



TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING
8325 ANGEL PARDUE ROAD
STOKESDALE, NC 27357
December 13, 2020 AT 7PM
VIA ZOOM

Attendance: Mayor John Flynt, Mayor Pro Tem Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee, Town Attorney Tom Medlin, Town Clerk Alisa Houk

I. Call to Order

Mayor John Flynt called the meeting to order and established a quorum by calling the roll with each member noting their attendance.

II. Review and Adopt the Agenda

Mayor Flynt noted the public hearing cases explained the mandate by the Governor in regard to Covid a public hearing was heard on Thursday, December 10, 2020 and to allow time for public comments, the issues were continued to tonight. No agenda items can be added therefore no motion and vote is necessary.

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

Mr. Bill Greco, Land Solutions Inc., addressed Council in regard to a matter on Notees Lane and information that was sent to Council. He requested that a decision be made.

Mayor Flynt informed Mr. Greco that this matter is not on the agenda and therefore a discussion and decision is not allowed. It will need to be addressed at the January Council meeting.

Public Hearings:

1. **Public Hearing: Rezoning Case # 20-10-STPL-07030: 7721 NC Highway 68N CU-HB to CZ-HB.** Oliver Bass presented the case Thursday night during the regular Town Council meeting. Mayor Flynt opened the floor to citizens that wanted to speak for the case, and those who wanted to speak against. Council will leave this Hearing open for email and phone message citizen's comments until Sunday, December 13, 2020 at 7PM.

Town Attorney Tom Medlin asked if the Clerk has received public comments. It was noted that comments were submitted by Mr. Greco.

Mr. Medlin noted a letter from Mr. Greco, dated 12-11-2020 and addressed to all Council Members. Each Council member acknowledged receipt of the letter.

Mayor Flynt referred to the letter whereby a comment was made by him that this was not a permitted use in the Highway Business district. He clarified his comments that warehouse self-

storage use is permitted in Light Industrial and Heavy Industrial and with design standards in Highway Business and local business. His point is that they have design standards in Highway Business and noted the significant restrictions. He added that this rezoning is for a very different type of use and it would be inappropriate to do so.

Mayor Flynt noted that this use is restricted to tracts of five acres and expressed concern that this tract is 6.09 acres and what will happen on the remaining 1.9 acres. He noted that this property is in the Town's scenic corridor and noted the building requirements used in that corridor. He noted that the zoning is conditional use already and in his opinion the developer is adding a use that is inconsistent with the original rezoning and plans for this site. For those reasons, Mayor Flynt stated that he was in opposition to this rezoning request.

Councilman Foy stated that at Thursday's meeting, Mr. Greco stated that he is aware of the requirements of the Town's scenic corridor. Mayor Flynt agreed that the developer has agreed to follow those but felt he is changing the character of the site. Council Foy pointed out that any change in zoning changes the use on a site.

Council then discussed the safety concerns along Hwy. 68, citing the narrow road and the number of traffic accidents that have occurred there.

Town Attorney Tom Medlin pointed out that there is no site plan being considered and reminded Council that this is a rezoning request and that the uses pointed out may or may not occur here. Council must decide if this use would be appropriate or not.

Councilman Foy made a **Motion** to approve the rezoning Case # 20-10-STPL-07030: property located at 7221 NC Highway 68N, from CU-HB to CZ-HB, to include Warehouse (self-storage) use. The Warehouse (self-storage) is a permitted use in the HB zoning district subject to meeting developmental standards. Councilman Landreth seconded the motion.

Mayor Flynt	No	Derek Foy	Yes
Thearon Hooks	No	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

Motion carried 3-2 vote.

- Public Hearing: Rezoning Case # 20-10-STPL-07100 8228 ZZ Coldwater Road, AG to RS-40.** Oliver Bass presented the case Thursday night during the regular Town Council meeting. Mayor Flynt opened the floor to citizens that wanted to speak for the case, and those who wanted to speak against the matter. Council will leave this Hearing open for email and phone messages and citizen comments until Sunday, December 13, 2020 at 7PM.

Town Attorney Medlin asked if any emails, phone calls or other communication was received in regard to this case. Town Clerk Alisa Houk stated that no comments were received.

Mayor Flynt made a **Motion** to approve the rezoning Case # 20-10-STPL-07100-8227 ZZ property located on Coldwater Road from AG to RS-40. Mayor Pro Tem Hooks seconded the motion.

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

Motion carried.

X. Citizen's Comments from the Floor. None presented.

XI. Closing Comments from Council. None presented.

XII. Announcements: None presented.

X. Adjournment

Mayor Flynt made a **Motion** to adjourn the meeting at 7:26 PM. Mayor Pro Tem Hooks seconded the motion.

Mayor Flynt	Yes	Derek Foy	Yes
Thearon Hooks	Yes	Jimmy Landreth	Yes
Jim Rigsbee	Yes		

Motion carried.

Being no further business to come before Council, the meeting was adjourned at 7:26 PM.

Approved: Approved April 13, 2023.

Michael E. Crawford, Mayor at the time of signing

ATTEST:

Dale F. Martin
Dale F. Martin, Town Clerk at the time of signing

Derek Foy *Mayor Pro Tem*