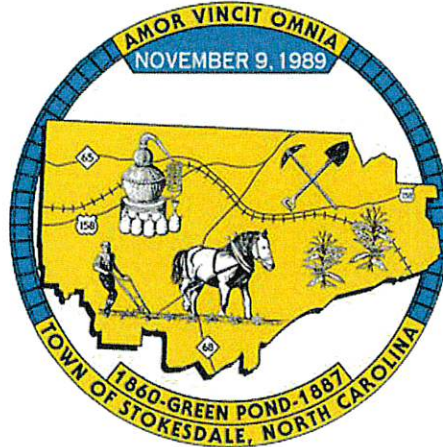


TOWN OF STOKESDALE NORTH CAROLINA



AGENDA PACKET

REGULAR TOWN COUNCIL MEETING

STOKESDALE TOWN HALL BUILDING

8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357

JULY 11, 2024

7:00 PM



AGENDA
TOWN OF STOKESDALE
TOWN COUNCIL
REGULAR MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
JULY 11, 2024 AT 7:00 PM

AVAILABLE VENUES TO WATCH / ATTEND:

- a) Attend in Person at Stokesdale Town Hall in Council Chambers at 7:00 PM
 - b) View Live Stream on Town of Stokesdale's YouTube Channel at 7:00 PM:
https://www.youtube.com/channel/UC1tJH7T0Q_56F_EDH6wljiA/live
 - c) View & Participate (Public Comments) Virtually via Zoom at 7:00 PM:
<https://us02web.zoom.us/j/86951453486?pwd=zJeyBMkTq4kIrJmC1ym1tyoej0ia1G.1>
Meeting ID: 869 5145 3486 - Passcode: 895418 - One-Tap Mobile: 1-646-876-9923
-

- 01. Call to Order, Pledge of Allegiance, and Invocation.
- 02. Review and Adopt the Agenda: July 11, 2024
- 03. Review and Adopt the following Minutes:
 - a) 03-14-2024 - Board of Adjustment Minutes
 - b) 04-11-2024 - Regular Town Council Meeting
 - c) 05-07-2024 - Special Called Town Council Meeting (Budget Workshop)
- 04. Public Safety Reports:
 - a) Stokesdale Fire District
 - b) Guilford County Sheriff's Office
- 05. Administrative Reports:
 - a) Administrative: Town Clerk Robbie Lee Wagoner II
 - b) Planning Board: Town Clerk Robbie Lee Wagoner II
 - c) Property Committee: Councilman Jim Rigsbee
 - d) Town Park Improvement Committee: Committee Chairman Tee Stephenson
- 06. Financial Reports: Town Finance/Budget Officer Kimberly Thacker
 - a) Financial Report: Town of Stokesdale General Fund
 - b) Financial Report: Town of Stokesdale Water Enterprise Fund

07. **Public Comments from the Floor (3-Minute Limit per Speaker).**

PUBLIC HEARING ITEMS:

08. **Rezoning Case 24-04-PLBD-00076, 7800 Eversfield Road From AG (Agricultural) To RS-40 (Single-Family Residential)** - Located on the east side of Eversfield Road (SR 2109), 1.02 miles north of the intersection of Eversfield Road with Oak Ridge Road, Guilford County Tax Parcel #150401, this is a request to rezone the subject property, which contains a total of 45.79 acres from AG (Agricultural) to RS-40 (Single-Family Residential). The Stokesdale Town Council will have the final authority to approve or deny the request. The request is consistent with the Stokesdale Future Land Use Plan designation of Residential; thus, if approved, a future land use plan amendment is not required. *(Continued from June 13, 2024, regular Stokesdale Town Council meeting.)*
09. **Public hearing to consider adoption of the proposed Thoroughfare and Collectors Street Plan as prepared and adopted by the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) and subsequently amending the Town of Stokesdale's Future Land Use Plan** - The Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) provides multi-modal transportation planning for the Town of Stokesdale among other communities in Guilford County, and the updated Thoroughfare and Street Collector Plan addresses the network of roadways that make up our communities, considers their function, ensures overall network stability, balances volume and access, and informs roadway design and speed limit. The Plan implements provisions of the Land Development Ordinance, establishes street design standards, manages access and connectivity, and secures rights-of-way as development occurs. This update is required to maintain consistency with the 2045 Metropolitan Transportation Plan. Upon the potential adoption of the Plan and subsequent resolution, the Town of Stokesdale's Future Land Use Plan would be amended.

OLD BUSINESS ITEMS:

10. **Consideration of a Resolution Requesting the Guilford County Board of Elections to Add a Referendum to the November 2024 Ballot for a Vote to Enable the Location of an ABC Store in the Corporate Boundaries of the Town of Stokesdale (Resolution R-2024-02).** *(Councilman Jim Rigsbee) (Continued from June 13, 2024, regular Stokesdale Town Council meeting.)*
11. **Consideration to resolve outstanding water bill debts owed to the Town of Stokesdale Water Enterprise Fund.** *(Councilman Jimmy Landreth) (Continued from June 13, 2024, regular Stokesdale Town Council meeting.)*

NEW BUSINESS ITEMS:

12. **Consideration of a Three Percent (3%) Cost of Living increase for Stokesdale Town Staff.** *(Mayor Pro Tem Derek Foy)*
13. **Public Comments from the Floor (3-Minute Limit per Speaker).**
14. **Closed Session in accordance with North Carolina General Statute 143-318.11.**
 - (a) Permitted Purposes. It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:
 - (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.
15. **Council Comments.**

ANNOUNCEMENTS:

16. **Council Announcements:**
 - a) The next Stokesdale Town Planning Board meeting is scheduled for Thursday, July 25, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers.
 - b) The next regular Stokesdale Town Council meeting is scheduled for Thursday, August 08, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers.

ADJOURNMENT:

17. **Adjournment of Meeting.**



MINUTES
TOWN OF STOKESDALE
BOARD OF ADJUSTMENT
REGULAR MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
MARCH 14, 2024 AT 7:00 PM

Members of the Stokesdale Town Council present (serving in their capacity as members of the Stokesdale Town Board of Adjustment): Mayor Pro Tem Derek Foy; Councilman Jim Rigsbee; Councilman Jimmy Landreth; and Councilman Tim Jones.

Alternate Member of the Stokesdale Town Board of Adjustment present: Chris Sumner.

Members of the Stokesdale Town Staff present: Town Attorney Charles H. Winfree; Town Planner Justin Snyder; and Town Clerk Robbie Lee Wagoner II.

01. Call to Order.

Mayor Pro Tem Foy called the meeting to order at 7:34 PM.

02. Review and Adopt the Agenda: March 14, 2024.

Mayor Pro Tem Foy made a **Motion** to adopt the agenda as written.

Councilman Landreth **seconded** the motion.

Chris Sumner	YES	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	YES		

Motion carried (5-0).

EVIDENTIARY HEARING ITEMS:

03. Case #24-02-BOA-00007, 7886 Eversfield Road, Stokesdale, North Carolina 27357:

Daniel Myers, on behalf of property owners Thomas and Carrie Johnson, is requesting a variance from Section 4-4.1(a), *Dimensional Requirements, Agricultural and single-family districts*, which requires a minimum 15-foot side yard setback in the AG, Agricultural, zoning district. This setback applies to the proposed accessory structure because its size exceeds the 600 square foot

threshold to permit the setback reduction to five feet from any side or rear property line allowed under Section 4-5.1(b). The subject property is zoned AG, Agricultural, and it is located in Bruce Township at 7886 Eversfield Road, Guilford County Tax Parcel #236516, comprising 1.02 acres. The specific request is to allow an eight-foot setback variance to allow a 27' x 40' detached accessory structure to be constructed seven feet from the northern property line.

Town Clerk Wagoner announced that any person in attendance who wishes to provide testimony during the abovementioned evidentiary hearing should please stand and be sworn in.

Town Clerk Wagoner swore in Town Planner Justin Snyder, Daniel W. Myers (*The Applicant*), Thomas P. Johnson (*The Property Owner*), Kevin Stewart (*The Neighboring Property Owner*), stating to them simultaneously the following: "Do you solemnly swear [or affirm] that the evidence you shall give to the board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God [as your solemn affirmation]?" To which they all verbally stated "yes" or "I do."

Mayor Pro Tem Foy declared the Evidentiary Hearing open at 7:42 PM.

Town Planner Justin Snyder presented his staff report for Case #24-02-BOA-00007 stating that Thomas and Carrie Johnson, owners of the subject property located at 7886 Eversfield Road (Guilford County Tax Parcel #236516 containing +/- 1.02 acres) and zoned AG, Agricultural, are requesting a variance from Stokesdale Development Ordinance Sections 4-4.1, Agricultural and single-family districts, Subsection (A), Dimensional requirements for agricultural and single family districts, and Table 4-4-1, Agricultural and Single Family District Dimensional Requirements, specifically as it relates to the minimum required interior side yard setback of 15 feet in the AG, Agricultural, zoning district for primary structures and accessory structure greater than 600 square feet in area. The applicants are requesting an eight-foot setback variance to allow a 27' x 40' accessory structure to be constructed seven (7) feet from the northern side yard lot line. While they do state in the application that the purpose is to construct a three-car garage to house classic cars, staff would note that the ordinance does not distinguish the use of the accessory structure for purpose of setback calculations for accessory buildings. Rather, it is the size of the proposed structure that puts it over the threshold of 600 square feet to require it to meet the full 15-foot side setback.

Town Planner Snyder read the description for the agricultural district stating that the purpose is to preserve and encourage the continued use of land for agricultural, forest and open space purposes; to discourage scattered commercial and industrial land uses; to concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses; to discourage any use which, because

of its character, would create premature or extraordinary public infrastructure and service demands.

Town Planner Synder said that the agricultural district is a single-family residential district, in addition to allowing certain agricultural uses, it is intended to accommodate those uses of agricultural nature which also includes farm residences, farm tenant housing, as well as scattered non-farm residences on larger tracks of land. It is not intended for major residential subdivisions.

Property Specifics:

- Applicant/Property Owners: Thomas and Carrie Johnson
- Property Location: 7886 Eversfield Road, Stokesdale, NC
- Legal Description: Reference Deed Book 8731, p. 1372
- Setbacks – AG zoning district.

Character of the Area:

- Existing land use on the property: Residential single-family dwelling, attached two-car garage, and detached shed.

Surrounding Uses:

- North: Single-family dwelling (zoned AG)
- South: Single-family dwelling and outbuildings (zoned RS-30)
- East: Undeveloped single-family residential land (zoned RS-30)
- West: Single-family dwelling (zoned RS-30)

Area Visual Survey: Primarily agricultural and single-family residential uses.

Topographic & Stormwater Features:

- There are no mapped streams on the site per USGS topo quad map and Guilford County Soil Survey map.
- There is no regulated floodplain on the site per the Flood Insurance Rate map.
- The existing site generally drains gently from north to south with slopes of 5% or less based on Guilford County GIS Data Viewer contour info. The northern portion of the site lies at approximately 918 feet and transitions to approximately 909 feet on the southern portion of the site.
- The site is below 24% BUA (built-upon area), which is considered low-density development in the NPDES General Watershed Area; therefore, on-site treatment of stormwater would not be required.

Notice Information

- Date of Application: February 8, 2024
- Date of Adjacent Property Owners Notified: February 27, 2024
- Date Sign Posted on the Subject Property: February 27, 2024

- Date of Hearing: March 14, 2024

Proposed Findings of Fact

- Stokesdale Development Ordinance Sec. 4-4.1 (A) refers to Table 4-4-1, which states that the side yard setback for a primary building or any accessory structure larger than 600 square feet in area shall be a minimum of 15 feet from any side property line.
- There is currently one 2760-square foot single-family home on the property.
- Property is served by private septic, and the drainage is located in the rear yard behind the house. The septic tank is next to the house to the south.
- A 12' x 27' (324 square feet) shed is located in the southeast portion of the property.
- The applicant shows 40 feet of distance between the septic drainage area and the rear property line.
- The applicant shows 45 feet between the septic tank and the south side property line.
- The applicant shows 57 feet between the north side property line and the existing house.
- Stokesdale's Development Ordinance in Section 4-5.2 requires all accessory structures and buildings to be located behind the front building line of the principal structure when the lot size is less than two acres.
- The proposed accessory structure could be built in the proposed location and meet the required setbacks if reduced in size to 27' deep x 32' wide (or smaller) from 27' x 40'.
- The existing house, as well as the homes to the north and the homes to the west, were all built with attached two-car garages.
- The proposed accessory building is 1,080 square feet in area, which is 39% of the size of the existing dwelling, and which is 270% the size of a traditional 20' x 20' (400 square feet) two-car garage.
- There are no other properties in the Warren Place subdivision with a detached accessory structure larger than 400 square feet.
- Lot 3, the subject lot, at 1.02 acres in size is the largest lot in the Warren Place subdivision, and it has the second widest average lot width.
- The typical garage layout for equitable purposes in Stokesdale and most other communities is a two-car garage.
- The garage is oriented north-south on the proposed plot plan. The garage could be oriented east-west and located on the opposite side of the home to allow a garage of the intended size to be constructed while still meeting the required setbacks and other Ordinance requirements.
- The topography of the site is comparable in both drainage and slope to other lots in the same subdivision.

- Houses on 7884, 7886, and 7888 Eversfield Road were all constructed by the same builder, AFC Rehab Solutions.

Mayor Pro Tem Foy formally received the evidence as presented by Mr. Justin Snyder including exhibits 1-16.

Proponents:

Thomas Johnson, the owner of the property located at 7886 Eversfield Road, Stokesdale, NC, presented a PowerPoint presentation explaining why he is asking for the rezoning. The PowerPoint presentation included an introduction with information pertaining to the Johnson Family along with research on the location. Mr. Johnson along with his wife and two children officially moved to the Town of Stokesdale on August 1st after purchasing the property in May of 2023. He was relocated to the area by his job in order to help build a new manufacturing plant.

Mr. Johnson and his wife conducted research to determine that the northwest section of Guilford County was a good fit for their family primarily because of the local school system. The housing market in May 2023 proved to be difficult for the family who were trying to find a place to live. Mr. Johnson purchased the house at 7886 Eversfield Road while it was being built after expressing interest in purchasing the neighboring home which was sold before he had a chance to make an offer.

He then presented a slide on his cars which represents a family tradition to him. As an autoworker working at the Toyota Plant in Liberty and being the son of a 32-year retiree of General Motors, Mr. Johnson expressed his love for automobiles. Two of the three cars featured in the PowerPoint slide were physically built by his father back in the 1970s.

The house that they moved into in Stokesdale was chosen based on the ability to recreate garage space for the cars.

Mr. Johnson spent months looking at options and placed them into a matrix trying specifically to locate a garage that would fit the needs for the three cars to be housed around the property and come up with a solution that was most feasible based on the application that he submitted for a variance on the north side of the property.

The specific variance request was to encroach on the 15-foot section on the north side of his property line hindering into 8 feet of the 15 feet utilization for the 27 x 40 discussed in the application process.

Mr. Johnson answered the four questions included in the application which is part of the process:

1. **Unnecessary hardship would result from the strict application of the ordinance.** Strict application of the side yard setback would reduce the size proposed of the garage requiring Mr. Johnson to sell one of the classic cars or store them offsite indefinitely at a cost. Mr. Johnson would have to sell one of the three cars. He claimed that renting a storage unit not at his residence would not be feasible with price being \$120 a month per vehicle while the garage is being constructed, as well as no heat or humidity control, and insurance sustainability also playing a factor.
2. **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or public, may not be the basis for granting the variance.)** Hardship results from location of dwelling, septic, and well, such that there is only one feasible build location. Most other surroundings properties have larger lots or dwellings situated on the lots such that accessory structures could be built without a variance.
3. **The hardship did not result from actions taken by the applicant or the property owner. (The act of purchasing property knowing that circumstances exist that may justify the granting of the variance is not regarded as self-created hardship).** Hardship was created by the original dwelling builder in determining location of dwelling, septic, well, etc. Location of dwelling eliminates all other possible build locations. Owners seek to build only large enough to house the cars and parts, nothing more.
4. **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.** The proposed garage would mimic the style and material of existing dwelling and neighborhood. Housing cars inside a permanent structure reduces the chance of theft and vandalism, while increasing the visual appeal of the neighborhood as opposed to storing the cars outside under a cover. Owners specifically researched and found a builder to do a traditional "stick" built garage to increase the property value and enhance curb appeal.

Mr. Johnson then presented a rebuttal disclosing why alternative options would not work in his case.

- Exhibit 14 – Alternative compact garage design.
 - o Mr. Johnson said that 600 square feet was not an adequate size for his vehicles, parts and shop area.
 - o He mentioned that the previous residence that he provided examples of had two spaces with a total of 1,288 square feet.

- The proposed 27x40 was reduced by about 200 square feet making it where he can physically fit the vehicles, car parts, utilities, and activities within 80 square feet.
- Exhibit 15 – Potential alternate garage location.
 - Mr. Johnson said that the garage without the drive in the front for the proposed location does come right up to the septic tank from the proposed map.
 - The car lengths were measured, and they are roughly 16 to 17 feet. The proposed location provides 18 feet of clearance to the corner of the house. The proposed location did not show the two HVAC systems that are part of the dwelling that is located directly in the center on the south side of the property which would further reduce the 18-foot clearance needed to clear the ability to move the vehicles in and out of that, meeting the 15 foot clearance on that side of the property as well.

Mr. Johnson shared three examples within 1.1 miles of his home that has other detached garages that are fairly large in size as he sees as he drives his daughter to and from school and his son to and from basketball practice. The houses mentioned include:

- 7827 Athens Road, Stokesdale, NC 27357 (Large detached garage greater than 400 square feet) – 1.0 mile from his property.
- 7778 Eversfield Road, Stokesdale, NC 27357 (Two large, detached garages greater than 400 square feet) – 1.1 miles from his property.
- 7870 Eversfield Road, Stokesdale, NC 27357 (Three car detached metal garage greater than 400 square feet) – 0.2 mile from his property.

In summary, Mr. Johnson is requested variance approval to be less than 15 feet setback on side of his property. The purpose for the request is to construct a stick-built car garage, 27 by 42 feet for personal use to house his classic cars.

Mayor Pro Tem Foy announced that the Council would accept Mr. Johnson's presentation as evidence. Mayor Pro Tem Foy then invited anyone else that wanted to speak in favor of the requests to the microphone.

Kevin Stewart of 7888 Eversfield Road, Stokesdale, NC, spoke in favor of Mr. Johnson who is his neighbor. Mr. Stewart said that he and his wife have no problem with Mr. Johnson building a detached garage. He mentioned that there is another house down the street from them that also had a detached garage that you can see from the road.

Opponents:

Mayor Pro Tem Foy then opened the floor for those to speak in opposition of the request. There were no speakers in opposition.

Mayor Pro Tem Foy mentioned that Mr. Snyder mentioned that there were other locations on the property where the structure could be built and asked if that could be expanded upon.

Mr. Johnson said that two options were provided in section 15 and 16 in the evidence section. One of the options provided was rotating the garage 90 degrees and placing it on the south side of the property, but it would be right up near the septic tank. The other option was to reduce the garage to the 600 threshold, which Mr. Johnson pointed out was not physically feasible based on the square footage that he needed to house his vehicles.

Councilman Rigsbee asked Mr. Johnson if he had considered reducing 8-feet in the proposed garage or if he had considered attaching it to his house to move it over several feet.

Mr. Johnson said that he has a set of prints that will equal the 32x27 if the variance is not approved, but that he will not be able to get three cars in addition to his equipment in the space based off of the square footage. He said that if the Board denies his proposal, then he will reduce the size of the space, but will most likely have to get rid of one of his cars. In response to Councilman Rigsbee's inquiry about attaching the garage to his house, Mr. Johnson said that on the north side of his house is where the main power line is, which runs out through the side of the house and into the backyard behind his neighbor's house. There would not be any feasibility to move it any closer based off of the requirement by Duke Energy. He also has a backup generator installed in the event of a power outage, which would also not allow for the garage to be attached due to the layout.

Councilman Jones asked if Mr. Johnson had considered raising the vertical height of the structure and stacking one car over the other using one of the commonly available hydraulic lifts or building a two-car garage over the driveway and putting a single-car structure on the other side of the house to accommodate the third vehicle.

Mr. Johnson said that he did investigate the first option but that it was just not feasible since it was going to be around \$25,000 to \$30,000. The height of the garage to put the lift in would require 15 feet. With the additional height and the different pitch of the roof, the activity to restructure and then the secured concrete for the lifts would be too costly. He said that he would do research into the second option proposed by Councilman Jones.

Councilman Landreth asked Guilford County Planner Justin Snyder if the building was 27x20 under 600 square feet, if it could be 5 feet from the property line. Mr. Snyder said that was correct, he could have anything under 600 square feet. Councilman Landreth asked what would happen to the ordinance if the Board gave Mr. Johnson the variance.

Mr. Snyder said that the variance effectively supersedes the ordinance and will become the ordinance for the property. Whichever decision is granted is what would follow in perpetuity whether Mr. Johnson sells the property or not. The variance runs with the land. Councilman Landreth clarified that it would not change the ordinance for the rest of the town. Mr. Snyder said it would not change for the rest of the town, but there would be a case law that says that a variance granted in a neighborhood that has other lots with similar circumstances could then be extended as well.

Councilman Landreth asked if it made a difference that the neighbor was okay with the changes because from his point of view the matter should be handled between the two of them. Attorney Winfree said that just because someone consents to it, does not address all the factors.

Councilman Rigsbee brought up that it looked like there was a considerable distance between Mr. Johnson's driveway and Mr. Stewart's house. He asked Mr. Johnson if he considered buying that piece of property. Mr. Johnson said that he and Mr. Stewart had discussed that but decided that it was not a feasible option because Mr. Stewart's utilities, well, water, and septic appear to be within that 15 foot on his side of the property. It did not seem feasible on Mr. Johnson's side of the property if he decided to rezone.

Mayor Pro Tem Foy asked Attorney Winfree that based off his packet he could see that the set-back is listed as being 10-feet. He asked to confirm whether the set-back is 10 or 15-feet. Attorney Winfree said that the 10-foot setback was what was promised to the property owner.

Councilman Landreth asked if they were opening themselves up for any type of lawsuit in case that he changes his mind if they were to pass it. Attorney Winfree said that they could have a condition written up, notarized, and sent to the owner of lot four to protect the Town.

Councilman Jones asked Attorney Winfree to clarify that the Town of Stokesdale does not enforce private restrictions. Attorney Winfree confirmed that the Town does not enforce private restrictions.

Mayor Pro Tem Foy reminded everyone present that the hearing is for the variance on the set-back. Mr. Johnson said he included additional information in the packet because item 14 did not state anything about the variance.

Councilman Jones asked if a licensed surveyor marked the property line confirming that the information being provided to the Board is accurate. Mr. Johnson said that a contractor pulled a partial map that was part of the county records. Mr. Johnson welcomed contractor Daniel Myers to the podium to answer Councilman Jones'

concerns. Mr. Myers said that the measurements were dictated from a Guilford County diagram. He said that he understood that there was a disclaimer but that it was the best source of information that he was able to find.

Councilman Landreth asked Mr. Snyder if they would have to go through and answer every question. Mr. Snyder said that it was a statutory requirement because the Board would actively be changing the law.

Mayor Pro Tem Foy made a **Motion** to declare the Evidentiary Hearing closed at 8:25 PM.

Councilman Jones **seconded** the motion.

Chris Sumner	YES	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	YES		

Motion carried (5-0).

Mayor Pro Tem Foy introduced the first conclusion that the Board must reach before they may issue a variance: (1) Unnecessary hardship would result from the strict application of ordinance. Mayor Pro Tem Foy asked for the Board's thoughts on that.

Mayor Pro Tem Foy said that looking at the property in the setback, he believes that the hardship needs to be more than an inconvenience or preference for a more lenient standard as the way the ordinance is written.

Councilman Jones said that after reading through the documents, he believes that it is harsh towards those seeking a variance as far as the legal tests go. He said that they do not have a lot of latitude to insert their own opinion about how it should be.

Councilman Landreth said that Mr. Johnson meets the criteria for number four. He mentioned that the neighbor is okay with it and because of this it is fair that he wants to build a building.

Councilman Jones said that if the Board were to find that Mr. Johnson does not meet the requirements for the variance and they do not approve it, that the Board would only need to state one or more that apply, which is a different standard from approving the variance.

Town Attorney Winfree said that in order for the variance to be granted, the Board members must find all four of the factors to be true. To deny the variance, all they would need is for two of the Board members to find that one is not met.

Mayor Pro Tem Foy went back to number one focusing on the unnecessary hardship that would result from the strict application of the ordinance. He stated that he struggled to see the hardship that is unique to the property itself. Any regulation from the government is a hardship or inconvenience to any property owner, but the setbacks are common.

Councilman Landreth said that is something that should be looked at and changed if consent is granted and the property owners agree.

Mayor Pro Tem Foy said looking into the findings of fact for any hardship that exists here; he requested If the Board sees a hardship due to the strict application of the ordinance to share it.

Councilman Jones said that in regards to number one after reading in detail, based off of his oath of office and his understanding of what he is required to do by the strict letter of the law, that there are other options for the use of property and because of this he does not think he could sign off and state that there is an unnecessary hardship that will result from the strict application of the ordinance. Mayor Pro Tem Foy agreed.

Councilman Rigsbee agreed with Councilman Jones and Mayor Pro Tem Foy, as well. He pointed out that there are other options that would still give Mr. Johnson four garage spaces for three cars. Mr. Sumner said that he could not find any hardships either. Councilman Landreth said that he thinks the ordinance is written poorly. He said that he believes in people's property rights.

The Board then moved on to the second conclusion: (2) The hardship does result from conditions that are peculiar to the property such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood, or the general public may not be the basis for granting a variance.

Councilman Landreth asked whether they needed to go through each number if they had already decided that number one does not meet the criteria.

Town Attorney Winfree said that it sounded like it was unanimous that number one was not met and that they could move to deny without discussing the rest. Mr. Snyder said that since the applicant answered all four questions in the application of the Board, that the Board give a rebuttal for each one.

Mayor Pro Tem Foy proceeded to discuss the second conclusion. He said that he did not think that topography was the issue and asked about size. Attorney Winfree said that the location of the well and the septic were the most inhibiting factors in other locations. Mr. Snyder said that they are trying to determine whether the property has peculiar

conditions that others in the same area do not have. Mayor Pro Tem Foy said that he does not see a hardship that would result from being peculiar to the property. Councilman Rigsbee agreed saying that he viewed it as a personal request instead of a need to maintain a residential dwelling. Mr. Sumner agreed.

The Board then moved on to discuss the third conclusion: (3) The hardship did not result from actions taken by the applicant or the property owner. (The act of purchasing property knowing that circumstances exist that may justify the granting of the variance is not regarded as self-created hardship).

Attorney Winfree said that the Board could find in favor of the applicant on some of the conclusions.

Councilman Rigsbee asked for clarification if the Board should consider what could be versus what has happened up until the point of the discussion concerning the property. Attorney Winfree clarified that you consider what has been done previously. Councilman Rigsbee said that the applicant did not create the hardship that resulted in actions. Councilman Landreth and Councilman Jones agreed.

The Board then discussed the fourth conclusion: (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. Councilman Landreth said that in his opinion it would be justice for Mr. Johnson to build if it is okay with his neighbor. Councilman Jones agreed with Councilman Landreth saying that he thought that would keep with the spirit of full use property rights in the Town of Stokesdale.

Mayor Pro Tem Foy said that having the adjacent property owner taking time out of his day to come before them and share his support with the Board meant a lot and that he respected that. Councilman Rigsbee agreed.

The Board agreed on items three and four that the applicant has shown what would be needed to request a variance, but they did not agree with items one and two.

Mayor Pro Tem Foy made a **Motion** to deny case #24-02-BOA-00007, 7886 Eversfield Road, Stokesdale, North Carolina 27357 to grant a variance within the side setbacks based off the Board of Adjustment not finding unnecessary hardship that would result from the strict application of the ordinance and that it is not a result of hardships from conditions that are peculiar to the property, such as location, size, or topography.

Councilman Jones **seconded** the motion.

Chris Sumner	YES	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	YES		

Motion carried (5-0).

ORGANIZATIONAL ITEMS:

04. Discussion of Town of Stokesdale Board of Adjustment 2024 Meeting Schedule.

Mayor Pro Tem Foy said that he would like to stop having Board of Adjustment meetings on Town Council meeting nights. At the time he did not have any proposed alternative dates, but he said that he would like to see the Board consider moving the dates outside of the Town Council meetings.

Attorney Winfree recommended that the Board defer the approval of the schedule and let the Town Council discuss what schedule they want to adopt at an upcoming meeting. Councilman Jones pointed out that a schedule for the Board of Adjustment had already been adopted at a previous meeting and that it is in place if a citizen needs to apply for a Board of Adjustment hearing.

ADJOURNMENT:

05. Adjournment of Meeting.

Mayor Pro Tem Foy made a **Motion** to adjourn the meeting at 8:50 PM.

Councilman Jones **seconded** the motion.

Chris Sumner	YES	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	YES		

Motion carried (5-0).

Being no further business to come before the Town of Stokesdale Board of Adjustment, the meeting was adjourned at 8:50 PM.

Approved: _____

Derek Foy, Mayor Pro Tem

ATTEST:

Robbie Lee Wagoner II, Town Clerk



MINUTES
TOWN OF STOKESDALE
TOWN COUNCIL
REGULAR MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
APRIL 11, 2024 AT 7:00 PM

In attendance: Mayor Pro Tem Derek Foy; Councilman Jimmy Landreth; Councilman Tim Jones; Town Attorney Charles H. Winfree; Town Finance/Budget Officer Kimberly Thacker and Town Clerk Robbie Lee Wagoner II.

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

Mayor Pro Tem Foy called the meeting to order at 7:00 PM.

Mayor Pro Tem Foy led the Pledge of Allegiance.

Councilman Jones delivered the opening invocation.

02. Review and Adopt the Agenda: April 11, 2024.

Councilman Jones requested an **Amendment** to add a discussion of inventory of closed session minutes as agenda item 13a.

Councilman Jones requested an **Amendment** to add a discussion of Transportation Window Open for the 2024-2025 School Year as agenda item 13b.

Mayor Pro Tem Foy made a **Motion** to adopt the agenda as amended. Councilman Jones **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

03. Review and Adopt the following Minutes:

- a) November 02, 2023, Special Called Town Council Meeting

Councilman Jones requested an **Amendment** to include Mr. Brian Ketner's place of employment in the second paragraph of page 2 of the minutes.

Mayor Pro Tem Foy made a **Motion** to adopt the November 02, 2023, Special Called Town Council Meeting minutes as amended.

Councilman Jones **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

04. Public Safety Reports:

a) Stokesdale Fire District

Stokesdale Fire Chief Todd Gauldin presented the Stokesdale Fire District report.

b) Guilford County Sheriff's Office

Town Clerk Wagoner read the report provided by the Guilford County Sheriff's Office.

05. Administrative Reports:

a) Administrative: Town Clerk Robbie Lee Wagoner II

Town Clerk Wagoner presented the Administrative Report.

b) Planning Board: Town Clerk Robbie Lee Wagoner II

Town Clerk Wagoner presented the Planning Board report.

c) Property Committee: Councilman Jim Rigsbee

No Property Committee report was presented.

d) Town Park Improvement Committee: Committee Chairman Tee Stephenson

Committee Chairman Tee Stephenson presented the Town Park Improvement Committee report.

06. Financial Reports: Town Finance/Budget Officer Kimberly Thacker

a) Financial Report: Town of Stokesdale General Fund

Town Finance/Budget Officer Thacker presented the financial report for the Town's General Fund.

b) Financial Report: Town of Stokesdale Water Enterprise Fund

Town Finance/Budget Officer Thacker presented the financial report for the Town's Water Enterprise Fund.

07. Public Comments from the Floor (3-Minute Limit per Speaker)

Name: Haven Medley

- Address: 8424 US Highway 158, Stokesdale, North Carolina 27357
- Comment: Ms. Medley of the local boutique said that she had come up with an alternative plan in place of shutting down Ellisboro Road for the upcoming Spring Festival. Instead, a short section of Ellisboro Road, between Newberry Road and Shilling Street, would be closed for vendors for the festival on April 20 from 10AM to 4PM.

Mayor Pro Tem Foy made a **Motion** to endorse street closing on April 20, 2024, from 10:00 AM to 4:00 M to NCDOT. Town Clerk Wagoner was tasked to send an email to the NCDOT. Councilman Landreth **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

Name: Bill Goebel

- Address: 1402 Westridge Road, Greensboro, North Carolina
- Comment: Expressed gratitude to the Town Council, mentioned signatures that has required in support for to secure the Guilford County Board of Election's approval to appear on the ballot as unaffiliated, and said that he is planning on running in the upcoming election for the Board of Education.

OLD BUSINESS ITEMS:

08. **Consideration of a resolution to the Guilford County Board of Commissioners regarding sales tax distribution. (Continued from March 14, 2024, regular Town Council meeting)**

Councilman Jones asked to receive direction from his fellow Council Members on this matter pointing out that Mayor Crawford and Councilman Rigsbee were absent and that they should be present to discuss this matter.

No formal motion was made.

NEW BUSINESS ITEMS:

09. **Consideration of North Carolina League of Municipalities Health Benefits Trust renewal for Fiscal Year 2024 – 2025.**

Mayor Pro Tem Foy made a **Motion** to renew dental, vision, and short-term disability insurance through the North Carolina League of Municipalities Health Benefits Trust with the Town to pay 85% of the total cost for each full-time employee's premium.

Councilman Landreth **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

10. **Consideration of a resolution consenting to the addition of Lambert Lake Road (Extension of SR 5088), Seven Springs Court, and Quail Crossing Road in the Old Moores Mill Phase 2 Subdivision to the Secondary Road Maintenance System of North Carolina.**

Mayor Pro Tem Foy made a **Motion** to adopt resolution 2024-01. This is a resolution consenting to the addition of Lambert Lake Road, Seven Springs Court, and Quail Crossing Road in the Old Moores Mill Phase 2 Subdivision to the Secondary Road Maintenance System of North Carolina.

Councilman Landreth **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

11. Consideration of cost proposals for janitorial services at the Stokesdale Town Hall and Stokesdale Town Park.

Mayor Pro Tem Foy made a **Motion** to accept a quote dated April 3, 2024, from Brittany Willard for custodial services at a cost of \$500 per month. Mayor Pro Tem Foy requested that Town Attorney Winfree prepare a service agreement with the time parameters for the work to be completed.

Councilman Jones requested an **amendment** to request that anyone assisting Ms. Willard be identified and a criminal background check be completed before they are allowed inside town-owned facilities.

Councilman Jones **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

12. Consideration of cost proposals for professional assistance in the revision of the Town of Stokesdale Development Ordinance to ensure alignment with the requirements outlined in North Carolina General Statue 160D.

Mayor Pro Tem Foy made a **Motion** to approve the Piedmont Triad Regional Council's quote to join the PTRC effectively immediately for \$1,304 for the 2024-2025 fiscal year.

Councilman Jones **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

Mayor Pro Tem Foy made a **Motion** to approve PTRC's quote for 160D compliance for \$3,500.

Councilman Landreth **seconded** the motion.

Councilman Jones requested an **amendment** that PTRC put “must change” in red and “suggest change” in blue. Distinguish difference between “must change due to state and federal law” versus suggestions from PTRC.

Mayor Pro Tem Foy **accepted** the amendment.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

13. Consideration to utilize the Guilford County Website for Town of Stokesdale Legal Advertisements.

This agenda item was continued to the May 09, 2024, regular Town Council meeting.

13a. Discussion of inventory of closed session minutes.

Councilman Jones made a **Motion** for Town Staff to provide Town Council with inventory of closed session minutes. This inventory is to contain the date, purpose, and description for the closed session minutes. This inventory is to be completed within 3 weeks (May 02, 2024).

Mayor Pro Tem Foy **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

13b. Discussion of Transportation Window Open for the 2024-2025 School Year.

Councilman Jones made a **Motion** to accept a document from District School Representative Michael Logan and have Town Staff upload the document to the Town’s Facebook page and Website showing that it was provided by Mr. Logan on April 11, 2024, along with a note informing citizens to submit through Guilford County Schools.

Councilman Landreth **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

14. Public Comments from the Floor (3-Minute Limit per Speaker)

No Public Comments from the Floor were presented.

15. Council Comments.

Councilman Landreth – Expressed his appreciation for those who attended the meeting in the midst of the weather.

Councilman Jones – Expressed his appreciation for Mr. Tee Stephenson and Mrs. Karen Landreth for being in attendance.

Mayor Pro Tem Foy – Expressed his gratitude to the Town of Stokesdale Staff for all of their hard work. Mentioned that it is a busy time of year with Budget Workshops and concluding the fiscal year. Thanked Town Clerk Wagoner for taking the lead on all the items on the agenda to prepare for the meeting. Mayor Pro Tem Foy also recognized the North Carolina State University Men’s and Women’s basketball team for their fantastic success in March Madness.

16. Closed Session in accordance with § 143-318.11 (Closed Sessions).

- (a) **Permitted Purposes.** It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required.
- (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.**

Mayor Pro Tem Foy made a **Motion** to enter into closed session in accordance with North Carolina General Statute 143-318.11(a)(3) as written above.

Councilman Landreth **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

(CLOSED SESSION: 9:07 PM TO 10:00 PM)

Mayor Pro Tem Foy made a **Motion** to enter back into open session at 10:00 PM.

Councilman Landreth **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

The Town Council entered back into open session at 10:00 PM.

ANNOUNCEMENTS:

17. Council Announcements:

- a) The next Town Planning Board meeting scheduled for Thursday, April 25, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers, has been **canceled**.
- b) The next special called Town Council meeting (budget workshop) is scheduled for Tuesday, May 07, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers.
- c) The next regular Town Council meeting is scheduled for Thursday, May 09, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers.

ADJOURNMENT:

18. Adjournment of Meeting.

Councilman Landreth made a **Motion** to adjourn the meeting at 10:01 PM.

Councilman Jones **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	ABSENT
Councilman Jones	YES		

Motion carried (3-0).

Being no further business to come before the Town Council, the meeting was adjourned at 10:01 PM.

Approved: _____

Derek Foy, Mayor Pro Tem

ATTEST:

Robbie Lee Wagoner II, Town Clerk



MINUTES
TOWN OF STOKESDALE
TOWN COUNCIL
SPECIAL CALLED MEETING
(BUDGET WORKSHOP)
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
MAY 07, 2024 AT 7:00 PM

In attendance: Mayor Pro Tem Derek Foy; Councilman Jim Rigsbee; Councilman Jimmy Landreth; Town Finance/Budget Officer Kimberly Thacker and Town Clerk Robbie Lee Wagoner II.

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

Mayor Pro Tem Foy called the meeting to order at 7:00 PM.

Mayor Pro Tem Foy led the Pledge of Allegiance.

Councilman Rigsbee delivered the opening invocation.

02. Review and Adopt the Agenda: May 07, 2024.

Councilman Landreth made a **Motion** to adopt the agenda as written.

Mayor Pro Tem Foy **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	ABSENT		

Motion carried (3-0).

03. Public Comments from the Floor (3-Minute Limit per Speaker).

No public comments from the floor were presented.

04. Discussion of 2024-2025 Fiscal Year Budget.

Mayor Pro Tem Foy introduced Finance/Budget Officer, Mrs. Kimberly Thacker.

Mrs. Thacker presented the proposed budget for the fiscal year 2024-2025.

Following this presentation, the Town Council and the Town Staff deliberated upon the proposed budget pertaining to the General Fund of the Town of Stokesdale.

Additionally, discussions ensued regarding the proposed budget concerning the Water Enterprise Fund of the Town of Stokesdale.

Comprehensive analysis involved a comparison of the proposed budget for both funds with actual figures from recent fiscal years.

Subsequently, the Town Council and the Town Staff offered feedback regarding potential adjustments to the proposed budget.

05. Public Comments from the Floor (3-Minute Limit per Speaker).

No public comments from the floor were presented.

06. Council Comments.

Mayor Pro Tem Foy: Expressed his appreciation for the Town Staff and for their diligent efforts on the proposed budget.

Councilman Landreth: Expressed his appreciation for the Town Staff and for their diligent efforts on the proposed budget. Conveyed his joy of the Town's ability to successfully operate without charging Town residents a property tax.

Councilman Rigsbee: Expressed his appreciation for the Town Staff and for their diligent efforts on the proposed budget.

ANNOUNCEMENTS:

07. Council Announcements:

- a) The next regular Town Council meeting is scheduled for Thursday, May 09, 2024, at 7:00 PM inside the Stokesdale Town Hall Council Chambers.

ADJOURNMENT:

08. Adjournment of Meeting.

Councilman Landreth made a **Motion** to adjourn the meeting at 8:15 PM.

Mayor Pro Tem Foy **seconded** the motion.

Mayor Crawford	ABSENT	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	ABSENT		

Motion carried (3-0).

Being no further business to come before the Town Council, the meeting was adjourned at 8:15 PM.

Approved: _____

Derek Foy, Mayor Pro Tem

ATTEST:

Robbie Lee Wagoner II, Town Clerk

Robbie Lee Wagoner II

From: Ryan Seals <rseals@guilfordcountync.gov>
Sent: Monday, July 1, 2024 9:31 AM
To: Robbie Lee Wagoner II
Subject: June 2024 Stokesdale Crime Stats

















For the month of June, the sheriff's office responded to a total of **173** calls for service in Stokesdale town limits and took **24** case reports.

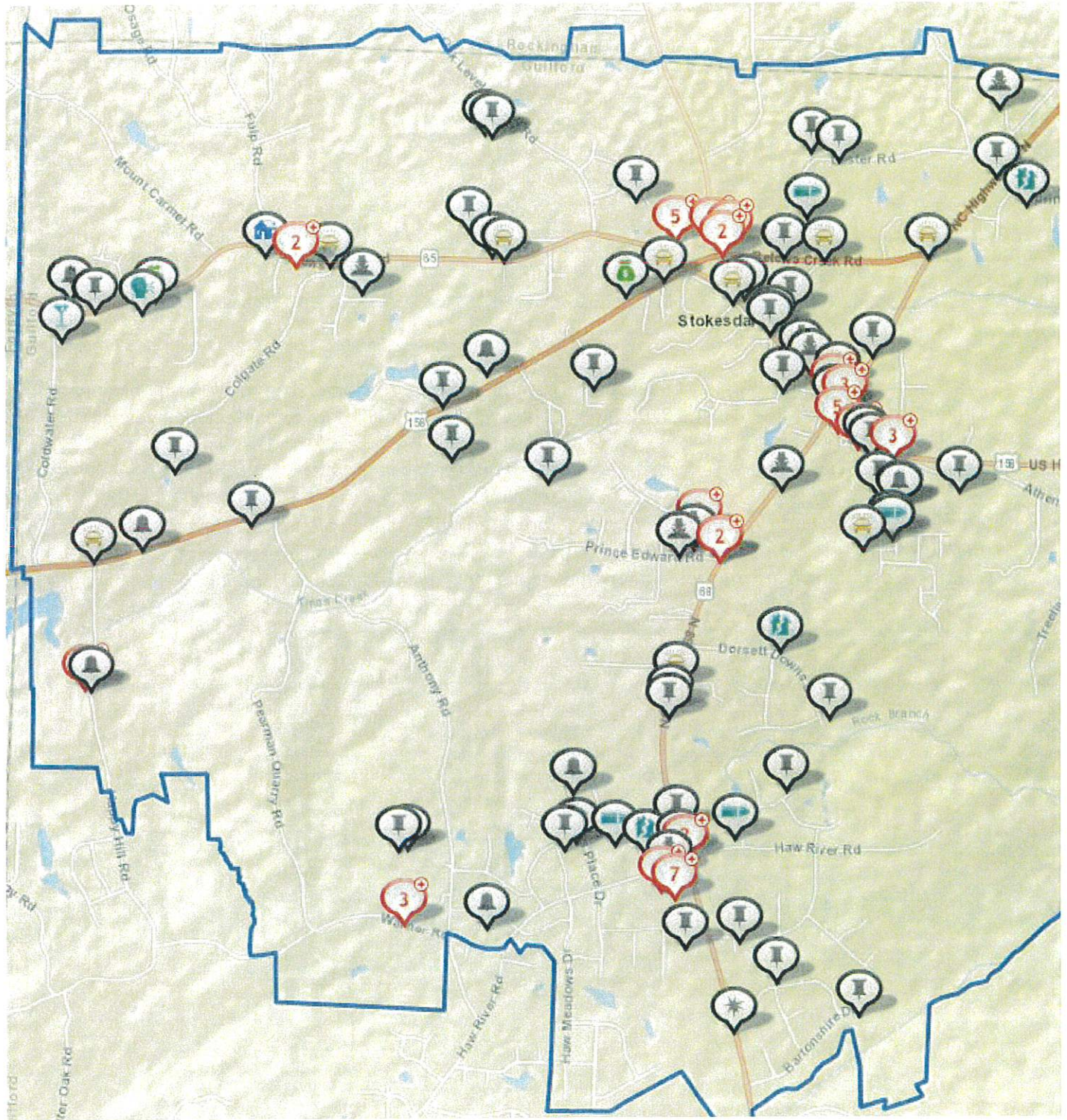
Of note:

- We took two residential burglary cases for the month. One occurred on 6/20 in the 8300-block of Patricia Drive and a second on 6/23 in the 8700-block of Belews Creek Road. Both remain under investigation.

Calls by type:

- *This is type of call upon initial dispatch, call nature often was changed after further investigation upon deputy arrival.*
- *Numbers denoted on the map indicate multiple calls for service at the same location.*

 BURGLARY - RESIDENTIAL 2	 MISSING PERSON 1
 DISTURBANCE 1	 ACCIDENT 3
 ALARM 25	 OTHER 72
 ALCOHOL 3	 SUSPICIOUS 18
 ASSAULT 1	 VANDALISM 2
 DOMESTIC 8	 THEFT 3
 WEAPONS OFFENSE 5	 TRESPASSING 4
 FRAUD 2	 TRAFFIC 23



Sergeant Ryan Seals

District I

Guilford County Sheriff's Office

7504 Summerfield Road, Summerfield, NC 27358

336-641-2303 | m: 336-382-8877

rseals@guilfordcountync.gov | www.guilfordcountysheriff.com





ADMINISTRATIVE REPORT
TOWN OF STOKESDALE
TOWN COUNCIL
REGULAR MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
JULY 11, 2024 AT 7:00 PM

WATER SYSTEM REPORT:

- 7 water meters installed
- 27 water meters in stock
- 5 applications for transfer of service & water meters in
- 28 water meters / applications on hold for builders
- 13 work orders
- 35 811s
- 819 water bills mailed out
- 13 park rentals/reservations
- Water Line Extension Project (Coldwater Road)
 - This project is still advancing into the preliminary design phase, which encompasses geotechnical investigations and environmental assessments. To date, significant milestones, including survey completion and alignment selection, have been successfully achieved without any unforeseen challenges. ARPA grant funds have been allocated to support surveying and preliminary design activities. Hazen and Sawyer still plan to initiate the bid phase in the third quarter of 2024 (July – September), ensuring that the funds are appropriately allocated by the deadline.
- Water Line Extension Project (Ellisboro Road)
 - Town Clerk Wagoner contacted Kennerly Engineering with a list of comments regarding areas of the bid documents that needed revision. Once Kennerly Engineering incorporates these comments into the bid documents, they will distribute the updated documents to the vendors previously identified by the Town.
- Upcoming Water System Report Deadlines:
 - Lead Service Line Inventory – Due October 16, 2024

ADMINISTRATIVE REPORT:

- **June 20, 2024:** The Town of Stokesdale Town Park Improvement Committee held a scheduled meeting at 5:15 PM.
- **June 24, 2024:** Town Clerk Wagoner attended the virtual Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) Technical Coordinating Committee (TCC) meeting at 2:00 PM.
- **June 26, 2024:** Town Clerk Wagoner and Deputy Town Clerk Martin participated in a virtual meeting with Bret Keast, President of Encode Plus. The purpose of this meeting was to obtain a cost proposal and to discuss the potential for Encode Plus to codify the Town of Stokesdale's Code of Ordinances, in addition to maintaining the Town of Stokesdale's Development Ordinance.
- **June 27, 2024:** The Town of Stokesdale Planning Board held a regular meeting at 7:00 PM.
- **July 04, 2024:** The Stokesdale Town Hall building was closed in observance of the Independence Day holiday.
- **July 08, 2024:** Town Clerk Wagoner submitted a monthly Contribution Summary Report to the North Carolina Retirement System.
- **July 09, 2024:** Town Clerk Wagoner and Deputy Town Clerk Martin participated in a virtual meeting with Rich Frommeyer, Codification Consultant for American Legal Publishing. The purpose of this meeting was to obtain a cost proposal and to discuss the potential for American Legal Publishing to codify the Town of Stokesdale's Code of Ordinances, in addition to maintaining the Town of Stokesdale's Development Ordinance.
- **July 10, 2024:** Mayor Crawford, Town Clerk Wagoner, Town Finance/Budget Officer Thacker, and Aaron Babson, of Hazen and Sawyer Engineering, are scheduled to participate in a virtual meeting with a representative of the North Carolina Department of Environmental Quality's (NCDEQ) Grants Team to discuss the Initial Assessment Questionnaire for the two (2) NCDEQ grants that Hazen and Sawyer assisted in obtaining for the Town of Stokesdale.
- **July 10, 2024:** Quarterly financial and performance reports are due for state and county grants awarded to the Town of Stokesdale.
- **July 11, 2024:** The Town of Stokesdale Town Council is scheduled to hold a regular meeting at 7:00 PM inside the Stokesdale Town Hall Council Chambers.

- **July 18, 2024:** The Town of Stokesdale Town Park Improvement Committee is scheduled to hold a regular meeting at 5:15 PM inside the Stokesdale Town Hall Council Chambers.
- **July 25, 2024:** The Town of Stokesdale Planning Board is scheduled to hold a regular meeting at 7:00 PM inside the Stokesdale Town Hall Council Chambers.
- **August 01, 2024:** The Town of Stokesdale Town Park Improvement Committee is scheduled to hold a regular meeting at 5:15 PM inside the Stokesdale Town Hall Council Chambers.
- **August 07, 2024:** The submission of the monthly Contribution Summary Report to the North Carolina Retirement System is due.
- **August 08, 2024:** The Town of Stokesdale Town Council is scheduled to hold a regular meeting at 7:00 PM inside the Stokesdale Town Hall Council Chambers.



PLANNING BOARD REPORT

**TOWN OF STOKESDALE
TOWN COUNCIL
REGULAR MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
JULY 11, 2024 AT 7:00 PM**

The Town of Stokesdale Planning Board held its regular meeting on June 27, 2024, at 7:00 PM. This meeting was held inside the Stokesdale Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, North Carolina 27357.

At this particular meeting, the Planning Board's agenda contained the following public hearing item:

Public hearing to consider adoption of the proposed Thoroughfare and Collectors Street Plan as prepared and adopted by the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) and subsequently amending the Town of Stokesdale's Future Land Use Plan.

The following recommendation was submitted by the Planning Board:

Chairman Chris Sumner made a **Motion** to adopt the proposed Thoroughfare and Collectors Street Plan as written and recommended the proposal to Town Council.

Planning Board Member Tee Stephenson **seconded** the motion.

Chairman Chris Sumner	YES	Tee Stephenson	YES
Ron Southard	YES	Michael Threatt	YES
Andrea Meylor	YES		

Motion carried (5-0).

The next regular Town of Stokesdale Planning Board meeting is scheduled for Thursday, July 25, 2024, at 7:00 PM. This meeting will be held inside the Stokesdale Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, North Carolina 27357.

Balance Sheet
General Fund
June 2024

Town of Stokesdale
Balance Sheet
Jun-24

AGENDA ITEM NUMBER 06a

	Total	Interest %	Mature Date
ASSETS			
Current Assets			
Bank Accounts			
American Rescue Plan Act (ARPA) - Fidelity Bank -7869	305,699.74	0.00%	
Bank of Oak Ridge Checking (Money Market)	23,893.32	1.4900%	
Bank of Oak Ridge-CDARS			
CDAR - Acct #1028153712	52,249.42	4.16241%	11/29/2024
CDAR - Acct#1028610315	180,407.56	3.92228%	2/26/2026
CDAR - Acct#1028430228	331,322.33	3.92228%	1/22/2026
CDAR - Acct #1028503632	147,185.92	3.92228%	2/5/2026
CDAR - Acct#1028610323	284,193.77	3.92228%	2/26/2026
CDAR - Acct#1028610285	294,101.22	3.92228%	2/26/2026
CDAR - Acct#1028646557	453,471.63	3.92228%	3/5/2026
CDAR - Acct#1028646557	663,990.30	3.92228%	3/26/2026
CDAR - Acct#1028765335	56,248.22	3.92228%	3/26/2026
CDAR - Acct#1028153704	47,692.20	4.16241%	11/29/2024
CDAR -Acct#1028047114	187,805.59	3.92228%	11/7/2024
Total Bank of Oak Ridge-CDARS	\$ 2,698,668.16		
Fidelity Bank - 002762	554,475.25	0.05%	
Petty Cash	150.00	0.00%	
Total Bank Accounts	\$ 3,582,886.47		
Accounts Receivable			
Salary & F.I.C.A. Due from Water Enterprise	596.82		
Expenses due from Water Enterprise	300.50	Chemicals purchased with CC	
Due to GF from GC Grant \$3.1M	0.00		
Sales Tax 2022-2023	6,375.25		
Water Enterprise Reimbursement	9,590.38		
Total Accounts Receivable	\$ 16,862.95		
Total Current Assets	\$ 3,599,749.42		
TOTAL ASSETS	\$ 3,599,749.42		
LIABILITIES			
Other Current Liabilities			
American Rescue Plan Act (ARPA) \$725,475	305,699.74		
NC General Assembly State Grant	175,000.00		
Small Town Development \$50K	-		
Total Other Current Liabilities	\$ 480,699.74		
Total Current Liabilities	\$ 480,699.74		
EQUITY			
Open Balance Equity	2,968,330.73		
Reserved for Specific Purpose (Public Safety)	23,500.00		
Stabilization by State Statute	96,663.00		
Net Revenue	30,555.95		
Total Equity	\$ 3,119,049.68		
TOTAL LIABILITIES AND EQUITY	\$ 3,599,749.42		

Town of Stokesdale
Budget vs. Actuals: Budget 2024 - FY24 P&L

Jun-24

	Actual	Budget	over Budget	% of Budget
Section A: Income				
Beer & Wine Excise Tax	30,187.63	24,000.00	6,187.63	125.78%
Contributions & Donations - Parade	5,215.00	3,000.00	2,215.00	173.83%
Greensboro-Jamestown Profit Share	971.00	10,000.00	-9,029.00	9.71%
Investment Earnings	99,331.70	85,000.00	14,331.70	116.86%
Miscellaneous	11.00	1,000.00	-989.00	1.10%
Plan Review Inspection Fee		0.00	0.00	
Planning & Zoning Fees	7,064.54	10,000.00	-2,935.46	70.65%
State Collected Revenues (Utilities)	225,213.58	295,000.00	-69,786.42	76.34%
Town Hall & Park Facility Rentals	4,450.00	3,000.00	1,450.00	148.33%
Total Income from Outside Sources	\$ 372,444.45	\$ 431,000.00	-\$ 58,555.55	86.41%
Undesignated Funds				
Reserved Funds				
- Small Town Development Grant	50,000.00	50,000.00		
- American Rescue Plan Act (ARPA)	425,197.52	425,197.52		
Total Income	\$ 847,641.97	\$ 906,197.52	-\$ 58,555.55	93.54%
Section B: Expenses				
10000 - Capital Outlays			0.00	
10100 - Park Investment	50,000.00	50,000.00	0.00	100.00%
10101 - ARPA Expense	425,197.52	425,197.52		
Total 10000 - Capital Outlays	\$ 475,197.52	\$ 475,197.52	0.00	100.00%
20000 - Cultural & Recreational				
20100 - Events Fund/Community Day			0.00	
20300 - Park Electrical, Repairs, Cleaning, Lighting	5,086.58	5,400.00	-313.42	94.20%
Total 20000 - Cultural & Recreational	7,147.78	9,100.00	-1,952.22	78.55%
\$ 12,234.36	\$ 14,500.00	-\$ 2,265.64	84.37%	
30000 - Economic & Physical Development				
Planning & Zoning			0.00	
30100 - Advertising - Planning & Zoning	2,728.24	6,500.00	-3,771.76	41.97%

Budget vs Actual

General Fund

June 2024 - Planning Fees - Planning & Zoning

Total Planning & Zoning	25,000.00	25,000.00	0.00	100.00%
Total 30000 - Economic & Physical Development	\$ 27,728.24	\$ 31,500.00	\$ 3,771.76	88.03%
40000 - General Administrative Expense	\$ 27,728.24	\$ 31,500.00	\$ 3,771.76	88.03%
40100 - Administrative Expenses, & Fees, Education	3,962.21	7,000.00	-3,037.79	56.60%
40200 - Advertising (not zoning related)	202.32	1,000.00	-797.68	20.23%
40300 - Membership & Dues	10,527.36	10,000.00	527.36	105.27%
40350 - Code Book/Development Ordinance		700.00	-700.00	0.00%
40400 - Travel & Conferences for Staff/Council	2,928.72	2,950.06	-21.34	99.28%
40500 - Town Hall Repairs & Maintenance	2,153.51	20,000.00	-17,846.49	10.77%
40600 - Office Equipment Purchase/Repair	2,975.89	7,000.00	-4,024.11	42.51%
40700 - Housekeeping, Printing, Office Supplies & Software	20,901.38	25,000.00	-4,098.62	83.61%
40800 - Postage	479.83	2,000.00	-1,520.17	23.99%
40801 - Elections	4,173.34	4,000.00	173.34	104.33%
40900 - Insurance, Bonding, Workers Comp	9,017.73	10,000.00	-982.27	90.18%
41000 - Lawn/Outdoor Maintenance	38,300.00	42,300.00	-4,000.00	90.54%
70100 - Town Hall Electricity	12,324.67	14,000.00	-1,675.33	88.03%
70200 - Internet/Phone	10,201.84	10,001.88	199.96	102.00%
70300 - Security/Alarm	1,176.00	3,500.00	-2,324.00	33.60%
70400 - IT Security & Website Design	9,487.32	9,600.00	-112.68	98.83%
Total 40000 - General Administrative Expense	\$ 128,812.12	\$ 169,051.94	\$ 40,239.82	76.20%
60000 - Legal & Professional Services				
60200 - Audit			0.00	
60300 - Legal & Professional - Attorney	10,625.00	12,000.00	-1,375.00	88.54%
	19,135.95	45,000.00	-25,864.05	42.52%
Total 60000 - Legal & Professional Services	\$ 29,760.95	\$ 57,000.00	\$ 27,239.05	52.21%
80000 - Payroll Expenses				
80100 - F.I.C.A.			0.00	
80200 - Mileage Reimbursement	16,857.42	18,600.29	-1,742.87	90.63%
80300 - Payroll Processing Fees	428.38	500.00	-71.62	85.68%
80400 - Town Hall Staff Salaries	3,212.11	2,700.00	512.11	118.97%
80500 - Health Insurance	187,732.13	208,341.00	-20,608.87	90.11%
80501 - Dental Insurance	7,744.32	16,800.00	-9,055.68	46.10%
80502 - Vision Insurance	368.34	480.00	-111.66	76.74%
	116.34	144.00	-27.66	80.79%

Budget vs Actual

General Fund

June 30, 2024

80504 - State Retirement	215.79	252.00	-36.21	85.63%
80600 - Stipends-Council Expense	15,358.43	17,024.34	-1,665.91	90.21%
Total 80000 - Payroll Expenses	34,800.48	34,800.00	0.48	100.00%
90000 - Public Safety	266,833.74	299,641.63	-32,807.89	89.05%
90050 - Public Safety	834.00	1,000.00	-166.00	83.40%
90100 - Fire Inspections & Investigations	4,141.00	10,000.00	-5,859.00	41.41%
90200 - Guilford County / Animal Control Service	14,049.00	20,635.00	-6,586.00	68.08%
Total 90000 - Public Safety	19,024.00	31,635.00	-12,611.00	60.14%
Total GF Operating Expenses	\$ 959,590.93	\$ 1,078,526.09	-118,935.16	88.97%
Net Operating Revenue	-111,948.96	-172,328.57	60,379.61	64.96%
Other Revenue				

Section C: Reduction in GF Expenses from WE Fund Reimbursement

40500 - Town Hall Repairs & Maintenance	988.46	-9,180.00	-8,191.54	
40600 - Office Equipment Purchase/Repair	1,365.93	-3,213.00	-1,847.07	
40700 - Housekeeping, Printing, Office Supplies & Software	9,593.73	-11,475.00	-1,881.27	
40900 - Insurance, Bonding, Workers Comp	4,139.14	-4,590.00	-450.86	
70100 - Town Hall Electricity	5,657.02	-6,426.00	-768.98	
70200 - Internet/Phone	4,682.64	-4,590.86	91.78	
70300 - Security/Alarm	539.78	-1,606.50	-1,066.72	
70400 - IT Security & Website Design	4,354.68	-4,406.40	-51.72	
60200 - Audit	4,876.88	-5,508.00	-631.13	
80100 - F.I.C.A.	7,737.56	-8,537.53	-799.98	
80300 - Payroll Processing Fees	1,474.36	-1,239.30	235.06	
80400 - Town Hall Staff Salaries	86,169.05	-95,628.52	-9,459.47	
80500 - Health Insurance (Benefits)	3,876.16	-8,113.28	-4,237.13	
80501 - State Retirement	7,049.52	-7,814.17	-764.65	
Total Reduction GF Expenses from WE Reimbursement	142,504.91	-172,328.57	-29,823.66	-82.69%
Net Other Revenue	\$ 142,504.91	\$ 906,197.52	-763,692.61	15.73%
Net Revenue	\$ 30,555.95	\$	30,555.95	

Checks - Debits - Deposits
General Fund
June 2024

General Fund
Checks - Debits - Deposits
Jun-24

Date	Transaction Type	Num	Name	Memo/Description	Clr	Amount	Balance
Beginning Balance							469,973.39
06/04/2024	Expenditure		Blue Cross & Blue Shield	ACH Payment BCBS NC GRP DRAFT Insurance Premium for Employees (FULL - TIME)	R	-732.51	469,240.88
06/05/2024	Expenditure		NCLM	Employee/Employer Dental-Vision-Disability Premium	R	-142.00	469,098.88
06/07/2024	Expenditure		ADP Payroll	ACH Payment ADP PAYROLL FEES	R	-186.09	468,912.79
06/09/2024	Deposit			Over Reimbursement - \$500 - ARPA Funds - Reimbursement (Incorrect)	R	500.00	469,412.79
06/10/2024	Expenditure		NC Retirement	ACH Payment NC TREASURER-Retirement for Employees (FULL - TIME)	R	-2,803.14	466,609.65
06/12/2024	Deposit			Park Shelter Rental	R	25.00	466,634.65
06/13/2024	Deposit			Park Shelter Rental	R	25.00	466,659.65
06/13/2024	Expenditure			Staff/Council - Net Pay	R	-6,505.34	460,154.31
06/13/2024	Expenditure			FED - NC - FICA Employee/Employer	R	-2,331.52	457,822.79
06/14/2024	Deposit			ACH Deposit NC DEPARTMENT Utilities 3rd Qtr FY24	R	85,138.36	542,961.15
06/17/2024	Check	50065	Tim Jones	Tim Jones - Net Pay	R	-234.44	542,726.71
06/17/2024	Deposit			Park Shelter Rental	R	135.00	542,861.71
06/18/2024	Deposit			Park Shelter Rental	R	30.00	542,891.71
06/20/2024	Bill Payment (Check)	6567	Excellence Lawncare & Landscaping	June Lawncare Maintenance	C	-2,500.00	540,391.71
06/20/2024	Bill Payment (Check)	6566	Spectrum Business Total Computer Solutions	Internet/Phone	C	-820.35	539,571.36
06/20/2024	Bill Payment (Check)	6564		Invoice #91947 - Zoom/YouTube issue Service Ticket - Attached	C	-252.11	539,319.25
06/20/2024	Bill Payment (Check)	6563	Ignacio Guzman	REFUND - Park Shelter Rental	C	-25.00	539,294.25

Checks - Debits - Deposits

General Fund

June 2024	Bill Payment	6562	Charles Winfree	Invoice #00995 - Town of Stokesdale Services 05/01/2024 - 05/31/2024	R	-1,812.45	537,481.80
06/20/2024	(Check)						
06/20/2024	Bill Payment	6565	Duke Energy	Utilities	R	-1,568.10	535,913.70
06/20/2024	(Check)						
06/20/2024	Deposit			Park Shelter Rental	R	35.00	535,948.70
06/21/2024	Bill Payment		Great American Financial Services	Monthly Service - Printing	R	-155.74	535,792.96
06/21/2024	(Check)						
06/21/2024	Expenditure		ADP Payroll	ACH Payment ADP PAYROLL FEES	R	-186.09	535,606.87
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employer)	R	18.67	535,625.54
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employee)	R	18.68	535,644.22
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employer)	R	23.74	535,667.96
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employee)	R	23.74	535,691.70
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employer)	R	24.57	535,716.27
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employee)	R	24.58	535,740.85
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employer)	R	27.11	535,767.96
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employee)	R	27.12	535,795.08
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employer)	R	27.12	535,822.20
06/24/2024	Payment		Water Enterprise Account	FICA - ORC (Employee)	R	27.12	535,849.32
06/24/2024	Payment		Water Enterprise Account	Net Pay - ORC	R	225.42	536,074.74
06/24/2024	Payment		Water Enterprise Account	Net Pay - ORC	R	286.57	536,361.31
06/24/2024	Payment		Water Enterprise Account	Net Pay - ORC	R	296.78	536,658.09
06/24/2024	Payment		Water Enterprise Account	Net Pay - ORC	R	327.33	536,985.42
06/24/2024	Payment		Water Enterprise Account	Net Pay - ORC	R	327.34	537,312.76
06/24/2024	Payment		Water Enterprise Account	April - Shared overhead Expense Reimbursement from Water Enterprise	R	10,870.52	548,183.28
06/24/2024	Payment		Water Enterprise Account	May - Shared overhead Expense Reimbursed from Water Enterprise	R	16,361.74	564,545.02

Checks - Debits - Deposits

General Fund

June 2024						
06/27/2024	Expenditure	ADP Payroll	Staff/Council - Net Pay	R	-6,774.81	557,770.21
06/27/2024	Expenditure		Fed - NC - FICA Employee/Employer	R	-2,361.07	555,409.14
06/28/2024	Deposit		Park Shelter Rental	R	45.00	555,454.14
			This JE is for (3) transactions through the bank - Initially incorrect transfer - it should have been reversed for overpayment of legal fees (reimbursement) 6/10/24 transferred from ARPA to GF (NOT CORRECT) then on 07/06/2024 transferred/corrected but only \$500 - should've been \$1000.00			
06/30/2024	Journal Entry	567 - See attachm ent			-1,000.00	554,454.14
06/30/2024	Deposit		Interest Checking	R	21.11	554,475.25
					<u>\$ 84,501.86</u>	

Balance Sheet
Water Enterprise
June 2024

AGENDA ITEM NUMBER 06b

**Water Enterprise Account
Balance Sheet
Jun-24**

	Total	Interest %	Mature Date
ASSETS			
Current Assets			
Bank Accounts			
Bank Of Oak Ridge CDARS			
CDAR - Acct# 1028153682	262,705.30	4.16241%	11/29/2024
CDAR - Acct# 1028083196	78,339.38	3.92228%	11/14/2024
CDAR - Acct#1028955169	122,174.01	3.92228%	4/30/2026
CDAR - Acct# 1028153739	63,983.36	4.16241%	11/29/2024
Total Bank Of Oak Ridge CDARS	\$ 527,202.05		
Capital Reserve Fund - CRF (0345)	128,391.97	0.05%	
Fidelity-Water Enterprise (0504)	1,330,087.28	0.05%	
NCCMT	572,101.54		
Regular Savings (0403)	45,070.57	0.02%	
Total Bank Accounts	\$ 2,602,853.41		
Total Current Assets	\$ 2,602,853.41		
Accounts Receivable			
AR- Water Sales	27,880.74	Includes May billing	
Active - 90+Days Past Due	0.00	0 Account	
Inactive - 90+Days Past Due	6,114.63	24 Accounts	
Total AR- Water Sales	33,995.37		
Sales Tax Refund 2023-2024	639.60		
Total Accounts Receivable	\$ 34,634.97		
Other Current Assets			
Prepaid Expenses	0.00		
Total Prepaid Expenses	\$0.00		
Contra Expense Accounts			
Allowance for Doubtful Accounts	-6114.63		
Total Contra Expense Accounts	-\$ 6,114.63		
Total Other Current Assets	-\$ 6,114.63		
TOTAL ASSETS	\$ 2,631,373.75		
LIABILITIES			
Accounts Payable			
Water Reimbursement due to General Fund	9,590.38		
Expenses paid by GF due to GF	0.00		
Payroll due to General Fund Account	596.82		
Total Accounts Payable	\$ 10,187.20		
Other Current Liabilities			
Water Deposits Refundable	41,425.21		
Capital Reserve Fund - SDF Fees (Restricted)	128,391.97		
Guilford County ARPA \$3.1M	424,802.24		
NC House Bill 1163			
Total Other Current Liabilities	\$ 594,619.42		
Total Current Liabilities	\$ 604,806.62		
Retained Earnings	\$ 1,317,087.42		
Net Revenue	\$ 709,479.71		
Total Equity	\$ 2,026,567.13		
TOTAL LIABILITIES & Equity	\$ 2,631,373.75		

Water Enterprise Account - Town of Stokesdale
Budget vs. Actuals: Budget 2024 - FY24 P&L

Jun-24

	Actual	Budget	Total	over Budget	% of Budget
Section A: Income					
Damage Penalties/Meter Reading		1,000.00		-1,000.00	0.00%
Investment Income	48,709.61	30,000.00		18,709.61	162.37%
Taps & Connection Fee	49,900.00	40,000.00		9,900.00	124.75%
Water Capacity Fees	54,000.00	60,000.00		-6,000.00	90.00%
Water Sales	644,209.16	640,000.00		4,209.16	100.66%
Late Fees	1,537.70	1,000.00		537.70	153.77%
Guliford County ARPA Grant	600,000.00	600,000.00			
NC House Bill 1163	35,000.00	35,000.00			
Transfer from Fund Balance					
Transfer from Capital Reserve Fund	128,000.00	128,000.00			
Total Income	\$ 1,561,356.47	\$ 1,535,000.00	\$	26,356.47	101.72%
Section B: Expenses					
11000- Water Purchase	226,300.82	260,000.00		-33,699.18	87.04%
11001 - One Time Capacity Fee	128,000.00	128,000.00			
Total Water Purchase	\$ 354,300.82	\$ 388,000.00	-\$	33,699.18	91.31%
Expenses					
12000 - Administrative				0.00	
12001 - Bond & Insurance		1,000.00		-1,000.00	0.00%
12002 - Contract Operation	71,773.63	130,000.00		-58,226.37	55.21%
12003 -Engineering Consultation Fees	4,058.98	50,000.00		-45,941.02	8.12%
12004 - Dues/Subscriptions/Office Supplies	3,190.77	6,500.95		-3,310.18	49.08%
12005 - ORC Gary Matchunis	16,000.00	16,000.00		0.00	100.00%
12006 - Postage	5,515.73	6,000.00		-484.27	91.93%
12008 - F.I.C.A. Expense	558.43	765.00		-206.57	73.00%
12009 - Mileage Reimbursement	1,091.09	2,000.00		-908.91	54.55%
12010 - Salaries	7,300.00	10,000.00		-2,700.00	73.00%

Budget vs Actual**Water Enterprise****15000 - Administrative & Payroll Expenses**

13000 - Repairs & Maintenance	\$	109,488.63	\$	222,265.95	-\$	112,777.32	49.26%
13002 - Chemicals						0.00	
13003 - Chlorinator Maintenance	581.00		700.00			-119.00	83.00%
13004 - Electricity Chlorinator Utilities			4,000.00			-4,000.00	0.00%
13006 - Marking Water Lines 811	649.03		650.00			-0.97	99.85%
13007 - Supplies/Water Hydrant Maintenance	334.20		1,000.00			-665.80	33.42%
13008 - Water Line/Meter Installation/Gen Repair			5,000.00			-5,000.00	0.00%
13009 - Water Tank Maintenance	5,160.28		15,000.00			-9,839.72	34.40%
13010 - Water Testing	4,404.20		1,000.00			-1,000.00	0.00%
			4,000.00			404.20	110.11%

Total 13000 - Repairs & Maintenance

14000 - Water Capital	\$	11,128.71	\$	31,350.00	-\$	20,221.29	35.50%
14001 - New Capital Projects						0.00	
14002 - Transfer to Capital Reserve Fund (CRF)	171,138.78		600,000.00				
	54,000.00		60,000.00			-6,000.00	90.00%

Total 14000 - Water Capital

16000 - Meters	\$	225,138.78	\$	660,000.00	-\$	434,861.22	34.11%
16001 - Electronic Water Meters Changeout						0.00	
16002 - Electronic Water Meters New Construction			25,000.00			-25,000.00	0.00%
	9,314.91		20,000.00			-10,685.09	46.57%

Total 16000 - Meters

17000 - Contingency Appropriations	\$	9,314.91	\$	45,000.00	-\$	35,685.09	20.70%
Total Expenses	\$	709,371.85	\$	1,362,671.44	-\$	653,299.59	52.06%
Net Operating Income	\$	851,984.62	\$	172,328.56	\$	679,656.06	494.40%

15000- Over Head Reimbursement Expense to General Fund

15001- Office Equipment Purchase/Repair	1,365.93		3,213.00			-1,847.07	42.51%
15002- Housekeeping, Printing, Office Supplies, & Software	9,593.73		11,475.00			-1,881.27	83.61%
15003 - Insurance, Bonding, Workers Comp	4,139.14		4,590.00			-450.86	90.18%
15004 - Town Hall Repairs & Maintenance	988.46		9,180.00			-8,191.54	10.77%
15005 - Audit	4,876.88		5,508.00			-631.12	88.54%
15006 - Town Hall Electricity	5,657.02		6,426.00			-768.98	88.03%
15007 - Internet/Phone	4,682.64		4,590.86			91.78	102.00%
15008 - Security/Alarm	539.78		1,606.50			-1,066.72	33.60%
15009 - IT Security & Website Design	4,354.68		4,406.40			-51.72	98.83%

Budget vs Actual
Water Enterprise

June 30, 2024
J.P. C.A.

15011 - Payroll Processing Fees	7,737.56	8,537.53	-799.97	90.63%
15012 - Town Hall Salaries	1,474.36	1,239.30	235.06	118.97%
15013 - Health Insurance (Benefits)	86,169.05	95,628.52	-9,459.47	90.11%
15014- State Retirement	3,876.16	8,113.28	-4,237.12	47.78%
	7,049.52	7,814.17	-764.65	0.00%
Total 15000 - Over Head Reimbursement Expense to General Fund	142,504.91	172,328.56	-29,823.65	82.69%
Net Income	\$ 709,479.71	\$ 0.00	\$ 709,479.71	

Checks - Debits - Deposits
Water Enterprise
June 2024

Water Enterprise Account
Checks - Debits - Deposits
Jun-24

Date	Transaction Type	Name	Memo/Description	Clr	Amount	Balance
Beginning Balance						1,323,973.84
06/03/2024	Bill Payment (Check)	City of Winston Salem Water	Town's water bill for 04/12/2024 - 05/15/2024	R	-23,099.53	1,300,874.31
06/03/2024	Bill Payment (Check)	Energy United		R	-58.76	1,300,815.55
06/03/2024	Deposit		Water Deposit/Refundable	R	50.00	1,300,865.55
06/03/2024	Deposit		Water Bills Paid	R	4,512.88	1,305,378.43
06/03/2024	Deposit		Water Bills Paid	R	4,927.48	1,310,305.91
06/04/2024	Deposit		Water Deposit/Refundable	R	50.00	1,310,355.91
06/04/2024	Deposit		Water Bills Paid	R	123.09	1,310,479.00
06/04/2024	Deposit	Wolfe Homes	Wolfe Homes	R	1,200.00	1,311,679.00
06/04/2024	Deposit	Lamb & Peoples Builders Inc	Lamb & Peoples Builders, Inc	R	1,200.00	1,312,879.00
06/05/2024	Deposit		Water Bills Paid	R	129.05	1,313,008.05
06/05/2024	Deposit		Water Bills Paid	R	447.59	1,313,455.64
06/06/2024	Deposit		Water Bills Paid	R	170.79	1,313,626.43
06/06/2024	Deposit		Water Bills Paid	R	416.99	1,314,043.42
06/06/2024	Deposit	Builders MD, LLC	Builders MD, LLC	R	1,200.00	1,315,243.42
06/07/2024	Deposit		Water Bills Paid	R	118.38	1,315,361.80
06/10/2024	Deposit		Water Bills Paid	R	338.15	1,315,699.95
06/10/2024	Deposit		Water Bills Paid	R	442.44	1,316,142.39
06/10/2024	Deposit	Roan LLC	Roan LLC	R	1,200.00	1,317,342.39
06/10/2024	Deposit		Water Bills Paid	R	12,170.57	1,329,512.96
06/10/2024	Expenditure		May Capacity Fees transferred to CRF account	R	-6,000.00	1,323,512.96
06/11/2024	Deposit		Water Bills Paid	R	265.52	1,323,778.48
06/11/2024	Deposit		Water Bills Paid	R	1,177.55	1,324,956.03
06/12/2024	Deposit		Water Bills Paid	R	193.73	1,325,149.76

Checks - Debits - Deposits

Water Enterprise

06/12/2024	Deposit	Water Bills Paid	R	279.90	1,325,429.66
06/13/2024	Deposit	Water Bills Paid	R	101.87	1,325,531.53
06/13/2024	Deposit	Water Bills Paid	R	524.95	1,326,056.48
06/14/2024	Deposit	Water Bills Paid	R	33.01	1,326,089.49
06/14/2024	Deposit	Water Bills Paid	R	210.36	1,326,299.85
06/17/2024	Deposit	Water Bills Paid	R	129.24	1,326,429.09
06/17/2024	Deposit	Water Bills Paid	R	261.48	1,326,690.57
06/17/2024	Deposit	Water Bills Paid	R	843.74	1,327,534.31
06/18/2024	Deposit	Water Bills Paid	R	349.62	1,327,883.93
06/18/2024	Deposit	Water Bills Paid	R	544.69	1,328,428.62
06/18/2024	Deposit	Disney Construction Co.	R	1,200.00	1,329,628.62
06/18/2024	Deposit	CJ Builders, Inc.	R	1,200.00	1,330,828.62
06/18/2024	Deposit	Water Bills Paid	R	1,466.17	1,332,294.79
06/18/2024	Deposit	Fee to start Subdivision \$1500 plus \$1 per linear sq ft 2910	R	4,410.00	1,336,704.79
06/20/2024	Check	Voided - PRINTED TWICE	R	0.00	1,336,704.79
06/20/2024	Bill Payment (Check)	Inv-1332 - Monthly Reading	Inv		
06/20/2024	Bill Payment (Check)	- 1333 - Install - Read - Repair meters			
06/20/2024	Bill Payment (Check)	Inv - 1334 - Utility Locates May	C	-4,200.00	1,332,504.79
06/20/2024	Bill Payment (Check)	Invoice No. 00377203	C	-169.12	1,332,335.67
06/20/2024	Bill Payment (Check)	Invoice #2492457343	C	-167.40	1,332,168.27
06/20/2024	Bill Payment (Check)	8518 Oak Level Ch Rd	C	-47.50	1,332,120.77
06/20/2024	Bill Payment (Check)	Invoice #154579	C	-25.00	1,332,095.77
06/20/2024	Bill Payment (Check)	Lamb & Peeples Builders, Inc	C	-20.21	1,332,075.56
06/20/2024	Bill Payment (Check)	7700 - A Notees LN		-136.10	1,331,939.46
06/20/2024	Bill Payment (Check)	April - May Shared Overhead Expense Reimbursement plus ORC salary paid by GF reimbursement	R	-28,938.15	1,303,001.31
06/20/2024	Bill Payment (Check)	Invoice #00994 - Review email from Mr. Wagoner RE: Kennerly draft agreement	R	-21.00	1,302,980.31
06/20/2024	Deposit	Water Bills Paid	R	34.61	1,303,014.92

Checks - Debits - Deposits

Water Enterprise

06/20/2024	Deposit	Water Bills Paid	R	254.55	1,303,269.47
06/20/2024	Deposit	Water Bills Paid	R	804.84	1,304,074.31
06/20/2024	Deposit	Water Bills Paid	R	980.21	1,305,054.52
06/20/2024	Deposit	Withers Revenel Inc.	R	1,250.00	1,306,304.52
06/20/2024	Deposit	Withers Revenel Inc.	R	1,250.00	1,307,554.52
06/21/2024	Deposit	Water Bills Paid	R	300.24	1,307,854.76
06/24/2024	Deposit	Water Bills Paid	R	234.84	1,308,089.60
06/24/2024	Deposit	Water Bills Paid	R	299.84	1,308,389.44
06/24/2024	Deposit	Water Bills Paid	R	1,261.15	1,309,650.59
06/25/2024	Deposit	Water Bills Paid	R	322.56	1,309,973.15
06/25/2024	Deposit	Water Bills Paid	R	403.71	1,310,376.86
06/25/2024	Deposit	Water Bills Paid	R	7,206.11	1,317,582.97
06/26/2024	Deposit	Water Bills Paid	R	132.68	1,317,715.65
06/26/2024	Deposit	Water Bills Paid	R	4,003.06	1,321,718.71
06/27/2024	Deposit	Water Bills Paid	R	422.18	1,322,140.89
06/28/2024	Deposit	Water Deposit/Refundable	R	50.00	1,322,190.89
06/28/2024	Deposit	Water Deposit/Refundable	R	50.00	1,322,240.89
06/28/2024	Deposit	Water Bills Paid	R	364.45	1,322,605.34
06/28/2024	Deposit	Water Bills Paid	R	4,923.37	1,327,528.71
06/28/2024	Expenditure	Customer - NSF Check -	R	-151.06	1,327,377.65
06/30/2024	Deposit	Water Bills Paid	C	47.21	1,327,424.86
06/30/2024	Deposit	Water Bills Paid	C	363.57	1,327,788.43
06/30/2024	Deposit	Water Bills Paid	C	428.27	1,328,216.70
06/30/2024	Deposit	Water Bills Paid	C	493.64	1,328,710.34
06/30/2024	Deposit	Water Bills Paid	C	553.47	1,329,263.81
06/30/2024	Deposit	Water Bills Paid	C	768.65	1,330,032.46
06/30/2024	Deposit	Interest Checking Account	R	54.82	1,330,087.28
				\$ 6,113.44	

**REZONING CASE 24-04-PLBD-00076, 7800 EVERSFIELD RD FROM AG
(AGRICUTURAL) TO RS-40 (SINGLE-FAMILY RESIDENTIAL)**

Property Information

Located on the east side of Eversfield Road (SR 2109), 1.02 miles north of the intersection of Eversfield Road with Oak Ridge Road, Guilford County Tax Parcel #150401, this is a request to rezone the subject property, which contains a total of 45.79 acres from AG (Agricultural) to RS-40 (Single-Family Residential). The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request.

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

Nature of the Request

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

Character of the Area

The parcel is surrounded by single-family residential and agricultural uses on all sides, with the Haw River providing a natural boundary from the Town of Summerfield to the south.

Existing Land Use(s) on the Property: This parcel is vacant.

Surrounding Uses:

Land Use Analysis

Land Use Plan: Stokesdale Land Use Plan (2007)

Plan Recommendation: Residential:

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

Recommendation

Staff Recommendation: Approve

Statement of Reasonableness and Consistency

Reasonableness: This proposed rezoning action is reasonable and in the public interest because it is in an area where single-family residential uses are prevalent, and there would be no change in the minimum required lot size between the AG, Agricultural, zoning district and the RS-40, Single-Family Residential, zoning district.

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



Tuesday, May 28, 2024

The Honorable Mayor Crawford
& Members of the Town Council
Town of Stokesdale
Post Office Box 465
8325 Angel-Pardue Road
Stokesdale, NC 27357

Dear Mayor Crawford and Members of the Town Council:

The Town of Stokesdale Planning Board held its regular meeting on May 23, 2024.

At this particular meeting, the Planning Board's agenda contained the following rezoning case: Rezoning Case 24-04-PLBD-00076 for the property located at 7800 Eversfield Road, Stokesdale, NC 27357. A public hearing was held in accordance with the Town of Stokesdale Development Ordinance and the North Carolina General Statutes. The following recommendation was submitted by the Planning Board:

Kurtis Gentry made a **Motion** to Town Council to approve Rezoning Case 24-04-PLBD-00076 for the property located at 7800 Eversfield Road, Stokesdale, NC 27357, and to recommend approval to the Town of Stokesdale Town Council based on the facts that the proposed rezoning action is consistent with the recommendation of the future land use plan, and that it is consistent with zoning in the area, in addition to the surrounding areas.

The motion was **seconded** by Andrea Meylor.

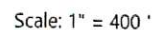
Vice-Chairman Stephen Louie	YES	Tee Stephenson	YES
Kustin Gentry	YES	James Greene	YES
Andrea Meylor	YES		

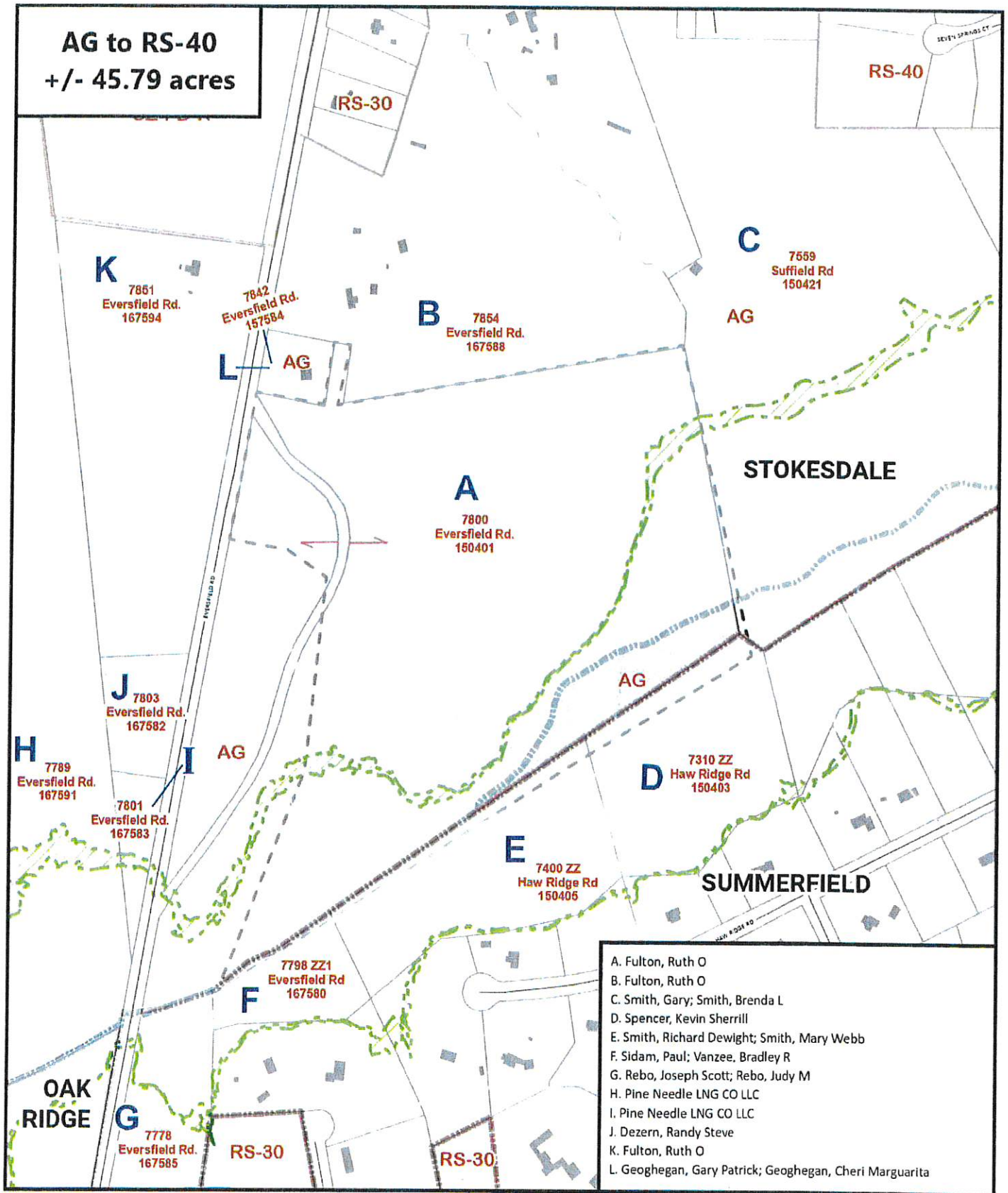
Motion carried (5-0).

Respectfully submitted this the 28th day of May, 2024.

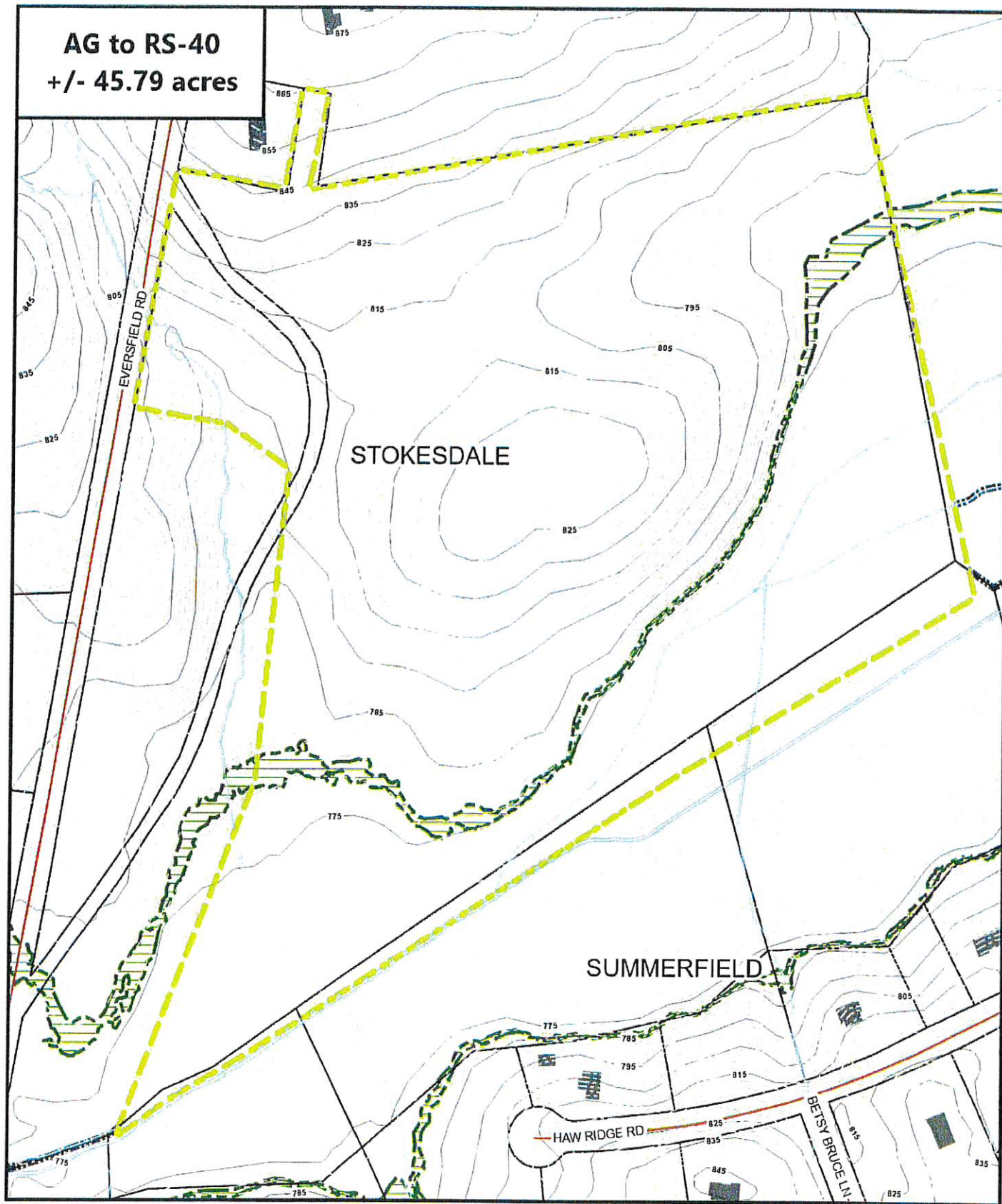
Mason P. Winfree
Deputy Town Clerk
Town of Stokesdale

This is a detailed land map or plat showing various zoning districts and geographical features. The central area is labeled "STOKESDALE" and contains a large hatched polygon labeled "AG". To the north are yellow-shaded areas labeled "RS-30" and "RS-40". To the south is a white-shaded area labeled "SUMMERFIELD", which also contains two small yellow-shaded areas labeled "RS-30". A creek, likely Stokesdale Creek, flows from the top right towards the bottom left. Several streets are shown: "EVERSFIELD RD" runs vertically on the left; "HAW RIDGE RD" runs horizontally across the middle-right; "BETSY BRUCE LN" runs diagonally from the bottom center towards the right; and "WHITAKER DR" runs vertically on the far right. Numerous individual parcels are outlined and numbered with red text, including 167591, 167582, 167583, 167584, 167588, 167594, 167600, 167601, 167609, 167617, 167619, 150401, 150403, 150405, 150436, 150437, 150438, 150439, 150440, 150441, 150442, 150443, 150444, 150445, 150446, 150447, 150448, 150449, 150450, 150451, 150452, 150453, 150454, 150455, 150456, 150457, 150458, 150459, 150460, 150461, 150462, 150463, 150464, 150465, 150466, 150467, 150468, 150469, 150470, 150471, 150472, 150473, 150474, 150475, 150476, 150477, 150478, 150479, 150480, 150481, 150482, 150483, 150484, 150485, 150486, 150487, 150488, 150489, 150490, 150491, 150492, 150493, 150494, 150495, 150496, 150497, 150498, 150499, 150500, 150501, 150502, 150503, 150504, 150505, 150506, 150507, 150508, 150509, 150510, 150511, 150512, 150513, 150514, 150515, 150516, 150517, 150518, 150519, 150520, 150521, 150522, 150523, 150524, 150525, 150526, 150527, 150528, 150529, 150530, 150531, 150532, 150533, 150534, 150535, 150536, 150537, 150538, 150539, 150540, 150541, 150542, 150543, 150544, 150545, 150546, 150547, 150548, 150549, 150550, 150551, 150552, 150553, 150554, 150555, 150556, 150557, 150558, 150559, 150560, 150561, 150562, 150563, 150564, 150565, 150566, 150567, 150568, 150569, 150570, 150571, 150572, 150573, 150574, 150575, 150576, 150577, 150578, 150579, 150580, 150581, 150582, 150583, 150584, 150585, 150586, 150587, 150588, 150589, 150590, 150591, 150592, 150593, 150594, 150595, 150596, 150597, 150598, 150599, 150600, 150601, 150602, 150603, 150604, 150605, 150606, 150607, 150608, 150609, 150610, 150611, 150612, 150613, 150614, 150615, 150616, 150617, 150618, 150619, 150620, 150621, 150622, 150623, 150624, 150625, 150626, 150627, 150628, 150629, 150630, 150631, 150632, 150633, 150634, 150635, 150636, 150637, 150638, 150639, 150640, 150641, 150642, 150643, 150644, 150645, 150646, 150647, 150648, 150649, 150650, 150651, 150652, 150653, 150654, 150655, 150656, 150657, 150658, 150659, 150660, 150661, 150662, 150663, 150664, 150665, 150666, 150667, 150668, 150669, 150670, 150671, 150672, 150673, 150674, 150675, 150676, 150677, 150678, 150679, 150680, 150681, 150682, 150683, 150684, 150685, 150686, 150687, 150688, 150689, 150690, 150691, 150692, 150693, 150694, 150695, 150696, 150697, 150698, 150699, 150700, 150701, 150702, 150703, 150704, 150705, 150706, 150707, 150708, 150709, 150710, 150711, 150712, 150713, 150714, 150715, 150716, 150717, 150718, 150719, 150720, 150721, 150722, 150723, 150724, 150725, 150726, 150727, 150728, 150729, 150730, 150731, 150732, 150733, 150734, 150735, 150736, 150737, 150738, 150739, 150740, 150741, 150742, 150743, 150744, 150745, 150746, 150747, 150748, 150749, 150750, 150751, 150752, 150753, 150754, 150755, 150756, 150757, 150758, 150759, 150760, 150761, 150762, 150763, 150764, 150765, 150766, 150767, 150768, 150769, 150770, 150771, 150772, 150773, 150774, 150775, 150776, 150777, 150778, 150779, 150780, 150781, 150782, 150783, 150784, 150785, 150786, 150787, 150788, 150789, 150790, 150791, 150792, 150793, 150794, 150795, 150796, 150797, 150798, 150799, 150800, 150801, 150802, 150803, 150804, 150805, 150806, 150807, 150808, 150809, 150810, 150811, 150812, 150813, 150814, 150815, 150816, 150817, 150818, 150819, 150820, 150821, 150822, 150823, 150824, 150825, 150826, 150827, 150828, 150829, 150830, 150831, 150832, 150833, 150834, 150835, 150836, 150837, 150838, 150839, 150840, 150841, 150842, 150843, 150844, 150845, 150846, 150847, 150848, 150849, 150850, 150851, 150852, 150853, 150854, 150855, 150856, 150857, 150858, 150859, 150860, 150861, 150862, 150863, 150864, 150865, 150866, 150867, 150868, 150869, 150870, 150871, 150872, 150873, 150874, 150875, 150876, 150877, 150878, 150879, 150880, 150881, 150882, 150883, 150884, 150885, 150886, 150887, 150888, 150889, 150890, 150891, 150892, 150893, 150894, 150895, 150896, 150897, 150898, 150899, 150900, 150901, 1509





AG to RS-40
+/- 45.79 acres



Planning & Development
Department

Jurisdiction:
STOKESDALE

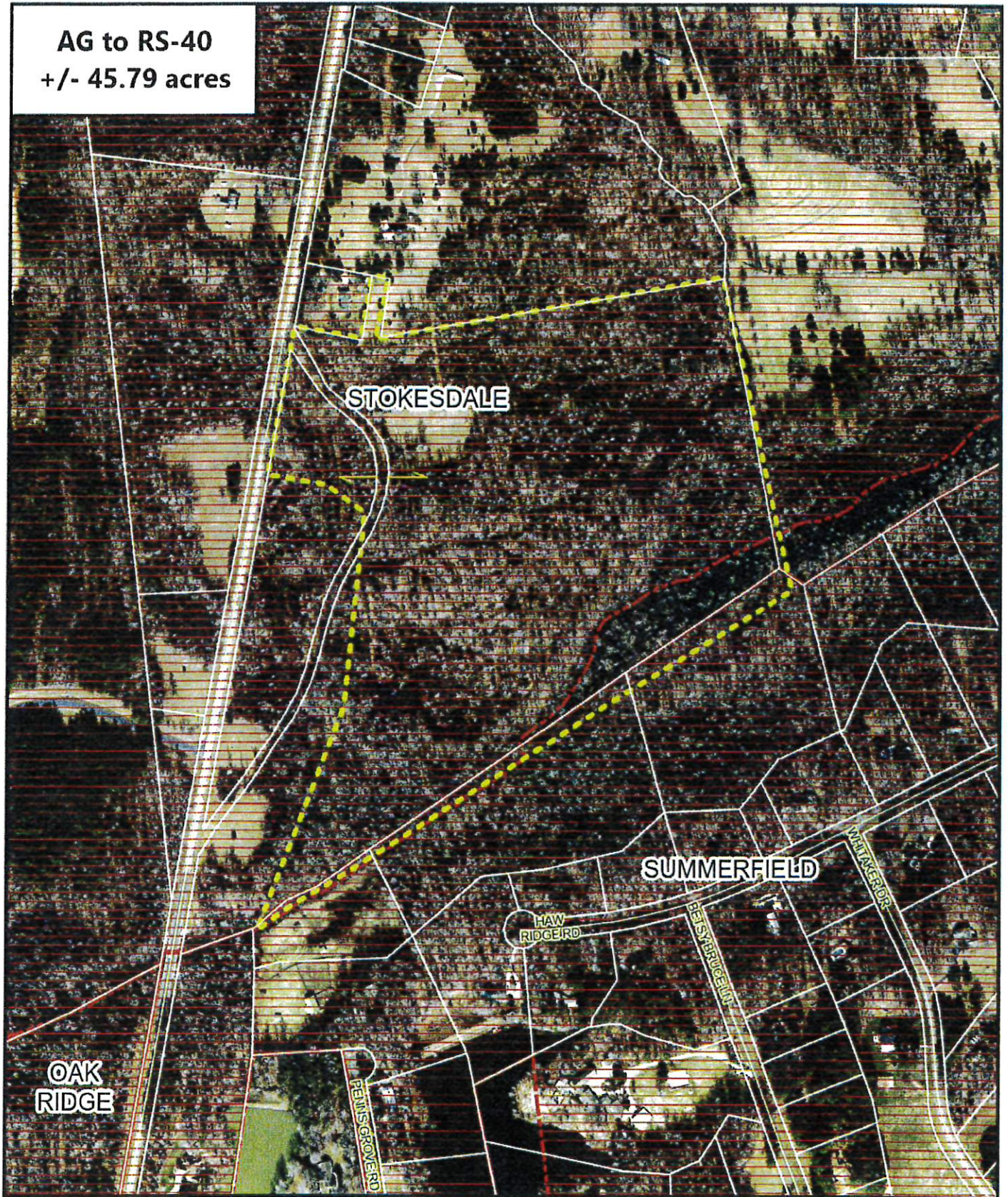
Case Number:
24-04-PLBD-00076

Case Area:
Parcels - 150401
7800 Eversfield Rd
Stokesdale, NC



Scale: 1" = 250'

AG to RS-40
+/- 45.79 acres



Planning & Development
Department

Jurisdiction:
Stokesdale

Case Number:
24-04-PLBD-00076

Case Area:
Parcels - 150401
7800 Eversfield Rd
Stokesdale, NC



Scale: 1" = 400'



TOWN OF STOKESDALE

Rezoning Application

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

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

Pursuant to the Stokesdale Development Ordinance, the undersigned hereby requests the Town of Stokesdale to rezone the property described below from the AG zoning district to the RS-40 zoning district. Said property is located 5373 lineal feet from the intersection of Eversfield Road and Oak Ridge Road.

in Bruce Township; Being a total of: 45.79 acres.

Further referenced on the Guilford County Tax Maps as:

Tax Parcel # 150401 Tax Parcel # _____
Tax Parcel # _____ Tax Parcel # _____

Check One:

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

Check One:

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

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

Respectfully Submitted,

Jackie Jo Fulton
Applicant Signature

Jackie Jo Fulton
Name

7051 Eversfield Rd.
Mailing Address

Stokesdale, NC 27357
City, State and Zip Code

336 643-7926
Phone Number:

NONE
Email:

Representative Signature

Name

Mailing Address

City, State and Zip Code

Phone Number:

Email:

Being a portion of Guilford County PIN # 7819897159, properties of
Ruth O. Fulton, and located at
7800 Eversfield Road

Being all of that certain 45.79 acres +/- tract of land to be rezoned lying in the city of Stokesdale, Guilford County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north by Gary P. and Marguarita C. Geoghegan, Ruth O. Fulton on the east by Gary E. and Brenda L. Smith and on the south by Kevin S. Spencer, Richard D. and Mary W. Smith, Paul Sidam and Bradley R. Vanzee, Joseph S. and Judy M. Rebo and on the west by Eversfield road said tract being particularly described by courses (according to the North Carolina Grid system) and distances according to an exhibit map titled "7800 Eversfield Road Rezoning Exhibit" dated 04/01/2024, job reference number 10021.002 prepared by FEI, to which reference is hereby made, as follows:

Commencing at a 3/4" found iron pipe on the eastern margin of the 60' right of way (R/W) of Evesfield Road and at the northwest corner of Gary P. and Marguarita C. Geoghegan as described in deed book (D.B.) 5017 page (Pg.) 721, thence S09°46'19"W to THE POINT OF BEGINNING said point being an iron pipe having North Carolina state plane grid coordinates NAD83(2011) of northing: 899879.69, easting: 1718146.33; thence along the lines of said Geoghegan for the following courses and distances S80°14'13"E a distance of 217.96' to a 3/4" found iron pipe; thence N09°41'20"E a distance of 199.69' to a 3/4" found iron pipe at the northeast corner of said Geoghegan and on the southern line of Ruth O. Fulton as described in D.B. 298 Pg. 704; thence along the lines of said Fulton for the following courses and distances S79°44'05"E a distance of 54.52' to a set iron rebar at the base of a 24" cedar tree; thence S11°59'55"W a distance of 193.99' to a set iron rebar; thence N80°08'41"E a distance of 1138.46' to a 36" poplar tree at the southeast corner of said Fulton and on the western line of Gary E. and Brenda L. Smith as described in D.B. 7359 Pg. 2948; thence S13°10'57"E a distance of 1014.51' to a 3/4" found iron pipe at the southwest corner of said Smith and on the northern line of Kevin S. Spencer as described in D.B. 8443 Pg. 2438; thence S58°53'56"W passing a 2" found iron pipe at the common corner of said Spencer and Richard D. and Mary W. Smith as described in D.B. 8706 Pg. 2151 at a distance of 587.74' thence continuing 131.97' for a total distance of 719.71' to a set iron rebar on the northern line of said Smith; thence along the lines of said Smith for the following courses and distances S57°10'15"W a distance of 174.18' to a 3/4" found iron pipe in the center of old riverbed; thence S57°41'30"W a distance of 252.79' to a point in the center of the Haw river; thence with the center of the Haw river for the following courses and distances S57°18'59"W a distance of 433.64' to a point at the common corner of said Smith and Paul Sidam and Bradley R. Vanzee as descried in D.B 8425 Pg. 2097; thence S58°13'29"W a distance of 180.91' to a point; thence S60°34'37"W a distance of 121.03' to a point; thence S55°16'18"W a distance of 147.45' to a point at the common corner of Vanzee and Joseph S. and Judy M. Rebo as described in D.B. 6727 Pg. 2299; thence leavening the Haw river and with a new line for the following courses and distances N21°23'42"E passing a witness iron set on the bank of the Haw river at a distance of 48.16' thence continuing 705.46' for a total distance of 753.62' to a set iron rebar; thence N05°48'55"E a distance of 619.65' to a set iron rebar; thence N55°07'37"W a distance of 153.18' to a set iron rebar; thence N80°23'49"W a distance of 191.26' to a set iron rebar on the eastern R/W of Eversfield Road; thence N10°05'19"E a distance of 476.43' to the point of beginning.



TOWN OF STOKESDALE

NOTICE OF PUBLIC HEARING

A Public Hearing will be held during the next regular Stokesdale Town Council meeting. This meeting will be held inside the Stokesdale Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, North Carolina 27357 on Thursday, June 13, 2024, at 7:00 PM.

PUBLIC HEARING ITEM:

REZONING CASE 24-04-PLBD-00076, 7800 EVERSFIELD ROAD FROM AG (AGRICUTURAL) TO RS-40 (SINGLE-FAMILY RESIDENTIAL)

Located on the east side of Eversfield Road (SR 2109), 1.02 miles north of the intersection of Eversfield Road with Oak Ridge Road, Guilford County Tax Parcel #150401, this is a request to rezone the subject property, which contains a total of 45.79 acres from AG (Agricultural) to RS-40 (Single-Family Residential). The Stokesdale Town Council will have the final authority to approve or deny the request.

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

For more information, please call the Stokesdale Town Hall at (336) 643-4011.

I, Justin Snyder, do hereby certify that notice has been mailed via first class USPS mail to the following recipients for Case 24-04-PLBD-00076:

FULTON, RUTH O
7851 EVERSFIELD RD
STOKESDALE, NC 27357

SMITH, GARY & SMITH, BRENDA L
7547 SUFFIELD RD
STOKESDALE, NC 27357

SPENCER, KEVIN SHERRILL
7300 HAW RIDGE RD
SUMMERFIELD, NC 27358

SMITH, RICHARD DEWIGHT & SMITH, MARY WEBB
1301 NEW GARDEN RD. APT 337
GREENSBORO, NC 27410

SIDAM, PAUL & VANZEE, BRADLEY R
7736 PENNS GROVE RD
SUMMERFIELD, NC 27358

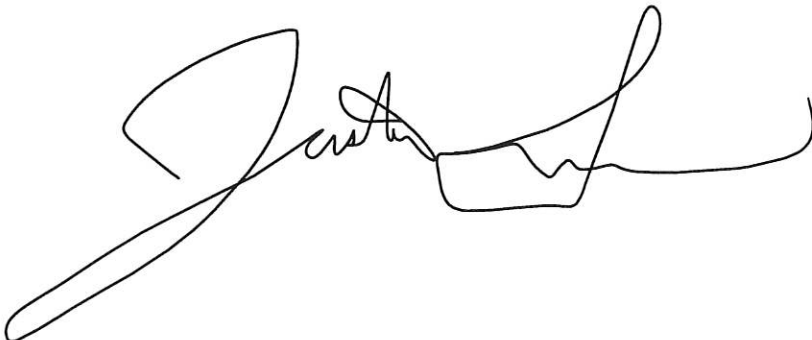
REBO, JOSEPH SCOTT & REBO, JUDY M
7778 EVERSFIELD RD
STOKESDALE, NC 27358

PINE NEEDLE LNG CO LLC
PO BOX 2400
TULSA, OK 74102

DEZERN, RANDY STEVE
3390 DOVER CHURCH RD
CLIMAX, NC 27235

GEOGHEGAN, GARY PATRICK & GEOGHEGAN, CHERI
MARGUARITA
7842 EVERSFIELD RD
STOKESDALE, NC 27357

This 3rd day of June, 2024

A handwritten signature in black ink, appearing to read "Justin Snyder", with a large, stylized loop at the end.



Order Confirmation

Order# 0000870153

PO Box 27283
Richmond, VA 23261-7283

Client: TOWN OF STOKESDALE
Phone: 3366434011

Payor : TOWN OF STOKESDALE
Phone: 3366434011

Account: 4000762
Address: PO BOX 465
STOKESDALE NC 27357

Account: 4000762
Address: PO BOX 465
STOKESDALE NC 27357

Sales Rep **Accnt Rep** **Ordered By**
aboan aboangso Robbie Lee

Fax:
EMail: kthacker@stokesdale.org

Total Amount \$445.60
Payment Amount \$0.00

Amount Due \$445.60

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
0	0	1	

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Invoice Text: Public Hearing Notice Rezoning

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000870153-01	CLS Legal	2 X 30 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
GSO newsrecord.com	C-Legal Ads	Legal Notices	8

Run Schedule Invoice Text: TOWN OF STOKESDALE NOTICE OF PUBLIC HEARING

Run Dates 6/ 3/2024, 6/ 4/2024, 6/ 5/2024, 6/ 6/2024, 6/ 7/2024, 6/ 8/2024, 6/ 9/2024, 6/10/2024

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
GSO Greensboro News Recor	C-Legal Ads	Legal Notices	2

Run Schedule Invoice Text: TOWN OF STOKESDALE NOTICE OF PUBLIC HEARING

Run Dates 6/ 3/2024, 6/10/2024

TagLine: TOWNOFSTOKESDALENOTICEOFPUBLICHEARINGAPUBLICHEARINGWILLBEHELDDURINGTHENEXTREGULARSTOKESDALETOWNCOUNCILMEETINGTHISMEETINGWILLBEHELDI



Order Confirmation

Order# 0000870153

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

TOWN OF STOKESDALE

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FROM AG (AGRICUTURAL) TO RS-40 (SINGLE-FAMILY RESIDENTIAL)

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

For more information, please call the Stokesdale Town Hall at (336) 643-4011.



CIVIL ENGINEERS AND LAND SURVEYORS

Transmittal Memo

To:

Town of Stokesdale
8325 Angel-Pardue Road
Stokesdale, NC 27375

Attention:

Robbie Lee Wagoner II, Town Clerk
336-643-4011

From:

Brent Sievers, PE
336-544-6432
bsievers@feiconsulting.com

Date: Wednesday, June 12, 2024

FEI Project Number: 10021.001

Subject: Rezoning Continuance

Urgent:☒

Review:☐

Please Comment:☐

Please Reply:☐

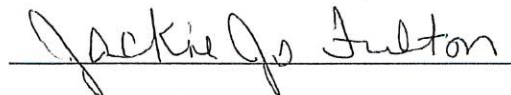
Please Recycle:☐

Notes

Good afternoon,

This is the official request to have the rezoning request for the Eversfield property (7800 Eversfield Road) continued until the next town council meeting. The property owner has signed below beside the statement.

I request that the property located at 7800 Eversfield Road up for rezoning this month be continued until the July meeting date.



Thanks,

Brent Sievers, PE
Senior Project Manager



CIVIL ENGINEERS AND LAND SURVEYORS

8518 Triad Drive

Colfax, NC 27235



Robbie Lee Wagoner II

From: Brent Sievers <bsievers@feiconsulting.com>
Sent: Sunday, July 7, 2024 1:42 PM
To: Justin Snyder; Robbie Lee Wagoner II
Subject: Eversfield Road sight distance exhibit
Attachments: 2024-06-26 Eversfield Road - Intersection Exhibit.pdf

Morning,

Enclosed is the revised sight distance exhibit for the Eversfield Road rezoning. Please send this to Derek Foy. The entrance has been moved approximately 200' south.

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](#)

Robbie Lee Wagoner II

From: Justin Snyder <jsnyder@guilfordcountync.gov>
Sent: Monday, July 8, 2024 7:56 AM
To: Derek Foy
Cc: Robbie Lee Wagoner II; Deputy Clerk
Subject: FW: Eversfield Road sight distance exhibit
Attachments: 2024-06-26 Eversfield Road - Intersection Exhibit.pdf

Good morning, Derek.

Brent Sievers has asked that we forward the attached revised potential driveway location to you showing that the driveway would be 200' south of the previous potential location for the Eversfield rezoning request Thursday.

Sincerely,



Justin Snyder, AICP, CZO
Senior Planner
Guilford County Planning and Development
(336) 641-3591
400 W. Market Street
Greensboro, NC 27401

****Pursuant to NCGS Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record, and as such are subject to request and potential review by anyone at any time.****



Justin Snyder
Planner II
Planning & Development Dept
Guilford County Government

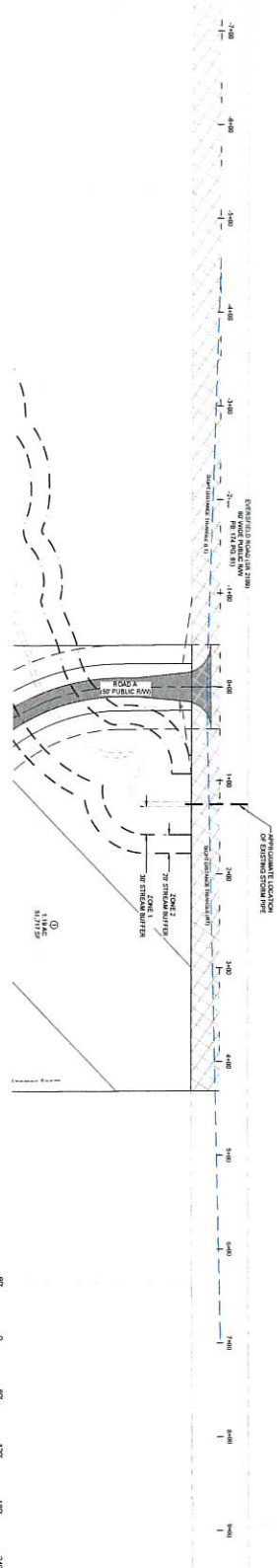
336-641-3591
jsnyder@guilfordcountync.gov | www.guilfordcountync.gov



From: Brent Sievers <bsievers@feiconsulting.com>
Sent: Sunday, July 7, 2024 1:42 PM
To: Justin Snyder <jsnyder@guilfordcountync.gov>; Robbie Lee Wagoner II <rwagoner@stokesdale.org>
Subject: Eversfield Road sight distance exhibit

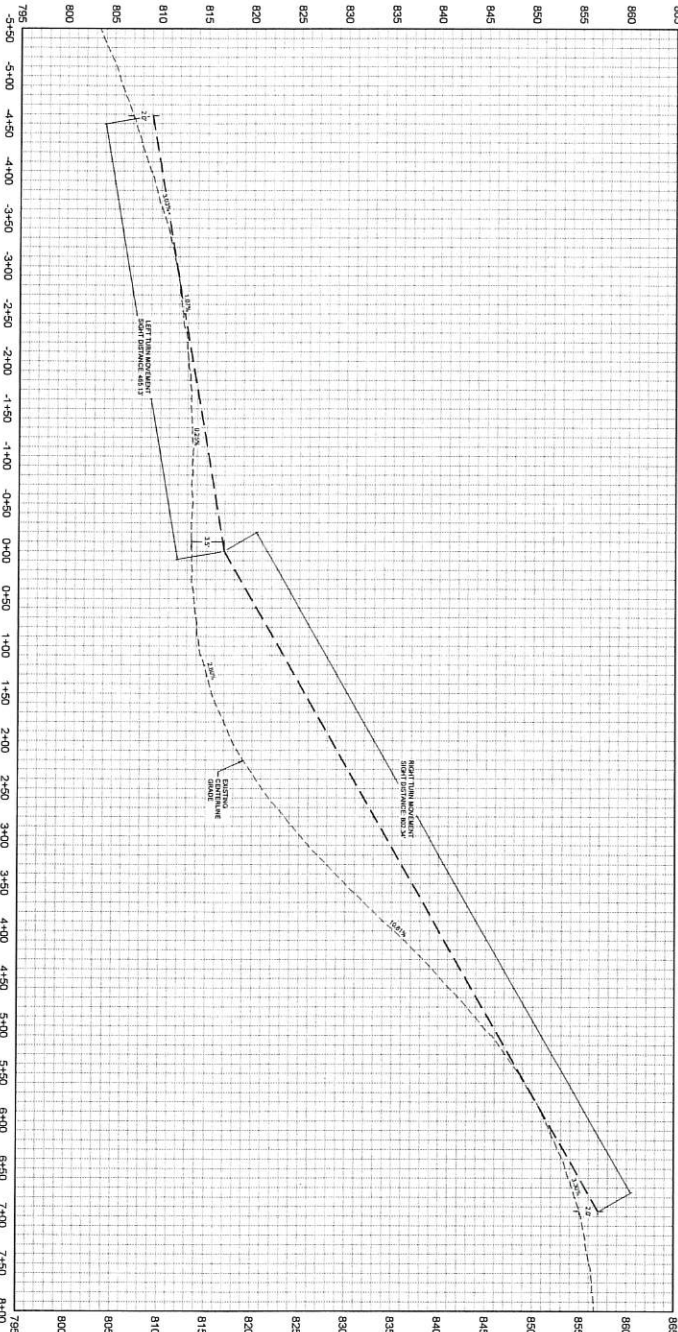


NOTE:
POSTED SPEED LIMIT IS 45 MPH
50 MPH USED AS DESIGN SPEED



Alignment - Eversfield Road PROFILE
HORZ SCALE 1" = 60'
VERT SCALE 1" = 6'

Table 1 - Existing Road Profile Data									
Station (feet)	Left	Centerline	Right	Left	Centerline	Right	Left	Centerline	Right
0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
10	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
20	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
30	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
40	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
50	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
60	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
70	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
80	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
90	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
100	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
110	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
120	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
130	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
140	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
150	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
160	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
170	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
180	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
190	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
200	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
210	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
220	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
230	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
240	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
250	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
260	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
270	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
280	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
290	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
300	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
310	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
320	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
330	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
340	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
350	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
360	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
370	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
380	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
390	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
400	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
410	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
420	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
430	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
440	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
450	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
460	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
470	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
480	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
490	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
500	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
510	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
520	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
530	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
540	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
550	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
560	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
570	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
580	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
590	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
600	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
610	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
620	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
630	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
640	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
650	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
660	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
670	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
680	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
690	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
700	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
710	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
720	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
730	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
740	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
750	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0



PRELIMINARY-NOT FOR CONSTRUCTION

DATE	REVISION	NOTE
01/11/2024	1	ISSUED FOR CONSTRUCTION
01/11/2024	2	REVISED GRADE
01/11/2024	3	REVISED GRADE
01/11/2024	4	REVISED GRADE
01/11/2024	5	REVISED GRADE
01/11/2024	6	REVISED GRADE
01/11/2024	7	REVISED GRADE
01/11/2024	8	REVISED GRADE
01/11/2024	9	REVISED GRADE
01/11/2024	10	REVISED GRADE

7800 EVERSFIELD ROAD

INTERSECTION EXHIBIT

PROJECT LOCATION

7800 EVERSFIELD ROAD

STATE, NORTH CAROLINA

DESIGNER INFORMATION

7800 EVERSFIELD ROAD

110 GAYWOOD DRIVE, SUITE 110

WINSTON-SALEM, NC 27103

(703) 496-4530



Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27225
www.fei-engineers.com
(336) 852-9797
License No. C-0950

TOWN OF STOKESDALE



NOTICE OF PUBLIC HEARING

A Public Hearing will be held during the next regular Stokesdale Town Council meeting. This meeting will be held inside the Stokesdale Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, North Carolina 27357 on Thursday, July 11, 2024, at 7:00 PM.

PUBLIC HEARING ITEM:

Public hearing to consider adoption of the proposed Thoroughfare and Collectors Street Plan as prepared and adopted by the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) and subsequently amending the Town of Stokesdale's Future Land Use Plan.

The Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) provides multi-modal transportation planning for the Town of Stokesdale among other communities in Guilford County, and the updated Thoroughfare and Street Collector Plan addresses the network of roadways that make up our communities, considers their function, ensures overall network stability, balances volume and access, and informs roadway design and speed limit. The Plan implements provisions of the Land Development Ordinance, establishes street design standards, manages access and connectivity, and secures rights-of-way as development occurs. This update is required to maintain consistency with the 2045 Metropolitan Transportation Plan. Upon the potential adoption of the Plan and subsequent resolution, the Town of Stokesdale's Future Land Use Plan would be amended.

For more information, please call the Stokesdale Town Hall at (336) 643-4011.



Monday, July 1, 2024

The Honorable Mayor Crawford
& Members of the Town Council
Town of Stokesdale
Post Office Box 465
8325 Angel-Pardue Road
Stokesdale, NC 27357

Dear Mayor Crawford and Members of the Town Council:

The Town of Stokesdale Planning Board held its regular meeting on June 27, 2024. At this particular meeting, the Planning Board's agenda contained the following public hearing item: Public hearing to consider adoption of the proposed Thoroughfare and Collectors Street Plan as prepared and adopted by the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) and subsequently amending the Town of Stokesdale's Future Land Use Plan. The following recommendation was submitted by the Planning Board:

Chairman Chris Sumner made a **Motion** to adopt the proposed Thoroughfare and Collectors Street Plan as written and recommended the proposal to Town Council.

Planning Board Member Tee Stephenson **seconded** the motion.

Chairman Chris Sumner	YES	Tee Stephenson	YES
Ron Southard	YES	Michael Threatt	YES
Andrea Meylor	YES		

Motion carried (5-0).

Respectfully submitted this the 1st day of July, 2024.

Mason P. Winfree
Deputy Town Clerk
Town of Stokesdale

Town of Stokesdale Thoroughfare & Collector Street Plan

July 2024



LEGEND

Interchange & Grade Separation

- Existing Interchange
- Proposed Interchange
- Existing Grade Separation
- Proposed Grade Separation

Thoroughfare

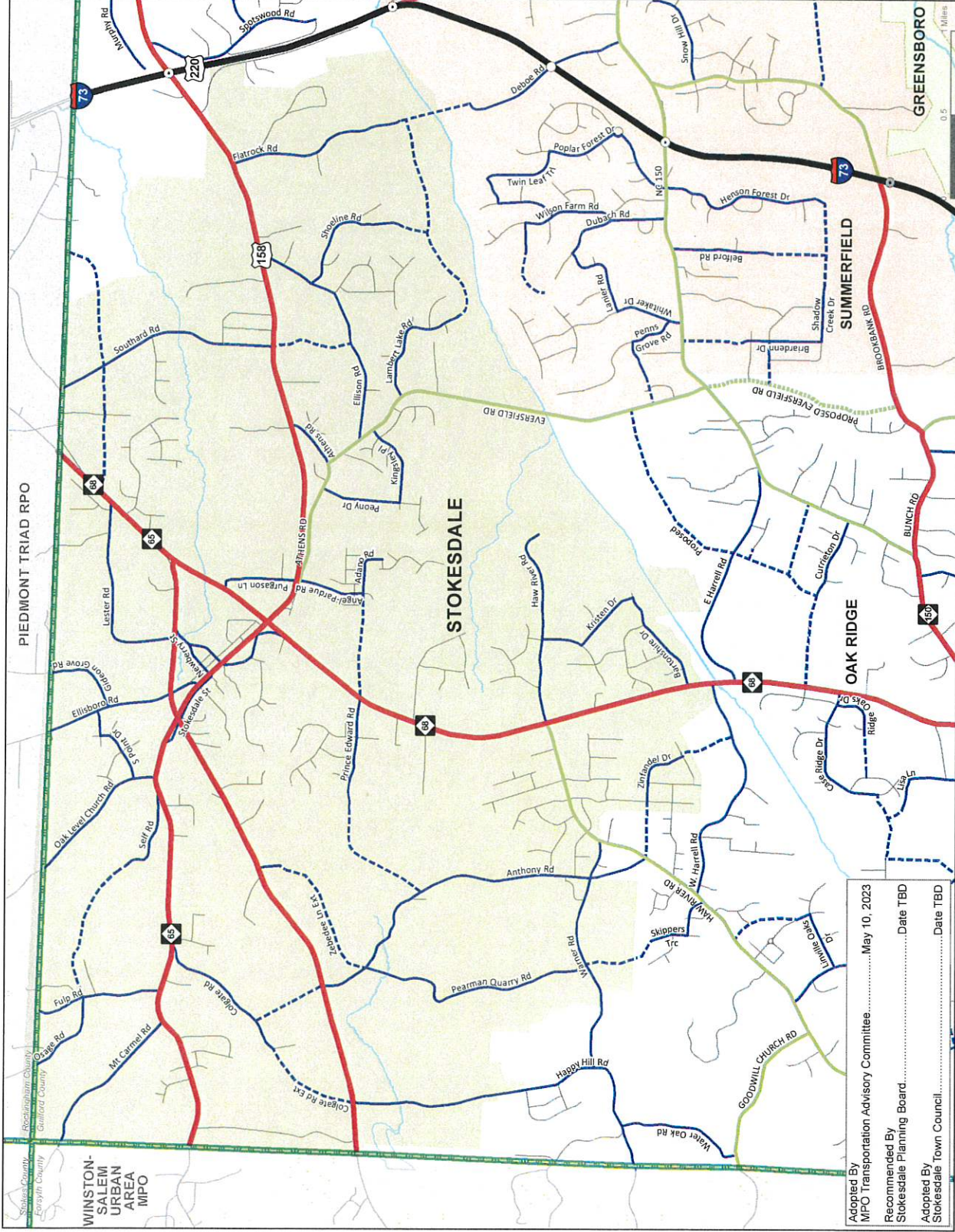
- Existing Freeway
- Proposed Freeway
- Existing Major
- Proposed Major
- Existing Minor
- Proposed Minor

Collector Street

- Existing Collector
- Proposed Collector

Other Features

- Street
- County Boundary
- MPO Area
- Greensboro City Limits



Adopted By
MPO Transportation Advisory Committee..... May 10, 2023
Recommended By
Stokesdale Planning Board.....Date TBD
Adopted By
Stokesdale Town Council.....Date TBD

Stokesdale Thoroughfare & Collector Street Plan Changes | July 2024

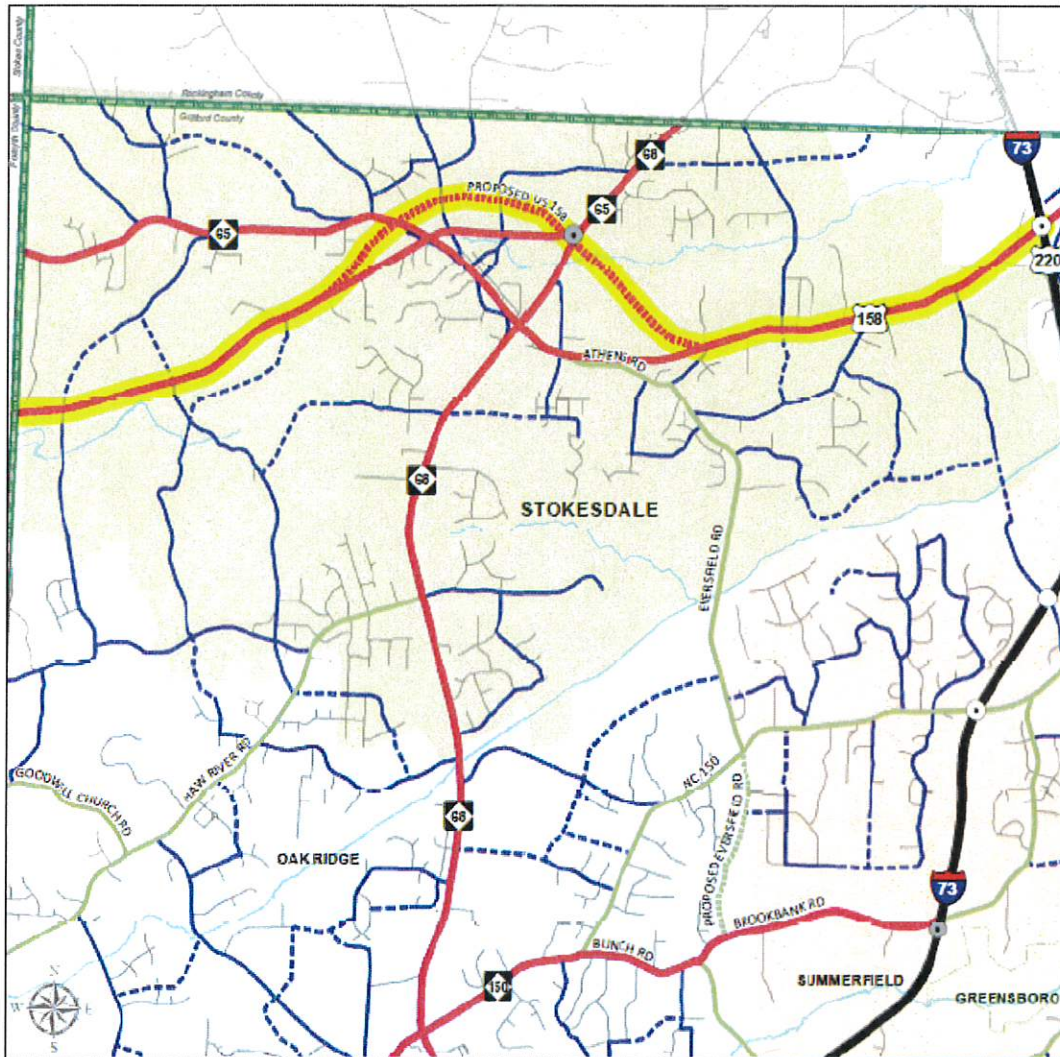
Action	Street	Street Begin	Street End	Current Status	New Status	Comments
Reclassified	Adano Rd	Adano Rd	Proposed Collector	Existing Collector	Existing Local	
Reclassified	Angel-Pardue Rd	US 158	Athens Rd	Existing Collector	Existing Collector	
Reclassified	Brandy Trace Ln	Osage Rd	Proposed Collector	Existing Local	Existing Collector	
Reclassified	Cornelius Ct	S Point Dr	Ellisboro Rd	Existing Local	Existing Collector	
Removed	Flatrock Rd	Flatrock Rd	Proposed Collector	Existing Collector	N/A	
Reclassified	Friddlewood Dr	Eversfield Rd	Proposed Collector	Existing Collector	Existing Local	
Reclassified	Hutchens Rd	Fulp Rd	End of Road	Existing Collector	Existing Local	
Reclassified	Kingsley Pl	Peony Dr	Eversfield Rd	Existing Local	Existing Collector	
Reclassified	Lambert Lake Rd	Eversfield Rd	Proposed Collector	Existing Local	Existing Collector	
Reclassified	Peony Dr	Athens Rd	Kingsley Pl	Existing Local	Existing Collector	
Removed	Proposed Collector	Angel-Pardue Rd	Eversfield Rd	Proposed Collector	N/A	
Removed	Proposed Collector	Friddlewood Dr	Adano Dr	Proposed Collector	N/A	
Removed	Proposed US 158	US 158	US 158	Proposed Major	N/A	
Reclassified	S Point Dr	S Point Dr	Cornelius Ct	Existing Local	Existing Collector	
Add	Haw River Rd			Local	Existing Collector	
Reclassified	Suffield Rd	Eversfield Rd	Proposed Collector	Existing Collector	Existing Local	
Removed	Suffield Rd	Suffield Rd	End of Road	Proposed Collector	N/A	
Removed	Treeline Rd	Proposed Collector	Treeline Rd	Proposed Collector	N/A	
Reclassified	Treeline Rd	Eversfield Rd	End of Road	Existing Collector	Existing Local	

Thoroughfare and Collector Street Plan Amendment: US 158 Stokesdale Bypass

May 8, 2024

**Greensboro
Oak Ridge
Pleasant Garden
Sedalia
Stokesdale
Summerfield
Guilford County**

**GREENSBORO
URBAN AREA
MPO**
METROPOLITAN PLANNING ORGANIZATION



Thoroughfare & Collector Street Plan Amendment

Executive Summary

This document recommends an amendment to remove the US 158 Stokesdale Bypass from the Thoroughfare and Collector Street Plan. The bypass route was established in 2016 during the alternatives analysis phase of environmental document (approved 2018) for NCDOT project R-2577C to widen US 158 between Anthony Road and US 220 in Stokesdale. Based on that, the alignment was included in the consolidated Thoroughfare and Collector Plan adopted by the MPO in May 2023.

The Stokesdale Town Council, Guilford County Planning Board, and area property owners and residents have requested the MPO reevaluate the need for the bypass and if appropriate remove it from the Thoroughfare and Collector Plan. MPO has reviewed the matter via technical evaluation of current and expected future traffic, assessment of the project's performance in the NCDOT prioritization funding competition to date, consideration of relative cost to benefit, and comments and other input provided by interested persons and entities. Review findings are that the US 158 Stokesdale Bypass is unwarranted by area traffic, is prohibitively expensive relative to the benefits, and will not be a competitive contender for future funding in the years ahead. Roadway safety, operational, and capacity improvements on existing area roadways in a manner consistent provide a cost effective and appropriate alternative strategy for addressing future area roadway needs.

Staff Recommendations

Staff recommends removal of US 158 Stokesdale Bypass from the Thoroughfare and Collector Plan because:

- roadway build-scenario analysis mobility improvements are marginal compared to no-build scenario;
- prohibitively high-cost (R-2577C cost estimate: \$123,000,000) compared to marginal benefits make project a cost-ineffective and infeasible strategy for addressing area traffic needs;
- cost-ineffective projects with high price tags but only marginal benefits have no path to funding under NCDOT's STI prioritization process;
- 60% of commenters supported bypass removal. 40% who favored retaining bypass cited concerns over future traffic, however as documented herein, lower cost improvements on existing roadways would provide a similar or greater level of mobility in a more economical way.

It is further recommended that the MPO and NCDOT continue to partner together to identify and implement further needed roadway safety, operational, and capacity improvements on existing area roadways on an ongoing basis including through the pending 2050 Metropolitan Transportation Plan development process and future updates, the Highway Safety Improvement Program, and the NCDOT Strategic Transportation Investments prioritization process. NCDOT Project R-5823, conceived of in part as an alternative to a US 158 Stokesdale Bypass, exemplifies this strategy by improving NC 65 and NC 68 in the Stokesdale area through a series of intersection, safety, and operational improvements with construction currently scheduled in FY 2026

Thoroughfare & Collector Street Plan Amendment

Documentation of Review & Findings

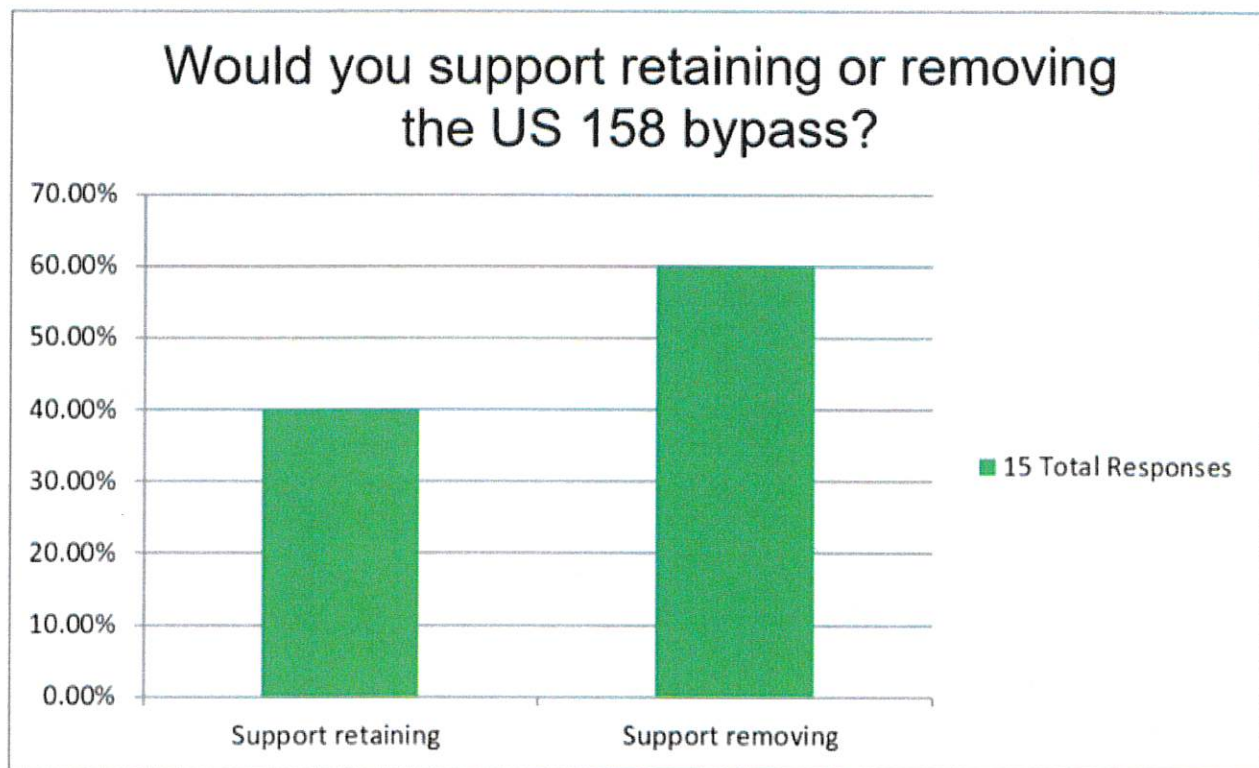
The MPO evaluation of the need for the bypass and its potential removal from the Thoroughfare and Collector Plan included a multi-part process including consultation with NCDOT and member agencies, analysis of traffic and future funding potential, review of project history, and public involvement.

Consultation with NCDOT and TCC member agencies

MPO staff and NCDOT consulted on the matter on multiple occasions starting in early through March 2024. Staff coordinated with Guilford County as well. This included a Thoroughfare & Collector Plan presentation to Guilford County Planning Board in September 2023. After that meeting Guilford County requested the MPO review and address the Stokesdale Bypass issue and fully resolve it before bringing the plan back for consideration for adoption by the County. Significant consultation was held with the Town of Stokesdale also, culminating in participation alongside NCDOT staff at the March 14 Town Council meeting where the matter was discussed in detail. Finally, staff consulted TCC and TAC about the upcoming item at the March 2024 meeting.

Public Input

A 30 day public review period was held from April 1 through April 30, 2024. A total of 15 public comments were received via email and Survey Monkey. **Please go to Appendix A for a full summary of survey responses and all written comments received along with MPO responses. .**



Thoroughfare & Collector Street Plan Amendment

Staff Analysis

Traffic Analysis & Funding Competitiveness Summary

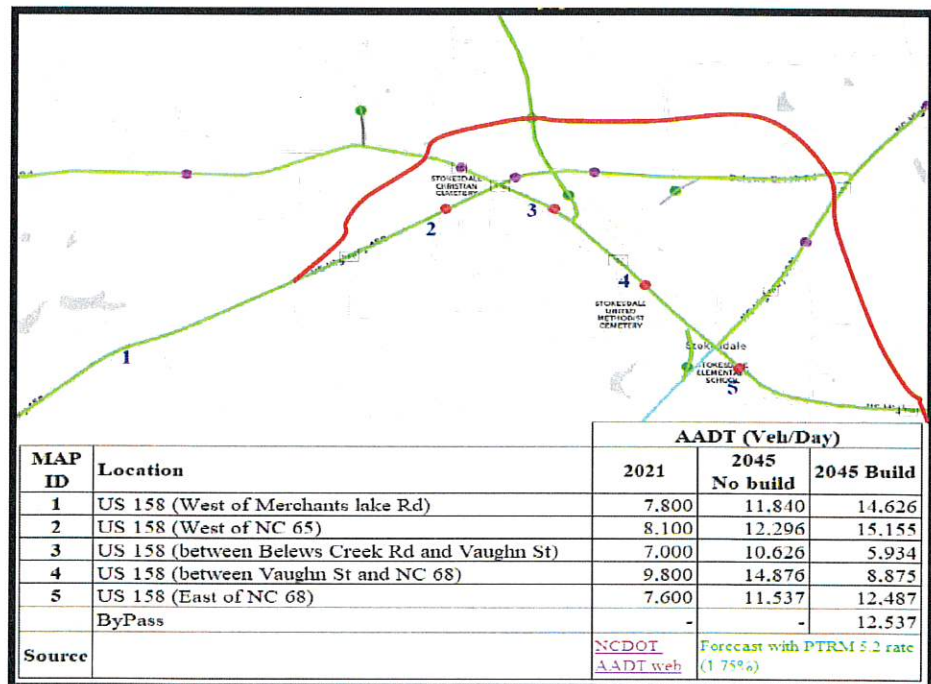
Staff performed high-level analysis using the regional travel demand model and historic traffic volumes. The analysis considered socioeconomic factors (housing, employment), effects on regional travel patterns overall, and effects on future traffic flow volumes in the project area. The analysis compared no-build and build scenarios to assess traffic volumes and travel patterns with and without the project. The build scenario showed marginal (minor) mobility improvements compared with the no-build scenario.

Staff assessed cost effectiveness in a qualitative manner using available information sources. First, given that R-2577C cost is estimated at \$123,000,000 and the benefits compared to a no-build scenario are marginal in nature, the project would be highly cost-ineffective, meaning lower cost operational and intersection improvements on existing roadways would provide a similar or greater level of mobility in a more economical and realistic way. Secondly, staff reviewed data from NCDOT's prioritization tool to corroborate this assessment. The project has consistently scored on the lower end of the Statewide and Regional roadway mobility funding competitions, putting it clearly out of range of being a contender for obtaining funding.

Traffic Analysis Details

The MPO carried out an independent high-level analysis using the regional travel demand model and historical traffic volumes. This analysis included an examination of socioeconomic factors including population, household, and employment data, along with an evaluation of their influence on overall regional travel patterns and projected traffic flow volumes within the project area. Historical traffic volume data spanning from 2017 to 2021 was examined, revealing a slight decrease in recent years. By leveraging the latest Average Annual Daily Traffic (AADT) data from 2021 and utilizing the regional travel demand model (2017 - 2024), two scenarios were forecasted for traffic patterns: one without any construction (no-build) and the other incorporating the proposed project (build). Growth rates were derived from segments within the project area, utilizing outputs from the regional travel demand model. A growth rate of 1.75% was applied in the forecasting process.

Figure 1 illustrates traffic volume count stations (NCDOT), while the accompanying table presents the 2021 AADT and the forecast results for both no-build and build scenarios. The build scenario for the roadway demonstrated minor mobility enhancements in comparison to the no-build scenario albeit accompanied by an increase in traffic volume on US 158 due to induced demand from increase roadway capacity.



Thoroughfare & Collector Street Plan Amendment

Cost Effectiveness Review

Staff assessed cost effectiveness in a qualitative manner using available information sources. This included a review of results from NCDOT STI Prioritization Processes for the period 2009 through the present day. **Table 1** indicates R-2577C results. Please note, the evaluation scale is on a 0-100 basis. Variations in scoring between rounds reflect ongoing refinements to the methodology and data sources, as well as the pool of competing projects in the system.

Table 1. R-2577C Prioritization Scoring Results, 2009-2021

Round	Statewide Tier Results (out of 100)
P 1.0	39.27
P 2.0	N/A
P 3.0	19.39
P 4.0	26.75
P 5.0	43.31
P 6.0	54.34

R-2577 Project History

Project History Summary

The 2045 Metropolitan Transportation Plan (MTP) lists R-2577C in the 2045 horizon year. The 2024-2033 MTIP and STIP list the project in unfunded status because it is a subsection of R-2577 of which the A section is funded for construction in FY 2026. Recent estimates using the NCDOT Prioritization cost estimation tool indicate a cost of \$123,633,000 (slightly higher than indicated in current TIP). R-2577A and B are in Forsyth County and are therefore included in the Winston-Salem MPO MTP rather than the GUAMPO MTP.

Project History Details

NCDOT started worked on project R-2577 15-20 years ago. In those days, the entirety of US 158 between Winston-Salem and its easternmost terminus near the coast was on a short list of projects eligible for a large pot of dedicated funding under the Intrastate System established under the 1989 Act establishing the current State Highway Trust Fund. However, in 2013 the Strategic Transportation Investment (STI) Act established the Strategic Mobility Formula. Under STI, the same the State Highway Trust Fund revenues previously dedicated to Urban Loops and the Intrastate System became available for a wide range of potential improvements. Under the STI process needs-based data-driven scoring define base line need, and local input points applied by MPOs, RPOs, and NCDOT Divisions are applied to set final rankings. The ranked results are used to select projects for funding under the State Transportation Improvement Program (STIP). STI removed the dedicated funding for Intrastate roadways, meaning potential projects such as R-2577 would have to compete for funding, and would only be implemented if competitive against other projects statewide and in the area.

The first Public Meeting for R-2577 in Stokesdale was April 10, 2012. Work on the environmental document began with NCDOT and Merger Team years prior to the Public Meeting. The first Public Meetings introduced the study area and alternate alignments. The Merger Team, representatives from NCDOT, all permitting agencies and two MPOs, met at decision set points in development of the environmental document and project, beginning with Purpose and Need to final project alignment and environmental document. The last public meeting was October 26, 2017 which showed the proposed right-of-way and roadway configuration as a superstreet. The environmental document was completed December 13, 2018 identifying three segments for R-2577: **A** North of I-40 Bus / US 421 to Belews Creek Road; **B** Belews Creek Road to Anthony Road; **C** Anthony Road to I-73 / US 220. It defined the purpose and need statement as *to improve the traffic carrying capacity and level of service along US 158, within the project limits*. However, the traffic forecast developed as part of this study showed that the R-2577C would carry close to 12, 600 average annual daily

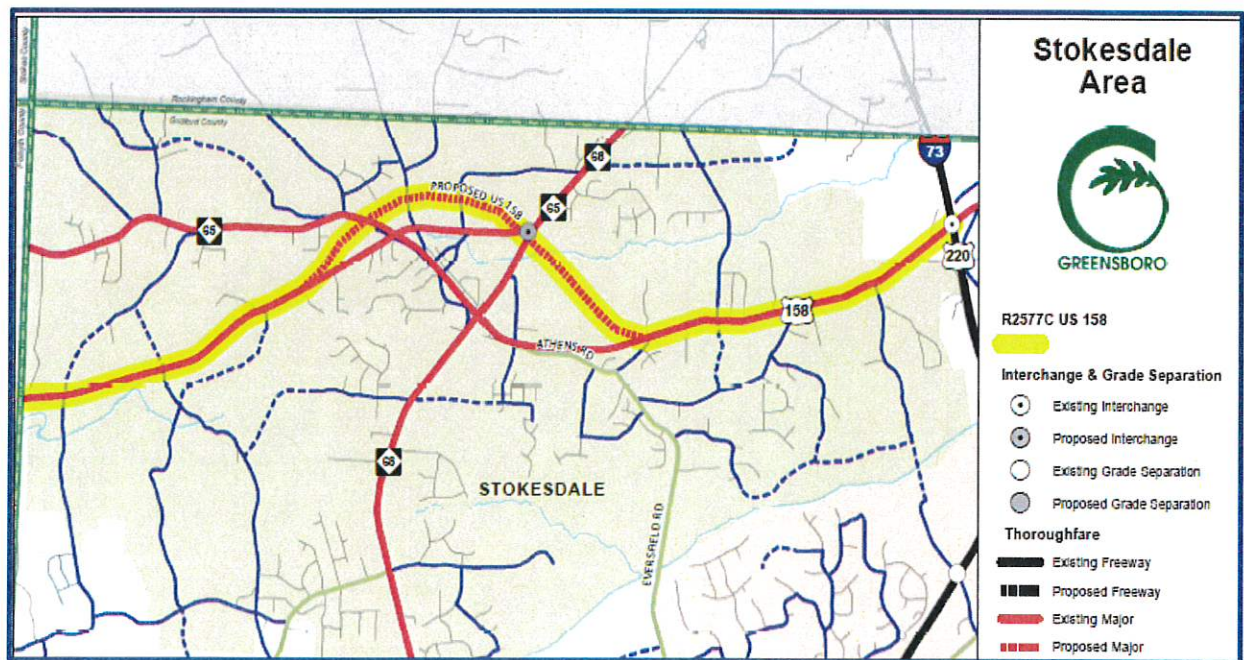
Thoroughfare & Collector Street Plan Amendment

traffic in 2045. This traffic level is well within the traffic capacity threshold of two-lane roadways.

R-2577C US 158 Stokesdale Bypass and MPO/ Local Plans

The federally required **2045 Metropolitan Transportation Plan (MTP)** was adopted December 9, 2020. An update is due by December 2025. The 2045 MTP identifies projects expected for construction through the year 2045. Project R-2577C is currently listed in 2045. The MTP update may either remove R-2577C from the plan altogether for move it to the Illustrative List of unscheduled projects, depending on which course better serves the interest of R-2577A, scheduled for construction in FY 2026, and R-2577B, believed to be a contender for funding in the mid to long-term. The state required Comprehensive Transportation Plan will be updated at the same time and manner consistent with the MTP.

The Thoroughfare and Collector Street Plan is a MPO developed plan used by the MPO in consultation with MPO area jurisdictions as the basis for development ordinance requirements for roadway improvements, right-of-way dedications and similar considerations. This is a locally oriented document rather than a federally-required or state-required one. Removing the US 158 Stokesdale Bypass from the Thoroughfare and Collector Plan will in no way effect the prospects of R-2577A and B to proceed.



Thoroughfare & Collector Street Plan Amendment

Staff Recommendations

Staff recommendation is to remove the US 158 Stokesdale Bypass from the Thoroughfare and Collector Plan because:

- the roadway build scenario analysis showed minor mobility improvements compared with the no-build scenario;
- the prohibitively high cost (current R-2577C cost estimate is \$123,000,000) compared to the marginal benefits of the project make it a highly cost-ineffective and infeasible strategy for addressing area traffic needs;
- cost-ineffective projects with high price tags but only marginal benefits have no path to funding under NCDOT's STI prioritization process;
- 60% of commenters supported the bypass removal. The 40% who favored its retention cited concerns over future traffic. As documented in this document, lower cost operational and intersection improvements on existing roadways would provide a similar or greater level of mobility in a more economical way.

It is further recommended that the MPO and NCDOT continue to partner together to identify and implement further needed roadway safety, operational, and capacity improvements on existing area roadways on an ongoing basis including through Metropolitan Transportation Plan review and updates, the Highway Safety Improvement Program, and the NCDOT Strategic Transportation Investments prioritization process. NCDOT Project R-5823, conceived of in part as an alternative to a US 158 Stokesdale Bypass, exemplifies this strategy by improving NC 65 and NC 68 in the Stokesdale area through a series of intersection, safety, and operational improvements with construction currently scheduled in FY 2026.

Thoroughfare & Collector Street Plan Amendment

Appendix A

Appendix A

Public Outreach Summary

The Draft Thoroughfare and Collector Street Plan Amendment to remove the US 158 Bypass was made available for public comment from April 1 to 30, 2024. The public outreach campaign notified interested persons, organizations, and other entities of the draft plan under consideration and the opportunity to provide comments directly or via a twelve-question web survey hosted on Survey Monkey. This effort yielded fifteen responses (12 from the survey, 3 from email) that offer a diverse range of perspectives and insights about the bypass.

In addition MPO staff, along with NCDOT representatives, attended a meeting of the Stokesdale Town Council Meeting on March 14. The purpose of the meeting was for Town officials and residents and other interested parties to learn about, discuss, and consider the merits of the planned US 158 Bypass and its removal from the MPO Thoroughfare and Collector Plan and the draft Town of Stokesdale Thoroughfare and Collector Plan for future Town consideration of adoption. That meeting had been publicized to Stokesdale residents by the Town of Stokesdale using its regular meeting notification procedures. The agenda and draft minutes for that meeting is attached the end of the appendix. This summary does not endeavor to summarize those proceedings except to say that the Town welcomed the public review period and MPO consideration of the pros and cons of the currently planned US 158 Stokesdale Bypass and final determination of how to proceed see enclosed draft meeting minutes for more information. The MPO did not hold an additional public meeting after determining that this meeting provided ample opportunity for interested and affected persons to learn about and discuss the matter.

This document includes (1) a summary of public comments received; (2) documentation of how the comment opportunity was publicized.

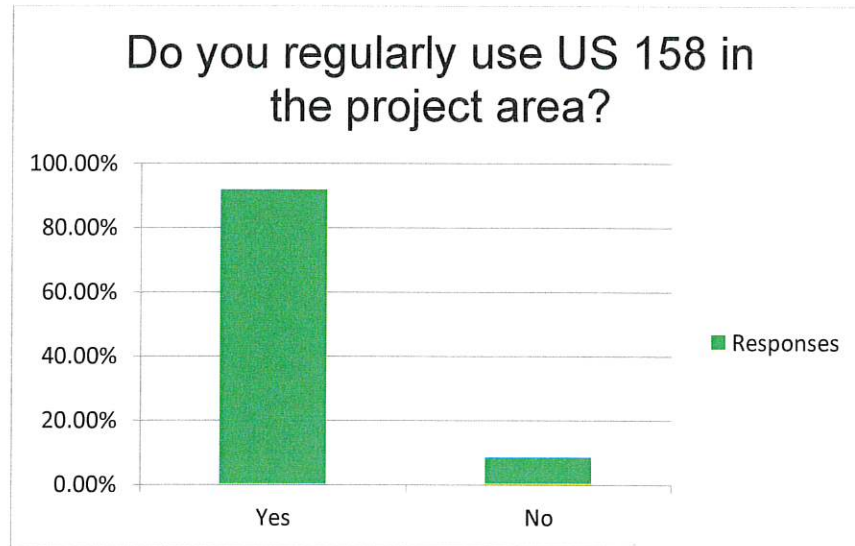
Public Comment Summary

Sixty percent of respondents concurred with removing the bypass from the Thoroughfare and Collector Street Plan. This result reinforces the MPO staff and NCDOT recommendation to remove the US 158 Stokesdale Bypass from the Thoroughfare and Collector Plan

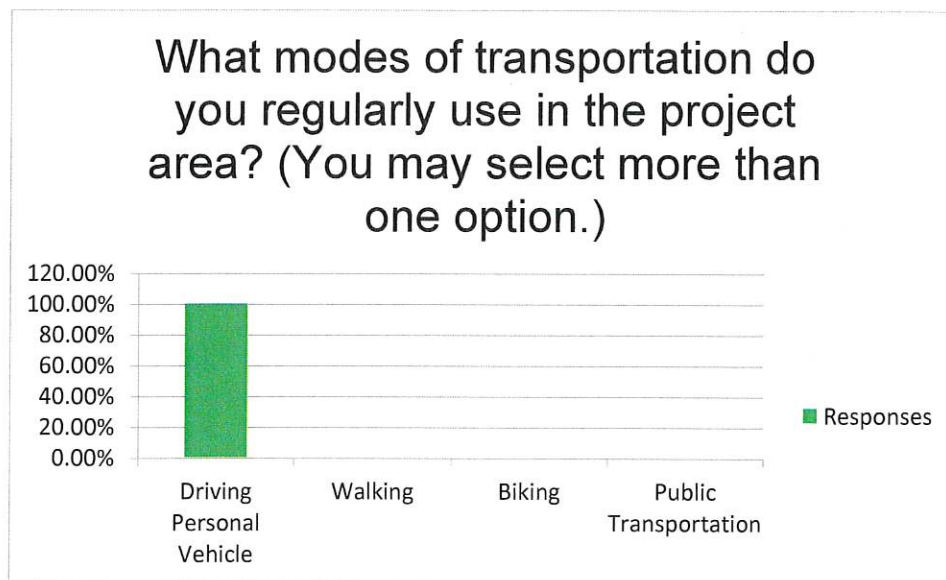
Below are the survey response(s). Note that responses received by email are presented in question 5 with an asterisk (*).

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

Question 1.

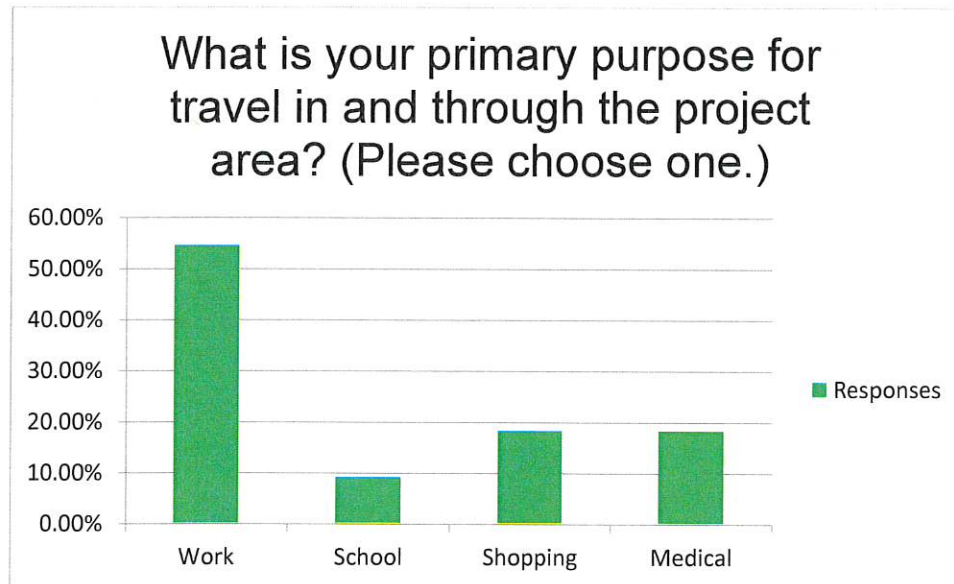


Question 2.



Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

Question 3.



Question 4 - What are your thoughts on current and future congestion in the project area?

Comments concerned about congestion in the project corridor:

C1. It's only going to get worse.

C2. Current congestion isn't too bad most of the time BUT with developers building houses on every wide spot in the road we are only a few years from this being a major headache.

C3. Congestion is not getting any better. We need to place necessary roads to better prepare for the future.

C4. This area will get busier in the future

C5. Kernersville and Stokesdale are growing and US 158 widening is needed to lessen congestion, increase safety and create more economic development in the area.



MPO Response: Thank you for your comments. As development in the area and traffic volumes on area roadways increase, the MPO will work with NCDOT, the Town of Stokesdale, and Guilford County to identify and develop cost effective improvements to the existing street network measures to address congestion and safety issues as they emerge.

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

Comments not concerned about congestion in the project corridor:

C6. Not too bad. Can be handled by existing roads with improvements in future.

C7. Congestion is not that bad.

C8. No need for a bypass around Stokesdale. Traffic is not excessive and is in fact less since new interstate road opened

C9. I believe there is congestion during the school year at Stokesdale Elementary and 158. However, this is only twice a day (and the school has asked parents to enter the area from a different road rather than stay lined up (backed up) on 158. I live off 158 and turn right onto the road every work day around 6:20. I do not have to wait to turn onto 158. I cannot comment on future congestion, not knowing enough on development plans.

C10. New connector from 68 to 220 has helped congestion

C11. Bypass is NOT needed...spend money on existing intersections to make safer and more efficient. Install stop light at Hwy 158 and Angel Pardue Road



MPO Response: Thank you for your comments. MPO and NCDOT analysis agree that current and foreseeable congestion levels do not warrant a multilane widening or a multilane US 158 bypass. The future focus will be on developing appropriate, cost effective responses to area traffic and safety issues in a manner consistent with community needs and preferences.

Question 5 - Do you think the US 158 widening and bypass are needed in the future? How much weight should be given to the cost of the projects versus the benefits to residents?

Comments in support of the Stokesdale Bypass:

C1. Yes, there should be weight. Everyone weights out cost and benefit to everything we buy. Maybe look at risk as well as benefit. I've seen bad accidents. You can't put a price on a life...

C2. This area is seeing large scale development so a road system ahead of congestion would be welcome.

C3. Yes. It is needed. It's already dangerous pulling into 158. I understand placing weight, however safety for drivers don't need weight. I remember 158 being shut down because someone lost their life. There no weight for that!

C4. Bypass needed along 158 from I-73 in Stokesdale to Winston Salem, but needs to be away from areas with high population and houses.

C5. Yes, the US 158 widening and bypass is needed. The Kernersville-Stokesdale area needs better roads to

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

handle growth, cost should not factor into the decision. Perhaps a local sales tax of 1% could help raise funds for the project.



MPO Response: Thank you for your comments. MPO staff and NCDOT analysis found the benefits to motorized traffic flow in the area would be relatively small when compared against the substantial cost of the Stokesdale Bypass. Operational improvements will be a more cost effective and feasible strategy. This finding is substantiated by the fact that NCDOT prioritization process results over the last ten years make it clear that it is highly improbable that the US 158 Stokesdale Bypass would ever score highly enough to be funded given its extremely high cost and relatively low benefits.

Comments opposed to the Stokesdale Bypass:

C6. After very thoughtful consideration and memories of living in Stokesdale 50 yrs ago, I feel that a bypass around the town would harm rather be a help to businesses. My interest would be in widening the existing road (Hwy 158). Residents along Hwy 158 may be concerned about the fast moving traffic, also a big problem. I look forward to hearing about any changes.*

C7. Not at all. It's not needed and would be a costly boondoggle.

C8. No. I think it is disenfranchising landowners and taking their property.

C9. I doubt it will ever be needed.

C10. I do not know. I do feel the cost is entirely too high for the benefits to residents.

C11. No. Cost vs benefit is extremely important.

C12. Not need. Cost well exceeds any benefit as well as it will destroy land

C13. Remove the future planned project Part C from the existing plans to bypass downtown Stokesdale.*

C14. I am pleased to hear that the above action is not going to happen. I have lived in Stokesdale, very close to the US 158 and have seen no need for any widening. The traffic does not warrant an expenditure of funds for this area of this road. Traffic moves along well and since I 73/ 220 have lightened the traffic load, I believe you are making the correct decision.*

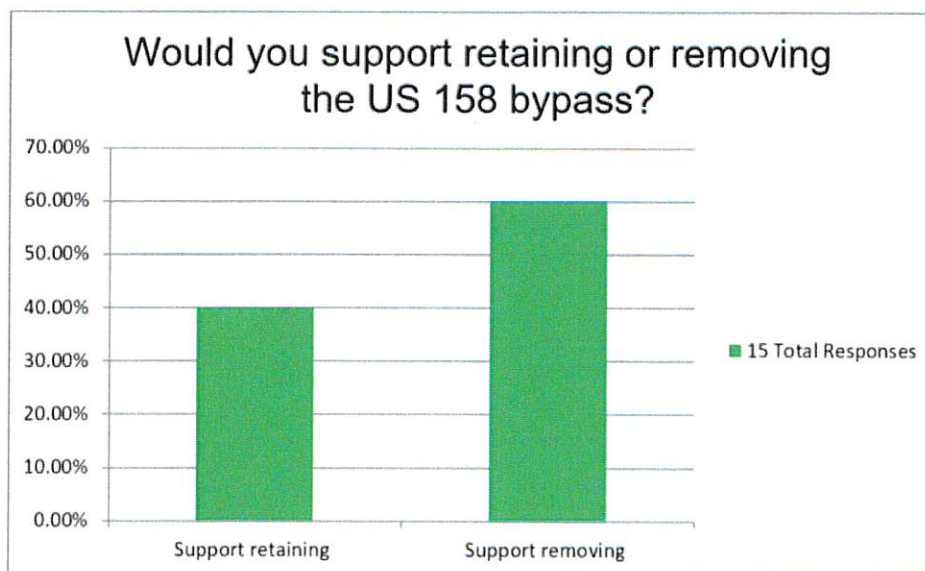
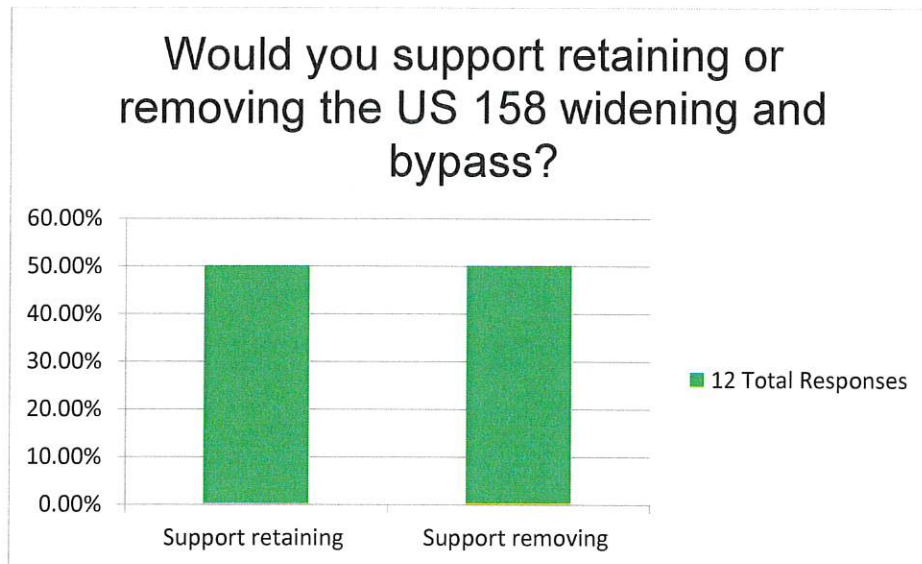


MPO Response: Thank you for your comments. The MPO concurs that the expected benefits would not justify the high costs of the US 158 Bypass. Current NCDOT cost estimates put the cost of R-2577C (which includes the Stokesdale Bypass at \$123 million. Meanwhile, recent NCDOT analysis of potential widening of NC 65 and NC 68, an alternate route around US 158 through the core of Stokesdale, would not warrant

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

four lane widening by 2045, and that instead a series of intersection and safety improvements will be more appropriate. These improvements, which NCDOT conceived in part as a potential alternative to a Stokesdale Bypass are currently scheduled for construction in FY 2026.

Question 6.



Question 7 – Please share any remaining comments you have regarding this amendment?

C1. Please remove the bypass.

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

C2. More work needs to be done contacting landowners before adding projects like this to the map. Otherwise, the act of drawing roads over private lands violates the takings clause of the constitution.

C3. Please keep this project on its current timeline. It will help now and in the future.

C4. Money should be spent more wisely...

C5. I would like to see this project to remain on schedule.

C6. Too many large trucks are using 158, including dump trucks from the rock quarry nearby. They are using side roads which is dangerous.

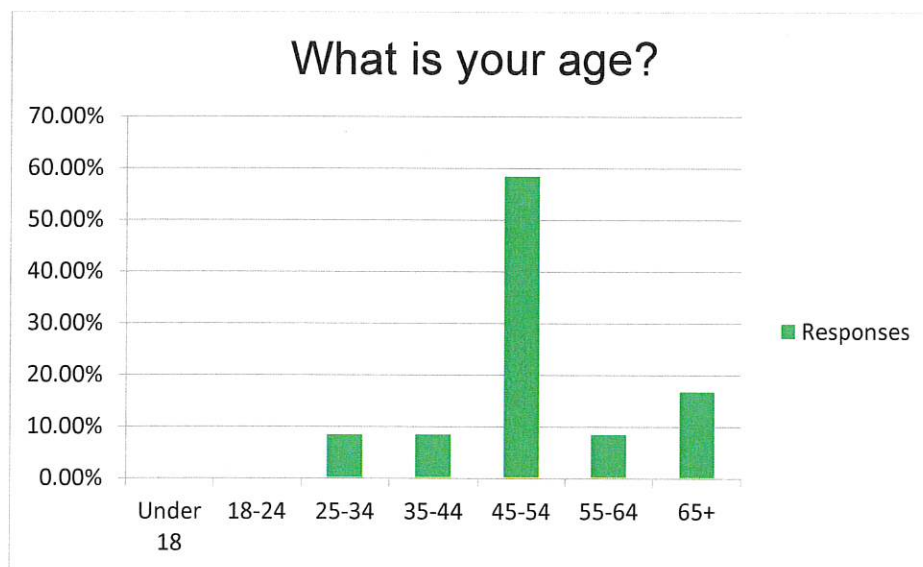
C7. New connector from 68 to 220 has helped congestion.



MPO Response: Thank you. The MPO works with NCDOT and member agencies such as the Town of Stokesdale and Guilford County to identify and submit potentially viable transportation projects for consideration for the MPO Metropolitan Transportation Plan and the NCDOT STI Prioritization process used to select projects for funding in the Transportation Improvement Program. Please visit the MPO website Prioritization 7.0 page for more information.

Also, regarding the concern about dump trucks on side streets we recommend contacting Town Officials of NCDOT Division 7 to a review of the issue.

Question 8.



Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

Question 9 - What is your home zip code?

Six residents reported living in 27357. One resident each lived in 27403, 27235, 27284, 27051, and 27009.

Question 10 - What is your work/school zip code?

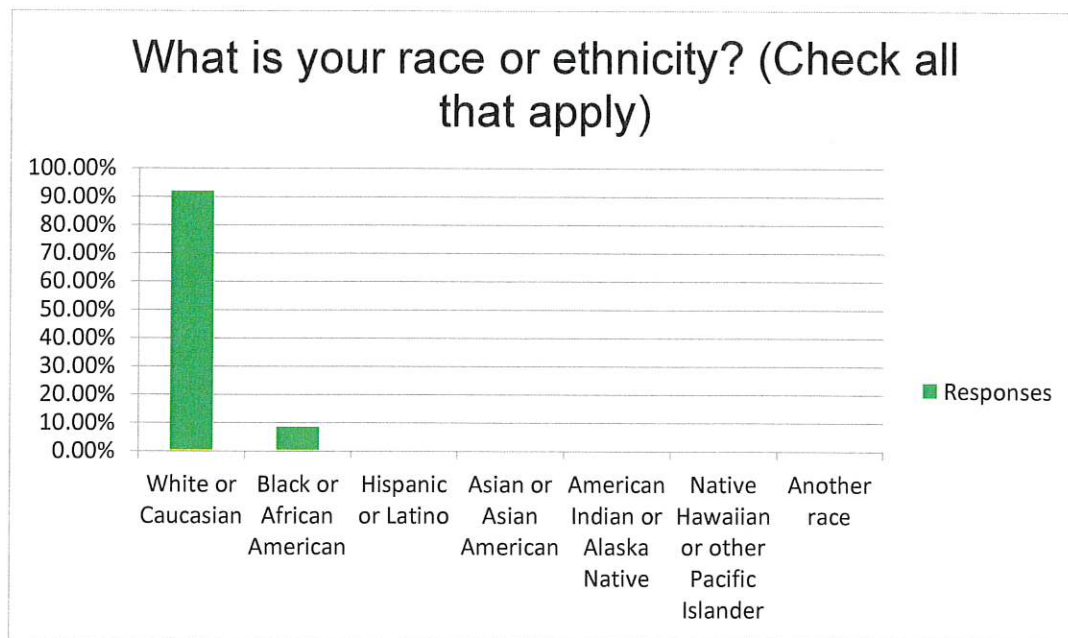
Four residents reported working or going to school in 27357, and two reported 27410 and 27320. One resident each reported 27402, 27265, 27408, and 27285.

Question 11 – What is your gender?



Question 12 – What is your race/ethnicity?

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass



Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

Public Outreach Materials

Figure 1. Press release distributed to MPO area media outlets



CITY OF GREENSBORO
FOR IMMEDIATE RELEASE

Contact: Lydia McIntyre
Phone: 336-373-3117

MPO Seeks Public Comment on Proposed Change to Future Planned US 158 Widening and Bypass

GREENSBORO, NC (April 1) – The Greensboro Urban Area Metropolitan Planning Organization (MPO) is seeking public comment on a proposed amendment and revisions to the Thoroughfare and Collector Street Plan. The amendment would remove a planned widening and construction of a bypass for US 158 between Piney Grove Road and I-73/US 220 in Stokesdale. Members of the public have until April 30 at 5 pm to submit their comments in writing. The public may comment during a public hearing at the May 8 virtual meeting of the MPO Transportation Advisory Committee by signing up [here](#).

The Draft Thoroughfare and Collector Street Plan Amendment is available for review online at www.guampo.org. Send comments to Engineering Supervisor Lydia McIntyre via [survey](#), email, fax to 336-412-6171, or by mail to PO Box 3136, Greensboro, NC, 27402-3136.

The Thoroughfare and Collector Street Plan is designed to balance future development with future planned roadways.

The proposed US 158 widening and bypass was proposed to divert increasing traffic from the Town of Stokesdale. The MPO is seeking input on whether to retain or remove the future planned project.

The Greensboro Urban Area Metropolitan Planning Organization (MPO) manages the federally required transportation planning process for the area's highway, transit, bicycle and pedestrian facilities.

The Greensboro metropolitan planning area includes the City of Greensboro, the majority of unincorporated Guilford County, and the towns of Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, and Summerfield.

#

Thoroughfare & Collector Street Plan Amendment: US 158 Bypass

Figure 2. Emails were distributed to the various MPO distribution lists including a broad based list of interested parties. Town of Stokesdale also helped get the word out.

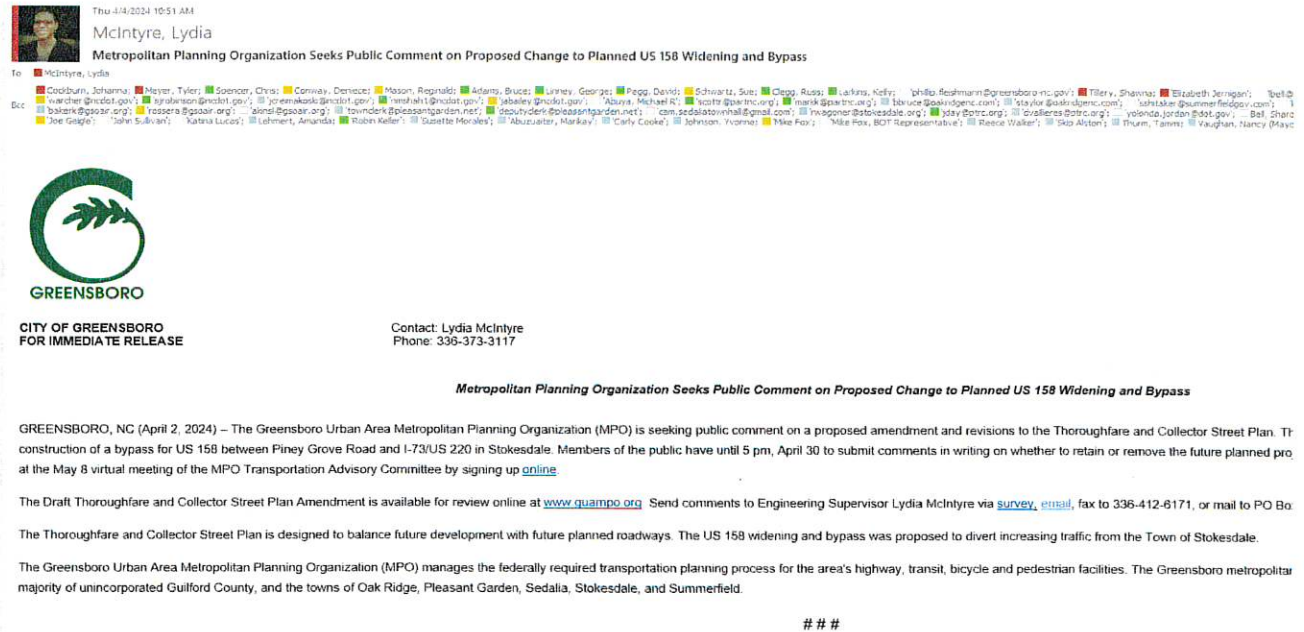


Figure 3: Draft meeting minutes, Stokesdale Town Council March 14, 2024



DRAFT MINUTES
TOWN OF STOKESDALE
TOWN COUNCIL
REGULAR MEETING
8325 ANGEL-PARDUE ROAD
STOKESDALE, NC 27357
MARCH 14, 2024 AT 7:00 PM

OLD BUSINESS ITEMS:

12. Discussion of proposed 2023 Thoroughfare and Collectors Street Plan by the Stokesdale Town Council, the North Carolina Department of Transportation (NCDOT), and the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). *(Requested during the February 08, 2024, regular Town Council meeting)*

Mayor Pro Tem Foy of Stokesdale led a discussion, highlighting the 2023 Comprehensive Transportation Plan by the Metropolitan Planning Organization (MPO). Concerns were raised regarding the inclusion of the northern route of the US Highway 158 Bypass in Stokesdale. Mayor Pro Tem Foy emphasized the need for a unified stance from the North Carolina Department of Transportation (NCDOT) before the Town Council could approve the plan.

Brian Ketner, representing NCDOT, addressed the council, acknowledging their concerns and explaining recent communications regarding the proposed Thoroughfare and Collectors Street Plan. He outlined the history of the R-2577 project, its sections, and the criteria for project prioritization under the Strategic Mobility Formula. Ketner clarified that the traffic projections did not justify the need for a northern bypass by 2045, citing ample capacity on existing roads.

Options for the Town Council regarding the R-2577 project were presented, emphasizing the importance of informed decision-making. Councilman Landreth sought clarification on the Council's authority over the project, which was confirmed by Ketner, given the Town's membership in the MPO.

Transportation Planner Craig McKinney provided insights from GUAMPO, **indicating a public survey to gauge opinions on the US Highway 158 Bypass**. He stressed the importance of cost-benefit analysis in project funding decisions.

Concerns were expressed by Councilman Landreth for property owners affected by the project. McKinney assured the council of ongoing efforts to reconsider the proposed plan, awaiting survey results for updated recommendations.

Attorney Amanda Hodiern represented impacted property owners and advocated for reconsideration of the Thoroughfare and Collectors Street Plan. She detailed the process of plan adoption and highlighted the potential removal of the northern bypass based on traffic data. Hodiern clarified the MPO's role and confirmed ongoing discussions to amend the plan.

In conclusion, Mayor Pro Tem Foy commended the representatives for their input and emphasized the need for thorough consideration before adopting the proposed plan. Discussions will continue pending survey results and further recommendations.

**RESOLUTION AMENDING THE GREENSBORO MPO AREA THOROUGHFARE
AND COLLECTOR STREET PLAN: US 158 STOKESDALE BYPASS**

A motion was made by Tammi Thurm and seconded by Mike Fox for adoption of the following resolution, which upon being put to a vote was duly adopted.

WHEREAS, the Transportation Advisory Committee has reviewed the current Thoroughfare and Collector Plan, adopted May 10, 2023 and has determined that an amendment is needed to remove the currently planned US 158 Stokesdale Bypass alignment to appropriately guide future development of the street and highway system in the town of Stokesdale and northwest Guilford County area; AND

WHEREAS, the Town of Stokesdale, the Guilford County Planning Board, and area residents and property owners had requested MPO consideration of and action on this change; AND

WHEREAS, MPO and NCDOT analysis found the benefits to motorized traffic flow in the area of the planned bypass would be minor and would not justify the prohibitively high cost of construction; and that improvements to existing roadways will be a more cost effective and feasible strategy; AND

WHEREAS, NCDOT Project R-5823, conceived of in part as an alternative to a US 158 Stokesdale Bypass, will exemplify this strategy by improving NC 65 and NC 68 in the Stokesdale area through a series of intersection, safety, and operational improvements with construction currently scheduled in FY 2026; AND

WHEREAS, the MPO and NCDOT will continue to partner together to identify and implement further needed roadway safety, operational, and capacity improvements on existing area roadways on an ongoing basis including through Metropolitan Transportation Plan review and updates, the Highway Safety Improvement Program, and the NCDOT Strategic Transportation Investments prioritization process; AND

WHEREAS, the Transportation Advisory Committee has provided for a thirty day public comment period, sent staff to a Stokesdale Town Council meeting to discuss the matter, and solicited the public for comments via surveys and other means; AND

NOW THEREFORE, be it resolved by the Greensboro Urban Area Transportation Advisory Committee to amend the Thoroughfare Plan and Collector Street Plan dated May 10, 2023, to remove the US 158 Stokesdale Bypass alignment on this the day May 8, 2024.

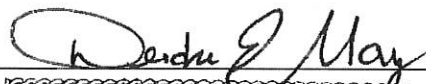
I, Marikay Abuzuaiter, TAC Chair,

(Name of Certifying Official) (Title of Certifying Official)

do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the Greensboro Urban Area TAC duly held on this day, May 8, 2024.


Chair, Transportation Advisory Committee

Subscribed and sworn to me on this day, May 8, 2024.


Notary Public DEIDRE E MAY
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 03/07/2028
My commission expires _____

TOWN OF STOKESDALE



NOTICE OF PUBLIC HEARING

A Public Hearing will be held during the next regular Stokesdale Town Council meeting. This meeting will be held inside the Stokesdale Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, North Carolina 27357 on Thursday, July 11, 2024, at 7:00 PM.

PUBLIC HEARING ITEM:

Public hearing to consider adoption of the proposed Thoroughfare and Collectors Street Plan as prepared and adopted by the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) and subsequently amending the Town of Stokesdale's Future Land Use Plan.

The Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) provides multi-modal transportation planning for the Town of Stokesdale among other communities in Guilford County, and the updated Thoroughfare and Street Collector Plan addresses the network of roadways that make up our communities, considers their function, ensures overall network stability, balances volume and access, and informs roadway design and speed limit. The Plan implements provisions of the Land Development Ordinance, establishes street design standards, manages access and connectivity, and secures rights-of-way as development occurs. This update is required to maintain consistency with the 2045 Metropolitan Transportation Plan. Upon the potential adoption of the Plan and subsequent resolution, the Town of Stokesdale's Future Land Use Plan would be amended.

For more information, please call the Stokesdale Town Hall at (336) 643-4011.



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000872197

Client: TOWN OF STOKESDALE
Phone: 3366434011

Payer: TOWN OF STOKESDALE
Phone: 3366434011

Account: 4000762
Address: PO BOX 465
STOKESDALE NC 27357

Account: 4000762
Address: PO BOX 465
STOKESDALE NC 27357

Sales Rep **Accnt Rep** **Ordered By**
aboan aboangso Robbie

Fax:
EMail: kthacker@stokesdale.org

Total Amount \$526.72
Payment Amount \$0.00

Amount Due \$526.72

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets **Proofs** **Affidavits** **PO Number:**
0 0 1

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Production Method
AdBooker (liner)

Production Notes

Product and Zone **Placement** **Position** **# Inserts**
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Run Dates 7/ 1/2024, 7/ 8/2024

Product and Zone **Placement** **Position** **# Inserts**
GSO newsrecord.com C-Legal Ads Legal Notices 8
Run Schedule Invoice Text: TOWN OF STOKESDALE NOTICE OF PUBLIC HEARING
Run Dates 7/ 1/2024, 7/ 2/2024, 7/ 3/2024, 7/ 4/2024, 7/ 5/2024, 7/ 6/2024, 7/ 7/2024, 7/ 8/2024

TagLine: TOWNOFSTOKESDALENOTICEOFPUBLICHEARINGAPUBLICHEARINGWILLBEHELDDURINGTHENEXTREGULARSTOKESDALETOWNCOUNCILMEETINGTHISMEETINGWILLBEHELDI



Order Confirmation

Order# 0000872197

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

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Municipality: Stokesdale

Public Hearings

Date Published: Jul 01, 2024

Expiration Date: Jul 11, 2024

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Per S.L. 2017-210 and Guilford County Ordinance Chapter 17: Electronic Notice section 17-1(a), Guilford County is permitted to publish legal notices on the Guilford County Electronic Legal Notices website at <https://legalnotices.guilfordcountync.gov/Default.aspx>.

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PUBLIC HEARING ITEM:

Public hearing to consider adoption of the proposed Thoroughfare and Collectors Street Plan as prepared and adopted by the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) and subsequently amending the Town of Stokesdale's Future Land Use Plan.

The Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) provides multi-modal transportation planning for the Town of Stokesdale among other communities in Guilford County, and the updated Thoroughfare and Street Collector Plan addresses the network of roadways that make up our communities, considers their function, ensures overall network stability, balances volume and access, and informs roadway design and speed limit. The Plan implements provisions of the Land Development Ordinance, establishes street design standards, manages access and connectivity, and secures rights-of-way as development occurs. This update is required to maintain consistency with the 2045 Metropolitan Transportation Plan. Upon the potential adoption of the Plan and subsequent resolution, the Town of Stokesdale's Future Land Use Plan would be amended.

For more information, please call the Stokesdale Town Hall at (336) 643-4011.

TOWN OF STOKESDALE



R-2024-XX

A RESOLUTION REQUESTING THE GUILFORD COUNTY BOARD OF ELECTIONS TO ADD A REFERENDUM TO THE NOVEMBER 2024 BALLOT FOR A VOTE TO ENABLE THE LOCATION OF AN ABC STORE IN THE CORPORATE BOUNDARIES OF THE TOWN OF STOKESDALE

WHEREAS, North Carolina General Statute 18B-600(a)(3) permits and authorizes a Referendum Election within the corporate boundaries of the Town of Stokesdale for the purposes of the Stokesdale Town citizens voting on the issue of ABC Stores; and

WHEREAS, the Stokesdale Town Council deems it suitable to permit a Referendum before the citizens of the Town of Stokesdale to vote either FOR or AGAINST an ABC Store to be located in the Town of Stokesdale; and

WHEREAS, pursuant to the authority contained in North Carolina General Statutes 1 SB- 600(d) and 1 SB- 601(c), the Guilford County Board of Elections is hereby requested to add a Referendum to the November 2004 Election Ballot to enable a vote before the citizens of the Town of Stokesdale on the issue of allowing the location of an ABC Store within the boundaries of the Town of Stokesdale.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STOKESDALE that pursuant to the authority contained in General Statutes 1 SB- 600(d) and 1 SB-601(c), the Guilford County Board of Elections is hereby requested to place upon the November 2004 Election Ballot a Referendum vote for ABC Stores within the boundaries of the Town of Stokesdale.

BE IT FURTHER RESOLVED that pursuant to General Statute 1 8B-602(g) the said ballot for the Referendum vote shall state the proposition for voting as follows:

To permit the operation of ABC Stores.

_____ For
_____ Against

BE IT FINALLY RESOLVED that a copy of this Resolution be filed with the Guilford County Board of Elections within ten (10) days of its adoption.

Adopted this the _____ day of _____, 2024.

Michael E. Crawford, Mayor

Attest:

Robbie Lee Wagoner II, Town Clerk

TOWN OF STOKESDALE MEMORANDUM



TO: Stokesdale Town Council

FROM: Robbie Lee Wagoner II, Town Clerk

DATE: Tuesday, June 11, 2024

RE: Consideration to resolve outstanding water bill debts owed to the Town of Stokesdale Water Enterprise Fund.

Dear Stokesdale Town Council,

As reported by Mrs. Priscilla Hunsucker, the Customer Service Manager of the Town of Stokesdale's Water System, there are presently 26 inactive water customer accounts with an aggregate balance of \$6,115.66 owed to the Town of Stokesdale Water Enterprise Fund.

Thank you for your attention to this matter.

Respectfully submitted,

Robbie Lee Wagoner II, Town Clerk

Tuesday, June 11, 2024
Date