION OF PROPERTY (Address or Description): 4385 US-311, Pine Hall, NC, 27042

Size (Sq. Ft. or Acres): 6.88 Acres Date of Public Information Meeting: Nov. 10th, 2025

ZONING INFORMATION:

Current Zoning District: RA Proposed Zoning District: HB

Purpose of Request: To change the zoning from Residential Agricultural (RA) to Highway Business (HB) to accommodate a small retail shed lot. The proposed use will generate low traffic, create local economic activity, and remain visually consistent with nearby commercial properties. No manufacturing or high-impact operations will take place on site.

N/A
Name of Agent

N/A

Agent's Address

N/A N/A
Telephone Number Fax Number

Nathan P. Barnes
Signature of Property Owner if other than Petitioner

Jackson G. Boles
Name of Petitioner(s)

300 Case School Rd, Madison, NC 27025

Address of Petitioner(s)

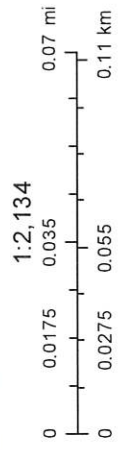
(336) 482-6954 N/A
Telephone Number Fax Number

Jackson G. Boles
Signature

Stokes County



November 24, 2025





Stokes County

NOTICE OF A PENDING REZONING ACTION

Dear property owner:

A petition to amend the **Zoning Map of Stokes County** has been filed by **Jackson G. Boles of Case School Rd, Madison, NC 27025** to rezone property from **RA (Residential Agricultural)** to **HB (Highway Business)** located at **4835 US-311, Pine Hall, NC 27042** listed as Stokes County Parcel (699401478819) to accommodate a small retail shed business. No manufacturing will take place on the site.

A copy of the proposal is available for review at the Stokes County Planning and Community Development Department located on the third floor of the Ronald Wilson Reagan building in Danbury, NC.

The **Stokes County Planning Board** will hold a meeting to review this petition on, **December 4th, 2025 @ 6:00 pm** in the Ronald Wilson Reagan Building (Administrative Building) 2nd floor, Commissioners Chambers located (Upper level) to the right of the Government Center in Danbury, NC

The Stokes County Board of Commissioners will hold a public hearing and review the recommendations of the Planning Board in consideration of making a final decision on **Monday, January 12th, 2025, at 6:00 p.m.** The hearing will take place at the Ronald Wilson Reagan Building (Administrative Building) located (upper level) to the right of the Government Center in Danbury, NC. Public notice will be posted at the premises at least (7) days before the public hearing, and a legal advertisement will appear in a Stokes County newspaper prior to the public hearing. Citizens will need to sign in on the sign-up sheet at the entrance to the Commissioners' chambers before the meeting, to address the Commissioners.

This notice is being sent to you because your property is either included in this request or it is adjacent to or is located directly across a street or road front the property proposed for a zoning classification amendment. Changes may arise in the proposal based on the comments received at the meeting. The public is invited to be present at this meeting.

If you have any questions concerning this petition, please contact the **Planning and Community Development Department** at **336-593-2408** or **336-593-2439** or by email at enance@co.stokes.nc.us.

**STOKES COUNTY
CONDITIONAL REZONING
APPLICATION**

Petition # _____
Date Filed: _____
Received By: _____
Office Use Only

OWNERSHIP INFORMATION:

Property Owner: DFC Stokes, LLC; DFC Stokes 2
Owner's Address: 5826 Samet Drive, Suite 105 High Point, NC 27265
Deed Book/ Page: 640/2484 Parcel Identification Number(s): 6964918321.000; 6973767124.000;
6973734188.000 6973490574.000

LOCATION OF PROPERTY (Address or Description): US HWY 311 & TUTTLE RD;
OFF US 311 HWY; 1290 COON JOYCE RD

Size (Sq. Ft. or Acres): 1,844.9 Acres Date of Public Information Meeting: 11/12/2025

ZONING INFORMATION:

Current Zoning District: RA Proposed Zoning District M-2-CZ

Purpose of Request: Rezoning to M-2-CZ

DAVID F. COUCH
Name of Agent MANAGER DFC STOKES
5826 SAMET DRIVE, SUITE 105

Agent's Address

336-362-4613

Telephone Number _____ Fax Number _____


Signature of Property Owner if other than Petitioner

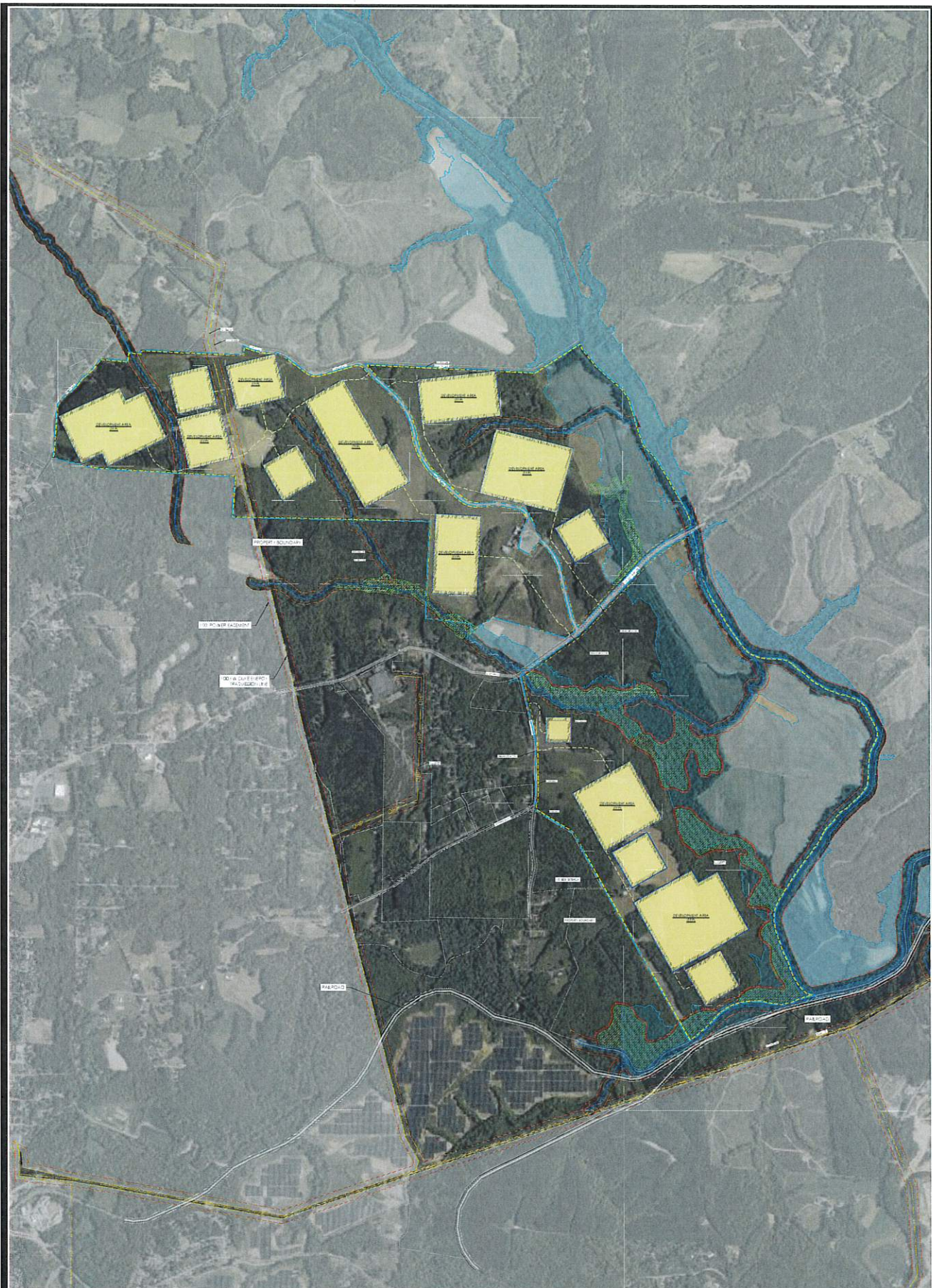
Andrew S. Nations
Name of Petitioner(s) _____
824 E Park Ave, Charlotte NC 28203

Address of Petitioner(s)

704-989-0331

Telephone Number _____ Fax Number _____


Signature



- LEGEND**
- RIB DABLE AREA
 - WETLANDS
 - FEMA FLOOD ZONE
 - REGULATORY FLOODWAY
 - DEVELOPABLE AREA
 - 100% PROPERTY LINE
 - SETBACK
 - SETBACK
 - CHP
 - OVERHEAD POWER 20' OR
 - UNDERGROUND POWER
 - ROAD CENTERLINE
 - FARMROAD-COASTAL RAILWAY
 - UTILITY EASEMENT - MINIMUM 10' WIDTH

DEVELOPMENT AREAS
PROJECT DELTA
 STOKES COUNTY | NORTH CAROLINA

THOMAS & HUTTON
 16741 Georgia Hwy 67 South • Suite H
 Statesboro, GA 30458 • 912.234.5300
www.thomasandhutton.com

NOTE:
 ELECTRICAL DISTRIBUTION/TRANSMISSION
 ROUTING TO BE DETERMINED AND CONFIRMED
 BY LOCAL ELECTRICAL UTILITY AND USER AS SEE
 DEVELOPER IN THE FUTURE

This map illustrates a general plan of the development which is for discussion purposes only. It does not constitute a final engineering or architectural drawing and is subject to change and revision without prior written notice to the recipient. Drawings, boundaries and other features are for illustrative purposes only and are subject to an accurate survey and property description.

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Engineered Land Solutions, LLC
"Project Delta" Development Standards
11/14/2025
Rezoning Petition No. _____

Site Development Data:

--Acreage: ± 1,844.90 acres
--Tax Parcel #s: 3176, 3110, 4398, 3111
--PINs: 6973734188.000, 6973767124.000, 6964918321.000, 6973490574.000
--Existing Zoning: R-A
--Proposed Zoning: M-2-CZ
--Existing Uses: Single Family Residential

1. General Provisions:

a. **Development Standards.** The set forth Development Standards and related development plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Engineered Land Solutions, LLC, (the "Petitioner") to accommodate a data center(s) on the approximately ± 1,844.90-acre site located on the north and south sides of US Highway 311 N (the "Site").

b. **Graphics and Alterations.** The Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards.

The Rezoning Plan is not for construction. Construction plan submittal is required prior to issuance of permits. The design shown is conceptual. Final site plan for this development, including but not limited to, parking, access locations, utilities, stormwater, building locations, and drainage, is to be finalized in the construction plan documents.

2. Permitted Uses/Development Limitations:

a. Permitted uses shall be limited to data center and all accessory, ancillary, supportive, or functionally related uses, facilities, and technologies, including but not limited to: power generation; substations; electric transmission infrastructure; natural gas infrastructure; solar fields; battery/back-up generation equipment; equipment yards; diesel and natural gas generators; batteries; security guard checkpoints; onsite maintenance facilities; container storage; outside storage solar collection installations; and fuel storage.

b. The project will utilize a closed-loop cooling system as its primary method of cooling, ensuring efficient water use.

It is understood that additional accessory uses may be established that are not currently contemplated herein.

3. Dimensional Standards:

- a. Setbacks, yards and buffers as required by the applicable zoning district.
- b. Maximum Building Height: Up to eighty (80) feet within 500' property line and up to one hundred (100) feet in areas beyond the 500' zone.
- c. Maximum db(A) along the boundary perimeter of property shall be limited to 70db(A) during normal operations.
- d. Power generation facilities shall be concentrated within the center portion of the development, with no such equipment permitted within the perimeter buffer or within 300' feet of the development's outer boundary.

4. Transportation:

- a. A Traffic Impact Analysis (TIA) shall be completed, if required by NCDOT, at the time of site plan or construction plan review. Any improvements identified in the approved TIA and accepted by NCDOT shall be constructed or otherwise secured in accordance with phasing approved during plan review.
- b. Access: Access to the Site will be from US-311, as well as any other public street extensions and connections made from the Site.



Date: November 14, 2025,

via email

Eric Nance

Stokes County Planning & Development
enance@co.stokes.nc.us

Re: Delta - Public Information Meeting Summary Report

I. The list of people and organizations notified of the meeting and the manner and date of the notification.

The following people and organizations were notified by certified mail postmarked 10/24/2025 of the public information meeting.

Name	Address	City	State	Zip	USPS Tracking	Date Sent
RICHARD S BAILEY	1100 HARTSTONE DR	COLFAX	NC	27235-9421	9589071052701794494478	10/24/2025
ARMSTEAD BAILEY	1100 HARTSTONE DR	COLFAX	NC	27235-9421	9589071052701794492283	10/24/2025
RAY BAILEY & WILLIAM L KING	2541 BEECHMONT ST	WINSTON SALEM	NC	27101-1901	9589071052701794492290	10/24/2025
WILLIAM H BAILEY	4410 NATAHALA DR	CLINTON	MD	20735-4303	9589071052701794492269	10/24/2025
CLYDE BANKS & CLYDE L BANKS	5922 PRINCE JAMES DR	SPRINGFIELD	VA	22152-1109	9589071052701794492306	10/24/2025
RICHARD D BEANE & LORI A MILLER	93 PO BOX	WALNUT COVE	NC	27052-0093	9589071052701794492313	10/24/2025
TERRY L BECK	1941 OLDTOWN RD	WALNUT COVE	NC	27052-6945	9589071052701794492276	10/24/2025
AL R BROWN & LAYTOYIA C BROWN	1030 ENDEAVOUR LN	WALNUT COVE	NC	27052-6978	9589071052701794492320	10/24/2025
RICHARD B BURTON & SANDRA D BURTON	1215 SHAGBARK DR	WALNUT COVE	NC	27052-6990	9589071052701794492337	10/24/2025
SHUNDALE BYNUM	6812 S 31ST ST	OMAHA	NE	68107-4023	9589071052701794492344	10/24/2025
EDWARD E CARTER	2037 TUTTLE RD	WALNUT COVE	NC	27052-7955	9589071052701794492351	10/24/2025
CL PROPERTY INVESTMENTS LLC	4313 SW TALUGA ST	PORT SAINT LUCIE	FL	34953-7555	9589071052701794492368	10/24/2025
SHELIA COLLINS	1219 FARMER RD	WALNUT COVE	NC	27052-6973	9589071052701794492375	10/24/2025
ASHLEIGH N COPNEY	1799 US 311 HWY N	WALNUT COVE	NC	27052-6931	9589071052701794492382	10/24/2025
CHARLES I CRANFILL & MARY A CRANFILL	2053 OLDTOWN RD	WALNUT COVE	NC	27052-6981	9589071052701794492399	10/24/2025
JARED CROSS & NATALIE SHOAF	1560 FULP RD	WALNUT COVE	NC	27052-7634	9589071052701794492405	10/24/2025
PATRICK DAVIS & SHANIECE DAVIS	1203 FULP RD	WALNUT COVE	NC	27052-7631	9589071052701794492412	10/24/2025
RACHEL DILLON	1977 TUTTLE RD	WALNUT COVE	NC	27052-7966	9589071052701794492429	10/24/2025

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DUKE ENERGY CORP	1007 PO BOX	CHARLOTTE	NC	28201-1007	9589071052701794492436	10/24/2025
RONDA M DURHAM	1515 LEMMONS RD	WALNUT COVE	NC	27052-6624	9589071052701794492443	10/24/2025
JOHN W FULKS	1203 TUTTLE RD	WALNUT COVE	NC	27052-6641	9589071052701794492450	10/24/2025
HENRY D FULTZ	1411 FULP RD	WALNUT COVE	NC	27052-7633	9589071052701794492467	10/24/2025
JUDY C FULTZ	1421 FULP RD	WALNUT COVE	NC	27052-7633	9589071052701794492474	10/24/2025
DAVID E GARRISON	1325 FULP RD	WALNUT COVE	NC	27052-7632	9589071052701794492481	10/24/2025
RONNIE L GREENE & RICKY S GREEN	1110 GREENE LN	WALNUT COVE	NC	27052-6971	9589071052701794492498	10/24/2025
WILSON M HELEN	1 PO BOX	BELEWS CREEK	NC	27009-0001	9589071052701794492504	10/24/2025
ERMA L HICKS	1466 FULP RD	WALNUT COVE	NC	27052-7633	9589071052701794492511	10/24/2025
ROY W HUFFMAN & TERRY G HUFFMAN	2007 OLDTOWN RD	WALNUT COVE	NC	27052-6981	9589071052701794492528	10/24/2025
MANYON L IDOL	851 PO BOX	WALKERTOWN	NC	27051-0851	9589071052701794492535	10/24/2025
CHARLES W JOHNSON	1190 SHAGBARK DR	WALNUT COVE	NC	27052-6989	9589071052701794492542	10/24/2025
DENNIS C JONES	1151 FULP RD	WALNUT COVE	NC	27052-7630	9589071052701794492559	10/24/2025
ANN B JOYCE	3709 EL SANTOS CT	WINSTON SALEM	NC	27105-6913	9589071052701794492566	10/24/2025
ANTONY F KING & DED SIMMONS	1030 JOVAN RD	WALNUT COVE	NC	27052-7663	9589071052701794492580	10/24/2025
MELISSA G LASH	1183 FULP RD	WALNUT COVE	NC	27052-7630	9589071052701794492573	10/24/2025
JASON M LORD	1851 US 311 HWY N	WALNUT COVE	NC	27052-6932	9589071052701794492597	10/24/2025
DEBORAH M MABE & TIM MABE	114 PO BOX	WALNUT COVE	NC	27052-0114	9589071052701794492610	10/24/2025
HERMAN J MABE & HARRIETT C MABE	1083 BUNKER HILL RD	WALNUT COVE	NC	27052-6401	9589071052701794492634	10/24/2025
MARTIN MARIETTA MATERIALS REAL ESTATE INVESTMENTS	8040 PO BOX	FORT WAYNE	IN	46898-8040	9589071052701794492641	10/24/2025
MICHAEL MUELLER & DONNA M MUELLER	1869 US 311 HWY N	WALNUT COVE	NC	27052-6932	9589071052701794492658	10/24/2025
ANGELINE W NELSON	1071 BURROW RD	KING	NC	27021-8026	9589071052701794492665	10/24/2025
ALEXIS E NEWSOME	1189 FARMER RD	WALNUT COVE	NC	27052-6979	9589071052701794492672	10/24/2025
PINE HALL BRICK INC I	11044 PO BOX	WINSTON SALEM	NC	27116-1044	9589071052701794492696	10/24/2025
DIANNA B PRICE	808 PO BOX	WALKERTOWN	NC	27051-0808	9589071052701794492702	10/24/2025
RENEWAL LLC	2200 POST OAK BLVD Unit 1525	HOUSTON	TX	77056-4711	9589071052701794492719	10/24/2025
ROGER P RICHER	2027 OLDTOWN RD	WALNUT COVE	NC	27052-6981	9589071052701794492726	10/24/2025
BRANDON E RUBECK & MACY N STEPHENS	1020 HAVEN FOREST DR	WALNUT COVE	NC	27052-7656	9589071052701794492733	10/24/2025

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SAMUEL WILSON FARMS OF STOKES LLC	113 ROLLINGWOOD DR	NEW BERN	NC	28562-8411	9589071052701794492740	10/24/2025
WALTER M TILLEY & BETTY C TILLEY	1580 FULP RD	WALNUT COVE	NC	27052-7634	9589071052701794492825	10/24/2025
SCOTT A TIMPANY & MARIA O TIMPANY	1819 OLDTOWN RD	WALNUT COVE	NC	27052-6944	9589071052701794494744	10/24/2025
PARKER R TUTTLE & ASHLEIGH M TUTTLE	2081 TUTTLE RD	WALNUT COVE	NC	27052-7955	9589071052701794492832	10/24/2025
TERRY W WOODCOCK & BARBARA C WOODCOCK	2053 TUTTLE RD	WALNUT COVE	NC	27052-7955	9589071052701794494751	10/24/2025
CORA B PARKER	8 EVERGREEN TRL	SOUTHAMPTON	NJ	08088-3570	9589071052701794492849	10/24/2025
AILCY SCALES	1100 HARTSTONE DR	COLFAX	NC	27235-9421	9589071052701794492856	10/24/2025
GREG SCOTT & ROBIN SCOTT	5675 BELEWS CREEK RD UNIT 551	WALKERTOWN	NC	27051-9764	9589071052701794492863	10/24/2025
WILLIAM A SHIRLEY & CHRISTY L SHIRLEY	1072 WHICKER RD	WALNUT COVE	NC	27052-7205	9589071052701794492870	10/24/2025
SHANNON L SIZEMORE	1387 FULP RD	WALNUT COVE	NC	27052-7632	9589071052701794492887	10/24/2025
SHANNON L SIZEMORE & ANTHONY L SIZEMORE	1140 RABBIT RUN RD	WALNUT COVE	NC	27052-6667	9589071052701794492894	10/24/2025
EDWARD A STAIB & JAN GRISSIM-STAIB	1225 SHAGBARK DR	WALNUT COVE	NC	27052-6990	9589071052701794492931	10/24/2025
STATE OF NORTH CAROLINA	1321 MAIL SERVICE CTR	RALEIGH	NC	27699-1300	9589071052701794492924	10/24/2025
MICHAEL S STEINKE & WANDA F STEINKE	1869 OLDTOWN RD	WALNUT COVE	NC	27052-6944	9589071052701794492900	10/24/2025
DONNA B STEVENS & DARRELL J BROWN	1045 PINE BLUFF LN	WALNUT COVE	NC	27052-7916	9589071052701794492917	10/24/2025
STOKES COUNTY WATER-SEWER AUTH	20 PO BOX	DANBURY	NC	27016-0020	9589071052701794492955	10/24/2025
SYCAMORE BAPTIST CHURCH	538 PO BOX	WALNUT COVE	NC	27052-0538	9589071052701794492948	10/24/2025
TRAVIS THOMAS & KATTIE THOMAS	3420 NC 8 HWY S	WALNUT COVE	NC	27052-5643	9589071052701794492962	10/24/2025
BETTY C TILLEY & WALTER M TILLEY	1050 HAVEN FOREST DR	WALNUT COVE	NC	27052-7656	9589071052701794492979	10/24/2025
TRAVIS THOMAS & KATTIE THOMAS	1333 FULP RD	WALNUT COVE	NC	27052-7632	9589071052701794492986	10/24/2025
JUDY C FULTZ	1638 PINE RIDGE RD	MT AIRY	NC	27030-7833	9589071052701794492993	10/24/2025
CHARLES D PYRTLE	1466 FULP RD	WALNUT COVE	NC	27052-7633	9589071052701794493006	10/24/2025
TIM MABE & RALPHINE M MASSIE	PO BOX 114	WALNUT COVE	NC	27052-0114	9589071052701794493013	10/24/2025



KEELAN D TILLEY & TONYA M VANCE	1050 SULLIVAN RD	WALNUT COVE	NC	27052-7239	9589071052701794493020	10/24/2025
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2. The time, date, and location of the meeting.

The public information meeting was held at the Walnut Cove Volunteer Fire & Rescue Station located at 527 N Main St, Walnut Cove, NC 27052. The meeting was held on November 12, 2025 at 6:30 pm and lasted until around 8:40 pm.

3. A roster of the persons in attendance at the meeting.

Attendees were presented with the opportunity to sign in at the meeting. The following images represent a roster of the people in attendance at the meeting that voluntarily signed in (images on the following pages):

ELS

Engineered Land Solutions

NAME	EMAIL	PHONE
Emily Williams	emily.williams@els.com	336-979-3177
Kathy Shinnick	kathy.4010@yahoo.com	336-407-4966
Dennis Jones		336-591-4363
Deborah Mabe	debtimmabe@yahoo.com	336-971-7389
Kevin Brundage	kevinbrundage@spring.com	
Alvina Mathison	AlvinaMathison@gmail.com	336-371-2996
David Wells	Kevin@jmcil.com	
Barbara Windrock	windrockbarbara@gmail.com	336-831-4522
Kevin Windrock	windrockkevin@gmail.com	336-831-4876
Robert Steinhilber	robertsteinhilber@netman.com	804-212-9960
Maura Kellie Brown	maura.kellie.brown@gmail.com	336-575-7630
Edwin Robert Spang	etespang@gmail.com	336-516-5674
Alfred Young	alfrayoung@gmail.com	
Ed Minkowski		336-571-3289
Wendy Minkowski	wendyminkowski@gmail.com	
Kelli Rathod	Kellirathod@gmail.com	336-615-0948
Adam Rathod		336-914-7086
Dennis Shinnick	dshinnick@spring.com	336-407-4966

EVENT

DATE _____

NAME _____

EMAIL

PHONE

John Hawkins

LTC Hawk@aol.com

336 215 3624

Joe McHugh
Tony Make

ted9@yahoo.com

358 HS 167

+Image @co.stokes.nc.us

336-593-2496

SIGN-IN

EVENT	
DATE	

NAME	EMAIL	PHONE
Graham B. Flynt	gflynt423@yahoo.com	(336) 994-9443
Chad Johnston	ChadJohn@TRoad.RR.com	336 782-2271
Medissa Hubin	smhubin4@gmail.com	715-456-4406
SM Hubin		715-456-3297
Katina Young	Youngkat11@gmail.com	
Jonathan Young	emigrantpeak@yahoo.com	
Eric & Yvonne Craver	elcync1@gmail.com	
Kimble McEachern	Kimbleeachern@gmail.com	
Katherine Gambill	KGambill@hotmail.com	
Jewell	jewell102640@icloud.com	336 4089664
Dr. J. L. Moore	dalc1951morc@gmail.com	336-692-8106
Wes A	wes3tkd@gmail.com	
Thy Younts		
T.ia Younts	tbxounts@outlook.com	

EVENT	
DATE	

39

[illegible]

4. A summary of issues discussed at the meeting.

Attendees asked question on various topics including but not limited to: project size (total square footage), development experience, construction timelines, road improvements, noise, power, water-use, power generation, tax revenue, jobs, type of data center, end-users, communication/transparency requests, and other topics.

Below are some of the questions asked:

- How many more coal-fired plants must Duke build to service this data center?
- Closed loop system: how does that work?
- How do you fill up and drain the water from the closed loop system?
- How long have you been doing this?
- Where does the natural gas come from?
- Heavy manufacturing allows noise, dust, etc. – why are you pursuing that instead of light manufacturing zoning?
- Will property values go down if they're adjacent to a data center?
- Who are the final owners?
- Are there any metals that will be used or something that can leach toxins in the soil?
- Are there going to be other uses on the property in addition to the data center?
- What happens if there's a historical site there?
- Will you have your own fire department or fire suppression system?
- Are you seeking any public funding?
- When do you inform the historic preservation people in DC?
- How many buildings will there be / how much acreage will be covered?
- Will your generators be running in perpetuity if Duke doesn't come through with SMRs?
- Am I going to be listening to turbines next to my house for 4 years?
- Will this prompt stress to the electric grid?
- Will my electric bill go up?
- What are your stormwater mitigation plans?
- How many jobs will this produce? How many are remote?
- Did you have a company by a different name previously?
- Do you have a contract with the landowner?
- How many hours a day am I going to be listening to these generators?
- Stokes is a big county. How is this going to benefit Walnut Cove specifically?
- Is AI a bubble, meaning this project won't even move forward?
- Can you commit to not filling in the floodplain?
- How many stories will the buildings be?
- Will the servers be CPUs or GPUs?



- Are there checks and balances that the county can impose to ensure the end user follows certain rules?

5. A description of any changes to the rezoning application made by the applicant as a result of the meeting.

The application contemplates feedback from the meeting holistically. Additionally, the applicant remains committed to continuing communication with nearby community members and is available to discuss and answer any questions concerning the rezoning request.

Warmly,

Engineered Land Solutions, LLC

A handwritten signature in black ink, which appears to read "Andrew S. Nations". The signature is fluid and cursive, with a long horizontal line extending to the right.

Drew Nations
CEO, Founder | ELS

Stokes County Public Information Meeting

Stokes County Proposed Conditional Zoning Request

10-minute presentation followed by Q&A

Date	Location	Time
November 12 th , 2025	Walnut Cove Volunteer Fire & Rescue 527 N Main St, Walnut Cove, NC 27052	6:30 PM to 8:00 PM

No decisions will be made at this meeting. This is an informational session only.

We look forward to your participation and appreciate your involvement in the planning process for the community.

If you have questions prior to the meeting, please contact:



Drew Natlons – Engineered Land Solutions, LLC

Email: drew@engineeredlandsolutions.com

or

Kaitlyn Jackson – Tuggle Duggins

Email: KJackson@tuggleduggins.com



Stokes County

NOTICE OF A PENDING REZONING ACTION

Dear property owner:

A petition to amend the **Zoning Map of Stokes County** has been filed by, **DFC Stokes, LLC, and DFC Stokes 2, LLC** to rezone property from **RA (Residential Agricultural)** to **M2-CZ (Heavy Manufacturing Conditional Zoning)** located at **US 311 & Tuttle Rd, US 311 & Coon Joyce Rd.** Listed as Stokes County Parcel (**6964918321, 6973767124, 6973734188, 6973490574**) for a **Data Center**.

A copy of the proposal is available for review at the Stokes County Planning and Community Development Department located on the third floor of the Ronald Wilson Reagan building in Danbury, NC.

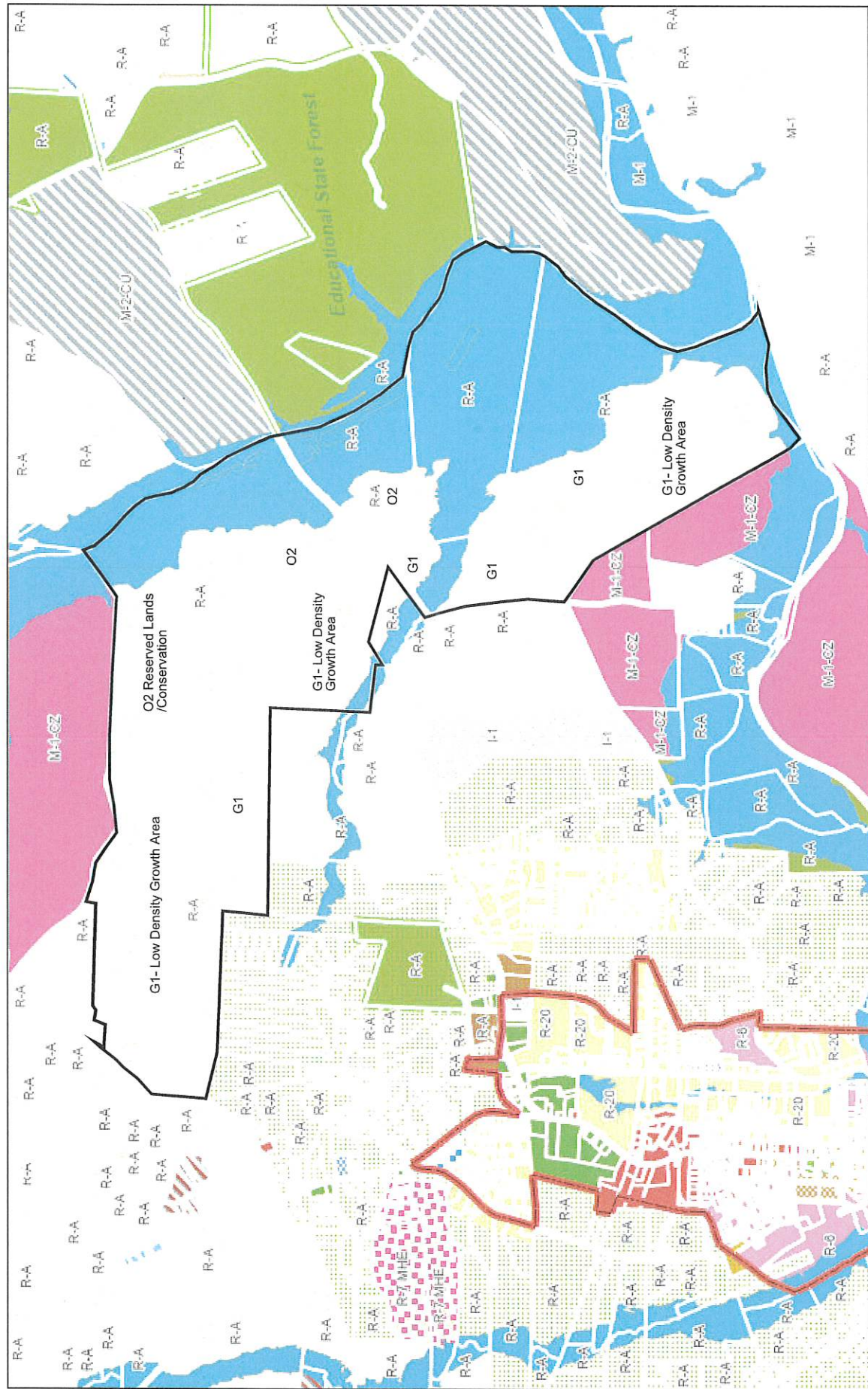
The **Stokes County Planning Board** will hold a meeting to review this petition on, **December 4th, 2025 @ 6:00 pm** in the Ronald Wilson Reagan Building (Administrative Building) 2nd floor, Commissioners Chambers located (Upper level) to the right of the Government Center in Danbury, NC

The Stokes County Board of Commissioners will hold a public hearing and review the recommendations of the Planning Board in consideration of making a final decision on **Monday, January 12th, 2025, at 6:00 p.m.** The hearing will take place at the Ronald Wilson Reagan Building (Administrative Building) located (upper level) to the right of the Government Center in Danbury, NC. Public notice will be posted at the premises at least (7) days before the public hearing, and a legal advertisement will appear in a Stokes County newspaper prior to the public hearing. Citizens will need to sign in on the sign-up sheet at the entrance to the Commissioners' chambers before the meeting to address the Commissioners.

This notice is being sent to you because your property is either included in this request or it is adjacent to or is located directly across a street or road front the property proposed for a zoning classification amendment. Changes may arise in the proposal based on the comments received at the meeting. The public is invited to be present at this meeting.

If you have any questions concerning this petition, please contact the **Planning and Community Development Department** at **336-593-2408** or **336-593-2439** or by email at enance@co.stokes.nc.us.

Stokes County



November 19, 2025

Admin Lines

- County Line
- City Line
- State Line

<all other values>

1. Permitted uses shall be limited to data center and all accessory, ancillary, supportive, or functionally related uses, facilities, and technologies, including but not limited to: power generation; substations; electrical transmission infrastructure; natural gas infrastructure; battery/back up generation equipment; equipment yards; diesel and natural gas generation; batteries; security guard checkpoints; onsite maintenance facilities; container storage; and fuel storage.
2. The project shall utilize a closed-loop cooling system as its primary method of cooling, ensuring efficient water use.
3. All buildings shall be setback a minimum of 100 feet from the perimeter of the Site. The aforementioned setback area shall be maintained as a vegetative buffer, which may include existing vegetation, supplemental plantings, or a combination thereof.
4. Maximum building height shall be eighty (80) feet.
5. Sound generated by permitted uses shall be limited to a maximum of 70db(A) along the boundary perimeter of the property.
6. Power generation facilities shall be concentrated within the center portion of the development, with no such equipment permitted within 300 feet of the development's outer boundary.
7. Primary vehicular access to the Site shall be provided from US-311 and Oldtown Road. Secondary vehicular access, including emergency and utility access, may be provided from Tuttle Road or other locations as required by local, state, and federal laws, ordinances, and regulations.



**Board of County Commissioners
January 12, 2026**

Item number: IX.a

Procedure for Upcoming Public Hearing

Drafter: Olivia Jessup

Summary:

Attached is the procedure for the Public Hearing on January 12th, 2026.

ATTACHMENTS:

[Procedure for Upcoming Public Hearing.docx](#)

Procedure for Upcoming Public Hearing

The Stokes County Board of Commissioners will hold a public hearing on **January 12th, 2026** at **6:00 pm** in the **Commissioners Chambers of the Regan Administration Building**. Due to the anticipated large turnout, the following rules will govern the hearing to ensure fairness and efficiency:

1. **Time Allocation**
 - The public comment period will be limited to **one hour**.
 - Each speaker will have a maximum of **two minutes** to speak.
2. **Speaking Order**
 - Individuals who signed up to speak at the previous meeting but did not have an opportunity will be called first. After this list is exhausted, others who have signed up will be called. **Those who spoke at the previous meeting will only be allowed to speak again if time permits after all others have spoken.**
 - If you are in the third-floor conference room, a staff member will let you know when you may go downstairs to speak. Please line up at the designated door in speaking order and wait for your name to be called.
3. **No Yielding of Time**
 - Speakers may not yield their time to another individual.
4. **Group Representation**
 - Organized groups are encouraged to select a spokesperson to avoid repetitive testimony.
5. **Equal Application**
 - All limitations will be applied equitably to every speaker.
6. **Public Hearing Sign-Up Sheet**
 - The sign-up sheet will be placed outside of the Commissioners Chambers at **4:00 pm** on January 12th, 2026, and will be taken up at **5:55 pm**.

Thank you for your cooperation in helping us maintain order and ensure that all voices are heard.



**Board of County Commissioners
January 12, 2026**

Item number: X.a

Board of Health Appointment

Drafter: Olivia Jessup

Summary:

Candice Fix, O.D. applied for the vacant Optometrist position on the Board of Health. At the last Board Meeting, she was nominated for the position.

The Board will be polled for her appointment.

Attached are her application and resume.

ATTACHMENTS:

[Fix Resume](#)

[Fix Board of Health Application](#)

CANDICE C. FIX, O.D.

Phone: (336) 407-7197
drfix@magnoliaeye.com

512 Goff Road
King, NC 27021

EDUCATION

O.D.	The New England College of Optometry Boston, MA	June 2007
B.A.	University of North Carolina at Wilmington BA in Psychology Wilmington, NC	May 2003

HONORS AND AWARDS

Honors in Clinical Care at The New England Eye Institute Specialty Care Clinic	2006
Highest level of recognition during clinical rotation for knowledge and skill level	
Honors in Clinical Care at the South Boston Community Health Center	2006
Highest level of recognition during clinical rotation for knowledge and skill level	
Honors in Clinical Care at Brockton VA Hospital	2007
Highest level of recognition during clinical rotation for knowledge and skill level	
King Chamber of Commerce Business Leader of the Year	2024

LICENSE

Licensed by the North Carolina Board of Optometry	2007 to Present
Licensed by the National Board of Optometry	2007 to Present

EXPERIENCE

Pennsylvania College of Optometry, Elkins Park, PA

March 2022-Present

Adjunct Professor

- Provide clinical instruction and mentorship to optometry externs.
- Specialize in clinical skills training with an emphasis on diagnosis and management of ocular disease and surgical comanagement.
- Foster professional development and evidence-based practice in a real-world clinical setting.

Magnolia Eye Care, King NC

January 2020-Present

Owner/Optometrist

- Business Management
 - Financial Management
 - Marketing online and community
 - Staff Development
- Patient Care
 - Primary Care Optometry
 - Dry Eye Management
 - Management of ocular diseases such as Macular Degeneration and Glaucoma
 - Co-management of refractive surgeries and cataract surgeries
 - Diabetic Eye Examinations
 - High Risk Medication Evaluations
 - Myopia Control in children
 - Amblyopia therapy in children

Foothills Eye Care, King NC

April 2012-December 2019

Owner/Vice President/Optometrist

- Business Management
 - Financial Management
 - Marketing online and community
 - Staff Development
- Patient Care
 - Primary Care Optometry
 - Dry Eye Management
 - Management of ocular diseases such as Macular Degeneration and Glaucoma
 - Co-management of refractive surgeries and cataract surgeries
 - Diabetic Eye Examinations

- High Risk Medication Evaluations
- Myopia Control in children
- Amblyopia therapy in children

Doctors Vision Center, King NC
Optometrist

June 2007 to April 2012

- Primary Care Optometry
- Dry Eye Management
- Management of ocular diseases such as Macular Degeneration and Glaucoma
- Genetic Testing for Macular Degeneration
- Co-management of refractive surgeries and cataract surgeries
- Contact lens Management
- Diabetic Eye Examinations

PROFESSIONAL AFFILIATIONS

American Optometric Association, 2003-Present
 Member

North Carolina State Optometric Society, 2007-Present
 Member

King Chamber of Commerce 2012-present
 Served as a board member from 2016 to 2020
 Served as President in 2017 and 2018

Mount Olive Elementary School PTO Board Member 2016-2018
 Member

New England College of Optometry Alumni Board 2023 and 2024

REFERENCES

Dr. Gail Gordon
 Yadkin Vision Center
 Optometrist and Owner
 Cell Phone: 336-407-4319

Dr. Juawana Hall
 Hillcrest Vision
 Optometrist and Owner
 Cell Phone: 336-253-5454



STOKES COUNTY

APPOINTMENT

APPLICATION

NAME: AGE:

ADDRESS:

CITY: STATE: ZIP:

E-MAIL: PHONE:

PLEASE INDICATE THE COMMITTEE OR BOARD YOU ARE INTERESTED IN SERVING ON:

Comments: Please note why you are interested in serving on this committee.

Conflicts of Interest: Please list any conflicts that would limit your ability to serve this committee or board.

****IT IS PREFERRED TO ATTACH OR INCLUDE REFERENCES OR A RESUME IF AVAILABLE.**

Fax/Mail/Email appointment application to **Olivia Jessup, Clerk to the Board**,
PO Box 20, Danbury, NC 27016 | Phone: 336-593-2428 | Fax: 336-593-2346

Email: ojessup@co.stokes.nc.us