



**MINUTES  
TOWN OF STOKESDALE  
REGULAR TOWN COUNCIL MEETING  
8325 ANGEL PARDUE ROAD  
STOKESDALE, NC 27357  
October 14<sup>th</sup>, 2021 AT 7:00 P.M.**

Members present: Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee, Town Attorney Tom Medlin, Interim Town Clerk Dale Martin, Finance and Budget Officer Kim Thacker

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

The meeting was called to order by Mayor Flynt at 7:03pm. He then led the Pledge of Allegiance and Deputy Fire Chief Randy Southard delivered the invocation.

**2. Review and Adopt Agenda:**

**Motion** by Mayor Flynt to accept the agenda as presented. The motion was seconded by Councilman Rigsbee.

**Vote: aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee. Motion carried.**

**3. Review and Approve Minutes: July 8, 2021**

**Motion** by Councilman Landreth to accept the July 8, 2021 minutes as presented. The motion was seconded by Mayor Pro-Tem Hooks.

**Vote: aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee. Motion carried.**

**4. Public Safety Reports:**

Fire Department

Deputy Fire Chief Randy Southard reported the following for the month of September: 78 total calls, 1 of which was for a building fire, 2 were for other types of fires, 3 were unintentional alarms, 29 were service calls, and the 43 remaining were all medical calls. He offered the following safety tips: check smoke detectors when updating clocks, make sure everyone has an emergency escape plan, and don't leave extension cords unattended or daisy-chained.

**5. Administrative Reports:**

**a) Administrative Report from Interim Town Clerk**

Interim Town Clerk Dale Martin gave the following report: 12 meters sold, 16 applications for transfers of service, 43 new meters on hold for builders, 89 811 calls received, 643 water bills sent out in September, 651 water bills sent out on the day of this meeting, 8 picnic shelter rentals, Town Hall's fire extinguishers were serviced, the fire door was certified, staff worked to finalize

performance bond papers for Cold Water Terrace, continued research on options for delinquent water bills, filed annual salary reports with NC League, and worked on updating the computers for Town Staff.

**b) Planning Board**

The next meeting was announced.

**c) Events Committee**

Councilman Foy mentioned that the parade scheduled for Saturday, December 11<sup>th</sup> at 2:00pm was still on-track and that the next Events Committee meeting would be in one week. He also noted that the supplies often used for the parade were old and looked in poor condition, then suggested that the parade might go off better if some supplies and ornaments were replaced. He stated that he was open to a motion to allot around \$5,000 to the Parade Committee.

**Motion** by Councilman Landreth to allot \$5,000 to the parade committee, seconded by Mayor Flynt.

**Vote:** aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee. Motion carried.

**d) Property Committee**

No report

**6. Financial Reports: Finance/Budget Officer Kim Thacker**

Finance Officer Kim Thacker reported the following for the General Fund: the Bank of Oakridge Money Market account had a balance of \$23,204.07, total CDARS at \$2,556,636.80, the Fidelity Checking Account had \$614,286.57, petty cash at \$150. Water reimbursement was \$27,037.00. She also noted that a CDAR was cashed in for \$32,331.51 which was deposited into the Bank of Oakridge Money Market account, that they did close on the Athens Road property on September 28<sup>th</sup>, and that they transferred out \$214,751.58 for the property.

For the Water Enterprise Fund: Total CDARS with the Bank of Oakridge was reported at \$499,244.59, Checking Account at \$618,276.89, CRF at \$50,014.11, NC Capital Management \$522,495.61, regular savings at \$45,045.74.

She also noted that there were no more CDARS to renew in the General Fund until 2022, and in the Water Account there were two to renew by the end of the year with a few more the following year.

7. **Citizen's Comments from the Floor** (3-minute limit per speaker):

**Mike Crawford, 8203 Messenger Ct., Stokesdale, NC** – Noted that he was very thankful and excited to be the next mayor.

**Brian Magyar, 8006 N Dorsett Downs Dr., Stokesdale, NC** – Wanted to hear details about a storm drain and political sign placement during the election season.

8. **Conditional Rezoning Case # 21-08-STPL-07390: 7709 NC HIGHWAY 68 N: AG AND RS-30 TO CZ-HB** - This is a request to rezone property from AG, Agricultural and RS-30, Single-family Residential to CZ-HB. Located on eastside of NC Highway 68 N approximately 622 feet north of its intersection with Haw River Road, Guilford County Tax Parcel #163766, Stokesdale, NC, approximately 1.12 acres. Proposed use condition: Accessory Parking for adjacent business (TireMax). Major. No development conditions are proposed. Proposed sketch plan on file in Guilford County Planning Department. Owner: L and M Holdings, LLC.

Mayor Flynt introduced the rezoning case and deferred to Mr. Oliver Bass, Guilford County Planner for the Staff Report.

Mr. Bass clarified the location, dimensions, and intended use of the lot in question. The proposed use was to use the lot exclusively as additional parking for TireMax. Mayor Pro-Tem Hooks asked for clarification on the dimensions and expressed concerns about runoff. Mr. Bass offered staff approval but noted that it would require an amendment to the Land Use Plan.

**Mayor Flynt opened the Public Hearing at 7:32pm.**

Proponents:  
None present

Opponents:  
None present

**Mayor Flynt closed the Public Hearing at 7:32pm.**

**Motion** by Councilman Foy to approve the Conditional Rezoning Case # 21-08-STPL-07390: 7709 NC HIGHWAY 68 N from AG and RS-30 to CZ-HB based on staff recommendation and Planning Board recommendation for approval. Conditions: Accessory parking for TireMax, current business overflow parking. The motion was seconded by Councilman Rigsbee.

Councilman Landreth commented that it was worth remembering that an amendment would be required, which he didn't have an issue with, but should be restated.

**Vote: aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee. Motion carried.**

9. **Conditional Rezoning Case # 21-08-STPL-07589: 8301 ANGEL-PARDUE ROAD: AG TO CZ-PD-R** - This is a request to rezone property from AG, Agricultural to CZ-PD-R, Planned Unit Development. Located at the terminus of Angel-Pardue Road south of its intersection with Athens Drive, Guilford County Tax Parcel 164121, Stokesdale NC, approximately 152.68 acres. Proposed Use Condition: Uses shall be limited to single-family residential uses. Proposed development conditions: The maximum number of single-family residential building lots shall not exceed one hundred forty (140). Proposed Sketch Plan is on file in the Guilford County Planning Office.

Mayor Flynt introduced the rezoning case and deferred to Mr. Bass for the Staff report.

Mr. Bass explained the dimensions of the lot, surrounding areas, and purpose of the case, which was to be limited to single family residences. He noted that this case did have staff recommendation despite being inconsistent with the Land Use Plan designation. He clarified that, the requested action is inconsistent with the recommendation for the residential area to eliminate the use of PDR zoning outside the Town Core. However, the PDR district is intended to allow design flexibility to protect environmental resources such as streams and waterways. if approved, an amendment would be required to the Stokesdale Land Use Plan. He reported that the Planning Board recommended the request be denied.

Mayor Flynt asked for clarification for the minimum lot size under RPD. Mr. Bass answered that the minimum lot size was 5,000 sq ft. Mayor Flynt then asked follow-up questions on how different lot sizes effect those and similar requirements. Mayor Flynt then asked if additional rezoning requests could be made on these lots, Mr. Bass explained that they could but would be subject to the same requirements as before.

**Mayor Flynt opened the Public Hearing at 7:51pm.**

Proponents:

**Bill Greco – PO Box 347, Oakridge, NC** – Opened by talking about the process for planning this development, which was started by having an open house with neighbors before moving to the Planning Board. He then explained that the Land Use Plan is often limiting, stating that it was “outdated.” He continued by explaining the layout and challenges of the project, noting streams, DOT discussions on roadways and right-of-way, and drainage considerations.

**John Davenport – 119 Brookstown Ave, Winston Salem, NC** – Began by discussing the traffic concerns of the proposed development, stating that Angel Pardue would be capable of handling increased traffic but should be updated with a few things. One suggestion was a reflective double-yellow line to divide traffic. He also stated his company performed traffic analysis and, when he worked with NCDOT, had made additional considerations for the school further along the road. He stated that recommendations were ongoing to add more lights and restripe the road to adjust the lanes particularly to add a turn lane.

**Kevin Combs, 7400 Hadleigh Ct., Oak Ridge, NC** – Noted that discussions were held to figure out how to best work with those opposed to the development, and that both Mr. Davenport and DOT were included in those talks.

**Ben Anthony, 8115 Manakel Drive, Stokesdale, NC** – expressed concerns about the septic system and the drainage areas. Bill Greco answered that they could not place septic systems within a drainage easement.

**Jonathan Few, 8209 Barbelo Dr., Stokesdale, NC** – Disagreed that Angle Pardue Rd would be sufficient to handle the increased traffic, noting a few figures for what the additional traffic would likely be. He also raised concerns that the construction process itself would add increased traffic and increased danger for those using the road. Requested that another road be added, separate from Angel Pardue, to be used to enter and exit the development site.

Mayor Flynt noted that he should have waited to call on Mr. Few until they were at the Opposition section but refrained from moving to that section as the next speaker was in favor of the plan.

**Robert Wertz, 7900orks (?)** – Started by explaining that he and his wife had lived in Dorsett Downs for 24 years and appreciated the rural nature of the area. Stated that he was in favor of this plan, as it seems to preserve the natural environment to a large degree.

**Mike Crawford** – Not in opposition but was also concerned about the traffic capacity of Angel Pardue Rd and the durability of the road itself. Disagreed with earlier comments for where alternative entrances and exits could be placed.

Opponents:

**Mark Nadel – 8211 Windy Gale Dr**– Explained that he was a member of the Planning Board, was also concerned about the durability of the roads and the capacity for increased traffic. Noted that he didn't have a problem with the development itself, but due to the issues he had with the traffic that he was still in opposition. Noted that the NCDOT study of the school traffic was held in August, and noted that school isn't in session in August and that the study couldn't therefore be accurate or useful. He requested that the Fire Department and Sheriff be brought in to adjust the plan and address some of the issues with the roadways/entrances.

Rebuttal:

**Bill Greco – PO Box 347, Oakridge, NC** – Suggested that they could include additional development requirements to improve safety.

Mayor Flynt asked if that meant striping and paving, Mr. Greco commented that there was already enough width to add the additional lanes without expanding the road.

Mayor Pro-Tem Hooks asked for more details about the plan for the lights. Mr. Davenport explained some of the details, with measurements and directions, what they were planning to do

with the road to improve flow of traffic (adjust the road to add an independent left turn lane, taking care to manage lane width and traffic light spacing).

Mr. Davenport explained that he, both with NCDOT and with his own company, had made many considerations for controlling flow and speed of traffic, keeping lanes and right of ways clear, and considered issues with the school and pedestrians (also explaining that, to the point Mr. Nadel made earlier, that the traffic study for the school was dated in August as that was when it was completed, and that they “of course” performed most of the actual study while it was in session).

Mr. Greco followed up by noting concerns with the comments made by some of the opposition, particularly from Mr. Nadel. He explained that, especially from a member of the Planning Board, it was troubling that one of the main requests was to involve the Fire Department in discussions when the Fire Department was already a vocal element of the process and had already been involved well before reaching the point of a rezoning case. He also noted that many of the concerns about Angel Pardue Rd were easy to address but were also outside of the authority of the developers.

Councilman Foy asked questions to clarify further details (what a driveway permit is, what an encroachment permit is, etc.), Mr. Greco, Mr. Bass, and Mr. Davenport all offered answers.

**Mayor Flynt closed the Public Hearing at 8:41pm.**

After asking clarifying questions to reconfirm everything discussed so far, **Mayor Flynt called for a recess at 8:46.** Councilman Foy stated that he didn't think it was proper, and if nothing else that the case should not be discussed at all during the recess.

**Mayor Flynt reconvened the meeting at 8:51pm.**

**Motion** by Councilman Landreth to approve case #21-08-STPL-07589: 8301 ANGEL-PARDUE ROAD: AG TO CZ-PD-R, as recommended by Staff, the action is reasonable because although inconsistent with the policy recommendation for the residential future land use designation, the zoning is consistent with the PDR zoning of adjacent parcels along Angela Pardue Road, which extends into the subject property with the following conditions: Dedicate right-of-way along Adano Road, double turning lane at Highway. 158 and Angel Pardue and install new striping to DOT standards on Angel Pardue Road from Highway 158 to Adano Road and include all the conditions submitted with the application which are: Uses shall be limited to single family residential uses, maximum number of single family residential building lots shall not exceed one hundred forty (140).

Councilman Rigsbee seconded the motion.

Councilman Foy started the discussion by stating that he understood the concerns of the neighbors due to his living in the area as well and having grown up in a similar area. He then elaborated that while he would prefer the area to stay more rural, a major worry was that if they didn't approve it for residential use, theoretically it could be bought by a major company and

turned into a strip mall or big box supermarket. With that in mind, he was more in favor of the proposal despite his misgivings. He then asked more clarifying questions about the dimensions of Angel Pardue Rd and raised concerns about the size and durability of the road.

Councilman Rigsbee noted that he agreed with Mr. Foy, and he was also concerned about traffic.

Councilman Landreth stated he often “wished there had never been another house built in Stokesdale,” but he also appreciated that some development was needed and could be useful.

**Vote: aye- Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee,        nay- Mayor John Flynt. Motion carried 4-1.**

### **Old Business**

10.     **Consideration of a proposal to clean up front of Town Hall and install netting to prevent birds from nesting along the ceiling (tabled from August 12, September 9)**

Councilman Rigsbee recommended this item be tabled again, approved by consensus.

### **New Business**

11.     **Discussion and consideration of purchasing automated water meters (safety concerns)**

Councilman Foy noted that some of the water meters in use by the Town were not entirely safe for those checking them and wanted to propose that the Town move forward with replacing them with electronic models which were easier and safer to check.

**Motion** by Councilman Foy to replace 50 of the outdated meters at a cost of \$264 per meter totaling \$13,200 for the project, conferring with Yates Construction to determine which to prioritize. The motion was seconded by Councilman Landreth and carried unanimously.

**Vote: aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee.**

12.     **Consideration of a contract with David Price to install Christmas banners in downtown Stokesdale (proposal forthcoming)**

**Motion** by Councilman Landreth to approve the contract for \$500 install and \$500 removal of the Christmas banners. The motion was seconded by Mayor Flynt and carried unanimously.

**Vote: aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee.**

Finance Officer Thacker asked what part of the budget they were specifically pulling the money from, Council clarified that it would not be taken from the parade budget.

**13. Discuss Republic Waste Services and determine if going back to weekly recycling is feasible**

Councilman Rigsbee explained that the consensus reached in discussions was that every-other week recycling wasn't working, and he proposed to return to weekly pickups. Republic Waste Services put together two quotes, one for the current contract and one with the understanding that the contract would be extended to 2023. The former would be slightly more expensive than the latter. The Council then discussed concerns with the lack of reliable pickups before returning to the item.

**Motion** by Councilman Rigsbee to accept the option to maintain the contract out through 2022, returning to weekly pickups. The motion was seconded by Mayor Flynt and carried 4-1.

**Vote:** aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Jim Rigsbee, nay- Councilman Derek Foy

**14. Discussion of qualifications for a Town Clerk, Closed Session in accordance with NC General Statute 143-318.11(a)(6)**

**Motion** by Mayor Flynt to enter closed session at 9:40pm. The motion was seconded by Councilman Rigsbee and carried unanimously.

**Vote:** aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee

**Mayor Flynt Reconvened the Council at 10:06pm.**

**15. Citizen's Comments from the floor (3-minute limit per speaker):**

No comments

**16. Council Comments:**

Councilman Foy encouraged everyone to stay safe on Halloween and requested anyone willing to volunteer to reach out. Councilman Landreth thanked his wife for staying for the entire meeting. Mayor Flynt announced the next Planning Board and Town Council meetings.

**17. Adjournment:**

**Motion** by Mayor Flynt to adjourn at 10:08pm, seconded by Councilman Rigsbee.

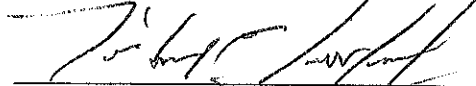
**Vote:** aye- Mayor John Flynt, Mayor Pro-Tempore Thearon Hooks, Councilman Jimmy Landreth, Councilman Derek Foy, Councilman Jim Rigsbee. Motion carried.



**Announcements:**

- a) **Planning Board Meeting Thursday, October 28<sup>th</sup> at 7pm at Town Hall**
- b) **Town Council Meeting Thursday, November 11<sup>th</sup> at 7 pm at Town Hall**

**Approved: October 13, 2022**

  
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Michael E. Crawford, Mayor

ATTEST:

  
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Dale F. Martin, Town Clerk