

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

**Available Venues to Watch/Attend:**

- a) Attend in Person at Stokesdale Town Hall in Council Chambers at 7 PM.
- b) View Live Stream on Town of Stokesdale's YouTube Channel at 7 PM:  
[https://www.youtube.com/channel/UC1tJH7T0Q\\_56F\\_EDH6wljiA/live](https://www.youtube.com/channel/UC1tJH7T0Q_56F_EDH6wljiA/live)
- c) View & Participate (Citizen Comments) Virtually via Zoom at 7PM:  
<https://us02web.zoom.us/j/88403398617?pwd=UVo3MElEdUFZRTUxOFYrdENhSDIUUT09>  
Meeting ID: 884 0339 8617  
Passcode: 544231  
One Tap Mobile: 1-646-876-9923

- 
1. Call to Order, Pledge of Allegiance, and Invocation.
  2. Review and Adopt Agenda.
  3. Approval of Minutes: May 26, 2022.

**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.
5. **Adoption of 2023 Meeting Calendar.**
6. **Adjournment.**

**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.



**MINUTES**  
**TOWN OF STOKESDALE**  
**PLANNING BOARD MEETING**  
**8325 ANGEL-PARDUE ROAD**  
**STOKESDALE, NC 27357**  
**MAY 26, 2022 AT 7:00 PM**

Members Present: Chairman Stephen Louie, Vice-Chairman Chris Sumner, Michael Threatt, James Greene, Kurtis Gentry, Town Attorney Tom Medlin (attended via zoom), Guilford County Planner Oliver Bass, and Town Clerk Dale Martin. Seated in Audience: Ron Southard. Absent: Randy Braswell.

**1. Call to Order**

**2. Pledge of Allegiance**

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

**3. Review and Adopt Agenda**

Michael Threatt made a **Motion** to adopt the agenda as presented. Vice-Chairman Chris Sumner seconded the motion.

**Vote: Chairman Louie-aye, Vice-Chairman Sumner- aye, Michael Threatt-aye, James Greene-aye and Kurtis Gentry-aye.**

**4. Approval of Minutes: April 28, 2022**

James Greene made a **Motion** to approve the minutes as presented. Kurtis Gentry seconded the motion.

**Vote: Chairman Louie-aye, Vice-Chairman Sumner- aye, Michael Threatt-aye, James Greene-aye and Kurtis Gentry-aye.**

**PUBLIC HEARING ITEMS:**

- 5. REZONING CASE 22-04-STPL-02908, 7808 US Highway 158, AG to RS-30:** Located on the north side of US Highway 158, approximately 785 feet west of the Athens Road intersection, Guilford County Tax Parcel 164054. This is a request to rezone said property from AG, Agricultural to RS-30, Single-family Residential. After the hearing, the Planning Board will consider a recommendation to the Stokesdale Town Council to approve or deny the request. Applicant name is The Hen Group, LLC, Kidel Zamamiri.

Chairman Louie introduced the rezoning case and deferred to Oliver Bass, Guilford County Planner to present the Staff report.

Oliver Bass, Guilford County Planner reported that the property is located on the north side of US Highway 158, approximately 785 ft. west of the Athens Road intersection. This is a request to rezone the property from AG, Agricultural to RS-30, Single Family residential. He noted that the parcel is in a mixed use area with apartments, highway business and residential uses. The site has a single-family dwelling on 12.25 acres. North of the site is undeveloped, south is institutional (daycare), east is apartments and west is primarily undeveloped with a single-family dwelling.

Mr. Bass stated that the Stokesdale Land Use plan recommends professional and manufacturing corridor for the growth of office space and light manufacturing. This corridor would start at the eastern edge of the Town Core on US Hwy 158, following US Hwy. 158 east and terminate at the intersection of US Hwy. 158 and US 220. Mr. Bass added that this request is inconsistent with the recommendation of the Stokesdale Future Land Use Plan. The Professional and Manufacturing Corridor is intended primarily for office space and manufacturing uses.

Mr. Bass presented the Staff recommendation to approve the request although the requested action is inconsistent with the recommendation of the land use plan. The use is reasonable and in the public interest because it is adjacent to residential uses in the area and provides housing opportunities for citizens and it is an area served by Stokesdale municipal water system. However, if approved, an amendment to the Land Use Plan is required.

Michael Threatt asked if the States plan for improvements in this area has changed. Mr. Bass stated that his latest information is that the new bypass roadway would be to the east of this parcel but could incorporate a portion of this site. However, he has seen nothing official at this point.

Chairman Louie asked Mr. Bass to identify all the types of uses allowed in RS-30 since this is a straight rezoning request. Mr. Bass stated that the uses are: single-family residential, modular homes, some institutional uses such as family-care homes, some forestry, agricultural uses, major and minor subdivisions, and some recreational type uses with a special use permit. Institutional uses such as schools are included as well.

Mr. Threath asked if the minimum lot size is 30,000 sq. ft. Mr. Bass agreed that the minimum lot size is 30,000 sq. ft. Kurtis Gentry asked Mr. Bass to expand on the scenic corridor and what is allowed. Mr. Bass presented requirements for the scenic corridor and explained that they would not apply to single-family residential.

Chairman Louie declared the Public Hearing open.

**In Favor:**

**Rick Ringer, 8642 W. Market Street, Greensboro, NC:** – stated that he has had many conversations with Mr. Bass after which they filed their application with the County. He stated that in the review phase, NCDOT has required them to put in a right turn lane that goes into the subdivision and all their requirements will be met. He stated that the plan is for single-family residential development with two or three home models to pick from and that are more affordable than the big homes in the area. He noted that density at 1.14 units per acre and added that they will apply with any regulations or standards that are required. He stated that the single-family home current on the site will remain there. He made himself available for questions.

Chairman Louie asked if NCDOT would require a left turn lane. Mr. Ringler stated that it was discussed but no determination was made at this time. They indicated that it would be addressed in their review process at a later date.

Mr. Ringler noted that the subdivision will be connected to the Town's water system.

**Opposed:**

**Charles Westbrook, 7810 US Hwy. 158, Stokesdale, NC:** had questions about the entrances. He stated that the information he has been able to get from NCDOT is that the highway is right up next to his property line. Traffic is a hazard now and would like to know if they are putting in turn lanes. He was concerned with how this will affect his property. He moved to the rural area because he didn't want in a neighborhood. He stated that we can't stop development but would like to stay informed.

Chairman Louie asked for a motion that would include reasoning either for or against the rezoning.

James Greene made a **Motion** to approve the rezoning request in Case # 22-04-STPL-02908, property located at 7808 US Highway 150 from AG to RS-30 because it is in the public interest and beneficial to add more homes to the Town water system.

Mr. Bass asked for a recommendation to amend the Land Use Plan.

Mr. Green **amended his motion** to include an amendment to the Land Use Plan to accommodate this zoning change. Mr. Chris Sumner seconded the motion.

**Vote: Chairman Louie-aye, Vice-Chairman Sumner- aye, Michael Threatt-aye, James Greene-aye and Kurtis Gentry-aye.**

**NEW BUSINESS:**

6. **MAJOR SUBDIVISION CASE 22-04-STPL-02904, Oak Level Subdivision Waiver Request:** Located at 8643 Oak Level Church Road, approximately 3,900 feet north of the intersection of Oak Level Church Road and Belews Creek Road, Guilford County Tax Parcel 167235. This is a request for a waiver from Section 5-13.3(J) that establishes the maximum distance from an intersecting through street to the end of a cul-de-sac at 800 feet. The applicant is requesting a waiver to allow a maximum distance of 937 feet from the intersection of the proposed Blossom Breeze Drive to the end of the cul-de-sac of Peak Mountain Drive.

Chairman Louie introduced the item and deferred to Mr. Bass to present the Staff Report.

Mr. Bass stated that this item and the next item are related. The waiver must be approved before the Board can consider the preliminary plat approval for the subdivision.

Mr. Bass stated that the property is located at 8643 Oak Level Church Road approximately 3,900 feet north of the intersection of Oak Level Church Road and Belews Creek Road. The request is

for a waiver to Section 5-13.3 (J) that establishes the maximum distance from an intersecting through street to the end of a cul-de-sac at 800 feet. The applicant is requesting a waiver to allow a maximum district of 937 feet from the intersection of the proposed Blossom Breeze Drive to the end of the cul-de-sac of Peak Mountain Drive.

Mr. Bass stated that the Planning Board does have the authority to approve this waiver and any appeal would be made to the Governing Board. Mr. Bass stated that grounds for approval must meet one of three standards:

1. Physical hardship, where because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this article would cause unusual and unnecessary hardship on the subdivider.
2. Equal or better performance. Where in its opinion a waiver will result in equal or better performance in furtherance of the purposes of this ordinance.
3. Unintentional error. Where through an unintentional error by the applicant, his agent, or the reviewing staff, there is a minor violation of a standard in this article, where such violation is not prejudicial to the value or development potential of the subdivision or adjoining properties.

Mr. Bass noted that the Planning Board also has the authority to apply certain conditions of the rezoning. He stated that the Guilford County Technical Review Committee met on May 17<sup>th</sup> to review this request and recommend approval of a waiver to Section 5-13.3 (J) to permit Peak Mountain Drive to extend up to 937 feet from the intersection of Blossom Breeze Drive to the end of the cul-de-sac as presented on the preliminary plat based on a physical hardship due to the shape and topography of the tract. Mr. Bass noted that there were conditions placed on the tract when it was rezoned.

Mr. Threatt asked for those conditions of the rezoning. Mr. Bass presented the following conditions: density not to exceed 1 dwelling unit per acre, minimum lot size is 30,000 sq. ft. and it must be connected to the Town's water system.

Chairman Louie asked for public comments on this request.

**Ethan Creed, Hugh Creed Associates, Inc. PA, 304 South Treemont, Greensboro, NC:**

stated that their request is based on the topography and the lay of the land where the cul-de sac needs to be located. They need to use more open space in that area and to still meet the requirement of 1 dwelling unit per acre. He made himself available for questions but felt the request is straight forward.

Chairman Louie asked about lots 11-16 and the required buffer. He noted the septic system there and asked what would keep any septic issues from going into stream. Mr. Creed stated that they would not know that until an evaluation is done on those lots. He noted setbacks requirements for septic systems and the undisturbed area between the septic and the creek. He also noted that there is nothing they can do about failing systems. He stated that they would not know specific details until the County inspects the site. Chairman Louie asked if the Guilford County TRC will review this issue. Mr. Bass stated that yes this would be reviewed during the preliminary plan approval process and that environmental health will have to sign off on the plan.

Town Attorney Tom Medlin referred to a letter submitted Hugh Creed Associates from Mr. Norris C. Clayton and asked that it be made a part of the record (See below letter)

**Hugh Creed Associates, Inc, PA**  
*Consulting Engineers & Land Surveyors*  
1306 W WENDOVER AVE PO BOX 9623  
GREENSBORO, NC 27408 GREENSBORO, NC 27429  
(336) 275-9826 or (336) 275-8084  
FIRM LICENSE #C-0551 E-MAIL: [hca@hughcreedassociates.com](mailto:hca@hughcreedassociates.com)

Town of Stokesdale 8325 Angel Pardue Road Stokesdale, NC 27357

May 17, 2022

Subject: Oak Level Subdivision  
Cul-De-Sac Length Waiver Request

Dear Board Members,

This letter is written on behalf of Mr. Bhupen Patel, managing member of Ameridevelopment Pooler, LLC, present owner, to request a waiver of the maximum cul- de-sac length for Peak Mountain Dr. in Oak Level Subdivision from the intersection with Blossom Breeze Dr. to the end of the cul-de-sac from 800' per the Development Ordinance, sec. 5-13.3(J), to  $\pm$  937'.

Shape of Tract:

This property is approximately 1,700' long and 800' wide. A stream runs along the southern property line toward the back of the property to a major creek that runs along the western property line. This restricts the placement of the streets and lots, and, given the 30,000 sqft minimum lot size and the placement of the stream, the only efficient use of the property is one primary street extending to the back of the property with lots on both sides along with one stub placed for future development to the south.

Topography:

One of the proposed roads that will connect to future development to the south must cross the stream that runs along the southern property line. The current placement of this stub street is the optimum location to minimize stream disturbance and maximize the number of lots.

Surrounding Properties:

The previously mentioned stream to the south will not be crossed a second time from this cul-de-sac.

The western property line runs along a major creek, prohibiting future extensions.

The property to the north is a platted flag lot that is privately owned and has access to Oak Level Church Rd.

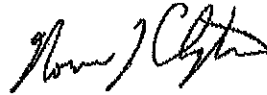
K:\Patel Bhupen\Oak Level\Oak Level Subdivision Waiver Request.docx I

None of the adjacent properties require access to this cul-de-sac road, so any stub street would be useless.

For these reasons, we request a waiver in accordance with sec. 5-12.2 on the grounds of "Physical Hardship." The current placement of the proposed stub street to the south is optimally placed for this and future development, so it cannot be moved to satisfy the length requirement, and any stub added to any adjacent property to satisfy the length requirements would not be used. Also, this cul-de-sac will provide "Equal or Better Performance" as an 800' cul-de-sac since only 137 more feet is being requested to make best use of the property for development.

We appreciate your consideration of this request.

Sincerely,  
Hugh Creed Associates, Inc, PA



Norris Z Clayton, PE, PLS



Mr. Medlin asked Mr. Creed to confirm the letter submitted by Mr. Clayton. Mr. Creed received a copy of the letter and did agree that this letter was in support of their request and should be made a part of the record.

Mr. Medlin noted the standards needed to grant this request, based on a physical hardship.

Chairman Louie referred to the map and asked Mr. Bass to confirm that the subdivision would be connected to the Town's water system. Mr. Bass stated that Town ordinances require this subdivision to be connected to the municipal water system. Chairman Louie noted that the site plan is incorrect in regard to this requirement. Mr. Creed agreed that the subdivision would be connected to the Town's water system and that it would be reflected on the preliminary plan submitted for approval.



Vice-Chairman Sumner asked if within this 937-foot extension in the cul-de-sac, has the Fire Department reviewed the location of the fire hydrants and are they acceptable? Mr. Bass stated that the Fire Marshal reviewed the plan and has determined that 1,000 ft. would be the cut off for fire protection.

Michael Threatt made a **Motion** to approve the waiver in this Major Subdivision Case #22-04-STPL-02904 based on a physical hardship due to the shape and topography and based on the letter submitted by Norris Clayton with Hugh Creed Associates. James Greene seconded the motion.

**Vote: Chairman Louie-aye, Vice-Chairman Sumner- aye, Michael Threatt-aye, James Greene-aye and Kurtis Gentry-aye.**

7. **MAJOR SUBDIVISION CASE 22-04-STPL-02904: Oak Level Subdivision Preliminary Plat:** Located at 8643 Oak Level Church Road, approximately 3,900 feet north of the intersection of Oak Level Church Road and Belews Creek Road, Guilford County Tax Parcel 167235. This is a request for preliminary plat approval for 24 lots on 29.70 acres. The zoning for this subdivision is CZ-RS-30 with the following conditions: maximum density of 1 Dwelling Unit per acre, min lot size of 30,000 sq. ft., and the development must have municipal water or a community water system. Contact is Dalton Ward, Hugh Creed Associates.

Chairman Louie introduced the item and deferred to Mr. Bass to present the Staff Report.

Mr. Bass stated that now that the waiver has been approved, you can consider the preliminary plat approval. He stated that this property is located at 8643 Oak Level Church Road, approximately 3,900 feet north of the intersection of Oak Level Church Road and Belews Creek Road. This is a request for preliminary plat approval for 24 lots on 29.70 acres. He noted that the zoning for this subdivision is CZ-RS-30 with the following conditions: maximum density not to exceed 1 dwelling unit per acre, minimum lot size is 30,000 sq. ft. and it must be connected to the Town's municipal water system.

Mr. Bass stated that Staff recommends approval of the subdivision based on the review by the Guilford County Technical Review Committee on May 3, 2022. See TRC letter below. He added that the plat must be revised to address the comments.





**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**GUILFORD COUNTY TECHNICAL REVIEW COMMITTEE  
MEMORANDUM**

**TO:** Dalton Ward, Hugh Creed Associates  
**FROM:** Guilford County Planning and Development Department  
Oliver Bass, Senior Planner, 336-641-3578  
**DATE:** May 9, 2022  
**SUBJECT:** Major Subdivision Case #22-04-STPL-02904: Oak Level  
Subdivision Preliminary Plat

On May 3, 2022, the Technical Review Committee recommended Conditional Approval for the above referenced preliminary plat subject to the comments below provided a waiver request is submitted for TRC review and recommendation prior to presentation to the Stokesdale Planning Board:

**Planning Comments: (Oliver Bass, 641-3578)**

1. Lot boundary dimensions, distances, and bearings are missing.
2. Length of cul-de-sac on Name 1 Street from Name 2 Drive intersection exceeds 800 feet. Waiver must be approved by Planning Board for any approval of preliminary plat.
3. Provide acreage of each individual open space area and designate as common area.
4. CBU must be maintained by HOA. Add distance between CBU and the edge of r/w. Should comply with parallel parking dimension.
5. Add Case# 21-03-STPL-01727.
6. Label "Landscape Buffer" as "Landscape Buffer and Access Easement" Add note that 20' landscape buffer must comply with Type C planting rate. Landscape plan must be provided and plantings must be installed prior to final plat approval.
7. Individual lot owner would be responsible for maintaining buffer area unless otherwise noted.
8. Change zoning district from CU-RS-30 to CZ RS-30.
9. Indicate if streets will be public or private r/w.

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Post Office Box 3427, Greensboro, North Carolina 27402  
Telephone (336) 641-3334 Fax (336) 641-6988



## GUILFORD COUNTY PLANNING AND DEVELOPMENT

10. Submit proposed street name.
11. Stub needs to be built to edge of property with a temporary easement and turnaround to be removed upon extension into adjoining property.
12. Portion of proposed trail encroaches onto Lot 20. Would require access easement for continuous access.
13. Road name sign fees due after preliminary approval.
14. Road signs must be installed by County prior to final plat approval. Developer is must notify County when signs can be installed.
15. Add any proposed phase line and break out site info for each phase.
16. Note: Adjacent property south is under same ownership.
17. Add case# to future submission.

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Add Deed Restriction - Restrictive Covenant note.
2. Add 30' riparian buffer detail with 20' WQCE measured from first 20' from top of stream bank.
3. Revise 40' WQCE labels on plan to 20' WQCE. Show on both sides of stream measured from top of stream bank.
4. Add WQCE notes:  
*Water Quality Conservation Easement (WQCE): No structures or land disturbing activities are allowed in this area. The natural ground cover and the natural tree canopy must be preserved with the following exceptions:*
  - a. The cutting or trimming of deformed or overcrowded trees is allowed provided that no trees in excess of 3 inches in diameter as measured 12 inches or less from the ground are removed;
  - b. Utilities and erosion control measures can be constructed and maintained;
  - c. Normal maintenance by mechanical means is allowed for the removal of dead, diseased, deformed, poisonous, or noxious vegetation according to standard forestry

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## GUILFORD COUNTY PLANNING AND DEVELOPMENT

*management practices, and the expunging of vermin and pests harmful to health and;*

*d. Mowing of utilities areas to control growth.*

5. Add notes:

- a. *This property is located within the Roanoke River Watershed (NPDES Urbanizing Area) where associated riparian buffer rules apply.*
- b. *Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCDEQ regulations. Required approvals and permits must be obtained from USACE and NCDEQ prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor are responsible for ensuring all appropriate permits have been obtained prior to construction.*
- c. *Buffer Authorization application must be approved by Guilford County (or NCDEQ for projects requiring their review of buffers) prior to land disturbance within a riparian buffer, unless the land disturbance is explicitly stated as an "Exempt" use in the Guilford County UDO and NCAC rules that apply.*

6. Project Density will need to be calculated for each phase of development.

7. Proposed Trail:

- a. *Trail cannot be located in the stream buffer per Stokesdale ordinance (not a public trail). Relocate trail. Appears Lot 20 may need to be reconfigured.*
- b. *Indicate trail surface type of trail. Recommend indicating as a pervious surface type. Otherwise the common areas may need to be analyzed for Project Density separately based on % BUA, instead of including this area in the DU / AC for the subdivision.*

8. [Advisory Comment]: Roadway crossing existing mapped stream near Lots 23 & 24:

- a. *Buffer Authorization required from County for buffer impacts prior to issuance of Grading Permit.*

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## GUILFORD COUNTY PLANNING AND DEVELOPMENT

- b. Owner responsible for obtaining 401/404 permits from NCDEQ/USACE prior to stream impacts.
- 9. [Advisory Comment]: Site CD / Watershed Development Plan submission must be provided to the Watershed Section for review and approval prior to issuance of the Grading Permit by the Erosion Control Section:
  - a. Grading & Drainage Plan with final Stormwater Conveyance System design info and limits of disturbance.
  - b. Stormwater Conveyance System Calculations Report with:
    - i. Pipe capacities and HGL for 10-year storm event.\*\*\*
    - ii. Swale calculations for capacity and liner.
    - iii. Drainage Area Plan for storm structures, culverts, and swales.
    - iv. [Advisory Comment]\*\*\*: Public ROW drainage must be designed per NCDOT standards and reviewed by NCDOT for their approval. The more stringent design standards shall apply.

**Community Services Comments:** (Clyde Harding, 641-3792)

- 1. No comments

**Environmental Health Comments:** (John Nykamp, 641-4807)

**ADVISORY NOTE:** If remote nitrification field areas are to be used, the specific areas must be shown on the map submitted to Environmental Health for Soil Evaluations.

**Fire Marshal Comments:** (Michael Townsend, 641-6541)

- 1. Name 1 Drive exceeds 800'
- 2. Street signs must be installed before final plat.

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**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. 1. Driveway permit required.
2. Need 3 party, that includes Town of Stokesdale, encroachment agreement for any water line located in right-of-way.
3. Any offsite septic under subdivision roads would be a 2-party agreement.

**Addressing Comments: Martine Kamabu, 641-2337)**

1. No comments at this moment.

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Chairman Louie asked for comments from the public.

Ethan Creed stated that this is preliminary plat phase and it will be divided into section 1 and section 2. He explained that section 1 will not cross the stream and section 2 will be across the

stream. They plan to keep the development to 1 unit per acre. Once preliminary approval is met, we will get further into the design and figure out the septic system, any DOT issues and will comply with all other requirements for watershed, etc. The lots will be a minimum of 30,000 sq. ft. They have found that typically with a water system it is much easier to achieve a septic system. There are alternatives to provide successful septic systems.

Mr. Medlin asked that the Board incorporate the TRC recommendations for this conditional approval.

Michael Threatt made a **Motion** to grant approval of the Major Subdivision Preliminary Plat Case# 22-04-STPL-02904 Oak Level Subdivision based upon review and conditions by the Guilford County Technical Review Committee letter stated above. Vice Chairman Sumner seconded the motion.

**Vote: Chairman Louie-aye, Vice-Chairman Sumner- aye, Michael Threatt-aye, James Greene-aye and Kurtis Gentry-aye.**

Chairman Louie read the following announcements.

**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 Stokesdale Town Council Meeting will be on Thursday, June 9th at 7:00 pm.

**8. Adjournment.**

Vice Chairman Chris Sumner made a **Motion** to adjourn the meeting. James Greene seconded the motion.

**Vote: Chairman Louie-aye, Vice-Chairman Sumner- aye, Michael Threatt-aye, James Greene-aye and Kurtis Gentry-aye.**

There being no further business to come before the Planning Board, the meeting was adjourned at 7:52 PM.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Stephen Louie, Chairman

ATTEST:

\_\_\_\_\_  
Dale F. Martin, Town Clerk

## **MAJOR SITE PLAN CASE 22-09-SITE-00004 BLACKSMITH SUBDIVISION AMENITY CENTER STAFF REPORT**

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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.

### **STAFF COMMENTS**

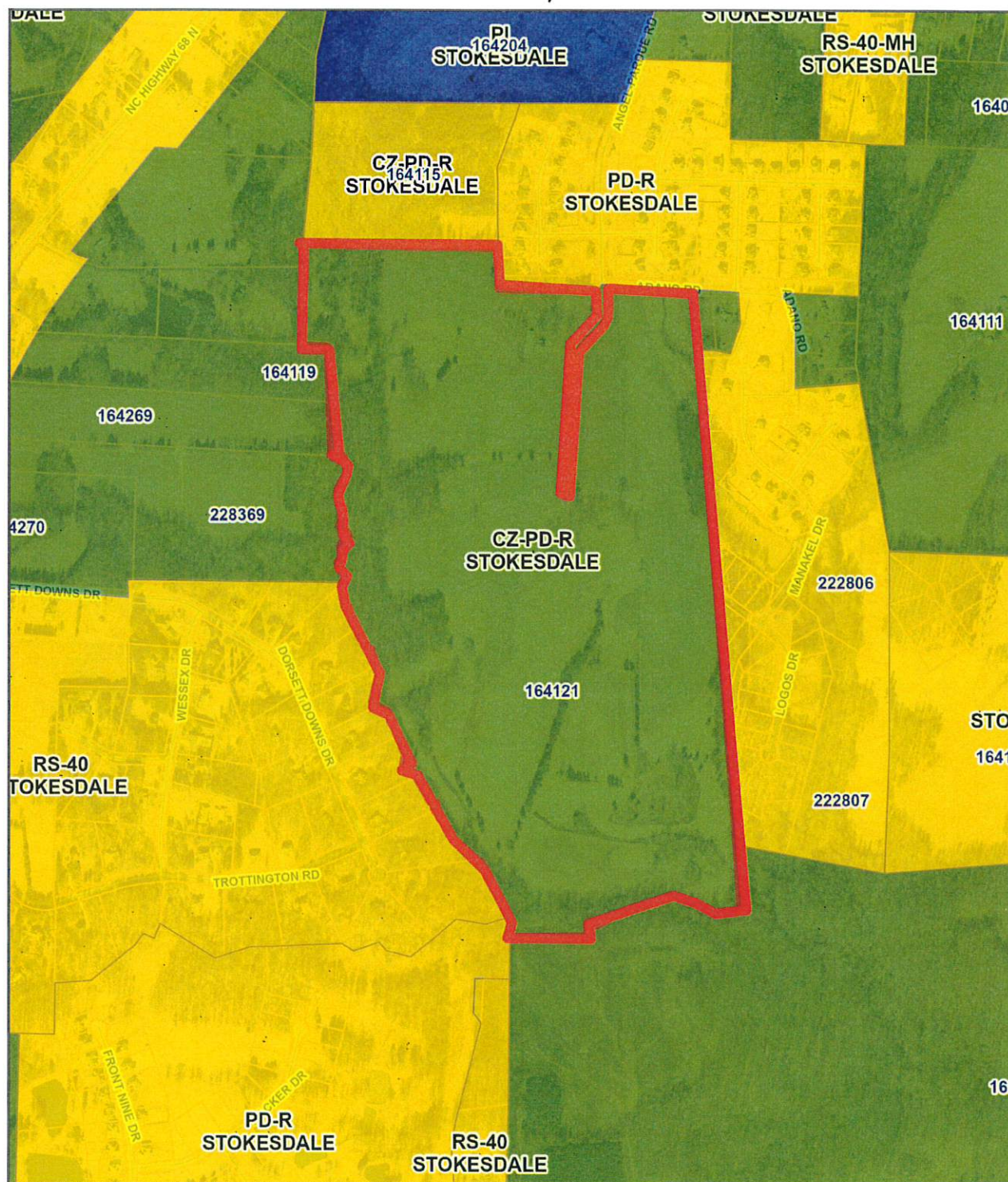
At its October 4, 2022, meeting, the Guilford County Technical Review Committee voted to recommend approval of this request conditioned upon satisfying all remaining TRC comments.

### **RECOMMENDATION:**

Staff recommends approval subject to the engineer satisfying all outstanding TRC review comments and upon approval and recordation of the final plat, which contains the proposed parcel on which the amenity center is to be located, and the HOA declaration documents for Blacksmith Subdivision.



**Blacksmith Subdivision, Zoned CZ-PD-R**



*Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.*

Map Scale  
1 inch = 800 feet  
9/29/2022

# PROJECT SUMMARY

TYPE OF PLAN: ☒ SITE PLAN  
☐ GROUP DEVELOPMENT PLAN  
☐ CLEARING/GRADING

CONTRACTOR'S NAME: BRENT NESOM, PE

ADDRESS: 8518 TRIAD DRIVE

COLFAX, NC 27235

PHONE #: (336) 544-6421

E-MAIL ADDRESS: BNESEM@FEICONCONSULTING.COM

DEVELOPER'S NAME: ANGEL FARM DEVELOPMENT, LLC

ADDRESS: 8518 TRIAD DRIVE

COLFAX, NC 27235

PHONE #: (336) 544-6432

CONTRACTOR'S NAME:

ADDRESS:

PHONE #:

PROPERTY OWNER'S NAME: ANGEL FARM DEVELOPMENT, LLC

ADDRESS: 8518 TRIAD DRIVE

COLFAX, NC 27235

PHONE #: (336) 544-6432

DESIGNER/ENGINEER: BRENT NESOM, PE

ADDRESS: 8518 TRIAD DRIVE

COLFAX, NC 27235

PHONE #: (336) 544-6421

E-MAIL ADDRESS: BNESEM@FEICONCONSULTING.COM

TAX PARCEL ID (S): PART OF 164121 (PHASE 1)

TOTAL ACRES OF TRACT: 1.01 ACRES (SEE PLAN)

PLAT/BOOK REFERENCE: D.B. 5107 PG. 0384

ZONING: CZ-PDR (CASE #21-08-STPL-07588)

EXISTING LAND USE: AGRICULTURAL

PROPOSED LAND USE: PLANNED UNIT DEVELOPMENT - RESIDENTIAL

EXISTING BUILDING SQUARE FOOTAGE: N/A

PROPOSED BUILDING SQUARE FOOTAGE: 1,200 SF

TOTAL BUILDING SQUARE FOOTAGE: 1,200 SF

MULTI-FAMILY DEVELOPMENT: N/A

NUMBER OF UNITS: N/A

# BLACKSMITH SUBDIVISION: AMENITY CENTER

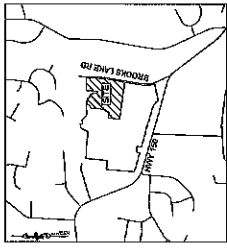
STOKESDALE

8301 ANGEL PARDUE ROAD

LATITUDE: 36.2288, LONGITUDE: -79.9762

STOKESDALE, NORTH CAROLINA

10/12/2022



## UTILITIES

PUBLIC WATER ☒ SEWER ☐  
 PRIVATE WELL ☐ SEPTIC ☒  
 COMMUNITY WELL ☐ SEPTIC ☐

## PLANNING

- ALL SITE PLANS TO BE SUBMITTED TO THE COMMERCIAL PERMIT SPECIALIST.
- MINOR SITE PLANS: LESS THAN 15,000 SQUARE FEET GROSS FLOOR AREA OR FEWER THAN EIGHT DWELLING UNITS IN A SINGLE BUILDING AND OPEN USES OF LAND OF LESS THAN 40,000 SF. OF LAND AREA. LAND SCAPING PLAN REQUIRED AT TIME OF SUBMITTAL START APPROVAL.
- MAJOR SITE PLAN: 15,000 SF. OR MORE OF GROSS FLOOR AREA OR EIGHT OR MORE DWELLING UNITS IN A SINGLE BUILDING AND OPEN USES OF LAND OF MORE THAN 40,000 SF. OF LAND. TO BE SUBMITTED WITHIN 90 DAYS OF BUILDING PERMIT ISSUANCE. TECHNICAL REVIEW COMMITTEE APPROVAL.
- PROJECTS WITHIN TOWNS THAT GULFORD COUNTY PROVIDES PLANNING SERVICES TO REQUIRE TOWN BOARD APPROVALS.

STOKESDALE (IF APPLICABLE) TOWN NAME:

NUMBER OF COPIES REQUIRED:

23 COPIES IF PROJECT IS TO RECEIVE WATER AND/OR SEWER FROM THE CITY OF GREENSBORO AND IS SUBJECT TO A WATER AND SEWER SERVICE AGREEMENT (WSSA).

16 COPIES IF PROJECT CURRENTLY RECEIVES WATER AND/OR SEWER FROM THE CITY OF GREENSBORO.

9 COPIES IF PROJECT USES OR PROPOSES TO USE WELL AND SEPTIC.

ADDITIONAL COPIES MAY BE NEEDED IF A GRADING PERMIT, EROSION CONTROL, OR EROSION CONTROL SECTION OF THIS SHEET, CONTACT EROSION CONTROL 336-641-3803.

CONSTRUCTION PLANS FOR BUILDING PERMITS WILL BE ACCEPTED AFTER SITE PLAN APPROVAL.

CONDITIONAL USE ZONING PROJECTS: LIST AND DEPICT ZONING CONDITIONS ON PLAN.

PARKING REQUIREMENTS: SEE SECTION 642 OF THE GULFORD COUNTY DEVELOPMENT ORDINANCE.

SEE SITE PLAN BULLETIN FOR MORE INFORMATION OR REFER TO APPENDIX 2 OF THE GULFORD COUNTY DEVELOPMENT ORDINANCE.

http://www.co.gulford.nc.us/planning.html

CONTACT PLANNING SECTION @ 336-641-3591

## ENVIRONMENTAL SERVICES PUBLIC WATER & SEWER

### WATER & SEWER SYSTEM

- ☐ WATER & SEWER FEASIBILITY STUDY REQUIRED.
- ☐ COMMISSIONER'S APPROVAL REQUIRED.
- ☐ WATER & SEWER FEES REQUIRED.
- ☐ OUTSIDE CITY-UTILITY AGREEMENT & ANNEXATION PETITION REQUIRED

CONTACT ENVIRONMENTAL SERVICES  
 @ 336-641-3645

## STORM WATER MANAGEMENT/ WATERSHED PROTECTION

### NON-WATER SUPPLY WATERSHED NAME:

JORDAN LAKE

WSSA WATERSHED

SWANANOA TIER #

0.5%

AMOUNT OF EXISTING BUILT-UPON AREA

9,146 SF (0.21 ACRES)

AMOUNT OF PROPOSED BUA

9,146 SF (0.21 ACRES)

AMOUNT OF TOTAL BUA

20.5%

PERCENTAGE OF BUILT-UPON AREA

24.0%

MAXIMUM AMOUNT OF BUA ALLOWED PER STORM WATER CONTROL DESIGN

A FINAL PLAN OF PERMANENT EROSION CONTROL STRUCTURES MUST BE RECORDED IN THE GULFORD COUNTY REGISTER OF DEEDS PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY.

CONSTRUCTION OF THE WATER QUALITY DEVICES MUST BE COMPLETE AND THE "ENGINEER'S CERTIFICATION OF COMPLETION" MUST BE APPROVED BY THE WATERSHED PROTECTION ENGINEER PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY.

CONTACT WATERSHED DEPARTMENT @ 336-641-5565

## EROSION CONTROL

0.99 ACRES

TOTAL DISTURBED AREA

- A GRADING PERMIT IS REQUIRED IF TOTAL DISTURBED AREA IS 1 ACRE OR MORE.
- IF PROPOSED DEVELOPMENT INVOLVES STREAM AND/OR WETLAND DISTURBANCE, THE DEVELOPER NEEDS TO CONTACT THE NC DIVISION OF WATER QUALITY AND THE US ARMY CORPS OF ENGINEERS FOR APPROVAL PRIOR TO DISTURBANCE.
- ALL SOIL EROSION & SEDIMENTATION CONTROL AND SITE PLAN COMPLIANCE REQUIREMENTS ARE TO BE MET PRIOR TO RECEIVING A FINAL CERTIFICATE OF OCCUPANCY.

CONTACT EROSION CONTROL  
 @ 336-641-3903

## BUILDING

### YEAR EDITION OF CODE:

☐ 2006 EDITION NC STATE BUILDING CODES ☐ 2009 EDITION NC STATE BUILDING CODES

☐ NEW CONSTRUCTION ☐ RENOVATION (EXISTING BLDG) ☐ UPRFT ☐ ALTERATION

LOT OR PARKING AREA	REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED	MANEUVERING SPACE PROVIDED	TOTAL # ACCESSIBLE PROVIDED
1	13	15	1	1	1	2
TOTAL						

### OCCUPANCY GROUP:

GROUP A-ASSEMBLY

GROUP B-BUSINESS

GROUP C-FACILITY

GROUP D-MEMORIAL

GROUP E-EDUCATIONAL

GROUP F-HAZARDOUS

GROUP G-INSTITUTIONAL

GROUP H-RECREATION

GROUP I-RESIDENTIAL

GROUP J-UTILITY AND MISCELLANEOUS

### HANDICAPPED ACCESSIBILITY:

☒ 4" USE 1/8" SEE SNA USES OF 1" IN 12" TO ALL REQUIRED EXITS FROM VAN ACCESSIBLE PARKING SPACE

☒ BUILDING SEPARATION: 30'-0" DISTANCE BETWEEN BUILDINGS

## SHEET INDEX

## DEPARTMENT OF TRANSPORTATION

- DRIVEWAY PERMIT REQUIRED

CONTACT NC DOT @ 336-654-3161

CONTACT BUILDING DEPARTMENT @ 336-641-3763





# RECEIPT

DATE 10.13.22

No. 061779

RECEIVED FROM

Angel Farm Dev. LLC

\$ 1200.00

twelve hundred &amp; no

DOLLARS

☐ FOR RENT☐ FOR

Blacksmith Amenity Site Plan Review

ACCOUNT	
PAYMENT	
BAL. DUE	

☐ CASH☒ CHECK☐ MONEY ORDER☐ CREDIT CARD

10/16

FROM

TO

BY: [Signature]

3-11



# Town of Stokesdale

## 2023 Meeting Schedule

Effective 01/01/2023

Cut-Off Date for Planning Board Meeting	Planning Board 7:00 PM Town Hall-8325 Angel Pardue Rd Stokesdale, NC	Town Council 7:00 PM Town Hall-8325 Angel Pardue Rd Stokesdale, NC
<i>28 days before Planning Board Mtg.</i>	<i>Meeting Date (4<sup>th</sup> Thursday)*</i>	<i>Meeting Date (2ND Thursday)*</i>
December 29, 2022	January 26, 2023	February 9, 2023
January 26, 2023	February 23, 2023	March 9, 2023
February 23, 2023	March 23, 2023	April 13, 2023
March 30, 2023	April 27, 2023	May 11, 2023
April 27, 2023	May 25, 2023	June 8, 2023
May 25, 2023	June 22, 2023	July 13, 2023
June 29, 2023	July 27, 2023	August 10, 2023
July 27, 2023	August 24, 2023	September 14, 2023
August 31, 2023	September 28, 2023	October 12, 2023
September 28, 2023	October 26, 2023	November 9, 2023
October 19, 2023	<b>*November 16, 2023</b>	December 14, 2023
November 30, 2023	December 28, 2023	January 11, 2024
December 28, 2023	January 25, 2024	February 8, 2024

**CUT-OFF TIME:** 12:00 Noon

**APPLICATIONS:** Planning and zoning fees are paid directly to Town of Stokesdale. Applications with proof of fee payment are filed with the Guilford County Planning and Development Office, 400 W. Market Street, Greensboro. Only complete applications will be processed for review. **\*Regular meeting dates that may have been changed due to a conflict with official holidays. Cutoff Dates that conflicts with official holidays or weekends will be accepted next business day.**

**NOTES:** Major Subdivisions and Major Site Plans must first be reviewed by Guilford County Technical Review Committee. Planning Board recommendations on rezonings are forwarded from Planning Board to Town Council for public hearing at the next meeting date that allows appropriate legal notice.

Cut-Off Date	Board of Adjustment/Town Council 7:00 PM Town Hall-8325 Angel Pardue Rd Stokesdale, NC
<i>28 days before meeting date</i>	<i>Meeting Date (2<sup>ND</sup> Thursday)</i>
December 15, 2022	January 12, 2023
January 12, 2023	February 9, 2023
February 12, 2023	March 9, 2023
March 16, 2023	April 13, 2023
April 13, 2023	May 11, 2023
May 11, 2023	June 8, 2023
June 15, 2023	July 13, 2023
July 20, 2023	August 10, 2023
August 17, 2023	September 14, 2023
September 14, 2023	October 12, 2023
October 12, 2023	November 9, 2023
November 16, 2023	December 14, 2023
December 14, 2023	January 11, 2024

**CUT-OFF TIME:** 12:00 NOON

**ITEMS:** Includes applications that require quasi-judicial decisions by Board of Adjustment or Town Council (Variances, Appeals, Special Use Permits) and Street Renaming. Applications to close a utility easement or public right-of-way will be scheduled for public hearing for the second meeting after the cut-off date.