

**TOWN OF STOKESDALE  
REGULAR TOWN COUNCIL MEETING  
8325 Angel Pardue Road  
STOKESDALE, NC 27357  
December 13, 2018**

**I. Call to Order:** Mayor John Flynt

**II. Invocation:** Commie Johnson

**III. Pledge of Allegiance:** Lead by Mayor Flynt

**IV. Review and Adopt Agenda:** Thearon Hooks motioned to adopt the agenda as-is, Frank Bruno 2<sup>nd</sup> the motion. **Vote: 5-0 to adopt the agenda As-Is.**

**V. Approval of Minutes:** November 8, 2018, Discussion to continue the Nov.8 minutes until the January meeting. Frank Bruno motioned to continue, Thearon Hooks 2<sup>nd</sup> the motion. **Vote: 5-0 to continue the November 8 Regular Town Council Minutes until the January 10, 2019 meeting.**

**VI. Public Safety Reports:**

**Guilford County Sheriff's Report:** Sgt. Whittington said there were 70 service calls in Stokesdale in November. 1 Part 1 crime where catalytic converters were stolen from Jones Auto Sales. Crime is down 37% from last year.

**Stokesdale Fire Dept. Report:** No one from the Fire Dept. was present at the meeting.

**VII. New Business:**

1. **Monthly Financial Review:** Frank Bruno gave the monthly financial report. **See attached print outs.**
  
2. **PUBLIC HEARING: CONDITIONAL ZONING CASE #18-10-STPL-06714:** A request to rezone property from RS-30 and AG to CZ-RS-30 with Conditions. Property is located at 9003 Ellisboro Road, across from Gideon Grove Church Rd intersection in Stokesdale, Guilford County Tax Parcel 0164671. Approximately 26.13 acres. Owned by Dorothy Angle.

**Oliver Bass presented Guilford County's findings and the zoning staff's recommendations for approval. (See attached)** Oliver wanted Council to make note that the Planning Board did recommend approval of this subdivision but without the road access connecting Boone Landing. This means they asked for a revision of the original plan to prohibit the road access connection.

**Mayor Flynt** asked Mr. Bass if the revised sketch plan is binding. Mr. Bass said yes it would be if they approve the revised plans that prohibit the road access.

**Mayor Flynt Opened the Public Hearing for citizens to speak:**

**Will Berry** (Developer) went to the podium and gave a review of what was heard in the Planning Board's Public Hearing. (See attached plans and power point). **Mayor Flynt** asked Attorney Bain, because this is a conditional use only can we ask Mr. Berry to go back to his original plan with road connectivity. Mayor Flynt stated connectivity of the road is a big concern of his. If they don't connect the road then there is going to have to be easement drawn up and approved for water lines to come through, the closes water connection is on South point Road. Connecting the roads will provide easier access to the water and provide better fire protection. **Mayor Flynt**

asked Attorney Bain if council could ask Mr. Berry to voluntarily go back to his original plans with road connectivity. Mr. Bain said council would have to turn down this revised plan and ask Mr. Berry to come back in January with his original plan. **Bill Jones** spoke up and stated Mr. Berry made these concessions because some of the neighbors were complaining about a cut through. He doesn't understand why council would want to ram something through when the neighbors don't want it. Mayor Flynt said that if you look at a lot other zoning they try to get you to interconnect the roads. It gives the citizens better traffic flow, fire protection, and water access. **Thearon Hooks** asked Mr. Bass if it was a State or County Ordinance that the stub street was placed there for connectivity. Mr. Bass said it would have been the County based on jurisdiction. Thearon asked then so if it was done under the County's Ordinance, what would have been their thought process at the time? Mr. Bass answered the County would have placed the stub street there to allow for connection to adjacent property later. Thearon said so the stub street was put there by the County to run east eventually toward Ellisboro Road. Mr. Bass answered yes, that is the intent of a stub street.

**Josh Marshall – Angels Glen**-spoke in approval of the subdivision. He has heard at several meetings and in town the discussion regarding RS-30. He lives in Angels Glen and his lot and the others in Angels Glen are smaller than RS-30. Some people don't want large lots to take care of. He is all for the water connectivity and building more affordable housing.

**Chris Sands** (Boone Landing) went to the podium and stated he was not against the development, but objects to the stub road in his development being opened and extended into the new development. He said he and a couple of other neighbors objected to the cut through, based on traffic cutting through from Ellisboro.

**Mayor Flynt Closed the Public Speaking Portion of the Hearing and opened the floor for Council Comments.**

**Thearon Hooks** stated that his biggest thing is the stub road was put there for connectivity.

**Tim Jones** stated that we don't have the completed Planning Board minutes from that meeting because they just met last week. Thearon answered no. Tim said he is concerned that the gentleman sitting back there has stated that neighbors spoke against the road access between Gideon Church Rd and Oak Level Church Road at the Planning Board meeting and the applicant has written that out. So if we have a discussion here and that condition is removed Tim feels like the neighbors will feel like they have been hoodwinked. He is not sure he can support that. He said he doesn't know about the stub street at some point becoming a cut through we don't have any engineering professionals here to confirm anything. He has concerns that later when the Highway 158 by-pass comes through that the neighborhood doesn't have a problem with a commuter cut through. Tim said he hears what the Mayor is saying about the water line but he feels that could be handled with an easement. Tim hears what Mr. Hooks is saying about the stub. Tim said the point is well made about the stub; it does look a little funny. But presently he believes council should vote on it as is or delay it until the fuzzy areas are straightened out.

**Mayor Flynt** asked Mr. Bass what the rule is on number of vehicles roughly 10 per household a day. Mr. Bass said that is correct. Mayor Flynt asked how many homes in Boone Landing they counted roughly 35. Mayor Flynt stated so roughly 350 vehicles travel through per day. Bill said he believes the concern is not how much traffic from one neighborhood to the other; the concern is traffic cut through, short cuts from Madison traffic on Ellisboro cutting through to Hwy 158, especially when the new bypass comes through. Mayor Flynt answered by stating if you are travelling south from Madison on Ellisboro you would stay straight on Ellisboro to the light and turn right onto Hwy 158. If you turn into the new subdivision to cut through you would have to turn right into the new subdivision, go through to Deer Path Court, turn left onto South Point, then left on Oak Level Church Rd, left on Hwy 65, then right on Hwy 158. Mayor Flynt said that doesn't make much sense to him why you would do that. **Bill Jones** said I think you need to consider the 158 bypass nobody knows exactly which way it's going and what it is going to look like. **Mayor Flynt** asked Attorney Bain if they can consider a bypass that hasn't been built yet? **Mr. Bain** said he thinks we should. **Mayor Flynt** asked **Mr. Bass** when the 158 bypass is built let's say it comes just south of the new development. Could the Town restrict traffic cutting through be saying no left turn or no thru traffic. **Mr. Bass** said that would have to go to DOT as a requested ordinance like our speed limits. **Thearon** asked what the minimum turn around area is required in a cul de sac for fire trucks. **Mr. Bass** said he wasn't exactly sure but he thinks it is 50 foot radius of the right-of way. **Thearon** then asked **Mr. Berry** if he had discussed this with DOT since there is only one way in and one way out and if there are multiple fire and rescue vehicles responding. Mr. Berry said he had submitted this cul de sac plan to DOT this week and they had no problem with his plan since it met the 50ft and was less than 50 houses. Thearon said right he was just thinking that you have a fire at the end of cul de sac, multiple vehicles responding and there is only one way in and one way out. The fire dept. has certain of hose they can carry and the hydrants have to be placed so far apart. Oliver Bass said this still has to go before the TRC committee and the Fire Dept. is part of that committee and they will be part of the recommendations.

**Frank Bruno motioned to approve CONDITIONAL ZONING CASE #18-10-STPL-06714:** A request to rezone property from RS-30 and AG to CZ-RS-30 with Conditions. Property is located at 9003 Ellisboro Road, across from Gideon Grove Church Rd intersection in Stokesdale, Guilford County Tax Parcel 0164671. Approximately 26.13 acres. Owned by Dorothy Angle. Due to following: It is in the public's interest because it is consistent with the Town's Land Use Plan. It will enable extension of the Town's water lines. It does provide a buffer along the perimeter of the subdivision fronting Ellisboro Road. Due to increased connectivity in the area which is what the Town is trying to do, he would eliminate condition number 1 which prohibited the interconnection of the road to Boone Landing.

**Thearon Hooks 2<sup>nd</sup> the motion.** Attorney John Bain stated that Mr. Berry should withdraw the revised plan presented tonight and Town Council can continue this public hearing until January 10, 2019 meeting. **Tim Jones** asked Chris Sands how many neighbors spoke against the road access. Mr. Sands said 1 other neighbor attended the planning board meeting and spoke against it. **Frank Bruno withdrew his original motion and motioned to continue this Public Hearing Case #18-10-STPL-06714: until the January 10, 2019 meeting. Thearon Hooks 2<sup>nd</sup> the motion.**  
**Vote: 4 -1 with Bill Jones voting- No, because of the heavy handedness of the way he feels**

**Council handled this case. Public Hearing Case #18-10-STPL-06714 will be continued until the January 10, 2019 meeting. Mayor Flynt got a consensus that any fees will be waived.**

- 3. TEXT AMENDMENT CASE 18-02-STPL-00785: Water and Sewer Connection.** The Text Amendment would revise Section 5-13.6 of the Ordinance pertaining to mandatory subdivision connections to Stokesdale Public Water System. A copy of the proposed amendment is available at the Stokesdale Town Hall.

**Mayor Flynt Opened the Floor for the Public to speak:** No one spoke for or against.

**Mayor Flynt closed the public portion and opened the floor to Council.**

**Mayor Flynt motioned to approve CASE 18-02-STPL-00785: Water and Sewer Connection.** The Text Amendment would revise Section 5-13.6 of the Ordinance pertaining to mandatory subdivision connections to Stokesdale Public Water System, Effective January 1, 2019. **Frank Bruno 2<sup>nd</sup> the motion. Vote: 5-0 to approve.**

**4. Discussion and Vote on reducing Speed Limit on Belews Creek Rd (Hwy 65 North). Thearon Hooks** stated he has heard from several residents that live along Belews Creek that there is a lot of speeding and accidents along the road and they have mentioned reducing the speed limit to 45 or 50 mph. He spoke with the DOT and they came out and did a study and suggested reducing the speed limit to 50mph in the area. **Thearon Hooks motioned to change our Ordinance to reduce the speed limit to 50mph. Mayor Flynt 2<sup>nd</sup> the motion.** There was discussion among Council for and against changing the current Ordinance. Tim Jones asked if council would consider continuing or tabling this until a later date he would like to examine the documents that Thearon has and maybe the public would like to as well. Thearon said well the DOT will probably drop the speed limit either way. Whether we put it in an ordinance or not after their study. They gave us another option of dropping it to 45mph but recommended 50mph. Bills Jones said he is sort of like Tim, this went from being mentioned a few meetings ago to being on the agenda to be voted on. And you (meaning Thearon) have information and none of the rest of them has this information. Bill said you have two council members sitting down here that never get anything. You hire employees, run ads in the paper, change email servers and two people down here never know about any of it. Bill said this is only part of what's going on. He would like to see the DOT paperwork too. Frank Bruno spoke up and asked when was the agenda put out? Town Clerk answered the agenda was put out to all of council on Monday. Frank said he hasn't seen the paperwork either but everybody had an opportunity to get it. Tim Jones said in the past it has been a general practice to put supporting documents in their file folders for review but in flipping through he is not finding anything. If it is the right thing to do he will support it, if it is not the right thing to do he will not support it he would like to see the documentation. He said maybe we need to request enforcement of the existing speed limit. **Thearon Hooks withdrew his motion stating that the Town didn't have to change the Ordinance, DOT will come out and reduce the speed limit to 50mph whether we change it in our Ordinance or not.**

#### **IX. Old Business:**

- 1. Closed Session: N.C.G.S. 143-318.11 (6):** To discuss a Personnel Matter.

**Mayor Flynt Asked for a Motion to recess the Regular Portion of the Town Council meeting at 8:30PM, to go into Closed session under N.C.G.S. 143-318.11 (6):** To discuss a Personnel Matter. **Thearon Hooks 2<sup>nd</sup> the motion Vote: 5-0 to recess.**

Council, Attorney John Bain, and Town Clerk Alisa Houk moved into the Executive Conference room for the Closed Session. **Mayor Flynt motioned to open the Closed Session. Frank Bruno 2<sup>nd</sup> the motion. Vote 5-0 to Open closed session. At 9:00PM Mayor Flynt motioned to close the Closed Session portion of the meeting. Thearon Hooks 2<sup>nd</sup> motion. Vote 5-0 .**

**9:05PM Mayor Flynt reopened the Regular Town Council Meeting in Chambers.**

**X. Committee and Board Reports:**

1. **Committee/Board Reports:** Thearon will update on FEMA reports. Mayor Flynt will discuss tying ends on Lester Road.

**Thearon Hooks** gave an update on our progress in applying for financial aid from FEMA (see attached)

**Mayor Flynt** added a follow up to Thearon's report that in the last two months Guilford County has declared 3 State of Emergencies due to bad weather. When the County does that they offer each small town to also declare a State of Emergency under the County umbrella. As Mayor he signed each of three declarations in order to make sure if we needed FEMA help we could get it.

**Frank Bruno** spoke about the success of the Tree Lighting and thanked Todd Harmon and Forbis & Dick for the food donations for the celebration he does this every year for us. He also thanked all of the Events Committee, David Bailey, Annette Joyce and Countryside, Town Hall Staff, and all the volunteers that helped make it all happen. He also spoke about the success of the Christmas Parade and thanked the Events Committee and everyone that was involved in making it happen. Frank also noted the Events Committee will meet on January 10, 2019.

**John Flynt** announced that Yates Construction completed the Lester Road water line tie end, the water quality test was good and everything is back online.

2. **Departmental and Administrative Report** – Town Clerk: Will give update on Water Specification revisions and ordering the 25 gl. Chlorine tank. **(See attached)**

**XI. Citizen Comments from the Floor (3 Minute Limit per Speaker)**

**Tim Venable** 8700 South point Dr. asked if anyone was in charge of maintenance at Linear Park? He stated benches are deteriorating, grass and bushes are getting over grown. Frank Bruno told him that Linear Park was put together by a group of private citizens. It is not owned or maintained by the Town. Mr. Venable wanted to know if it was okay for him to mow and try to keep things neat. Frank told him as long as the citizens that live across from it don't complain he will not get in trouble.

**XII. Closing Comments from Council:**

**Tim Jones:** Thanked the citizens that attended the meeting. Thanked the volunteers that helped make the parade that he didn't attend. He just wants to reiterate what has already been said. Thanked the military for their service. Wished everyone a Merry Christmas.

**Bill Jones:** Thanked the volunteers that helped make the parade he knows it takes a lot work, most people don't realize it they just show up on Saturday and it's all put together. Thanked the military for their service. He is through reading about the Civil War and is now reading about the wars in Afghanistan. He said you don't hear as much about the Gulf Wars but military members are still coming home in body bags. We should keep them in our prayers. Wished everyone a Merry Christmas.

**Frank Bruno:** Thanked everyone for staying for the entire meeting tonight. Thanked all of the volunteers that put on the parade and tree lighting again. Thanked our military for their service. Wished everyone a Merry Christmas.

**Thearon Hooks:** Thanked everyone that was involved with the Tree Lighting and Christmas parade. Gave Kudos to Frank Bruno for all of his hard work putting it all together. Asked that everyone keep our first responders and military in their prayers over the holiday season.

**John Flynt:** Thanked the Fire Department, they put in a lot of hours and put their lives in danger every day. He thanks DOT for the tremendous job they are doing to clear and repair roads, utility companies for the long hours they are putting in to get everything back up and running from two hurricanes and a snow storm. And he wished everyone a Merry Christmas.

**XIII. Announcements:**

1. The next Planning Board Meeting is scheduled for December 27, 2018 at 7:00pm
2. Next Town Council meeting will be Thursday January 10, 2018 at 7:00pm
3. The next Ordinance Review Committee Meeting is Tuesday Jan 15, 2019

**XIII. Adjournment: Mayor Flynt motioned at 9:30PM, Tim Jones 2<sup>nd</sup>, Vote: 5-0 to adjourn.**

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Alisa Houk Town Clerk/Finance Officer

Approved \_\_\_\_\_

Mayor John Flynt