



AGENDA
TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING
8325 ANGEL PARDUE ROAD
STOKESDALE, NC 27357
MARCH 10, 2022 AT 7:00PM

Available Venues to Watch/Attend:

- a) Attend in Person at Stokesdale Town Hall in Council Chambers at 7pm.
- b) View Live Stream at Town of Stokesdale's YouTube Channel at 7pm:
https://www.youtube.com/channel/UC1tJH7T0Q_56F_EDH6wljiA/live
- c) View & Participate (Citizen Comments) Virtually via Zoom
Join Zoom Meeting
<https://us02web.zoom.us/j/85306393744?pwd=TU5tU0E2aWhUc2IzRHFDYWNUtUdzdz09>

Meeting ID: 853 0639 3744
Passcode: 248919
One tap mobile 1-646-876-9923

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- 1. Call to Order, Pledge of Allegiance and Invocation
 - 2. Review and Adopt the Agenda
 - 3. Review and Approve Minutes: June 10, 2021 and Special Called Meeting on February 24, 2022.
 - 4. Public Safety Reports: Fire Department
 - 5. Administrative Reports:
 - a) Administrative Report from Interim Town Clerk:
 - b) Planning Board:
 - c) Events Committee:
 - d) Property Committee:
 - 6. Financials: Finance/Budget Officer: Kim Thacker
 - 7. Citizen's Comments from the Floor (3-minute Limit per Speaker)

PUBLIC HEARINGS

8. **Rezoning Case # 22-02-STPL-00749, 9264 US Highway 158** Located on the north side of US Highway 158, approximately 2640 feet west of Anthony Road intersection, Guilford County Tax Parcel 225279. This is a request to rezone said property from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial. The applicant proposes the following conditions: (1) Limited to General Contractor business, and (2) Storage of equipment for contractor business.

NEW BUSINESS

9. **Request of Brent Sievers, Northridge Subdivision Phase 6 for a 6" water main to be used within the entire subdivision**
10. **Consideration of Revised Town of Stokesdale Water Line Specifications**
11. **Consideration of Planning Board Appointments**
12. **Discussion of Parks and Recreation Advisory Board**
13. **Consideration of purchasing a laptop/desktop computer for Mayor/Council and storage of documents**
14. **Citizen's Comments from the Floor. (3-minute Limit per Speaker)**
15. **Closed Session for the purpose of discussing Personnel matters, Privileged Information and to consult with the Town Attorney.**
§ 143-318.11. Closed sessions.
 - (a) Permitted Purposes. - I
 - (1) To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public
 - (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.
 - (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.
16. **Council Comments.**
17. **Adjournment.**

Announcements:

Planning Board Meeting Thursday, March 24th at 7pm at Town Hall
Town Council Budget Workshop, Thursday, April 7th at 7:00 PM at Town Hall
Town Council Meeting Thursday, April 14th at 7 pm at Town Hall

MINUTES

**TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING
JUNE 10TH 2021 AT 7:00PM**

Members present were: Mayor John Flynt, Mayor Pro-Tem Thearon Hooks, Council Members: Jim Landreth, Derek Foy, Jim Rigsbee, Interim Town Clerk Dale Martin and Finance and Budget Officer Kim Thacker.

1. Call to Order, Pledge of Allegiance and Invocation

Mayor John Flynt called the meeting to order at 7:07 PM. Councilman Jim Rigsbee led the Pledge of Allegiance and delivered the invocation.

Due to technical issues the meeting was delayed.

2. Review and Adopt the Agenda

Mayor John Flynt made a **Motion** to approve the agenda as submitted. Mayor Pro Tem Thearon Hooks seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes. Motion carried.

3. Review and Approve Minutes: April 8, 2021 and May 17, 2021

Councilman Foy made a **Motion** to approve the April 8th, 2021 minutes as presented. Councilman Rigsbee seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes. Motion carried.

Councilman Foy made a **Motion** to approve the May 17th, 2021 minutes as presented. Councilman Rigsbee seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes.

4. Board & Administrative Report:

Administrative Report from Interim Town Clerk:

Town Clerk Dale Martin reported that six meters were sold, and 27 meters are currently on hold. She reported that Guilford County requested the Town send out a Guilford Cares Flier, which contained information to assist residents with utility and rent payments. The flier was included in the May water bills. Approximately 526 pieces of mail was received, and 21 shelter rentals were made May-to date. Mrs. Hunsucker processed 72 811 requests. The Town received 20 Backflow updates, sold 5 Backflow permits and received 20 Backflow reports.

Mrs. Martin reported that a virtual meeting was held with Hazen & Sawyer on May 17th and noted the slide presentation given to the Council.

The Town received the Consumer Confidence Report from NC Rural Water Association, due April 1st and it has been placed on the Town's website. A link directing residents to the report will be placed on June water bills as required.

Mrs. Martin stated that a draft Job description/advertisement for Town Clerk Position has been made available to the Council.

Mrs. Martin updated the Council on discussions regarding the State Retirement system. She noted the draft that is available for the Council and the public and explained that if adopted later tonight, the Budget ordinance will be added to the document. She recommended the Town add a Schedule of Fees & Charges to the budget document and Staff will be preparing one. This schedule will include all fees collected by the Town from copy fees, water fees, planning fees, etc.

Mrs. Martin noted that she has started an Index and Tickler File of Town documents which should make it easier to locate documents and track when things are due in the future.

a) Planning Board:

Mark Nadel announced the next meeting is June 24th at 7:00 PM.

b) Events Committee:

Councilman Foy announced that the Stokesdale Christmas Parade will be held on December 11th and in traditional fashion.

c) Property Committee:

Councilman Rigsbee reported that the cleaning crew cleaned up the front of Town Hall but the birds are back. He added that the lights in front of Town Hall are scheduled to be fixed, however the contractor has a 6-week backlog.

5. Financials: Finance/Budget Officer: Kim Thacker

Mrs. Kim Thacker presented the financial report for the month of May for the Town's General Fund and noted total assets of the Town is \$3,003,301.26. She presented the Water Fund financial report and noted total assets of \$1,647,582.92.

6. Citizen's Comments from the Floor (3-minute Limit per Speaker)

None presented.

PUBLIC HEARINGS:

7. Rezoning Case # 21-04-STPL-03863: 7563 N. Highway 68; AG to HB

Located on north side of NC Highway 68, approximately 1927 feet south of Haw River Road intersection, Guilford County Tax Parcel 163700. This is a request to rezone said property from AG-Agricultural to HB-Highway Business, approximately 4.73 acres. Applicant: Jaleon, LLC.

Mayor Flynt introduced this item and then deferred to Oliver Bass, Guilford County Planner to present the Staff report.

Mr. Bass explained this rezoning request is for property located on Hwy. 68. He explained that this property is currently undeveloped and in an area of low-density residential. He reported that this case was presented to the Planning Board at their May 27th meeting and that they recommended 4-1 denial of the request as does Staff. He noted that if Council decides to approve the rezoning, a land use plan amendment would be required.

Mr. Bass described the property on Hwy. 68 being south of the Kings Crossing Shopping Center and surrounded by residential uses. He noted that the Stokesdale Land Use Plan recommends residential development for this area.

Councilman Landreth noted a similar change in zoning about 1200 feet from this site and didn't understand why Staff didn't recommend denial on that case also.

Mayor Flynt declared the public hearing open.

Speakers in Favor:

Mr. Cecil Little, 2006 Guilford College Rd., Jamestown, NC: stated that he is learning the family business of storage facilities. He thanked the Council for the opportunity to speak on this rezoning. He stated that his family owns 19 storage facilities in the triad. He asked that the Council rezone this property for a self-storage facility and listed the advantages of having this facility. He noted the neighborhood opposition and stated that they contacted the neighbors and held a meeting to discuss their plans. However, only one couple came to the meeting. He understood their objections of this facility being in their back yard and that they believe it would devalue their property. He presented information that said their neighbors along Wendover in Greensboro are very satisfied with their facility.

Mr. Little presented information from a traffic study for Hwy. 68 and noted that it may not be suitable for single family homes due to the amount of traffic. He thanked Council for their time and asked for the opportunity to develop this property to the highest and best use of property.

Speakers in Opposition:

Shannon Priddy, 7602 Ribier Dr., Kernersville, NC: stated that she is opposed to this rezoning request. She noted that Staff and the Planning Board opposed this rezoning which is not a part of the Land Use Plan and should not be rezoned. She noted that several in attendance were here to speak in opposition of this rezoning. She stated that this petitioner tried to rezone property in Oak Ridge but was denied. She referred to Section 4.1 Defining Districts of the Stokesdale Development Ordinance. She noted the Highway Business definition and then noted that this is a two-lane road and not a five-lane road. She then pointed out the surrounding land uses being the shopping center and single family behind it and across the street from this site. She stated that this site will be mostly surrounded by homes with this business in the middle. She asked where would this stop? She stated that her neighbors would have considered purchasing the property had they known it was available for sale. She noted that numerous accidents have

happened in this area and that if this facility is built, this area will be very dangerous. She stated that she understands this to be a scenic corridor on Hwy. 68 until Food Lion was built. It is still beautiful with trees and greenery and that's what made her want to move here. She stated that this random business on Hwy. 68 will change the character of this area and asked Council to vote in opposition of rezoning this property.

John Priddy, 7602 Ribier Dr., Kernersville, NC: stated that AAA Storage wants you to think that neighborhoods are glad to have them. He stated that he has experience with AAA and often found that you were not required to have a pass code to get into the facility, gates were left open and very unsecured. He stated that they are very noisy, difficult to manage causing a lot of turnover with their management staff. It is very difficult to find a manager on site. He also noted the homes surrounding this tract and asked that it be kept as a neighborhood.

Jennifer Knesel, 7615 Charles Place Dr., Kernersville, NC: stated that this request doesn't affect me directly but because of safety issues she is opposed. She noted the number of frequent vehicle accidents in this area. She stated that it is Council's job to be good stewards of the land. She stated that once this area is developed as commercial, it can't go back. She asked for responsible planning decisions and asked them to compare this development with the surrounding land uses. She reminded them that the Planning Board voted against this rezoning and that there are other storage facilities in the area.

Holly Carr, 7604 Ribier Dr., Kernersville, NC: stated that this property backs up against her property and she is opposed to the rezoning. She noted that it is against the Town's Land Use Plan and pointed out the traffic problems already experienced in this area. She referred to a petition that was circulated in the neighborhood in opposition to this rezoning.

David Dalton, 7612 Ribier Dr., Kernersville, NC: stated that this should not be a commercial area and again stated that it is inconsistent with the Land Use Plan. He noted that this type facility is what drives down property values. He stated that he does not want to live in an area like California but chose to live in Stokesdale and did not want to give up his property value for this business.

Eileen Thiery, 8101 Meadow Springs, Pl., Stokesdale, NC: spoke in opposition to this rezoning. She noted that this is her town and was concerned with setting a precedent. She recommended the petitioner go to Greensboro or High Point. She noted that residents here like their property rights and the Council is responsible for the citizens that live in the town. She noted that we have a storage unit on Hwy. 158 as it should be. She noted the appearance of these facilities are ugly and asked that this request be denied.

Jeff Carr, 7604 Ribier Dr., Kernersville, NC: stated that his property backs up directly against this proposal. He stated that the current zoning should not be changed as it is residential. He stated that this is like putting a square peg in a round hole and requested the Council deny this request.

Jim Greene, 7765 Pilot View Dr., Stokesdale, NC – stated that he is a member of the Planning Board and that the Planning Board voted to deny this request. He stated that as a citizen, we know that our ordinances are out of date as well as the Land Use Plan. He stated that we have tried for years to rewrite ordinances; however, still have not done so. He stated that he felt like the Planning Board had to honor the current Land Use Plan and voted against this rezoning. He stated that things are changing and was concerned what else could be built here if we turned this request down.

Mark Nadel, 8211 Wendy Gayle Dr., Stokesdale, NC: he said - Future Land Use Plan, speaking as a citizen and based on the recommendation of our professional staff with Guilford County Planning, we should abide by his recommendation. This is what the rule is today. We don't want to open up ourselves to a lawsuit.

Mr. Bass explained that in regard to the NCGS 160D that was implemented a couple of years ago, the Land Use Plan needs to be up to date and should be on the Town's radar.

Rebuttal In favor:

Bryce Rush, 7622 Bently Ave., Greensboro, NC – stated that we have tried to make our case that this is the best and highest use of this property. He stated that they plan to do a wonderful job and make the Town proud.

Town Attorney Tom Medlin asked if the applicant wanted to change to this to a conditional use rezoning instead of simply Highway Business, could they withdraw the petition and go back through the process. Mr. Bass stated yes, they could withdraw this request and come back with a conditional use request.

Mr. Medlin reminded Council that this is a highway business request and even though AAA storage has been mentioned tonight, it could be anything allowed within that district.

Mr. Rush stated that they could withdraw the request if that's the only way to do this.

Mayor Pro Tem Hooks asked if they own the property. Mr. Rush stated that they did not own the property, but it is under contract for them to purchase the property.

Mayor Flynt called a recess at 8:16 PM to allow the applicant to discuss his options. Meeting was reconvened at 8:25 PM. Mayor Flynt recognized Mr. Rush.

Mr. Rush stated that he would like to proceed with the current request as presented.

Rebuttal Opposed:

Shannon Priddy stated that she is standing before you as a resident of Stokesdale and asked that Council not approve this request. She added that we want to stay apart of this community and not an area that is surrounded by a dangerous highway. She reminded Council that to approve this request would be against the Planning Board and Land Use Plan. She asked they keep Stokesdale a wonderful community and to keep Hwy. 68 nice looking as it should be.

Holly Carr asked, what's the point of having a plan if we don't follow it?

Mayor Flynt closed the public hearing.

Town Attorney Tom Medlin reminded Council that you are considering Highway Business zoning for this parcel and not a particular use of that parcel.

Councilman Derek Foy stated that this seems to be a great project and he has spent time on it. He understands the applicant has been a successful businessman for years and they have conducted themselves professionally tonight. He referred to earlier comments that we don't need anymore of these units. The Staff has recommended denial because it is not consistent with the Land Use Plan and the Planning Board recommended denial. He noted the traffic conditions and added that he travels through here every day and seen the unsafe situations out there. He stated that Council has two choices: 1 to deny the request and 2 to approve it. He stated that it is his belief that this is not in the best interest of the town and that he it a lot like spot zoning, in his opinion. He stated that while his is impressed with the project, he would vote no.

Mayor Flynt stated that three months ago, Council changed a permitted use on similar property that allowed storage units and he believed that was a terrible mistake to allow this. He stated that the market is hot for this use right now although this one is hard to justify for him. He stated that this use is not feasible

to remain in the AG district. He stated that he would be in favor of a conditional use where we can limit the uses there but based on his best judgement of this site, he would vote against it.

Mayor Pro Tem Hooks stated that if you take a piece of property, rezoned it for storage units, then he was concerned that if we do one not the other, then we have issues and referred to a previous lawsuit in which the Town was involved. He stated that Council has to be responsible and did not want the Town to get into another lawsuit situation.

Councilman Landreth stated that everybody is against increasing the traffic. He stated that he knows residents on both sides of this property. He noted the previous case that was just up the street, and other commercial property that is up the street. He projected that this site will be commercial unless somebody comes in with residential. He stated that he could not justify voting against this when he voted in favor of the other case. He added that there is a lot of AG property in town and Council must take into consideration the information available to us and make the best decision for the Town.

Councilman Rigsbee stated that he places a lot of stock in the opinion of those that live in town and the confidence they have placed in us to make the best decision. He added that he has nothing against storage units and is in favor of them going into industrial areas. We must find a balance that is best for the town.

Councilman Foy stated that the case six months ago was already zoned commercial, and we added a use to allow storage units. This is different in that it is a complete rezoning.

Mayor Flynt stated that that was a conditional use zoning and recommended the Town go back and change the uses allowed in this district. He stated that he believes mini-storage units should not be allowed in a commercial district but in the industrial district.

Councilman Foy made a **Motion** to deny the rezoning as it is inconsistent with the Town's Land Use Plan and in accordance with the Planning Board recommendation and the Staff's recommendation.

Councilman Rigsbee seconded the motion.

The Vote in Favor: Councilman Foy and Rigsbee.

The Vote opposed: Councilman Landreth, Mayor Flynt and Mayor Pro Tem Hooks. Motion failed 2-3.

Mayor Pro Tem Hooks made a **Motion** to rezone the property in Case #21-04-STPL-03863, property located at 7563 NC Highway 68 from AG to HB.

The Town Attorney reminded Council that you must state finding, this is reasonable, and why and since it's inconsistent with the Land Use Plan, the Land Use Plan must be amended.

Councilman Landreth then made a **Motion** to approve the rezoning in Case #21-04-STPL-03863, from AG to HB, although it is inconsistent with the Stokesdale Land Use Plan the site is adjacent to commercial, the site has direct access to Highway 68 and is in the best interest of the Town of Stokesdale and that the Stokesdale Land Use Plan be amended accordingly.

Mayor Pro Tem Hooks seconded the motion.

Councilman Foy stated that this is a huge mistake to rezone this property to highway business and against the Land Use Plan.

The Vote in favor: Councilman Landreth, Mayor Pro Tem Hooks and Mayor Flynt.

The Vote opposed: Councilman Foy and Rigsbee. Motion carried 3-2.

8. Conditional Rezoning Case # 21-03-STPL-01727: 8643 Oak Level Church Road

This is a request to conditionally rezone property from CU-RS-30 to CZ-RS-30 (Residential Single-family). The subject property is located at 8643 Oak Level Church Road, approximately 2826 feet north of Boone Landing Drive, Stokesdale NC, Tax Parcel 167235. Owned by Ameri

Development Pooler, LLC. The proposed conditions include reducing the minimum lot size from 40,000 square feet to 30,000 square feet. The overall maximum residential density will remain 1 dwelling unit per acre.

Mayor Flynt introduced this item and deferred to Oliver Bass, Planner with Guilford County to present the Staff report.

Mr. Bass stated that this is a request for a conditional zoning case for a 24-lot residential subdivision with a minimum lot size of 30,000 sq ft. The subdivision will be connected to the town water system. He noted that the RS-30 district is primarily for single-family detached dwellings with a density of 1.3 units per acre typically. He stated that the character of the area is low-density residential with some undeveloped land in the area. The surrounding land uses are to the north: large acre residential; south: undeveloped; east: residential and west: agricultural.

Mr. Bass stated that the request is consistent with the Stokesdale Land Use Plan and Staff recommends approval.

Mayor Flynt noted that condition #3 mentions a community well and wanted to make sure that the subdivision will be required to connect to the town's water system and not have a community well. Mr. Bass stated yes, the subdivision is required by ordinance to connect to the town water system.

Councilman Landreth asked why the applicant is changing the zoning. He asked about the elimination of the Planned Unit Development that was noted on the staff report. Mr. Bass stated that they have some issues and want to reduce the lot size and have some flexibility on the road pattern and to address issues with the septic.

Mayor Flynt declared the public hearing open.

Speakers in Favor:

Norris Clayton, Wendover Ave, Greensboro, NC –spoke on half of the owners and stated that this site was zoned RS-30 in 2007. This request is for a change in the lot size from 40,000 sq. ft. to 30,000 sq. ft. that was previously approved. He noted a condition that they connect to the municipal water system or have a community well. He stated that the developer had some soil analysis done by a certified company and that has prompted some changes. He presented a sketch plan of the development. He again noted the change in lot size to 30,000 sq ft. and that they propose a total of 24 lots. He stated that originally the 40,000-foot lot size required most of the development be pushed to the north of the property. He stated that they are still planning for 24 lots, but the smaller lot size will allow them a better configuration and use of the soil to the south. They will connect to the town water system. He then made himself available for questions.

Mayor Flynt asked that back in 2007, was that for a larger tract to land? This is only 29.7 acres of that larger tract. Mr. Clayton said yes, and noted the property included in this request. It was noted that this property is beside property owned by Robert Vickory.

Speakers in Opposition:

Robert Vickory, 8637 Oak Level Church Rd., Stokesdale, NC- stated that we have missed placed the deed but will find it. He added that there is a stob and he told them not to go over it or pull it up.

Mayor Flynt closed the public hearing.

Mayor Flynt made a **Motion** to approve the rezoning in case # 21-03-STPL-01727, property located at 8643 Oak Level Church Road, from CU-RS-30 to CZ-RS-30 (Residential Single-family) and subject to the following conditions:

1. Density is not to exceed one dwelling under per acre. This represents no change from the current zoning.
2. Minimum lot size of 30,000 square feet. This reduces minimum lot size from 40,000 square feet under the current zoning.
3. Municipal water will be used. Ordinance required connection to Stokesdale water. Community water system not allowed.

Councilman Foy seconded the motion.

Vote in Favor: Councilman Rigsbee- yes, Councilman Foy - yes, Mayor Pro Tem Hooks- yes; Councilman Landreth- yes; Mayor Flynt- yes

Vote in Opposition: None

9. Public Hearing on proposed Budget for Fiscal Year 2021-2022

Mayor Flynt stated that Council has held meetings to discuss next fiscal year's budget. He then deferred to Kim Thacker, Budget and Finance Officer to present highlights of the proposed budget for fiscal year 2021-2022.

Mrs. Thacker presented the General Fund Revenues noting each line item which totaled \$393,000 from outside sources and noted that \$80,772.29 is pulled from Undesignated Funds/ Town Reserves to balance the budget. Total Income is budgeted at \$473,772.29. Mrs. Thacker then highlighted Town expenses. She noted that \$100,000 has been budgeted in Capital Outlay for park improvements. She then noted the Cultural & Recreational expenses to be budgeted at \$18,000, Economic & Development Expenses at \$29,000, General Adm and Property Expenses to be \$148,2000, Legal & Professional Expenses to be budgeted at \$63,200; Payroll Expenses are \$229,783.80; Public Safety expenses budgeted at \$25,500 bringing the overall operating expenses to \$613,683.80. She noted that the General Fund will be reimbursed for shared overhead expenses in the amount of \$139,911.52.

Mrs. Thacker then highlighted the Water Fund. She stated that we had an increase in tap and connection fees that corresponded with an increase in cost from Yates Construction. She then highlighted various income accounts and noted that total income is projected to be \$1,714,863.05. She then highlighted water fund administrative expenses at \$125,619.78, Repairs & Maintenance budgeted at \$50,250, Water Capital purchases are expected to be \$40,000. She noted the action by Council to change out a portion of the manual meters to automated read meters and \$25,000 has been budgeted for that bringing the cost of meters to \$45,000. She then highlighted all the line items that were included in the shared overhead expenses with general fund. She noted that total expenses for the Water Fund is budgeted at \$1,714,863.05.

Mrs. Thacker then highlighted the salary budget, noting each employee, their annual salary, employee status and in which fund the money is taken from.

Mayor Flynt declared the Public Hearing open.

No one in attendance wished to speak on the budget.

Mayor Flynt closed the Public Hearing.

Councilman Foy made a **Motion** to approve the General Fund Fiscal Year Budget for 2021-2022 as presented. (Budget Ordinance below) Mayor Flynt seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

Councilman Foy made a **Motion** to approve the Water Fund Fiscal Year Budget for 2021-2022 as presented. (Budget Ordinance below) Mayor Flynt seconded the motion.

The Vote: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes and Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

Councilman Foy made a **Motion** to adopt the following Budget Ordinance for Fiscal Year 2021-2022 as presented. Mayor Flynt seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.



TOWN OF STOKESDALE

BUDGET ORDINANCE

FISCAL YEAR 2021-2022

ORDINANCE NO. O-2021-06

BE IT ORDAINED by the Governing Board of the Town of Stokesdale, North Carolina:

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2021, and ending June 30, 2022, in accordance with the chart of accounts heretofore established for this Town.

Capital Outlays	\$100,000
Cultural & Recreational	\$18,000
Economic & Physical Development	\$29,000
General Administrative & Property Expense	\$148,200
Legal & Professional Services	\$63,200
Payroll Expenses	\$229,783
Public Safety	\$25,500
Total Operating Expenses	\$613,683

Section 2: It is estimated that the following revenues we will be available in the General Fund for fiscal year beginning July 1, 2021, and ending June 30, 2022:

Beer & Wine Excise Tax	\$21,000
Contributions & Donations – Parade	\$2,000
Greensboro-Jamestown Profit Share	\$13,000
Investment Earnings	\$5,000
Miscellaneous	\$1,000
Planning & Zoning Fees	\$35,000
State Collected Revenues (Utilities)	\$315,000
Town Hall & Park Facility Rentals	\$1,000
Undesignated Funds/Town Reserves	\$80,772
Reimbursement from Water Fund	\$139,911

Total Revenues \$613,683

Section 3: The following amounts are hereby appropriated in the Water Fund for the fiscal year beginning July 1, 2021, and ending June 30, 2022:

Administrative	\$125,619.78
Repairs & Maintenance	\$50,250
Water Capital	\$40,000
Meters	\$45,000
House Bill 436	\$1,154,081.75
Cost of Water	\$160,000
Reimbursement to General Fund Shared Expenses	\$139,911.52

Total Expenses: \$1,714,863

Section 4: It is estimated that the following revenues will be available in the Water Fund for the fiscal year beginning July 1, 2021, and ending June 30, 2022:

Back Flow Preventer Fees	\$2,500
Damage Penalties/Meter Resetting	\$1,500
Investment Income	\$2,000
Taps & Connection Fees	\$50,000
Water Capacity Fees	\$40,000
Water Sales	\$450,835.50
Late Fee	\$10,000
Transfer from Fund Balance	\$3,945.50
House Bill 436	\$1,154,081.75

Total Revenues: \$1,714,863

Section 5: Copies of this budget ordinance shall be furnished to the Clerk of the Governing Board and to the Budget and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Old Business

10. **SECOND READING: Proposed Text Amendment No 1. to Section 2.1.7 (General CH) of Town Development Ordinance**

Subdivision, major. A subdivision involving more than four lots or requiring new public street(s) for access to interior property, or requiring extension of public sewer or water line, or requiring a waiver or variance from any requirement of this Ordinance.

Proposed Change: to remove the above verbiage "*or requiring a waiver or variance from any requirement of this Ordinance.*"

No comments were presented.

Councilman Foy made a **Motion** to adopt the following Ordinance for a Text Amendment to Section 2.1.7 on Second Reading. Councilman Rigsbee seconded the motion.

Vote in Favor: Councilman Rigsbee-yes Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes.

Vote Opposed: Mayor Flynt-no. **Motion carried.**

11. **Discussion and Action on Acceptance of American Rescue Plan Funding Via the State of NC.**

Councilman Foy introduced this item and explained that these are federal funds that will be distributed through the state. He explained that funds were calculated on population or 75% of your budget. He stated that if it had been calculated simply on population Stokesdale would receive \$1.6 million but due to the cap on the budget, Stokesdale should receive \$724,000. He noted that this is a matter of filing the proper paperwork and that half the funds will be received this summer and the other half next year. He noted that the funds will be used for infrastructure needs for the Town.

Councilman Foy made a **Motion** to adopt the following Resolution accepting the American Rescue Plan Funding from the State of North Carolina. Mayor Flynt seconded the motion.

Councilman Landreth asked if there were any strings attached to this money. Councilman Foy stated that there are no strings attached, that the money needs to be encumbered by December 2024 and spent by December 2026.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Tem Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. **Motion carried.**

RESOLUTION NO. R-2021-05

RESOLUTION ACCEPTING THE
AMERICAN RESCUE PLAN ACT OF 2021 FUNDS

WHEREAS, the State of North Carolina will be appropriating funds from the Federal American Rescue Plan Act (ARPA) to fund necessary Coronavirus State and Local Fiscal Recovery Funds; and

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to eligible municipal corporations, and townships; and

WHEREAS, these funds for municipalities may be used to respond to public health emergencies with respect to COVID-19, provide premium pay to essential workers and investment in water and sewer infrastructure; and

WHEREAS, revenue received under the ARP Act will be kept in a separate fund and will not be co-mingled with other revenue.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Stokesdale that we do hereby authorize the acceptance of funds through the American Rescue Act and acknowledge that these funds will be issued via the State of North Carolina. That the Town of Stokesdale will substantially comply with all laws, rules, and regulations, pertaining thereto.

Adopted the 10th day of June, 2021.

Mayor Flynt referred to information he gave Council regarding a grant by NC Freedom Park and explained the grant is for \$1,154,081.75 and the agreement effective dates are July 1, 2020 through June 30, 2022. He believes these funds must be encumbered by June 30, 2022. Council discussed projects that have been discussed with Hazen and Sawyer and when the money should be spent. Mayor Flynt encouraged Council to get going on something before we lose these funds.

Councilman Foy stated that we need to put a plan together but also reach out to elected official to extend the deadline.

12. Continued Discussion of Employee Benefits (Tabled from May 13th, 2021 Meeting)

Councilman Rigsbee stated that we have received the information and application the NC State Retirement System and will bring that to Council next month. He asked that this item be continued to July.

Councilman Rigsbee made a **Motion** to continue this discussion to the July meeting. Mayor Flynt seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

New Business:

13. Consideration of a Request by R. S. Parker Homes for approval to tie into the Town of Stokesdale Water System to serve a new subdivision located on Happy Hill Road which will consist of approximately 98 new homes.

Mayor Flynt introduced this item and explained that the developer wants to extend lines to 98 houses. He stated that he understood from Mr. Bass that Duke Energy owned the property where the road was going in and they were going to have to sign the rezoning request. He stated that he sent this to the Town Attorney and Mr. Medlin stated that he was familiar with the situation and that he had discussed this with Mr. Bass. They did not think Duke Energy would have to rezone the property or commit to a rezoning. The question now is, does the Town want to extend the water line down Happy Hill Road. The Mayor referred to the report by Hazen and Sawyer itemizing the proposed projects on Happy Hill Road and Hwy. 158, the report shows the extension and assumed the Town would pay for that extension and its cost is projected to be \$1,185,000. He stated that if the developer pays for this line, we get approximately \$75,000 in impact fees, and \$2,450.00 each month for service fees on the water bills. He stated that Councilman Foy has questions about the Town's capacity. He called Courtney Driver, with City-County Utility Commission and we are not close to the capacity. Mrs. Driver indicated that they have three treatment plants, and they have plenty of water. Mayor Flynt asked if the Town of Stokesdale should submit a request to increase the capacity now or wait a few more years. She indicated the Town could do it either way by showing plans that the Town needs additional capacity. Mayor Flynt stated that there will be plenty of water, so this request is like giving us a grant, we get impact fees and monthly service fees and fire hydrants out of this deal. He believed it would be a win-win situation and we should agree to this request.

Councilman Foy stated that he has done some research also and agreed that the capacity was there through the City County Utilities Commission. He stated that he would feel more comfortable with something in our files and recommended we get that done.

Mr. Medlin stated that he would be glad to contact Winston Salem and put together a request to increase the capacity.

Mayor Flynt made a **Motion** to allow RS Parker Homes to tie into the Town's water system. Councilman Jim Rigsbee seconded the motion

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

14. Consideration of a Contract with Yates Construction Company, Inc. to install Water Line from Oak Level Church Road, and South Point Drive intersection to Deer Path Court and tie into existing Main to replace existing line servicing seven homes on South Point Drive.

Mayor Flynt introduced this item and expressed his concern with the water pressure in this area and explained that the new subdivision out there can't use the fire hydrants due to the low water pressure. After a brief discussion on the cost of this project, it was a consensus of the Council that an informal bid process would be required to move forward.

15. Consideration of Budget Amendments to FY 2020-2021.

Councilman Foy presented budget amendments for fiscal year 2020-2021. He stated that the audit did not reflect the 2020 water capacity fees of \$39,000 revenue in the capital reserve fund. He felt this amount should have been on paper. He called Mr. Rouse about it and Mr. Rouse said the best way to do this was to capture an expense item in this year's budget and move it to the CIP. He confirmed the conversation by email with Mr. Rouse. He stated that we may need to bump up Attorney fees and salaries a little bit. He then deferred to Kim Thacker, Finance and Budget Officer.

Mrs. Thacker noted the following changes to expenses for the General Fund budget:

Park Investment – a decrease of \$17,249.56 – to \$1,000
Park Electrical, Repairs, Cleaning, Lighting – a decrease of \$9,000 to \$5,000
Advertising – PZ – an increase of \$3,500 to \$7,000
Administrative Expenses, & Fees, Education – a decrease of \$4,000 to \$5,000
Travel & Conferences for Staff/Council – a decrease of \$2,100 to \$100
Town Hall Repairs & Maintenance – an increase of \$12,943.61 to \$59,030.42
Legal & Professional Fees – Attorney – an increase of \$4,300 to \$52,000
FICA – an increase of \$5,060 to \$16,000
Town Hall Staff Salaries – an increase of \$15,000 to \$125,000

Mrs. Thacker then presented the changes to revenues in the Water Fund budget:

Tap & connection fees – an increase of \$10,000 to \$50,000
Water Capacity fees – an increase of \$42,750 to \$75,000
Transfer from Fund Balance – an increase of \$50,595.55 to \$104,973.51

Expenses for Water Fund:

14002a Transfer FY20 Capacity Fees to CIP – an increase of \$39,141 to \$39,141
14002 Transfer to CIP – an increase of \$42,750 to \$75,000
FICA – an increase of \$2,889.55 to \$9,136
Town Hall Staff Salaries – an increase of \$8,565 to \$71,375
Electronic Water Meters New Construction – an increase of \$10,000 to \$30,000

Mayor Flynt made a **Motion** to adopt the following Budget Amendments for Fiscal Year 2020-2021 as submitted. Councilman Rigsbee seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.



2020-2021 FISCAL YEAR BUDGET

BUDGET ORDINANCE AMENDMENT #4 O-2021-08

BE IT ORDAINED by the Governing Board of the Town of Stokesdale, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section 1: To amend the General Fund, Revenue & Expenses as follows:

	<u>Decrease</u>	<u>Increase</u>
Park Investments	\$17,249.56	
Park Electrical, Repairs, Cleaning, Lighting	\$5,000.00	
Advertising – PZ		

\$3500.00		
Administrative Expenses, Fees, Education	\$5,000.00	
Travel & Conferences for Staff/Council	\$2,100.00	
Town Hall Repairs & Maintenance		\$12,943.61
Legal & Professional Fees -- Attorney		\$4,300.00
F.I.C.A.		
\$5060.50		
Town Hall Salaries		\$15,000.00

Section 2: To amend the Water Fund, Revenue & Expenses as follows:

	<u>Decrease</u>	<u>Increase</u>
Taps & Connection Fees		
\$10,000.00		
Water Capacity Fees		\$42,750.00
Transfer From Fund Balance		\$50,595.55
Transfer FY20 Capacity Fees to Capital Reserve Fund		\$39,141.00
Transfer to Capital Reserve Fund		\$42,750.00
F.I.C.A.		
\$2,889.55		
Town Hall Staff Salaries		
\$8,565.00		
Electronic Water Meters New Construction		\$10,000.00

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer for their direction.

Adopted this 10th day of June, 2021.

16. Consideration of Renewing Contract for Auditing Services with Rouse, Rouse, Rouse & Gardner, LLP

Councilman Foy stated that we have a contract with Rouse, Rouse, Rouse & Gardner, LLP to conduct the Town's annual audit. He believes this is year 2 of the current contract.

Councilman Foy made a **Motion** to extend the contract for 1 year with Rouse, Rouse, Rouse & Gardner, LLP to provide auditing services for the fiscal year ending 2021. Councilman Rigsbee seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

17. Discussion Regarding Planning Board terms.

Councilman Landreth stated that the Town Clerk asked about the appointment term for Stewart Hommel.

Councilman Landreth made a **Motion** to appoint Stewart Hommel as full member to a two-year term effective May 27, 2021. Councilman Foy seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.
Vote Opposed: None. Motion carried.

18. Discussion on repairs to the HVAC System for Town Hall.

Mayor Flynt stated that the unit in the Kitchen is out and the cost to replace the unit is \$9,285.00 from Stokesdale Heating and Air.

Mayor Flynt made a **Motion** to contract with Stokesdale Heating and Air to replace the York unit in the Kitchen in the amount of \$9,285.00. Councilman Landreth seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.
Vote Opposed: None. Motion carried.

19. Citizen's Comments from the Floor. (3-minute limit per Speaker)

None presented.

Mayor Flynt stated that he had a conversation with Bob Norris with NCDOT regarding work on 65/68. They had said they were going to table the Hwy. 158 Bypass and we had discussion about improvements to intersections in town. Mr. Norris believes that has been tabled also. Mayor Flynt asked about the widening of Hwy. 68 and Mr. Norris was not sure the status of that one. Mayor Flynt stated that we have recently received a call from Brian Ketner and said that DOT is close to holding a Public Hearing in August 2021 on the widening of Hwy. 65 from Bi-Rite to Hwy. 68 to the winery. He said they want to make the connection of Hwy. 65 for transfer trucks. He stated that they don't have a lot of details yet but are working on it. They will be sending Council information by Zoom to review and then meet with Council individually possibly in July.

Councilman Landreth stated that he would rather hold a public hearing and hear from the public than meet individually with DOT.

Mayor Flynt expressed concerns with increasing the speed limits on Hwy. 65 and questioned what improvements are planned for the intersection at the Bi-Rite, Hwy. 68 and 65. He added that Council should have some input into these plans.

Mr. Medlin stated that it is up to the Council whether or not you meet with them. He stated that it is political politeness between agencies to offer to meet with you when improvements are being planned in your backyard and ask for your input.

Councilman Landreth asked why they didn't come talk with them in closed session. Mr. Medlin stated that this would not be allowed topic for a closed session.

20. Announcements:

- a) Planning Board Meeting Thursday, June 24th at 7pm at Town Hall
- b) Town Council Meeting Thursday, July 8 at 7 pm at Town Hall

Councilman Foy stated that he wanted to reiterate his position on the storage units heard earlier. He stated that he has nothing against storage units but concerned about the blanket highway business zoning that was approved.

Mayor Flynt reminded anyone wanting to run for Council or Mayor the filing period is coming up in July.

21. Adjournment.

Mayor Flynt made a **Motion** to adjourn the meeting at 10:31PM. Councilman Landreth seconded the motion.

Vote in Favor: Councilman Rigsbee-yes, Councilman Foy-yes, Councilman Landreth-yes, Mayor Pro Ten Hooks-yes, Mayor Flynt-yes.

Vote Opposed: None. Motion carried.

Being no further business to come before the Council the meeting was adjourned at 10:31 PM.

Approved: _____

John Flynt, Mayor

ATTEST:

Dale F. Martin, Town Clerk

**MINUTES
TOWN OF STOKESDALE
SPECIAL CALLED TOWN COUNCIL MEETING
8325 ANGEL PARDUE ROAD
STOKESDALE, NC 27357
FEBRUARY 24, 2022 AT 6:30 PM**

Member's present were: Mayor Mike Crawford, Mayor Pro-Tem Derek Foy, Council Members: Jim Landreth, Tim Jones, and Jim Rigsbee, Interim Town Clerk Dale Martin and Deputy Clerk Robin Yount. Town Attorney Tom Medlin attended by Zoom.

1. Call To Order.

Mayor Mike Crawford called the meeting to order.

Mayor Pro Tem Derek Foy stated that he would like to add a period for citizens comments. Mayor Crawford polled the Council and with no objections the floor was opened up for citizen comments.

Citizens comments:

Mayor Crawford recognized speaker from Zoom.

Nancy Pearson, Field Street Drive, Stokesdale – stated that she is Administrator for a local hospital and wanted to speak in regard to the solid waste contract being considered tonight. She asked if there were protections in this contract that addressed changes in service, price increases and service decreases.

Mayor Pro Tem Foy stated that there is verbiage in this contract to address those concerns. He pointed out that the contract allows for GFL, once a year, to look at inflation and to make an adjustment in cost; however, there is a clause in there that this increase should not exceed 5%. He stated that normally we see a 3-4% inflation rate but this year we are looking at a 7% inflation rate. If we see deflation, we should expect an adjustment down. He explained that the cost of fuel is a very real issue, and that the contract's baseline cost is at \$4.00 per gallon. If the price increases more than that, he expected GFL to ask for a price increase. He stated that they would have to come to Council to make such a request. He noted that a natural disaster could affect the cost or service level, state or federal taxes could increase the cost as well. He stated that currently GFL takes all recycling to a processing facility and if that facility were to close and require them to go farther away, it could impact the price. He stated that he expected the 5% cap in the contract to keep GFL in check. He stated that also included in the contract, is a requirement that GFL supply a measure to see how well they are handling the service to our citizens.

Ms. Pearson stated that he answered her questions and that she very much appreciates this forum that allows people to be informed on what is happening in Stokesdale. She noted a significant decline in service from Republic and appreciates the Council handling these needs.

Mayor Pro Tem Foy thanked Ms. Pearson for her service in health care.

Councilman Tim Jones stated that this contract is a public document and available in the Clerk's Office.

Councilman Jim Rigsbee stated that he wanted to emphasize the increase with this new contract. The new service amount is approximately \$67 per quarter, which is an increase over what we are currently paying. He noted that this cost is significantly less than the other bidder for the Town's service. He noted that only two companies submitted a bid.

Mayor Pro Tem Foy pointed out that quarterly cost with GFL is \$68.40. The current cost is \$61 per quarter with Republic. The new rate proposed by Republic was \$82 per quarter.

2. Consideration and Vote on Franchise Agreement Contract between the Town of Stokesdale and GFL Environmental for new Solid Waste/Recycling contract beginning July 1, 2022.

Mayor Pro Tem Foy made a **Motion** to approve a Franchise Agreement with GFL Environmental to provide Town residents with solid waste and recycling pickup on a weekly basis. The three-year contract will begin on July 1, 2022, the contract will include verbiage to cap out any CPI annual price increases at 5%. GFL will charge residents \$22.80 per month billed quarterly at \$68.40.

Councilman Jimmy Landreth seconded the motion.

Councilman Jones pointed out that GFL has signed the contract but not the Attorney. Mr. Medlin stated that yes, he has reviewed the contract and the only change was the 5% cap, everything else is the same.

Vote in favor: Councilman Rigsbee-yes, Mayor Pro Tem Foy-yes, Councilman Landreth-yes, Councilman Jones-yes.

Vote opposed: None

3. Adjournment.

Councilman Rigsbee stated that this will result in an improve in service for our citizens.

Mayor Pro Tem Foy agreed and stated that he looks forward to better service going forward. He then thanked Republic for service over the years.

Councilman Jones thanked the Mayor Pro Tem for his work on this contract.

Mayor Crawford echoed his thanked to Mayor Pro Tem Foy.

Mayor Crawford made a **Motion** to adjourn the meeting. Mayor Pro Tem Foy seconded the motion.

Vote in favor: Councilman Rigsbee-yes, Mayor Pro Tem Foy-yes, Councilman Landreth-yes, Councilman Jones-yes.

Vote opposed: None

Being no further business to come before the Council, the meeting was adjourned at 6:47 pm.

Approved: _____

Michael E. Crawford, Mayor

ATTEST:

Dale F. Martin, Town Clerk



March 3, 2022

Stokesdale Town Council,

During the February 22, 2022 Stokesdale Planning Board meeting the following rezoning case was presented by Oliver Bass, Guilford County Planner. Below is the staff report, discussion and motion from that meeting.

REZONING CASE NUMBER 22-02-STPL-00749, 9264 US Highway 158 Located on the north side of US Highway 158, approximately 2640 feet west of Anthony Road intersection, Guilford County Tax Parcel 225279. This is a request to rezone said property from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial. The applicant proposes the following conditions: (1) Limited to General Contractor business, and (2) Storage of equipment for contractor business.

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

Oliver Bass, Guilford County Planner presented case number 22-02-STPL-00749,9264. Mr. Bass stated that this is a rezoning case for property located at 9264 US Hwy 158, Stokesdale. The property owners are requesting to be rezoned from AG, Agricultural to CA-LI, Conditional Zoning-Light Industrial. The applicant proposes the following conditions: (1) Limited to General Contractor business, and (2) Storage of equipment for contractor business. This will be for the storage of the equipment for their business.

Chairman Louie asked if this also includes materials. Oliver Bass stated that is for equipment and materials related to their business. Property owner Maria Mendez Damian (1300 NC Hwy 68, Stokesdale NC) clarified that this was not a warehouse and only storage of materials from their business.

Oliver Bass, Guilford County Planner explained that the parcel is primarily in a rural, low-density area. There is an area of undeveloped property located west of the property.

Currently the site that is being proposed for rezoning is undeveloped. To the north the property is undeveloped and south there is residential development. To the east is undeveloped and with some residential property. Also, to the west of the property is undeveloped. It is covered under the Stokesdale Land Use Plan with a recommendation of residential. This is inconsistent with the Stokesdale Land Use Plan. Based on staff recommendation and development of the area the County staff recommends denial. If approved there would be a requirement to amend the Land Use Plan to designate Professional Manufacturing.

Chairman Louie asked if there were any questions from the Planning Board. Randy Braswell asked what would be required to change the Land Use Plan and to amend to Professional Manufacturing? Mr. Bass explained the change would require a vote from the Town Council and that this is part of the rezoning process. The Land Use map would show this a Professional Manufacturing Corridor instead of Residential as it currently shows now.

Randy Braswell asked for clarification of the red lines on the provided maps. Mr. Bass explained this was zoning designations of the properties.

Chris Sumner asked if there are any other districts zoned where light industrial is near the downtown area? Mr. Bass stated there are some light industrial zonings going toward the downtown area and on the US 158 corridor.

Chairman Louie stated that one of the adjoining parcels is Duke Power and asked what Duke Power plans to do with that property. Mr. Bass explained they did not own the entire parcel but only a small area and he did not know the plans.

Randy Braswell asked what the sign rules on the scenic corridor were. Mr. Bass stated they have various standards of design and signage. Randy Braswell also asked if it also requires any additional natural buffers regarding the scenic corridor? Mr. Bass said that the buffer is guided by the Land Use regulation.

Ronald Southard asked Oliver Bass if this is a recommendation to go to Town Council. Mr. Bass confirmed this would be to recommend going before Town Council at the next available meeting.

Tom Medlin, Town Attorney asked Oliver Bass if he has received any third-party complaints. Mr. Bass stated he has not received any complaints. Tom Medlin also asked if there was anywhere within the Land Use Plan that Light Industrial is encouraged more so than in this location? Mr. Bass said there are some other areas that have been designated as Professional Manufacturing.

James Greene asked if this was a new business. The property owner (Maria Mendez Damian, 1300 NC Hwy 68, Stokesdale NC) stated that the business was established 2015 and they needed

more space for their business to grow. The business is currently located at another address but would like to move this location to expand.

Chairman Louie asked for any additional questions from the Board. There were none. Chairman Louie declared the public hearing open.

In Favor:

None presented

In opposition:

None presented

Chairman Louie asked for a motion from the board.

James Greene made a **Motion** to recommend to Town Council for approval of rezoning the property in case #22-02-STPL-00749 from AG, Agricultural to CZ-LI Conditional Zoning-Light Industrial with the conditions of (1) Limited to General Contractor business, and (2) storage of equipment for contractor business. Ronald Southard seconded the motion.

Votes:

Ayes – James Greene, Chairman Stephen Louie, Ronald Southard

Noes – Randy Braswell, Chris Sumner

Please let me know if you have any questions.

Respectfully,

Robin G. Yount
Deputy Clerk

REZONING CASE # 22-02-STPL-00749, 9264 US Highway 158, AG to CZ-LI

Property Information

Located on the north side of US Highway 158, approximately 2640 feet west of Anthony Road intersection, Guilford County Tax Parcel 225279. Applicants: Maria Mendez Damian and Omar Cruz Clavel

Zoning History of Denied Cases: No history of denied cases.

Nature of the Request

This is a request to rezone said property from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial. The applicant proposes the following conditions: (1) Limited to General Contractor business, and (2) Storage of equipment for contractor business.

District Descriptions

The AG, agricultural 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 LI, light industrial district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.

A conditional zoning (CZ) district, bearing the designation CZ, is established as a companion district for every district established in section 4-2. All regulations which apply to a general use zoning district of LI, would also apply to the companion conditional zoning (CZ) district. All other regulations, which may be offered by the property owner and approved by the jurisdiction as part of the rezoning process, also apply.

The parcel is in the Scenic Corridor Overlay district.

Character of the Area

The parcel is in a primarily rural and low-density single-family residential area. The is an area of undeveloped property zoned Highway Business just west of the subject lot.

Existing Land Use(s) on the Property: Undeveloped.

Surrounding Uses:

North: Undeveloped.

South: Single-family residential

East: Single-family residential, undeveloped

West: Undeveloped

Historic Properties: There are no inventoried Historic Properties located on or near the 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 2.7 miles

Water and Sewer Services:

Provider: Private Septic Systems and Well

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: US 158 is a major thoroughfare under Greensboro CTP

Proposed Improvements: Will be subject to NCDOT Driveway permit requirements. This section of US Highway 158 is listed in NCDOT STIP Project # R-2577B future road widening project.

Projected Traffic Generation: Not available

Environmental Assessment

Topography: Gently to moderately sloping.

Regulated Floodplain/Wetlands: There are mapped regulatory floodplain on the property.

Streams and Watershed: The parcel is not in a protected public water supply watershed.

Land Use Analysis

Land Use Plan: Stokesdale Land Use Plan (2007)

Plan Recommendation: Residential

The Residential Development land use designation is attended to preserve Stokesdale's rural setting by establishing a uniform residential density. To achieve this, the following standards are recommended:

- Minimum lot size of 40,000 square feet.
- Increase natural buffers along perimeter roads and entrances into major developments. Increase buffers and protection along creeks and waterways.
- Plan for interconnected residential development through street and trail links
- Eliminate the use of Planned Unit Development — Residential (PDR) outside the Town Core.

Consistency: The requested action is inconsistent with the recommendation of the Stokesdale Future Land Use Plan. The Residential Development Area is intended to promote residential development at low densities.

Recommendation**Staff Recommendation: Deny**

Although the proposed conditions and landscaping requirements will mitigate potential impacts on neighboring properties, the requested action is inconsistent with the recommendation of the land use plan and is in an area that primarily consists of single-family residential lots and subdivision.

Area Plan Amendment Recommendation:

The request is inconsistent with the Stokesdale Land Use Plan recommendation of Residential land use classification, thus if approved, a plan amendment to Professional/Manufacturing Corridor would be required.

NOTICE OF PUBLIC HEARING

Stokesdale Planning Board will hold a public hearing at its regular meeting on Thursday, February 24, 2022 at 7:00 PM in Stokesdale Town Hall, 8325 Angel Pardue Road Stokesdale, NC 27357

Public Hearing Item:

Rezoning Case # 22-02-STPL-00749, 9264 US Highway 158

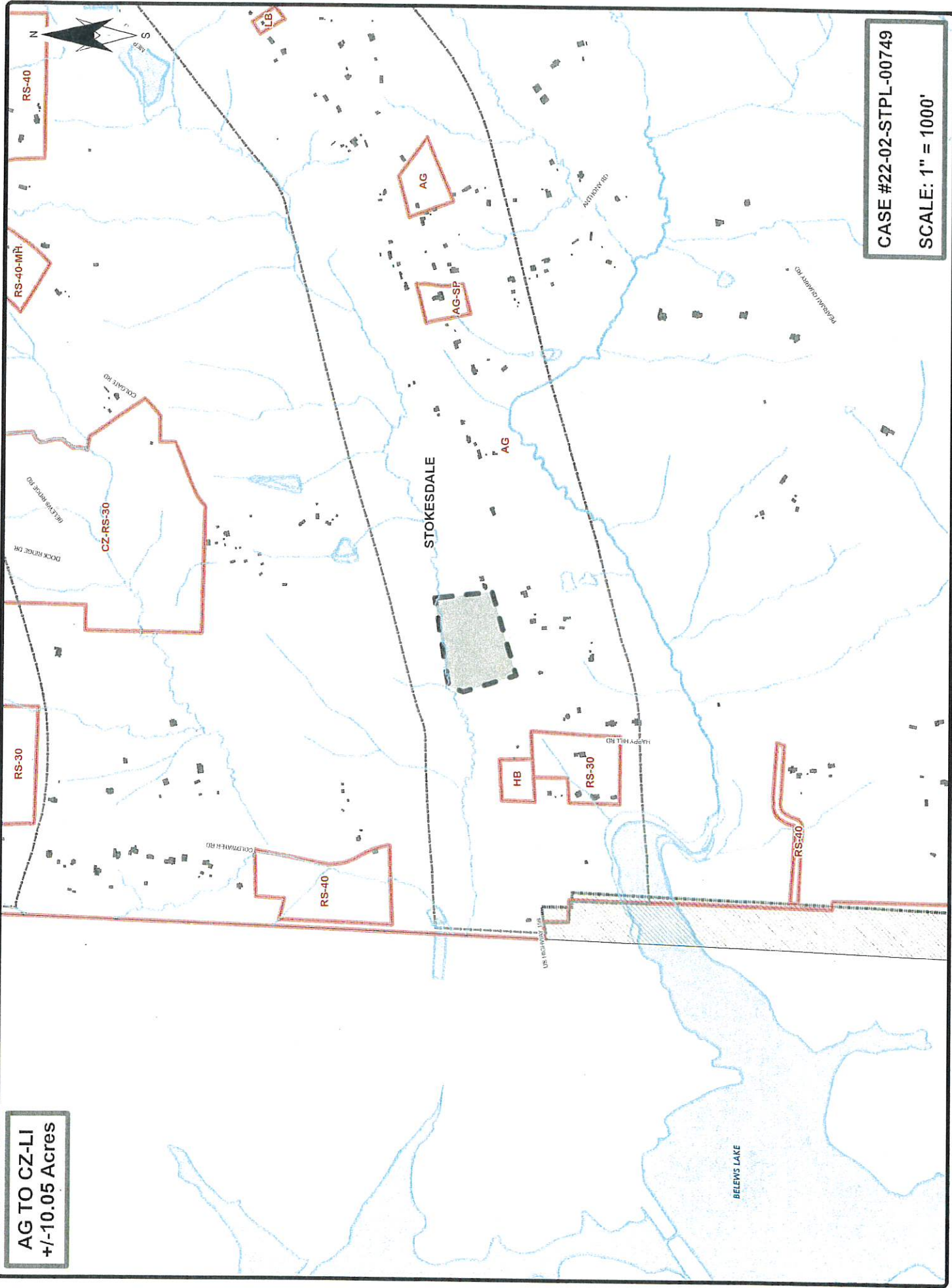
Located on the north side of US Highway 158, approximately 2640 feet west of Anthony Road intersection, Guilford County Tax Parcel 225279. This is a request to rezone said property from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial. The applicant proposes the following conditions: (1) Limited to General Contractor business, and (2) Storage equipment of equipment for contractor business.

Anyone wishing to be heard on this matter should appear at the public hearing or arrange to be represented. Any petition should be submitted in duplicate.

For more information contact 336-643-4011.

Publish Friday, February 11, 2022 and Friday, February 18, 2022





AG TO CZ-LI
+/-10.05 Acres

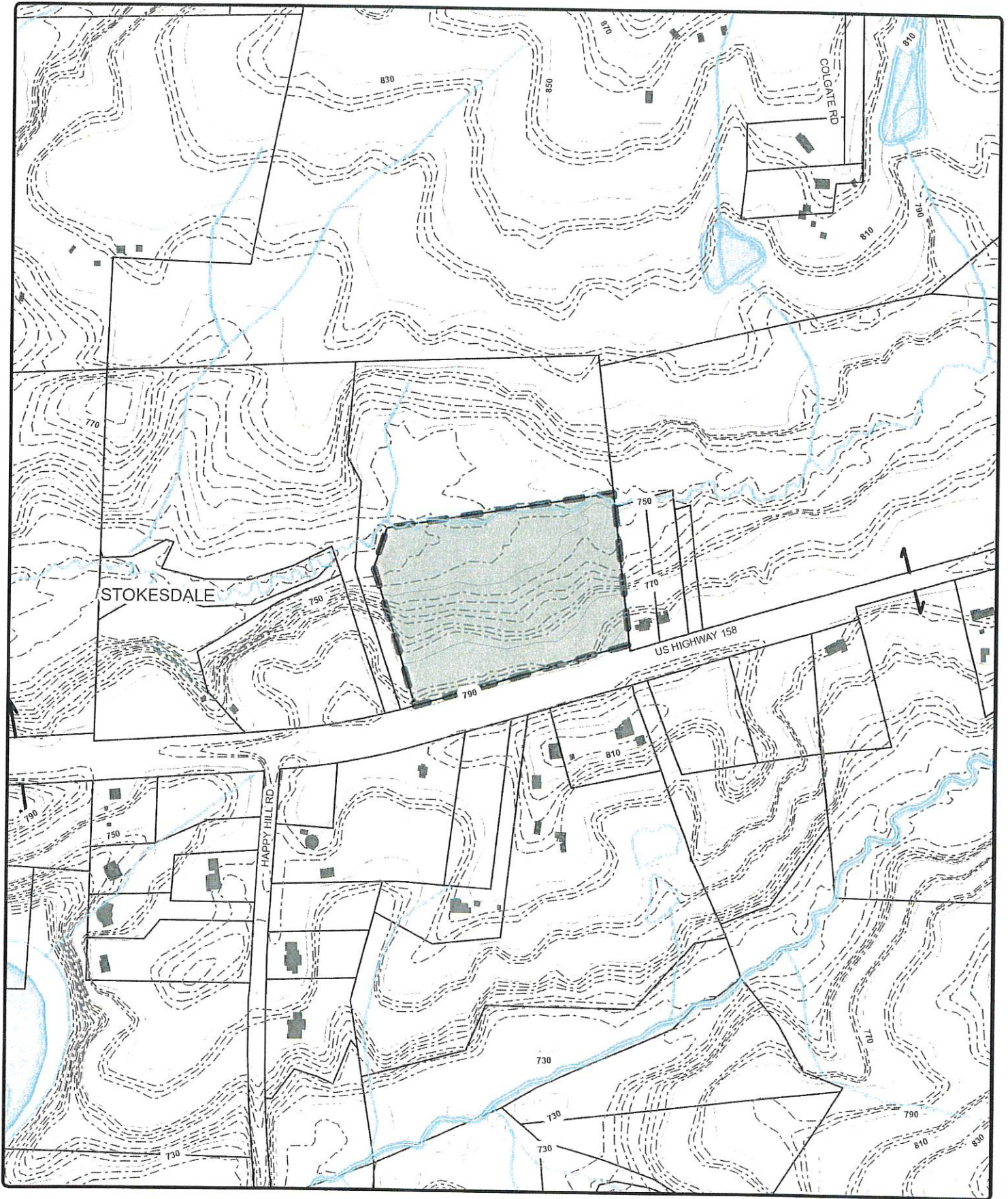
CASE #22-02-STPL-00749
SCALE: 1" = 1000'



CASE #22-02-STPL-00749

Scale: 1" = 400 '



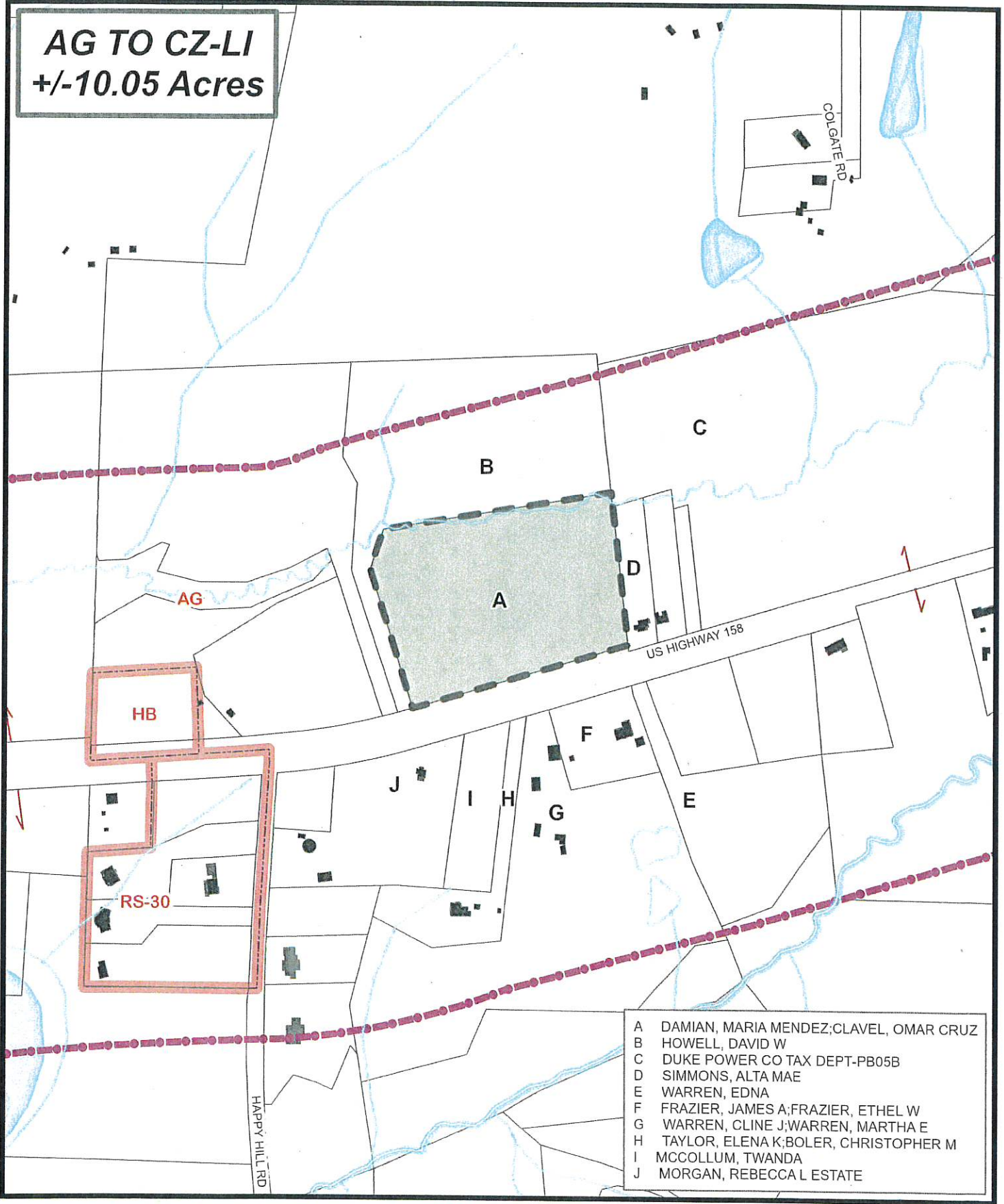


CASE #22-02-STPL-00749

Scale: 1" = 400'



**AG TO CZ-LI
+/-10.05 Acres**



JURISDICTION:
TOWN OF STOKESDALE
Guilford County
Planning & Development
Department

Rezoning Case #
22-02-STPL-00749
Scale: 1" = 400 '

Map:
225279





TOWN OF STOKESDALE

Conditional Use Rezoning Application, Part I

1/24/22

\$1250/#061756

22-02-STPL-00749

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 CXZLI zoning district. Said property is located

9264 US Hwy 158

in Stokesdale Township; Being a total of: 10.05 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

Tax Parcel # 225279

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.

Conditional Use Rezoning Requirements

- ☐ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for most conditional use rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix B, Map Standards of the Stokesdale Development Ordinance.
- ☒ Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in the Permitted Use Schedule of the Stokesdale Development Ordinance.



TOWN OF STOKESDALE

Conditional Rezoning Application, Part II

Use Conditions

Uses of the property shall be limited to the following uses as listed in the Permitted Use Schedule of the Stokesdale Development Ordinance:

1) General Contractor business

2)

3)

4)

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Stokesdale Development Ordinance:

1) Storage equipment for Contractor business only

2)

3)

4)

A Conditional Use Rezoning Application must be signed by current property owner(s).

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. Additional signature pages are available upon request.

Respectfully Submitted,

Property Owner Signature

Maria Mendez Domian / Omar Cruz Jarama

Name

1300 NC Hwy 68

Mailing Address

Stokesdale NC 27357

City, State and Zip Code

336/776-8812 (336) 462-7274

Phone Number

Omarcruz@hotmail.com

Representative Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WesternUnion/WU

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A.; Grand Junction, Colorado

MONEY ORDER

19-284999171

A 25573 D 012422
T 1134 01
192849991714 L 000157

\$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Town of Stokesdale

PURCHASER'S ADDRESS

PAYMENT FOR/ACCT. #

PURCHASER'S SIGNATURE

102100400: 40192849991714

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WesternUnion/WU

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A.; Grand Junction, Colorado

MONEY ORDER

19-284999171

A 25573 D 012422
T 1134 01
192849991714 L 000157

\$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Town of Stokesdale

PURCHASER'S ADDRESS

PAYMENT FOR/ACCT. #

PURCHASER'S SIGNATURE

102100400: 40192849991723

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WesternUnion/WU

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A.; Grand Junction, Colorado

MONEY ORDER

19-338118289

A 357599 D 012422
T 1430 10
193381182892 L 002146

\$ 250.00

PAY EXACTLY TWO HUNDRED FIFTY DOLLARS AND NO CENTS

PAY TO THE ORDER OF Town of Stokesdale

PURCHASER'S ADDRESS

PAYMENT FOR/ACCT. #

PURCHASER'S SIGNATURE

102100400: 40193381182892

Water Department

From: Deputy Clerk
Sent: Monday, January 24, 2022 1:35 PM
To: Oliver Bass; Stokesdale Town Hall
Cc: Water Department
Subject: RE: Rezoning application

Thanks Oliver! We will be looking for them.
Robin

From: Oliver Bass <obass@guilfordcountync.gov>
Sent: Monday, January 24, 2022 1:30 PM
To: Stokesdale Town Hall <stokesdale@stokesdale.org>
Cc: Deputy Clerk <deputyclerk@stokesdale.org>
Subject: Rezoning application

A couple has dropped off a rezoning application for property at 9264 Hwy 158. I calculated the fee at \$1250 based on 10.05 acres. It is scheduled to go on February 24 Planning Board meeting.

Oliver Bass, AICP

Senior Planner | [Guilford County Planning & Development](#)



Oliver Bass, AICP

Planner II

Planning & Development Dept

Guilford County Government

400 West Market Street, Greensboro, NC 27401

336-641-3578 | f: 336-641-6988

obass@guilfordcountync.gov | [www.guilfordcountync.gov](#)



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RECEIPT		DATE	No.
		1-24-22	061756
RECEIVED FROM		Marta Mendez Damian	
		Omar Cruz Clavel	
		One thousand, two hundred, fifty Dollars + no	
		\$1250.00	
		DOLLARS	
<input type="radio"/> FOR RENT		Rezoning Application for Property 9264 Hwy 158	
<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	FROM
PAYMENT		<input type="radio"/> CHECK	TO
BAL. DUE		<input checked="" type="radio"/> MONEY ORDER	BY
		<input type="radio"/> CREDIT CARD	Robin Yon

Stokesdale Town Hall

From: Brent Sievers <bsievers@feiconsulting.com>
Sent: Friday, February 25, 2022 11:28 AM
To: timjonesstokesdale@gmail.com
Cc: Stokesdale Town Hall
Subject: Request to be placed on Agenda
Attachments: 2022-02-22 ApplicationForApproval.pdf; 2022-02-22 Plan to council for water approval (1).pdf

Per my conversation with Councilman Jones this week I am requesting that the Northridge Phase 6 water main sizing approval be placed on the agenda. Enclosed is the latest plan showing the watermain location and application for approval form that will go to the state for formal approval. The remainder of the subdivision has 6" water main throughout the development which has been under construction since 2014. In 2018 the entire development was preliminarily modeled with a 6" water main with positive results. Please add this request to the agenda to be heard at the next town council meeting.

Thank You

Brent Sievers, PE
Senior Project Manager



Civil Engineers and Land Surveyors
8518 Triad Drive
Colfax, NC 27235
Phone:(336)544-6432
[Website](#) | [Vcard](#) | [Map](#) | [Email](#)

**North Carolina Department of Environmental Quality
Division of Water Resources
Public Water Supply Section**

**Application for Approval
of Engineering Plans and Specifications
For Water Supply Systems**

Applicant	Design Engineer
Town of Stokesdale <small>(Name of Board, Council or Owner – the Applicant)</small>	Brent Sievers <small>(Name of Design Engineer of Record)</small>
_____ <small>(Name and Title of Authorized Official or Representative of the Applicant)</small>	Fleming Engineering, Inc. <small>(Name of Engineering Firm)</small>
PO Box 465 <small>(Mailing Address)</small>	8518 Triad Drive <small>(Mailing Address)</small>
Stokesdale, NC 27357 <small>(City, State & ZIP)</small>	Colfax, NC 27235 <small>(City, State & ZIP)</small>
336-643-4011 <small>(Phone Number)</small>	336-544-6432 <small>(Phone Number)</small>
_____ <small>(FAX Number)</small>	_____ <small>(FAX Number)</small>
mc Crawford@@stokesdale.org <small>(Email address)</small>	bsievers@flemingengineering.com <small>(Email address)</small>
_____ <small>(Signature of Authorized Official or Representative of the Applicant)</small>	

Project Name: Northridge Phase 6
(Name of Project to appear on Public Water Supply Section records and tracking system)

Installation of 1710 lf of 6" water main with 19 service connections and 1 fire hydrant assembly, valves and appurtenances to supply water to Northridge Phase 6
(description of project)

Back Ridge Drive Stokesdale, NC 27235
(general location of project)

in Guilford County.

Date _____
(for DEQ use only)

Serial No. _____
(for DEQ use only)

Application for Approval of Engineering Plans and Specifications for Water Supply Systems

In accordance with NCGS 130A-328, the Public Water Supply Section charges a fee for plan review. **Any documents submitted for review must be accompanied by a check payable to *DEQ-Public Water Supply Section* before the review will begin.**

There is a \$25 fee for returned checks.

The charges for review of plans are shown below. Check one of the following.

Distribution System fees

- | | | |
|-------------------------------------|---|--------------|
| <input checked="" type="checkbox"/> | Construction of water lines, less than 5000 linear feet | \$150 |
| <input type="checkbox"/> | Construction of water lines, 5000 linear feet or more | \$200 |
| <input type="checkbox"/> | Other construction or alteration to a distribution system | \$ 75 |

Ground Water System fees

- | | | |
|--------------------------|--|--------------|
| <input type="checkbox"/> | Construction of a new ground water system or adding a new well | \$200 |
| <input type="checkbox"/> | Alteration to an existing ground water system | \$100 |

Surface water system fees

- | | | |
|--------------------------|---|--------------|
| <input type="checkbox"/> | Construction of a new surface water intake or treatment facility | \$250 |
| <input type="checkbox"/> | Alteration to existing surface water intake or treatment facility | \$150 |

Other fees

- | | | |
|--------------------------|--|--------------|
| <input type="checkbox"/> | Water System Management Plan review | \$ 75 |
| <input type="checkbox"/> | Miscellaneous changes or maintenance not covered above | \$ 50 |

Notes:

1. Projects for Tank Rehabilitation use separate "Application for Water Tank Reconditioning Plan Approval."
2. The fee is not refundable if the plans are not approved.
3. Revisions to plans to address the Public Water Supply Section's or other state agency's comments do not incur an additional fee.
4. If one set of plans has multiple related items (such as a new well with construction of water lines) only one fee must be submitted for highest price item. The amounts are not cumulative, except for fees for Water System Management Plans.
5. **If the appropriate plan review fee is not received within ten days after the receipt of plans, specifications, and reports for approval, then all plan documents will be recycled. A new set of documents must then be submitted with the appropriate fee for approval.**

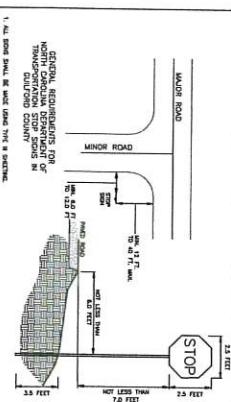
This approval does not address all applicable laws, rules, standards and criteria, and other approvals and licenses that may be required by the local, state or federal government.

The Public Water Supply Section has stamped and sealed the official copies of plans and specifications accompanying this application with the serial number of this application _____. Any erasures, additions or alterations of the proposed improvements except those permitted in 15A NCAC 18C .0306 make this approval null and void.

This approval does not constitute a warranty of the design, construction or future operation of the water system.

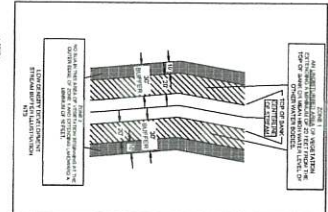
Signed: _____

Robert W. Midgette, P.E.
Chief, Public Water Supply Section
Division of Water Resources



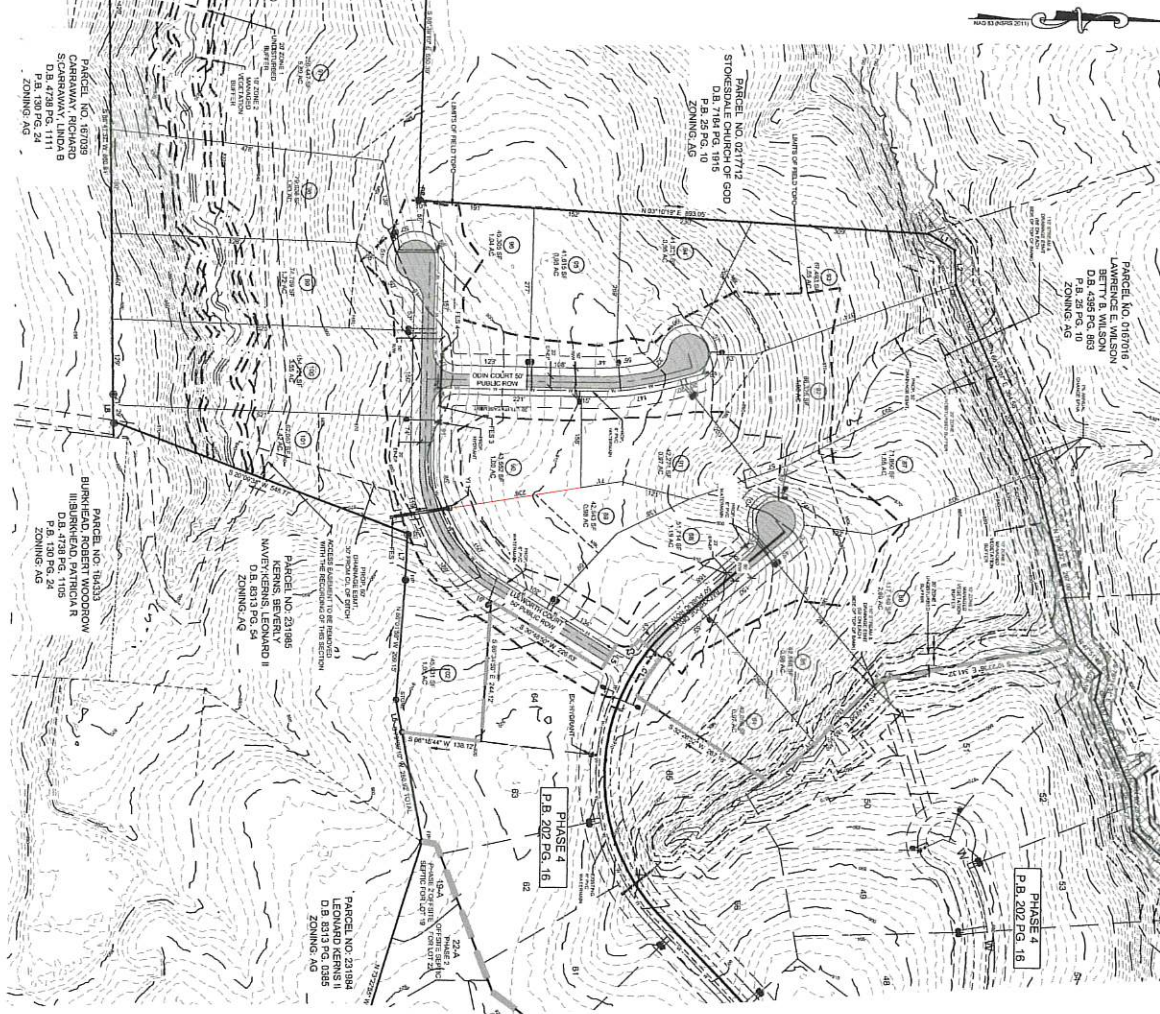
GENERAL REQUIREMENTS FOR INTERSECTION STOP SIGNS IN BUILDING COUNTY

1. ALL STOP SIGNS SHALL BE WHITE ON A BLACK BACKGROUND.
2. ALL STOP SIGNS SHALL BE 3.5 FEET BY 3.5 FEET.
3. ALL STOP SIGNS SHALL BE PLACED AT THE CORNER OF THE INTERSECTION.
4. ALL STOP SIGNS SHALL BE PLACED AT THE CORNER OF THE INTERSECTION.



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3. ALL STOP SIGNS SHALL BE PLACED AT THE CORNER OF THE INTERSECTION.
4. ALL STOP SIGNS SHALL BE PLACED AT THE CORNER OF THE INTERSECTION.



PHASE 6 DATA

NO.	DATE	REVISION	COMMENTS
1	02/28/2022	1	PRELIMINARY PLAT

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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TOWN OF STOKESDALE STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

Page | 1

GENERAL

It is the intent of these specifications to ensure that all water system infrastructure constructed within the corporate limits of the Town of Stokesdale (Town) and also the water service area of the Town meets or exceeds all local, state, and federal rules and regulations as applicable. These specifications also provide technical guidance to contractors and engineers to ensure that all water system infrastructure is properly constructed, tested, chlorinated, and placed in service to protect the public. This document shall not be submitted by engineers to any permitting agency.

The work involved in the construction of water lines shall include the furnishing of all materials, labor, tools and equipment necessary for the complete construction of the water lines and appurtenances shown on the contract drawings and specified herein. Fire hydrants are required in all subdivisions of 5 or more homes, hydrants should not exceed more than 800 feet apart, no obstacles should be placed within 5 feet of a hydrant. Upon final inspection the developer will be required to provide evidence of the fire protection flow models at the hydrants in writing.

All work within rights-of-way of streets maintained by the NC Department of Transportation shall be done in accordance with their specifications and the applicable encroachment agreement. The contractor shall notify the local Department of Transportation office prior to construction and obtain any permits or bond that may be required. After construction, the contractor shall notify the local Department of Transportation office and obtain approval of work completed.

All public water mains not located within a dedicated right of way shall be located in a dedicated easement with a minimum width of 20 feet. Landscape plantings, fences or structures shall not be allowed within water line easements.

The contractor shall provide the Town a traffic control plan that meets all MUTCD requirements prior to starting on work on any public street right-of-way maintained by the Town or the NCDOT. Work must be coordinated to cause the least inconvenience to the public, and traffic must be maintained at all times. The Town must be notified prior to construction and interruptions to fire or domestic service must be reported to the Town in advance. The contractor must give residents and businesses a 24-hour notice when water service will be interrupted to minimize inconvenience and liability to affected users.

Construction should be scheduled so that no street or block of a street is left in an incomplete condition in excess of 15 days. Construction work must be scheduled to be performed Monday through Friday during daylight hours.

The contractor will be responsible for all permits and for properly safeguarding the public against accidents and shall save harmless the Town and shall assume responsibility for any suits or actions for damages or other lawsuits, which may be instituted against the Town because of any incident arising from the construction.

Work shall be done in accordance with the Rules Governing Public Water Supplies as administered by the NC Department of Environment Quality and Natural Resources, Division of Environmental Health, Public Water Supply Section. Title 15A, Subchapter 18C of North Carolina Administrative Code. In addition to these specifications, contractors must comply with all local, State, and Federal Statutes, Ordinances, rules, and regulations as may be applicable.

Color Key:

Black: Material in original Specifications

Red: Language modified or added to Specifications

Blue: Language added to Specifications based on 4/19/2021 Meeting

Orange: Explanations of formatting modifications

TOWN OF STOKESDALE

STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

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MATERIALS

1. DUCTILE-IRON PIPE (DIP)

A. Ductile Iron Pipe shall be manufactured in accordance with AWWA C151. All Ductile Iron Pipe shall be Class 350 unless otherwise specified and shall be lined with a cement mortar lining not less than 1/16-in thick conforming to AWWA C104. Pipe wall thickness for all Ductile Iron Pipe shall conform to "Thickness Design for Ductile Iron Pipe," AWWA C150. The standard laying condition shall be Type 2 according to AWWA C150/C151 unless specified otherwise. The exterior of all Ductile Iron Pipe shall have a protective coating of a coal tar or asphaltic material a minimum of 1 mil thickness conforming to AWWA C151. Ductile Iron Pipe larger than 12-in in diameter that are to be field cut shall be gauged full length. Flanged Ductile Iron Pipe and any Ductile Iron Pipe that is to be coated in the field shall have a shop applied primer compatible with the field installed coating system.

B. Slip-Joint Ductile Iron Pipe:

- i. **Bells of "slip" joint pipe** shall be contoured to receive a bulb-shaped circular rubber gasket, and plain ends shall have a slight taper to facilitate installation. The gasket and associated lubricant shall be furnished by the pipe manufacturer and shall be manufactured in accordance with ANSI Specification A21.11.
- ii. The jointing shall be done by guiding the plain end into the bell until contact is made with the gasket and by exerting a sufficient compressive force to drive the joint home until plain end makes full contact with the base of the bell. No joint may exceed a maximum deflection of 11 inches in an 18-foot joint of pipe (3 degrees).

C. Mechanical-Joint Ductile Iron Pipe:

- i. All mechanical joint pipe shall be manufactured in accordance with AWWA C111. Pipe shall be manufactured in accordance with AWWA C151, and the pipe thickness shall be Class 350 as determined by AWWA C150 unless otherwise noted.
- ii. All bolts shall be tightened by means of torque wrenches in such a manner that the follower shall be brought up toward the pipe evenly. If effective sealing is not obtained by tightening the bolts to the specified torques, the joint shall be disassembled and reassembled after thorough cleaning.
- iii. Bolts for mechanical joints shall be high grade steel, low alloy type, with tee or hex head and American Standard threads. Mechanical joint gland shall be gray iron and shall utilize a plain rubber gasket.

D. Flanged-Joint Ductile Iron Pipe:

- i. Flanged pipe shall be factory assembled by threading plain end pipe, screwing on the flange(s) and machine tightening.
- ii. Where required, flanges shall be tapped for stud bolts. Flanges shall be accurately faced at right angles to the pipe axis and shall be drilled smooth and true, and covered with coal tar pipe varnish or otherwise protected against corrosion of flange faces. Flange faces shall be cleaned to bare metal with wire brushed before installation of pipe.
- iii. Ductile iron flanged joint pipe shall have a thickness of Class 53 minimum and shall conform to AWWA C110 and AWWA C115. All pipe shall have Class 125 flanges conforming to AWWA

TOWN OF STOKESDALE

STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

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2. POLYVINYL CHLORIDE PIPE (PVC)

- A.** All materials shall be first quality with smooth interior and exterior surfaces, free from cracks, blisters, honeycombs, and other imperfections, and true to theoretical shapes and forms throughout. All materials shall be subject to the inspection of the Town at the plant, trench, or other point of delivery, for the purpose of culling and rejecting material which does not conform to the requirements of these specifications. Such material shall be marked by the Town, and the Contractor shall remove it from the project site upon notice being received of its rejection.
- B.** As specific specifications are cited, the designation shall be construed to refer to the latest revision under the same specification number, or to superseding specifications under a new number, except provisions in revised specifications which are clearly inapplicable.
- C.** PVC pipe 4-in in diameter and larger shall be manufactured in accordance with AWWA C900 and shall have a minimum dimension ratio (DR) of 18 unless specified otherwise. All pressure-rated PVC pipe 3-in in diameter and smaller shall be manufactured in accordance with ASTM D2241 and have a standard dimension ratio (SDR) of 13.5 unless otherwise specified. The exterior of all PVC pipe shall bear a stamp which shows the AWWA certification, SDR, size and NSF seal.
 - i.** All PVC pipes 4-in and larger in diameter shall have slip or "push-on" joints which are manufactured in accordance with AWWA C900. All PVC pipes 3-in and smaller in diameter shall have slip or "push-on" joints which are manufactured in accordance with AWWA C151. All pipes shall have a bell with integral rubber gasket.
 - ii.** Bells of "slip" joint pipe shall be contoured to receive a bulb shaped circular rubber gasket, and plain ends shall have a slight taper to facilitate installation. The lubricant used in making up the joints shall be furnished by the pipe manufacturer and shall be NSF approved. The jointing shall be done by guiding the plain end into the bell until contact is made with the gasket and by exerting a sufficient compressive force to drive the joint home until the assembly mark on the pipe barrel is flush with the end of the bell. No joint may exceed a maximum deflection of 11 inches in an 18-foot joint of pipe (3 degrees).

3. FITTINGS

- A.** All fittings for any type of water piping shall be ductile iron mechanical joint type in accordance with AWWA C153 (ductile iron, compact type) for 3-in through 24-in diameter fittings and AWWA C110 (ductile iron, full body type) for pipe diameters larger than 24-in. Where flanged pipe is used ductile iron fittings shall be flanged in accordance with AWWA C153 or C110 where applicable for exposed piping. All flanges shall be Class 125 unless otherwise noted.
- B.** All fittings shall be lined with cement mortar not less than 1/16-in thick in conformance with AWWA C104 and suitable for a minimum of 250 psi working pressure unless otherwise specified.
- C.** All mechanical joints shall be manufactured in accordance with AWWA C111. The Contractor shall provide suitable 3-in plugs with stainless steel threaded nipples and sleeves for connection of fittings for PVC pipe 2-in in diameter and smaller.

TOWN OF STOKESDALE STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

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for below ground installations. Valves shall have an arrow cast in the metal indicating the direction of opening.

- v. Gate valves shall have body, bonnet and gate manufactured of ductile iron conforming to ASTM A536. The shell thickness of all components shall conform to the thicknesses in Table 2, Section 4.4 of AWWA C509. The valve body and bonnet shall be coated on both the interior and exterior surfaces with a fusion bonded epoxy paint conforming to AWWA C550. Gate valves larger than 12-in shall conform to AWWA C515.
- vi. Stuffing boxes shall have “O”-ring stem seals, except for those valves for which gearing is specified, in which case use conventional packing in place of “O”-ring seal. Stuffing boxes shall be bolted and constructed so as to permit easy removal of parts for repair with the valve fully open and under pressure.
- vii. The wedge shall be cast iron, completely encapsulated with resilient material. The resilient sealing material shall be permanently bonded to the cast iron wedge with a rubber-tearing bond that conforms to ASTM D429.
- viii. The gate valve and stem nut shall be copper alloy.
- ix. The minimum design working pressure shall be 250 psi for valves up to 12-in and 150 psi for valves larger than 12-in. Resilient seated gate valves shall be manufactured by Mueller, American Flow Control, Kennedy, or AVK. Valves up to 12-in shall be of one manufacturer and parts interchangeable.

F. Resilient Seated Tapping Sleeves And Valves — Combined 'Tapping Sleeves' language with Tapping Valve Section

- i. Furnish and install a stainless steel fully gasketed wrap around Tapping Sleeve. Tapping sleeve body, strap, flange, lifter bar studs, nuts and washers shall all be constructed of 18-8 Type 304 stainless steel. Welds shall be fully passivated. Nuts and washers shall be fluorocarbon coated. Outlet pipe shall be constructed of Schedule 5, 18-8 Type 304 stainless steel. Tapping Sleeve flange shall conform to AWWA C207 Class D ANSI 150 lb. drilling. Bolt holes shall straddle pipe centerline. Tapping sleeve shall be equipped with a ‘W’ brass test plug. The outlet gasket shall be gridded virgin Buna-N compounded for water service per ASTM D2000. Tapping sleeve full gasket shall be gridded virgin SBR compounded for water service per ASTM D2000 and shall give 360-degree pipe coverage.
- ii. Tapping sleeves shall be NSF 61 certified. Stainless Steel Tapping Sleeves 4-in through 8-in shall have a minimum 250 psi working pressure rating. Sleeves 10-in to 24-in shall have a minimum 200 psi working pressure rating. Stainless Steel Wrap Around Tapping Sleeves shall be manufactured by Ford, Mueller, or Romac. Tapping sleeves must be placed a minimum of 5 feet from an existing pipe joint to avoid pipe splitting.
- iii. Tapping valves shall be resilient-seated gate valves conforming to AWWA C509 and shall be NSF61 Certified. The body and bonnet shall be coated both interior and exterior with fusion bonded heat cured thermos setting material meeting all applications and performance requirements of AWWA C550. The minimum design working pressure shall be 200 psi for tapping valves up to 12-in and 150 psi for valves larger than 12-in. Resilient seated tapping valves shall be manufactured by Mueller, American Flow Control, Kennedy, or AVK.

G. Other Valves — Added a section to cover other valves

- i. Other valve types not listed in these specifications but proposed as part of a capital improvements project shall be reviewed by the Town on a case-by-case basis.

TOWN OF STOKESDALE

STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

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- B. Concrete shall comply with ACI 318, ACI 350, and shall have a minimum 28-day compressive strength of 4,000 psi. The maximum permissible absorption shall be 6.0 percent (%). All cement use in mixture shall be in accordance with ASTM C150, Type II. All sand and aggregate used in mixture shall conform to ASTM C33, and water used shall be potable. Bases and risers shall be reinforced with a single cage of steel placed within the center third of the wall. Welded wire fabric shall be in accordance with ASTM A 185. Steel reinforcing bars shall be grade 60 deformed steel in accordance with ASTM A 615. The tongue or the groove of the joint shall contain one (1) line of circumferential reinforcement equal in area to that in the barrel of the manhole riser. The minimum cross-sectional area of steel per linear foot shall be 0.12 square inches.
- C. Brick for manholes and other structures shall conform to applicable requirements of ASTM C62, latest revision, Grade SW.
- D. Manhole Frames and Covers shall be cast iron of superior quality, tough and even texture. Castings shall be gray iron conforming to ASTM A 48, size as indicated, free from blow holes, porosity, hard spots, shrinkage distortion, or other defects, and well cleaned.
 - i. The standard manhole casting shall be designed for heavy duty use with a 190 pound frame and 125 pound cover. All frames and covers shall comply with AASHTO HS20 loading requirements. The minimum opening within the interior of the frame shall be 24 inches. The frame shall have a 4-in minimum width flange with the cover being 26 inches in diameter and shall include an indented top design with lettering cast into the cover, using the wording "WATER". Acceptable products include John Bouchard & Sons JBS 1155, U.S. Foundry USF 669 ring and KL cover, or an approved equal.
 - ii. Special waterproof manhole frame and covers shall be installed only at those locations indicated on the contract drawings. Watertight rings and lids shall be John Bouchard & Sons JBS 1155, U.S. Foundry 669-KL-BWTL with a 125-pound cover or approved equal. Ring shall have a flat type gasket and cover shall be bolted down with a minimum of four (4) bolts.
 - iii. After the manhole has been set in its final position, set the manhole frame to the required elevation using no more than 12 inches of precast concrete grade rings, or bricks sealing all joints between cone, adjusting rings, and manhole frame. When grade rings or bricks are used, grout with non-shrink grout. Where manholes are constructed in paved areas, the top surface of the frame and cover shall be tilted so as to conform to the exact slope, crown and grade of the existing surrounding pavement. Manhole frames which are placed above final grade will have frames attached to manhole cone section by means of 5/8-in diameter stainless steel anchors and washers. One anchor bolt shall be provided per hole.
 - iv. When flat slab tops are utilized, frames shall be cast into the top for access into manholes.

TOWN OF STOKESDALE
STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

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D. Meter Setters shall Meter setters shall be manufactured in the following sizes and models:

<u>Size</u>	<u>Mueller</u>	<u>McDonald</u>	<u>Ford</u>
3/4"	B-2404-2A	20-209WDDD33 w/12-3HE 43 dual check valve	VBHC72-9W-11-33
1"	B-2404-2A	20-412WDDD44 w/12-3HE 43 dual check valve	VBHC74-12W-11-44
1-1/2"	H-1423-2	20B615WWFF666 w/check valve behind setter	VBHH76-12B-11-66
2"	H-1423-2	20B715WWFF776 w/check valve behind setter	VBHH77-12B-11-77

TOWN OF STOKESDALE

STANDARD WATER LINE SPECIFICATIONS

(Revised September 2, 2021)

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for properly making the particular type of joint to ensure that the bell does not bear on the bottom of the excavation. When rock excavation is required, carry excavation a minimum of 6 inches below grade and backfill with suitable material. When unstable soil is encountered, it shall be removed or stabilized as required by the Town's Representative.

- F. Stockpile borrow soil materials and excavated satisfactory soil materials without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
- G. The Contractor is particularly cautioned that the use of dynamite to shatter any rock that may be encountered will be permitted only to the extent that property and streets are not damaged. Use of dynamite will be at the Contractor's risk and any damage to the roadway or property that appears as a result of the use of dynamite will be repaired at the Contractor's expense to the satisfaction of the North Carolina Department of Transportation and/or Town officials. Refer to the (Installation)(7. Use of Explosives) section of this document for specific requirements.

3. PIPE INSTALLATION

- A. All piping is to be installed in strict accordance with the manufacturer's recommendations, AWWA C600 and AWWA M41 (for ductile iron pipe and appurtenances), AWWA C605 and AWWA M23 (for PVC pipe and appurtenances) and the contract material specifications. Installation manuals from various material suppliers will be furnished to the Town for review and approval prior to installation of any materials. The Town may augment any manufacturer's installation recommendations if the Town believes it will best serve the interest of the Town.
- B. Pipe shall be installed according to the manufacturer's recommendations. **Tracer wire shall be installed as shown on Detail Drawing TOS-7 on top of pipe and secured.**
- C. All water lines shall have a minimum 18 inches of vertical separation from storm sewers.
- D. Water mains shall be laid at least 10 feet laterally from existing or proposed sewers, unless local conditions or barriers prevent a 10-foot lateral separation in which case:
 - i. The water main is laid in a separate trench, with the elevation of the bottom of the water main at least 18 inches above the top of the sewer; or
 - ii. The water main is laid in the same trench as the sewer with the water main located at one side on a bench of undisturbed earth, and with the elevation of the bottom of the water main at least 18 inches above the top of the sewer.
- E. Whenever it is necessary for a water main to cross over a sewer, the water main shall be laid at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer, unless local conditions or barriers prevent an 18 inch vertical separation-in which case both the water main and sewer shall be constructed of ferrous materials and with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing.
- F. Whenever it is necessary for a water main to cross under a sewer, both the water main and the sewer shall be constructed of ferrous materials and with joints equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing.

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4. CONNECTION TO EXISTING SYSTEM — *Added this section*

- A.** Connections to existing water distribution system will be allowed when proper precautions are taken to protect the existing system. The Contractor shall be responsible for determining and utilizing all measures required by the Town in tapping existing water mains. The Contractor shall also make appropriate arrangements with the Town based on the size and location of the tap indicated on the construction drawings.
- B.** If the proposed water extension does not begin at an existing valve, a new tapping sleeve and valve of the size specified shall be installed at the required location as specified. All tapping sleeves and valves shall be installed in accordance with MSS SP-60. Alternately, if the Town agrees that water service interruption is acceptable, a valve may be installed at the appropriate location in the existing water piping.
- C.** The Contractor shall be responsible for installing all backflow prevention devices or other “jumpers” as may be required by the construction drawings or the Town at the point of connection with the existing water system. For extensions of the existing system, the valve isolating the new system from the existing system will not be opened until all other water system construction has been satisfactorily completed, passed all testing in compliance with these specifications, and been certified by the Town unless specifically authorized by the Town.

5. BACKFILLING

- A.** Remove all concrete form work; trash and debris; and temporary shoring, bracing and sheeting from trench before performing backfilling operations.
- B.** Ensure all locations of underground utilities for record documents have been surveyed, and that water main has been properly tested and inspected prior to backfilling operations.
- C.** Backfill with suitable material free from blasted rock, broken concrete, pavement or other hard materials having any dimension greater than 4 inches; or large clods of earth, debris, or frozen material. Ensure that trench is free of water prior to backfilling.
- D.** Hand tamp backfill under and around pipe, ensuring all voids are filled. Backfill and compact remainder of trench in lifts not exceeding 6 inches in loose thickness. Perform pneumatic tamping with appropriate equipment. Execute pneumatic tamping evenly on both sides of pipe to top of excavation, with diligence, such that pipe will not be damaged or displaced. Refer to the (Installation)(6. Compaction) section of this document for specific compaction requirements.
- E.** Water ponding for backfill consolidation will not be permitted.

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8. USE OF EXPLOSIVES

- A.** Obtain blasting permit for blasting from Guilford County Fire Marshall (336-641-7565). Contractor shall comply with applicable requirements of NFPA 495, "Explosive Materials Code," and prepare a blasting plan reporting the following:
- i. Storage, handling, and use of explosives in accordance with local and state regulations.
 - ii. Types of explosive and sizes of charge to be used in each area of rock removal, types of blasting mats, sequence of blasting operations, and procedures that will prevent damage to site improvements and structures on project site and surrounding areas.
 - iii. Seismographic monitoring during progress of blasting operations.
- B.** An independent testing agency (seismic survey agency), acceptable to authorities having jurisdiction, experienced in seismic surveys and blasting procedures shall be provided and paid for by the Contractor to perform the following services:
- i. Report types of explosive and sizes of charge to be used in each area of rock removal, types of blasting mats, sequence of blasting operations, and procedures that will prevent damage to site improvements and structures on Project site and adjacent properties.
 - ii. Seismographic monitoring during blasting operations.
- C.** Use explosives in such a way to minimize vibration to existing utilities and structures. Provide only experienced men for blasting in accordance with accepted practices. Contractor is responsible for safety of life and damage to property resulting from the use of explosives.

9. TESTING OF WATER MAIN

A. Hydrostatic Testing:

- i. After the pipeline has been satisfactorily constructed, complete with the required fire hydrants, services, and all other appurtenances, and the trench sufficiently backfilled, the newly constructed pipeline and valve sections shall be subjected to a hydrostatic pressure test. Valves shall be closed or line plugged at both ends of each completed section of the pipeline slowly filled with potable water. At no time shall more than 4,000 linear feet of main be tested. As the main is being filled with water in preparation of the tests, all air shall be expelled from the pipe. The main shall be subjected to hydrostatic pressure of **150 pounds per square inch** (at the lowest point of the line section under test) and minimum 150 psi at the high point of the test section for a period of two (2) hours unless otherwise specified. Pressure shall be applied to the main by means of a hand pump for small lines or by use of a gasoline pump or fire engine for larger lines.
- ii. The Contractor shall be responsible for paying any costs that may be associated with the water utilized in the flushing, testing and sterilization process in accordance with the requirements of the authorities having jurisdiction. Any costs associated with paying for this water shall be incorporated into the unit price for water line installation.
- iii. Air removal: Before applying the specified test pressure, air shall be expelled completely from the section of piping under test. If permanent air vents are not located at all high points, corporation

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- viii. No leakage will be allowed under the above tests for piping in buildings and structures.
- ix. Cracked or defective pipe, joints, fittings, valves, or hydrants discovered in consequence of this test shall be removed and replaced with sound materials, and the test shall be repeated until the test results are satisfactory. Precautions shall be taken to remove or otherwise protect equipment in, or attached to, pipe to prevent damage or injury thereto.
- x. Tests of insulated and concealed piping shall be made before the piping is covered or concealed. No leakage will be allowed under the above tests for piping under or in buildings.
- xi. The Contractor shall notify the Town when the work is ready for testing with all testing done in the presence of the Town's Representative. All labor, equipment, water and materials, including meters and gauges shall be furnished by the Contractor at his own expense.
- xii. When hydrants are in the test section, the test shall be made against the main valve in the hydrant. Upon final inspection the developer will be required to provide evidence of the fire protection flow model at the hydrants in writing.

B. Sterilization:

- i. After the pressure-leakage test is completed and before the use of water is permitted from any portion of newly constructed water line which will hold or carry potable water, it shall be flushed, cleaned and chlorinated in the presence of and as directed by the Town's Representative.
- ii. Pipelines may, at the option of the Contractor, be chlorinated in sections isolated by means of gate valves or other approved means.
- iii. Each unit of the completed water line shall be sterilized as specified below as prescribed by **AWWA C651** "continuous feed" method. The unit to be sterilized shall be thoroughly flushed with water until all entrained dirt and mud have been removed before introducing the chlorinating material. The chlorinating material shall provide a chlorine dosage of not less than 50 PPM and shall be introduced into the water line in an approved manner. The retention time shall be at least 24 hours and shall produce not less than 25 PPM of chlorine at the extreme end of the line at the end of the retention period. All valves on the lines being sterilized shall be opened and closed several times during the contact period.
- iv. Following chlorination, all treated water shall be thoroughly flushed from the pipe until the replacement water shall, upon test, both chemically and bacteriologically, be proven equal to the water quality served to the public from the existing water supply system, and be approved by authorities having jurisdiction. The Contractor shall be responsible for taking the necessary precautions, such as dechlorination, to ensure that the flushing does not harm the environment and complies with all appropriate regulatory requirements. The Contractor shall pay for all bacteriological testing costs. Bacteriological tests shall be performed by a state-approved laboratory.
- v. **During the flushing period**, each fire hydrant on the line shall be opened and closed several times to remove potential concentrations of chlorinated water. The Contractor shall arrange for the

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11. VALVE INSTALLATION — *Retained pertinent sections on installation of valves, hydrants, and services*

- A. Valves shall be set with stems plumb, unless horizontal installation is called for on the contract drawings, and installed where shown on the contract drawings or designated by the Town. Before setting each valve, the Contractor shall make sure the interior is clean and test opening and closing. Valves shall include actuators, piping connections, stems, anchors, operating nuts, valve box and all else required for complete installation.
- B. Each valve shall include a cast iron valve box (TOS-8) and cover with the word "WATER" cast into the cover. Valve boxes shall be set on tamped backfill to enclose the valve operating nut, but not be in direct contact with the valve or water main. The top of the box shall be set to be approximately 1/2-in above the surface of the ground in areas not paved and flush with paving in paved areas. A 2-foot square by 6-inch-thick concrete collar shall be provided 1/2-in below the top of valve boxes not located in paved areas.

12. HYDRANT INSTALLATION

- A. Install hydrants as shown on the contract drawings; and according to the manufacturer's instructions. Fire hydrants shall be located as shown on the contract drawings. Each hydrant shall be connected to the main with a 6-in branch line having at least as much cover as the distribution main. Hydrants shall be set plumb with the pumper nozzle facing the roadway and with the center of the lowest outlet not less than 18 inches above the finished grade. Use restrained joint fittings and/or clamps on all joints of hydrant installation. Unless otherwise specified, the backfill around hydrants shall be thoroughly compacted to the final grade immediately after installation in order to put the hydrant into service as soon as practicable. Not less than nine (9) cubic feet of clean crushed stone shall be placed around the base of the hydrant to insure drainage of the hydrant barrel. A 12" x 12" x 6" solid concrete block or pad shall be set under the fire hydrant foot for a solid bottom.
- B. Hydrant locations shall be approved by the Stokesdale Fire Department.
- C. Hydrants located in developments supplied by the Town, which are outside of the Stokesdale Fire Department's district, will be evaluated on a case-by-case basis. It shall be the responsibility of the financially responsible entity to confirm the fire department serving the proposed development. It shall also be the responsibility of the financially responsible entity to coordinate between the Town, the Stokesdale Fire Department, and the fire department having jurisdiction on hydrant model selection and location.

13. INSTALLATION OF NEW SERVICE TAPS

- A. In general, service lines shall be constructed from the public water system to a point located at the edge of the public right-of-way or the water easement. Domestic service lines shall consist of a 3/4-in (for a single service) or 1-in diameter pipe (for a double service), as listed in the Bid Schedule and/or shown on the Contract drawings.
- B. The standard water service connection shall be Type "K" flexible copper tubing unless shown otherwise on the drawings, and shall connect to the main at a brass corporation stop tapped into the main line. Polyethylene pipe may also be allowed from the water main to the meter setter, but if used, shall be installed with tracer wire.

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seasonally according to the following table, unless modified by the NC Department of Transportation for streets maintained by the NCDOT:

GRASSING SCHEDULE (APPLICATION RATES PER 100 SQUARE YARDS)

August 15 to February 15	
3 lbs	Fescue
25 lbs	Type 10-20-20 or 8-24-24 Fertilizer (or 50 lbs Type 5-10-10 Fertilizer)
80 lbs	Limestone
1 bale	per 400 Sq. Ft. Mulch
2 gal	Emulsified Asphalt Tack to Anchor 400 Sq. Ft.
February 1 to May 15	
2 lbs	Fescue
1 lb	Korean or Kobe Lespedeza
25 lbs	Type 10-20-20 or 8-24-24 Fertilizer (or 50 lbs Type 5-10-10 Fertilizer)
80 lbs	Limestone
1 bale	per 400 Sq. Ft. Mulch
2 gal	Emulsified Asphalt Tack to Anchor 400 Sq. Ft.
May 1 to September 1	
1 lb	Fescue
1/2 lb	Korean or Kobe Lespedeza
25 lbs	Type 10-20-20 or 8-24-24 Fertilizer (or 50 lbs Type 5-10-10 Fertilizer)
80 lbs	Limestone
1 bale	per 400 Sq. Ft. Mulch
2 gal	Emulsified Asphalt Tack to Anchor 400 Sq. Ft.

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STOKESDALE NC
PLANNING BOARD
2022

Stephen Louie, Chair 7752 NC 68 North Stokesdale, NC	(336) 202-6419 smlouie@bellsouth.net	2 Year Term (Jan 1, 2022 – Jan 1, 2024)
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Randy Braswell, Vice Chair 8638 Oaklevel Church Rd. Stokesdale, NC 27375	(336) 451-5881 drbraswell@triad.rr.com	2 Year Term (Jan 1, 2022 – Jan 1, 2024)
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Chris Sumner 9063 Mount Carmel Rd. Stokesdale, NC 27375	(336) 451-0126 chrisksumner@aol.com	2 Year Term (Jan 1, 2022 – Jan 1, 2024)
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Ronald Southard 7561A Suffield Rd. Stokesdale, NC 27357	(336) 643-8048 rsouthard1@triad.rr.com	1 Year Term (Jan 1, 2022 – Jan 1, 2023)
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James Greene 7765 Pilot View Rd. Stokesdale, NC 27375	(336) 312-2010 jjigreene@juno.com	1 Year Term (Jan 1, 2022 – Jan 1, 2023)
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ALTERNATES

Kurtis Gentry 8110 Belews Creek Rd. Stokesdale, NC 27357	(336) 601-5492 kgentry25@gmail.com
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Michael Threatt 8567 Belews Creek Rd. Stokesdale, NC 27357	(910) 691-2779 mich258us2@gmail.com
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Bruce Angel 7920 US 158 Stokesdale, NC 27357	(336) 298-4708 bruce.angel@blutekmarine.com
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Item #12: Consideration of purchasing a laptop/desktop computer for Mayor/Council and storage of documents

Waiting on quote from Total Computer Solutions.

Will forward to Council when received.