



AGENDA

TOWN OF STOKESDALE PLANNING BOARD

8325 Angel Pardue Road
Stokesdale NC 27357
January 26, 2023 at 7:00 PM

You may also attend via Zoom or YouTube

View on YouTube Link:

https://www.youtube.com/channel/UC1tJH7T0Q_56F_EDH6wljiA/live

Join Zoom Meeting

<https://us02web.zoom.us/j/81699220998?pwd=ZVlhSWVDeS9tNIZLSlQxbGJkRXZwQT09>

Meeting ID: 816 9922 0998

Passcode: 651070

One tap mobile 1-301-715-8592

- 1. Call to Order and Pledge of Allegiance**
- 2. Election of Chairman and Vice Chairman**
- 3. Review and Adopt Agenda**
- 4. Approval of Minutes: November 17, 2022 Meeting Minutes**

PUBLIC HEARING ITEMS:

- 5. Rezoning Case # 22-12-PLBD-0031, 7577 Happy Hill Road, Kernersville, NC –**
Property is located on the west side of Happy Hill Road (SR 2032), approximately 1,740 feet north of the Monty Drive intersection, Guilford County Tax Parcel 164961. This is a request to rezone the subject property, which contains 10.158 acres and is located within the town limits of Stokesdale despite its Kernersville address, from AG, Agricultural, to RS-40, Single-Family Residential. The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request. The applicants upon any major development of the property intend to connect to Stokesdale's water system.

Announcements:

1. Any decision of the Planning Board may be appealed to the Stokesdale Town Council within fifteen (15) days of the Planning Board Decision Date by contacting the Town Clerk with a written notice of appeal. There is a \$200.00 per case filing fee.
 2. The next Stokesdale Planning Board Meeting will be on Thursday, February 23, 2023 at 7:00pm. The next Stokesdale Town Council Meeting will be on Thursday, February 9, 2023 at 7:00pm.
-
- 6. Adjournment**



MINUTES
TOWN OF STOKESDALE
PLANNING BOARD MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE NC 27357
NOVEMBER 17, 2022 AT 7:00 PM

Members Present were: Chairman Stephen Louie, Kurtis Gentry, Ron Southard and Bruce Angel. Members absent were: Randy Braswell, Chris Sumner, James Greene and Michael Threatt.

Also in attendance: Justin Snyder, Guilford County Planner, Dale Martin, Town Clerk and Town Attorney Tom Medlin (via Zoom).

1. Call to Order, Pledge of Allegiance, and Invocation.

Chairman Stephen Louie called the meeting to order and led the Pledge of Allegiance.

Chairman Louie introduced and welcomed Mr. Justin Snyder, the new Guilford County Planner that will be serving the Town of Stokesdale.

2. Review and Adopt Agenda.

Mr. Ron Southard made a **Motion** to adopt the agenda as presented. Mr. Kurtis Gentry seconded the motion.

Vote: Aye: Chairman Louie, Bruce Angel, Kurtis Gentry and Ron Southard.

Vote Nay: None

Motion carried.

3. Approval of Minutes: May 26, 2022.

Chairman Louie noted a correction to page #4, 1st paragraph to change the word “district” to “distance”.

Mr. Ron Southard made a **Motion** to approve the minutes as amended on page 4, 1st paragraph to change the word “district” to “distance”.

Mr. Bruce Angel seconded the motion

Vote: Aye: Chairman Louie, Bruce Angel, Kurtis Gentry and Ron Southard.

Vote Nay: None

Motion carried.

NEW BUSINESS:

- 4. Major Site Plan Case 22-09-Site-00004, Blacksmith Subdivision Amenity Center:** Located at 8301 Angel-Pardue Road, approximately 500 feet southwest of the intersection of Adano Road and Angel-Pardue Road, Guilford County Tax Parcel 164121. This is a request for approval of the site plan to allow for construction of a 1,200 square foot amenity center building with outdoor playgrounds, parking, mail, and gardens.

Chairman Louie introduced the item and deferred to Justin Snyder, Guilford County Planner to present the Staff Report.

Mr. Justin Snyder, Guilford County Planner presented the staff report noting the location of the property and identified the request to allow for the construction of a 1,200 square foot amenity center building with outdoor playground, parking, mail and gardens. He added that the Guilford County Technical Review Committee (TRC) has reviewed the request and recommends approval conditioned upon satisfying all remaining TRC comments. See comments below.

SUBMITTAL SUMMARY REPORT (22-09-SITE-00004)

Comments	NCDOT driveway permit is required.			
Soil Erosion Review (Soil Erosion)	Earl Davis	10/06/2022	09/28/2022	Review Completed
Comments	Grading permit required for 1 acre or more disturbed			
Watershed Review (Watershed)	Brent Gatlin	10/06/2022	10/12/2022	Review Completed
Comments	10/4/22 TRC Meeting Watershed Comments on Amenity Site Plan received 9/22/22: 1. Add the Guilford County Site Plan Cover Sheet to plan set and complete all Stormwater Management / Watershed Protection info. 2. Show Amenity Area lot boundary corresponding to the reported acreage for the Amenity Area (1.01 ac). 3. Revise Phase 1 Project Density calculation in DU/AC to reflect the revised Amenity Area (1.01 ac reported for the new amenity area, but the calculation still uses the old 3.47 ac value from prior prelim plat). 4. Phase 1 Plat will need to be revised to reflect the updated Amenity Area acreage and Phase 1 Project Density in DU/AC. 5. Sign/seal all plans with resubmission.			
Zoning Review (Planning/Zoning)	Justin Snyder	09/22/2022	10/12/2022	Review Completed
Comments	1. Please also reference zoning case 21-08-STPL-07589 2. Why is the setback along Asbery 35'? The setback table lists 30' as the overall development front setback. 3. The side setback (not street side) is allowed to be 5' per the development plan approval. 4. Show proposed ownership and maintenance of common areas (to whom they will be dedicated). HOA declaration documents need to be submitted prior to subdivision phase final platting. (see 5-9.2) 5. Sidewalks as shown on the approved development plan are required along both Asbery and Simon. Please show and label with width and material. 6. Make sure no equipment in the playground will be located within the setback to the rear of the property. 7. Parking requirement for indoor recreation in Stokesdale's code is 1/200 GFA (Table 6-2-1). Your calcs are for 1/300. Please adjust parking and calcs accordingly. 8. Per 6-2.4(g), all parking spaces must have curb stops/wheel guards so no part of a vehicle will encroach more than 2 feet into a required planting area. 9. Will there be a dumpster? If so, please show the location and pads meet solid waste standards. 10. Missing Plan Endorsement Block 11. Show zoning and ownership of all adjacent properties 12. Show existing land use for this and adjacent properties 13. Add case file #22-09-SITE-00004 to the sheet at the bottom 14. Need a landscaping plan showing all required planting yards, buffer areas, etc. at least in general detail, but the specific plants, etc. need to be established before we approve the final plans.			

Site Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Code Review (Building/Inspections)	Jim Lankford	10/27/2022		In Review
Environmental Health Review (Environmental Health)	Jason Shelton	10/27/2022		In Review
Environmental Services Review (Solid Waste)	Clyde Harding	10/13/2022	10/14/2022	Review Completed
Comments	No Comments			
Fire Review (Fire Marshal)	Tim McNeil	10/27/2022	10/26/2022	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	10/13/2022	10/17/2022	Approved
NCDOT Review (Planning/Zoning)	Justin Snyder	10/13/2022		In Review
Soil Erosion Review (Soil Erosion)	Earl Davis	10/27/2022		In Review
Watershed Review (Watershed)	Brent Gatlin	10/27/2022	11/01/2022	Revise and Resubmit - No TRC
Comments	11/1/22 Watershed review comments on prelim plat uploaded 10/13/22 (Revise & Resubmit): 1. Sign/seal Cover Sheet 2. [Advisory Comment]: Phase 1 prelim plat will need to be revised to reflect the updated Amenity Area acreage and Phase 1 Project Density in DU/AC prior to recording Phase 1.			
Zoning Review (Planning/Zoning)	Justin Snyder	10/13/2022	10/13/2022	Revise & Re-Submit
Comments				

Exhibit - TRC comments



SUBMITTAL SUMMARY REPORT (22-09-SITE-00004) FOR GUILFORD COUNTY

PERMIT ADDRESS: 8301 ANGEL-PARDUE RD
 STOKESDALE, NC 27357
 PARCEL: 164121

APPLICATION DATE: 09/07/2022
 SQUARE FEET: 0
 DESCRIPTION: Blacksmith - Amenity Center Site Plan; Blacksmith is under dev/Approved prelim in attached file-Tentatively scheduled for Nov planning bd meeting Obass 9/19/22

EXPIRATION DATE:
VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Brent Neeson	FEI	8618 Triad DR Colfax, NC 27235
Engineer	Brent Neeson	FEI	
Owner	Craig Fleming	Angel Farm development	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Initial Review v.1	09/08/2022	09/12/2022	09/22/2022	Review Completed
Initial Review v.1	10/13/2022	10/24/2022	10/13/2022	Review Completed
Site Plan Review v.1	09/22/2022	10/03/2022	10/12/2022	Review Completed
Site Plan Review v.1	10/13/2022	10/27/2022		In Review

SUBMITTAL DETAILS

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
GIS-Addressing (GIS-Addressing)	Melissa Jones	09/08/2022	09/12/2022	Review Completed
<i>Recommendations</i>	The street names on the current plan were not approved, they were either too close in spelling or phonetically to existing streets in Guilford County. The developer will need to submit new names for approval before addressing in the future. Addresses are not required at this time, streets may need to be renamed for the preliminary plat. I sent the street names on the site plan Sheila Curry and Kristi Dean for a second opinion on street names.			
Zoning Review (Planning/Zoning)	Justin Snyder	09/12/2022	09/22/2022	Review Completed
<i>Comments</i>	Blacksmith ph 1 is in under development			

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
GIS-Addressing (GIS-Addressing)	Melissa Jones	10/17/2022	10/13/2022	Review Completed
Zoning Review (Planning/Zoning)	Justin Snyder		10/13/2022	Review Completed
<i>Comments</i>	Zoning review complete.			

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Code Review (Building/Inspections)	Jim Lankford	10/08/2022	10/05/2022	Review Completed
Environmental Health Review (Environmental Health)	Jason Shelton	10/06/2022	10/12/2022	Review Completed
<i>Comments</i>	No EH soil evaluation has been completed at this time. A soil evaluation will need to be done and approved prior to approval of the site plan.			
Environmental Services Review (Solid Waste)	Glyde Harding	09/22/2022	10/05/2022	Review Completed
<i>Comments</i>	No Comments			
Fire Review (Fire Marshal)	Tim McNeil	10/03/2022	09/27/2022	Review Completed
<i>Comments</i>	Ok to proceed with planning board			
GIS-Addressing (GIS-Addressing)	Melissa Jones	09/22/2022	09/30/2022	Review Completed
<i>Recommendations</i>	Amenity Center Address - 8101 Aspery Ct			
NCDOT Review (Planning/Zoning)	Toni Capps	09/22/2022	10/12/2022	Review Completed

SUBMITTAL SUMMARY REPORT (22-09-SITE-00004)

100% of the respondents were female, and 90% were aged 18 years or older. The majority of respondents were from the United States (60%), followed by Canada (20%), and the United Kingdom (10%). The remaining 10% of respondents were from various other countries, including Australia, India, and South Africa. The majority of respondents were employed (70%), followed by students (20%), and the remaining 10% were either retired or unemployed. The majority of respondents were married (50%), followed by single (30%), and the remaining 20% were either divorced or widowed. The majority of respondents were Caucasian (60%), followed by African American (20%), and the remaining 20% were of various other ethnicities, including Asian, Hispanic, and Native American.

Chairman Louie asked for the location of the septic fields. Mr. Snyder pointed out the septic fields on the southwestern side of the property.

Town Attorney Tom Medlin asked that the motion include the comments from the TRC and that a copy be made a part of the record.

Mr. Ron Southard made a **Motion** to approve site plan as presented and with the recommendations submitted by the Guilford County Technical Review Committee.

Mr. Kurtis Gentry seconded the motion

Vote: Aye: Chairman Louie, Bruce Angel, Kurtis Gentry and Ron Southard.

Vote Nay: None

Motion carried.

5. Adoption of 2023 Meeting Calendar.

Mr. Ron Southard made a **Motion** to adopt the 2023 meeting Calendar as presented. Mr. Kurtis Gentry seconded the motion.

Vote: Aye: Chairman Louie, Bruce Angel, Kurtis Gentry and Ron Southard.

Vote Nay: None

Motion carried.

Chairman Louie made the following announcements:

ANNOUNCEMENTS:

- Any decision of the Planning Board may be appealed to the Stokesdale Town Council within fifteen (15) days of the Planning Board Decision Date by contacting the Town Clerk with a written notice of appeal. There is a \$200.00 per case filing fee.
- The Stokesdale Town Council Meeting will be on Thursday, December 8th at 7:00 pm.

6. Adjournment.

Mr. Ron Southard made a **Motion** to adjourn the meeting. Mr. Kurtis Gentry seconded the motion

Vote: Aye: Chairman Louie, Bruce Angel, Kurtis Gentry and Ron Southard.

Vote Nay: None

Motion carried.

Being no further business to come before the Planning Board, the meeting was adjourned at 7:13 pm.

Approved: _____

Stephen Louie, Chairman

ATTEST:

Dale F. Martin, Town Clerk

REZONING CASE 22-12-PLBD-00031, 7577 HAPPY HILL RD, KERNERSVILLE FROM AG to RS-40

Property Information

Located on the west side of Happy Hill Road (SR 2032), approximately 1,740 feet north of the Monty Drive intersection, Guilford County Tax Parcel 164961. This is a request to rezone the subject property, which contains 10.158 acres and is located within the town limits of Stokesdale despite its Kernersville address, from AG, Agricultural, to RS-40, Single-Family Residential. The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request. The applicants upon any major development of the property intend to connect to Stokesdale's water system.

The request is consistent with the Stokesdale Future Land Use Plan of Residential; thus, if approved, a future land use plan amendment is not required.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This is a request to rezone said property from AG, Agricultural, to RS-40, Single-family Residential.

District Descriptions

The AG, Agricultural, zoning district is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The district is established for the following purposes:

- 1) To preserve and encourage the continued use of land for agricultural, forest and open space purposes;
- 2) To discourage scattered commercial and industrial land uses;
- 3) To concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;
- 4) To discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.

The RS-40, residential single-family district is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low-density, single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

Character of the Area

The parcel is in a primarily rural residential area with agricultural and low-density, single-family residential uses.

Existing Land Use(s) on the Property: One single-family dwelling on 10.158 acres

Surrounding Uses:

North: Single-family residential and agricultural.

South: Single-Family residential

East: Single-family residential and agricultural

West: Undeveloped, forested land adjacent to the Oak Ridge ETJ

Historic Properties: There are no designated historic landmarks located on or adjacent to the subject property.

Cemeteries: No cemeteries are shown to be located on this property, but efforts should be made to rule out the potential of unknown grave sites.

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Stokesdale

Miles from Fire Station: Approximately 3.6 miles

Water and Sewer Services:

Provider: Private Septic Systems and Stokesdale Water

Transportation:

Existing Conditions: Happy Hill Road is a residential street.

Proposed Improvements: Property will be subject to NCDOT driveway permit requirements. A Traffic Impact Study could be required based upon the overall size of the larger subdivision. This property does not appear to be impacted by the proposed US Highway 158 Improvement project listed in NCDOT STIP Project #R-2577B. NCDOT Average Daily Traffic (ADT) is estimated below 500 for Happy Hill Road.

Projected Traffic Generation: Not available at this time. The traffic generation is determine based upon the initial subdivision and the overall larger subdivision.

School Impacts: Per the chart below, development of the subject property will not have a major impact on the school system, even though the middle and high schools listed are above built capacity.

Zoning Case - 7577 Happy Hill Rd				
Guilford County				
School Boundaries	Built Capacity 2022-23	2022-23 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Stokesdale ES	542	442	4	3-5
Northwest MS	912	952	19	1-3
Northwest HS	1809	1996	27	1-3
Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools experienced annual reductions in capacity through 2021-22. Elementary built capacity assumes maximum reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Environmental Assessment

Topography: Gently and steeply sloping.

Regulated Floodplain/Wetlands:

There is no regulated floodplain on the property. There are no mapped wetlands on the property.

Streams and Watershed:

There are no mapped streams on the property. The property is not located in a designated Water Supply Watershed.

Land Use Analysis

Land Use Plan: Stokesdale Land Use Plan (2007)

Plan Recommendation: Residential

Residential development makes up approximately 12% of the land area. The majority of this is low-density, single-family residents. One exception is the Countryside Village Retirement Community located on US 158. The majority of the residentially used and zoned property is located along the NC 68 corridor, in the Town Core Area, and along Athens Road and Southard Road. Major residential subdivisions have been added along Haw River Road, Ellison Road, Angel Pardue Road, and Belews Creek Road. Except in the town core, homes are on large lots that cover an acre or more. This is because there is no public sewer service available and significant area must be available for septic drain fields on each lot.

Consistency: The requested action is consistent with the recommendation of the Stokesdale Future Land Use Plan. The action, if approved, will not require a plan amendment.

Recommendation**Staff Recommendation: Approve**

This proposed rezoning action is consistent with the recommendation of the future land use plan, and it is reasonable and in the public interest because it is adjacent to residential uses in the area and will provide low-density housing opportunities for citizens and in an area served by Stokesdale municipal water.

Area Plan Amendment Recommendation:

The request is consistent with the Stokesdale Land Use Plan recommendation of Residential; thus, if approved, a plan amendment will not be required.

**AG TO RS-40
+/- 10.158 Acres**

FORSYTH COUNTY

AG

RS-40

HAPPY HILL RD

BENTRIDGE FOREST DR

HEIGHT RESTRICTION

7517 ZZ BENTRIDGE FOREST DR 233149

7577 HAPPY HILL RD 164961

7581 HAPPY HILL RD 164947

7575 HAPPY HILL RD 164968

7569 HAPPY HILL RD 164959

7565 HAPPY HILL RD 164964

7559 REAR HAPPY HILL RD 164965

7555 NEAR HAPPY HILL RD 164966

7557 HAPPY HILL RD 164943

7555 A HAPPY HILL RD 164951

7574 HAPPY HILL RD 164940

7572 HAPPY HILL RD 164955

7570 HAPPY HILL RD 164954

7566 HAPPY HILL RD 164941

7564 HAPPY HILL RD 164942

7572 ZZ HAPPY HILL RD 166901

7570 ZZ HAPPY HILL RD 217404

7745 PEARMAN QUARRY RD 166900

7562 HAPPY HILL RD 164949

7582 HAPPY HILL RD 164948

7584 HAPPY HILL RD 165000

7599 HAPPY HILL RD 164991

7600 HAPPY HILL RD 164994

7601 HAPPY HILL RD 164992

7603 HAPPY HILL RD 164978

7609 HAPPY HILL RD 164983

7608 HAPPY HILL RD 164976

7606 ZZ HAPPY HILL RD 164974

7767 PEARMAN QUARRY RD 166963

7513 BENTRIDGE FOREST DR 165010

7515 BENTRIDGE FOREST DR 165011

7517 BENTRIDGE FOREST DR 165012

7514 BENTRIDGE FOREST DR 165014

7516 BENTRIDGE FOREST DR 165013

7512 BENTRIDGE FOREST DR 165015

8768 VAN HOY RD 164957

7636 ZZ MONTY DR 232311

7616 ZZ MONTY DR 232310

7634 ZZ MONTY DR 232308

7631 ZZ MONTY DR 232307

7615 ZZ MONTY DR 232312

7623 ZZ MONTY DR 232309

7625 ZZ MONTY DR 232313

7621 ZZ MONTY DR 232318

7629 ZZ MONTY DR 232317

7627 MONTY DR 7631

7629 MONTY DR 22688

7625 MONTY DR 22681

7625 MONTY DR 22687

7625 MONTY DR 232316

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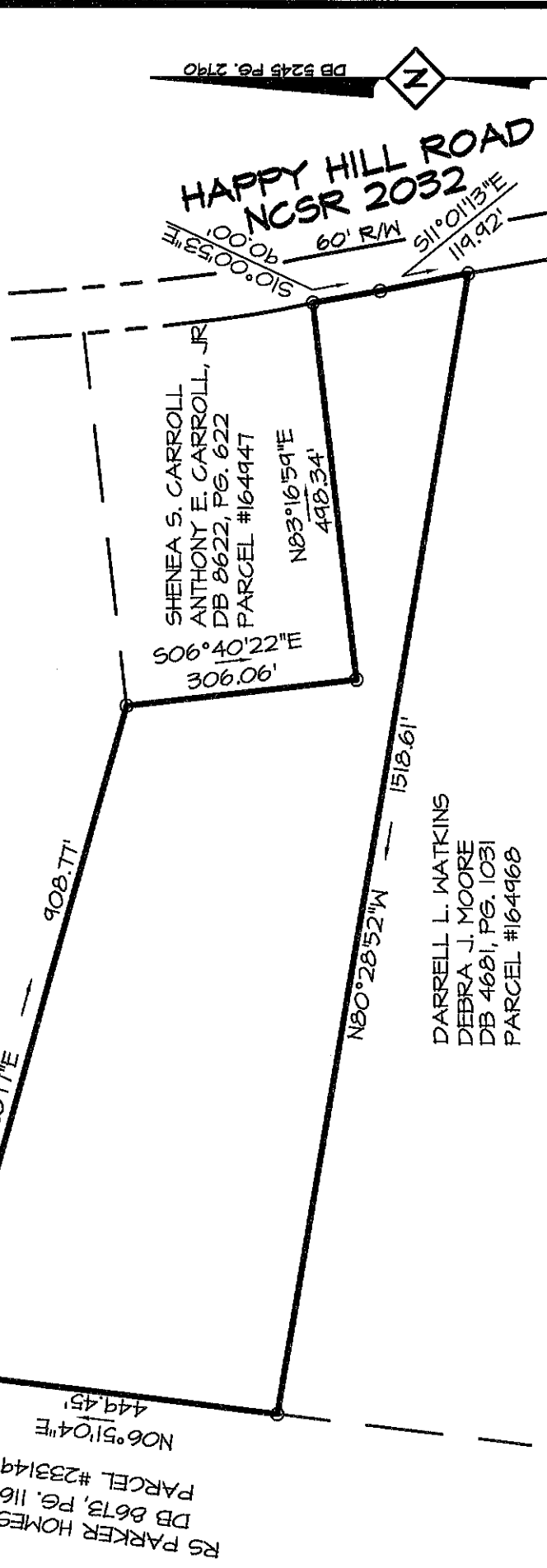
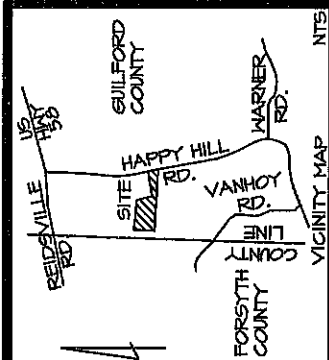
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Rezoning Case #
RZ-22-12-PLBD-00031
Scale: 1" = 400 '

Map:
164961





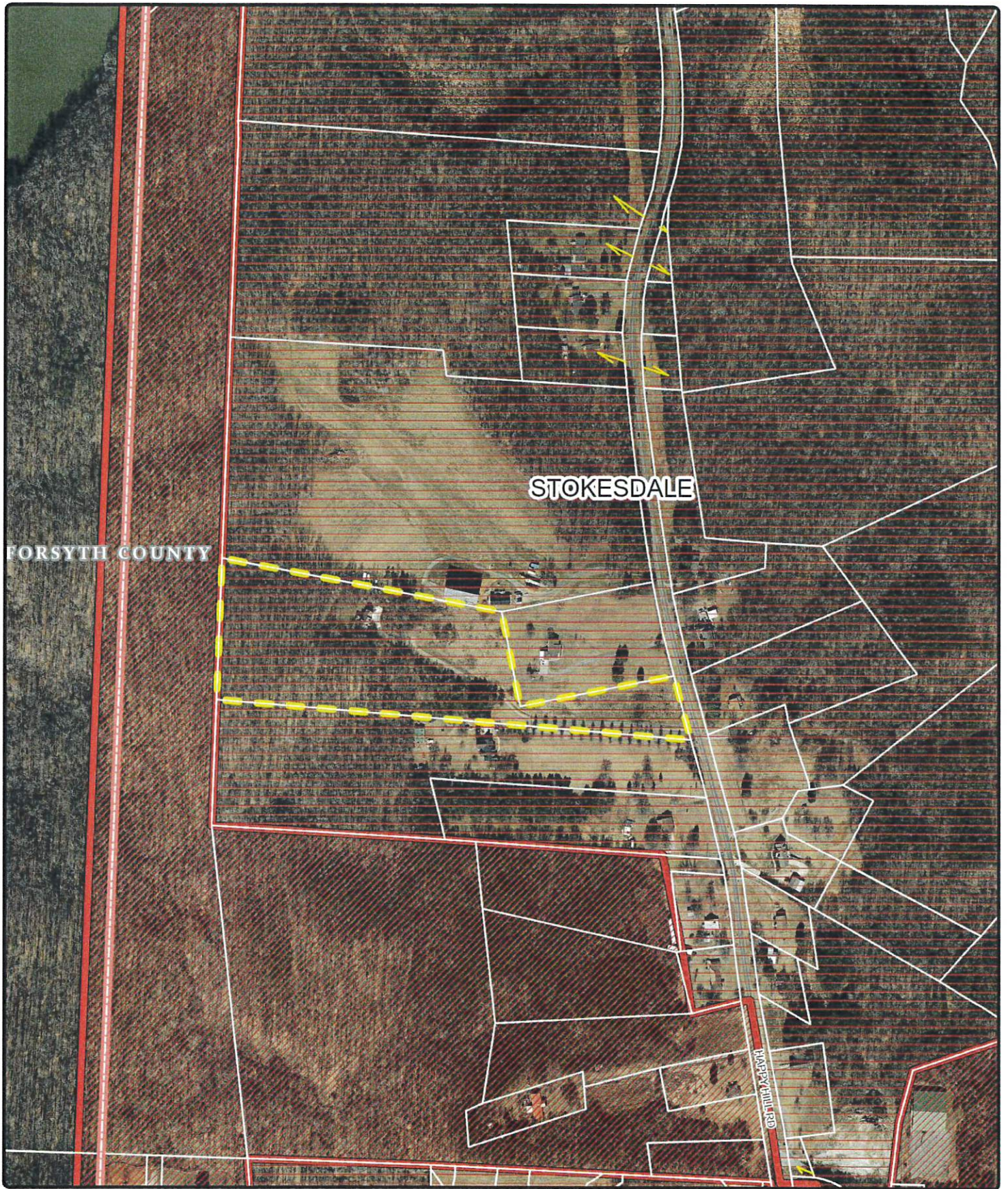
REZONING SKETCH
FROM AG TO RS-40
PROPERTY OF
AMANDA STAUFFER
1577 HAPPY HILL ROAD
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
STOKESDALE, NORTH CAROLINA
DATE: DEC. 6, 2022 SCALE: 1"=200'

0 100 200 400

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 8823
1306 W. WENDOVER AVE.
GREENSBORO, N.C. 27409
PHONE: (336) 275-9826
OR (336) 275-8084
FAX: (336) 275-3379
E-MAIL: HCA@HUGHCREEDASSOCIATES.COM
FIRM LICENSE #C-0551

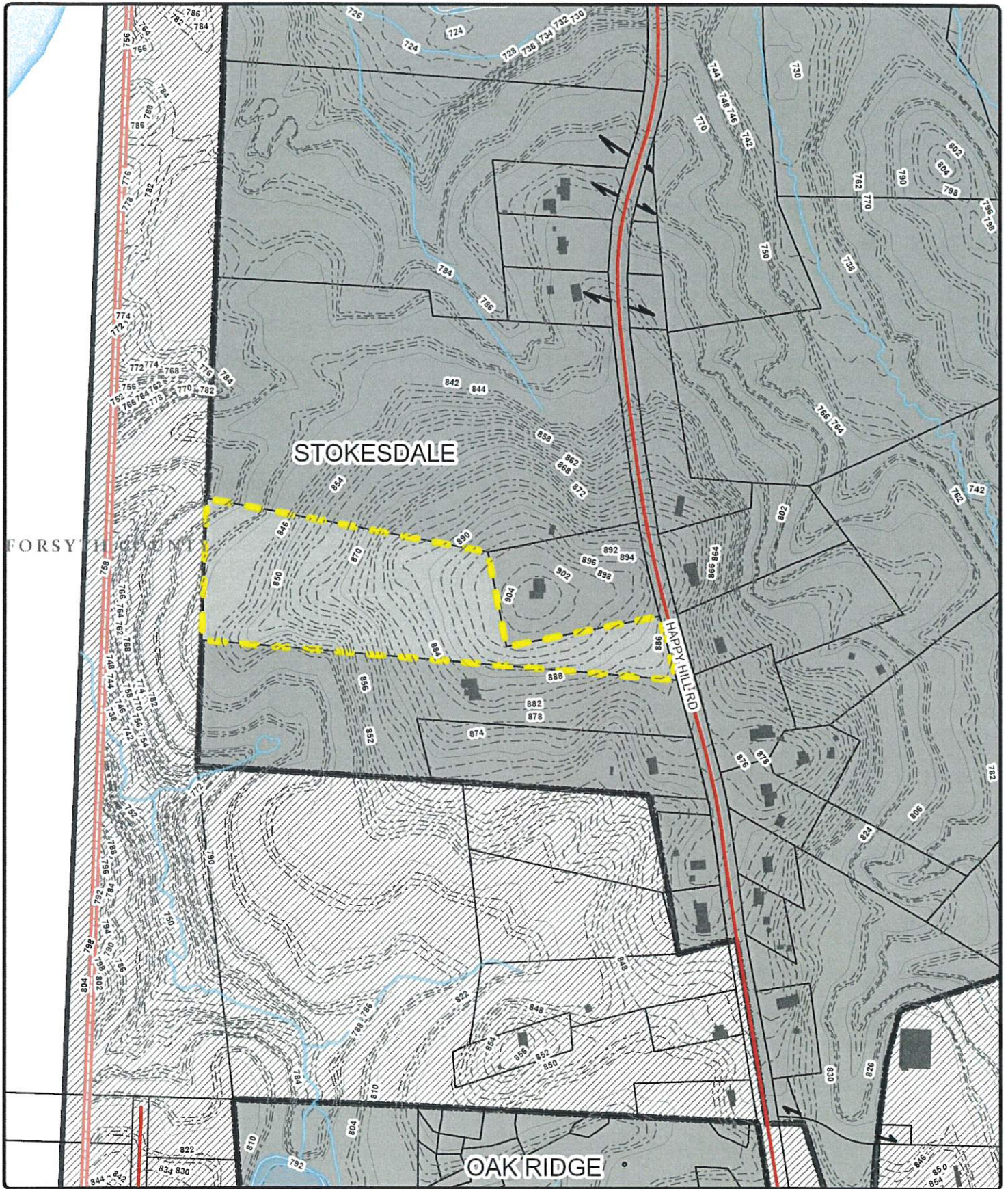
- NOTES
1. DEED REF: DB 8245, PG. 2190
 2. PARCEL #164961
 3. AREA = 10.158 ACRES



CASE #22-12-PLBD-00031

Scale: 1" = 400 '





FORSYTH COUNTY

HAPPY HILL RD

OAK RIDGE

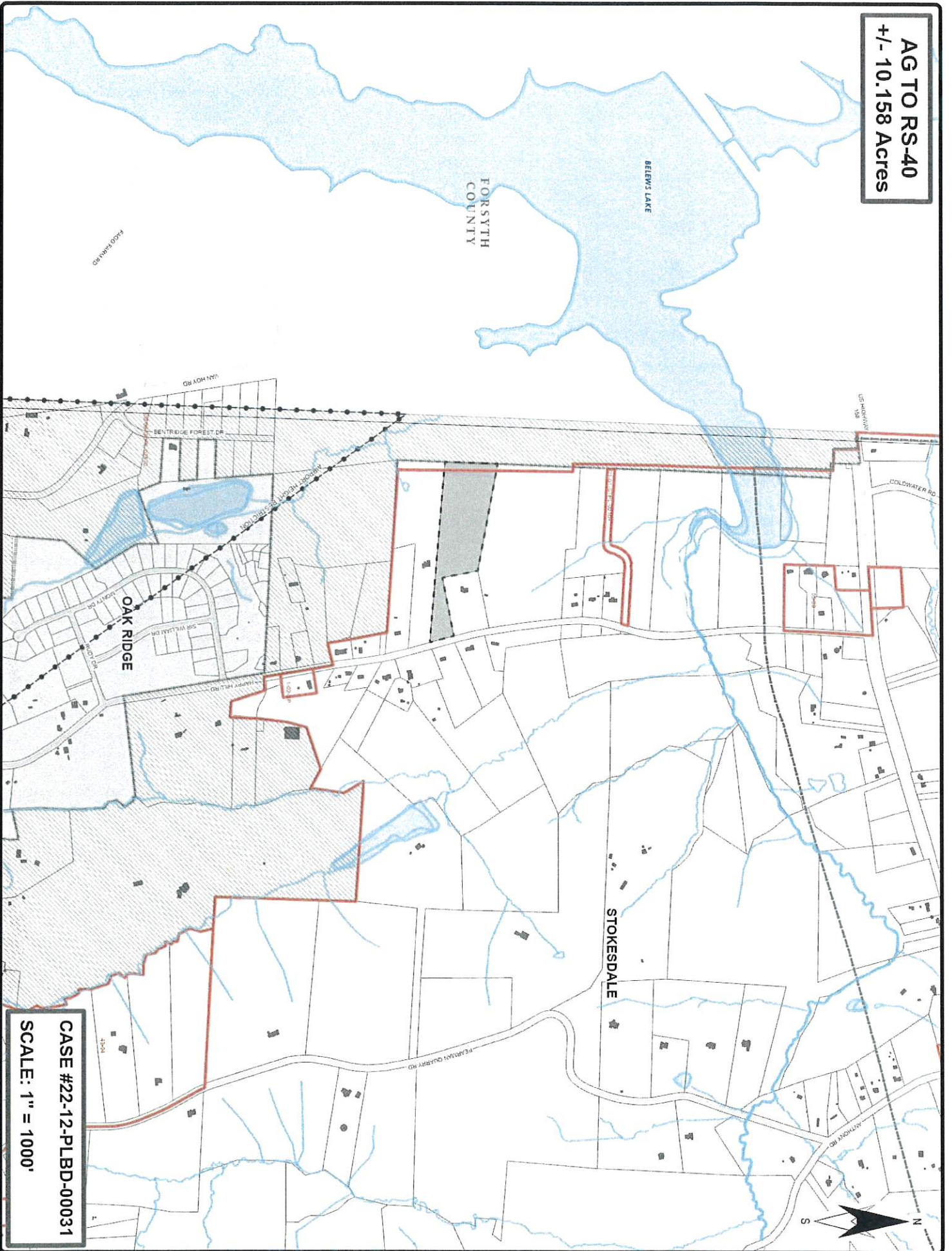


CASE #22-12-PLBD-00031

Scale: 1" = 400'



AG TO RS-40
+/- 10.158 Acres



CASE #22-12-PLBD-00031
SCALE: 1" = 1000'



TOWN OF STOKESDALE

Rezoning Application

Date Submitted: 12/5/22 Fee/Receipt #: \$1000.00 + \$25.00 per acre Case Number: _____

Provide the required information as indicated below. Pursuant to the Stokesdale Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.
MAKE CHECK PAYABLE TO THE TOWN OF STOKESDALE

Pursuant to the Stokesdale Development Ordinance, the undersigned hereby requests the Town of Stokesdale to rezone the property described below from the AG zoning district to the RS-40 zoning district. Said property is located
7577 Happy Hill Road

in Oak Ridge Township; Being a total of: 10.158 acres.

Further referenced on the Guilford County Tax Maps as:

Tax Parcel # 1 6 4 9 6 1 _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Check One:

- ☒ The applicant is the property owner(s)
- ☐ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- ☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease is attached (financial figures may be deleted).
- ☐ The applicant has no connection to the property owner and is requesting a third party rezoning.

I hereby agree to conform to all applicable laws of Stokesdale and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Respectfully Submitted,


Applicant Signature
Amanda Stauffer

Name

7577 Happy Hill Road
Mailing Address

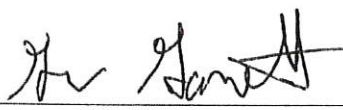
City, State and Zip Code

Kernersville, NC 27284
City, State and Zip Code

City, State and Zip Code

336-634-8221
Phone Number

Phone Number


Representative Signature

Greg Garrett - RS Parker Homes, LLC
Name

Name

6420 Hampton Knoll Road
Mailing Address

City, State and Zip Code

Clemmons, NC 27012
City, State and Zip Code

City, State and Zip Code

336-399-7197
Phone Number

Phone Number

NOTICE OF PUBLIC HEARING

Stokesdale Planning Board will hold a public hearing at its regular meeting on Thursday, January 26, 2023, at 7:00 PM at the Stokesdale Town Hall, 8325 Angel Pardue Road, Stokesdale, NC 27357.

Public Hearing Item:

Rezoning Case # 22-12-PLBD-00031, 7577 Happy Hill Road, Kernersville, NC

Located on the west side of Happy Hill Road (SR 2032), approximately 1,740 feet north of the Monty Drive intersection, Guilford County Tax Parcel 164961. This is a request to rezone the subject property, which contains 10.158 acres and is located within the town limits of Stokesdale despite its Kernersville address, from AG, Agricultural, to RS-40, Single-Family Residential. The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request.

The request is consistent with the Stokesdale Future Land Use Plan of Residential; thus, if approved, a future land use plan amendment is not required.

For more information, please contact 336-643-4011.

PLEASE ADVERTISE THE WEEKS OF JANUARY 9 AND 16, 2023 AND SEND PROOF OF PUBLICATION TO TOWN OF STOKESDALE, PO BOX 465, STOKESDALE, NC 27357 AND JSNYDER@GUILFORDCOUNTYNC.GOV

I, Justin Snyder, do hereby certify that mailed notice was sent via First Class Mail to the following recipients:

STAUFFER, AMANDA
7577 HAPPY HILL RD
KERNERSVILLE, NC 27284

RS PARKER HOMES LLC
1838 EASTCHESTER DR STE 108
HIGH POINT, NC 27265

MEYLOR, ADAM D
205 N CHERRY ST
KERNERSVILLE, NC 27284

CARROLL, SHENEA SEARCY; CARROLL, ANTHONY EDGAR JR
7581 HAPPY HILL RD
KERNERSVILLE, NC 27284

KING, MARK J; KING, MARGARET G
7582 HAPPY HILL RD
KERNERSVILLE, NC 27284

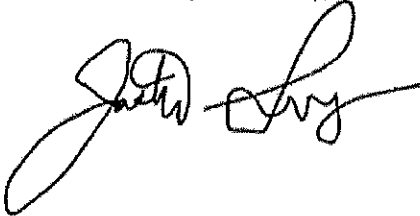
KING, MARK J; KING, MARGARET G
7582 HAPPY HILL RD
KERNERSVILLE, NC 27284

SPRUILL, AARON T
7574 HAPPY HILL RD
KERNERSVILLE, NC 27284

WATKINS, DARRELL L; MOORE, DEBRA J
7575 HAPPY HILL RD
KERNERSVILLE, NC 27284

HUGH CREED ASSOCIATES
PO BOX 9623
GREENSBORO, NC 27429

This 10th day of January, 2023.

A handwritten signature in black ink, appearing to read "Justin Snyder", with a large, stylized flourish extending from the end of the name.

Justin Snyder, AICP, CZO

Senior Planner, Guilford County Planning and Development

BK: R 8245

PG: 2790-2793

RECORDED:

02-11-2020

12:57:21 PM

BY: DEBORAH LIGHT

DEPUTY-GB



202008611

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NO FEE \$28.00
NO TAXABLE
CONSIDERATION

Drafted by: John H. Kornegay, Attorney

No opinion on title is express or implied by the preparation of this deed.

Documentary Stamps: \$ *NTC*

Permanent Address of Grantee (mail to):

7577 Happy Hill Road

Kernersville, NC 27284

NON-WARRANTY DEED

46
THIS DEED, Made this 8 day of Feb., 2020, by and between TED KALLAM AND WIFE, AMANDA STAUFFER, of Guilford County, North Carolina, hereinafter called Grantor; and AMANDA STAUFFER, of Guilford County, North Carolina, hereinafter called Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the Sum of Ten Dollars and other good and valuable consideration to him in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or assigns, premises in Guilford County, North Carolina, described as follows:

See Attached Exhibit "A," which is incorporated herein by reference.

This conveyance is made for the purpose of relinquishing the Grantor's marital interest in the above-described property and vesting sole ownership in the Grantee, and for this purpose, the Grantor does hereby waive, release, quitclaim and renounce unto Grantee: (1) All rights to administer the Grantee's estate as provided in NCGS Section 28A-4-1 with respect to the real property described herein; (2) All right to intestate succession to the Grantee's estate as provided in NCGS Section 29-14; (3) The right to an elective estate in the Grantee's estate as provided in NCGS Section 29-30; (4) The right to receive an elective share of the Grantee's estate as provided in NCGS Section 30-3.1; (5) The right to a year's allowance in the Grantee's

estate as provided in NCGS Section 30-15; and (6) Any rights or claim under the Equitable Distribution Act or any other community property laws of any state, and all other rights and interest in said real estate which the said Grantor now has or would hereafter have arising out of or accruing to said Grantor by reason of Grantor's marital relationship with the Grantee. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee.

For Back Reference, see Book 7524, Page 895, Guilford County Registry.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises and has authority to convey said land, and does so in as full and ample manner as he is able to convey.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
TED KALLAM

 (SEAL)
AMANDA STAUFFER

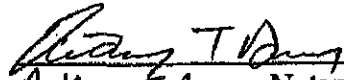
NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned notary public, certify as follows: (1) that TED KALLAM AND WIFE, AMANDA STAUFFER personally appeared before me this day; (2) that he or she acknowledged that they voluntary signed the foregoing document; (3) that he or she acknowledged that they so signed for the purposes stated therein; and (4) I further certify that I have either (i) personal knowledge or (ii) satisfactory evidence of his or her identity.

Witness my hand and official seal, this 8th day of February, 2020.

My commission expires:

11/25/2023


Anthony T. Berry Notary Public
Printed Name of Notary

{Notary Seal}

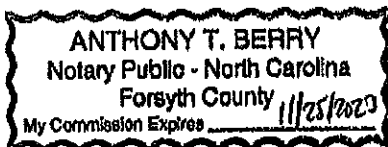


EXHIBIT "A"

BEGINNING at EIP in the western right of way and margin of Happy Hill Road (SR 2032) having a 60 foot right of way and being the northeast corner of that tract conveyed to Darrell L. Watkins and wife, Debra J. Moore by deed recorded in Book 4681, Page 1031, Guilford county Registry; thence with the Watkins line North 80° 28' 52" West 1,518.61 feet to a NIP; thence North 6° 51' 04" East 449.45 feet to a NIP; thence a new line dissecting the property of the Grantors South 74° 20' 17" East 908.77 feet to a bent iron pipe being the northwest corner of the property of Betty S. Davis as shown on that certain plat recorded in Plat Book 134, Page 136, Guilford County Registry; thence with said plat the following courses and distances: South 06° 40' 22" East 306.06 feet to an iron pipe and North 83° 16' 59" East 498.34 feet to an iron pipe in the western right of way and margin of Happy Hill Road; thence with the western right of way and margin of Happy Hill Road South 10° 00' 53" East 90 feet and South 11° 01' 13" East 119.92 feet to the point of **BEGINNING** containing 10.158 acres as per survey of J. M. Holland Land Surveying, Inc. dated May 25, 2013.