

STATE OF NORTH CAROLINA)
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COUNTY OF STOKES)
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OFFICE OF THE COMMISSIONERS
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
TUESDAY FEBRUARY 1, 2022

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a regular session (Planning) in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Tuesday February 1, 2022 at 6:00 pm with the following members present:

Chairman Sonya Cox
Vice-Chair Wayne Barneycastle
Commissioner Ronnie Mendenhall
Commissioner Rick Morris
Commissioner Andy Nickelston (Via Skype)

County Personnel in Attendance:
County Manager Shannon B. Shaver
Assistant County Manager/Clerk to the Board Amber Brown
Planning Director David Sudderth

Chairman Cox called the meeting to order and welcomed those in attendance.

INVOCATION

Chairman Cox delivered the Invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Cox invited those in attendance to join the Board in the Pledge of Allegiance.

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Cox entertained a motion to approve or amend the February 1st Agenda.

Commissioner Mendenhall moved to approve the Agenda as presented.

Commissioner Barneycastle seconded.

Chairman Cox opened the floor for any discussion/questions/comments.

With no further discussion, the motion carried with a 5-0 vote.

PUBLIC COMMENTS

Chairman Cox opened the floor for Public Comments.

With no individuals signed up to speak, Chairman Cox closed the floor for Public Comments.

PRESENTATION/DISCUSSION/ACTION

Chairman Cox turned the floor over to Planning Director David Sudderth.

Planning Director David Sudderth presented the following information to the Board:

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.**

Chairman Cox opened the floor for any discussion/questions/comments.

There was some discussion among the Board on the request.

Chairman Cox entertained a motion on the request as presented.

Commissioner Mendenhall moved to approve the 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)**.

Commissioner Mendenhall noted that this is consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request.

Commissioner Barneycastle seconded.

Chairman Cox opened the floor for any discussion/questions/comments.

With no further discussion the motion carried with a 5-0 vote.

Adjournment

There being no further business to come before the Board, Chairman Cox entertained a motion to adjourn the meeting.

Commissioner Mendenhall moved to adjourn the meeting.

Commissioner Barneycastle seconded.

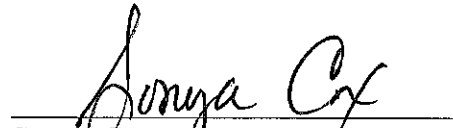
Chairman Cox opened the floor for any discussion/questions/comments.

With no further discussion the motion carried with a 5-0 vote.

The meeting was adjourned.



Amber Brown
Clerk to the Board



Sonya Cox
Chairman