

**TOWN OF STOKESDALE REGULAR TOWN COUNCIL MEETING  
8325 ANGEL PARDUE ROAD STOKESDALE, NC 27357  
November 14, 2019 AT 7PM**

- I. **Call to Order:** Mayor Flynt at 7pm
- II. **Invocation:** Bruce Angel
- III. **Pledge of Allegiance:** Led by Mayor Flynt
- IV. **Review and Adopt the Agenda:** Mayor Flynt asked to postpone under Old Business Item 1 Closure of Friddlewood Dr. the town received a letter from the NCDOT that they would not be voting on this until their December meeting and they would send us notification when we could move forward with this item. Also, Mayor Flynt asked that we postpone Item 3 under Old business voting on Planning Board members until January.  
**Mayor Flynt motioned to accept the Agenda with the two changes. Deanna Ragan seconded the motion.**

**VOTE:**

<b>Mayor Flynt: Yes</b>	<b>Frank Bruno: Yes</b>
<b>Thearon Hooks: Yes</b>	<b>Tim Jones: Yes</b>
<b>Deanna Ragan: Yes</b>	

- V. **Approval of Minutes: August 8, 2019 – Frank Bruno made a motion to approve the August 8, 2019 minutes as written.** Tim Jones protested the August 8, 2019 minutes saying that there is a statement in the minutes that has been misquoted. Mayor Flynt asked Tim Jones if he submitted the requested personally Tim Jones replied no, Mayor Flynt asked him when he submitted his request to change the minutes? Tim Jones replied today. Mayor Flynt reminded him that cut off to changes to Minutes or Agenda are supposed to be submitted by 2pm on the Friday before the meeting.  
**Mayor Flynt seconded Franks motion to accept and called for a vote.**

**VOTE:**

<b>Mayor Flynt: Yes</b>	<b>Frank Bruno: Yes</b>
<b>Thearon Hooks: Yes</b>	<b>Tim Jones: No</b>
<b>Deanna Ragan: Yes</b>	

**VI. Public Safety Reports:**

**Guilford County Sheriff's Dept.:** Lt. Jeremy Fuller brought Sgt. Jonathan Marshall along tonight to introduce him. Lt. Fuller said Sgt. Marshall would be patrolling Stokesdale on the night shift, and may be reporting at some of our Council meetings. District One took 74 calls for service in October. Overall it was a good month they had 5 Part 1 crimes. One theft of property that ended up unfounded. 2 car break-ins and 2 car thefts. Lt. Fuller reminded everyone it is the holiday season so please keep your gifts and other personal items out of site and locked in your vehicles and at home.

**Stokesdale Fire Department: Chief Gauldin:** Thanked the Sheriff's Deputies for their presence in Stokesdale and said he feels safer knowing they are out there. He then reported that the Stokesdale Fire Department received 85 calls for service in the month of October. 35 fire related and 50 medical calls. His reminder is that it went straight from summer to winter and a lot of people use alternative heat

sources. Make sure your kerosene heaters and wood stoves are in good working order. And Please mark your fuel cans as to which has gas and which holds kerosene, they see a lot of accidents where people put the wrong fuel in their kerosene heaters. Also, it is the season for burning leaves. Please go online and look at the outside burning rules for Stokesdale and Guilford County. Burn permits can also be obtained online.

- VII. **Board & Administrative Report: Alisa is absent so no admin report tonight. Frank Bruno reported:** There is an Events Committee meeting Tuesday night Nov 19, 26<sup>th</sup> and Dec 3<sup>rd</sup>. November 26 meeting the committee will be decorating the tree and putting the sleigh together for Santa. The Tree lighting is Nov 30<sup>th</sup> at 6:30 pm, Christmas parade is December 14<sup>th</sup> at 2pm. Events committee will be working hard and contacting sponsors and parade participants over the next 4 weeks and coordinating everything. We are always looking for volunteers. There are never enough. Christmas Banners will be going up this next week.
- VIII. **Financials: In the absence of the Town Clerk, Thearon Hooks gave the financial report.** Copies are attached to the minutes.

- IX. **Citizen's Comments from the Floor (3-minute Limit per Speaker): No comments from the floor.**

**Before the Public Hearing Mayor Flynt addressed Attorney Tom Medlin,** Mayor Flynt said he sold this property to Mr. David Wrenn in 2017 before he came onto council. He still owns 2 acres of property across the street which is his personal residence and he is asking Attorney Medlin if he should recuse himself from the vote on this zoning case. Attorney Medlin said he saw no conflict of interest. **Tim Jones** then stated that he had a business relationship with Mr. Wrenn and asked to be recused. Mr. Medlin asked Mr. Jones if his business relationship with Mr. Wrenn was directly tied to this property. Mr. Jones said no but they are neighbors and, in his judgement, he feels that he should recuse himself. Mr. Medlin stated that if he wishes to recuse himself, he could do so.

**Mayor Flynt motioned to allow Tim Jones to recuse himself. Thearon Hooks 2<sup>nd</sup> the motion.**

**VOTE:**

<b>Mayor Flynt: Yes</b>	<b>Frank Bruno: Yes</b>
<b>Thearon Hooks: Yes</b>	<b>Tim Jones: Recused</b>
<b>Deanna Ragan: Yes</b>	

**Public Hearing: REZONING CASE #19-07-STPL-06233:** The applicant is requesting to rezone a portion of Guilford County Tax Parcel 162100 from RS-40 (Residential Single-family) to GB (General Business). The property is located on the northeast corner of Belews Creek Road and Ellisboro Road. The property address is 8900 Ellisboro Road, Stokesdale, NC. The parcel contains 5.06 acres. Applicant: Wrenn Six Kids, LLC. **Mayor Flynt opened the Public Hearing:** Oliver Bass presented the case. This is a Major Site Plan Case # 19-11-STCP-08975: BiRite Stokesdale (Food Store). The property is located on the northeast corner of Belews Creek Road and Ellisboro Road. The property address is 8900 Ellisboro Road, Stokesdale, NC. The parcel contains 5.06 acres. Applicant: Wrenn Six Kids, LLC. Guilford County Tax Parcel # 162100. Zoned GB; General Business District.



**STAFF COMMENTS:**

Summary of request:

The applicant proposes to redevelop the site for a food store with a building area of 28,140 sf and built-upon area of 2.350 acres. Existing building on the site will be demolished. The property is located in the Scenic Corridor Overlay District.

- I. Staff recommends **conditional approval**. Approval should be subject to compliance with TRC advisory comments as stated in its decision letter dated December 18, 2019 (see attached).

**Mayor Flynt opened the Public Hearing to the Public to speak for or against.**

**Mark Jordahl** Stokesdale St. said he thinks this would be a great addition to the Town of Stokesdale he is for it.

**Mark Nadel** Wendy Gayle Drive also spoke that he was in favor of changing the zoning to GB to allow for the new store.

**Mayor Flynt asked if anyone else wanted to speak for or against the rezoning, no one else spoke.**

**Frank Bruno** motioned to approve this zoning amendment located on Guilford County Tax Parcel #162100, from RS-40 to GB because: the amendment is consistent with applicable plan, the Stokesdale Land Use Plan encourages development of retail business in the Town Core Area, and General Business District's intent is to accommodate those uses along main thorofare. The amendment is reasonable and in the public's interest because, # 1. It is consistent with the recommendations of the Land Use Plan. #2. It will extend the General Business zoning to the entire lot site. # 3. There is an existing commercial business on the lot. # 4. It will provide services and employment to the Stokesdale citizens.

**Thearon Hooks** seconded the motion. **Mayor Flynt asked if there was any discussion. No one spoke. Mayor Flynt called for a vote.**

**VOTE:**

<b>Mayor Flynt: Yes</b>	<b>Frank Bruno: Yes</b>
<b>Thearon Hooks: Yes</b>	<b>Tim Jones: Was Recused</b>
<b>Deanna Ragan: Yes</b>	

**Old Business:**

1. **Vote on Closure of Friddlewood Road.** (Public Hearing was held during October 10, 2019 meeting, there was no opposition to the closing. **Postponed until the January meeting or after NCDOT sends their information.**
2. **Vote to release Performance Bond moneys \$9240.00 to Keystone Homes for a completed Berm.** **Mayor Flynt** said this item was on a previous agenda and due to some conflicting verbiage Mr. Bass was asked to send us a letter clarifying that the Berm was completed as agreed. Mr. Bass has done so. **Mayor Flynt motioned to release the \$9240.00 to Keystone Homes, Thearon Hooks seconded the motion.**

**VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: Yes
Deanna Ragan: Yes	

3. Discuss and vote on Planning Board members position changes. Is Postponed to the January meeting.

4. Stokesdale Planning Board Rules of Procedure Vote to change Chairman and Vice Chairman 1-year terms from being voted on each July to be voted on each January. Review remaining rules that were to have been changed in July and vote for changes. Frank Bruno motioned to change the Chairman and Vice Chairman 1-year terms from being voted on each July to be voted on each January. Thearon Hooks seconded the motion.

**VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: Yes
Deanna Ragan: Yes	

5. Vote on change in Town of Stokesdale Ordinance Article IX, Administration, Section 91 through Sec 9-8. Page CDIX:4 9-1.5 length of terms. From three to two years. Page CDIX:5 9-2.2 remove the words at least. Mayor Flynt asked Attorney Medlin since this was a change to the Town Ordinance do, we have to have a Public Hearing? Attorney Medlin said no we do not have to have a Public Hearing for anything in this item. Mayor Flynt motioned to make the changes as written. Deanna Ragan seconded the motion. Mayor Flynt called for the vote.

**VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: Yes
Deanna Ragan: Yes	

6. Tim Jones had requested copies in writing from Gary Matchunis and Mike Painter that they were in agreement for us to hire Peter Dealing. I've included an endorsement from Mike Painter and the email where Gary Matchunis knows, had approached Peter regarding being his stand-in, and asked me to talk to council about hiring him. No vote was needed Mr. Dealing has been approved to be hired in a previous meeting. Tim Jones claimed that there was no vote at the last meeting. Mayor Flynt motioned to hire Peter Dealing on an as needed basis at \$20.60 per hour to fill in for Gary Matchunis. Thearon Hooks seconded the vote.

**VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: Yes
Deanna Ragan: Yes	

## **XII. New Business:**

1. Blaney Electric discuss and vote on part of proposal #1 to furnish and install 8 center ceiling lights in the front foyer (3 of which are burned out) with LED recess retrofit kits at approx. \$1824.00. Frank Bruno presented the proposal. Frank Bruno motioned to replace the eight center lights in the foyer for a cost of \$1824.00. Thearon Hooks seconded the motion.

### **VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: No
Deanna Ragan: Yes	

3. Blaney Electric discuss and vote on proposal # 2 to furnish and replace burned out lights outside front of Town Hall. Street lamps and flag pole light approx. \$ 270.00. Frank presented the proposal.

Frank Bruno motioned to replace the burned-out lights outside the front of Town Hall, Street lamps, and flag pole lights for a cost of \$270.00. Thearon Hooks seconded the motion.

### **VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: Yes
Deanna Ragan: Yes	

## **XIII. Closing comments from Council.**

**Tim Jones** said he has enjoyed serving on Council. He has learned a lot. He thanked the 229 people that voted for him in the election and thanked the others that didn't. With that said he bidd everyone farewell.

**Frank Bruno** thanked everyone for coming out tonight. He wanted to especially thank the Veterans for coming out to put on a great program for the Veteran's Day Memorial Celebration. It was a beautiful day for it. Special thanks to Representative Mark Walker for coming out to celebrate with us. Frank reminded everyone we still need volunteers. He said unfortunately when council people leave office you never see them in Town Hall again. Frank said he wants to remain on the events committee to help out if Council will allow him to do so. He has been on Town Council for 8 years, was on the Planning Board for 3-4 years prior to that and started the Stokesdale Business Association in Town. He hopes to start that up again.

**Deanna Ragan**



**Thearon Hooks** said he thinks we have set a record tonight for the shortest meeting since the days of Randy Jones. He thinks implementing Roberts Rules will help stream line future meetings. Thank you to everyone for being here.

**Mayor Flynt**, said he wants to recognize the candidates on their election to council. Congratulations and he looks forward to working with each of them. He then said we should have our audit in the December meeting. He appreciates everyone that has worked on council. Its an adventure sometimes. We try to leave our friendships at the door and pick them back up when we leave. We do the best we can. With that said he announced that the Stokesdale Community Choir is singing at Gideon Grove Church at 3pm on Saturday for anyone that can attend.

Mayor Flynt motioned to adjourn at 7:48 pm. Thearon Hooks seconded the motion.

**VOTE:**

Mayor Flynt: Yes	Frank Bruno: Yes
Thearon Hooks: Yes	Tim Jones: Yes
Deanna Ragan: Yes	

Minutes Approved in January 9, 2020 Town Council meeting.

 \_\_\_\_\_ Mayor

 \_\_\_\_\_ Town Clerk