

**STOKES COUNTY BOARD OF COMMISSIONERS**  
**Planning & Community Development**  
**Tuesday, February 1, 2022**  
**Commissioners Chambers**  
**1014 Main Street**  
**Danbury, NC 27016**  
**6:00 PM**

**Invocation**

**Pledge of Allegiance**

**I. Approval of Agenda** **6:05 pm**  
Chairman Sonya Cox

**II. Public Comments** **6:10 pm**  
Chairman Sonya Cox

**Public Hearing**

- 1.Presentation – Planning Director, David Sudderth
- 2.Discussion
- 3.Action – Chairman Sonya Cox

**III. Request –(RA to H-B-CZ for Parking Lot) 21-1319** **6:30 pm**  
Conditional Rezoning Request – # 21-1319 - Local Natives LLC - RA to H-B-CZ  
**Attachment A**

**Public Information Meeting – Minutes** **Attachment B**

**IV. Items of General Discussion – Planning & Inspections updates**

ATTACHMENT A

FEE - \$ 710.00

**STOKES COUNTY  
CONDITIONAL REZONING  
APPLICATION**

Petition # 21-1319  
Date Filed: 12/30/2021  
Received By: DNS  
Office Use Only

**OWNERSHIP INFORMATION:**

Property Owner: Local Natives LLC.  
Owner's Address: 3561 NC 8765 Hwy Germanton NC 27019  
Deed Book/ Page: \_\_\_\_\_ Parcel Identification Number(s): 6931-76-0372

**LOCATION OF PROPERTY** (Address or Description): 1035 Salem Street  
Germanton NC 27019

Size (Sq. Ft. or Acres): 1.935 ac. Date of Public Information Meeting: 12/28/2021

**ZONING INFORMATION:**

Current Zoning District: Residential Proposed Zoning District: Commercial

Purpose of Request: Parking lot to support Daily Basket @  
3561 NC 8765 Hwy Germanton NC 27019

Name of Agent \_\_\_\_\_

Name of Petitioner(s) \_\_\_\_\_

Agent's Address \_\_\_\_\_

Address of Petitioner(s) \_\_\_\_\_

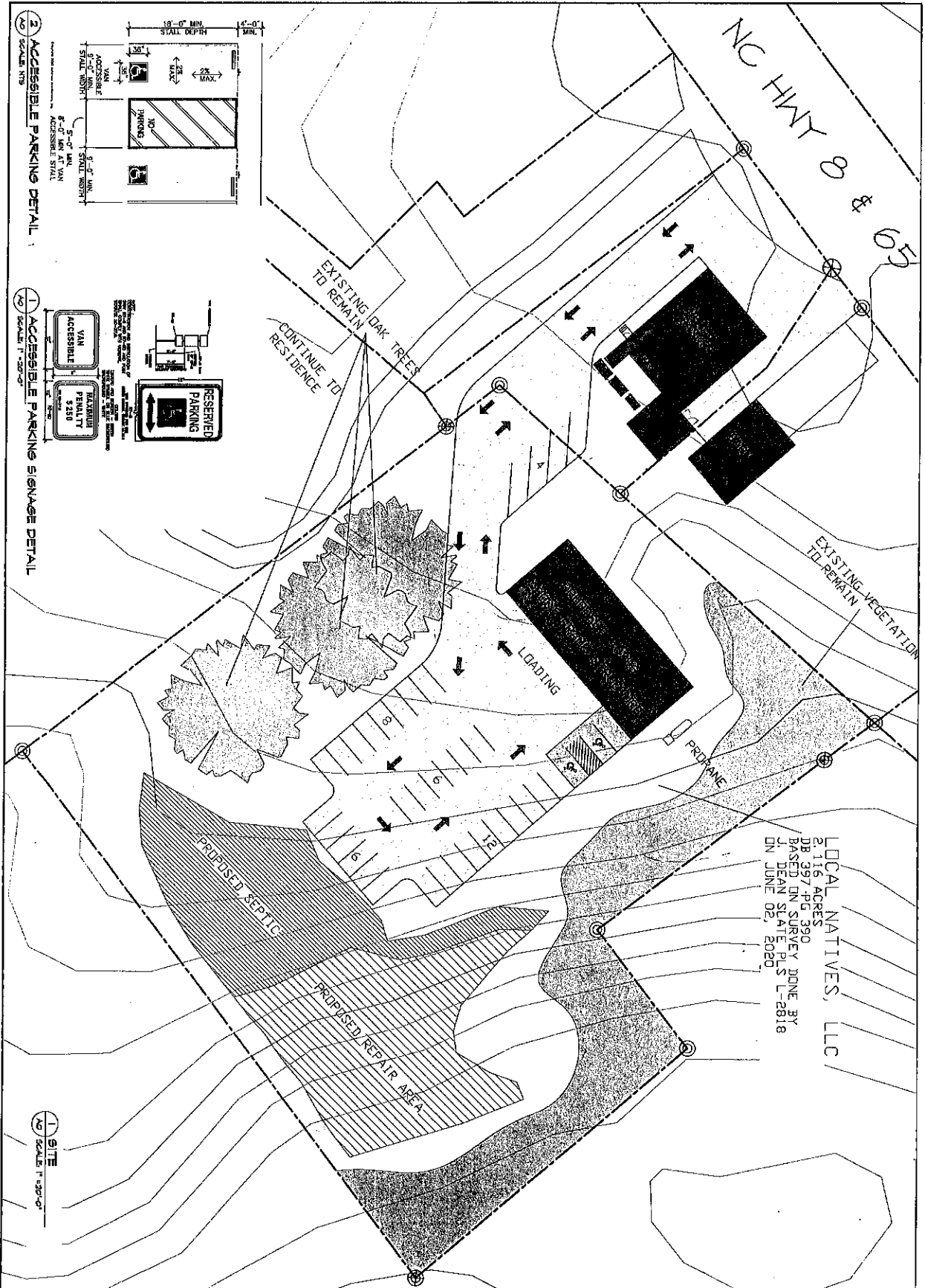
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

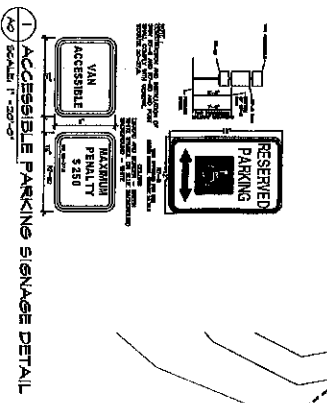
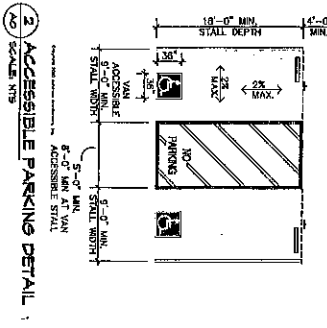
Signature of Property Owner if other than Petitioner \_\_\_\_\_

Signature \_\_\_\_\_





LOCAL NATIVES, LLC  
 2.116 ACRES  
 DB 397 JPC 390  
 BASED ON SURVEY DONE BY  
 J. DEAN STANLEY PLS L-2818  
 ON JUNE 02, E020



Nov 04, 2021  
**AO**  
 2 OF 5

Improvements to  
**Daily Basket**  
 3561 3561 NC 8 and 65 Hwy  
 Germantown, North Carolina

PROJECT NO.  
 REVISIONS

**freeman kennett architects**  
 1120 North Main Street  
 Suite 201, Raleigh, NC 27602  
 919.877.8888  
 www.freemankennett.com



PRELIMINARY NOT FOR REGULATORY PERMITTING OR CONSTRUCTION

**STAFF REPORT**  
**Local Natives LLC.**  
**RA to H-B-CZ #21-1319**

**REQUEST:** Request by applicant Local Natives L.L.C. to rezone approximately **2.116 acres** of their property for a **“Parking Lot” to serve the Daily Basket** from **RA (Residential Agricultural)** to **H-B-CZ (Highway Business Conditional Zoning)**.

**SITE OWNER:** Local Natives L.L.C.

**APPLICANT:** Miles Montgomery

**SITE LOCATION:** The property is located at 1035 Salem St. which is off of NC Hwy 8 & 65 in Germanton, NC

**Map:** 6931    **Parcel:** 0372    **PIN #:** 6931760372

**Deed Book:** 719 & 745        **Page:** 1077 & 1547    **Township:** Meadows

**SITE INFORMATION:**

**TOTAL PARCEL SIZE:** Approximately 2.116 acres

**REZONING PARCEL SIZE:** Total tract approximately 2.116 acres

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** H-B-CZ (Highway Business Conditional Zoning)

**FLOOD HAZARD AREA:** X

**FIRM MAP #:** N/A

**FIRM MAP ZONE:** The property is located outside of the 500-year flood zone in Zone X.

**WATERSHED DISTRICT:** N/A

**SEPTIC/WATER APPROVAL:** The site has been evaluated and shown to have soils suitable to accommodate a potential sub-surface sewage disposal system expansion for the Daily Basket. The soil evaluation was performed by Piedmont Environmental Associates P.A.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Rural Hall FD, EMS - Station # ST1 101 –Walnut Cove

**EROSION CONTROL:** Applicable at the time of construction if more than one (1) acre of land is disturbed.

**ACCESS:** The parking lot has access off of NC Hwy 8 & 65 on Salem St. beside the Daily Basket store.

**SURROUNDING LAND USE:** The subject property is located at 1035 Salem St. in Germanton, NC. The surrounding land use consists of residential and commercial development. The subject property is located behind the Daily Basket store. The other surrounding properties are zoned RA (Residential Agricultural).

**ISSUES TO CONSIDER:**

Compatibility with the surrounding land use

**STAFF COMMENTS:** This rezoning request comes to the Board as a conditional rezoning request from **RA (Residential Agricultural)** to **H-B -CZ (Highway Business Conditional Zoning)**. The Board may discuss this application in detail. The applicant has stated the purpose of requesting this rezoning was to be able to create additional parking for the Daily Basket store located in front of the proposed area. The current parking area for the store is limited. The proposed additional parking area will open up opportunities for the Daily Basket in the future. The additional property will also allow for a possible expansion of the septic system which would include a repair area. This is shown on the site plan. As in any conditional rezoning request there is the ability for the boards to request reasonable conditions to be placed on the proposed development request.

**PLANNING BOARD RECOMMENDATION:** The Planning Board by a vote of 5 to 0 recommended approval of Conditional Rezoning Case # 21-1319 by Local Natives LLC from RA to H-B-CZ for a “Parking Lot” to support the Daily Basket store. The Board felt that the request was consistent with the Stokes 2035 Comprehensive Plan and was a reasonable request.

**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 decide 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 in regards to the guide. All decisions must be based on these standards. **Please make all motions for approval or disapproval referencing the petitions consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.**

**PUBLIC INFORMATION MEETING:** The Public Information Meeting for this proposal was held on Tuesday, December 28, 2021 at the Daily Basket which is the store located in front of the proposed site located at 1035 Salem St. in Germanton, NC

(See Attachment B for attendance and minutes of the meeting)

**STOKES COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

1014 MAIN STREET PO BOX 20 DANBURY, NC 27016

OFFICE 336-593-2439 OR 336-593-2444 FAX: 336-593-5434

**Conditional Rezoning Petition**

**Statement of Consistency and Reasonableness**

Case No. #21-1319  
Applicant: Local Natives L.L.C. – Miles Montgomery  
Property Owner: Local Natives L.L.C.  
Parcel ID# 6931760372  
Location: 1035 Salem St., Germanton, NC 27019  
Proposed Amendment: Rezone approximately **2.116 acres** of their property for a **“Parking Lot” to serve the Daily Basket** from **RA (Residential Agricultural)** to **H-B-CZ (Highway Business Conditional Zoning)**.

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 in the transect zone identified as (G-3) Mixed Use Centers and Corridors. This is an area primarily associated with mixed used areas and located along a major corridor in the county. Development can include a variety of uses both residential and commercial.

The subject parcel is located on 1035 Salem St. on a private road off NC Hwy 8 & 65 in Germanton, NC. The property is located in an area of mixed use including residential and commercial properties.

The use of the property for expansion of commercial development would fit into this (G-3) Mixed Use Centers and Corridors area Transect Zone as identified in the comprehensive plan.

This proposed amendment **is consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is H-B-CZ (Highway Business Conditional Zoning). This area along NC Hwy 8 & 65 is in an area of mixed uses along the NC Hwy 8 & 65 corridor. The proposed use of this property is consistent with the mixed development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **The property is currently zoned RA (Residential Agricultural) and is being proposed to be rezoned to an**



**H-B-CZ (Highway Business Conditional Zoning) district for commercial purposes with the subject parcel being located directly behind a commercial property and in an area of mixed uses along the NC Hwy 8 & 65 corridor in the Germanton, NC area.**

**ATTACHMENT B**



3561 NC 8 and 65 HWY  
Germanton, NC 27019  
(336) 969-5525  
info@dailybasket.co

## NOTICE OF PUBLIC INFORMATION MEETING

SUBJECT: Salem Street Property Rezoning  
DATE: Tuesday, December 28, 2021  
TIME: 6:30 p.m.  
LOCATION: Daily Basket

Dear Property Owner:

Please be advised that a formal application has been submitted to Stokes County seeking approval for conditional rezoning for the following described property:

*1035 Salem Street, directly behind Daily Basket*

The petitioner is asking the County to approve this application to allow development of additional customer parking and vendor loading/unloading on the described property.

In compliance with the Stokes County conditional zoning guidelines, a Public Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions. The Public Information Meeting will be held on *Tuesday, December 28, 6:30pm at Daily Basket.*

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact us.

Sincerely,

Miles Montgomery, Owner

Tiffany Montgomery, Owner

Alex Younts, Owner

Tuesday, December 28, 2021 | 6:30 p.m.

# Meeting Notes

Meeting Location: Daily Basket 3561 NC 8 and 65 HWY Germanton, NC 27019

## Meeting Start

6:30 p.m.

## Attending

Trish Tally

Greg and Debbie Caudle

Alma Jessup

Doug Arrington

Jack Tally

## Announcements

- Reviewed plans to add gravel parking lot with 32 regular spaces, 2 handicap and 4 diagonal spaces near the building. Also plan to add storage building and install septic on property.
- Map of proposed updates on table for viewing.

## Discussion

Do you plan to install septic? Yes. Bathroom updates will likely be made inside eventually.

Do you plan to update upstairs? We'd like to one day but it's long-term plan.

Will you have a dock? No. Upgrading forklift.

All bulk storage will be inside the building.

All attendees in support of changes.

## Meeting End

6:50 p.m.

Event: Conditional Rezoning Meeting  
Date: Tuesday, December 28, 2021  
Time: 6:30 p.m.



DAILY BASKET

GERMANTON, NC

First Name

Last Name

First Name	Last Name
1. Kristi Tully	Tully
2. Greg & Debbie	Caudle
3. Anna Jones	Jones
4. Doug	Stark
5. Jack Tully	Tully
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	