



**AGENDA**  
**TOWN OF STOKESDALE**  
**REGULAR TOWN COUNCIL MEETING**  
**8325 ANGEL-PARDUE ROAD**  
**STOKESDALE, NC 27357**  
**AUGUST 10, 2023 AT 7:00 PM**

**AVAILABLE VENUES TO WATCH/ATTEND:**

- a) Attend in Person at Stokesdale Town Hall in Council Chambers at 7 PM
  - b) View Live Stream on Town of Stokesdale's YouTube Channel at 7 PM:  
[https://www.youtube.com/channel/UC1tJH7T0Q\\_56F\\_EDH6wljiA/live](https://www.youtube.com/channel/UC1tJH7T0Q_56F_EDH6wljiA/live)
  - c) View & Participate (Citizen Comments) Virtually via Zoom at 7PM:  
<https://us02web.zoom.us/j/84933091581?pwd=enRWdUxyc2dMMnR6ZU9BOEwvOGg1Zz09>  
Meeting ID: 849 3309 1581  
Passcode: 561104  
One-Tap Mobile: 1-312-626-6799
- 

- 1. Call to Order, Pledge of Allegiance, and Invocation.
- 2. Review and Adopt the Agenda.

**IMMEDIATE BUSINESS:**

- 3. Discussion and possible vote for a Resolution in Opposition to Commercial Gaming and or Casinos.
- 4. Discussion and possible vote for a Resolution Opposing the Development of a Casino in Rockingham County Adjacent to the Town of Stokesdale Without a Vote of Approval by the Voters of Rockingham County by Local Referendum.

**ADMINISTRATIVE:**

- 5. Review and Adopt the Minutes:
  - a) November 10, 2022, Regular Town Council Meeting
  - b) November 10, 2022, Closed Session
  - c) November 29, 2022, Special Called Town Council Meeting
  - d) November 29, 2022, Closed Session
  - e) December 08, 2022, Regular Town Council Meeting
  - f) December 08, 2022, Closed Session
  - g) July 13, 2023, Regular Town Council Meeting
  - h) July 13, 2023, Closed Session

6. **Public Safety Reports:**
  - a) **Stokesdale Fire Department**
  - b) **Guilford County Sheriff's Office**
7. **Administrative Reports:**
  - a) **Administrative Report: Robbie Lee Wagoner II (Town Clerk)**
  - b) **Planning Board: Justin Snyder (Guilford County Planning and Development)**
  - c) **Events Committee: Derek Foy (Mayor Pro Tem)**
  - d) **Property Committee: Jim Rigsbee (Councilman)**
  - e) **Town Park Improvement Committee: Tee Stephenson (Committee Chairman)**
8. **Financial Reports:**
  - a) **Finance Report: Kimberly Thacker (Town Finance Officer/Budget Officer)**
9. **Citizen's Comments from the Floor (3-Minute Limit per Speaker).**

### **PUBLIC HEARINGS:**

10. **REZONING CASE 23-07-PLBD-00054, 8107 HAW RIVER RD FROM CZ-HB (CONDITIONAL HIGHWAY BUSINESS) TO CZ-HB AMENDED (AMENDED CONDITIONAL HIGHWAY BUSINESS)**

Located on the south side of Haw River Road (SR 2028), 330 feet west of the intersection of Haw River Road with NC Highway 68 N, Guilford County Tax Parcel 163617, this is a request to rezone the subject properties, which contains a total of 0.99 acres from CZ-HB (Conditional Highway Business) to CZ-HB Amended (Amended Conditional Highway Business). The Stokesdale Town Council will have the final authority to approve or deny the request.
11. **REZONING CASE 23-07-PLBD-00055, 8200 STOKESDALE ST AND 8320 LOYOLA ST FROM LO (LIMITED OFFICE) AND RS-30 (SINGLE FAMILY RESIDENTIAL) TO CZ-GB (CONDITIONAL GENERAL BUSINESS)**

Located on the east side of Stokesdale Street (SR 2049), at the intersection of Stokesdale Street with US Highway 158, Guilford County Tax Parcels 162231 and 162232, this is a request to rezone the subject properties, which contains a total of 0.87 acres from LO (Limited Office) and RS-30 (Single Family Residential) to CZ-GB (Conditional General Business). The Stokesdale Town Council will have the final authority to approve or deny the request.

### **OLD BUSINESS:**

12. **Consideration of Ordinance Making Appropriations for the Funding of the Stokesdale Water Line Extension to Add System Redundancy Capital Project Ordinance Fund.**
13. **Consideration of Proposals to Prepare and Stain the Two Picnic Shelters located at the Stokesdale Town Park.**

## **NEW BUSINESS:**

14. **Consideration of a Resolution Consenting to the Addition of Peony Drive in the Treeline Trails Subdivision to the Secondary Road Maintenance System of NC.**
15. **Consideration of Purchasing Speed Bumps to be Installed on the Roadway leading into the Stokesdale Town Park.**
16. **Citizen's Comments from the Floor (3-Minute Limit per Speaker).**
17. **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.** General policy matters may not be discussed in a closed session, and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.
18. **Council Comments.**

## **ANNOUNCEMENTS:**

19. **Council Announcements:**
  - a) **The Town of Stokesdale Town Planning Board meeting scheduled for Thursday, August 24, 2023, at 7:00 PM inside the Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, NC 27357, has been cancelled.**
  - b) **The Town of Stokesdale Town Council will hold a regular meeting on Thursday, September 14, 2023, at 7:00 PM inside the Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, NC 27357.**

## **ADJOURNMENT:**

20. **Adjournment of Meeting.**

# Agenda Item

5





**MINUTES  
TOWN OF STOKESDALE  
REGULAR TOWN COUNCIL MEETING  
8325 ANGEL-PARDUE ROAD  
STOKESDALE, NC 27357  
NOVEMBER 10, 2022 AT 7:00PM**

Member's present were: Mayor Mike Crawford; Mayor Pro-Tem Derek Foy; Council Members: Jimmy Landreth, Tim Jones, and Jim Rigsbee; Budget Officer Kim Thacker, Deputy Town Clerk Robbie Wagoner, and Town Attorney Tom Medlin.

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

Mayor Mike Crawford called the meeting to order and led the Pledge of Allegiance. Pastor Ed McKinney of Stokesdale United Methodist Church delivered the invocation.

Mayor Crawford then asked for Moment of Silence in memory of Aliyah Thornhill that was hit and killed by a vehicle on Haw River Road on Halloween.

**2. Review and Adopt the Agenda**

Mayor Crawford made a **Motion** to adopt the agenda.

Mayor Pro Tem Derek Foy added a closed session at the end of the meeting for the purpose of discussing acquisition of real property.

Councilman Tim Jones added consideration of quotes from Hall Plumbing, #7B.

Councilman Tim Jones added a discussion on website updates at the end of the meeting, 14B.

Mayor Crawford withdrew his initial motion to adopt the agenda.

Mayor Crawford made a **MOTION** to adopt the agenda as amended. Councilman Jones seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried.**

**3. Public Safety Reports: Fire Department**

Fire Chief Todd Gauldin presented the Fire Department Report for November.

**4. Administrative Reports:**

**a) Administrative Report:**

Presented by Deputy Town Clerk Robbie Lee Wagoner II for the month of October.

**b) Planning Board:**

None presented.

**c) Events Committee:**

Mayor Pro Tem Foy reminded everyone of the Christmas Parade on Saturday, December 10th and spoke of Stokesdale's parade being one of several that is featured in Our State Magazine.

**d) Property Committee:**

Councilman Rigsbee informed Council of recruitment efforts for a cleaning crew for Town Hall.

**e) Town Park Improvement Committee:**

Mayor Pro Tem Foy stated that Mr. Tee Stephenson, Chairman of the Town Park Improvement Committee will update Council during the agenda item later in the meeting.

Councilman Landreth asked for a discussion on a trash can for the park.

**5. Financials: Finance/Budget Officer: Kim Thacker**

Mrs. Kim Thacker presented the financial report for the General Fund accounts and Water Fund Accounts. She also spoke about an email sent to the Town's Auditor Rex Rouse in regard to the status of this year's town audit. Mrs. Thacker read the email from Deputy Clerk Robbie Wagoner.

Mayor Pro Tem Foy commented on the recent increase in interest rates the Town is receiving on investments.

Mrs. Thacker provided an update on the status of the Town's audit from Rex Rouse in which he stated that he did not expect any issues.

Councilman Jones asked that this email and response be attached to the minutes of this meeting.  
**See below:**

.....  
**From:** Jay <[jaystone@alumni.unc.edu](mailto:jaystone@alumni.unc.edu)>  
**Sent:** Tuesday, November 8, 2022 5:16 PM  
**To:** Deputy Clerk <[deputyclerk@stokesdale.org](mailto:deputyclerk@stokesdale.org)>  
**Cc:** Kimberly Thacker <[kthacker@stokesdale.org](mailto:kthacker@stokesdale.org)>  
**Subject:** RE: Town of Stokesdale - 2022 Audit Report

The Local Government Commission grants an automatic extension until December 1, 2022 before which time we shall have the audit completed.

Thanks,

Jay

**From:** Deputy Clerk [<mailto:deputyclerk@stokesdale.org>]  
**Sent:** Tuesday, November 8, 2022 4:38 PM  
**To:** Jay; [jaystone@rrrg.info](mailto:jaystone@rrrg.info)  
**Cc:** Kimberly Thacker  
**Subject:** Town of Stokesdale - 2022 Audit Report

Greetings,

Good afternoon, I hope this email finds you safe and well. Per the request of Councilman Tim Jones, I am emailing you today to inquire about the 2022 Audit Report for the Town of Stokesdale, North Carolina.

It is my understanding that R. Rex Rouse Jr. of Rouse, Rouse, Rouse & Gardner, LLP. signed a Contract to Audit Accounts for the Town of Stokesdale on May 10, 2022. This same contract was then signed by Michael E. Crawford, Mayor of the Town of Stokesdale, on June 16, 2022, and by Kimberly Thacker, Finance/Budget Officer of the Town of Stokesdale, on June 17, 2022. This contract also includes an Audit Fee in the amount of \$9,000.00 and a Writing Financial Statements Fee in the amount of \$5,555.00 that are both to be paid by the Town of Stokesdale to Rouse, Rouse, Rouse & Gardner, LLP. for their services.

Could you please provide me with an update on the current status of the above-mentioned Audit Report for the Town of Stokesdale?

Also, the above-mentioned contract states that the Audit Report due date is October 31, 2022. At the time of this email, the due date occurred approximately one week ago. Therefore, I would also like to ask if you could please confirm if the 2022 Audit Report for the Town of Stokesdale will need to be extended. If so, does this extension need to be requested by the Town of Stokesdale or by Rouse, Rouse, Rouse & Gardner, LLP.?

If possible, please provide me with a written answer to this inquiry by 4:30 PM on Thursday, November 10, 2022. If provided, I will deliver your written response to the Town of Stokesdale Town Council during the next regular Town Council meeting. This meeting is scheduled for Thursday, November 10, 2022, at 7:00 PM.

If you need any further information from me, please do not hesitate to contact me using the contact information within my email signature below.

I look forward to hearing from you soon.

Thank you and have a great day!

**Robbie Lee Wagoner II**

Deputy Town Clerk  
Town of Stokesdale  
*Amor Vincit Omnia*

Post Office Box 465  
8325 Angel Pardue Road  
Stokesdale, NC 27357  
(336) 643-4011





Please note that emails sent to and from this address are subject to the North Carolina Public Records Law and may be disclosed to third parties.

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

None presented.

**NEW BUSINESS:**

**7. Consideration of an Estimate submitted by Gauldin Plumbing for the materials and labor to install 2 Woodford model 17 faucets with stem lock, work expected to cost between \$1,000 and \$1,250 plus NC Sales Tax.**

Mayor Crawford introduced the quote from Gauldin Plumbing, total cost estimate between \$1,000 and \$1,2050 plus sales taxes for the installation of 2 woodford model 17 faucets.

The Mayor also presented an quote from Hall Well & Plumbing in the amount of \$1,047.20 for the installation of 1 woodford 67 wall faucet, \$1,325.26 for 1 woodford model R34 2" bury locking yard hydrant and \$455 to install a new backflow enclosure over the existing backflow plus sales tax.

Councilman Jones reported on discussions with these vendors to add a faucet and/or yard hydrant at the restroom/concession building in the park and repairing the water fountain. He explained that this came about when the soccer field was being repaired and required watering.

Council discussed the differences in quotes.

Councilman Jones made **Motion** to approve the expenditure item #3 at \$455 by Hall Well & Plumbing quoted by email dated November 9, 2022 at 3:59 PM to install a new backflow enclosure over the existing backflow at the Town Park irrigation system. Councilman Landreth seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

**Motion carried, 5-0.**

Councilman Rigsbee asked about the water fountain. Councilman Jones stated that we have looked at it and explained several issues with what's there and what's necessary to repair it. After a brief discussion, not enough information was available to render a decision.

Councilman Jones made a **Motion** to continue this item to the next regular meeting. Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

Mayor Crawford introduced an item to replace a trashcan at the park. Council discussed an estimate from Next Level Recreation of the Carolina's Inc. in the amount of \$1,002.38 for a TR32, 32-gallon receptacle-green, portable.

Mayor Pro Tem Foy made a **Motion** to buy the trashcan for \$1,002.38 from Next Level Recreation of the Carolina's Inc. Motion seconded by Councilman Rigsbee.

<b>Mayor Crawford</b>	<b>No</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>No</b>	<b>Councilman Jones</b>	<b>No</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion failed, 2-3.**

Council continued to discuss the condition of the trashcan and the possibility of using barrels. It was noted by several Councilmembers that they wanted to see the barrels before they are put in the park. Councilman Landreth recommended getting pictures of the barrels and bring the item back to Council.

**8. Consideration of a Certification of Municipal Declaration to Enact Speed Limits and Request for Concurrence for a speed limit reduction from 35 mph to 25 mph on Angel-Pardue Road.**

Mayor Pro Tem Foy noted the addition of the homes and the park on Angel Pardue Road and the need to reduce the speed limit to 25 mph. Councilman Jones asked if this request is from citizen's complaints, the school or his observation of the situation. Mayor Pro Tem Foy stated that the request is based on comments from neighbors and others in the area. Councilman Rigsbee explained the safety concerns with children walking to school and people walking to and from the park. He also spoke about the enforcement by law enforcement agencies if the speed is posted. Council then discussed reducing the speed on the adjoining roads such as Athens Road and Adano Road.

Councilman Jones asked if it was appropriate for the Mayor and Mayor Pro Tem to vote on this matter since they both live in this neighborhood. Mr. Medlin advised that there is no money or anything else to be gained by enacting a reduced speed limit.

Mayor Crawford made a **Motion** to reduce the speed limit on Angel-Pardue Road and Adano Road to 25 miles per hour. Mayor Pro Tem Foy seconded the motion and asked for an **Amendment** to include final authorization to be done by NCDOT.

Mayor Crawford accepted the amendment.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried 5-0.**

**9. Consideration of a Resolution to call for a Public Hearing on the closing of a portion of Angel-Pardue Road.**

Deputy Clerk Wagoner explained that Justin Synder, Guilford County Planner determined that the process followed before by NCDOT was not correct in closing a portion of Angel Pardue Road. He explained that according to the NC General Statutes, this request requires a public hearing be called by Council and then advertised for four (4) consecutive weeks prior to the public hearing.

Mayor Crawford made a **Motion** to approve the following Resolution calling for a public hearing on the closing of a portion of Angel-Pardue Road. Councilman Jones seconded the motion and identified Resolution No. R-2022-05.

**RESOLUTION NO. R-2022-05  
RESOLUTION OF INTENT  
TO CLOSE A PORTION OF ANGEL PARDUE  
ROAD**

WHEREAS, a petition has been filed, pursuant to G.S. 160A-299, requesting the Town Council to close and remove from dedication the following portion of described roadway:

Being that portion of said road, presently known as Angel Pardue Road (Secondary Road #2102) in Oak Ridge Township, as described further by metes and bounds in Exhibit A attached herein, Town of Stokesdale, NC.

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of this Council to close a portion of said road to the public use, and that a public hearing on this question will be held on the 8th day of December, 2022, at 7:00 P.M. in the Stokesdale Town Hall Meeting Room, 8325 Angel Pardue Road, Stokesdale, North Carolina, at which time the Council will hear all interested citizens and make a final determination as to whether this portion of road shall be closed and removed from dedication.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE STOKESDALE TOWN COUNCIL AT A MEETING

Exhibit A - Legal Description

COMMENCING FROM A FOUND IRON PIN ON THE EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD (DESCRIBED BOOK 5422, PAGE 775), SAID POINT BEING THE 'POINT OF BEGINNING'; THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD (DESCRIBED IN BOOK

5422, PAGE 775) ON A BEARING OF S01°28'00" E, A DISTANCE OF 171.22 FEET; THENCE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CHORD BEARING S04°56'26" E, AND AN ARC LENGTH OF 40.23 FEET; THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CHORD BEARING OF S41°41'21" W, AND AN ARC LENGTH OF 33.09 FEET; THENCE, BEARING S73°50'48"W, FOR A DISTANCE OF 119.99 FEET, TO A POINT ON SAID EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD (DESCRIBED IN BOOK 5422, PAGE 775); THENCE, ALONG SAID EXISTING RIGHT-OF-WAY, BEARING N32°47'59"W, A DISTANCE OF 13.88 FEET, TO A CORNER OF SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY, N57°12'01"E, FOR A DISTANCE OF 83.70 FEET, TO A CORNER ON SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N47°11'46"W, FOR A DISTANCE OF 39.24 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N37°13'48"E, FOR A DISTANCE OF 44.05 FEET, TO A CORNER ON SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY, N16°14'16"E, FOR A DISTANCE OF 32.81 FEET, TO A CORNER ON SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY, N00°56'54"E, FOR A DISTANCE OF 119.11 FEET, TO AN EXISTING FOUND IRON PIN ON THE EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD, SAID POINT BEING THE 'POINT OF BEGINNING'.

AND

COMMENCING AT A FOUND IRON PIN ON EXISTING ANGEL PARDUE RIGHT- OF-WAY (BOOK 5422, PAGE 775); THENCE, LEAVING THE EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD FROM SAID FOUND IRON PIN FOR A DISTANCE OF 304.56 FEET ; ON A BEARING OF S10°17'31"W, TO A POINT ON SAID EXISTING RIGHT-OF-WAY LINE, SAID POINT BEING THE 'POINT OF BEGINNING'; THENCE, ALONG SAID RIGHT OF WAY, S57°12'01"W, FOR A DISTANCE OF 21.62 FEET, TO A POINT ON SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT-OF-WAY, N32°47'59"W, FOR A DISTANCE OF 6.47 FEET, TO A POINT ON SAID RIGHT-OF-WAY; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N73°51'52"E, FOR A DISTANCE OF 22.57 FEET, TO A POINT ON SAID EXISTING RIGHT-OF-WAY, SAID POINT BEING THE 'POINT OF BEGINNING'.

REGISTRE PLANS, USED  
MAY 30, 1903

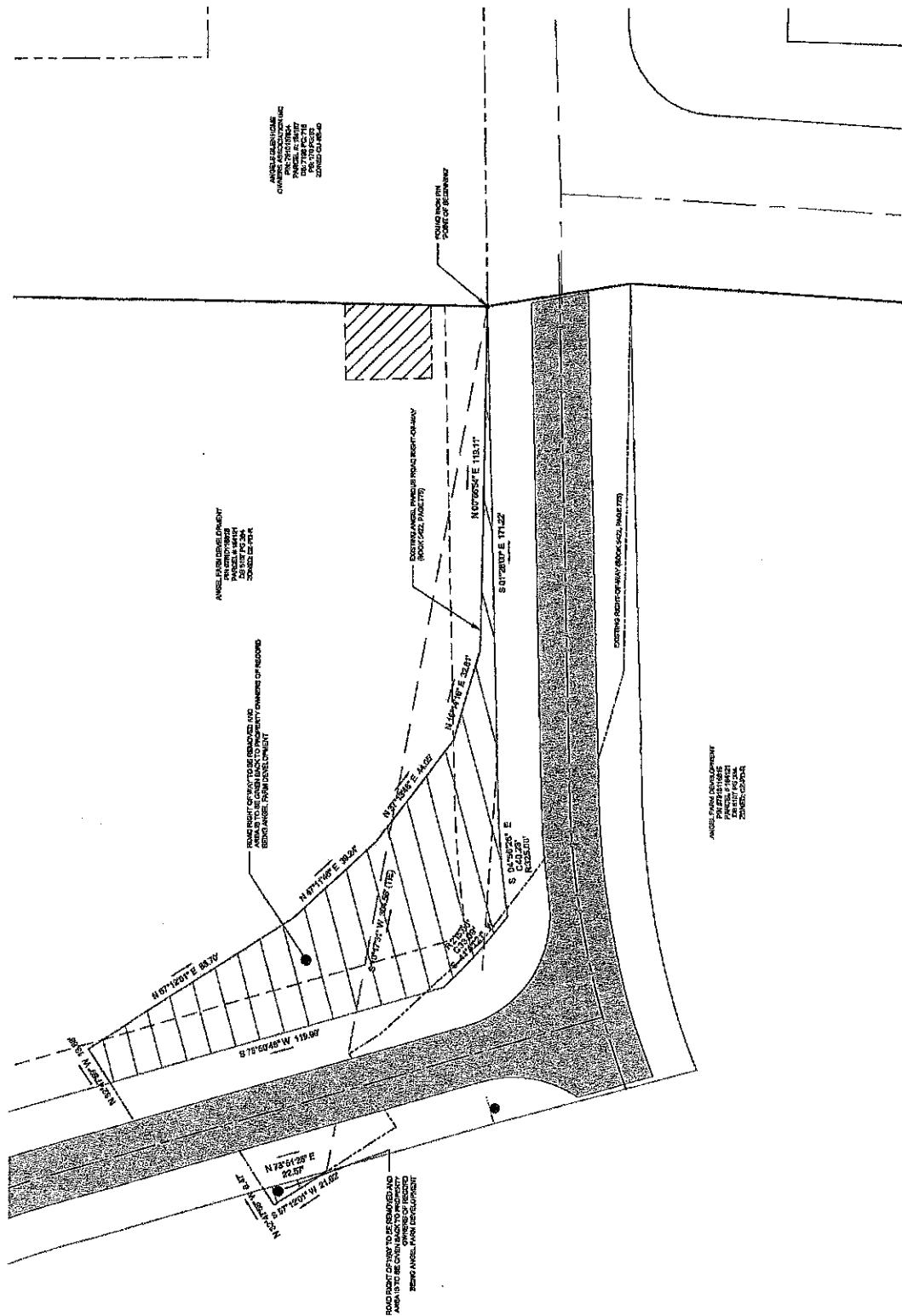
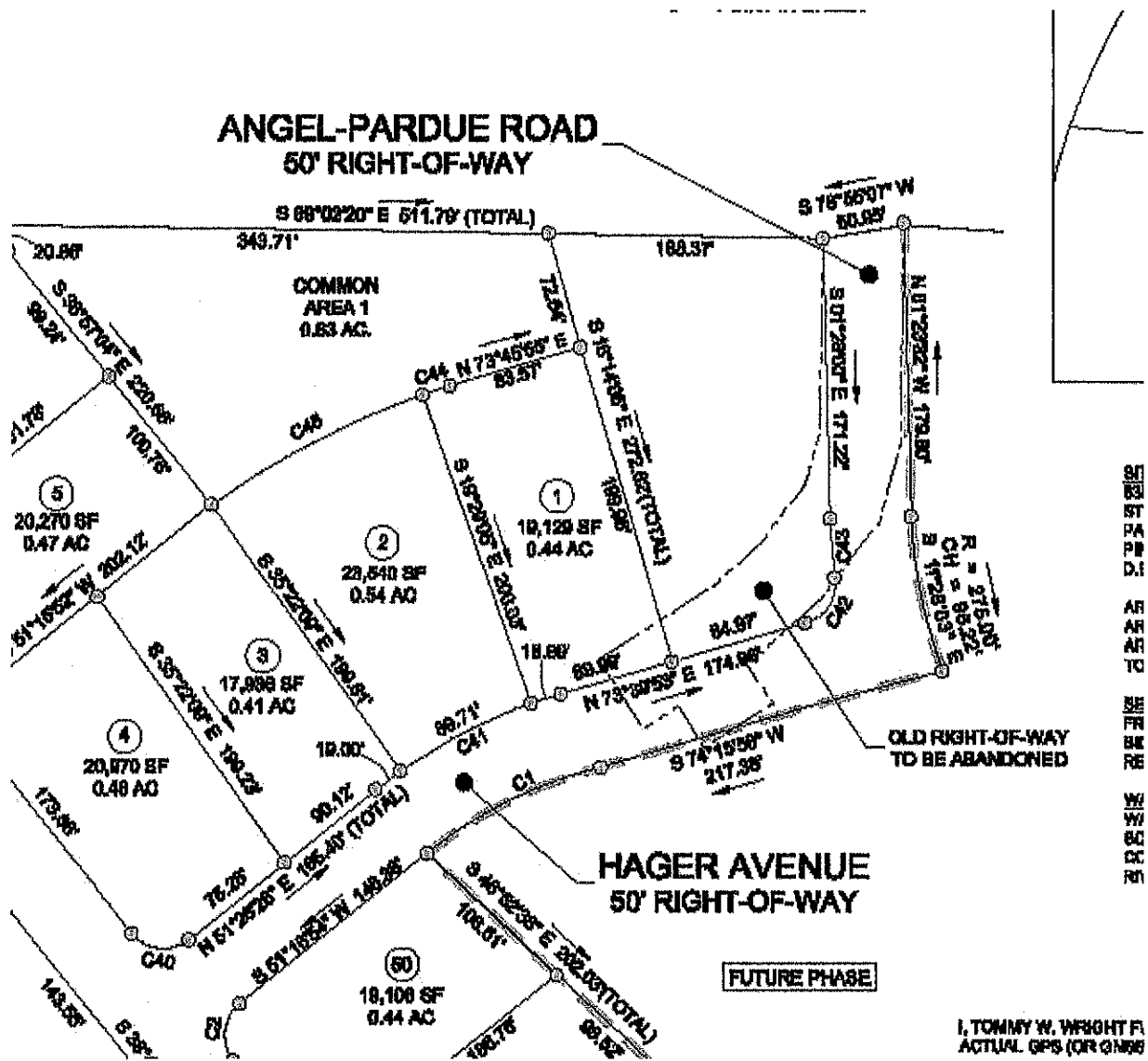




Exhibit C - Plat of Right of Way Abandonment



Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

Motion carried, 5-0.

**10. Discussion of American Rescue Plan (ARP) Policy and Procedures.**

Mayor Pro Tem Foy explained some of the changes in the program since it began which included a provision for revenue replacement using ARPA funds. Mrs. Thacker recently attended a class regarding ARPA funds and has learned that the Town can use these funds to replace funds that may have been lost back as far as March 2021. She noted that we do not have to show a loss of funds.

Council discussed setting these funds aside in a separate fund account labeled American Rescue Plan Funds which is also recommended by Mr. Rouse, the Town's current Auditor.

**11. Review of North Carolina Procurement Manual for 2022.**

Mayor Pro Tem Foy wanted to bring this manual to the Council's attention as it is very important that we spend the ARPA funds properly.

**12. Review of North Carolina General Statute 143-129.**

Mayor Pro Tem Foy also wanted to bring this to the Council's attention due to the requirements and for spending ARPA funds in the future.

**13. Discussion of Improvements to Town Water System.**

Mayor Pro Tem Foy explained the various grant funds the Town has received and for which we have applied. He noted the Water Workshop meetings being held to discuss how to spend these funds and the hiring of an Engineer to help oversee this process.

Councilman Jones then explained the current processes for monitoring and maintaining the Town's water system. He explained the advantages of installing a stirring mechanism to improve the quality of the water in our elevated tank.

Council discussed the Town's capacity flow from Forsyth County and current consumption amounts and projections of what's needed for the future. A secondary connection is being discussed to avoid any failure or disruption of service. Various options are being studied to determine the feasibility of which route to pursue. It was suggested that the Town revisit discussions with Winston-Salem/Forsyth County on increasing the Town's capacity.

Mayor Pro Tem Foy stated that the grant money can be used for design purposes but not construction of water lines. He added that we are doing our best to pursue all grant money available to improve our water system.

Mayor Pro Tem Foy made a **Motion** that the Town of Stokesdale put out a Request for Qualifications to Engineering firms to perform engineering work, survey and design, study of right-of-ways, utility locations and to manage the bid process and construction of approximately 3.3 miles of water lines connecting Cold Water Road to the water main at Oak Level Church Road. Mayor Crawford seconded the motion.

Mayor Pro Tem Foy suggested the Town use Rural Water Association assistance.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

#### **14. Presentation by Town Park Improvement Committee.**

Mr. Tee Stephenson, Chairman of the Town Park Improvement Committee referenced a power point presentation which identified four projects that was rated highest on a survey conducted in 2020, basketball/pickle ball courts, nature trail, playground and amphitheater. He noted basic plans for each element of the project. He presented an overview of the Town's park and noted the location of each project. He then explained the construction and materials used for each project.

Mayor Pro Tem Foy explained the grant money received and that roughly \$4.2-\$4.8 million be allocated to the water system with approximately \$700,000 being spent on the park.

Mayor Pro Tem Foy stated with a little more work, he would feel comfortable putting out RFP's for basketball courts in December. He then explained he would like Council to consider a motion for the playground equipment and described the proposal for the construction and materials used for the playground with a projected budget of \$95,000. Council questioned the deadline date of March 31, 2023.

Mayor Pro Tem Foy made a **Motion** to request bids for new playground equipment and installation at Stokesdale Town Park, that vendors submit proposals with the assumption that the budget is \$95,000. Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

#### **14B. Update to Town's Website.**

Councilman Jones stated that he would like Council to consider creating a page which explains our sales tax distribution, Stokesdale Parks and Recreation page, Fire Department page, a frequently asked questions page, Town Administrator vs Town Manager page to explain the differences. These items to be considered in the future as staff time allows. Councilman Rigsbee recommended a Community Resources page as opposed to a Stokesdale Parks and Recreation page since their events constantly change.

#### **15. Citizen's Comments from the Floor (3-Minute Limit per Speaker).**

**Dewayne Dalton, Stokesdale, NC** – suggested the Town spend money on running water down Anthony Road and Happy Hill Road so that those living there can have access to town water. He

also stated that Anthony Road has about ¼ miles that is dirt and stated that he would like to look into that with NCDOT and maybe the Town could help us with that as well.

#### **16. Council Comments.**

Councilman Rigsbee thanked everyone for coming tonight. He added that he is in favor of a water line coming down Haw River Road but understands that it is out of our budget, but we haven't lost sight of that project. He is more in favor of spending money on the agitator and control valve to improve our quality of water that is more in line for our budget.

Mayor Pro Tem Foy also thank citizens that joined us tonight. Commended Mr. Stephenson on the park committee presentation. He commended Mr. Powell Shelton Jr and others that are planning an event to honor our Veterans tomorrow at town hall tomorrow.

Councilman Landreth also thanked everyone for coming tonight. He thanked Council for good conversations and thanked our Veterans for putting their lives on the line for our freedom.

Councilman Jones also thanked everyone for staying until 10pm. He noted the children killed on Haw River Road recently and stated that the Town is happy to help in any way that we can to improve that situation. He added discussions on current plans for installing water mains does not offer free taps and explained the Town's process for citizen's to connect if they so desire. He noted this information is located on the Town's website.

Mayor Crawford also thanked citizens for attended, encouraged others to recognize our Veterans.

Mayor Crawford presented the following announcements.

#### **ANNOUNCEMENTS:**

- **The Town of Stokesdale Town Planning Board will hold a meeting on Thursday, November 17, 2022, at 7:00 PM inside the Town Hall Council Chambers, located at 8325 Angel Pardue Road, Stokesdale, NC 27357.**
- **The Town of Stokesdale Town Council will hold a regular meeting on Thursday, December 08, 2022, at 7:00 PM inside the Town Hall Council Chambers, located at 8325 Angel Pardue Road, Stokesdale, NC 2735**

Mayor Crawford made a **Motion** 9:57 PM to go into Closed Session in accordance with NC General Statute 143-318.11 (a) (5) for the purpose of discussing land acquisition. Councilman Rigsbee seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

Motion carried, 5-0.

Mayor Pro Tem Foy made a **Motion** to reconvene in Open Session at 10:50 PM. Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

Motion carried, 5-0.

**17. Adjournment.**

**Mayor** Crawford made a **Motion** to adjourn the meeting at 10:51 PM. Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

Being no further business to come before Council, the meeting was adjourned at 10:51 PM.

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

\_\_\_\_\_  
Michael E. Crawford, Mayor

ATTEST:

\_\_\_\_\_  
Robbie Lee Wagoner II, Deputy Town Clerk



**MINUTES**  
**TOWN OF STOKESDALE**  
**SPECIAL CALLED**  
**TOWN COUNCIL MEETING**  
**8325 ANGEL-PARDUE ROAD**  
**STOKESDALE, NC 27357**  
**NOVEMBER 29, 2022 AT 7:00 PM**

**Special Called Town Council Meeting Attendance:**

Member's present were: Mayor Mike Crawford; Mayor Pro-Tem Derek Foy; Council Members: Jimmy Landreth, Tim Jones, and Jim Rigsbee; Deputy Town Clerk Robbie Wagoner. Town Attorney Tom Medlin attended via Zoom.

**1. Call To Order and Invocation.**

Mayor Mike Crawford called the meeting to order and led the Pledge of Allegiance. Councilman Tim Jones delivered the invocation.

**2. Review and Adopt the Agenda.**

Mayor Crawford made a **Motion** to adopt the agenda as written. Mayor Pro Tem Derek Foy seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

Motion carried, 5-0.

**3. Citizens Comments.**

No comments presented.

**4. Discussion of Water System Capital Improvements.**

Mayor Pro Tem Foy explained the discussion and work done during the water workshop meetings. He noted discussions revolving around running water in the Coldwater, Happy Hill, Hwy 65 area and the use of ARPA funds.

Mayor Pro Tem Foy explained his option of a water line extension via Happy Hill Road to Warner Road which is less mileage than the Hwy. 65/Coldwater loop.

Mayor Pro Tem Foy explained the difficulties for the town should a water line break occur at different locations around town and noted options for ways to avoid those scenarios. He noted some complexities in dealing with other jurisdictions for some of our options.

Council discussed the numbers of customers to be gained for each of the options and the possibility of gaining Aqua as a customer.

**Todd Gauldin -8470 Honey Court, Fire Chief of Stokesdale Fire Department**, explained that the Arbor Run development does not currently have fire hydrants. This development is currently serviced by Aqua.

Council discussed the Lakeside subdivision and the extension of water lines for that subdivision that occurred at the regular Council meeting in June 2021.

Council, Fire Chief Gauldin and Aaron Babson, Engineer with Hazen and Sawyer continued to discuss these various routes, rock in the area, jurisdiction issues and legal matters that would need to be addressed such as easements, etc. Discussion was favorable for a Haw River Road connection and a secondary option would be the Happy Hill Road/Warner Road connection. It was noted that the Oak Level Church Road/Hwy 65 doesn't have as many customers but may be an option.

Mr. Babson spoke about the capacity from Winston Salem/Forsyth County Utilities and their ability to provide additional water to Stokesdale, now and in the future.

Town Attorney Tom Medlin discussed the Town of Stokesdale's current contract with the City of Winston-Salem, current capacity, term of contract, four (4) years notice of termination. Mr. Medlin stated the need to revisit a proposed amendment that was not executed by the Utilities Commission or the Town.

Mayor Pro Tem Foy asked Aaron Babson to provide estimated costs for hydraulic studies that can be addressed at the next regular meeting.

## **5. Discussion of Town Park Improvements.**

Mayor Pro Tem Foy updated Council on the design and cost for the Amphitheater.

Mayor Pro Tem Foy made a **Motion** to allow Lori Hawkins Landscape Design to make revisions to simplify the design of the Amphitheater, up to \$800. Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Nay</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

### **Motion carried, 4-1**

Mayor Pro Tem Foy then updated Council on the playground and the need to amend the RFP for this project.

Mayor Pro Tem Foy made a **Motion** to change the Request For Proposal to increase dimensions of the playground from 27 ft X 100 feet to 60 ft x60 ft and move proposed sight as shown upon a sight plan given to town staff. Mayor Crawford **amended** the motion to describe the playground as being adjacent to the existing playground. Mayor Pro Tem Foy accepted the amendment. Mayor Crawford seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

Motion carried (5-0).

### **Citizens Comments.**

Mayor Crawford asked for any Citizens Comments prior to the Closed Session.

None presented.

- 6. Closed Session in accordance with NCGS 143-318.11 (3) and (5) for the purpose of consulting with the Town Attorney to preserve Attorney Client Privilege and to discuss potential acquisition of real property.**

Mayor Crawford made a **Motion** to enter into Closed Session at 7:57 PM for the purpose of consulting with the Town Attorney to preserve Attorney Client Privilege. Mayor Pro Tem Foy added an **amendment** to discuss the potential acquisition of real property and to consider qualifications and competence and character of public officer or employee. Mayor Crawford accepted the amendment Councilman Landreth seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

Motion carried, 5-0.

Reconvened in Open Session at 8:08 PM

Mayor Crawford made a **Motion** to reconvene in Open Session. Councilman Jones seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		



**Motion carried, 5-0.**

Councilman Jones made a **Motion** to terminate the contract for Legal Services with Mr. Tom Medlin effective at the earliest possible date. Councilman Landreth seconded the motion.

Councilman Rigsbee asked for discussion on this matter. Councilman Jones explained longstanding issues he has with legal representation by Mr. Medlin.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Nay</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Nay</b>		

**Motion carried, 3-2.**

Councilman Jones made a **Motion** to enter into a contract with Mr. Charles H. Winfree, Law Offices of Adams & Winfree as Town Attorney in accordance with proposal dated December 6, 2022 and emailed to Council. Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Nay</b>		

**Motion carried, 4-1.**

Councilman Rigsbee stated for the record that this was unprofessional and would like for this to have been discussed prior to this happening.

**Council Comments:**

Mayor Pro Tem Foy thanked Mr. Medlin for his work with the Town of Stokesdale.

Mr. Medlin stated that following up with the decision made tonight, please let him know when a contract is signed with Mr. Winfree and he will terminate representation at that time. If it goes into effect December 1<sup>st</sup> that is acceptable with him.

Mayor Crawford thanked Mr. Medlin for his help.

Councilman Jones also thanked Mr. Medlin for his service and noted his issues with voters not having a voice in town business. He does not like to make hard decisions but would be a disservice to the citizens to do otherwise.

**7. Adjournment.**

Councilman Landreth made a **Motion** to adjourn the meeting at 8:52 pm. Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried.**

Being no further business to come before the Town of Stokesdale Town Council, the meeting was adjourned at 8:52 pm.

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

\_\_\_\_\_  
Michael E. Crawford, Mayor

ATTEST:

\_\_\_\_\_  
Robbie Lee Wagoner II, Town Clerk



**MINUTES**  
**TOWN OF STOKESDALE**  
**REGULAR TOWN COUNCIL MEETING**  
**8325 ANGEL-PARDUE ROAD**  
**STOKESDALE, NC 27357**  
**DECEMBER 08, 2022 AT 7:00 PM**

Member's present were: Mayor Mike Crawford; Mayor Pro-Tem Derek Foy; Council Members: Jimmy Landreth, Tim Jones, and Jim Rigsbee; Town Attorney Charles Winfree; Finance and Budget Officer Kim Thacker, Deputy Town Clerk Robbie Wagoner.

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

- The meeting was called to order at 7:00pm by Mayor Mike Crawford.
- Mayor Crawford led the Pledge of Allegiance and delivered the invocation.

**2. Review and Adopt the Agenda**

Mayor Pro Tem Foy announced that NCDOT has notified us that the paperwork adding Adano Road has not been prepared yet and the item needs to be continued to the January 12, 2023 meeting.

Mayor Crawford made a **Motion** to adopt the agenda as amended. Councilman Jimmy Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

Mayor Crawford introduced the new Town Attorney Charles Winfree. Councilman Jones further introduced Mr. Winfree noting his firm in Greensboro and local ties to this community.

**3. Review and Adopt the Minutes: October 13, 2022 Closed Session, February 10, 2022 Regular Council Meeting.**

Mayor Crawford made a **Motion** to approve the October 13, 2022 Closed Session minutes. Councilman Landreth seconded the motion.

Deputy Clerk Robbie Wagoner announced that he has the Closed Session minutes in hand and presented those to Council.

Mayor Crawford withdrew his motion and Councilman Landreth withdrew his seconded.

Mayor Crawford made a **Motion** to continue the approval of the October 13, 2022 Closed Session minutes to the January meeting. Mayor Pro Tem Foy seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

Mayor Pro Tem Foy made a **Motion** to approve the February 10, 2022 minutes as submitted. Mayor Crawford seconded the motion.

Councilman Jones asked that the year be included in the header of the minutes.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

#### **4. Public Safety Reports: Fire Department**

The Public Safety Report was delivered by Randy Southard, Deputy Fire Chief of the Stokesdale Fire Department.

#### **5. Administrative Reports:**

##### **a) Administrative Report from Deputy Town Clerk: Robbie Lee Wagoner II**

The Administrative Report was delivered by Robbie Lee Wagoner II, Deputy Town Clerk.

##### **b) Planning Board:**

No Planning Board Report was delivered.

##### **c) Events Committee:**

Mayor Pro Tem Foy. Derek Foy updated Council on the 2022 Christmas Parade.

##### **d) Property Committee:**

Councilman Landreth stated that discussion on the search for a cleaning service at the Town Hall and at the Town Park will be discussed during Agenda Item Number 17.

##### **e) Town Park Improvement Committee:**

Mr. Tee Stephenson discussed the improvements for the Town Park which included an addition to the playground and a change in location. He also noted that later in the meeting more information would be presented in regard to the amphitheater.

#### **6. Financials: Finance/Budget Officer: Kim Thacker**

The Financial Report was delivered by Kimberly Thacker, Finance/Budget Officer.

**7. Town Financial Audit Presentation 2021-2022 by Rouse, Rouse, Rouse & Gardner**

Mrs. Thacker introduced Mr. Rex Rouse of Rouse, Rouse, Rouse & Gardner to present this year's audit. Mr. Rouse then presented the Town of Stokesdale's 2021-2022 Financial Audit. Mr. Rouse highlighted the healthy financial position of the Town and that all statements are in accordance with general accepted accounting principles. He noted the Town's reserves are healthy and much more than what is required by the Local Government Commission and above the State's average for municipalities. He noted that Town's receipt of American Rescue Plan funds.

Mr. Rouse noted the Management letter which pointed out two items of concern. One is due to the size of the Town's personnel and deals with the separation of duties. The second is to encourage continued training for the Finance Officer with the goal of having a certified finance officer.

Several Council members thanked Mr. Rouse, staff, past Councils, and the present Council for being fiscally responsible.

**8. Reece Walker, Metropolitan Planning Organization (MPO) Presentation**

Mayor Crawford introduced Mr. Reece Walker, the Town's Metropolitan Planning Organization representative.

Mr. Reece Walker, Summerfield Town Council member, presented a power point presentation of the work done by the Metropolitan Planning Organization (MPO) for the area which includes Stokesdale, Oak Ridge, Summerfield, Pleasant Garden, and Sedalia.

**9. Citizen's Comments from the Floor (3-Minute Limit per Speaker).**

Adam Delveaux, 8200 Angels Glen Court, Stokesdale, NC 27357, presented the following issues before the Town Council and encouraged better representation on transportation issues:

- There is insufficient lighting on Angel-Pardue Road.
- There are no sidewalks on Angel-Pardue Road.
- The width of Angel-Pardue Road is not adequate for further development.

**PUBLIC HEARINGS:**

**10. Consideration and Adoption of an Ordinance closing a portion of Angel-Pardue Road. (Metes and bounds description and map attached)**

Mayor Pro Tem Foy opened the public hearing and asked for anyone with comments or questions for Council.

**In Favor:**

No citizen comments were made.

**Opposed:**

No citizen comments were made.

Councilman Tim Jones made a **Motion** to close the public hearing; Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

Mr. Winfree clarified that a correction was made to the metes and bounds description yesterday and confirmed that Council had the corrected ordinance.

Mayor Crawford made a **Motion** to adopt the following ordinance with amendment to metes and bounds description. Councilman Jones seconded the motion and offered an **amendment** to identify the ordinance O-2022-06 to close a portion of Angel Pardue Road. Mayor Crawford accepted the amendment.

Return to:

Charles H. Winfree

Law Offices of Adams & Winfree

100 South Elem Street, Suite 430

Greensboro, NC 27401

ORDINANCE NO. O-2022-06

AN ORDINANCE AND ORDER TO CLOSE

A PORTION OF ANGEL PARDUE ROAD

---

WHEREAS, on the 19<sup>th</sup> day of October, 2022, Angel Family Limited Partnership filed a petition, by the terms of which they requested that a portion of Angel Pardue Road be closed pursuant to the provisions of North Carolina General Statutes §160A-299; and

WHEREAS, the Town Council of the Town of Stokesdale did on the 10<sup>th</sup> day of November, 2022, at its regular monthly meeting, adopt a Resolution of Intent to Close a portion of Angel Pardue Road calling for a public hearing to be held on the 8<sup>th</sup> day of December, 2022; and

WHEREAS, the required legal notice was published in the News and Record on the 15<sup>th</sup> and 22<sup>nd</sup> and 29<sup>th</sup> days of November, 2022 and the 6<sup>th</sup> day of December, 2022, and copies were sent to the property owners as required by law on the 15<sup>th</sup> day of November, 2022, and a copy was posted on the 15<sup>th</sup> day of November, 2022, as required by law; and

WHEREAS, the public hearing was held at the regular monthly meeting of the Town Council on the 8<sup>th</sup> day of December, 2022; and

WHEREAS, the evidence offered at the public hearing did not establish that the closing would be detrimental to the public interest or would deprive an individual owning property in the vicinity thereof of reasonable means of ingress and regress to and from his/her property; and

WHEREAS, it appears to the satisfaction of and it is determined by the Town Council of Stokesdale from the Petition and other evidence submitted at said hearing that:

- Angel Family Limited Partnership is the sole owner of the property on each side of the portions of Angel Pardue Road to be closed.
- That Angel Pardue Road is under the control or supervision of the Department of Transportation and it has consented to the abandonment of the road from the State Maintenance System.
- That the closing of a portion of Angel Pardue Road is not contrary to the public interest and that no individual owning property in the vicinity thereof will thereby be deprived of reasonable means of ingress and regress to or from his/her property.
- That the Town of Stokesdale does not maintain, and is not in need of, an easement within the road to be closed for utilities, drainage, landscaping, conservation, or otherwise.
- That upon closing of said portion of Angel Pardue Road, all right, title and interest therein shall be conclusively presumed to be vested in Angel Family Limited Partnership, the owners of the parcels of land adjacent thereto, as provided by law.
- That it appears that the provisions of the North Carolina General Statutes have been complied with fully in this matter.
- That a portion of Angel Pardue Road should be closed as requested.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Stokesdale, that a portion of Angel Pardue Road in the Town of Stokesdale be and the same is hereby closed, said Angel Pardue Road being more particularly described as follows:

COMMENCING FROM A FOUND IRON PIN ON THE EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD (DESCRIBED BOOK 5422, PAGE 775), SAID POINT BEING THE 'POINT OF BEGINNING'; THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD (DESCRIBED IN BOOK 5422, PAGE 775) ON A BEARING OF S01°28'00" E, A DISTANCE OF 171.22 FEET; THENCE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CHORD BEARING S04°56'26" E, AND AN ARC LENGTH OF 40.23 FEET; THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CHORD BEARING OF S41°41'21" W, AND AN ARC LENGTH OF 33.09 FEET; THENCE, BEARING S73°50'48"W, FOR A DISTANCE OF 119.99 FEET, TO A POINT ON SAID EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD (DESCRIBED IN BOOK 5422, PAGE 775); THENCE, ALONG SAID EXISTING RIGHT-OF-WAY, BEARING N32°47'59"W, A DISTANCE OF 13.88 FEET, TO A CORNER OF SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY, N57°12'01"E, FOR A DISTANCE OF 83.70 FEET, TO A CORNER ON SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N47°11'46"E, FOR A DISTANCE OF 39.24 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N37°13'48"E, FOR A DISTANCE OF 44.05 FEET, TO A CORNER ON SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY, N16°14'16"E, FOR A DISTANCE OF 32.81 FEET, TO A CORNER ON SAID EXISTING RIGHT-OF-WAY; THENCE, CONTINUING ALONG SAID EXISTING RIGHT-OF-WAY, N00°56'54"E, FOR A DISTANCE OF 119.11 FEET, TO AN EXISTING FOUND

IRON PIN ON THE EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD, SAID POINT BEING THE 'POINT OF BEGINNING',

AND

COMMENCING AT A FOUND IRON PIN ON EXISTING ANGEL PARDUE RIGHT-OF-WAY (BOOK 5422, PAGE 775); THENCE, LEAVING THE EXISTING RIGHT-OF-WAY OF ANGEL PARDUE ROAD FROM SAID FOUND IRON PIN FOR A DISTANCE OF 304.56 FEET ; ON A BEARING OF S10°17'31"W, TO A POINT ON SAID EXISTING RIGHT-OF-WAY LINE, SAID POINT BEING THE 'POINT OF BEGINNING'; THENCE, ALONG SAID RIGHT OF WAY, S57°12'01"W, FOR A DISTANCE OF 21.62 FEET, TO A POINT ON SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT-OF-WAY, N32°47'59"W, FOR A DISTANCE OF 6.47 FEET, TO A POINT ON SAID RIGHT-OF-WAY; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N73°51'25"E, FOR A DISTANCE OF 22.57 FEET, TO A POINT ON SAID EXISTING RIGHT-OF-WAY, SAID POINT BEING THE 'POINT OF BEGINNING'.

BOTH OF THE ABOVE DESCRIPTIONS ARE AS SHOWN ON THAT CERTAIN DRAWING (PROJECT NO. 01018.001) PREPARED BY FEL, CIVIL ENGINEERS AND LAND SURVEYORS, DATED OCTOBER 27, 2022, WHICH IS INCORPORATED BY REFERENCE.

IT IS FURTHER ORDERED that in the event there is no appeal from the adoption of this Ordinance and Order within thirty (30) days of the date hereof as provided by law, a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

APPROVED, ADOPTED AND EFFECTIVE, this 8th day of December, 2022.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

Motion carried, 5-0.

#### **NEW BUSINESS:**

##### **11. Adoption of 2023 Meeting Calendar.**

Mayor Crawford made a **Motion** to adopt the 2023 Meeting Calendar. Mayor Pro Tem Foy seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

Motion carried, 5-0.

#### **OLD BUSINESS:**

##### **12. Discussion on Town Park**



Mayor Pro Tem Foy detailed work being done through the Park Improvement Committee and suggested holding a Public Forum to allow citizens to make comments on future plans for the park.

Mayor Pro Tem Foy made a **Motion** to schedule a Public Forum (Special Called Council Meeting) allowing the Town Park Improvement Committee to present the planned improvements to the Town Park on Thursday, January 05, 2022, at 7:00pm, to be published in all media available.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

**Motion carried, 5-0.**

**13. Consideration of a Certification of Municipal Declaration to Enact Speed Limits and Request for Concurrence for a speed limit reduction from 35 mph to 25 mph on Angel-Pardue Road, Adano Road and Athens Road. (Continued from November)**

This agenda item was continued to next regular Town Council meeting on January 12, 2022 during the adoption of the agenda earlier in the meeting.

**14. Discussion of Water System Capital Improvements**

Mayor Pro Tem Foy referenced the lengthy discussion at the previous meeting last week in regard to alternatives for waterline extensions, Coldwater/Hwy. 65/Belews Creek/Oak Level Church Road and Haw River/Warner Road. He explained the need for Hazen and Sawyer to use their hydraulic model for these alternatives and to submit a formal proposal to Council, estimated cost to be \$2,500.

Mayor Pro Tem Foy made a **Motion** to approve the proposal from Hazen and Sawyer dated December 07, 2022, in the amount of \$2,500, for the On-Call Engineering Services for Modeling the Alternative Evaluation for Coldwater Creek Route and Happy Hill Route. Councilman Landreth seconded the motion.

Councilman Jones asked if grant money can be used to perform this study. Mayor Pro Tem Foy felt that grant funds could be used for this study.

Council and Town Attorney discussed previous agreements with developers to extend water on Happy Hill to the Lakeside development and the Town's duty to be fair and transparent.

Council discussed which budget line item to be used to pay for the study.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

**Motion carried; 5-0.**

**15. Continued discussion and consideration of Hall Well and Plumbing estimate for Woodford Model 67 Wall Faucet, Woodford Model R34 2' Bury Locking Yard Hydrant, 2-Hour Labor for Drinking Fountain. (Continued from November meeting)**

Mayor Crawford explained the need for the yard hydrant at present but not the faucet on the building.

Mayor Crawford made a **Motion** to approve the Woodford Model R34 2' Bury Locking Yard Hydrant. Councilman Jones seconded the motion and offered an **amendment** that it be identified as Item #2 from Hall Well and Plumbing on the emailed quote on November 09, 2022, for the Woodford Model R34 2' Bury Locking Yard Hydrant so long as the cost does not exceed \$1,400.00. Mayor Crawford accepted the amendment.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

**Motion carried, vote was 5-0.**

**16. Consideration of Renewal of Health Insurance Plan for Full-Time Town Employees.**

Deputy Clerk Robbie Wagoner explained the two proposals from Friday Health Plan and Blue Cross and Blue Shield (BCBS). He stated that both are based off of age and the Friday Health Plan is based off of income and subsidized by the Federal Government. He added that both he and Mrs. Hunsucker spoke with their primary care doctors, which spoke highly of the Friday Health Plan, however, it is a new plan. He noted that the representative from BCBS needs a decision by December 10<sup>th</sup> to renew the current plan we have.

Council and Staff discussed the tax credit piece of the Friday Health Plan.

Councilman Rigsbee made a **Motion** to accept the Friday Health Plan for Health Insurance coverage for Priscilla Hunsucker and Robbie Lee Wagoner II for the Town to cover the entire premiums since they are considerably lower than the current premium. Councilman Landreth seconded the motion.

Mr. Wagoner and Mrs. Hunsucker stated that they felt comfortable with the coverage, that review of the plans the coverage seems to be better coverage on the Friday Health Plan over the BCBS plan.

Councilman Rigsbee restated his **Motion** to be for the 2023 calendar year, the Town pays \$217.69 per month for Mr. Wagoner's insurance and \$287.84 for Mrs. Hunsucker's insurance.

Council discussed the estimated premium and offered an amendment that it not exceed \$350.00 per month per employee.

It was noted that dental, vision and short-term disability is not included in this coverage.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Nay</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, Vote was 4-1.**

**17. Consideration and Discussion on Cleaning Services for Town Hall and Town Park.**

Councilman Landreth asked if Council wants to continue providing cleaning services through a contract for these services as opposed to having a part-time employee.

Councilman Jones made a **Motion** to hire a contracted vendor to provide cleaning services at the Town Hall and Town Park. Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

Councilman Landreth presented a proposal by Whitney Woody that is willing to provide cleaning services for the Town Hall and the Park. Ms. Woody was interested in being a part-time employee as opposed to a contractor. However, if we hire her as a contractor, she will need insurance and thus the proposal for \$470 per month. Council discussed having the Attorney draw up a simple contract with Ms. Woody.

Councilman Landreth made a **Motion** to enter into a contract with Whitney Woody for weekly cleaning services at the Town Hall and the Town Park in the amount of \$470.00 per month. Councilman Jones seconded the motion and offered the following **Amendments**: the Town Attorney Charles Winfree draft the formal contract; Mayor Crawford and Councilman Landreth agree on contract (or comes back to Council) and sign the formal contract on behalf of the Town Council; Town Staff can verify that Whitney Woody currently has a public liability insurance policy for at least \$1,000,000.00.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, 5-0.**

**18. Consideration of Application for Alternate Member of the Town's Planning Board.**

Councilman Landreth reported on Mr. Stephenson application as an alternate member of the Planning Board and recommended his appointment.

Councilman Landreth made a **Motion** to nominate Tee Stephenson as an alternate member of the Town Planning Board. Mayor Pro Tem Foy seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried; vote was 5-0.**

**19. Discussion of Water System Spending Authorities and Emergency Water System Repairs/Purchases.**

Staff asked for clarification of the emergency spending authority that was brought to light when a water break occurred at the new doctor's office at the corner of Haw River Road and Hwy. 68. Town staff issued a work order to have the work done without a vote of Council.

Council discussed the fact that money is placed in the budget for emergency repairs and the need for pre-auditing expenditures.

Councilman Jones stated for the record: The Town of Stokesdale operates as a Mayor-Council former of government, it is not a Manager-Council form of government, as such, the current method of disbursement on these expenses is contrary to how we have previously handled this at town hall. It is my contention, based on the North Carolina General Statutes that a pre-audit certification process requires either an approval that's ongoing such as to pay the light bill for the building for example or the action that Council took tonight, for example, to hire the cleaning person we just hired, or has some sort of contingency policy such as the Separation of Duties Policy to allow for the unforeseen emergency repairs or those spending authorities have to be delegated to a managing Town employee or at least a town employee and so it needs to be clearly spelled out, as I understand it, to meet the standard set forth by the North Carolina General Statutes.

Mr. Winfree advised that as long as Council has laid out parameters for which Council is delegating to some subset of Council and they act accordingly, it is appropriate.

Mr. Wagoner noted that the policy states the spending limit for emergency repairs is \$25,000 per occurrence without a vote of Town Council and that two council members together have the authority to spend this \$25,000 for these repairs. The Town Attorney advised that Council ratify these emergency repairs. Then if so desired amend the policy to allow Staff to be able to make these decisions.

Councilman Jones stated that he would prefer to maintain a price list of what Yates Construction would charge for these types of repairs or obtain an emergency quote with an amount not to exceed.

Councilman Rigsbee pointed out that all of Council was notified of the water leak but did not get approval by 2 specific Council members to make the repair. He suggested that Staff randomly contact 2 Councilmembers and get verbal approval of work being done in an emergency situation.

**20. Budget Amendment # 1 for HVAC ordered last budget year, installed in November 2022.**

Mrs. Thacker pointed out that money for the HVAC was not spent in the 2021-2022 budget year and asked that Council approve a budget amendment putting those funds in this current budget year.

Mayor Pro Tem Foy made a **Motion** approving the following Budget Amendment No. 1 as presented by Kimberly Thacker, Finance/Budget Officer. Councilman Landreth seconded the motion.

**2022-2023 FISCAL YEAR BUDGET**  
**BUDGET ORDINANCE AMENDMENT #1**  
**ORDINANCE NO: -2022-07**

BE IT ORDAINED by the Governing Board of the Town of Stokesdale, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023:

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

	<u>Decrease</u>	<u>Increase</u>	<u>Balance</u>
Section A: Income – Undesignated Funds		\$20,000.00	\$20,000.00
Section B: Expenses - #40500-		\$20,000.00	\$35,000.00

Section 2: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer for their direction.

Adopted this 8<sup>th</sup> day of December 2022.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Nay
Councilman Rigsbee	Aye		

**Motion carried, vote was 4-1.**

**21. Discussion to hire a Public Utility Consultant.**

Mayor Crawford and Councilman Jones presented credentials for Mr. Mike Lemons as a potential public utility consultant for the town, working approximately three days a week, a retainer may be required along with an hourly rate. He could start as early as January 1, 2023.

Councilman Jones made a **Motion** to provide Town Attorney Charles Winfree with the 12-point email provided to Mike Lemons Consulting on December 08, 2022, at 3:15pm to draft a formal contract. Mayor Pro Tem Foy seconded the motion.

The following **Amendments** were offered:

Exclude Point No. 5 “We did not define mileage reimbursement for your commuting trips to Stokesdale, but we would like to propose that the Town reimburse you for mileage one way for commuting trips from your home in Eden NC to the Stokesdale Town Hall”;

Amend Point No. 4 to state that “The Town will reimburse you for any mileage expenses (beginning and ending odometer reading) for you at the rate of 62.5 cents per mile, or the current business mileage rate as established by the Internal Revenue Service”;

Amend Point No. 12 to include “will” require public utility insurance.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, vote 5-0.**

Mayor Pro Tem Foy made a **Motion** to form a liaison committee between the Town of Stokesdale and Mike Lemons Consulting with the nomination of Mayor Crawford and Councilman Jones serving as the appointed liaisons on behalf of the Town of Stokesdale. Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried, vote was 5-0.**

**22. Citizen’s Comments from the Floor (3-Minute Limit per Speaker).**

None presented.

Mayor Crawford made the following announcements:

- December 22, 2022, Town Planning Board Meeting has been cancelled.
- Special Called Town Council Meeting will be held on January 05, 2022.
- Next Regular Town Council Meeting will be held on January 12, 2022.

**23. § 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.

(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge, or removal shall be taken in an open meeting.

(7) To plan, conduct, or hear reports concerning investigations of alleged criminal misconduct.

Mayor Crawford made a **Motion** to enter into Closed Session 10:37 pm. Mayor Pro Tem Foy added the purpose is to consult with Town Attorney and to plan, conduct or hear reports concerning an investigation of alleged criminal misconduct. Councilman Landreth seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

**Motion carried, vote 5-0.**

Council reconvened in Open Session at 11:26 PM.

Councilman Landreth made a **Motion** to return to an open session at 11:26 PM. Councilman Rigsbee seconded the motion.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	Aye
Councilman Rigsbee	Aye		

**Motion carried; vote was 4-0.**

#### **24. Council Comments.**

Councilman Jones expressed his gratitude to Mrs. Landreth for attending the meeting in its entirety and gratitude to Town Attorney Charles Winfree for attending his first meeting. He extended a Merry Christmas to the citizens of Stokesdale and asked that safety be kept in mind during the Town of Stokesdale's upcoming Christmas Parade.

Councilman Jones noted that Mayor Pro Tem Foy was excused by Town Council during the closed session meeting for the purpose of traveling to his place of employment.

Councilman Landreth extended a Merry Christmas to the citizens of Stokesdale and invited everyone to the Town of Stokesdale's upcoming Christmas Parade.

**25. Adjournment.**

Councilman Landreth made a **Motion** to adjourn at 11:29pm. Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>Aye</b>	<b>Mayor Pro Tem Foy</b>	<b>Aye - absent</b>
<b>Councilman Landreth</b>	<b>Aye</b>	<b>Councilman Jones</b>	<b>Aye</b>
<b>Councilman Rigsbee</b>	<b>Aye</b>		

**Motion carried; vote was 4-0.**

Being no further business to come before Council, the meeting was adjourned at 11:29 PM.

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

\_\_\_\_\_  
Michael E. Crawford, Mayor

ATTEST:

\_\_\_\_\_  
Robbie Lee Wagoner II, Town Clerk





**MINUTES**  
**TOWN OF STOKESDALE**  
**REGULAR TOWN COUNCIL MEETING**  
**8325 ANGEL-PARDUE ROAD**  
**STOKESDALE, NC 27357**  
**JULY 13, 2023 AT 7:00 PM**

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

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

Mayor Michael E. Crawford called the meeting to order at 7:00 PM, led the Pledge of Allegiance, and delivered the opening invocation.

**2. Review and Adopt the Agenda.**

Councilman Rigsbee requested the addition of an agenda item under new business for the discussion of granting spending authority to the Town Clerk for the authorization of maintenance and repairs to town property.

Mayor Crawford accepted this amendment, thus creating agenda item number 10A (Discussion to grant spending authority to the Town Clerk for the authorization of maintenance and repairs to town property).

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

Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>YES</b>		

**Motion carried (5-0).**

**3. Review and Adopt the following Minutes:**

**a) May 11, 2023, Regular Town Council Meeting Minutes**

Mayor Crawford made a **Motion** to adopt the May 11, 2023, regular Town Council meeting minutes as written.

Councilman Landreth seconded the motion.

Councilman Jones made the following comments regarding the minutes for the May 11, 2023, regular Town Council meeting:

- The staff report referenced on page four of the minutes notes the existence of two streams on the property located at 7884 ZZ Eversfield Road, Stokesdale, NC 27357. Councilman Jones claims that he attempted to correct Mr. Snyder and inform him that two streams did not exist on this property, however, the corrections were declined. Councilman Jones also claimed that he objects to the use of town and staff resources being used to tract underground streams unnecessarily.
- On page 11 of the minutes, it is noted that Councilman Jones voted against the motion made to allow the Town Attorney to draft a contract for CJ Builders and for the contract to be executed by the Mayor. Councilman Jones claimed that he objected to this motion because the motion allowed the Town Attorney to draft a contract for CJ Builders and, in turn, this contract could be executed without first being seen by all members of the Town Council.

Mayor Crawford	YES	Mayor Pro Tem Foy	YES
Councilman Landreth	YES	Councilman Rigsbee	YES
Councilman Jones	NO		

**Motion carried (4-1).**

**b) May 11, 2023, Closed Session Minutes**

Mayor Crawford made a **Motion** to adopt the May 11, 2023, closed session minutes as written.

Mayor Pro Tem Foy seconded the motion.

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

**Motion carried (5-0).**

**c) June 08, 2023, Closed Session Minutes**

Mayor Crawford made a **Motion** to adopt the June 08, 2023, closed session minutes as written.

Councilman Landreth seconded the motion.

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

**Motion carried (5-0).**

Mayor Crawford took a moment to recognize the new Town Clerk, Robbie Lee Wagoner II, as he attended his first Town Council meeting as the Town Clerk.

**4. Public Safety Reports:**

**a) Stokesdale Fire Department**

Stokesdale Fire Chief Todd Gauldin presented the Fire Department report.

**b) Guilford County Sheriff's Office**

Mayor Crawford read the report provided by Guilford County Sheriff's Office.

**5. Administrative Reports:**

**a) Administrative Report: Robbie Lee Wagoner II, Town Clerk**

Town Clerk Robbie Lee Wagoner II presented the administrative report.

**b) Planning Board:**

No Planning Board report was presented.

**c) Events Committee:**

No Events Committee report was presented.

**d) Property Committee:**

Councilman Rigsbee presented the Property Committee report.

**e) Town Park Improvement Committee: Tee Stephenson, Chairman**

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

**6. Financial Reports: Kimberly Thacker, Town Finance Officer / Town Budget Officer**

Town Finance Officer/Budget Officer Kimberly Thacker presented the financial reports for the Town's General Fund and the Town's Water Enterprise accounts.

**7. Citizen's Comments from the Floor (3-Minute Limit per Speaker).**

**Bill Gobel, 1402 Westridge Road, Greensboro, NC 27410:** Introduced himself as the Guilford County Board of Education representative for District 3 and provided several updates regarding schools within the Guilford County School District.

**Gordon Morrison, 6943 Maynard Road, Summerfield, NC 27358:** Introduced himself as the owner of Greenway Enterprises and expressed his interest in becoming a registered vendor for the Town with the hopes of being contacted for maintenance/handyman services.

**Mark Nadel, 8211 Wendy Gayle Drive, Stokesdale, NC 27357:** Expressed his personal concerns regarding the current Town Council not properly adhering to Robert's Rules of Order. More specifically, he claimed that Councilman Jones' Point of Order from the May 11, 2023, regular Town Council meeting was inappropriate due to there being no official Town policy regarding the attendance of animals or pets at a Town Council meeting. He also provided the Town Clerk with documentation explaining the characteristics of a Point of Order.

### **OLD BUSINESS:**

#### **8. Consideration of Scope and Fee Proposals for Water Line Extension to Add System Redundancy.**

Aaron Babson, Associate Vice President of Hazen and Sawyer's Greensboro, NC office, presented the Town Council with three Engineering Design Service proposals for water line extensions to add redundancy to the town water system.

Councilman Jones made **a Motion** to accept the Scope and Fee Proposal for the Water Line Extension to Add System Redundancy – Alternative 1A – Coldwater Rd w/6-inch pipe, dated July 10, 2023, thus authorizing Hazen and Sawyer to proceed with the Engineering Design Service with the cost not to exceed the Total Contract Value of \$366,400.00.

Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>YES</b>		

**Motion carried (5-0).**

### **NEW BUSINESS:**

#### **9. Discussion of Picnic Shelter Maintenance at the Town Park.**

Councilman Rigsbee requested that Town Staff obtain three quotes for the services involved with staining the wooden picnic shelters at the Town Park, as well as replacing the roofs of the wooden picnic shelters at the Town Park.

#### **10. Consideration of Job Description and Job Advertisement Posting for a Full-Time Deputy Town Clerk.**

Mayor Pro Tem For made **a Motion** to advertise the Deputy Town Clerk position as a full-time position with an annual salary of \$35,000.00 to \$45,000.00 based on experience.

Mayor Crawford seconded the motion.

Mayor Pro Tem Foy **withdrew** the abovementioned motion.

Mayor Pro Tem Foy made **a Motion** to authorize Town Clerk Robbie Lee Wagoner II to finalize the Deputy Town Clerk job description and to advertise the Deputy Town Clerk position as a full-time position that consists of benefits, a 32-hour workweek, and an hourly pay range of \$18.00 to \$22.00 based on experience.

Councilman Jones seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>YES</b>		

**Motion carried (5-0).**

**10A. Discussion to grant spending authority to the Town Clerk for the authorization of maintenance and repairs to town property.**

Councilman Rigsbee made **a Motion** to authorize the Town Clerk with a spending authority of \$500.00 per occurrence for maintenance requirements at the Town Hall and the Town Park, with the caveat that the Town Clerk will obtain a written quote for the maintenance requirement and email the written quote to the members of the Town Council. The Town Clerk should also email the Town Finance Officer/Budget Officer to confirm that this expenditure can be afforded according to the Town's annual budget. Once confirmation has been received from the Town Finance Officer/Budget Officer and should no member of the Town Council object to the quote provided by the Town Clerk within one business day, then the Town Clerk is authorized to move forward with this expenditure for the maintenance requirement.

Mayor Crawford seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>NO</b>		

**Motion carried (4-1).**

**11. Citizen's Comments from the Floor (3-Minute Limit per Speaker).**

No citizen's comments were made from the floor.

**12. 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.** General policy matters may not be discussed in a closed session, and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

Mayor Crawford made a **Motion** to enter into Closed Session at 9:37 PM for the purposes of consulting with the Town Attorney and preserving the attorney-client privilege.

Mayor Pro Tem Foy seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>YES</b>		

**Motion carried (5-0).**

Mayor Crawford made a **Motion** to enter into Open Session at 10:05 PM.

Councilman Landreth seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>YES</b>		

**Motion carried (5-0).**

**13. Council Comments.**

**Councilman Rigsbee** thanked all of the citizens who attend tonight's meeting, including Bill Goble from the Guilford County Board of Education. He expressed the importance of local government and announced that he has filed for re-election as a council member of the Stokesdale Town Council with the hopes that Mayor Pro Tem Foy and Councilman Landreth will also file for re-election.

**Mayor Pro Tem Foy** thanked Bill Goble, town staff, and his fellow members of the Town Council for attending tonight's meeting. He congratulated Councilman Rigsbee on his decision to file for re-election as a council member of the Stokesdale Town Council and expressed his desire for Councilman Landreth to file for re-election as well. He also expressed that he would give running for office again thoughtful prayer and would make a decision.

**Councilman Landreth** expressed his love for the Town of Stokesdale, a town of which he has resided within his entire life. He congratulated Councilman Rigsbee on his decision to file for re-election as a council member of the Stokesdale Town Council. He also expressed his satisfaction with the job that Robbie Lee Wagoner II is doing in his role of Town Clerk, emphasizing the importance of Dale Martin as his teacher for this role. He also expressed his thankfulness for the return of Mayor Crawford.

**Councilman Jones** thanked all of the citizens who attend tonight's meeting, as well as expressed his appreciation for the town staff. He explained that, while making decisions to best represent the citizens of the Town of Stokesdale, he utilizes the Holy Bible and the United States Constitution.

**Mayor Crawford** expressed his appreciation of Councilman Rigsbee for his decision to file for re-election as a council member of the Stokesdale Town Council. He also expressed his desire for Mayor Pro Tem Foy and Councilman Landreth to file for re-election as well.

#### **14. Adjournment.**

Councilman Jones made a **Motion** to adjourn the meeting at 10:15 PM.

Mayor Pro Tem Foy seconded the motion.

<b>Mayor Crawford</b>	<b>YES</b>	<b>Mayor Pro Tem Foy</b>	<b>YES</b>
<b>Councilman Landreth</b>	<b>YES</b>	<b>Councilman Rigsbee</b>	<b>YES</b>
<b>Councilman Jones</b>	<b>YES</b>		

**Motion carried (5-0).**

Being no further business to come before the Town Council, the meeting was adjourned at 10:15 PM.

#### **ANNOUNCEMENTS:**

- **The Town of Stokesdale Town Planning Board will hold a regular meeting on Thursday, July 27, 2023, at 7:00 PM inside the Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, NC 27357.**
- **The Town of Stokesdale Town Council will hold a regular meeting on Thursday, August 10, 2023, at 7:00 PM inside the Town Hall Council Chambers, located at 8325 Angel-Pardue Road, Stokesdale, NC 27357.**

**APPROVED: AUGUST 10, 2023**

**MICHAEL E. CRAWFORD, MAYOR**

**ATTEST:**

**ROBBIE LEE WAGONER II, TOWN CLERK**



# Agenda Item

6

## Robbie Lee Wagoner II

---

**From:** Ryan Seals <rseals@guilfordcountync.gov>  
**Sent:** Tuesday, August 1, 2023 9:01 AM  
**To:** Robbie Lee Wagoner II  
**Cc:** Jarad Corbett; Mike Burns; Stacey Joseph; Dakota Brim  
**Subject:** July crime stats for Stokesdale

















Here are the July crime stats for the Aug. 10 town council meeting.

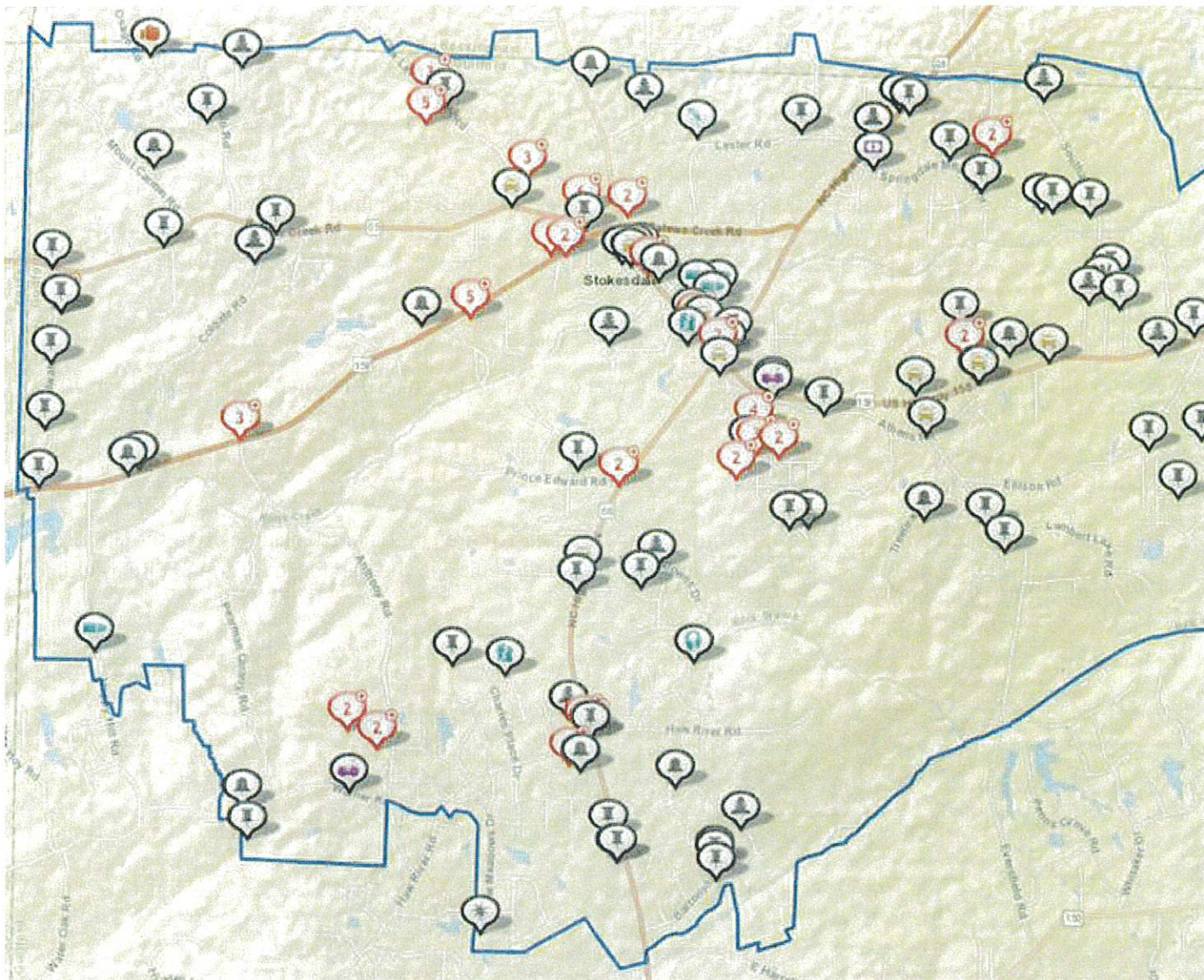
For the month of July, the sheriff's office responded to a total of 198 calls in Stokesdale town limits, resulting in 20 formal case reports.

### Of note:

- Deputies responded to multiple thefts throughout the month at area merchants, including two shopliftings at the Dollar General on Belews Creek Road, and a theft from a vehicle in the parking lot of the Bi-Rite. Multiple offenders were identified and charged.

### Calls by type:

 <b>DISTURBANCE</b>	<b>2</b>	 <b>NOISE VIOLATION</b>	<b>1</b>
 <b>ALARM</b>	<b>32</b>	 <b>ACCIDENT</b>	<b>2</b>
 <b>ASSAULT</b>	<b>2</b>	 <b>OTHER</b>	<b>100</b>
 <b>DOMESTIC</b>	<b>2</b>	 <b>SUSPICIOUS</b>	<b>11</b>
 <b>WEAPONS OFFENSE</b>	<b>4</b>	 <b>STOLEN PROPERTY</b>	<b>2</b>
 <b>WARRANT</b>	<b>3</b>	 <b>VANDALISM</b>	<b>1</b>
 <b>DRUGS</b>	<b>3</b>	 <b>THEFT</b>	<b>7</b>
 <b>FRAUD</b>	<b>2</b>	 <b>TRAFFIC</b>	<b>21</b>



**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



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August 08, 2023

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 Thursday, July 27, 2023.

At this particular meeting, the Planning Board's agenda contained the following rezoning case: Rezoning Case 23-07-PLBD-00054 for the property located at 8107 Haw River 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:

James Greene made a **Motion** to approve Rezoning Case 23-07-PLBD-00054 for the property located at 8107 Haw River 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 it is reasonable and in the public interest because it is part of a larger commercial development, and the additional uses would not conflict with the Scenic Corridor requirements in the Development Ordinance.

The motion was seconded by Tee Stephenson.

James Greene	YES	Tee Stephenson	YES
Ronald Southard	YES		
Kurtis Gentry	YES		

**The motion carried (4-0).**

At the abovementioned meeting, the Planning Board's agenda also contained the following rezoning case: Rezoning Case 23-07-PLBD-00055 for the properties located at 8200 Stokesdale Street, Stokesdale, NC 27357 and 8320 Loyola Drive, 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:

Tee Stephenson made a **Motion** to approve Rezoning Case 23-07-PLBD-00055 for the properties located at 8200 Stokesdale Street, Stokesdale, NC 27357 and 8320 Loyola Drive, Stokesdale, NC 27357 and to recommend approval to the Town of Stokesdale Town Council based on the facts that this proposed rezoning action is consistent with the recommendation of the future land use plan, and it is reasonable and in the public interest because it is surrounded by General Business zoning, and it would provide additional commercial opportunities concentrated in the Town Core.

The motion was seconded by Kurtis Gentry.

James Greene	YES	Tee Stephenson	YES
Ronald Southard	YES		
Kurtis Gentry	YES		

**The motion carried (4-0).**

Respectfully submitted this the 8<sup>th</sup> day of August, 2023.



Robbie Lee Wagoner II

Town Clerk

Town of Stokesdale

# Agenda Item

10

# **REZONING CASE 23-07-PLBD-00054, 8107 HAW RIVER RD FROM CZ-HB (CONDITIONAL HIGHWAY BUSINESS) TO CZ-HB AMENDED (AMENDED CONDITIONAL HIGHWAY BUSINESS)**

## **Property Information**

Located on the south side of Haw River Road (SR 2028), 330 feet west of the intersection of Haw River Road with NC Highway 68 N, Guilford County Tax Parcel 163617, this is a request to rezone the subject properties, which contains a total of 0.99 acres from CZ-HB (Conditional Highway Business) to CZ-HB Amended (Amended Conditional Highway Business). The Planning Board recommended unanimous approval, and the Stokesdale Town Council 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 HB, highway business district is primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.

The request is to amend the original use conditions as outlined below to allow automobile repair and tire sales, which were previously not permitted under Case #06-10-STPL-05537.

### **Original Zoning Conditions (no changes proposed):**

Development of the property shall take place in accordance with the following requirements which are in addition to those specified by the Town of Stokesdale Development Ordinance:

1. All applicable Scenic Corridor guidelines as outlined and specified in the Town of Stokesdale Future Land Use Plan and/or the Town of Stokesdale Development Ordinance shall be followed when developing this site.
2. Any Site Plan submittals that include new building construction shall include front, back and side building elevations to ensure compliance with the Scenic Corridor Guidelines.
3. Landscaping planting rates along Haw River Road (SR #2028) shall be greater than or equal to existing landscaping planting rates along Haw River Road at Arbor Run Subdivision.
4. No uses or businesses shall be open or operate 24 hours a day.



5. A Master Sign Plan shall be submitted to the Town of Stokesdale for review and approval. All signs on the property shall follow the approved plan in order to provide uniform signage for the entire property and to ensure compatibility in scale, size, material and character.

6. All illuminated signs must be lighted internally or lighted by top mounted lights pointed down. No sign may be illuminated by fixtures not shielded from upward transmission of light. Lights that flash, pulse, rotate, move or simulate motion are not permitted.

7. All outdoor light fixtures shall be shielded to prevent light trespass on adjacent properties or upward transmission of light, with the exception of those lights necessary for safety and security.

**Original Use Conditions (changes highlighted in cross-through and yellow):**

All uses permitted in the HB District, except for the following uses which shall not be permitted:

Shelter for the Homeless Junked Motor Vehicle  
Recycling Collection Point  
Satellite Dish  
Communication Tower  
Amusement or Water Parks, Fairgrounds  
Athletic Fields  
Auditorium, Coliseum or Stadium  
Batting Cages  
Billiard Parlor  
Bingo Games  
Bowling Center  
Coin Operated Amusement  
Fortune Tellers, Astrologers  
Go Cart Raceway  
Golf Course, Miniature Golf Course  
Golf Driving Range  
Shooting Range  
Indoor Cemetery or Mausoleum  
Day Care Center  
Adult Fraternity or Sorority  
Psychiatric Hospital  
**Automobile Repair Services (to be permitted uses as part of the amended application)**  
Major Automobile Parking  
Commercial Hotel or Motel  
Kennels or Grooming  
Laundromat, Coin-Operated Laundry or Dry Cleaning Plant  
RV Park or Campsite  
Refrigerator or Large Appliance Repair  
Truck Driving School  
ABC Store Bar

Building Supply Sales (with storage yard)  
Manufactured Home Sales  
Motor Vehicle Sales (new and used)  
Motorcycle Sales  
Pawn Shop or Used Merchandise Store  
Pet Store  
Recreational Vehicle Sales  
**Tire Sales (to be permitted uses as part of the amended application)**  
Truck Stop  
Beneficial Fill Area  
Bus Terminal  
Communication or Broadcasting Facility  
Construction or Demolition Debris (C-D) Landfill  
Minor Land Clearing & Inert Debris (LCID) Landfill  
Minor Heliport  
Radio, Television or Communication Tower  
Railroad Terminal or Yard  
Taxi Terminal  
Utility Lines and Related Appurtenances  
Utility Service Facility (no outside storage)  
Utility Substation  
Warehouse (general storage, enclosed)  
Warehouse (self-storage)  
Concerts, Stage Shows

## Character of the Area

The parcel is part of a retail development at a major transportation node. It is surrounded by similar retail uses to the south and east, with single-family residential and agriculture nearby to the north and west.

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

**Surrounding Uses:**

North: Commercial and agricultural  
South: Commercial  
East: Commercial  
West: Single-family residential and commercial

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

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

## **Infrastructure and Community Facilities**

### **Emergency Response:**

Fire Protection District: Stokesdale

Miles from Fire Station: Approximately 3.7 miles

### **Water and Sewer Services:**

Provider: Private Septic System and Stokesdale Water

### **Transportation:**

Existing Conditions: NC Highway 68 is a major thoroughfare.

Proposed Improvements: An NCDOT Commercial Driveway Permit will be required at a minimum. Other requirements may be established once actual use and size of the development has been provided. Requirement for turn lanes has not been determined at this time.

Projected Traffic Generation: Unable to determine at this time since a final use has not been established. NC Highway 68 carried 11,000 ADT in 2021.

**School Impacts:** None are anticipated.

## **Environmental Assessment**

**Topography:** Gently sloping and moderately sloping.

### **Regulated Floodplain/Wetlands:**

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

### **Streams and Watershed:**

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

## **Land Use Analysis**

**Land Use Plan:** Stokesdale Land Use Plan (2007)

**Plan Recommendation:** Non-Residential Zoning Outside of the Town Core/Professional-Manufacturing Corridor (Within Scenic Corridor, which uses Town Core Definition):

The Town Core is defined as the area bordered by Highways NC 68, NC 65, and NC 158; area within the Scenic Corridor south of NC 158 between NC 68 and NC 65; certain additional areas bordering NC 65 and NC 158 as shown on the land use map.

The Plan recognizes the Town Core as a center of commerce and social activity that will continue to serve the demands of Stokesdale's growing population while maintaining its historical small town appeal. The Plan accommodates this through a mixture of commercial, business, institutional, and residential uses accompanied by public open spaces. It is important to have space for businesses within Stokesdale and also to limit the sprawl of such businesses.

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

## **Recommendation**

**Staff Recommendation:** Approve

This proposed rezoning action is consistent with the recommendation of the future land use plan, and it is reasonable and in the public interest because it is part of a larger commercial development, and the additional uses would not conflict with the Scenic Corridor requirements in the Development Ordinance.

**Area Plan Amendment Recommendation:**

The request is consistent with the Stokesdale Land Use Plan recommendation of Scenic Corridor Non-Residential (Town Core); thus, if approved, a plan amendment to will not be required.

I, Justin Snyder, do hereby certify that notice has been mailed via first class USPS mail to the following recipients for Case 23-07-PLBD-00054:

COMBS GROUP LLC  
7400 HADLEIGH CT  
OAK RIDGE, NC 27310

HAW RIVER HOLDINGS LLC  
PO BOX 790  
OAK RIDGE, NC 27310

H & L VOYAGER PROPERTIES LLC  
6621 LINVILLE RIDGE DR  
OAK RIDGE, NC 27310

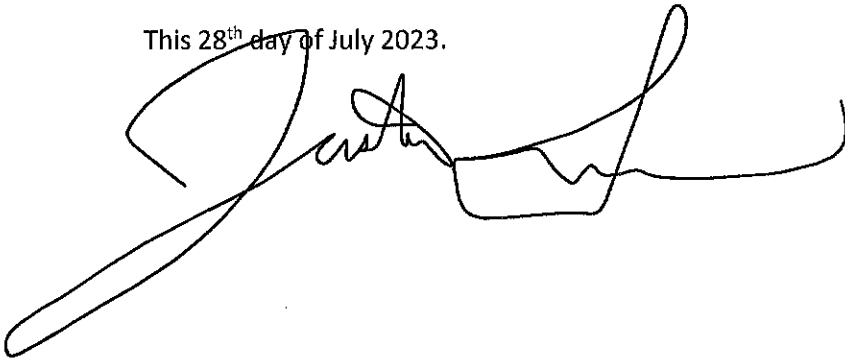
JOHNSON, CASEY R  
7763 NC HIGHWAY 68 N  
STOKESDALE, NC 27357

FLORES, RUBEN M  
2425 LONDONDERRY RD  
KERNERSVILLE, NC 27284

PKAN INC  
11 WESTMOUNT CT  
GREENSBORO, NC 27410

COMBS GROUP LLC  
7400 HADLEIGH CT  
OAK RIDGE, NC 27310

This 28<sup>th</sup> day of July 2023.

A handwritten signature in black ink, appearing to read "Justin Snyder", written over the date line.

## **NOTICE OF PUBLIC HEARING**

The Stokesdale Town Council will hold a public hearing at its regular meeting on Thursday, August 10, 2023, at 7:00 PM at the Stokesdale Town Hall, 8325 Angel-Pardue Road, Stokesdale, NC 27357.

### **Public Hearing Items:**

- 1. REZONING CASE 23-07-PLBD-00054, 8107 HAW RIVER RD FROM CZ-HB (CONDITIONAL HIGHWAY BUSINESS) TO CZ-HB AMENDED (AMENDED CONDITIONAL HIGHWAY BUSINESS)**

Located on the south side of Haw River Road (SR 2028), 330 feet west of the intersection of Haw River Road with NC Highway 68 N, Guilford County Tax Parcel 163617, this is a request to rezone the subject properties, which contains a total of 0.99 acres from CZ-HB (Conditional Highway Business) to CZ-HB Amended (Amended Conditional Highway Business). The Stokesdale Town Council will have the final authority to approve or deny the request.

- 2. REZONING CASE 23-07-PLBD-00055, 8200 STOKESDALE ST AND 8320 LOYOLA ST FROM LO (LIMITED OFFICE) AND RS-30 (SINGLE FAMILY RESIDENTIAL) TO CZ-GB (CONDITIONAL GENERAL BUSINESS)**

Located on the east side of Stokesdale Street (SR 2049), at the intersection of Stokesdale Street with US Highway 158, Guilford County Tax Parcels 162231 and 162232, this is a request to rezone the subject properties, which contains a total of 0.87 acres from LO (Limited Office) and RS-30 (Single Family Residential) to CZ-GB (Conditional General Business). The Stokesdale Town Council will have the final authority to approve or deny the request.

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

## Robbie Lee Wagoner II

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**From:** Bill Greco <bill@landsolutionspc.com>  
**Sent:** Tuesday, August 8, 2023 10:43 AM  
**To:** Justin Snyder; Robbie Lee Wagoner II  
**Subject:** Rezoning Cases  
**Attachments:** Zoning List.pdf

Justin / Robbie:

As discussed, attached is a list of proposed permitted uses for Case No. 23-07-PLBD-00054.

I don't see the purpose in generating a list of permitted uses for the other case at the existing shopping center, as we are only adding 3 uses to what is already permitted. The old case file can be referred to for existing, permitted uses.

Thanks, have a good one.

William F. Greco, Jr., PLS

[bill@landsolutionspc.com](mailto:bill@landsolutionspc.com)

Phone 336.605.0328



<b><u>PERMITTED USE:</u></b>	<b><u>PERMITTED BY RIGHT (P) ADDITIONAL DEVELOPMENT STANDARDS (D)</u></b>
Animal Services	D
Veterinary Services	D
Accessory Uses and Structures	P
Caretaker Dwelling	D
Emergency Shelter	P
Club or Lodge	P
Dance School	P
Martial Arts Instructional Schools	P
Physical Fitness Center	P
Public Park	D
Public Recreational Facility	D
Sport Instructional School	P
Sports and Recreation Clubs (Indoor)	P
Ambulance Service	P
Government Office	P
Library	P
Museum or Art Gallery	P
Police Station, Neighborhood	P
Post Office	P
School Administration Facility	P
Specialty Hospital	P
Accounting, Auditing, or Bookkeeping	P
Administrative or Management Services	P
Advertising or Management Services	P
Advertising Agency or Representative	P
Bank, Savings and Loan or Credit Union	P
Barber Shop	P
Beauty Shop	P
Building Maintenance Services	P
Clothing Alteration or Repair	P
Computer Maintenance and Repair	P
Computer Services	P
Economic, Sociological or Educational Research	P
Employment Agency, Personnel Agency	P
Engineering, Architect or Survey Services	P
Equipment Rental and Leasing	P
(No Outside Storage) WCA	
Finance or Loan Office	P
Furniture Repair Shop WCA	P
Insurance Agency	P
(No Onsite Claims Inspections)	
Medical, Dental or Related Office	P
Medical or Dental Laboratory	P
Motion Picture Production	P
Noncommercial Research Organization	P
Office Uses Not Otherwise Classified	P
Pest or Termite Control Services WCA	P
Photocopying and Duplicating Services	P
Photofinishing Laboratory	P
Photography, Commercial	P



Photography Studio	P
Real Estate Office	P
Refrigerator or Large Appliance Repair	D
Rehabilitation or Counseling Services	P
Shoe Repair or Shoeshine Shop	P
Stock, Security or Commodity Broker	P
Taxidermist WCA	P
Television, Radio or Electronics Repair	P
Theater (Indoor)	P
Travel Agency	P
Vocational, Business or Secretarial School	P
Watch or Jewelry Repair Shop	P
ABC Store (Liquor)	P
Antique Store	P
Appliance Store	P
Arts and Crafts	P
Auto Supply Sales	P
Bakery	P
Bookstore	P
Building Supply Sale (No Storage Yard)	P
Building Supply Sales (With Storage Yard)	D
Camera Store	P
Candy Store	P
Clothing, Shoe and Accessory Store	P
Computer Sales	P
Convenience Store (Without Gasoline Pumps)	P
Dairy Products Store	P
Department, Variety or General Merchandise	P
Drugstore	P
Fabric or Piece Goods Store	P
Floor Covering, Drapery or Upholstery	P
Florist	P
Food Store	P
Furniture Sales	P
Garden Center or Retail Nursery	P
Gift or Card Shop	P
Hardware Store	P
Hobby Shop	P
Home Furnishings, Miscellaneous	P
Jewelry Store	P
Luggage or Leather Goods Store	P
Miscellaneous Retail Sales	P
Motorcycles Sales WCA	P
Musical Instrument Sales	P
Newsstand	P
Office Machine Sales	P
Optical Goods Sales	P
Paint and Wallpaper	P
Pawnshop or Used Merchandise Store	P

Pet Store	P
Record and Tape Store	P
Restaurant (Without Drive-Thru)	P
Sporting Goods Store	P
Stationery Store	P
Television, Radio or Electronics Sales	P
Tire Sales	P
Tobacco Store	P
Video Tape Rental and Sales	P
Apparel, Piece Goods and Notions	P
Books, Periodicals and Newspapers	P
Drugs and Sundries	P
Durable Goods, Other	P
Electrical Goods	P
Flowers, Nursery Stock and Florist Supplies WCA	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones and Metals	P
Market Showroom (Furniture, Apparel, etc.)	D
Paper and Paper Products	P
Professional and Commercial Equipment And Supplies	P
Sporting and Recreational Goods and Supplies	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Wallpaper and Paint Brushes	P
Beneficial Fill Area	D
Communication or Broadcasting Facility	P
Courier Service Substation	P
Taxi Terminal WCA	P
Utility Company Office	P
Utility Lines and Related Appurtenances	P
Warehouse (General Storage, Enclosed)	D
Warehouse (Self-Storage)	D
Contractors (No Outside Storage)	P
Ice	P
Printing and Publishing	P
Automotive Parking (Subject to Section 6-2 Off Street Parking, Stacking and Loading Areas)	P
Mixed Development	D
Temporary Construction, Storage or Office, Real Estate Sales or Rental Office (With concurrent building permit for permanent building)	P
Arts and Crafts Shows	P
Christmas Tree Sales	P
Outdoor Retail Sales	P



**LAND SOLUTIONS**

SURVEYING • DESIGN • PLANNING

## TRANSMITTAL

<b>TO:</b>	GUILFORD CO. PLANNING
<b>ATTENTION:</b>	Mr. JUSTIN SNYDER, AICP, CZO
<b>REGARDING</b>	KINGS CROSSING REZONING
<b>JOB #</b>	23600041
<b>DATE</b>	JUNE 29, 2023
<b>Cc</b>	Client

Mr. Snyder:

Attached for your review and processing is a Conditional Use Rezoning request for an outparcel located in the Kings Crossing Shopping Center in the Town of Stokesdale, along with the receipt for fees paid in the amount of \$1025.00.

Please advise if you need anything else.

Regards,

WILLIAM F. GRECO, Jr., PLS

Office (336) 605-0328

[bill@landsolutionspc.com](mailto:bill@landsolutionspc.com)



## TOWN OF STOKESDALE

### Conditional Use Rezoning Application, Part I

Date Submitted: \_\_\_\_\_ Fee/Receipt #: \$1000.00 + \$25.00/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 CU-HB zoning district to the CZ-HB zoning district. Said property is located

at 8107 Haw River Road, being all of Lot No. 3 in Kings Crossing Shopping Center, Plat Book 175, Page 25

in Oak Ridge Township; Being a total of: 0.99 acres.

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

Tax Parcel # 163617 \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

#### Check One:

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

#### Conditional Use Rezoning Requirements

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



## TOWN OF STOKESDALE

## Conditional Rezoning Application, Part II

### Use Conditions

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

- 1) Those uses currently permitted in accordance with the existing CU-HB zoning, and the addition of the following uses: Automobile Repair Services, Auto Supply Sales, and Tire Sales
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

### Development Conditions

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

- 1) In accordance with the existing CU-HB zoning, see Exhibit A, attached.
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

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

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

Respectfully Submitted,

Property Owner Signature

Kevan R. Combs

Name

7400 Hadleigh Court

Mailing Address

Oak Ridge, NC 27310

City, State and Zip Code

c/o Land Solutions (336.605.0328)

Phone Number

Representative Signature (if applicable)

Land Solutions c/o Bill Greco

Name

PO Box 347

Mailing Address

Oak Ridge, NC 27310

City, State and Zip Code

336.605.0328

Phone Number

## **Exhibit A**

**Development of the property shall take place in accordance with the following requirements which are in addition to those specified by the Town of Stokesdale Development Ordinance:**

1. All applicable Scenic Corridor guidelines as outlined and specified in the Town of Stokesdale Future Land Use Plan and/or the Town of Stokesdale Development Ordinance shall be followed when developing this site.
2. Any Site Plan submittals that include new building construction shall include front, back and side building elevations to ensure compliance with the Scenic Corridor Guidelines.
3. Landscaping planting rates along Haw River Road (SR #2028) shall be greater than or equal to existing landscaping planting rates along Haw River Road at Arbor Run Subdivision.
4. No uses or businesses shall be open or operate 24 hours a day.
5. A Master Sign Plan shall be submitted to the Town of Stokesdale for review and approval. All signs on the property shall follow the approved plan in order to provide uniform signage for the entire property and to ensure compatibility in scale, size, material and character.
6. All illuminated signs must be lighted internally or lighted by top mounted lights pointed down. No sign may be illuminated by fixtures not shielded from upward transmission of light. Lights that flash, pulse, rotate, move or simulate motion are not permitted.
7. All outdoor light fixtures shall be shielded to prevent light trespass on adjacent properties or upward transmission of light, with the exception of those lights necessary for safety and security.

**Note:**

The above development conditions are the same as those found in the original rezoning for the Kings Crossing shopping center parcel(s).

Refer to Guilford County Planning Case #4-05 and/or Town of Stokesdale Rezoning Case #06-10-STPL-05537.



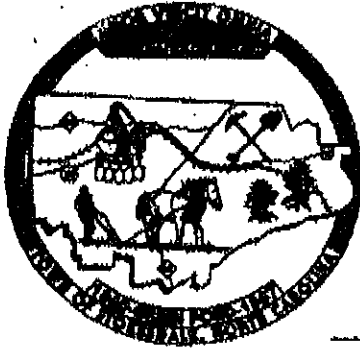
RECEIPT DATE 6-29-23 No. 861706

RECEIVED FROM Land Solutions \$1025.00

One thousand & twenty five — DOLLARS

FOR RENT Rezoning Appl. Haw River Rd

ACCOUNT PAYMENT BAL DUE CASH CHECK #4386 FROM TO BY phungncker.



## Town of Stokesdale

8416 US Highway 158  
P. O. Box 465  
STOKESDALE, NORTH CAROLINA 27357

Mayor Randle L. Jones  
John W. Flynt  
Mickie W. Halbrook  
Frederick L. Berry  
Bobby H. Richardson

November 22, 2006

Mr. Kevin Combs  
Combs, Inc.  
8089 Haw River Road  
Stokesdale, NC 27357

RE: REZONING CASE #06-10-STPL-05537

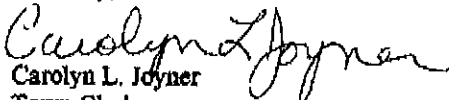
Dear Mr. Combs:

Following a public hearing on November 16, 2006, the Stokesdale Town Council approved the request to rezone the following property from CU-HB to Amended CU-HB:

**REZONING CASE #06-10-STPL-05537: CU-HB to Amended CU-HB.** Located at the southwest corner of NC 68 NORTH and HAW RIVER ROAD (SR 2028) in Oak Ridge Township. Being Guilford County Tax Map 1-58, Block 1114, Parcels 6 and Part of Parcels 7 and 56, approximately 14.189 acres. Owned by Combs, Inc. and Jose Salazar.

USE(S) and CONDITION(S): The proposed Amended CU-HB, Conditional Use Highway Business, is for all uses permitted in the HB District, except for the uses attached hereto (see attachment); with the amended conditions stated in the attachment.

Sincerely,

  
Carolyn L. Joyner  
Town Clerk

Enclosure



Use of the property shall be limited to the following uses listed in Article IV, Table 4-3-1 of the Town of Stokesdale Development Ordinance:

1. All uses permitted in the HB District, except for the following uses which shall not be permitted:

Shelter for the Homeless  
Junked Motor Vehicle  
Recycling Collection Point  
Satellite Dish Communication Tower  
Amusement or Water Parks, Fairgrounds  
Athletic Fields  
Auditorium, Coliseum or Stadium  
Batting Cages  
Billiard Parlor  
Bingo Games  
Bowling Center  
Coin Operated Amusement  
Fortune Tellers, Astrologers  
Go Cart Raceway  
Golf Course, Miniature  
Golf Course  
Golf Driving Range  
Shooting Range, Indoor  
Cemetery or Mausoleum  
Day Care Center, Adult  
Fraternity or Sorority  
Psychiatric Hospital  
Automobile Repair Services, Major  
Automobile Parking, Commercial  
Hotel or Motel  
Kennels or Grooming  
Laundromat, Coin-Operated  
Laundry or Dry Cleaning Plant  
RV Park or Campsite  
Refrigerator or Large Appliance Repair  
Truck Driving School  
ABC Store  
Bar  
Building Supply Sales (with storage yard)  
Manufactured Home Sales  
Motor Vehicle Sales (new and used)  
Motorcycle Sales  
Pawn Shop or Used Merchandise Store  
Pet Store  
Recreational Vehicle Sales

Tire Sales  
Truck Stop  
Beneficial Fill Area  
Bus Terminal  
Communication or Broadcasting Facility  
Construction or Demolition Debris (C-D) Landfill, Minor  
Land Clearing & Inert Debris (LCD) Landfill, Minor  
Heliport  
Radio, Television or Communication Tower  
Railroad Terminal or Yard  
Taxi Terminal  
Utility Lines and Related Appurtenances  
Utility Service Facility (no outside storage)  
Utility Substation  
Warehouse (general storage, enclosed)  
Warehouse (self-storage)  
Concerts, Stage Shows

**Development of the property shall take place in accordance with the following requirements which are in addition to those specified by the Town of Stokesdale Development Ordinance:**

- ~~1. Access to the site shall be limited to Haw River Road, SR #2028.~~ *21*
2. All applicable scenic corridor guidelines as outlined and specified in the Town of Stokesdale Future Land Use Plan and/or the Town of Stokesdale Development Ordinance shall be followed when developing this site.
3. Any Site Plan submittals that include new building construction shall include front, back and side building elevations to ensure compliance with the Scenic Corridor Guidelines.
4. Landscaping planting rates along Haw River Road, SR #2028 shall be greater than or equal to existing landscaping planting rates along Haw River Road at Arbor Run Subdivision.
5. No uses or businesses shall be open or operate 24 hours a day.
6. A Master Sign Plan shall be submitted to the Town of Stokesdale for review and approval. All signs on the property shall follow the approved plan in order to provide uniform signage for the entire property and to ensure compatibility in scale, size, material and character.
7. All illuminated signs must be lighted internally or lighted by top mounted lights pointed down. No sign may be illuminated by fixtures not shielded from upward transmission of light. Lights that flash, pulse, rotate, move or simulate motion are not permitted.
8. All outdoor light fixtures shall be shielded to prevent light trespass on adjacent properties or upward transmission of light, with the exception of those lights necessary for safety and security.

I, Justin Snyder, do hereby certify that notice has been mailed via first class USPS mail to the following recipients for Case 23-07-PLBD-00054:

COMBS GROUP LLC  
7400 HADLEIGH CT  
OAK RIDGE, NC 27310

HAW RIVER HOLDINGS LLC  
PO BOX 790  
OAK RIDGE, NC 27310

H & L VOYAGER PROPERTIES LLC  
6621 LINVILLE RIDGE DR  
OAK RIDGE, NC 27310


JOHNSON, CASEY R  
7763 NC HIGHWAY 68 N  
STOKESDALE, NC 27357

FLORES, RUBEN M  
2425 LONDONDERRY RD  
KERNERSVILLE, NC 27284

PKAN INC  
11 WESTMOUNT CT  
GREENSBORO, NC 27410

COMBS GROUP LLC  
7400 HADLEIGH CT  
OAK RIDGE, NC 27310

This 10<sup>th</sup> day of July 2023.

A handwritten signature in black ink, appearing to read "Justin Snyder", is written over the date line. The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

## **NOTICE OF PUBLIC HEARING**

Dear Property Owner:

You are receiving this notice because you own property within the required notice area of the subject property below.

The Stokesdale Planning Board will hold a public hearing at its regular meeting on Thursday, July 27, 2023, at 7:00 PM at the Stokesdale Town Hall, 8325 Angel Pardue Road, Stokesdale, NC 27357.

**Public Hearing Item:**

**REZONING CASE 23-07-PLBD-00054, 8107 HAW RIVER RD FROM CZ-HB (CONDITIONAL HIGHWAY BUSINESS) TO CZ-HB AMENDED (AMENDED CONDITIONAL HIGHWAY BUSINESS)**

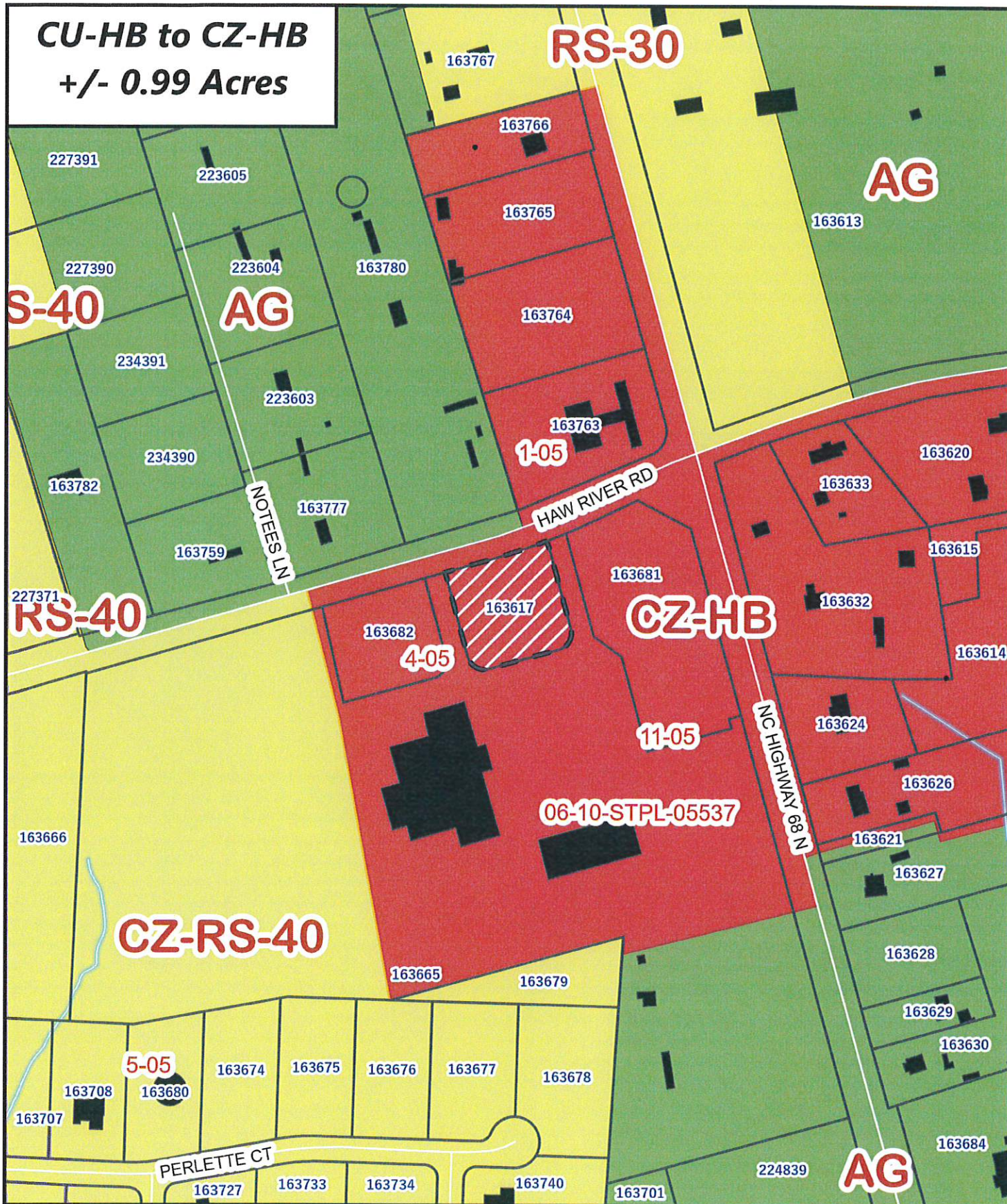
Located on the south side of Haw River Road (SR 2028), 330 feet west of the intersection of Haw River Road with NC Highway 68 N, Guilford County Tax Parcel 163617, this is a request to rezone the subject properties, which contains a total of 0.99 acres from CZ-HB (Conditional Highway Business) to CZ-HB Amended (Amended Conditional Highway Business). The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request.

The request is consistent with the Stokesdale Future Land Use Plan of Non-Residential Zoning Outside of the Town Core/Professional-Manufacturing Corridor (Within Scenic Corridor, which uses Town Core Definition); thus, if approved, a future land use plan amendment is not required.

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



**CU-HB to CZ-HB**  
**+/- 0.99 Acres**



Jurisdiction:  
 Town of Stokesdale  
 Guilford County  
 Planning & Development  
 Department

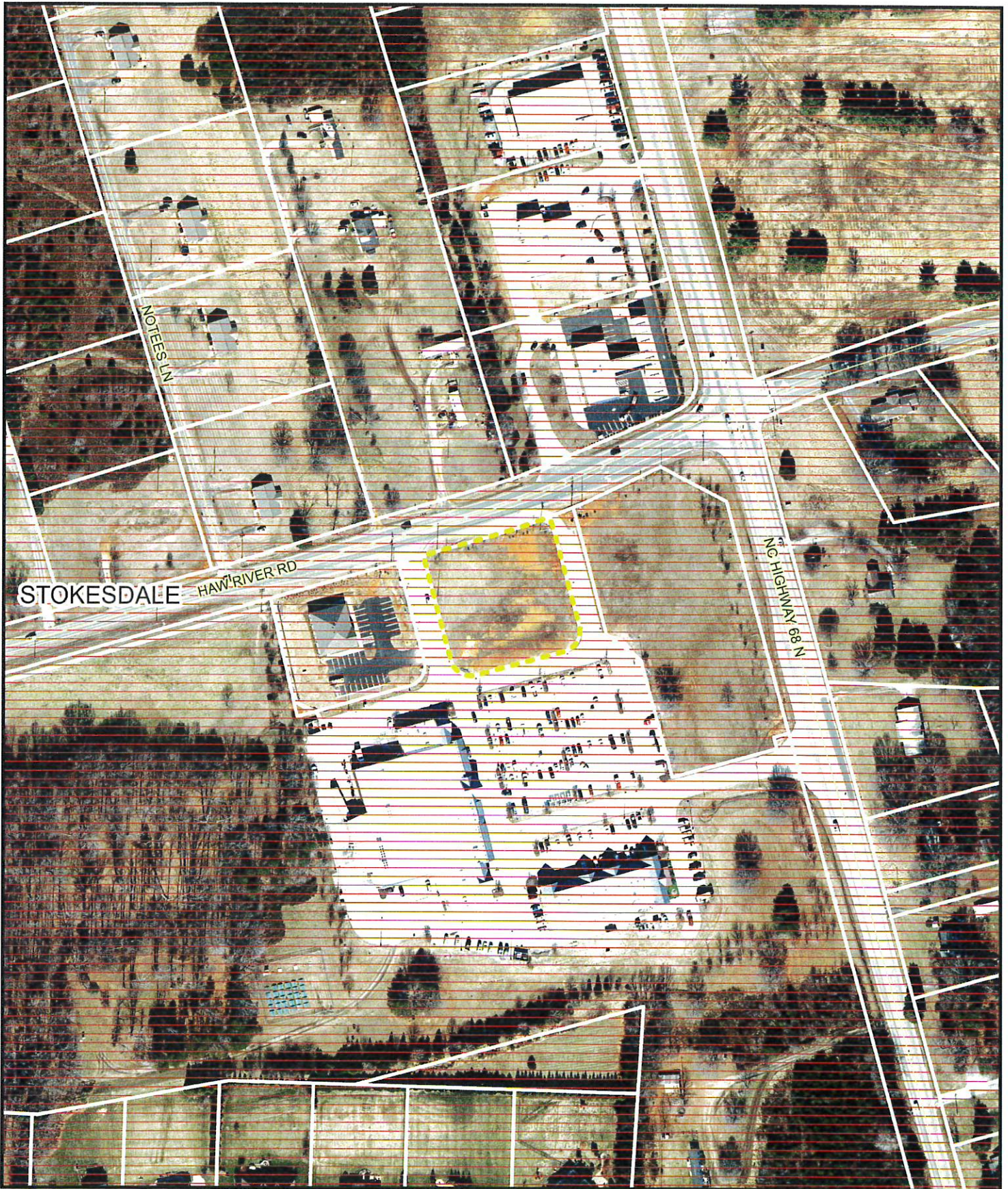
Case Number:  
 CZ-23-07-PLBD-00054

Case Area:  
 Parcel - 163617  
 8107 Haw River Rd



Scale: 1" = 250'

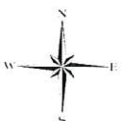




Jurisdiction:  
Town of Stokesdale  
Guilford County  
Planning & Development  
Department

Case Number:  
CZ-23-07-PLBD-00054

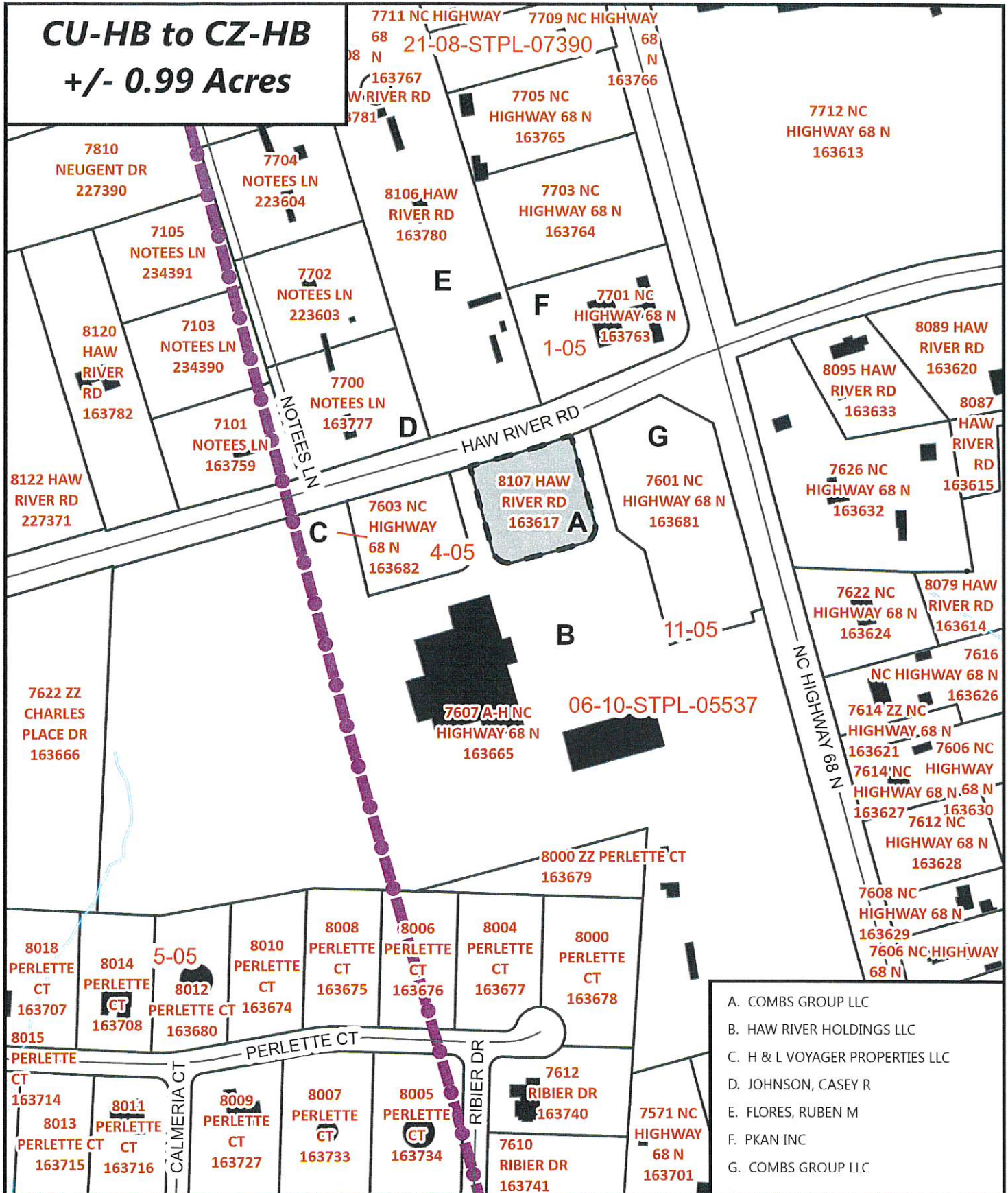
Case Area:  
Parcel - 163617  
8107 Haw River Rd



Scale: 1" = 200'



# CU-HB to CZ-HB +/- 0.99 Acres



Jurisdiction:  
Town of Stokesdale  
Guilford County  
Planning & Development  
Department

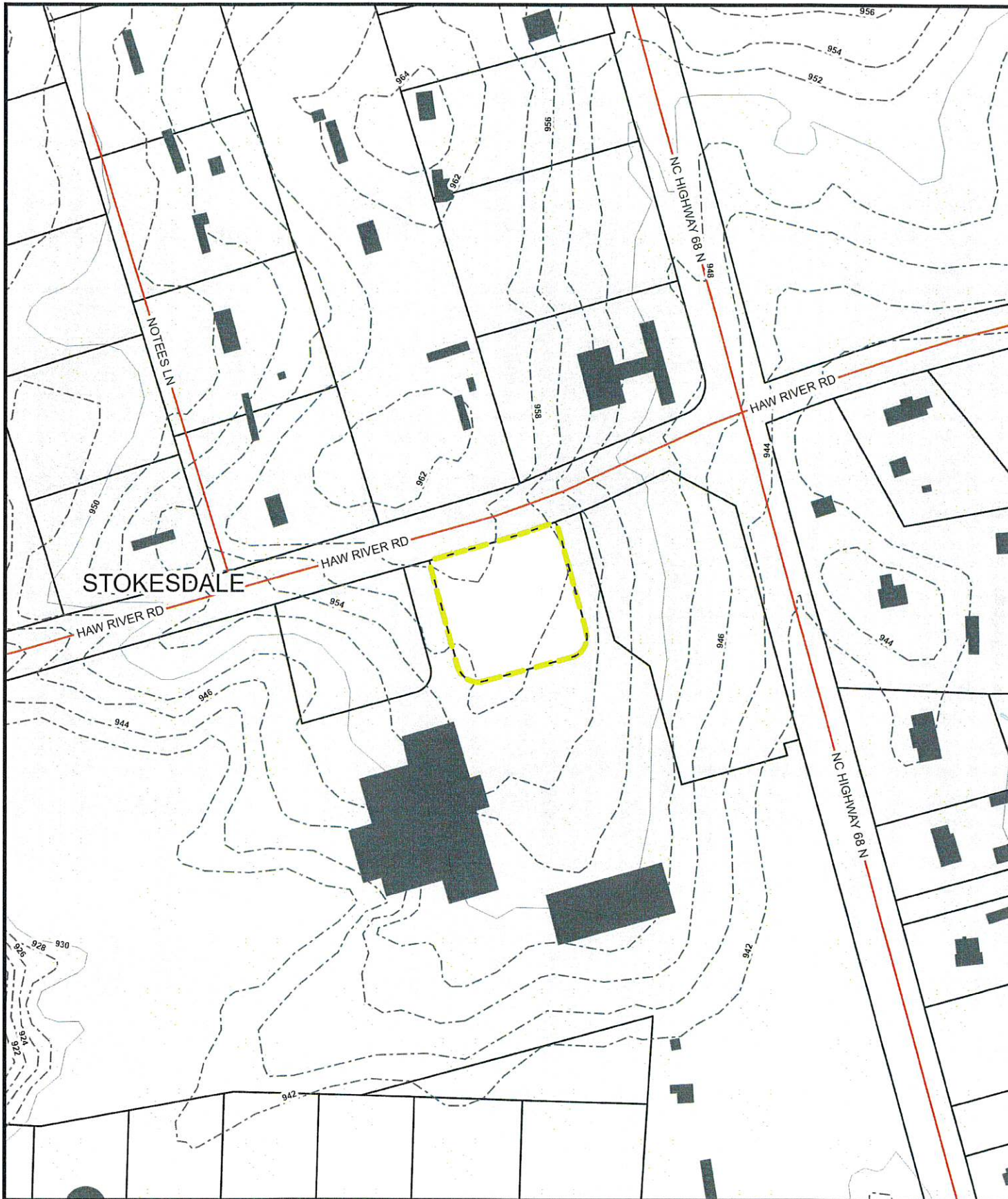
Case Number:  
CZ-23-07-PLBD-00054

Case Area:  
Parcel - 163617  
8107 Haw River Rd



Scale: 1" = 250'





Jurisdiction:  
Town of Stokesdale  
Guilford County  
Planning & Development  
Department

Case Number:  
CZ-23-07-PLBD-00054

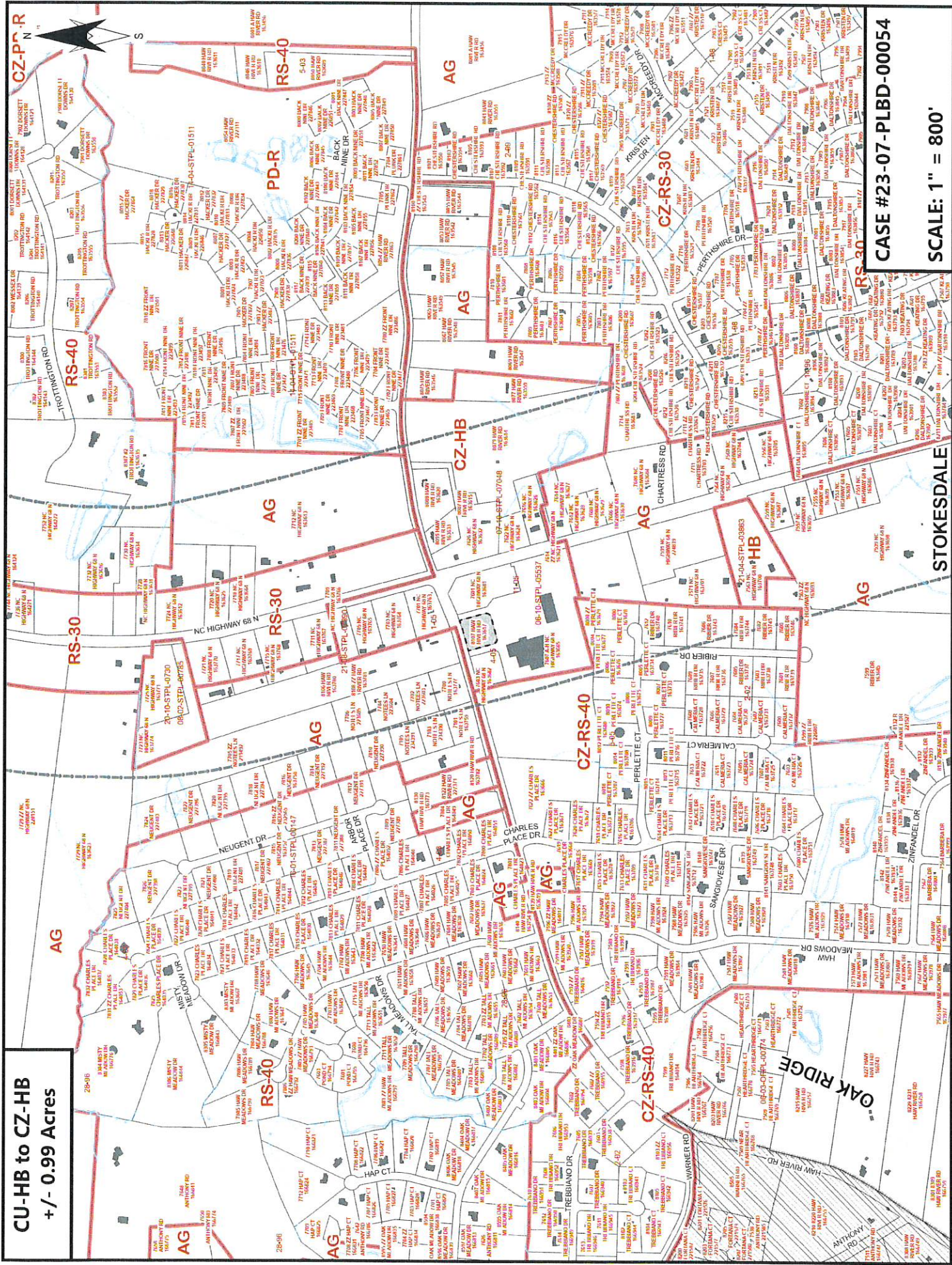
Case Area:  
Parcel - 163617  
8107 Haw River Rd



Scale: 1" = 200'



**CU-HB to CZ-HB**  
**+/- 0.99 Acres**



CASE #23-07-PLBD-00054

SCALE: 1" = 800'

STOKESDALE



# Agenda Item

11

**REZONING CASE 23-07-PLBD-00055, 8200 STOKESDALE ST AND 8320 LOYOLA DR  
FROM LO (LIMITED OFFICE) AND RS-30 (SINGLE FAMILY RESIDENTIAL) TO CZ-GB  
(CONDITIONAL GENERAL BUSINESS)**

**Property Information**

Located on the east side of Stokesdale Street (SR 2049), at the intersection of Stokesdale Street with US Highway 158, Guilford County Tax Parcels 162231 and 162232, this is a request to rezone the subject properties, which contains a total of 0.87 acres from LO (Limited Office) and RS-30 (Single Family Residential) to CZ-GB (Conditional General Business). The Planning Board recommended unanimous approval, and the Stokesdale Town Council will have the final authority to approve or deny the request.

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

**Nature of the Request**

**District Descriptions**

The RS-30, residential single-family district is primarily intended to accommodate moderate density single-family detached dwellings lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

The LO, limited office district is primarily intended to accommodate low intensity medical, professional, administrative and government office uses on small to mid-sized sites near residential areas.

The GB, general business district is primarily intended to accommodate a wide range of retail, service and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

**Character of the Area**

The parcel is in a primarily commercial area with a variety of commercial retail and office uses bordered to the west by single-family residential.

**Existing Land Use(s) on the Property:** Vacant.

**Surrounding Uses:**

North: Commercial

South: Office

East: Commercial

West: Single-family residential and commercial

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

**Cemeteries:** No cemeteries are shown to be located on or adjacent to these properties, but efforts should be made to rule out the potential of unknown grave sites.

## **Infrastructure and Community Facilities**

### **Emergency Response:**

Fire Protection District: Stokesdale

Miles from Fire Station: Approximately 0.08 miles

### **Water and Sewer Services:**

Provider: Private Septic System and Stokesdale Water

### **Transportation:**

Existing Conditions: Loyola Drive is a non-NCDOT residential street. Stokesdale Street is a residential street.

Proposed Improvements: An NCDOT commercial driveway permit will be required at a minimum. Other requirements may result when actual use and size is established.

Projected Traffic Generation: Not available at this time. The traffic generation is determined based upon the final proposed use.

**School Impacts:** None are anticipated.

## **Environmental Assessment**

**Topography:** Gently sloping.

### **Regulated Floodplain/Wetlands:**

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

### **Streams and Watershed:**

The properties are located in the Reidsville (WS-III) Water Supply Watershed. There are no mapped streams on the subject properties.

## **Land Use Analysis**

**Land Use Plan:** Stokesdale Land Use Plan (2007)

**Plan Recommendation:** Town Core

The Plan recognizes the Town Core as a center of commerce and social activity that will continue to serve the demands of Stokesdale's growing population while maintaining its historical small town appeal. The Plan accommodates this through a mixture of commercial, business, institutional, and residential uses accompanied by public open spaces. It is important to have space for businesses within Stokesdale and also to limit the sprawl of such businesses.

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

## **Recommendation**

**Staff Recommendation:** Approve

This proposed rezoning action is consistent with the recommendation of the future land use plan, and it is reasonable and in the public interest because it is surrounded by General Business zoning, and it would provide additional commercial opportunities concentrated in the Town Core.

**Area Plan Amendment Recommendation:**

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

I, Justin Snyder, do hereby certify that notice has been mailed via first class USPS mail to the following recipients for Case 23-07-PLBD-00055:

AISHA REALTY LLC  
7503 HENSON FOREST DR  
SUMMERFIELD, NC 27358

JWF-I FAMILY LTD PARTNERSHIP  
1118 N ELM ST  
GREENSBORO, NC 27401

AISHA REALTY LLC  
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TRUSTEE OF STOKESDALE UNITED METHODIST CHURCH  
8305 LOYOLA DR  
STOKESDALE, NC 27357

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GREENSBORO, NC 27401

FERGUSON, LARRY BRINKLEY JR; FERGUSON, KELLI M  
8191 OAK CREEK DR  
STOKESDALE, NC 27357

NPT SOLUTIONS LLC  
1906 BRASSFIELD RD  
GREENSBORO, NC 27410

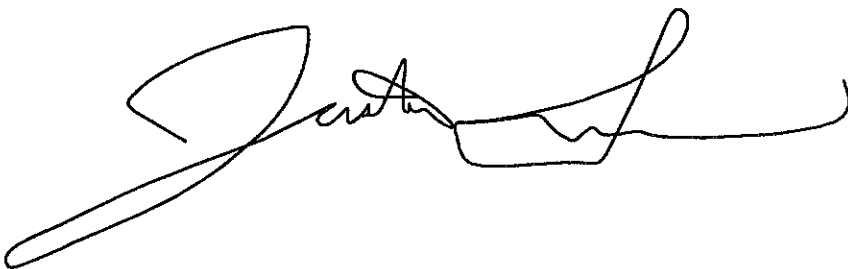
FULP, BERNARD RUSSELL; FULP, BERNARD RUSSELL II  
8201 STOKESDALE ST  
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STOKESDALE FIRE DIST INC  
PO BOX 146  
STOKESDALE, NC 27357

SOUTH RICH LLC  
PO BOX 294  
STOKESDALE, NC 27357

JWF-I FAMILY LTD PARTNERSHIP  
1118 N ELM ST  
GREENSBORO, NC 27401

This 28<sup>th</sup> day of July 2023.

A handwritten signature in black ink, appearing to read "Justin Snyder", with a long horizontal flourish extending to the right.

## **NOTICE OF PUBLIC HEARING**

The Stokesdale Town Council will hold a public hearing at its regular meeting on Thursday, August 10, 2023, at 7:00 PM at the Stokesdale Town Hall, 8325 Angel-Pardue Road, Stokesdale, NC 27357.

### **Public Hearing Items:**

- 1. REZONING CASE 23-07-PLBD-00054, 8107 HAW RIVER RD FROM CZ-HB (CONDITIONAL HIGHWAY BUSINESS) TO CZ-HB AMENDED (AMENDED CONDITIONAL HIGHWAY BUSINESS)**

Located on the south side of Haw River Road (SR 2028), 330 feet west of the intersection of Haw River Road with NC Highway 68 N, Guilford County Tax Parcel 163617, this is a request to rezone the subject properties, which contains a total of 0.99 acres from CZ-HB (Conditional Highway Business) to CZ-HB Amended (Amended Conditional Highway Business). The Stokesdale Town Council will have the final authority to approve or deny the request.

- 2. REZONING CASE 23-07-PLBD-00055, 8200 STOKESDALE ST AND 8320 LOYOLA ST FROM LO (LIMITED OFFICE) AND RS-30 (SINGLE FAMILY RESIDENTIAL) TO CZ-GB (CONDITIONAL GENERAL BUSINESS)**

Located on the east side of Stokesdale Street (SR 2049), at the intersection of Stokesdale Street with US Highway 158, Guilford County Tax Parcels 162231 and 162232, this is a request to rezone the subject properties, which contains a total of 0.87 acres from LO (Limited Office) and RS-30 (Single Family Residential) to CZ-GB (Conditional General Business). The Stokesdale Town Council will have the final authority to approve or deny the request.

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



# LAND SOLUTIONS

SURVEYING • DESIGN • PLANNING

## TRANSMITTAL

TO:	GUILFORD CO. PLANNING
ATTENTION:	Mr. JUSTIN SNYDER, AICP, CZO
REGARDING	REZONING – Stokesdale St
JOB #	23600002
DATE	JUNE 29, 2023
Cc	Client

Mr. Snyder:

Attached for your review and processing is a Conditional Use Rezoning request for two parcels located in the Town of Stokesdale, along with the receipt for fees paid in the amount of \$1025.00.

Please advise if you need anything else.

Regards,

WILLIAM F. GRECO, Jr., PLS  
Office (336) 605-0328  
[bill@landsolutionspc.com](mailto:bill@landsolutionspc.com)





## TOWN OF STOKESDALE

### Conditional Use Rezoning Application, Part I

Date Submitted: \_\_\_\_\_ Fee/Receipt #: \$1000.00 + \$25.00/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 LO and RS-30 zoning district to the CZ-GB zoning district. Said property is located

at 8200 Stokesdale Street and 8320 Loyola Drive

in Oak Ridge Township; Being a total of: 0.87 acres.

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

Tax Parcel # 162231 \_\_\_\_\_

Tax Parcel # 162232 \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

Tax Parcel # \_\_\_\_\_

**Check One:**

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

**Conditional Use Rezoning Requirements**

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



## TOWN OF STOKESDALE

## Conditional Rezoning Application, Part II

### Use Conditions

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

- 1) See attached
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

### Development Conditions

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

- 1) See Exhibit A, attached.
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

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

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

Respectfully Submitted,

Property Owner Signature

Aisha Realty, LLC

Name

7503 Henson Forest Drive

Mailing Address

Summerfield, NC 27358

City, State and Zip Code

c/o Land Solutions (336.605.0328)

Phone Number

Representative Signature (if applicable)

Land Solutions c/o Bill Greco

Name

PO Box 347

Mailing Address

Oak Ridge, NC 27310

City, State and Zip Code

336.605.0328

Phone Number

## Use Conditions

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

1. All uses permitted in the GB District, except for the following uses which SHALL NOT be permitted:

Agricultural Production	Boat Repair WCA
Forestry	Car Wash WCA
Shelter for the Homeless	Equipment Repair Light WCA
Junked Motor Vehicle	Funeral Home or Crematorium
Recycling Collection Point	Hotel or Motel
Satellite Dish / Communication Tower	Insurance Agency (carriers and on-site claim inspections)
Swimming Pool	Kennels or Pet Grooming
Athletic Fields	Laundromat, Coin-Operated WCA
Billiard Parlors	Laundry or Dry Cleaning Plant WCA
Bingo Games	Laundry or Dry Cleaning Substation
Bowling Center	Massage Parlor, Adult
Coin Operated Amusement	Theater, Adult
Country Club with Golf Course	Tourist Home (Bed and Breakfast)
Fortune Tellers, Astrologers	Truck and Utility Trailer Rental and Leasing WCA
Golf Course, Miniature	Bar
Shooting Range, Indoor	Boat Sales
Skating Rink	Bookstore, Adult
Swim and Tennis Club	Convenience Store (with gasoline pumps) WCA
Cemetery or Mausoleum	Live Entertainment Business, Adult
College or University	Motor Vehicle Sales (new and used) WCA
Day Care Center, Adult (5 or less)	Recreational Vehicle Sales WCA
Day Care Center, Adult (6 or more)	Restaurant (with drive-thru)
Day Care Center, Child (5 or less)	Service Station, Gasoline WCA
Day Care Center, Child (6 or more)	Bus Terminal WCA
Fraternity or Sorority (University or College Related)	Construction or Demolition Debris (C-D) Landfill, Minor
Nursing and Convalescent Home	Land Clearing & Inert Debris (LCID), Minor
Psychiatric Hospital	Radio, Television or Communication Tower
Retreat Center	Utility Service Facility (no outside storage)
Advertising, Outdoor Services	Utility Substation
Automobile Rental or Leasing WCA	Carnivals and Fairs
Automobile Repair Services, Major WCA	
Automobile Repair Services, Minor WCA	
Automobile Parking	
Automotive Towing and Storage Services WCA	

## **Exhibit A**

**Development of the property shall take place in accordance with the following requirements which are in addition to those specified by the Town of Stokesdale Development Ordinance:**

1. All applicable Scenic Corridor guidelines as outlined and specified in the Town of Stokesdale Future Land Use Plan and/or the Town of Stokesdale Development Ordinance shall be followed when developing this site.
2. Any Site Plan submittals that include new building construction shall include front, back and side building elevations to ensure compliance with the Scenic Corridor Guidelines.
3. No uses or businesses shall be open or operate 24 hours a day.
4. A Master Sign Plan shall be submitted to the Town of Stokesdale for review and approval. All signs on the property shall follow the approved plan in order to provide uniform signage for the entire property and to ensure compatibility in scale, size, material and character.
5. All illuminated signs must be lighted internally or lighted by top mounted lights pointed down. No sign may be illuminated by fixtures not shielded from upward transmission of light. Lights that flash, pulse, rotate, move or simulate motion are not permitted.
6. All outdoor light fixtures shall be shielded to prevent light trespass on adjacent properties or upward transmission of light, with the exception of those lights necessary for safety and security.

# RECEIPT

DATE 6-29-23No. 861703RECEIVED FROM Land Solutions\$1,025.00One thousand + twenty five + 00 DOLLARS☐ FOR RENT☐ FORRezoning App Fee Stokesdale St.

ACCOUNT	
PAYMENT	
BAL. DUE	

☐ CASH☒ CHECK☐ MONEY ORDER☐ CREDIT CARD

FROM

TO

BY

# 4385Aris Hunsueh

I, Justin Snyder, do hereby certify that notice has been mailed via first class USPS mail to the following recipients for Case 23-07-PLBD-00055:

AISHA REALTY LLC  
7503 HENSON FOREST DR  
SUMMERFIELD, NC 27358

JWF-I FAMILY LTD PARTNERSHIP  
1118 N ELM ST  
GREENSBORO, NC 27401

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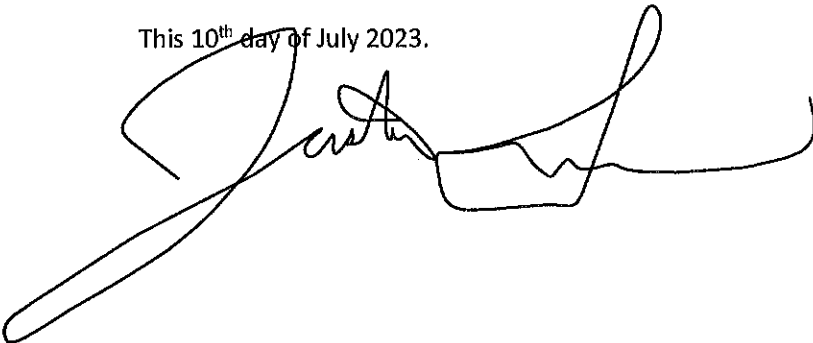
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STOKESDALE, NC 27357

JWF-I FAMILY LTD PARTNERSHIP  
1118 N ELM ST  
GREENSBORO, NC 27401

This 10<sup>th</sup> day of July 2023.

A large, stylized handwritten signature in black ink, appearing to read "Justin Snyder", is written over the date line.

## **NOTICE OF PUBLIC HEARING**

Dear Property Owner:

You are receiving this notice because you own property within the required notice area of the subject properties below.

The Stokesdale Planning Board will hold a public hearing at its regular meeting on Thursday, July 27, 2023, at 7:00 PM at the Stokesdale Town Hall, 8325 Angel Pardue Road, Stokesdale, NC 27357.

**Public Hearing Item:**

**Rezoning Case # 23-07-PLBD-00055, 8200 Stokesdale Street and 8320 Loyola Street, Stokesdale, NC**

Located on the east side of Stokesdale Street (SR 2049), at the intersection of Stokesdale Street with US Highway 158, Guilford County Tax Parcels 162231 and 162232, this is a request to rezone the subject properties, which contains a total of 0.87 acres from LO (Limited Office) and RS-30 (Single Family Residential) to CZ-GB (Conditional General Business). The Planning Board will make a recommendation to the Stokesdale Town Council, which will have the final authority to approve or deny the request.

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

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



**LO, RS-30 to CZ-GB**  
**+/- 0.87 Acres**

**RS-40**

**CZ-GB**

**GB**

**CZ-LO**

**RS-30-MH**

**RS-30**

**36-87**

**AG**

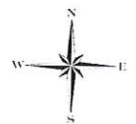
STOKESDALE ST, SHILLING ST, STRAND DR, SHILLING ST, ELLISBORO RD, MARNE DR, IVAN ST, LOYOLA DR, STOKESDALE ST, STOKESDALE ST, STOKESDALE ST

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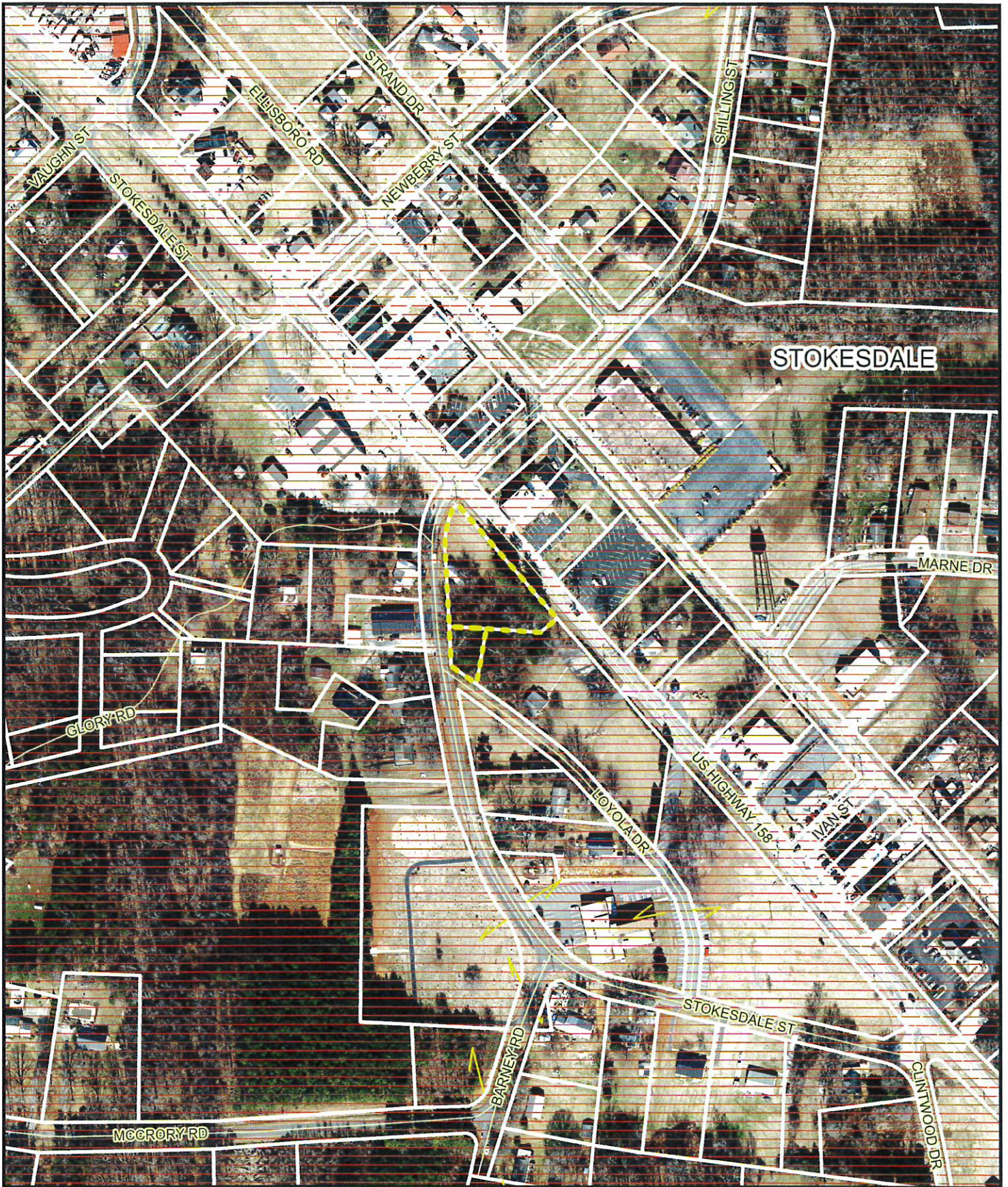
Case Number:  
RZ-23-07-PLBD-00055

Case Area:  
Parcel - 162231 & 162232  
8200 Stokesdale St  
8320 Loyola Dr



Scale: 1" = 200'





Jurisdiction:  
Town of Stokesdale  
  
Guilford County  
Planning & Development  
Department

Case Number:  
  
RZ-23-07-PLBD-00055

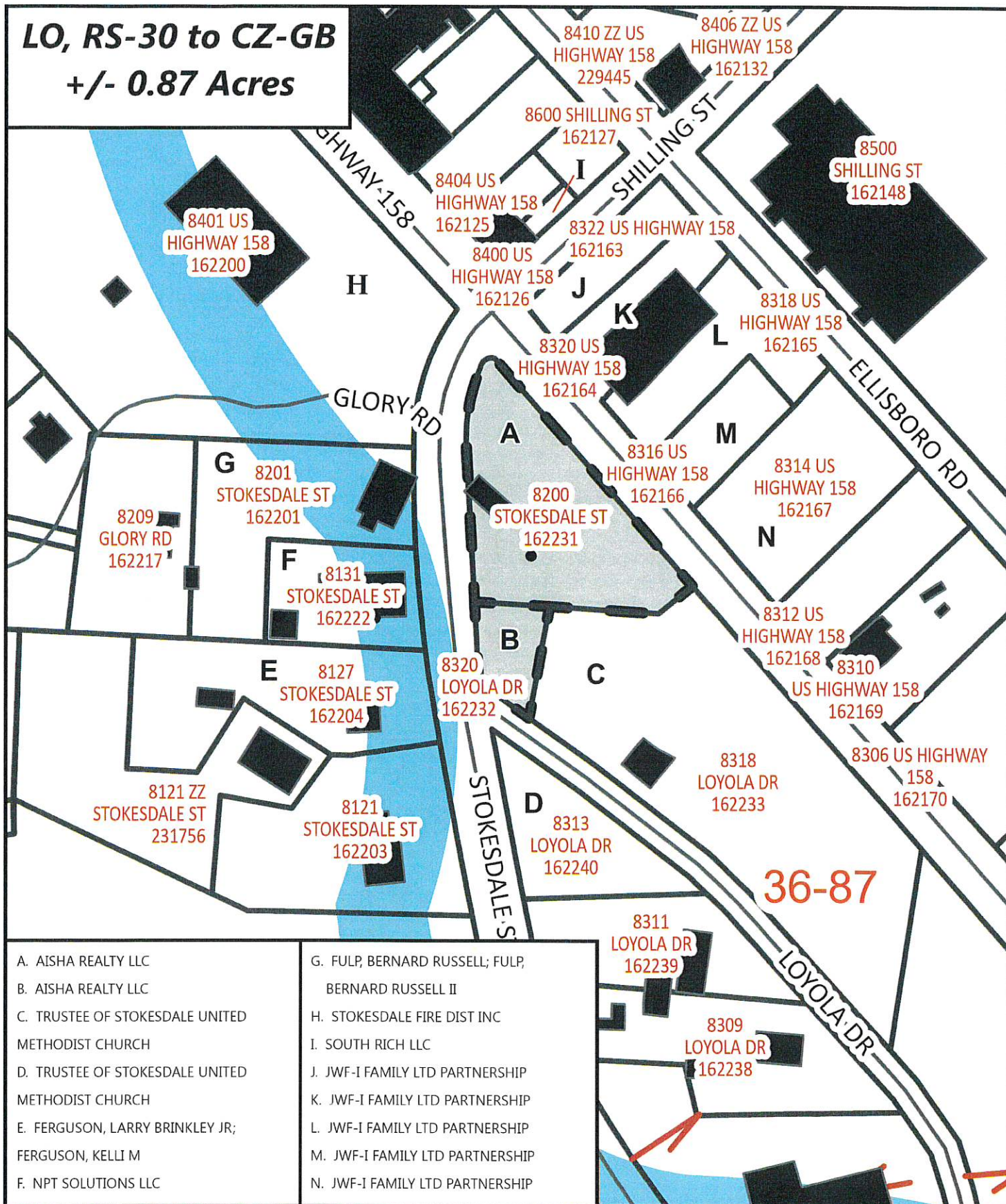
Case Area:  
  
Parcel - 162231 & 162232  
8200 Stokesdale St  
8320 Loyola Dr



Scale: 1" = 250'



**LO, RS-30 to CZ-GB**  
**+/- 0.87 Acres**



Jurisdiction:  
 Town of Stokesdale  
 Guilford County  
 Planning & Development  
 Department

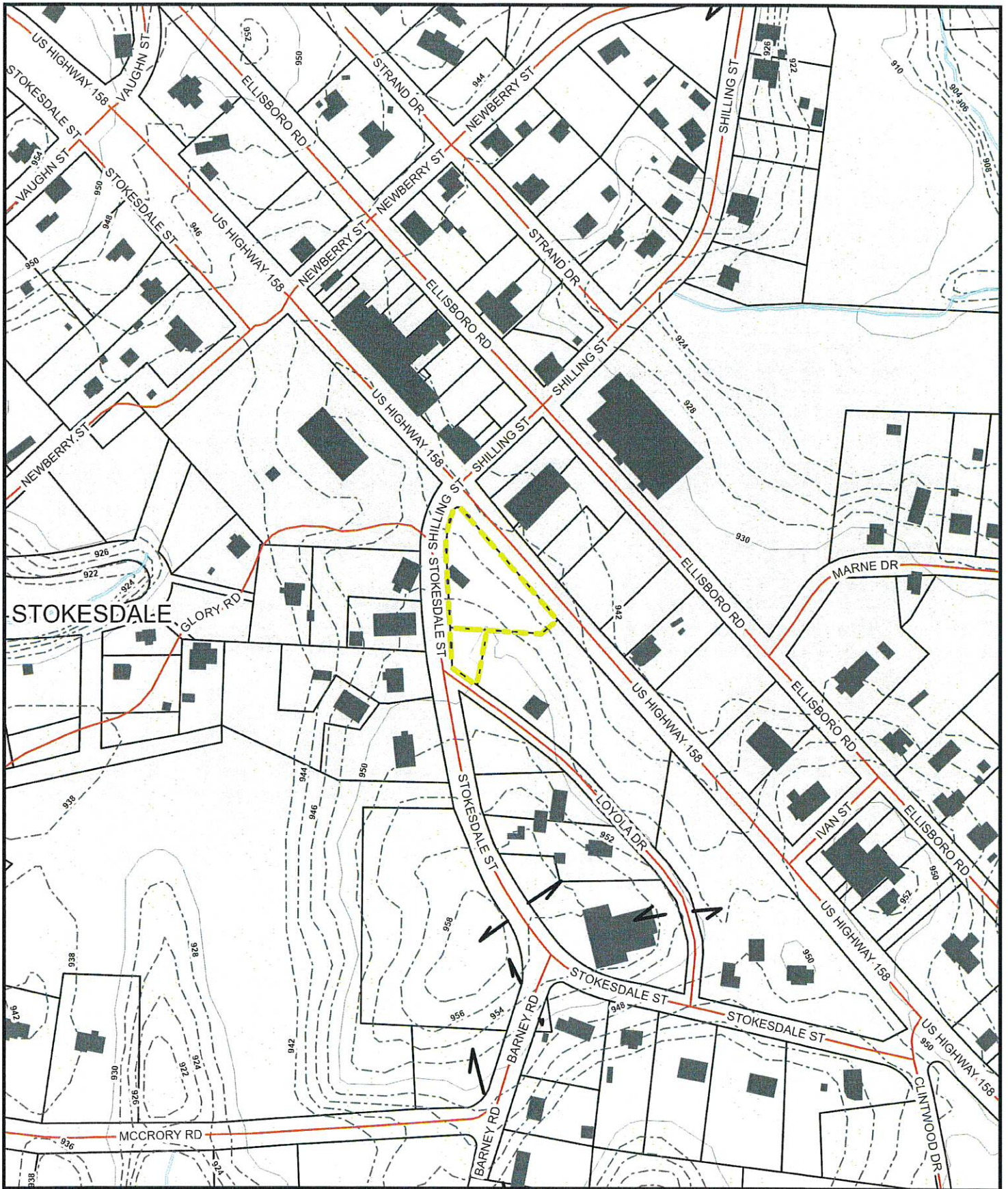
Case Number:  
 RZ-23-07-PLBD-00055

Case Area:  
 Parcel - 162231 & 162232  
 8200 Stokesdale St  
 8320 Loyola Dr



Scale: 1" = 125'





Jurisdiction:  
Town of Stokesdale  
Guilford County  
Planning & Development  
Department

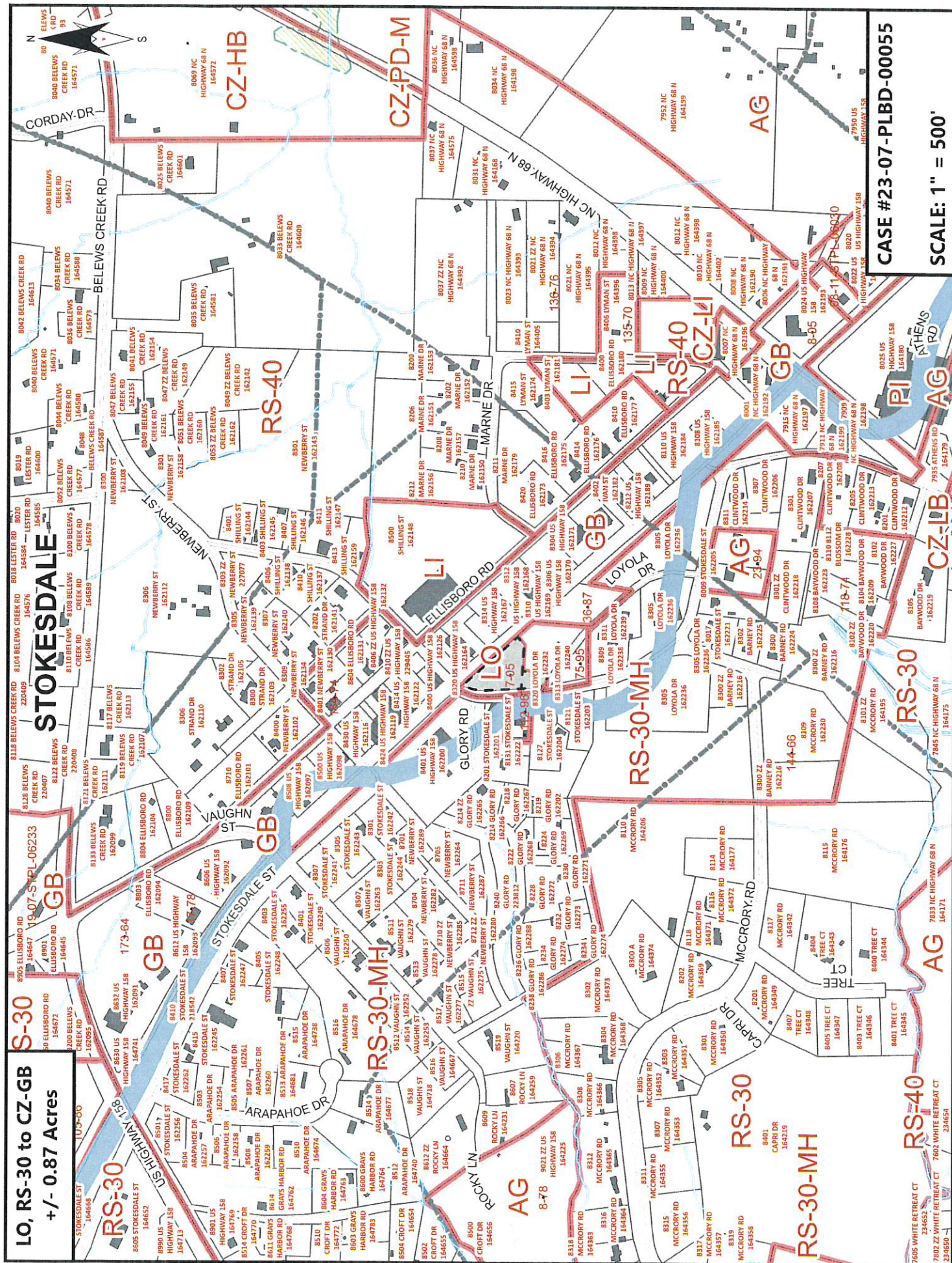
Case Number:  
RZ-23-07-PLBD-00055

Case Area:  
Parcel - 162231 & 162232  
8200 Stokesdale St  
8320 Loyola Dr



Scale: 1" = 250'







# Agenda Item

12



**ORDINANCE NO. O-2023-06**

**AN ORDINANCE MAKING APPROPRIATIONS FOR THE FUNDING OF THE  
STOKESDALE WATER LINE EXTENTION TO ADD SYSTEM REDUNDANCY  
CAPITAL PROJECT ORDINANCE FUND**

**BE IT HEREBY ORDAINED** by the Town Council of the Town of Stokesdale, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

**Section 1:** The project authorized is for the Town of Stokesdale's Municipal Water System for water line extensions to add system redundancy.

**Section 2:** The revenues for the above-mentioned improvements shall be **established** as follows:

Account Number	Account Name	Total Budget
R-002000	Guilford County Contract # 90004963 American Rescue Plan Act 2021 Coronavirus State and Local Fiscal Recovery Fund	\$366,400.00

**Section 3:** That expenditures for the above-mentioned improvements **appropriated** as follows:

Account Number	Account Name	Total Budget
E-002000	1. Alternatives Analysis	\$4,100.00
	2. Preliminary Engineering (Hazen) Survey (Stewart) Geotechnical (S&ME)	\$59,660.00 \$129,440.00 \$23,800.00
	3. Detailed Design	\$69,500.00
	4. Permitting	\$18,000.00
	5. Easement Acquisition Assistance (Hazen) Easement Exhibits (Stewart)	\$6,000.00
	6. Bid Phase Services	\$18,100.00
	7. Project Management, Workshops and Meetings	\$23,200.00
	8. Funding Collaboration and Support	\$14,600.00
	<b>Total Contract Value</b>	<b>\$366,400.00</b>

**Section 4:** The Town Finance Officer/Budget Officer is hereby authorized to maintain, within the capital project fund, sufficient and specific detailed accounting records to satisfy the disclosure requirements of all contractual agreements, if applicable.

**Section 5:** Funds may be advanced from the Water Enterprise Fund for the purpose of making payments as due. Reimbursement requests should be made to the granter agency in an orderly and timely manner.

**Section 6:** The Town Finance Officer/Budget Officer is directed to report, on a quarterly basis, on the financial status of each project element in **Section 2** and **Section 3** as mentioned above. Furthermore, the Town Finance Officer/Budget Officer is instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Town Council over the life of the project.

**Section 7:** This Capital Project Ordinance shall be entered into the minutes of the Town Council after adoption. Copies thereof shall be filed with the Town Finance Officer/Budget Officer and Town Clerk to the Town Council.

**Adopted** this 10<sup>th</sup> day of August, 2023.

**Approved:**

\_\_\_\_\_  
Michael E. Crawford, Mayor

\_\_\_\_\_  
Date

**Attested:**

\_\_\_\_\_  
Robbie Lee Wagoner II, Town Clerk

\_\_\_\_\_  
Date

# Agenda Item

13



Staining Of Two Picnic Shelters At The Stokesdale Town Park							
#	Company Name	Company Contact	Phone Number	Email Address	Quote Requested	Quote Received	Quote Amount
1	<a href="#">CertaPro Painters</a>	Chris McAuley	336-894-8245	<a href="mailto:cmcauley@certapro.com">cmcauley@certapro.com</a>	7/31/2023	8/3/2023	\$ 4,147.00
2	<a href="#">Excelsior Professional Painting</a>	Larry Rudisill	336-207-1159	<a href="mailto:excelsiorpropainting@gmail.com">excelsiorpropainting@gmail.com</a>	7/31/2023	8/4/2023	\$ 7,600.00
							Recommended By Town of Summerfield
							Recommended By Town of Oak Ridge



CertaPro Painters of  
Greensboro, NC  
622-H Guilford College Rd.  
Greensboro, NC 27409  
336-373-9900

Full Worker's Compensation Coverage  
General Liability and Auto

COMMERCIAL EXTERIOR  
Job #: JOB-1375-7360  
Date 08/03/2023

## JOB SITE

### Town of Stokesdale - Comm-Ext - JOB-1375-7360

📍 8329 Angel-Pardue Rd  
Stokesdale, NC 27357  
☎ (336) 643-4011  
✉ RWagoner@stokesdale.org

## PREPARED BY

Chris McAuley  
Head of Commercial Sales  
☎ 336-894-8245  
✉ cmcauley@certapro.com

## CLIENT

### Town of Stokesdale

📍 8329 Angel-Pardue Road  
Stokesdale, NC 27357  
☎ (336) 643-4011  
✉ RWagoner@stokesdale.org

## CLIENT CONTACTS

Robbie Lee Wagoner II  
M: (336) 643-4011  
E: RWagoner@stokesdale.org

## PRICING:

Base Price:	\$4,147.00
<b>Subtotal:</b>	<b>\$4,147.00</b>
<b>Total:</b>	<b>\$4,147.00</b>
<b>Balance</b>	<b>\$4,147.00</b>

## GENERAL SCOPE OF WORK

Scope of Work: Town of Stokesdale has requested pricing to re-stain 2 community shelters at their park.

A) Prep- clean surfaces to remove build up, grime, dirt and any mold. Pressure washing assumes access to running water on site (spigot or similar). If not available, we will hand clean as sufficiently as possible.

B) Stain- All wooden surfaces (Sherwin Williams Woodscapes stain with color and sheen (transparency) to match existing

All work to be performed during normal business hours Monday-Friday. Customer should ensure that shelter areas are not reserved during the scheduled work days. We suggest scheduling these in anticipation of potential demand. Maybe have these completed on typical low interest days (Monday and Tuesday) so that they are available to the public by Thursday or Friday and the weekend.

## SURFACE PREPARATION

### STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of preparation. This includes removing loose paint, minor repairs (holes smaller than a dime) and spot priming. Note: in older homes, multiple layers of paint can create an 'alligator' effect where the surface will have some areas that are not smooth even after removing the loose paint. If sanding to bare substrate is required, this will be specified in the quote and priced accordingly. Areas that have been previously caulked and are failing will be repaired/re-caulked as needed.

### STANDARD PREP DOES NOT INCLUDE:

- Repairing holes larger than a dime

- Wood replacement / drywall work (other than specified above)
- Fixing imperfections that require feather sanding and Bondo application.
- Full recaulking if caulk is not failing or is not present.

## CLEAN UP

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### CLEAN UP

We clean up (put away equipment and material, remove trash) on the job site daily, with a thorough clean upon project completion. Please be sure to let the job site supervisor know the most convenient place to temporarily store ladders, tools and material.

## ADDENDUM - ALL PICTURES

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Woodscapes Stain to match color and sheen



All wood included in the scope



2 Shelters



Cover Floors



Include Posts

## NOTES

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Thank you for allowing CertaPro the opportunity to provide you with a Proposal for your Project. Our goal from start to finish is to provide you with an excellent painting experience.



**PLEASE CAREFULLY REVIEW ALL OF THE ITEMS AND AREAS INCLUDED AND THOSE EXCLUDED TO ENSURE THERE ARE NO MISUNDERSTANDINGS REGARDING THE PROJECT SCOPE. ANY ITEMS, AREAS, AND COMPONENTS NOT SPECIFICALLY INCLUDED ARE EXCLUDED.**

During your project you will be assigned a Job Site Supervisor (JSS). The JSS is on site to paint, manage the crew and be available to address any of your concerns throughout the project. Our Production Manager also supervises our JSS's to ensure the project is being handled as promised and proceeding on schedule to your satisfaction.

At the end of the project we will fully clean up and walk through the project with you for a final inspection. Any remaining touch ups can be addressed at that time.

Our goal is to receive an excellent review when you evaluate our work. We hope to earn the privilege of doing additional work and for you to recommend us to your family, friends, neighbors and business associates.

CertaPro complies with all local, state and federal laws; including but not limited to the EPA Lead-Safe program. If you suspect lead please notify us immediately.

We would be honored to be awarded your painting project!

## **ADDITIONAL NOTES**

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### **ROTTING WOOD**

Carpentry estimates are provided for areas that were visible from our ground level inspection and before preparation/scraping. Work beyond the scope described will be brought to the homeowner's attention and will incur additional charges

### **NEED HELP WITH COLOR?**

- Go to [colorvisualizer.certapro.com](https://colorvisualizer.certapro.com) to explore colors and apply them virtually to pictures of your choosing
- Pick up color samples from your local paint store and apply to the areas you want to paint (note, there are multiple Shewrin Williams locations throughout the Triad, usually within a few minutes of your location)

### **SHADOWS AND LIGHTING**

Note: lighting and viewing angle can result in shadows that sometimes result in the appearance that coating is not adequate/complete. The standard for determining whether coating is adequate is viewing directly (head-on) from a distance of 6 to 12 feet in normal (mid-day) light. Additionally, different substrate textures that are painted the same color can often appear to be different colors due to the reflection of light and sheen of the paint. Customer also acknowledges that painting with a higher sheen paint (satin vs flat) can accentuate underlying flaws in the painted wall that may have not previously been noticeable. This is not due to the quality of the coating or application, but to the level of reflectiveness of the sheen.

### **IMPORTANT NOTES:**

- 1) Please be sure our painters can access all surfaces to be painted by removing window screens and trimming and trees/shrubs blocking access.
- 2) Our proposal is priced assuming all portions of the project will be completed at the same time. If the project is broken into multiple phases, additional trip fees and set up charges will apply.
- 3) If the job is scheduled, confirmed by customer and crew is unable to access the property necessitating a return trip, an additional trip fee will apply.

### **PAYMENT METHODS AND TERMS:**

\*30% for Mobilization, Materials and Equipment is due at commencement of any job for \$10,000 or more.

Final payment due immediately upon material completion of the project unless otherwise agreed. Please make checks out to CERTAPRO PAINTERS

We gladly accept Visa, Mastercard and American Express, though a 2.5% convenience fee will be added to your project for our office to run this charge.

NSF charge is \$75 for all returned checks.

\*Minimum job size is \$1000

In the event our company must institute any action to enforce collection of the outstanding balance due under this agreement, the customer agrees to pay all costs and expenses of such action including, without limitation, reasonable attorney's fees to the extent permitted by law. Payments received more than 30 days after material completion of the job will incur a late fee of 1.5% each month on the balance due.

## **SIGNATURES**

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CertaPro Painters Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Client Representative Name &amp; Title \_\_\_\_\_

Client \_\_\_\_\_

**PAYMENT DETAILS****Payment is due:** In full upon job completion

Due to the current paint shortage, CertaPro will make every effort to use the specific brand and type of paint specified in this proposal. If that particular finish is not available, CertaPro reserves the right to substitute with an equivalent or better product that is available in order to complete the job in a timely manner.

**COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT**

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

**ATTENTION CLIENT:**

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

**NOTICE OF CANCELLATION**

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller CertaPro Painters of Greensboro, NC

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

## LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

### THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear.
  - abnormal use or misuse.
  - peeling of layers of paint existing prior to the work performed by the Contractor.
  - structural defects.
  - settling or movement.
  - moisture content of the substrate.
  - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

### FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.





**Lawrence E Rudisill, III Enterprises Inc.**  
**Excelsior Professional Painting**  
**Licensed and Insured**  
**Creating Excellence**  
**Larry Rudisill, owner**

527 Jonathan Lane, Greensboro, NC 27406, ph.: 336-207-1159

Thursday, August 3, 2023

Robbie Lee Wagoner II  
Town of Stokesdale  
8329 Angel-Pardue Road, Stokesdale, NC 27357  
rwagoner@stokesdale.org • Work  
3366434011 • Main office  
[REDACTED] • Robbie's cell  
Referred by: TOWN OF OAKRIDGE

This is an estimate for staining the following areas:

1. Clean, brighten, and stain the **2 SHELTERS** in the park area:
  - a. **Order of work (as applies to the above):**
    - i. Clean with a sodium percarbonate (oxygenated bleach) first.
    - ii. After cleaning, we apply the neutralizer/brightener.
    - iii. After the wood dries, we will spray and back brush one coat of stain.
2. **NOTE:** TO PROVIDE A GOOD SURFACE TO ACCEPT THE STAIN AND CREATE A LONGER LASTING JOB, THE ABOVE STEPS FOR CLEANING ARE ABSOLUTELY NECESSARY. AFTER THE BRIGHTENER IS APPLIED, THE WOOD WILL LOOK VIRTUALLY NEW. THEN IT IS READY FOR THE STAIN.
3. **NOTE:** We will protect all areas, i.e., the concrete and tables from drips or overspray.
4. **NOTE:** Here is a [link to our Google Drive folder](https://drive.google.com/drive/folders/1Tle_GiHJAsGKwj2eqd_IoYQ3WLRwrLCA?usp=drive_link) with pictures of the amphitheater we did for the **Town of Oak Ridge**:  
[https://drive.google.com/drive/folders/1Tle\\_GiHJAsGKwj2eqd\\_IoYQ3WLRwrLCA?usp=drive\\_link](https://drive.google.com/drive/folders/1Tle_GiHJAsGKwj2eqd_IoYQ3WLRwrLCA?usp=drive_link)
5. **VERY IMPORTANT:** THE DAY THAT WE **CLEAN** YOUR DECK OR FENCE, PLEASE KEEP **ANIMALS** AND **CHILDREN** OFF THE DECK OR OUT OF THE YARD UNTIL EVERYTHING IS DRY.

Work to be performed.

1. We will first clean with sodium percarbonate (oxygenated bleach).
2. We will follow the cleaning with a **wood brightener** to bring the pH of the wood back to neutral. This will also brighten the wood and open the pores for staining and even the appearance of the wood out for a semi-transparent or semi-solid or natural tone stains. **It is a crucial step in the process.** (See **Additional Notes** at the end of this estimate.)
3. After the wood is dry, the deck will be sanded. The moisture content of the wood must be 19% or less when applying oil-based stains.
4. Finally, we will apply **1 coats of stain** (recommended by the manufacturer) to the areas mentioned above using **Armstrong-Clark semi-solid oil-based stain**. This is a **penetrating stain** (see **Additional Information below**). We will brush the stain on by hand for the deck.
5. **Additional Notes:**
  - a. The customer will be responsible for trimming back any shrubbery around the deck for access if and where necessary. Also, any vegetation such as vines must be cut back or pulled away from areas to be stripped or cleaned and stained
6. **Maintenance Notes** (Recommended by Armstrong-Clark):
  - a. **MONTHLY MAINTENANCE by customer recommended:** To keep stained surfaces looking their best, especially decks, once a month sweep, blow, or hose off to remove dust, dirt, grime, mildew, and mold. Do not scrub. If you live in a humid or damp environment, consider applying a scrub free mildew stain remover ([Wet & Forget - CLICK HERE](#)) to control surface mildew.
  - b. **RE-APPLICATION MAINTENANCE: Re-apply** stain at **2 to 4-year intervals for vertical surfaces** and **1 to 3-year intervals for horizontal surfaces**, depending upon weather exposure.
    - i. **Excelsior Note:** If staining ceilings, although horizontal, are not exposed to sun and standing water like a deck floor would be so it is more likely going to follow the recommendation for vertical surfaces. The **biggest maintenance factor would be keeping mildew and molds in check** with the applications of Wet & Forget as mentioned in the Armstrong-Clark Product Data Sheet from which the above is copied. ([WET-AND-FORGET - CLICK HERE](#))
    - ii. **ALSO, you can try this:** [Scotts MossEx @Lowes-CLICK HERE](#) or [MossEx at Amazon-CLICK HERE](#)
      1. Scotts MossEX 3-in-1 Ready-Spray kills moss, algae and lichens
      2. Fast-acting formula kills within hours
      3. For use on lawns, decks, and patios
      4. Won't stain concrete or other surfaces
      5. To apply, just attach to a garden hose and spray



6. Can be used at any time during the year

The estimate (includes labor & materials): \$7600.00

Notes and Terms of the contract:

- 1) Any work not specified in this contract in the Job Description above will require a new contract to be created. Unknown elements that exist include work necessary that cannot be determined by sight now will have to be added on to this estimate as an amendment to this estimate.
- 2) An amendment to this estimate will be required for any additional coats of stain that are required and/or requested beyond the number of coats stated in the job description above. Excelsior Professional Painting will not be responsible for any additional coats of stain that are required or requested beyond the number of coats stated in the job description above.
- 3) Work that demands an hourly rate such as carpentry or extensive repairs (beyond what is specified in the job description above), woodwork or ceiling, will be billed at the rate of \$150.00 per hour for a 2-person team or \$75 per hour for one person plus all additional materials or in the case of floor board or handrail replacement at the rate of \$10-15 per linear foot based on the length of the board purchased for the replacement and which includes deconstruction, replacement, and disposal of old boards, where the board is purchased, and the type of lumber purchased. Boards come in 10, 12- and 16-foot lengths. An invoice for additional unforeseen repairs not discussed in the above job description will be included at the end of the job in addition to the above work as outlined in the Job Description above if the customer agrees to have the additional work performed by Excelsior Professional Painting.
- 4) By signing the contract below, the customer agrees to these terms.
- 5) This contract is valid for **6 months** only due to rapidly changing material costs.
- 6) The deposit is not refundable once the materials are purchased.

By signing the contract below, the customer agrees to these terms.

Respectfully submitted by,

Lawrence E Rudisill, III Date: **Thursday, August 3, 2023**

- By signing below, the customer agrees to the **Notes and terms** of this contract and to have Excelsior Professional Painting & Pressure Cleaning perform the above work as stated in the Job Description at the top of this estimate starting on a date agreed upon by Excelsior Professional Painting & Pressure Cleaning and the customer. **The customer agrees to pay for the job in increments as designated below.**
- **A 40% deposit is required for material purchase.**
- **Final payment is due on the day of completion.**
- **This estimate is good for 6 months due to rapidly changing material costs.**
- By signing this contract, the customer agrees to the terms of the contract above.
- Once the materials are purchased the deposit is non-refundable.

By signing this contract, the customer agrees to the terms of the contract above.

Customer Signature \_\_\_\_\_

Date signed \_\_\_\_\_

Excelsior Professional Pressure Cleaning & Painting signature \_\_\_\_\_

Date signed \_\_\_\_\_

Note: All checks will be payable to:

**Lawrence E Rudisill, III Enterprises, Inc.**

✚ Deposit (40%)

Excelsior Signature \_\_\_\_\_

Customer Signature \_\_\_\_\_

Date Paid \_\_\_\_\_

✚ Upon completion (BALANCE)

Excelsior Signature \_\_\_\_\_

Customer Signature \_\_\_\_\_

Date Paid \_\_\_\_\_

What you can expect from me:

- **Reliability:** I will show up when I say I will show up and on time. Notice will be given when any deviations from the schedule is necessary.
- **Timeliness:** The job will be completed in full and on time. However, delays can be expected due to weather conditions and emergencies not in my control.
- The job will be performed with the highest quality and standards.



- **Communication:** Communication between Excelsior and the homeowner is considered to be a priority. Any issues that arise will be communicated to the homeowner. There will be no surprises at the end of the job so that the customer is apprised of the progress throughout the process.
- **Customer concerns** will be addressed fully and completely as they arise. The customer should feel comfortable approaching me at any time with questions or concerns.
- **Excelsior Professional Painting carries a \$1M General Liability policy, Worker's Comp and we are bonded.** A COI can be provided upon request.

#### Town of Stokesdale pics:



#### Town of Oakridge pics:



See our website: **CLICK ON LINKS BELOW :**

<http://excelsiorpropainting.com/>

[MY GOOGLE DRIVE FOLDER WITH PICS OF PREVIOUS JOBS](#)

[MY GOOGLE DRIVE DECK AND FENCE FOLDER](#)

Here are some links where you can do your own research:

[DeckStainHelp.com](http://DeckStainHelp.com)

[The Best Deck Stains for 2023](#)

[ARMSTRONG CLARK DECK STAINS](#)

[STAINING A NEW DECK](#)

[DECK STAIN FACTS SHORT VIDEOSS QUESTIONS & ANSWERS](#)

[HOW LONG SHOULD I WAIT TO STAIN A NEW DECK OR FENCE?](#)

[What Deck Stain Lasts the Longest?](#)

[Best Deck Prep? Clean, Strip, or Sand the Deck?](#)



To understand a deck stain and its potential longevity, we should first look at the main reasons deck stains fail:

- **UV rays** from the sun will damage the wood resulting in degradation of the wood cell structure. This will break down the stain while causing the wood to oxidize (turn gray).
- **Water, snow, and ice** will cause damage to the wood by breaking down the exposed cellular structure.
- **Freeze/thaw** will expand and contract the wood resulting in the stain "bond" with the wood cells to fail.
- **Mold, mildew, and algae** will leave the wood unsightly/dirty and can result in rotting.
- **High traffic areas** will leave "wearing" patterns.
- The **previous stain** used was of low quality or applied poorly.
- The Stain was not applied properly, or the wood was not prepped properly prior to application. Bad prep is the number one reason stains prematurely fail!
- **No deck stain will last 5+ years.** A good quality stain will last 2 or maybe 3 years on a deck floor (horizontal) and typically twice as long on railings, siding, etc. (verticals).
- **Penetrating stains** will have less chance of peeling as they soak into the wood grain and do not film on top of the wood grain when fully cured.
- **Penetrating deck stains are easier to maintain by cleaning and reapplying after 2-3 years.**
- **Filming-forming Deck Stains** that dry on top of the wood are **harder to remove and/or reapply** as they are more prone to peeling, wear, flaking, etc.
- **Not all Deck Stains are penetrating.** Even when they claim otherwise.
- **Semi-transparent, Transparent, and Semi-Solids** will show the grain of the wood to some extent. **Solid stains, Deck Resurface Coatings, and Paints** will not.
- Clear sealers without any pigment/color will not prevent UV graying. Lighter Pigmented stains that are Transparent, Semi-Transparent, or Semi-solid will have less UV protection than Darker Pigmented stains in the same transparency. More color/tint = better UV protection.
- **Deck Stains are either Oil Based or Water Based. Filming or penetrating. Transparent, Semi-Transparent, Semi-Solid, Solid (opaque) Stains or a Deck Resurface Coating.**
- Oil-based stains can still be used in all States and Canada as long as they are compliant to local VOC regulations.
- **When switching brands of deck stain, it is always best to remove the old coating first. Do this by using a Deck Stain Stripper and/or sanding.**
- Always apply a **Wood Brightener after prepping** with a Stain Stripper or Wood Deck Cleaner to **neutralize** the caustic.
- New Decks (less than a year) are treated differently than older decks (more than 1 year). New decks need to be prepped and usually cannot be stained right away
- **Prep, Prep, Prep = increased longevity of a stain.**

The following information is from the certification course I took at Deck Restoration Plus:

### Mold and Mildew

Molds and Mildew are fungi- simple microscopic organisms that thrive anyplace, anywhere there is moisture. Molds are necessary in the environment as they lead to leaf decay and soil enrichment. However, it is their ability to destroy organic material that makes molds a problem for people. Molds and mildew grow on wood products and can begin to grow or colonize on a surface within 24 to 48 hours. They reproduce by spores which are like tiny "seeds" that flow through the air. Molds and mildew are common terms used in the industry as it affects both the sealers appearance and performance. It is very important to rid surfaces of mildew. Mildew is a stain fungus that does not degrade the structure or strength of the wood. Mildew can cause an unsightly appearance on the sealer and degrade the coating prematurely. Natural oil stains and sealers can be a food source for mildew because they contain natural sugars and starches. Like any foreign matter on the surface of the wood, mildew can cause adhesion problems for the sealer if not removed.

### Ultraviolet Rays (UV)

UV rays emitted from the sun are what we are concerned with regarding the weathering process in wood. No matter the care taken to extend the life of wood, it ages and degrades from the sun's ultraviolet rays. If wood is left unprotected degradation can occur within weeks. It is recommended to rewash or rejuvenate any wood left exposed for more than 30 days. Ultraviolet rays will have different effects on different types of wood. Some wood will lighten from UV rays, and some will darken. The main characteristic is a grayed or weathered look on the wood surfaces.

### Oxygenated Bleach (Sodium Percarbonate):

**Mild, environmentally friendly oxidizer.** This powder must be dissolved in warm water prior to usage. Once mixed, this product becomes activated and must be used within 6-8 hours. A mild alkaline but neutralizing is always recommended. **Oxygenated bleach is safe for plants, grass animals, and the environment** Ideal for newer or weathered wood that has not been previously sealed or shows no evidence of any coating,

and particularly useful for maintaining decks that were previously sealed or stained. A "splash test" will reveal the presence of any remaining sealer.

## CLEANING NEW WOOD

If the wood was never sealed, the **best cleaning product** is an oxygenated bleach or sodium percarbonate cleaner.

### CLEANING WOOD THAT PASSES THE SPLASH TEST

The **best cleaning product** is a percarbonate cleaner. It may also be acceptable to use a chlorine bleach mixture or a highly-diluted stripper.

## BRIGHTENING AND NEUTRALIZING

**BRIGHTENING** the wood after cleaning is a **critical step** as well. The high alkaline content of the detergents has left the pH of the wood out of balance. **Wood brighteners restore the pH to neutral.**

The wood brightener/neutralizer has an amazing effect on the finish job and is used for three basic reasons. The **first** is to neutralize the surfaces, as per the pH scale and brighten the wood appearance. The **second** is to neutralize and remove iron and metal stains in the wood. The **third** reason is the acid will open up the pores of the wood for better adhesion of the coating to be applied. Using an acid is also used for this purpose concrete restoration. Depending on the type of wood, you should see the wood lighten and brighten before your eyes as you spray this on. This is one process that is usually skipped by less professional contractors, and this is one of the many reasons why professionals get better results.

## SEMI-TRANSPARENT STAINS

These coatings are somewhat of a compromise between a sealer and a solid stain. These finishes are available in both water and oil base. An oil-based semi-transparent stain will penetrate the pores of the wood and should not form a film on the wood surfaces. A water-based semitransparent stain such as Behr Deck Stain from Home Depot and others from the big box stores will not penetrate the wood surface and will form a film which may peel and flake in most cases, **however**, some water-based stains are penetrating stains. **Deck Restoration Plus** water-based stains are penetrating stains. "Semi" means half and that is what a semi-transparent does, it hides about half of the grain and characteristics of the wood. These coatings tend to last a bit longer than sealers before a maintenance coat is needed. There is generally a much larger selection of colors and tones when moving to a semi-transparent, from a sealer. This is usually a nice alternative for one who wants a certain color but still wants to see some grain through. Another favorable application for a semi-transparent is when wood is getting older and has discoloration and blemishes that are a natural part of the decomposition process. A semi-transparent will help to give the wood a more uniform appearance. Semi-transparent stain will "hide" about half of the grain and character of the wood.

**Oxalic acid:** The most common of **wood brighteners** and **neutralizers** used in the wood restoration industry today. Commonly known as bleach", **oxalic acid occurs as the free acid in beet leaves and rhubarb.** It is also obtained as a byproduct in the manufacture of citric acid. Widely used in the leather bookbinding industry to clean leather before tooling. Oxalic acid is best for removing tannin (tannic acid), leaf stains. And iron stains from wood. **Oxalic acid is quick acting and also serves to open up the pores of the wood which allows for a better surface to apply a finish**

**Wood Brighteners:** These are proprietary blends of acids designed to neutralize and to remove unsightly stains, giving the benefits of each different acid. These are low cost and easy to apply. Comes in liquid or powder and has a 30-day shelf life after mixing with water. **(We typically use a wood brightener that contains oxalic acid.)**

## SKIP THE CLEANING?

- Cleaning outdoor wood **is the required first step for any wood renewal project.** A customer who is trying to save money might ask you to seal without cleaning. Educate this customer about your process. If the customer insists on proceeding without washing the wood, you might be wise to walk away from the job.
- Sealing wood without cleaning it first is like dying dirty clothes. The initial look will never meet your standards, and the long-term effects are worse.
- An exception to this rule might be reasonable for brand-new wood fences. People tend to judge the appearance of their fences from quite a distance, and contractors have sealed NEW fences without washing them — and gotten satisfactory results. Fences are a vertical surface, which means that Mother Nature is gentler on them than she is on decks.
- On the other hand, people judge the appearance of their decks from close-up. Decks are horizontal surfaces that catch the full brunt of weather. **Washing decks before sealing is essential.**
- **Cleaning the wood is the right preparation for sealing.** If done well, the end results will be beautiful. If done with a mediocre attitude, more work has to be done to get an acceptable result. If done poorly, damage to the wood can occur.

Here are a couple more links of interest to help you in making your decision to use us to restore your deck:

[DeckStainHelp.com](http://DeckStainHelp.com)

[The Best Deck Stains for 2023](#)

[ARMSTRONG CLARK DECK STAINS](#)

[STAINING A NEW DECK](#)

[DECK STAIN FACTS SHORT VIDEOSS QUESTIONS & ANSWERS](#)

[HOW LONG SHOULD I WAIT TO STAIN A NEW DECK OR FENCE?](#)

Stains we use:



- **ABOUT WOOD STAINS**
  - VOC's, Solids, and Government Regulation
  - VOC's (Volatile Organic Compounds) are components including solvent, thinner, naphtha, and other ingredients that evaporate from stain. In an effort to reduce ground-level ozone both the EPA and several states have passed legislation to reduce VOC's. As of December 2015, the national limit is 550 g/l, seventeen states have a 250 g/l limit, and four counties in Southern California have a 100 g/l limit. These limits are pushing the wood stain industry toward water-based stain formulas as most companies have been unable to formulate an oil stain without the solvents, thinners, and other ingredients historically required for oil stain.
- **The Armstrong-Clark Advantage**
  - Armstrong Clark oil-based wood stains have a VOC limit of <50g/l while most other oil-based stains have VOC limits of <250g/l and <550g/l. With **our low VOC limit**, we are confident that our products will remain in the market place for a long time while we may see some other product formulas change to keep within government guidelines.
  - Solids are the part of a stain that remains behind after the drying or curing process. This includes pigment, mildewcide, water repellents, dryers, and oils (or resins). Components to a stain that aren't solids are the things that evaporate away. These include water and solvents.
  - Armstrong Clark oil-based wood stains are **95% solids**. Most major brand stains have solids in the range of 25% to 60% by volume. That means with Armstrong-Clark stains more stain stays behind protecting and conditioning your wood than our competitors. Even when our stain may cost more, you are getting more product for your dollar.
    - <https://www.armclark.com/>
- **Deck & Fence Maintenance**
  - <https://www.wetandforget.com/blog/2018/09/19/remove-lichen-on-roof/>
  - Product Overview
    - Wet and Forget Outdoor, the easy spray and leave outdoor cleaner. Eliminate tough moss, mold, mildew, lichen and algae the easy way. Simply dilute Wet and Forget with water, in a pump-up garden sprayer and apply to your walkways, roofs, siding, deck or any other outdoor surface and your job is done. Wet and Forget goes to work with the wind and rain to gently clean the surface over time. No more scrubbing, rinsing or power washing. Wet and Forget gentle, bleach-free formula is safe for use on virtually any outdoor surface.
      - 1-gallon capacity
      - Easy spray and leave application
      - Moss mold mildew and algae stain remover
      - No scrubbing, rinsing or pressure washing
      - Safe for use around landscape and plants, when used as directed
      - Bleach-free, phosphate-free and non-acidic
      - Unlimited shelf life
      - Safe for virtually any outdoor surface
      - Eliminates even the toughest cases of moss, algae, lichen, mold or mildew
      - Bio-degradable



# Agenda Item

14

## TOWN OF STOKESDALE



R-2023-07

### **A RESOLUTION CONSENTING TO THE ADDITION OF PEONY DRIVE WITHIN THE TREELINE TRAILS SUBDIVISION TO THE SECONDARY ROAD MAINTENANCE SYSTEM OF THE STATE OF NORTH CAROLINA**

**WHEREAS**, the North Carolina Department of Transportation has declared through its Secondary Road Addition Investigation Reports (File G-33-23) dated June 02, 2023 of said street, a portion of Peony Drive (0.48 miles), meets the minimum requirements for addition into the Secondary Road System of the State of North Carolina; and

**WHEREAS**, the cognizant District Engineer of the North Carolina Department of Transportation does recommend the addition of a portion of Peony Drive (0.48 miles) to the Secondary Road System of the State of North Carolina.

**NOW, THEREFOR BE IT HEREBY RESOLVED THAT:** The Town Council on behalf of the Town of Stokesdale, North Carolina does herewith, after due consideration and deliberation and without any objections being heard, concur and consent to the addition of a portion of Peony Drive (0.48 miles) to the Secondary Road System of the State of North Carolina to the same degree and measure to which property owners have petitioned said Department of Transportation of the State of North Carolina, and to the same degree and measure to which the said Department of Transportation does now recommend acceptance into the said Secondary Road System of the State of North Carolina.

Adopted this the 10<sup>th</sup> day of August, 2023.

\_\_\_\_\_  
Michael E Crawford, Mayor

Attest:

\_\_\_\_\_  
Robbie Lee Wagoner II, Town Clerk



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

RECEIVED

JUL 24 2023

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

July 19, 2023

**Guilford County**

Mr. Mike Crawford, Mayor  
Town of Stokesdale  
8325 Angel Pardue Road  
P. O. Box 465  
Stokesdale, NC 27357

Road Addition – Peony Drive in the Treeline Trails Subdivision in Stokesdale in Guilford County

Dear Mr. Crawford:

Attached is a copy of the Secondary Road Addition Reports, the property owner's petition, a marked county map and the subdivision plats for the addition of the following roads:

Peony Drive

0.48 miles

I ask for a resolution concurring in the addition of these roads to the State Maintenance System.

Sincerely,

Bobby L. Norris, P.E.  
District Engineer

BLN/wr

**North Carolina Department of Transportation  
Division of Highways  
Secondary Road Addition Investigation Report**

County: Guilford Co. File No: G-33-23 Date: 6/2/2023  
Township: Oak Ridge Div. File No: \_\_\_\_\_ Div. No: 7

Local Name: Peony Drive Subdivision Name: Treeline Trails

Surface Type: S9.5B Surface Thickness: 2" Width: 20' Length: .48

Base Type: ABC Base Thickness: 10" Pavement Condition: Good

\*Bridges: Yes ☐ No ☒ \*Pipe > 48": Yes ☒ No ☐ \*Retaining walls within Right of way? Yes ☐ No ☒  
\*If Yes – Include Bridge Maintenance Investigation Report

Is this a subdivision street subject to the construction requirements for such streets? Yes

Recording Date: 06-10-2019 Book: 200 Page: 69

Additional Plats: 11-16-2021 Book: 208 Page: 6

Number of homes having entrances into road: 25 Other uses having entrances into road: 0

Right-of-Way Width: 50' *If right-of-way is below the desired width, give reasons under "Remarks and Recommendations."*

Is petition (SR-1) attached? Yes

Is the County Commissioners Approval (SR-2) attached? Yes If not, why not? \_\_\_\_\_

Is a map attached indicating information for reference in locating road by the Guilford County Planning Department? Yes

Cost to place in acceptable maintenance condition: Total Cost: \$ 0

Grade, drain, stabilize: \$ 0 Drainage: \$ 0 Other: \$ 0

Remarks and Recommendations: Road meets minimum requirements. Recommend addition.

Submitted by: [Signature] 6/2/23 Reviewed and Approved: \_\_\_\_\_  
DISTRICT ENGINEER DIVISION ENGINEER

Reviewed and Approved

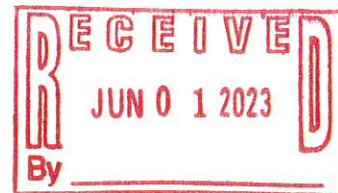
BOARD OF TRANSPORTATION MEMBER: \_\_\_\_\_

	(Do not write in this space – For use of Secondary Roads Unit)
	Petition #



Date Petition Received by NCDOT: \_\_\_\_\_

**North Carolina Department of Transportation  
Division of Highways  
Petition for Road Addition**



**ROADWAY INFORMATION:** (Please Print/Type)

County: Guilford Road Name: Peony Drive  
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Treeline Trails Length (miles): .48

Number of occupied homes having street frontage: 25 Located (miles): .05

miles N ☐ S ☐ E ☐ W ☒ of the intersection of Route 2101 and Route 3928  
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Treeline Trails in  
Guilford County, do hereby request the Division of Highways to add the above described road.

**CONTACT PERSON:** Name and Address of First Petitioner. (Please Print/Type)

Name and Signature: Mark Lawson (Developer) Phone Number: (336)382-6632

Street Address: 7883 Eversfield Rd Stokesdale, NC 27357

Mailing Address: 7883 Eversfield Rd Stokesdale, NC 27357

**PROPERTY OWNERS**

Printed Name and Signature

Mailing Address

Telephone

MARK LAWSON Mark Lawson 7883 Eversfield Rd Stokesdale NC  
27357

336 362-1577

DeAnne G Lawson DeAnne G Lawson

7883 Eversfield Rd.  
Stokesdale NC 27357

336-382-6632

**INSTRUCTIONS FOR COMPLETING PETITION:**

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

**FOR NCDOT USE ONLY:**

Date Petition Received by NCDOT: \_\_\_\_\_

Please check the appropriate block:

☐ Rural Road    ☐ Subdivision platted prior to October 1, 1975    ☒ Subdivision platted after September 30, 1975**REQUIREMENTS FOR ADDITION**

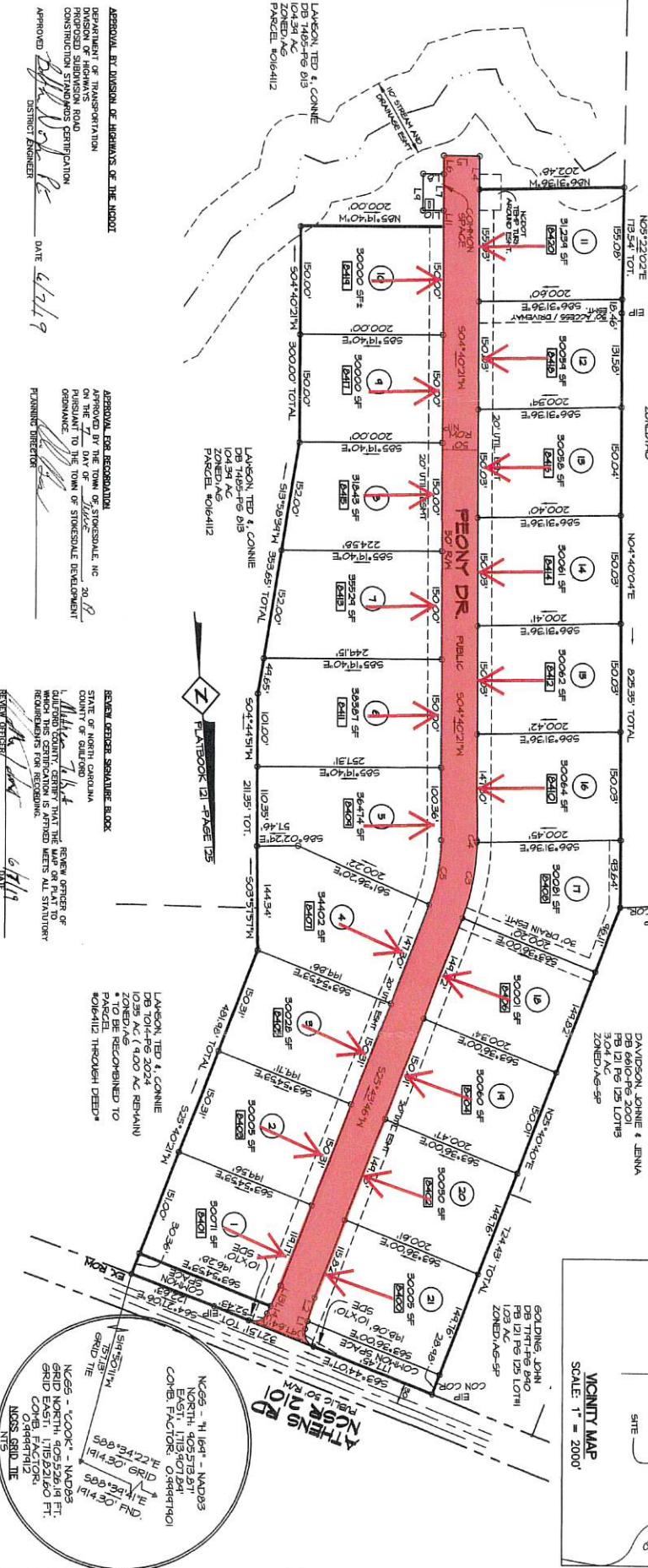
If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>
Peony Drive		.48			

[illegible]

	C1	C2	C3	C4	C5
CURVE LENGTH	29.65	29.65	107.52	91.88	300.00
RADIUS	20.00	20.00	300.00	300.00	300.00
CHORD	52.15	52.15	515.27	505.04	505.04
DIR.	35.5°E	48.03°E	27.44°W	56.02°W	27.44°W
CHORD	27.00	27.00	106.99	91.36	300.00



7819 ATTENS ROAD  
MAK RIDGE TWP, SULLFORD COUNT  
STOKESDALE, NORTH CAROLINA  
ALE:1°=100' 0 50 100



Pickup Mark Lines

**CERTIFICATE OF SUBDIVISION AND DEVELOPMENT**  
I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same is in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and the Regulations made thereunder.

**Surveyor**  
*David H. Johnson*  
David H. Johnson, Surveyor  
1000 Highway 7 East, Unit 10  
Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1111  
Fax: (905) 882-1112  
E-mail: david@dhj-surveyors.com

**Witness**  
*John J. Johnson*  
John J. Johnson, Surveyor  
1000 Highway 7 East, Unit 10  
Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1111  
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Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1111  
Fax: (905) 882-1112  
E-mail: john@dhj-surveyors.com

**CERTIFICATE OF SUBDIVISION**  
I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same is in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and the Regulations made thereunder.

**Surveyor**  
*David H. Johnson*  
David H. Johnson, Surveyor  
1000 Highway 7 East, Unit 10  
Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1111  
Fax: (905) 882-1112  
E-mail: david@dhj-surveyors.com

**Witness**  
*John J. Johnson*  
John J. Johnson, Surveyor  
1000 Highway 7 East, Unit 10  
Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1111  
Fax: (905) 882-1112  
E-mail: john@dhj-surveyors.com

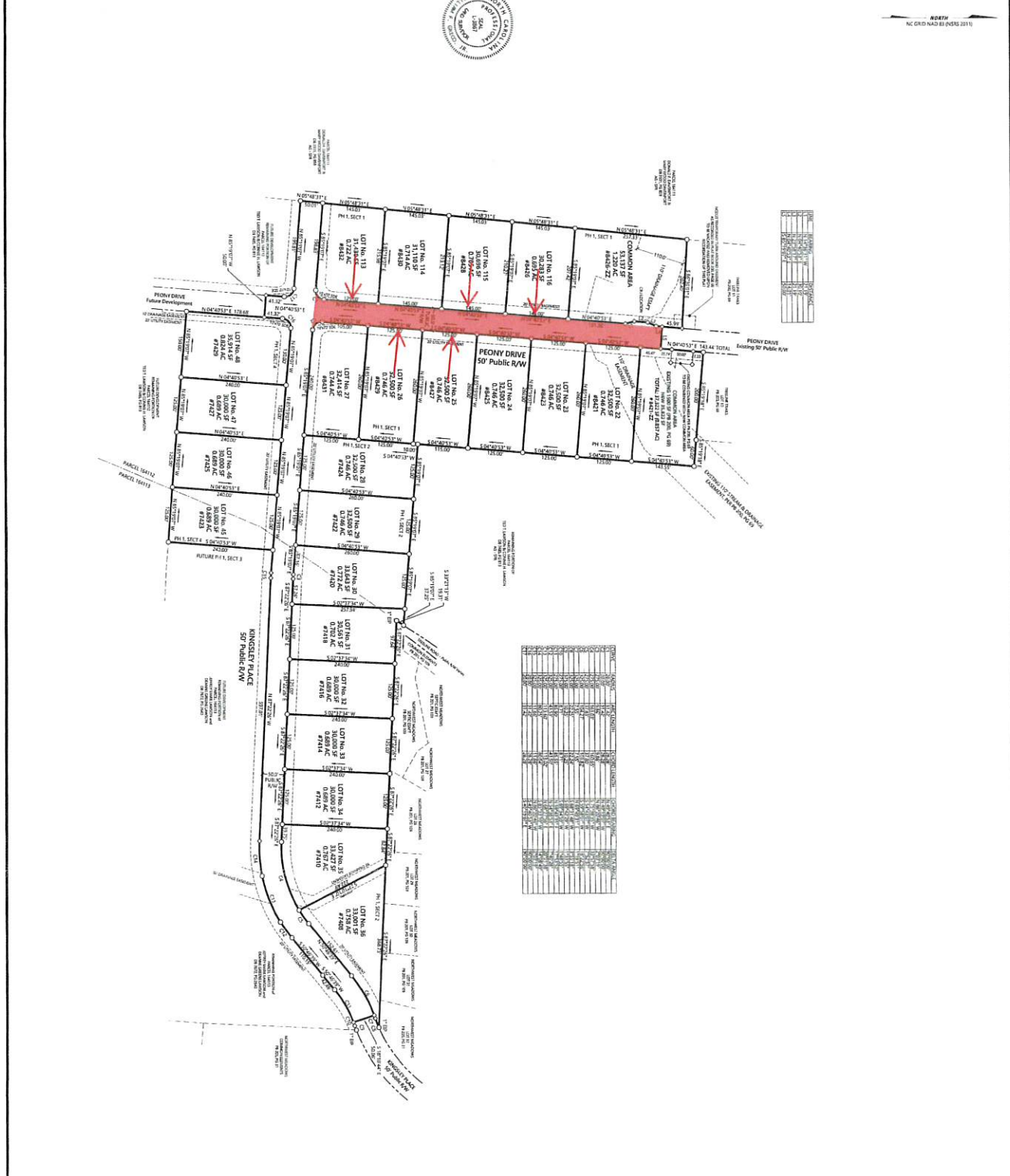


Table with 2 columns: Lot No., Area (sq. ft.)

Lot No.	Area (sq. ft.)
LOT No. 1	12,000.00
LOT No. 2	12,000.00
LOT No. 3	12,000.00
LOT No. 4	12,000.00
LOT No. 5	12,000.00
LOT No. 6	12,000.00
LOT No. 7	12,000.00
LOT No. 8	12,000.00
LOT No. 9	12,000.00
LOT No. 10	12,000.00
LOT No. 11	12,000.00
LOT No. 12	12,000.00
LOT No. 13	12,000.00
LOT No. 14	12,000.00
LOT No. 15	12,000.00
LOT No. 16	12,000.00
LOT No. 17	12,000.00
LOT No. 18	12,000.00
LOT No. 19	12,000.00
LOT No. 20	12,000.00
LOT No. 21	12,000.00
LOT No. 22	12,000.00
LOT No. 23	12,000.00
LOT No. 24	12,000.00
LOT No. 25	12,000.00
LOT No. 26	12,000.00
LOT No. 27	12,000.00
LOT No. 28	12,000.00
LOT No. 29	12,000.00
LOT No. 30	12,000.00
LOT No. 31	12,000.00
LOT No. 32	12,000.00
LOT No. 33	12,000.00
LOT No. 34	12,000.00
LOT No. 35	12,000.00
LOT No. 36	12,000.00
LOT No. 37	12,000.00
LOT No. 38	12,000.00
LOT No. 39	12,000.00
LOT No. 40	12,000.00
LOT No. 41	12,000.00
LOT No. 42	12,000.00
LOT No. 43	12,000.00
LOT No. 44	12,000.00
LOT No. 45	12,000.00
LOT No. 46	12,000.00
LOT No. 47	12,000.00
LOT No. 48	12,000.00
LOT No. 49	12,000.00
LOT No. 50	12,000.00

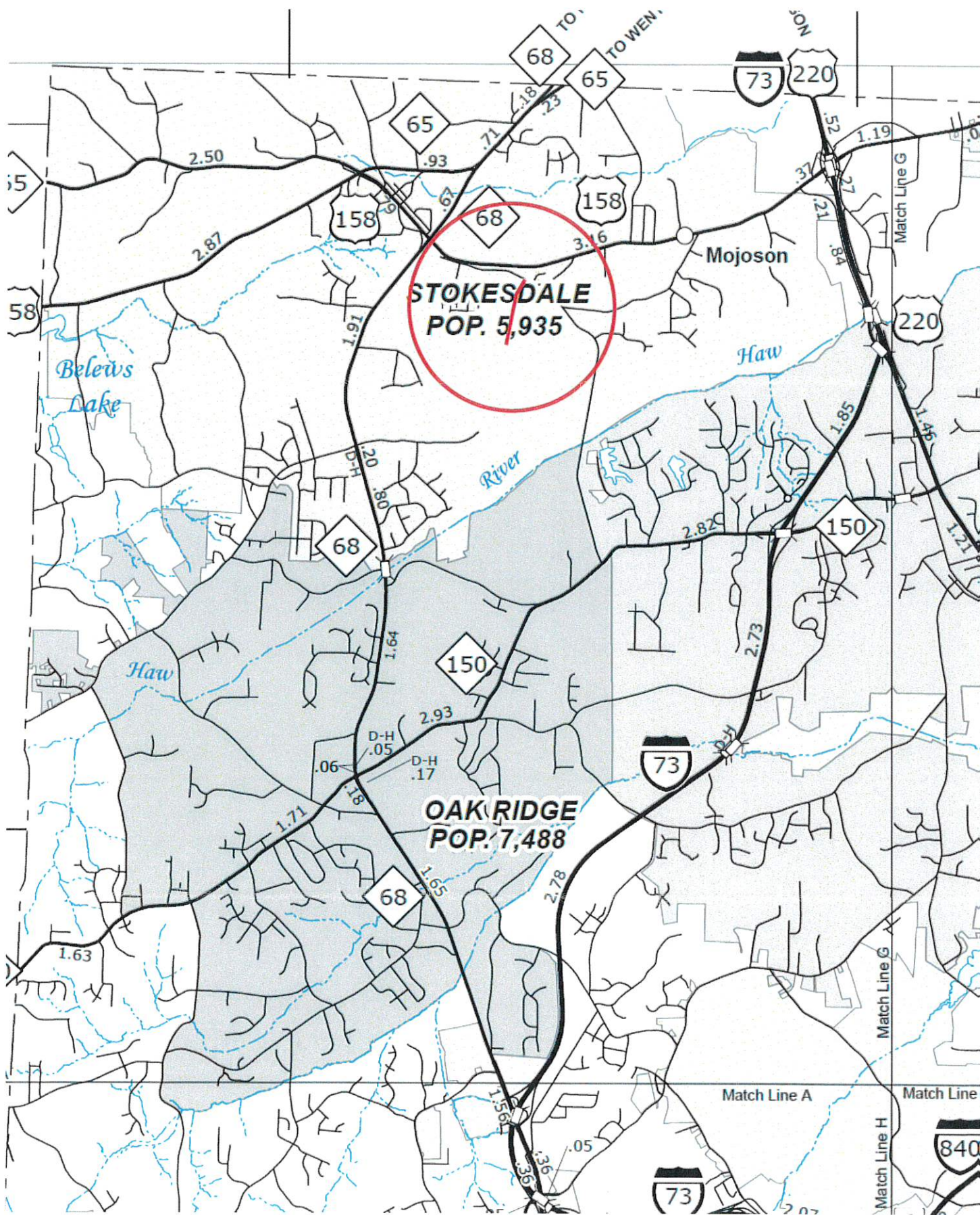
Table with 2 columns: Description, Value

Description	Value
Area of Lot 1	12,000.00
Area of Lot 2	12,000.00
Area of Lot 3	12,000.00
Area of Lot 4	12,000.00
Area of Lot 5	12,000.00
Area of Lot 6	12,000.00
Area of Lot 7	12,000.00
Area of Lot 8	12,000.00
Area of Lot 9	12,000.00
Area of Lot 10	12,000.00
Area of Lot 11	12,000.00
Area of Lot 12	12,000.00
Area of Lot 13	12,000.00
Area of Lot 14	12,000.00
Area of Lot 15	12,000.00
Area of Lot 16	12,000.00
Area of Lot 17	12,000.00
Area of Lot 18	12,000.00
Area of Lot 19	12,000.00
Area of Lot 20	12,000.00
Area of Lot 21	12,000.00
Area of Lot 22	12,000.00
Area of Lot 23	12,000.00
Area of Lot 24	12,000.00
Area of Lot 25	12,000.00
Area of Lot 26	12,000.00
Area of Lot 27	12,000.00
Area of Lot 28	12,000.00
Area of Lot 29	12,000.00
Area of Lot 30	12,000.00
Area of Lot 31	12,000.00
Area of Lot 32	12,000.00
Area of Lot 33	12,000.00
Area of Lot 34	12,000.00
Area of Lot 35	12,000.00
Area of Lot 36	12,000.00
Area of Lot 37	12,000.00
Area of Lot 38	12,000.00
Area of Lot 39	12,000.00
Area of Lot 40	12,000.00
Area of Lot 41	12,000.00
Area of Lot 42	12,000.00
Area of Lot 43	12,000.00
Area of Lot 44	12,000.00
Area of Lot 45	12,000.00
Area of Lot 46	12,000.00
Area of Lot 47	12,000.00
Area of Lot 48	12,000.00
Area of Lot 49	12,000.00
Area of Lot 50	12,000.00

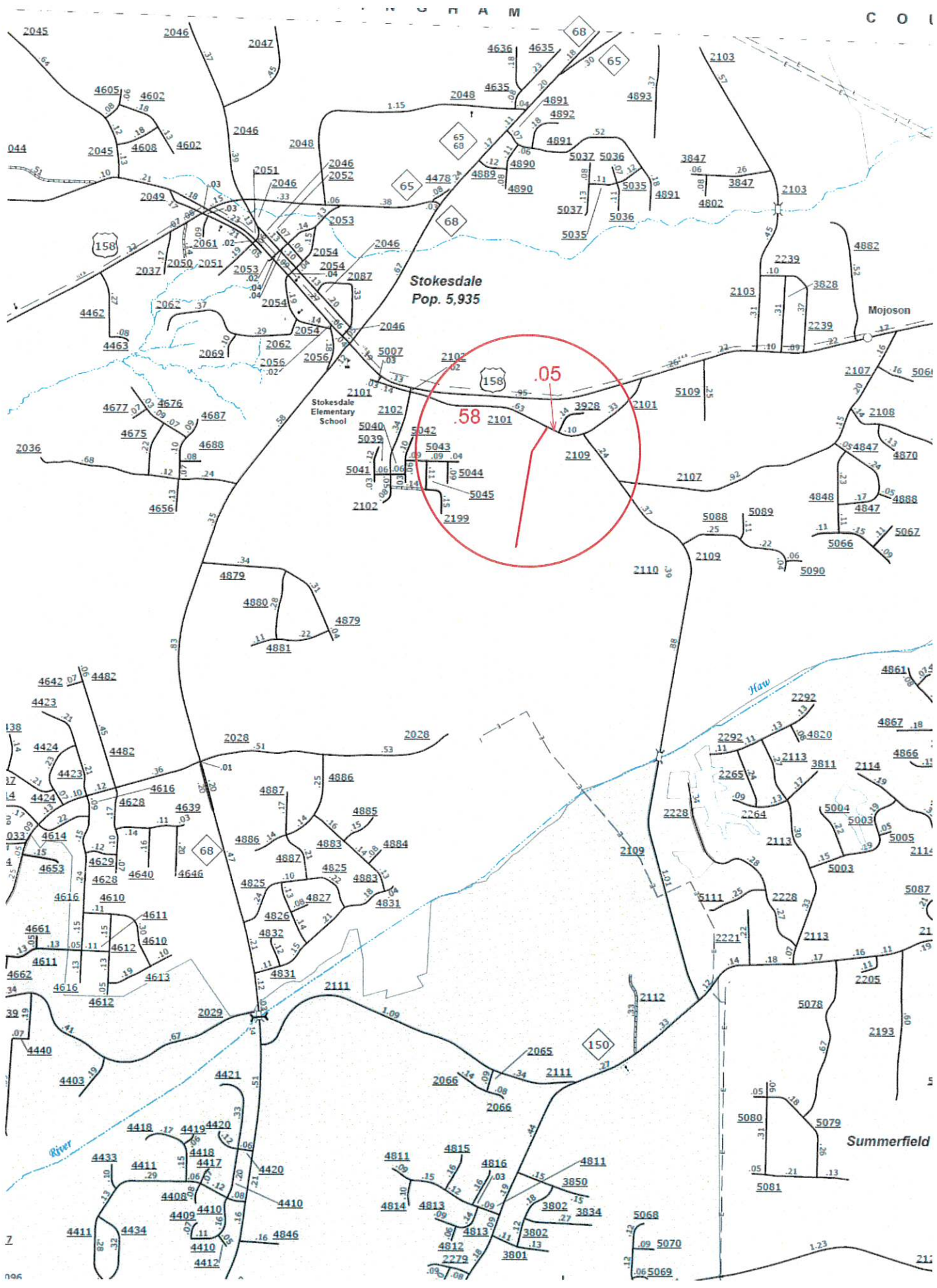
**LAND SOLUTIONS**  
Surveying & Design - Planning

**FROM PLAN OF**  
**TRELINE TRAILS**  
**PHASE ONE**  
**Sections One, Two and Four**  
City of Regina, Saskatchewan  
North Carolina  
11th County, New Brunswick  
Survey Station 1000  
1000 Highway 7 East, Unit 10  
Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1111  
Fax: (905) 882-1112  
E-mail: david@dhj-surveyors.com







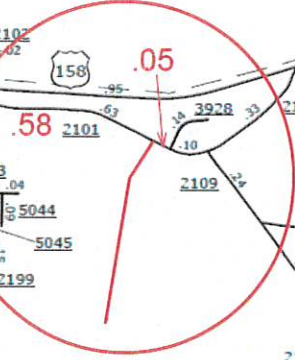


Stokesdale  
Pop. 5,935

Stokesdale  
Elementary  
School

Mojoson

Summerfield



58

05

# Agenda Item

15

## 6' Economy Rubber Speed Bumps

Rated 4.8/5 ★★★★★ stars - Based on 52 reviews.



## On Sale

You save 40% regardless of quantity

<b>\$76.95</b>	<b>\$76.95</b>	<b>\$76.95</b>
<del><b>\$127.45</b></del>	<del><b>\$111.15</b></del>	<del><b>\$99.95</b></del>
<b>Quantity</b>	<b>Quantity</b>	<b>Quantity</b>
<b>1-25</b>	<b>26-74</b>	<b>75+</b>

**IN STOCK - SHIPS TOMORROW**

### Quick Facts:

- 6' long x 11" wide x 2" tall
- Mounting Hardware Included
- Weight is approx. 48 lbs, vulcanized rubber
- **Special Price while supplies last !**

### Available Included Hardware:

- 12" Galvanized Steel Spikes - Asphalt or Gravel
- 3" Concrete Bolts - Concrete Only
- 14" Galvanized REBAR Spikes - Asphalt, Gravel or Dirt
- 5" Lag & Anchor - Concrete or Asphalt
- 18" Galvanized Steel Spikes - Asphalt, Gravel or Dirt
- 13" Galvanized Rebar Steel Spikes - Asphalt or Gravel

## Description ^

Our Economy Rubber Speed Bumps are constructed from a very durable blend of vulcanized rubber. These economy rubber speed bumps are designed to reduce and control the speed of vehicles in parking lots, roadways, and private lanes. Our speed bumps include high visibility yellow stripes which are molded into the speed bump for durability and embedded glass reflectors for increased visibility.

Each middle section length is 72" and weighs approx. 48 lbs. These middle sections can be joined with end caps (sold separately) to form a complete speed bump. They are easily cut to custom lengths to fit any area. Mounting Hardware Included. - Height: 2" - Width 11" - Length: 72" - Weight: 48 lbs - Material: Vulcanized Rubber - Color: Black with yellow EPDM rubber stripes

Item #: SBER6ES

## You May Also Like

