



**MINUTES
TOWN OF STOKESDALE
REGULAR TOWN COUNCIL MEETING
8325 ANGEL PARDUE ROAD
STOKESDALE, NC 27357
March 10th, 2022 AT 7:00pm**

Members present: Mayor Mike Crawford, Mayor Pro-Tempore Derek Foy, Councilman Jimmy Landreth, Councilman Tim Jones, Councilman Jim Rigsbee, Town Attorney Tom Medlin, Town Clerk Dale Martin, Deputy Clerk Robin Yount, Finance & Budget Officer Kimberly Thacker, Guilford County Planner Oliver Bass.

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

The meeting was called to order by Mayor Crawford at 7:00pm, who then led the Pledge of Allegiance. Pastor Randy Winn gave the invocation.

2. Review and Adopt Agenda.

Councilman Tim Jones suggested two changes, that items 9 and 10 be reversed, and to add an item discussing a storage cabinet offered by the Town of Kernersville. Mayor Pro-Tem Derek Foy stated that the Parks & Rec discussion needed to be continued to a special meeting.

Motion by Mayor Pro-Tem Derek Foy to accept the agenda with the amendments. The motion was seconded by Councilman Tim Jones.

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

Motion carried.

3. Review and Approve Minutes: June 10, 2021 Regular Council Meeting; February 24, 2022 Special Called Meeting

Motion by Councilman Tim Jones for himself and Mayor Mike Crawford to abstain from voting as neither of them were present for the meetings in question, seconded by Mayor Crawford.

Mayor Pro-Tem Derek Foy explained that he was against this idea, considering that if a majority of the council was replaced and they abstained from approving minutes for meetings they were not present for, it would be impossible to approve them at all. Mr. Jones responded that it was always possible to review the documentation of the meeting and then vote on the minutes later, but that he was not comfortable casting a vote blind.

Mayor Crawford	Aye	Mayor Pro Tem Foy	No
Councilman Landreth	No	Councilman Jones	Aye
Councilman Rigsbee	No		

Motion failed.

Motion by Councilman Jimmy Landreth to approve the June 10th, 2021 minutes as presented, seconded by Mayor Mike Crawford.

Mayor Crawford	Aye (abstained)	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	No
Councilman Rigsbee	Aye		

Motion by Mayor Pro-Tempore Derek Foy to approve the February 24, 2022 minutes, seconded by Councilman Jones.

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

Motion carried.

4. Public Safety Reports: Fire Department

Fire Chief Todd Gauldin reported for the month of February.

5. Administrative Reports:

a) Administrative Report from Town Clerk:

Interim Town Clerk Dale Martin presented the Administrative Report for March

b) Planning Board: none

c) Events Committee: none

d) Property Committee: none

6. Financial Reports: Finance & Budget Officer Kim Thacker

Budget and Finance Officer Kim Thacker gave the February financial report for both the General Fund and Water Fund.

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

George McLellan, 2806 Oak Ridge Rd, Oak Ridge, NC – Greeted everyone, informed them that he was a Republican candidate for County Commissioner, gave a few platform notes, specifying that he was against mask mandates and in favor of keeping businesses open as much as possible.

Avery Crump, 34 Ackland Dr, Greensboro, NC – Explained that she was the currently-elected District Attorney and had been since 2018 and was up for reelection. She also noted that previously she was the District Court Judge, and before that the Assistant District Attorney. Stated that she was hard

on violent crime, but believed in second chances for non-violent offenders, and had started programs to help non-violent offenders.

Mayor Pro-Tem For asked if this was a partisan seat, Mrs. Crump explained that it was and though she was running as a democrat, she felt it important to represent everyone.

Phil Byrd, 2910 Bartlett Dr, Greensboro, NC – Candidate for Guilford County Sherriff, explained that he retired after 2014 after 30 years on the job and had a lot of experience to offer from several different positions in law enforcement, including field and office leadership positions.

Bobbi Dalton, 8634 Oak Level Church Rd, Stokesdale, NC – Was concerned about a letter she received from the county tax department reevaluating her property value, raising it significantly.

Eileen Thiery, 8101 Meadow Springs Rd, Stokesdale, NC – Started by responding to Bobbi Dalton, suggesting that she wasn't the only person whose property had been reevaluated. Went on to make a request, specifying it was with her own name and volition and not as a member of the Friends of Stokesdale. She requested that the Council and Town refurbish part, not all, of the area around the Town clock in partnership with her personally.

PUBLIC HEARINGS

8. **Rezoning Case # 22-02-STPL-00749, 9264 US Highway 158**, located on the north side of US Highway 158, approximately 2640 feet west of Anthony Road intersection, Guilford County Tax Parcel 225279. This is a request to rezone said property from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial. The applicant proposes the following conditions: (1) Limited to General Contractor business, and (2) Storage of equipment for contractor business.

Mayor Crawford introduced the rezoning case and deferred to Oliver Bass, Guilford County Planner.

Administrative Report from Guilford County Planner Oliver Bass

Mr. Bass started by explaining the case, and the different purposes of the districting types involved in the case. He then noted the conditions of the surrounding areas, being primarily undeveloped or low-density residential, with no historical sites to consider. He noted that the initial recommendation from the staff was to deny on the grounds that it did not match the goals of the Stokesdale Land Use Plan, but the case was presented to the Planning Board who initially voted to approve due to the likely-limited impact.

Councilman Jimmy Landreth asked for clarification for the reason the staff was moving to deny, as there was precedent to approve rezoning even if the Land Use Plan was opposed. Mr. Bass agreed that it was only a recommendation, and so long as the Council determined that it was reasonable, approval could be given that contradicted the plan or an amendment could be made to it.

Mayor Pro-Tem Derek Foy asked what the specific use-case and equipment would be, Mr. Bass noted that he was not sure but that the applicant could explain later in the hearing.

Mayor Crawford declared the Public Hearing open.

In Favor:

Maria Mendez Damian, 1300 NC Hwy 68, Stokesdale, NC explained that she operated a subcontracting company, and that all of their equipment (trucks, trailers, construction machines, etc.) would be stored on the property but fenced in. They wouldn't operate there, but instead picked up and taken to job sites. She also noted that the property would only be used for the business, not as a residential plot, but there was enough space that they could consider building a home as well. She followed up on that specifying that she, and her company, wanted to remain in the area and grow over time.

Mayor Mike Crawford closed the Public Hearing.

Mayor Pro-Tem Derek Foy asked if the storage of construction equipment was permitted in Light Industrial, or if it was only allowed in Heavy Industrial. Councilman Jim Rigsbee noted that the equipment discussed wasn't heavy machinery, just medium sized trucks and equipment.

Councilman Jones asked Town Attorney Tom Medlin for clarification on what, specifically, they were actually voting on. Mr. Medlin explained that land-use concerns were valid discussion points as part of a conditional rezoning case, and the Council was deciding if they should approve the case.

There was further discussion on the equipment used and whether a house could be built on the property. It was explained that for new construction or land use that fell outside of the current zoning allowances, new cases would have to be filed. Mr. Jones asked about the water connections, and if the company would be required to connect to the Town supply. Mr. Bass explained that they would not be required to connect but would be permitted if they wished to do so.

Mr. Foy asked again about what equipment was allowed, and if they should instead be rezoning to Heavy Industrial. It was again explained that the storage of medium to heavy trucks and equipment was a valid use of a Light Industrial zone, and that outdoor storage would need to be screened from the road. It was also restated that if there were additional needs for the parcel, another rezoning case could be opened to consider those uses at a later date.

Motion by Councilman Jim Rigsbee to approve the rezoning in Case # **22-02-STPL-00749, 9264 US Highway 158** from AG, Agricultural to CZ-LI, Conditional Zoning-Light Industrial.

The motion was seconded by Councilman Tim Jones.

Councilman Rigsbee **Amended** the motion to amend the Town Land Use Plan as this request is reasonable and in the public interest and consistent the surrounding area. Councilman Jones accepted the amendment.

Mr. Foy again asked about the equipment that would be stored on the property. He inquired as to why this had to be rezoned from Agricultural, as farmers were already permitted to have vehicles and machines on their land. Mr. Bass responded that it wouldn't permit certain uses and this was the proper way to proceed for the company.

Mayor Crawford	Aye	Mayor Pro Tem Foy	Aye
Councilman Landreth	Aye	Councilman Jones	No
Councilman Rigsbee	Aye		

Motion carried.

Mayor Crawford called a recess at 8:05 pm.

Council reconvened at 8:18pm.

New Business

10. Consideration of Revised Town of Stokesdale Water Line Specifications:

Councilman Tim Jones explained that Hazen and Sawyer had revised the Town Water Line Specifications and provided a draft back to the Town.

Motion by Councilman Tim Jones to accept the revised draft as the new official Town Water Line Specifications. The motion was seconded by Councilman Jimmy Landreth. Council briefly discussed the layout of the draft that had been provided and the dates on which various discussions and meetings took place. Councilman Jones explained that there were multiple versions of the specifications floating around, and that it was important to establish a single official document to clarify the actual specifications that would be in use.

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

Motion carried.

9. Request of Brent Sievers, Northridge Subdivision Phase 6, for a 6" water main to be used within the entire subdivision:

Mr. Sievers noted that the motion which was just passed resolved his concerns.

11. Consideration of Planning Board Appointments:

Motion by Councilman Tim Jones to remove Ronald Southard from the Planning Board and move him to an alternate position per his own request and appoint Michael Threatt to the Planning Board.

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

12. Discussion of Parks and Recreation Advisory Board:

To be continued during a special called meeting.

13. Consideration of purchasing a laptop/desktop computer for Mayor/Council and storage of documents:

Town Clerk Dale Martin requested the purchase of a computer for access by Council and possibly the general public. Mayor Mike Crawford asked what device or devices specifically were being purchased,

Clerk Martin explained that either a laptop or a desktop or both could be acquired. Councilman Jim Rigsbee commented that a laptop would be appropriate for the purpose of presentations, as they could simply take the laptop to the presentation location. He also noted that, now that the Town was using a central server, extra storage space on individual devices would be less important than it had been previously. Mayor Crawford noted that his only interest was in having a keypad, integrated or separate from the device.

Councilman Tim Jones stated that his preference was for a desktop, particularly if there would be multiple users, as it would better ensure that all possible users would always be able to find the computer. The benefit of the laptops' portability could also make it easy for someone to leave with it to continue their work, preventing other users from accessing the device.

Mayor Pro-Tem Derek Foy asked that the computer setup be monitored and time be tracked, concerned that if it took longer than a few hours that the computer technicians may be acting dishonestly. Councilman Rigsbee explained that the process was more complex than putting the computer on a desk and plugging in some cables, and that software setup was necessary as well.

Motion by Councilman Jim Rigsbee to make a Budget Amendment of \$2000 to cover the cost of purchasing a new computer and setting it up.

Councilman Jones explained that he would want an actual document in his hand before he voted, and Mayor Pro-Tem Foy and Councilman Rigsbee agreed that they could ask more questions and prepare a more thorough breakdown of costs and setup before proceeding.

Motion dies for lack of second.

Motion by Mayor Pro-Tempore Derek Foy to continue this item. Motion was seconded by Councilman Tim Jones.

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

Motion carried.

14. Discussion on offer from Town of Kernersville to donate a storage cabinet

Town Clerk Dale Martin explained that there was a large storage cabinet on offer from Kernersville, and the Town also already had a truck that could likely move it. She also explained that it was a heavy vault which was used in Kernersville to secure minutes and other documents, and that Stokesdale currently did not have any particularly secure storage for their own minutes. Mayor Mike Crawford asked if it used a standard combination lock, Clerk Martin confirmed that it did. Councilman Tim Jones asked if it was particularly heavy, Clerk Martin confirmed that it was.

Motion by Mayor Pro-Tem Derek Foy to accept the donated cabinet from the Town of Kernersville, seconded by Mayor Mike Crawford.

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

Councilman Rigsbee	Aye		
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Motion carried.

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

No comments presented.

16. Closed Session for the purpose of discussing personnel matters, privileged information, and to consult with the Town Attorney

Motion by Mayor Pro-Tem Derek Foy to enter closed session referencing General Statute 143-318.11 at 8:44pm, seconded by Councilman Jim Rigsbee.

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

Motion carried.

Motion by Mayor Pro-Tem Derek Foy to return to open session at 9:46pm, seconded by Mayor Mike Crawford.

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

Motion carried.

17. Council Comments:

Councilman Jim Rigsbee thanked everyone for coming to the meeting. Mayor Pro-Tem Derek Foy seconded his thanks, and then specified his appreciation to Ms. Dalton for bringing up her concerns about property re-evaluation. He noted that there were particularly high increases for Stokesdale. Councilman Jimmy Landreth also raised concern about the property taxes and encouraged everyone to vote for officials that were taking a stance on the issue. Councilman Tim Jones thanked everyone for attending as well and commented that Stokesdale was likely the only Town in the county operating without sales tax. His hope was that their ongoing efforts would help rebalance the budget, and in the interim the Council would keep doing their best with what they had. Mayor Mike Crawford also thanked everyone for coming to the meeting.

18. Adjournment:

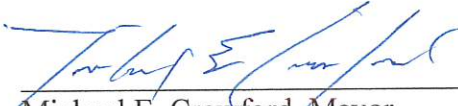
Motion by Mayor Pro-Tem Derek Foy to adjourn the meeting at 9:53pm, seconded by Councilman Tim Jones.

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

Motion carried.

Being no further business to come before Council, the meeting was adjourned.

Approved: Approved March 9, 2023



Michael E. Crawford, Mayor

ATTEST:



Dale F. Martin, Town Clerk