

AGENDA



Keith Wood, Chairman
Wayne Barneycastle, Vice Chairman
Brad Chandler, Commissioner
Sonya Cox, Commissioner
Rick Morris, Commissioner

REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS
Monday, September 22, 2025
1014 MAIN STREET
DANBURY, NC 27016
2:00 PM

Call to Order

Invocation

Pledge of Allegiance

I. Approval of the Agenda

II. Public Comments

III. Comments - Managers/Commissioners

IV. Conflicts Of Interest

V. Consent Agenda

- a. 2026 BOCC Meeting Schedule**
- b. Minutes**
- c. Tax Office Agenda**
- d. Budget Amendment**

VI. Information Agenda

- a. Senior Center Expanded Services Update**

VII. Discussion Agenda

- a. JCPC Appointment Request**
- b. 2025 Needs-Based Public School Capital Fund Grant Application**
- c. Ordinance Allowing Sale or Consumption of Alcoholic Beverages Before Noon on Sundays**

VIII. Action Agenda

IX. Adjournment

*Anyone with a disability(is) who needs an accommodation to participate in this meeting is requested to inform us 48 hours prior to the scheduled time of the affected group meeting

*Attachments may be delivered before or at the time of the meeting

*Times may vary due to times preset for agenda items



**Board of County Commissioners
September 22, 2025
2:00 PM**

Item number: V.a.

2026 BOCC Meeting Schedule

Contact: Olivia Jessup, Clerk to the Board

Summary:

Attached is the meeting schedule for the Stokes County Board of Commissioners for 2026.

ATTACHMENTS:

Description	Upload Date	Type
2026 BOCC Schedule	9/17/2025	Cover Memo

PUBLIC NOTICE

2026 COMMISSIONERS MEETING SCHEDULE

The Stokes County Board of Commissioners will meet each month on the 2nd (Second) Monday at 6:00 pm and 4th (Fourth) Monday at 2:00 pm

2nd Monday	4th Monday
January 12, 2026	January 26, 2026
February 9, 2026	February 23, 2026
March 9, 2026	March 23, 2026
April 13, 2026	April 27, 2026
May 11, 2026	May 26, 2026*
June 8, 2026	June 22, 2026
July 13, 2026	July 27, 2026
August 10, 2026	August 24, 2026
September 14, 2026	September 28, 2026
October 12, 2026	October 26, 2026
November 9, 2026	November 23, 2026
December 14, 2026	December 29, 2026*

The Board of Commissioners will conduct its Regular Meetings in the Commissioners Chambers at the Administrative Building in Danbury.

Any other change in Date, Time, or Place will be advertised and placed on the County Web Page – www.co.stokes.nc.us

Olivia Jessup
Clerk to the Board

*Indicates meeting day other than Monday due to a holiday.



**Board of County Commissioners
September 22, 2025
2:00 PM**

Item number: V.b.

Minutes

Contact: Olivia Jessup, Clerk to the Board

Summary:

Minutes for Approval:

- September 8, 2025 Regular Meeting Minutes

ATTACHMENTS:

Description	Upload Date	Type
9.8.25 Minutes	9/19/2025	Cover Memo

STATE OF NORTH CAROLINA)
)
COUNTY OF STOKES)
)

OFFICE OF THE
COMMISSIONERS
STOKES COUNTY
GOVERNMENT
DANBURY, NORTH
CAROLINA
MONDAY SEPTEMBER 8, 2025

**Regular Meeting of the Board of County Commissioners.
These meetings are located in the Commissioners
Chambers in the Ronald Reagan Administration Building
in Danbury.**

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a Regular Meeting in the Stokes County Administration Building in the Commissioners Chambers located in Danbury, North Carolina on Monday, September 8th at 6:00 pm with the following members present:

Board of Commissioners Present: Chairman Keith Wood, Commissioner Brad Chandler, Commissioner Sonya Cox, and Commissioner Rick Morris.
Absent: Vice-Chairman Wayne Barneycastle

County Administration Present: County Manager Jeff Sanborn, Assistant County Manager Amber Brown, Clerk to the Board Olivia Jessup, Director of Finance Tammy Keaton, and County Attorney Jennifer Michaud.

CALL TO ORDER

Chairman Wood called the meeting to order.

INVOCATION

Chairman Wood invited those in attendance to join the Board in the Invocation, if desired.

Commissioner Cox delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Wood invited those in attendance to join the Board in the Pledge of Allegiance.

APPROVAL OF AGENDA

Chairman Wood entertained a motion to amend or approve tonight's agenda.

Clerk to the Board Olivia Jessup noted that the agenda needed to be amended to remove Closed Session.

Commissioner Cox moved to approve the agenda as amended.

Commissioner Chandler seconded the motion. The motion Passed.

Public Comments

Chairman Wood opened the floor for public comments at 6:03 pm.

The following individuals signed up to speak in public comments:

Jason Duncan
3196 US 311 Hwy N
Pine Hall, NC
RE: Pine Hall Elementary School

Wanda Tarlta
PO Box 28
Pine Hall, NC
RE: Pine Hall Elementary School

Kathy Taylor
1220 Pine Hall Road
Pine Hall, NC
RE: Pine Hall Elementary School

Chairman Wood closed the floor for public comments at 6:12 pm.

Chairman Wood reopened the floor for public comments at 6:19 pm.

The following individuals spoke:

Micheal Gibson
Walnut Cove, NC
RE: Pine Hall Elementary School

Stanley Bowman
Pine Hall, NC
RE: Pine Hall Elementary School

Chairman Wood re-closed the floor for public comments at 6:22 pm.

COMMENTS - Managers/Commissioners

Chairman Wood opened the floor for comments from the manager and commissioners. •

Commissioner Chandler commented:

- Thank you, Mr. Chair. I'm going to welcome everybody that came to tonight's meeting, and also those that are looking in on YouTube, the social media devices. Especially want to thank you all from Pine Hall coming down. I mean, personally, I think that I'd like to have a couple work sessions out in your all's area, to where maybe a couple of different times, to where more people as getting off work, maybe they could come and give us their input. Some of the things that we got to keep in keep in mind is the, you know, we're not in a rush. At least I'm not of trying to dispose of the property or do something. I think it needs to be well thought out, and I think we need to have a lot of input, but something that y'all could be thinking about, because we don't have to take the property from the from the Board of Education. They're just offering it to us. So if you had your druthers, would you rather deal with the Board of Education and trying to work something out with the school, or would you rather the Board of Commissioners deal with it? It's just something that you all need to think about, because that's something we have to think about as a board, but in the long run, but we do want to do what's best for you on that on that side of the county.

Commissioner Morris commented:

- I'd like to welcome everybody as well, and I appreciate also the Pine Hall folks coming out. I suggested that we get with you guys at our last meeting as a first step, and I'll save the rest of my comments till we'll get to it on the agenda item. But I've been involved in this one time before with Francisco, so we'll get into some detailed discussions as we go about what we did there versus what we might do with you guys.

Commissioner Cox commented:

- I'd like to thank everybody for being here and for the comments and thank those of you from Pine Hall who took time to come up here and express your concerns and comments to us. And as Brad said, we think that the statutes have changed a little bit since Francisco as far as the property automatically reverting back to the County, and that's not the case anymore. Doesn't automatically work that way. So, we may or may not even be taking it off their hands. We don't know. That's why we were trying to get people's input as to what they would like to happen with it. So, we just appreciate y'all expressing your ideas and concerns, and as Brad said, we're not in any big hurry to make this happen, so we've got time to discuss it and find the best possible solutions for the property.
- I was there when we turned it into did Mike Joyce's Memorial. I was on the school board so very acutely aware of that being there and how important that is to the community and how important that school was to Mike, so I would like nothing more than to see that be maintained and continue to be there, as well as something that the community can be proud of and find useful. So hopefully we can find a way to, you know, keep that, keep it from falling into any more disarray. We definitely don't want

to see it turn into a junkyard or anything like that. So, we hope that we can find the best solution for everybody out there, for sure. Thank you all for being here.

County Manager Jeff Sanborn had no comments.

Assistant County Manager Amber Brown commented:

- I just wanted to remind everybody that the Stokes Stomp is this weekend. It's Saturday. It's a free event. It's the 51st one, if I'm not wrong about that, and it's held in downtown Danbury this year instead of at Moratock Park because of the bridge construction. But it should be a good event.

Chair Wood commented:

- That reminded me, the Stokes County Fair starts tomorrow through Saturday. I appreciate y'all coming. I appreciate you speaking out. This is not going to be an easy decision, and we're not going to jump at the first thing that happens easily. We want to look at all the rules we have to play by and try to make a smart decision. We'd rather be tried in court instead of Facebook.
- So there was a gentleman that's one, is it? Two. So just to show you, I'm a nice guy. I'm going to let y'all comment.
- I got one more thing that was my little project when I ran for Commissioner. As of last Friday, the inspections and building permits, you can apply online. They kicked it off Friday. They still got a few little bugs, like anything new, they're working out, but now we're not one of six counties that don't have it in North Carolina out of 100. So Eric and his staff, hats off.

Conflicts Of Interest

No conflicts of interest were stated by the Board.

CONSENT AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Minutes

Danbury Planning Board ETJ Member Reappointment

Chairman Wood entertained a motion to approve the Consent Agenda.

Commissioner Morris moved to approve the Consent Agenda as presented.

Commissioner Cox seconded the motion. The motion Passed.

INFORMATION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Stokes County Inclusion on UAL

Chairman Wood turned the floor over to Finance Director Tammy Keaton to present Stokes County Inclusion on the UAL.

Keaton explained that she and the Finance Department were recently notified that Stokes County will be included on the Unit Assistance List (UAL) compiled based on the fiscal year 2024 audited financial statements. The main reasons for this were due to internal controls and delayed audit submission likely stemming from turnover. Stokes County will remain on the list for a year and be coached in better practices.

She also mentioned that the current audit is going well, being about 87% complete with a plan to submit ahead of schedule by late October.

The Board encouraged the Department to keep working hard and use this inclusion as a learning opportunity.

DISCUSSION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

Offer to Purchase Real Property

Chairman Wood turned the floor over to Purchasing/Project Manager Glenda Pruitt to present Offer to Purchase Real Property.

Pruitt mentioned that an offer to purchase real property (parcel number 5974-72-9981 on High Bridge Road in Pinnacle, NC) was received on August 19, 2025. She requested that the item be moved to action so the upset bidding process could begin.

With little discussion, the item was moved to the action agenda for tonight's meeting.

Fire Service Agreement Revisions

Chairman Wood turned the floor over to County Manager Jeff Sanborn to present Fire Service Agreement Revisions.

Sanborn explained that process for the fire contract was ahead of schedule and explained the various revisions that the current draft had been through with the different departments. He

also explained what areas he had added his own revisions and requested approval from the Board to send out this second draft for further feedback.

After some discussion, the Board approved the item being sent out as a second draft.

Commissioner Cox moved to approve the Fire Service Agreement Revisions.

Commissioner Chandler seconded the motion. The motion Passed.

Pine Hall Elementary School Property

Chairman Wood turned the floor over to County Attorney Jennifer Michaud to present Pine Hall Elementary School Property.

Michaud explained that moving forward would depend on if the Board wanted the Property or not. Discussion about who the citizens of Pine Hall would prefer to have the property, the BOCC or BOE, arose. There were additional concerns about recurring expenses and upkeep for the property while deciding what to do.

After continued discussion with a few citizens of Pine Hall in attendance, the Board elected to keep the item on the agenda for continued discussion once they have news from the Board of Education.

Request to Consider a Sunday Brunch Ordinance

Chairman Wood turned the floor over to Assistant County Manager Amber Brown to present Request to Consider a Sunday Brunch Ordinance.

Brown explained that in 2017, the General Assembly passed the “Brunch Bill” which enacted a new statute authorizing cities and counties to adopt ordinances allowing the sale of alcoholic beverages beginning at 10:00 am on Sundays. For those localities that have not passed an ordinance, which includes Stokes, state law prohibits the sale or consumption of alcoholic beverages before 12:00 pm on Sundays. Daniel Wilson, a local business-owner, has requested that the Board consider passing an ordinance permitting the extension of alcohol sales to 10:00 am on Sundays.

After some discussion, the Board agreed to the drafting of a Sunday Brunch ordinance for consideration.

ACTION AGENDA

All attachments presented on the Agenda are available in the attachments of the Agenda on the County Website and are available upon request from the Clerk, with the exception of the minutes approved which are located on the County Website under the minutes tab.

ACAB Hunting Organization Member and Chair Appointment

At the last meeting, Ken Sevier was nominated as the Animal Control Advisory Board Hunting Organization Member. The Board was polled to finalize the appointment, name a Chair and establish term limits. 5

1. For Ken Sevier's appointment: The Board was polled. All stated Sevier.
2. For Chair appointment: Sherry Smith was nominated. The Board was polled. All stated Smith.
3. For terms ending Dec. 2026: Gerald Conrad and Ken Sevier were nominated. The Board was polled. All stated Conrad and Sevier.
4. For terms ending Dec. 2027: Ellen Peric and Shannon Shaver were nominated. The Board was polled. All stated Peric and Shaver.

Offer to Purchase Real Property

Chairman Wood entertained a motion to approve the item as presented.

Commissioner Morris moved to approve Offer to Purchase Real Property.

Commissioner Cox seconded the motion. The motion Passed.

Adjournment

Chairman Wood entertained a motion to adjourn.

Commissioner Chandler moved to adjourn at 7:45 pm.

Commissioner Morris seconded. The motion Passed.

Olivia Jessup
Clerk to the Board

Keith Wood
Chair



Board of County Commissioners
September 22, 2025
2:00 PM

Item number: V.c.

Tax Office Agenda

Contact: Richard Brim, Tax Administrator

Summary:

Consent:

1. Monthly Reports for the month of August 2025.
 - a. Tax Collections Status Report FY 2026.
 - b. Real and Personal Releases less than \$100.00 per N.C.G.S. 105-381(b).
 - c. Real and Personal Refunds less than \$100.00 per N.C.G.S. 105-381(b).
2. Real and Personal Releases more than \$100.00.
3. Real and Personal Refunds more than \$100.00.
4. Elderly Exemptions.
5. Present-Use Value Late Applications.
6. Public Service Companies Valuations.

ATTACHMENTS:

Description	Upload Date	Type
Tax Office Agenda	9/18/2025	Cover Memo

TAX COLLECTION STATUS REPORT
TOTAL AMOUNT COLLECTED BY MONTH FY 2025-2026

CURRENT 2025 TAX	COUNTY	SCHOOL OPERATING EXP	USE VALUE TAX BILLS	INTEREST PEN & FEES	OCCUPANCY TAX	KING (FIRE)	RURAL HALL (FIRE)	WALNUT COVE (FIRE)	SERVICE (FIRE)	CITY OF KING	TOWN OF WALNUT COVE	DANBURY	EDU DEBT BLDG FUND
JULY	628,993.09	1,241.21	1,132.84	751.61	12,724.43	14,904.52	4,111.21	9,405.80	53,130.48	64,223.97	13,789.88	980.04	43,175.66
AUGUST	10,618,340.25	453.08	645.29	483.21	12,149.06	231,696.42	45,494.51	148,307.94	826,256.63	1,623,181.61	306,621.27	12,323.03	726,141.06
SEPTEMBER	-	-	-	-	-	-	-	-	-	-	-	-	-
OCTOBER	-	-	-	-	-	-	-	-	-	-	-	-	-
NOVEMBER	-	-	-	-	-	-	-	-	-	-	-	-	-
DECEMBER	-	-	-	-	-	-	-	-	-	-	-	-	-
JANUARY	-	-	-	-	-	-	-	-	-	-	-	-	-
FEBRUARY	-	-	-	-	-	-	-	-	-	-	-	-	-
MARCH	-	-	-	-	-	-	-	-	-	-	-	-	-
APRIL	-	-	-	-	-	-	-	-	-	-	-	-	-
MAY	-	-	-	-	-	-	-	-	-	-	-	-	-
JUNE	-	-	-	-	-	-	-	-	-	-	-	-	-
SUB TOTAL	\$ 11,247,333.34	\$ 1,694.29	CONT'D	CONT'D	\$ 24,873.49	\$246,600.94	\$ 49,605.72	\$ 157,713.74	\$ 879,387.11	\$1,687,405.58	\$ 320,411.15	\$13,303.07	CONT'D
BUDGET AMT	\$34,686,585.00	\$ -	CONT'D	CONT'D		\$662,623.00	\$124,452.00	\$ 443,761.00	\$3,034,049.00				CONT'D
BALANCE	\$23,439,251.66	\$ (1,694.29)				\$416,022.06	\$ 74,846.28	\$ 286,047.26	\$2,154,661.89				
PERCENTAGE	32.43%					37.22%	39.86%	35.54%	28.98%				


PRIOR	COUNTY	SCHOOL OPERATING EXP	USE VALUE TAX BILLS	INTEREST PEN & FEES	DOGS	KING (FIRE)	RURAL HALL (FIRE)	WALNUT COVE (FIRE)	SERVICE (FIRE)	CITY OF KING	TOWN OF WALNUT COVE	TOWN OF DANBURY	EDU DEBT BLDG FUND
JULY	53,783.74	7,703.36	6,232.28	13,758.59	-	620.87	298.22	2,041.76	5,147.57	4,461.31	4,194.14	-	4,734.08
AUGUST	47,975.10	6,461.06	1,466.42	9,570.41	6.00	651.94	48.09	1,682.79	4,117.43	5,829.38	1,436.20	16.82	3,785.81
SEPTEMBER	-	-	-	-	-	-	-	-	-	-	-	-	-
OCTOBER	-	-	-	-	-	-	-	-	-	-	-	-	-
NOVEMBER	-	-	-	-	-	-	-	-	-	-	-	-	-
DECEMBER	-	-	-	-	-	-	-	-	-	-	-	-	-
JANUARY	-	-	-	-	-	-	-	-	-	-	-	-	-
FEBRUARY	-	-	-	-	-	-	-	-	-	-	-	-	-
MARCH	-	-	-	-	-	-	-	-	-	-	-	-	-
APRIL	-	-	-	-	-	-	-	-	-	-	-	-	-
MAY	-	-	-	-	-	-	-	-	-	-	-	-	-
JUNE	-	-	-	-	-	-	-	-	-	-	-	-	-
SUB TOTAL	\$ 101,758.84	\$ 14,164.42	\$ 9,476.83	\$ 24,563.82	\$ 6.00	\$ 1,272.81	\$ 346.31	\$ 3,724.55	\$ 9,265.00	\$ 10,290.69	\$ 5,630.34	\$ 16.82	\$ 777,836.61
BUDGET AMT	\$ 400,000.00	\$ 100,000.00	\$ 50,000.00	\$200,000.00	\$ -	\$ 5,600.00	\$ 1,000.00	\$ 7,000.00	\$ 30,000.00				\$ 2,371,732.00
BALANCE	\$ 298,241.16	\$ 85,835.58	\$ 40,523.17	\$175,436.18	\$ (6.00)	\$ 4,327.19	\$ 653.69	\$ 3,275.45	\$ 20,735.00				\$ 1,593,895.39
PERCENTAGE	25.44%	14.16%	18.95%	12.28%		22.73%	34.63%	53.21%	30.88%				32.80%

STOKES COUNTY TAX ADMINISTRATION RELEASE REPORT FOR AUGUST 2025

REAL AND PERSONAL PROPERTY RELEASES LESS THAN \$100 PER NCGS 105-381(b)

<u>NAME</u>	<u>ADDRESS</u>	<u>BILL NUMBER</u>	<u>AMOUNT</u>
FRANCIS, TIMOTHY LEE	1020 FRANCIS RD, WESTFIELD, NC 27053	284365-2025-2025	\$3.58
THE ESTELLE BAITY FAMILY TRUST BAITY, PAULA DAWN	169 GRANDWORTH WAY, KING, NC 27021	876040-2025-2025	\$40.52
MENDENHALL, PAULINE MELTON	3825 FLAT SHOALS RD, GERMANTON, NC 27019	10607-2025-2025	\$31.34
BOURNE, WILLARD THOMAS	1065 REST RD, GERMANTON, NC 27019	850467-2025-2025	\$31.20
MARTIN, THOMAS JOSEPH	1160 TOM MARTIN RD, WESTFIELD, NC 27053	885775-2024-2024	\$65.21
SHOW TIME VIDEO	PO BOX 99, WALKERTOWN, NC 27051	2424-2024-2024	\$27.26
SHOW TIME VIDEO	PO BOX 99, WALKERTOWN, NC 27051	2424-2025-2025	\$24.87
LOOMIS ARMORED US LLC	PO BOX 330159, NASHVILLE, TN 37203	888737-2025-2025	\$41.46
LOOMIS ARMORED US LLC	PO BOX 330159, NASHVILLE, TN 37203	888736-2025-2025	\$40.93
DOUBLE TAKE LANDSCAPE LLC	101 ASHLEY LN, KING, NC 27021	864512-2024-2024	\$34.82
CAPITAL CARE RESOURCES INC	PO BOX 80615, INDIANAPOLIS, IN 46280	883986-2025-2025	\$35.36
BOWMAN, STONEY RAY SR BOWMAN, STONEY RAY JR	1853 OLD 65 RD, WALNUT COVE, NC 27052	3613-2025-2025	\$3.93
SAUNDERS, KEVIN MONROE	1805 HALL RD, WESTFIELD, NC 27053	3956-2024-2024	\$29.40
SAUNDERS, KEVIN MONROE	1805 HALL RD, WESTFIELD, NC 27053	3956-2025-2025	\$25.96
YOUNG, WILLIAM D YOUNG, WANDA G	1405 DALTON LOOP, PINNACLE, NC 27043	281043-2025-2025	\$81.55
DAVIS, JOSEPH JESSE	1030 OAK HOLLOW DR, GERMANTON, NC 27019	10295-2025-2025	\$33.60

TOTAL AMOUNT	\$550.99
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RICHARD T. BRIM
TAX ADMINISTRATOR

9/16/25
DATE

STOKES COUNTY TAX ADMINISTRATION REFUND REPORT FOR AUGUST 2025

REAL AND PERSONAL PROPERTY REFUNDS LESS THAN \$100 PER NCGS 105-381(b)

<u>NAME</u>	<u>ADDRESS</u>	<u>BILL NUMBER</u>	<u>LEDGER</u>	<u>AMOUNT</u>
WALTERS, AUDREA LEA R	2948 AMOSTOWN RD, SANDY RIDGE, NC 27046	296983-2025-2025	100-3100-3100160	\$40.13
			209-3100-3100160	\$6.18
			211-3100-3100160	\$2.75
KNOX, GLENN L KNOX, SALLY J	1107 MANRING RD, LAWSONVILLE, NC 27022	295050-2025-2025	100-3100-3100160	\$63.64
			209-3100-3100160	\$9.79
			211-3100-3100160	\$4.35
** DEARING, DONNA L	1170 CROSS CREEK DR, WALNUT COVE, NC 27052	285644-2025-2025	100-3100-3100160	\$3.80
			209-3100-3100160	\$0.59
			211-3100-3100160	\$0.26
			100-3839-3839012	\$0.47

**** ATTN. FINANCE DEPARTMENT: PLEASE DIRECT THE DONNA L. DEARING REFUND (TOTAL = \$5.12) TO THE STOKES COUNTY TAX COLLECTIONS DEPARTMENT TO BE APPLIED TOWARD FUTURE TAX BILL NUMBER 307817-2026-2026**

TOTAL AMOUNT

\$131.96


RICHARD T. BRIM
TAX ADMINISTRATOR

9/16/25
DATE

TAMMY KEATON
FINANCE DIRECTOR

DATE

STOKES COUNTY TAX ADMINISTRATION RELEASE REPORT FOR AUGUST 2025 (PAGE 1 OF 2)

REAL AND PERSONAL PROPERTY RELEASES MORE THAN \$100 PER NCGS 105-381(b)

<u>NAME</u>	<u>ADDRESS</u>	<u>BILL NO.</u>	<u>AMOUNT</u>	<u>REASON</u>
TUBBS, THOMAS R FRANKLIN, BONITA U	1706 MARTIN FARM RD, MADISON, NC 27025	318697-2025-2025	\$635.63	LATE FORESTRY PUV APPLICATION APPROVED
FRANCIS, TIMOTHY L	1020 FRANCIS RD, WESTFIELD, NC 27053	284367-2025-2025	\$150.86	LATE AGRICULTURE PUV APPLICATION APPROVED
FRANCIS, TIMOTHY LEE	1020 FRANCIS RD, WESTFIELD, NC 27053	284377-2025-2025	\$213.79	LATE AGRICULTURE PUV APPLICATION APPROVED
STEVENS, WILLIE CLAYTON	1013 COOK RD, DANBURY, NC 27016	308705-2025-2025	\$284.57	REAL PROPERTY DATA CORRECTIONS PER FIELD REVIEW
DALTON, JAMES B JR	PO BOX 873, WALNUT COVE, NC 27052	316296-2025-2025	\$511.22	LATE FORESTRY PUV APPLICATION APPROVED
ROBERTSON, CARL BRADLEY	2073 MOOREFIELD RD, DANBURY, NC 27016	312906-2025-2025	\$747.89	REAL PROPERTY DATA CORRECTIONS PER FIELD REVIEW
ANGEL, JACQUELINE B	PO BOX 506, KING, NC 27021	291734-2025-2025	\$227.76	REAL PROPERTY DATA CORRECTIONS PER FIELD REVIEW
SMITH, LORI ANN	1050 SASSY LN, WALNUT COVE, NC 27052	308098-2025-2025	\$519.09	REAL PROPERTY ASSESSMENT CLERICAL CORRECTION
LAWSON, SHEELER ANN	6697 ELM HILL DR, CLEMMONS, NC 27012	310720-2025-2025	\$572.71	MANUF HOME REMOVED PRIOR TO ASSESSMENT DATE
BUONAGURA, JAMES RUSSELL	830 ATLANTIC ST, LINDENHURST, NY 11757	294222-2025-2025	\$1,445.73	LATE FORESTRY PUV APPLICATION APPROVED
EDWARDS, CRAIG MUSCAT	2217 MAGNOLINA DR, ELON, NC 27244	850708-2025-2025	\$464.75	LATE FORESTRY PUV APPLICATION APPROVED
JAG TRANZ LLP	1205 MEADOWBROOK DR, KING, NC 27021	868057-2025-2025	\$207.63	PERSONAL PROP SOLD PRIOR TO ASSESSMENT DATE
W S BADCOCK CORPORATION	PO BOX 497, MULBERRY, FL 33860	10015-2025-2025	\$527.58	BUSINESS CLOSED PRIOR TO ASSESSMENT DATE

(CONTINUED)

STOKES COUNTY TAX ADMINISTRATION RELEASE REPORT FOR AUGUST 2025 (PAGE 2 OF 2)

REAL AND PERSONAL PROPERTY RELEASES MORE THAN \$100 PER NCGS 105-381(b)

<u>NAME</u>	<u>ADDRESS</u>	<u>BILL NO.</u>	<u>AMOUNT</u>	<u>REASON</u>
SHELTON, BECKY G	2089 GREENFIELD RD, WALNUT COVE, NC 27052	309423-2025-2025	\$615.25	LATE ELDERLY/DISABLED APPLICATION APPROVED
SHELTON, KAYLENE J	2081 COLLINSTOWN RD, WESTFIELD, NC 27053	294426-2025-2025	\$264.55	LATE ELDERLY/DISABLED APPLICATION APPROVED
MABE, GEORGE WAYNE MABE, BETTY JOE	1040 APPLE TREE LN, WALNUT COVE, NC 27052	311835-2025-2025	\$366.43	LATE ELDERLY/DISABLED APPLICATION APPROVED
ARRINGTON, RICHARD CARTER ARRINGTON, OCEANUS	1190 WELLS CREEK RD, MADISON, NC 27025	881230-2025-2025	\$459.75	ELDERLY/DISABLED EXCLUSION CLERICAL ERROR
FLIPPIN, RICHARD WHITTINGTON JR	1263 FLIPPIN RD, MOUNT AIRY, NC 27030	284151-2025-2025	\$615.97	LATE ELDERLY/DISABLED APPLICATION APPROVED
WALL, MARY	1329 LORAIN SMITH RD, MOUNT AIRY, NC 27030	283835-2025-2025	\$395.04	LATE ELDERLY/DISABLED APPLICATION APPROVED
BROWN, JAMES EDWARD	941 TATE RD, RURAL HALL, NC 27045	305294-2025-2025	\$931.64	LATE ELDERLY/DISABLED APPLICATION APPROVED
YOUNG, ETHAN RAY MILLER-YOUNG, KRYSTEN	1062 NINA WOODS RD, DANBURY, NC, 27016	312566-2025-2025	\$474.76	LATE FORESTRY PUV APPLICATION APPROVED

TOTAL AMOUNT \$10,632.60


 RICHARD T. BRIM
 TAX ADMINISTRATOR

9/11/25
 DATE

 KEITH WOOD
 CHAIRMAN-STOKES COUNTY
 BOARD OF COMMISSIONERS

 DATE

STOKES COUNTY TAX ADMINISTRATION REFUND REPORT FOR AUGUST 2025 (PAGE 1 OF 3)

REAL AND PERSONAL PROPERTY REFUNDS MORE THAN \$100 PER NCGS 105-381(b)

NAME	ADDRESS	BILL NUMBER	LEDGER	AMOUNT	REASON
**ANGEL, JACQUELINE B	PO BOX 506, KING, NC 27021	291734-2020-2020	100-4140-5001440 211-3100-3100160 601-6200-5001441 100-4140-5001440	\$29.47 \$3.81 \$40.12 \$29.47	REAL PROPERTY DATA CLERICAL ERROR
**ANGEL, JACQUELINE B	PO BOX 506, KING, NC 27021	291734-2021-2021	100-4140-5001440 211-3100-3100160 601-6200-5001441 100-4140-5001440	\$39.37 \$5.08 \$59.69 \$39.37	REAL PROPERTY DATA CLERICAL ERROR
**ANGEL, JACQUELINE B	PO BOX 506, KING, NC 27021	291734-2022-2022	100-4140-5001440 211-3100-3100160 601-6200-5001441 100-4140-5001440	\$39.37 \$5.08 \$59.69 \$39.37	REAL PROPERTY DATA CLERICAL ERROR
**ANGEL, JACQUELINE B	PO BOX 506, KING, NC 27021	291734-2023-2023	100-4140-5001440 211-3100-3100160 601-6200-5001441 100-4140-5001440	\$41.48 \$5.08 \$59.69 \$37.26	REAL PROPERTY DATA CLERICAL ERROR
**ANGEL, JACQUELINE B	PO BOX 506, KING, NC 27021	291734-2024-2024	100-4140-5001440 211-3100-3100160 601-6200-5001441	\$83.39 \$4.98 \$58.50	REAL PROPERTY DATA CLERICAL ERROR
** <u>ATTN. FINANCE DEPARTMENT</u> : PLEASE DIRECT THE JACQUELINE B. ANGEL REFUND (TOTAL = \$680.27) TO THE STOKES COUNTY TAX COLLECTIONS DEPARTMENT TO BE APPLIED TO THE BALANCE OF TAX BILL NUMBER 291734-2025-2025					
WALTERS, AUDREA LEA R	2948 AMOSTOWN RD, SANDY RIDGE, NC 27046	2297031-2025-2025	100-3100-3100160 209-3100-3100160 211-3100-3100160	\$109.50 \$16.85 \$7.49	LATE FORESTRY PUV APPLICATION APPROVED
HOOKER, PAUL F HOOKER, NANCY L	2201 TAYLOR RD, WESTFIELD, NC 27053	302394-2025-2025	100-3100-3100160 209-3100-3100160 211-3100-3100160	\$1,229.15 \$189.10 \$84.04	LATE AGRICULTURE PUV APPLICATION APPROVED

(CONTINUED)

STOKES COUNTY TAX ADMINISTRATION REFUND REPORT FOR AUGUST 2025 (PAGE 2 OF 3)

REAL AND PERSONAL PROPERTY REFUNDS MORE THAN \$100 PER NCGS 105-381(b)

<u>NAME</u>	<u>ADDRESS</u>	<u>BILL NUMBER</u>	<u>LEDGER</u>	<u>AMOUNT</u>	<u>REASON</u>
KNOX, GLENN L KNOX, SALLY J	1107 MANRING RD, LAWSONVILLE, NC 27022	294886-2025-2025	100-3100-3100160	\$373.42	LATE FORESTRY PUV APPLICATION APPROVED
			209-3100-3100160	\$57.42	
			211-3100-3100160	\$25.52	
BUCKNER, BRADLEY GERALD	1279 PINEY MOUNTAIN RD, WALNUT COVE, NC 27052	59394627	100-3100-3100113	\$179.58	VEHICLE SOLD
			209-3100-3100112	\$26.80	
			211-3100-3100001	\$10.72	
CARROLL, STEVEN ALGRA	207 JIM BARR RD, KING, NC 27021	86436162	100-3100-3100113	\$150.75	VEHICLE VALUE ADJUSTMENT
			206-3100-3100112	\$22.50	
			211-3100-3100001	\$9.00	
HERNANDEZ, JUAN JOSE	1085 CURTIS LN, PILOT MOUNTAIN, NC 27041	78756489	100-3100-3100113	\$239.97	VEHICLE SOLD
			209-3100-3100112	\$35.82	
			211-3100-3100001	\$14.32	
MASHBURN, SYDNEY ADRIENNE	1125 TWIN CREEK RD, GERMANTON, NC 27019	82836785	100-3100-3100113	\$109.02	VEHICLE SOLD
			207-3100-3100112	\$13.02	
			211-3100-3100001	\$6.51	
MULLIS, PHILLIP WAYNE	400 SCENIC DR, KING, NC 27021	84605433	100-3100-3100113	\$334.36	VEHICLE SOLD
			601-6200-5001444	\$234.55	
			211-3100-3100001	\$19.96	
RIDDLE, JONATHAN GABRIEL	124 KIRKLEIGH CT, KING, NC 27021	65822123	100-3100-3100113	\$100.73	VEHICLE SOLD
			601-6200-5001444	\$70.67	
			211-3100-3100001	\$6.01	
SMITH, CAROL BELK	5201 HEDRICK DR, GREENSBORO, NC 27410	51166457	100-3100-3100113	\$226.80	VEHICLE SOLD
			209-3100-3100112	\$33.85	
			211-3100-3100002	\$13.54	

(CONTINUED)


STOKES COUNTY TAX ADMINISTRATION REFUND REPORT FOR AUGUST 2025 (PAGE 3 OF 3)

REAL AND PERSONAL PROPERTY REFUNDS MORE THAN \$100 PER NCGS 105-381(b)

<u>NAME</u>	<u>ADDRESS</u>	<u>BILL NUMBER</u>	<u>LEDGER</u>	<u>AMOUNT</u>	<u>REASON</u>
WALL, CAMERON BLAKE	113 HILLSIDE CT, KING, NC 27021	70794542	100-3100-3100113	\$109.11	VEHICLE SOLD
			601-6200-5001444	\$76.53	
			211-3100-3100001	\$6.51	
CAMPBELL, BRENDA SMITH	3755 NC 66 HWY S, KING, NC 27021	870192-2025-2025	100-3100-3100160	\$655.86	LATE ELDERLY/ DISABLED APPLICATION APPRIVED
			209-3100-3100160	\$100.90	
			211-3100-3100160	\$44.84	
BARTON, JOSEPH F JR BARTON, DEBORAH T	113 CRESTVIEW DR, KING, NC 27021	300511-2025-2025	100-3100-3100160	\$429.12	LATE ELDERLY/ DISABLED APPLICATION APPRIVED
			206-3100-3100160	\$66.01	
			211-3100-3100160	\$29.34	
ROGERS, ELBERT M	PO BOX 501, RURAL HALL, NC 27045	849977-2025-2025	100-3100-3100160	\$223.02	LATE ELDERLY/ DISABLED APPLICATION APPRIVED
			207-3100-3100160	\$34.31	
			211-3100-3100160	\$15.25	
HUDSON, DANETTE HUDSON, TROLANCE L	162 LEEDS LN, KING, NC 27021	300037-2025-2025	100-3100-3100160	\$964.29	LATE ELDERLY/ DISABLED APPLICATION APPRIVED
			601-6200-5001441	\$774.73	
			211-3100-3100160	\$65.94	
CAPITAL CARE RESOURCES INC	PO BOX 80615, INDIANAPOLIS, IN 46280	878200-2025-2025	601-6200-5001441	\$127.13	FIRE DISTRICT SITUS CORRECTION

TOTAL AMOUNT

\$8,354.13


RICHARD T. BRIM
TAX ADMINISTRATOR

9/16/25
DATE

KEITH WOOD
CHAIRMAN-STOKES COUNTY
BOARD OF COMMISSIONERS

DATE

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 8, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: George & Betty Mabe
Late application for elderly exemption for 2025

Abstract No: 311835
Parcel No: 6954-04-53-3334

The above taxpayer owns a dwelling located at 1040 Apple Tree Ln Walnut Cove. They are requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of their application and accompanying documents indicates that they qualify for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mr. & Mrs. Mabe, the Tax Administration recommends approval by the Board of this late application.

Approval_____

Denial_____

Date_____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 8, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Joseph & Deborah Barton

Late application for elderly exemption for 2025

Abstract No: 300511

Parcel No: 6903-01-25-8028

The above taxpayer owns a dwelling located at 113 Crestview Dr. King. They are requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of their application and accompanying documents indicates that they qualify for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mr. & Mrs. Barton, the Tax Administration recommends approval by the Board of this late application.

Approval_____

Denial_____

Date_____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 8, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Trolance Hudson

Late application for elderly exemption for 2025

Abstract No: 300037

Parcel No: 6902-10-37-2490

The above taxpayer owns a dwelling located at 162 Leeds Ln. King. He is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of his application and accompanying documents indicates that he qualifies for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mr. Hudson, the Tax Administration recommends approval by the Board of this late application.

Approval _____

Denial _____

Date _____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 8, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Kaylene Shelton
Late application for elderly exemption for 2025

Abstract No: 294426

Parcel No: 6001-00-07-2238

The above taxpayer owns a dwelling located at 2081 Collinstown Rd Westfield. She is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of her application and accompanying documents indicates that she qualifies for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mrs. Shelton, the Tax Administration recommends approval by the Board of this late application.

Approval_____

Denial_____

Date_____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 8, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Brenda Campbell

Late application for elderly exemption for 2025

Abstract No: 870192

Parcel No: 6915-00-07-0177

The above taxpayer owns a dwelling located at 3755 Hwy 66 South King. She is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of her application and accompanying documents indicates that she qualifies for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mrs. Campbell, the Tax Administration recommends approval by the Board of this late application.

Approval _____

Denial _____

Date _____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 8, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Becky Shelton

Late application for elderly exemption for 2025

Abstract No: 309423

Parcel No: 6943-03-23-3239

The above taxpayer owns a dwelling located at 2089 Greenfield Rd Walnut Cove. She is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of her application and accompanying documents indicates that she qualifies for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mrs. Shelton, the Tax Administration recommends approval by the Board of this late application.

Approval _____

Denial _____

Date _____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 10, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Richard Flippin
Late application for elderly exemption for 2025

Abstract No: 284151
Parcel No: 5081-00-27-2481

The above taxpayer owns a dwelling located at 1263 Flippin Rd Mt Airy. He is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of his application and accompanying documents indicates that he qualifies for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mr. Flippin, the Tax Administration recommends approval by the Board of this late application.

Approval_____

Denial_____

Date_____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 11, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Mary Wall

Late application for elderly exemption for 2025

Abstract No: 283835

Parcel No: 5070-00-78-8531

The above taxpayer owns a dwelling located at 1329 Loraine Smith Rd Mt Airy. She is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of her application and accompanying documents indicates that she qualifies for the exemption.

North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mrs. Wall, the Tax Administration recommends approval by the Board of this late application.

Approval _____

Denial _____

Date _____

Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 11, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: Elbert Rogers

Late application for elderly exemption for 2025

Abstract No: 849977

Parcel No: 6931-11-76-3633

The above taxpayer owns a dwelling located at 3515 Nc 8 & 65 hwy Germanton. He is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of his application and accompanying documents indicates that he qualifies for the exemption.

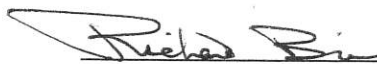
North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mr. Rogers, the Tax Administration recommends approval by the Board of this late application.

Approval _____

Denial _____

Date _____


Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard Brim
Tax Administrator



Lynn Smith
Senior Property Appraiser

Phone (336) 593-2811

TAX ADMINISTRATION

Fax (336) 593-4019

Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 12, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Re: James Brown

Late application for elderly exemption for 2025

Abstract No: 305294

Parcel No: 6921-00-07-3577

The above taxpayer owns a dwelling located at 941 Tate Rd. Rural Hall. He is requesting acceptance of a late application for the year 2025 for the elderly exemption. A review of his application and accompanying documents indicates that he qualifies for the exemption.

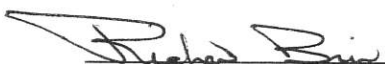
North Carolina General Statute 105-282.1(a1) states "...Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by...the board of county commissioners...as appropriate. An untimely application for exemption or exclusion approved under this subsection applies only to the property tax levied by the county or municipality in the calendar year in which the untimely application is filed."

Due to the circumstances of this request, and discussion with Mr. Brown, the Tax Administration recommends approval by the Board of this late application.

Approval _____

Denial _____

Date _____


Richard Brim
Stokes County Tax Administrator

Keith Wood
Chairman, Board of Commissioners

COUNTY OF STOKES

Richard T. Brim
Tax Administrator



Phone (336) 593-2811 **TAX ADMINISTRATION** **Fax** (336) 593-4019
Post Office Box 294 • 1014 Main Street • Government Center • Danbury, NC 27016

September 1, 2025

To: Stokes County Commissioners
From: Richard T. Brim, Tax Administrator
Subject: Present-Use Value Late Application

Per NCGS 105-277.4(a1), "Late Application.....an application may be approved by the board of equalization and review or, if that board is not in session, by the board of county commissioners."

We have nine (9) Present-Use Value Late Applications for Year 2025 on which the Tax Office is recommending approval:

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
TUBBS, THOMAS R. FRANKLIN, BONITA U.	6964-03-23-7947	61.15	Late Delivery of Forestry Present-Use Application
APPROVAL _____ DENIAL _____			

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
BUONAGURA, JAMES RUSSELL	5999-01-38-3015	71.66	Late Delivery of Forestry Present-Use Application
APPROVAL _____ DENIAL _____			

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
FRANCIS, TIMOTHY L.	5090-00-20-3416	48.29	Late Delivery of Agric. Present-Use Application
	5090-00-11-4728	3.35	
	5090-00-11-1255	0.45	
APPROVAL _____ DENIAL _____			

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
DALTON, JAMES B. JR.	6972-00-91-7610	31.38	Late Delivery of Forestry Present-Use Application
APPROVAL _____ DENIAL _____			

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
WALTERS, AUDREA LEA R.	6090-00-19-1525	37.05	Late Delivery of Forestry Present-Use Application
	6091-00-10-3819	3.39	

APPROVAL _____ DENIAL _____

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
HOOKER, PAUL F.	6906-00-67-9139	49.94	Late Delivery of Agric. Present-Use Application
HOOKER, NANCY L.			

APPROVAL _____ DENIAL _____

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
KNOX, GLENN L. KNOX	6020-00-95-2389	43.56	Late Delivery of Forestry Present-Use Application
KNOX, SALLY J.	6030-00-05-2965	8.73	

APPROVAL _____ DENIAL _____

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
EDWARDS, CRAIG MUSCAT	6989-00-41-9323	35.20	Late Delivery of Forestry Present-Use Application

APPROVAL _____ DENIAL _____

<u>Taxpayer(s)</u>	<u>Parcel</u>	<u>Acreage</u>	<u>Reason</u>
YOUNG, ETHAN RAY	6957-00-59-6120	45.09	Late Delivery of Forestry Present-Use Application
MILLER-YOUNG, KRYSTEN			

APPROVAL _____ DENIAL _____

Date 9/16/25

Date _____


 Richard T. Brim
 Tax Administrator

 Keith Wood-Chairman
 Stokes County Board of Commissioners



COUNTY OF STOKES

TAX ADMINISTRATION

Post Office Box 294 • 1014 Main Street • Administration Building • Danbury, NC 27016
Phone (336) 593-2811 • Fax (336) 593-4019

Date: September 17, 2025

To: Stokes County Board of Commissioners

From: Richard Brim, Tax Administrator

Reference: Public Service Companies Valuation History

Board Members:

The Stokes County Tax Office recently received the 2025 Public Service Companies Valuations from NCDOR. I am happy to report the valuation for 2025 is \$966,844,717. This is a \$60,633,483 increase from last year's valuation. I have attached a spreadsheet that illustrates the valuation history for our Public Service Companies. The Public Service Companies play a vital role in our overall tax base. They represent approximately 16% of our entire property tax base. Duke Energy leads the way with a valuation of \$896,307,931 or 92.7% of the 2025 Public Service Companies Valuations for Stokes County. If you need any additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Brim".

Richard Brim

Public Service Companies Valuation History

Tax Year	Value	Increase/Decrease
2008	\$387,675,041	N/A
2009	\$390,240,555	\$2,565,514
2010	\$444,192,355	\$53,951,800
2011	\$427,315,388	-\$16,876,967
2012	\$468,422,451	\$41,107,063
2013	\$521,446,462	\$53,024,011
2014	\$526,918,641	\$5,472,179
2015	\$567,058,647	\$40,140,006
2016	\$583,143,908	\$16,085,261
2017	\$574,875,572	-\$8,268,336
2018	\$599,026,475	\$24,150,903
2019	\$671,114,875	\$72,088,400
2020	\$755,616,000	\$84,501,125
2021	\$814,028,229	\$58,412,229
2022	\$856,024,002	\$41,995,773
2023	\$895,369,690	\$39,345,688
2024	\$906,211,234	\$10,841,544
2025	\$966,844,717	\$60,633,483



Board of County Commissioners
September 22, 2025
2:00 PM

Item number: V.d.

Budget Amendment

Contact: Tammy Keaton, Finance Director

Summary:

Budget Amendment #10 - Appropriate additional Emergency Placement Funds from DHHS.

ATTACHMENTS:

Description	Upload Date	Type
Budget Amendment 10	9/19/2025	Cover Memo

**STOKES COUNTY, NORTH CAROLINA
GENERAL FUND**BOARD MEETING DATE: 9/22/2025

WHEREAS, the Budget Officer recommends, and the Board now desires to amend the FY2025-2026 General Fund as outlined below in "**Exhibit A**" to the budget,
NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Stokes as follows:

1. That the FY2025-2026 amendment(s) listed in "**Exhibit A**" below be hereby adopted.
2. That this ordinance shall be effective upon adoption.
3. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

ADOPTED this _____ day of _____

Requesting Department: Department of Social Services – Lee Richardson
Budget Amendment Item: 100-5310-5000180 Professional Services & 100-3301-3301202 SS County Federal

Description and Justification:

Funding Authorization from the State for Emergency Placement Funds to be allocated to Stokes County. Increasing the Professional Service Expense 100-5310-5000180 by \$12,903 and increasing the Revenue line item SS County Federal 100-3301-3301202 by \$12,903 account to agree with the DHHS Funding Authorization # 1 for the Emergency Placement Funds.

Funding Source: To appropriate additional funding from DHHS

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
100-5310-5000180 - Professional Services	\$ -	\$ 12,903.00
100-3301-3301202 - SS County Federal	\$ 12,903.00	\$ -
	\$ -	\$ -
	\$ -	\$ -
TOTAL	\$ 12,903.00	\$ 12,903.00

Verified by the Clerk to the Board:

Clerk to the Board

Stacey Elmer
Department Manager

9/17/25
Date

[Signature]
County Manager

9/18/25
Date

Gregory Aarm
Finance Director

9/18/25
Date



**Board of County Commissioners
September 22, 2025
2:00 PM**

Item number: VI.a.

Senior Center Expanded Services Update

Contact: Paula Hall, King Senior Center Director

Summary:

Paula Hall will present updates on the expanded services program along with information on the two senior centers as we celebrate National Senior Center Month. Attached is the presentation for review ahead of the meeting.

ATTACHMENTS:

Description	Upload Date	Type
Senior Center Presentation	9/18/2025	Cover Memo

NATIONAL SENIOR CENTER MONTH



A SNAPSHOT

Senior center – based activities across Stokes County are continuing to meet older adults where they are, providing access to activities that improve overall health and wellness.



WALNUT COVE SENIOR CENTER



KING SENIOR CENTER

STOKES COUNTY SENIOR CENTER EXPANDED SERVICES

- Danbury
- Francisco
- Lawsonville
- Pine Hall
- Sandy Ridge



IMPACT BY THE NUMBERS

Since July 1, 2025 we have served:

135 participants at Walnut Cove Senior Center

508 participants at King Senior Center

86 participants through Stokes Expanded Services

Insights Into Aging in North Carolina

Population Estimates and Projections

POPULATION OVERVIEW



In 2025, there were **3,781** centenarians. This population is projected to increase to **14,844** by 2050, a 293% change.

In 2025, **88** counties have more people above the age of 60 and older than under the age of 18.



	2025		2050		% Change 2025 2050
	#	%	#	%	
Total	11,107,246		14,170,486		28%
0-17	2,348,815	21%	2,689,831	19%	15%
18-44	3,963,333	36%	4,906,016	35%	24%
44-59	2,054,493	18%	2,729,257	19%	33%
60+	2,740,605	25%	3,845,382	27%	40%
65+	2,038,854	18%	2,996,376	21%	47%
85+	186,398	2%	509,848	4%	174%

Check out the [State and County Aging Profiles](#) to find county-specific data related to county rankings, race and ethnicity, social and economic characteristics, in-migration, kinship care, and others.

Demographic Snapshot (2023)

NC ranks 9th in total population nationally. NC also ranks 9th in the population of those age 65 and older.



An estimated **49,506** people 60 and older migrated to NC from other states and abroad.



By 2032, the number of individuals aged 65 and older is expected to surpass the population under 18 years old.



Adults aged 85 and older are projected to experience the fastest growth in the state over the next 20 years.



Health and Wellness (2023)



76% of individuals aged 65 and older live with one or more chronic diseases, with **49%** managing two or more chronic conditions.

33% of adults aged 65 and older report living with a disability.

Community Engagement and Civic Participation

NC voters have become older, on average, over the last decade. Nearly a quarter of all registered voters in 2023 are 66 and older (23.4%) compared to just 18.2% in 2013. As the Baby Boomer generation has aged, the proportion of older voters has grown, signifying Baby Boomers remain one of the largest voting cohorts.

NATIONAL TRENDS IN INFORMAL VOLUNTEERING (2019-21):

Baby boomers had the highest rate (59%) of all generations.

While formal volunteering rates dropped from 2019 to 2021 in every demographic group, informal helping rates largely remained steady.



Alzheimer's Disease in NC

In North Carolina, **211,000** people aged 65 and older are projected to be living with Alzheimer's in 2025.



Caregiving in NC (2024)

of Caregivers: **373,000**

Total Hours of Unpaid Care: **723 Million**

Total Value of Unpaid Care: **\$10.9 Billion**

A caregiver is a person of any age who tends to the needs or concerns of a person with short- or long-term limitations due to illness, injury or disability.

Socio-Economic Characteristics (2023)

HOUSING AND LIVING ARRANGEMENTS



43% of housing units occupied by individuals aged 65 and older are single-person households.

27% of adults aged 65 and older live alone, placing them at risk of social isolation and associated poor health outcomes.

POVERTY AND INCOME

One in 10 people aged 65 and older live below the poverty level.

Below 100% Poverty Level:

10% of the population 65 and older

In 100-199% Poverty Level: 20% of the population 65 and older



*Based on 2023 census poverty threshold; \$14,040 for individuals aged 65+ \$17,710 per household of two people with householder aged 65+.

EDUCATION

Among individuals aged 65 and older, 41% have attained a high school education or less.



LABOR FORCE PARTICIPATION

17% of the population aged 65 and older are actively participating in the labor force.

COMMUNITY LIVING

97% of individuals aged 65 and older live in the community.



In households with individuals aged 65 and older, **86%** possessed a computer, while **78%** had a broadband internet subscription. These figures underscore the critical need for enhancing technological literacy among older adults, including educating them about online scams, phishing attempts, and other cybersecurity risks.

KINSHIP CARE

45% of the estimated 79,605 grandparents responsible for grandchildren under 18 were aged 60 and older.

Healthcare Workforce Crisis



PHI's research shows that from 2018 to 2028, North Carolina's long-term care sector will need to fill more than **186,000 openings in direct care**, including nearly **21,000 new jobs** to meet rising demand and **165,500 jobs that become vacant** as existing workers transfer to other occupations or exit the labor force. North Carolina's direct care workforce is critical to the state's long-term services and supports sector, ensuring that older adults and people with disabilities can live and thrive in their homes and communities and across congregate settings.

Cost of Long-Term Care: North Carolina Statistics (2023)



National statistics reveal that **seven out of 10** people will require long-term care in their lifetime.



Based on the 2023 Genworth Cost of Care survey data, the median long-term care costs in North Carolina were as follows:

HOME HEALTH AIDE

\$5,339 per month
(\$64,068 annually)

ASSISTED LIVING FACILITY

\$5,769 per month
(\$69,228 annually)

NURSING HOME FACILITY PRIVATE ROOM

\$9,125 per month
(\$109,500 annually)

County-level data can be accessed at www.genworth.com/aging-and-you/finances/cost-of-care

REFERENCES

- NC Office of State Budget and Management, Standard Population Projections, Vintage 2025, 2050 www.osbm.nc.gov/facts-figures/population-demographics.
- U.S. Census Bureau, American Community Survey 2023, 1-year estimates. Table B01001: Sex by Age.
- NC State Center for Health Statistics. Behavioral Risk Factor Surveillance System (BRFSS) 2023 survey results, <https://scshs.dph.ncdhhs.gov/data/brfss/survey.htm>
- U.S. Census Bureau, American Community Survey 2023, 5-year estimates. Table S0103: Population 65 and over, <https://data.census.gov/cedsci/>
- U.S. Census Bureau, American Community Survey 2023, 5-year estimates. Table B09020: Relationship by household type (including living alone) for population 65 and over
- U.S. Census Bureau, American Community Survey 2023, 5-year estimates. Table B28005. Age by presence of a computer and Types of internet subscription in households
- 2024 NC Alzheimer's facts and figures <https://www.alz.org/getmedia/50829011-ddde-450a-a7dd-e5d29d2e5518/northcarolina-alzheimers-facts-figures-2024.pdf>
- Genworth cost of long-term care data Genworth 2023 Cost of Care Survey for North Carolina www.genworth.com/aging-and-you/finances/cost-of-care
- Time to Lift Up North Carolina's Direct Care Workers, www.phinational.org/now-is-the-time-to-lift-up-north-carolina-direct-care-workers/
- North Carolina Medical Journal article - "Malnutrition and Food Insecurity in Older Adults" <https://ncmedicaljournal.com/article/73010>
- How have registered voters in NC Shifted Demographically Over the Past Decade: <https://carolinademography.cpc.unc.edu/2023/11/15/how-have-registered-voters-in-nc-shifted-demographically-over-the-past-decade/>
- North Carolina Aging Profiles. www.ncdhhs.gov/2023-north-carolina-aging-profiles-1/open
- Volunteering in America: New U.S. Census Bureau, AmeriCorps Research, www.census.gov/library/stories/2023/01/volunteering-and-civic-life-in-america.html
- AARP Valuing the Invaluable: 2023 Updates, www.aarp.org/content/dam/aarp/ppi/2023/3/valuing-the-invaluable-2023-updates.doi.10.26419-2Fppi.00082.006.pdf



www.ncdhhs.gov/divisions/division-aging • NCDHHS is an equal opportunity employer and provider. • 4/2025

BY THE NUMBERS

According to the last US Census Data, 22.5% of the county's population is age 65+, which is 4.6% higher than the state average.

NC Department of Health and Human Services reports that 88 counties in NC now have more adults age **60+** than youth 18 and younger. Stokes County is among them.

NCDHHS also projects that by 2032, there will be more adults age **65+** than youth 18 and younger.

Over the next 20 years adults age 85+ will be the fastest growing population in the state.

Also important to note that -

76% of adults age 65+ are living with one or more chronic health condition.

49% are managing 2 or more chronic health conditions.



SENIOR CENTERS IN STOKES COUNTY ARE IMPROVING THE LIVES OF OLDER ADULTS



We provide free access to exercise and fitness activities that contribute to better health outcomes, even to those who live in remote areas of the county.

We offer games, educational opportunities, and cultural arts that stimulate the brain and postpone cognitive decline.

We create spaces for people to gather and socialize which decreases isolation and promotes community engagement.

We serve as central information hubs – the first stop in helping older adults get the support and resources they need.

We provide a place for older adults to find a purpose – for those who are new to the county, recently retired, want to improve their health, or just find themselves alone after a divorce or death of a spouse.

HOW DO WE CONNECT WITH OUR COMMUNITIES?

We share information through weekly emails, social media posts, printed calendars and newsletters, newspaper articles, digital billboards, and community events. We also offer presentations about our senior center programs at local churches and community groups. Yet our older adults are truly our BEST marketing tools!





They participate in annual events like Senior Games and community festivals, and they volunteer in their communities.

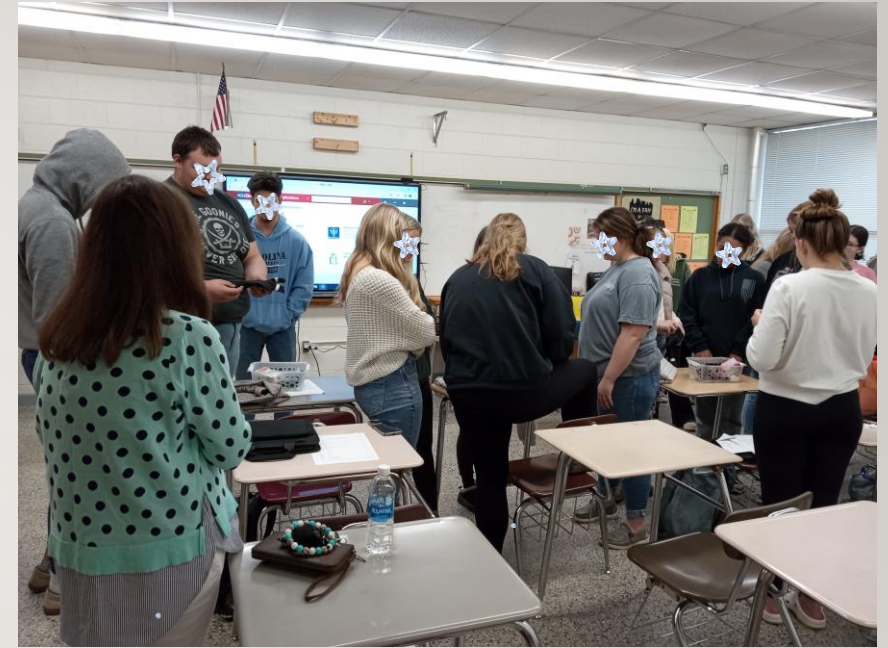




WE MOBILIZE.
We often share ideas and highlight the ways our partnerships benefit the older adults of Stokes County!



WE ADVOCATE



WE TEACH

Beginning in September, we now have a weekly senior-focused article in the *Stokes News*!

WE CELEBRATE OLDER ADULTS



IN THEIR OWN WORDS

(Senior Centers) You always do such a great job keeping seniors informed about classes and resources for living our best life. Without our senior centers, Stokes County seniors and their families would be stuck in a state of hopelessness and isolation. Our commissioners have been a great help with funding, and I hope that will continue. It is essential and demonstrates appropriate care of our aging population and speaks well to those who are thinking of making Stokes County their home.

Blessings,
Luann Bridle
Walnut Cove



THANK YOU FOR YOUR CONTINUED SUPPORT OF OUR SENIOR CENTERS AND THE OLDER ADULTS IN STOKES COUNTY

Paula Hall, Director
King Senior Center

Reba Dodson, Coordinator
Walnut Cove Senior Center





**Board of County Commissioners
September 22, 2025
2:00 PM**

Item number: VII.a.

JCPC Appointment Request

Contact: Olivia Jessup, Clerk to the Board

Summary:

The Stokes County Juvenile Crime Prevention Council would like the Board to appoint a new board member to serve on the Juvenile Crime Prevention Council to fill the position of "A Person Under the Age or 21 or a member of the public representing the interests of families of at-risk juveniles."

The letter for Jaime Kehoe is attached. She will replace Elaine Habenicht on the council.

ATTACHMENTS:

Description	Upload Date	Type
JCPC Appointment Recommendation	9/17/2025	Cover Memo

September 17, 2025

Stokes County Board of Commissioners
Stokes County Government Center
1014 Main Street
Danbury, NC 27016

Dear County Commissioners:

The Stokes County Juvenile Crime Prevention Council would like to make the following recommendation for appointment of a new board member to serve on the Juvenile Crime Prevention Council to fill the position of "A Person Under the Age or 21 or a member of the public representing the interests of families of at-risk juveniles":

Jaime Kehoe

Guardian ad Litem Supervisor

Thank you for your consideration of our request.

Sincerely,

Reverend Kevin Kilby
Chairperson, Stokes County Juvenile Crime Prevention Council



**Board of County Commissioners
September 22, 2025
2:00 PM**

Item number: VII.b.

2025 Needs-Based Public School Capital Fund Grant Application

Contact:

Summary:

Stokes County Schools plans to apply for the Needs-Based Public School Capital Fund Grant again this year. Attached is the grant application for 2025 and is due by October 3rd. Included below is feedback from Nathan Maune, Director of School Facilities for NCDPI, regarding last year's grant submission:

Stokes County Schools – FY24-25 NBPSCF Application

- County Tier 1 Status = No (Tier 2 / tied 64th – with 55 others – among 122 applications)
- County Ability to Generate Tax Revenue [1-cent increase in property tax rate] = \$482,840 (44th among 122 applications)
- County Ratio of Existing Debt to Tax Revenue = 0.46 (115th among 122 applications)
- Project Addresses Critical Deficiencies = Yes [Category 1] (tied 1st – with 35 others – among 122 applications)
- Project is for New School Construction or Complete Renovation = Yes [New Construction] (tied 1st – with 25 others – among 122 applications)
- Project Consolidates two or more schools = No [Replaces 1 School] (tied 5th – with 15 others – among 122 applications)
- County received grant in previous three years = Yes (tied 73rd – with 49 others – among 122 applications)

Please note – the Stokes County Schools application ranked 53rd overall among 122 applications in the FY24-25 application cycle. During the FY24-25 NBPSCF grant cycle, 122 applications were received, from which 7 grants were awarded.

ATTACHMENTS:

Description	Upload Date	Type
NBPSCF - September 2025	9/15/2025	Cover Memo

Needs-Based Public School Capital Fund

2025-26 Grant Application

Application Deadline: October 3, 2025

Rev. 8/15/2025

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

Date: September 22, 2025

MAXIMUM AWARD Grant award maximums are as follows:

- Up to \$42 million for an Elementary School
- Up to \$52 million for a Middle School
- Up to \$62 million for a High School

An applicant may not apply for projects that exceed an aggregate amount greater than the maximum grant award amounts listed above in any single year.

Applications will be reviewed in the context of projected enrollment to evaluate the reasonableness of project size and scope.

REPORTING

Grant recipients are required to submit a report by April 1 of each year, with each grant funds distribution request, and upon completion of the project, detailing: the use of grant funds, progress on the project, and impact of the project on the county's school capital plan.

Grant funds will be disbursed in a series of payments based on the progress of the project. To receive a distribution, the grant recipient must submit a request for distribution, along with documentation of the expenditures for which the distribution is requested, and evidence that the matching requirement has been met. DPI will provide grant recipients with Reporting and Distribution Request forms following announcement of awards.

AGREEMENT

A county receiving Needs-Based grant funds is required to enter into an agreement with the Department of Public Instruction detailing the use of grant funds, in accordance with G.S. 115C-546.12.(a). DPI will provide grant recipients with Agreement Forms following announcement of awards. Signed Agreements are due within 60 days of award announcement.

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

PROGRAM CRITERIA

Date: September 22, 2025

EVALUATION

Applications are evaluated on critical needs, budget detail, and the following criteria per G.S. 115C-546.10.:

Prioritization	Definition/Calculation/Data Source
Tier Designation	Counties designated as development tier one areas. (NC Department of Commerce, 2025 NC Development Tier Designations)
Ability to Generate Tax Revenue	Total revenue generated by a one-cent per \$100 valuation increase in the county property tax rate. (NC State Treasurer, Analysis of Debt of North Carolina Counties 6-30-2024)
Ratio of Debt to Tax Revenue	<u>Debt</u> : Sum of County Debt [General Obligation Bonds, Installment Purchase Debt, Enterprise Debt, Special Obligation Bonds, Revenue Bonds, Revolving and Bond Loans] (NC State Treasurer, Analysis of Debt of North Carolina Counties 6-30-2024) <u>Revenue</u> : Sum of County Revenues from Property Taxes (NC State Treasurer, Analysis of Debt of North Carolina Counties 6-30-2024)
Critical Deficiency	The extent to which a project will address critical deficiencies in adequately serving the current and future student population.
Facility Construction	Projects with new construction or complete renovation of existing facilities.
Facility Replacement	Projects that will consolidate two or more schools into one new facility.
Applicant Status	Applicants that have not received a grant in the previous three years.

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

CONTACT INFORMATION

Date: September 22, 2025

SUBMIT ONE APPLICATION PER SCHOOL CAMPUS – A PROJECT MAY INCLUDE MULTIPLE BUILDINGS

County: Stokes County
Primary Contact: Jeff Sanborn
Title: County Manager
Address: 1014 Main Street, HWY 89, Danbury, NC 27016
Phone: (336) 593-2448
email: jsanborn@co.stokes.nc.us

School Unit: Stokes County Schools
Primary Contact: Dr. Phillip Bradley Rice
Title: Superintendent
Address: 100 Courthouse Circle, Danbury, NC 27016
Phone: (336) 593-8146
email: brad.rice@stokes.k12.nc.us

APPLICATION SUBMITTAL

Submit completed applications and supporting materials by Friday, October 3, 2025, via email to:

Nathan Maune | School Facilities Director | 984-236-2919 | SchoolPlanning-NBPSCF@dpi.nc.gov

SUBMITTAL CHECKLIST – SUBMIT ALL FILES IN PDF FORMAT

- Contact Information
- Application Form
- Project Narrative
- Budget Estimate
- Additional Documentation (as appropriate)
- Signed Assurance Page

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

PROJECT INFORMATION

Date: September 22, 2025

Project Title:

New King Elementary School

Location:

152 East School Street, King, NC 27021

Type of Facility:

New Construction (PK-5 Elementary School)

Short Description of Proposed School Construction Project:

Stokes County Schools has approved a school consolidation plan as part of the district's long range planning efforts to ensure students have a safe and inviting learning environment. Stokes County Schools consolidated two (2) elementary schools in June 2024. The next phase of the district's long range plan includes building a new King Elementary School. King Elementary is currently located in a flood zone, which has caused problems for years. Additionally, the school is one of the oldest (1950s) in the district and needs extensive repair and renovation. (See Appendix A for Continuation)

Describe the critical needs this project addresses and the impact on student outcomes:

This project will address several specific and critical needs that will allow for better educational experiences and outcomes for students.

Facility Needs:

This project is part of Stokes County Schools' long-range planning and consolidation efforts. As part of this planning, King Elementary, the district's second largest elementary school, will be rebuilt to serve a rapidly-growing area of the county, the City of King, a bedroom community to Winston-Salem. King Elementary is one of the oldest schools in the district, with the majority of the school facilities built in the 1950s through the 1970s. A facility needs assessment was conducted by Peterson-Gordon Architects in 2022, which noted that the plumbing, HVAC, and electrical systems are in need of extensive renovation/replacement (See attached Facility Study). Additionally, the school is located in a flood zone and has experienced significant flooding in many portions of the school buildings. This has and will continue to create hardships for students and staff as they try to learn in a safe and dry environment.

From a safety standpoint, King Elementary currently consists of five (5) separate buildings, which can lead to safety concerns with students traveling between multiple buildings throughout the school day. The construction of a new school building will allow for more efficient and safer building design to keep students contained in a single building with limited access points. (See attached safety assessment from the King Police Department)

Impact on Educational Outcomes:

The driving force behind long-range planning and school consolidation is to ensure a safe learning environment for all students and staff that fosters the highest level of teaching and learning possible.
See Appendix A for Continuation

(please attach additional information as necessary)

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

PROJECT INFORMATION

Date: September 22, 2025

Was this project identified in the 5-year plan in the 2020-21 Facility Needs Survey?

☐

YES

☒

NO

If not, provide explanation and attach equivalent information:

This project was not specifically mentioned in the 5-year plan, however, the need for extensive repair and renovation was identified in the 2022 facility assessment study conducted by Peterson-Gordon Architects.

Estimated renovation costs were \$10,000,000. However, the school's original buildings date back to the 1950's and the school is located in a flood zone. It would not be wise to spend tax payer dollars to renovate this facility given its current state. (See attached facility study for a review of needs and recommendations**)

Will this project replace any existing facilities?

☒

YES

☐

NO

If YES, which school(s): This project will replace the current King Elementary School campus. The current campus is located in a flood zone, however, the new construction project will be located on an existing parcel of land adjacent to the current campus location. (See ECS Environmental Assessment)

How many students will be served by this project? 500+ students

Has Advanced Planning been done for this project?

☒

YES

☐

NO

The land for the new construction is secured and owned by Stokes County Schools. Additionally, the land where new construction would occur has been assessed by ECS Southeast, LLC. Phase I and Phase II of the environmental assessment has been completed. (See Appendix A for the Continuation)

Have Construction Documents been completed for this project?

☐

YES

☒

NO

The Board of Education is prepared to send out Requests for Proposals for engineering, architectural, and construction services once the grant is awarded. The Board of Education will continue to review the Requests for Qualifications, provided by a number of firms, and will solicit additional requests as needed.

Anticipated or Actual Bid Date: (xx/xxxx) Fall 2025

Planned Start Date of Construction*: (xx/xxxx) Spring 2026

Planned Completion Date of Construction: (xx/xxxx) Summer 2027

*Construction must begin within 24 months of grant award under G.S. 115C-546.12.(b) .

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

PROJECT BUDGET

Date: September 22, 2025

Total NBPSCF Grant funding requested for this project: \$42,000,000.00

Minimum NBPSCF Grant funding for project to proceed (optional): \$42,000,000.00

Estimated Project Costs	Local (non-State)	NBPSCF Grant Funds	Total
Planning	\$ <u>2,100,000.00</u>	\$ _____	\$ <u>2,100,000.00</u>
Construction	\$ _____	\$ <u>42,000,000.00</u>	\$ <u>42,000,000.00</u>
Other Costs*	\$ <u>20,000.00</u>	\$ _____	\$ <u>20,000.00</u>
Total	\$ <u>2,120,000.00</u>	\$ <u>42,000,000.00</u>	\$ <u>44,120,000.00</u>

*Project costs normally categorized as 'owner's direct costs' on a construction project – may include items such as site surveys, materials testing, site utilities, geotechnical reports, etc. Land acquisition costs are not eligible.

Source(s) of required Local Matching Funds:

The Stokes County Board of County Commissioners has agreed to pay the matching portion of the grant.

Have any of the Local Matching Funds been expended at the time of application?

☐

YES

☒

NO

If YES, provide amount expended: _____

If YES, provide description of work: _____

Estimated Project Expenditures by Fiscal Year (show estimated period over which funds will be spent by Fiscal Year)

Total Planned Expenditures	2024-25 or earlier	2025-26	2026-27	2027-28 or later	Total
Local Matching Funds	\$ _____	\$ <u>700,000.00</u>	\$ <u>700,000.00</u>	\$ <u>700,000.00</u>	\$ <u>2,100,000.00</u>
Requested NBPSCF Grant Funds*	\$ _____	\$ <u>14,000,000.00</u>	\$ <u>14,000,000.00</u>	\$ <u>14,000,000.00</u>	\$ <u>42,000,000.00</u>
Total Estimated Expenditures by Fiscal Year	\$ _____	\$ <u>14,700,000.00</u>	\$ <u>14,700,000.00</u>	\$ <u>14,700,000.00</u>	\$ <u>44,100,000.00</u>

*Total requested grant funding cannot exceed maximum allowed under G.S. 115C-546.11.(c) .

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

ADDITIONAL DOCUMENTATION

Date: September 22, 2025

Any project funded with a grant from the Needs-Based Public School Capital Fund must follow the same review process as any other LEA capital project.

- A registered Architect and/or registered Engineer shall prepare the drawings and specifications in accordance with G.S. 133-1 through 133-4.1, as applicable.
- School Planning design review is required. Design documents must be submitted at appropriate intervals during design – SD, DD, and CD. Neither the LEA nor the County shall invest any funds in construction of the project until the review process is completed.
- Transmittal of drawings and specifications to School Planning must include the form at: <https://www.dpi.nc.gov/documents/schoolplanning/project-submittal-form/download>
- Design of the project should be in compliance with DPI School Planning Guidelines: <https://www.dpi.nc.gov/districts-schools/district-operations/school-planning>
- DPI Facility Design Guidelines can be found at: <https://www.dpi.nc.gov/documents/schoolplanning/facility-design-guidelines/download>
- DPI School Science Facility Requirements can be found at: <https://www.dpi.nc.gov/documents/schoolplanning/science-facilities-planner/download>
<https://www.dpi.nc.gov/documents/schoolplanning/science-safety-checklist/download>
- For projects involving the closing of an existing school, the LEA must follow these procedures: <https://www.dpi.nc.gov/documents/schoolplanning/school-closing-procedure/download>
- For projects involving the demolition of an existing school building, the LEA must follow the closing procedure noted above and must submit a Feasibility and Cost Analysis: <https://www.dpi.nc.gov/documents/schoolplanning/costfeas-1/download>
- DPI Lottery Capital Funding FAQ can be found at: <https://www.dpi.nc.gov/documents/schoolplanning/lottery-capital-funding-faq-document/download?attachment>

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND FY2025-26 GRANT APPLICATION

ASSURANCE PAGE

Date: September 22, 2025

By signing below, we assure the North Carolina Department of Public Instruction that we are officials of our respective organizations and we are authorized to submit this application on behalf of these organizations.

We certify the following:

- The information provided in this proposal is correct and complete.
- The project described in the application is within the parameters of the Needs-Based Public School Capital Fund as required in Article 38B of G.S. 115C-546, and that all of the required local funding is available and designated as a match for this project.
- All Needs-Based Public School Capital Fund grant proceeds and the required Local Matching funds will be used for the construction project described in the application.
- We will work cooperatively with the North Carolina Department of Public Instruction in monitoring and evaluating the progress of the project to meet statutory reporting requirements. We will report on project status and State and local funds expended by April 1 of each year, at the time of each distribution request, and within 90 days of project completion.
- Within 60 days of receiving a Needs-Based Public School Capital Fund grant award, we will enter into an agreement with the Department of Public Instruction detailing the use of grant funds, in accordance with G.S. 115C-546.12.(a).
- All applicable federal and state laws will be adhered to, including equal opportunity without regard to race, color, religion, gender, age, disability, political affiliation, or national origin.
- Procurement and contracting for design and construction services will be conducted in accordance with the requirements of G.S. 133 and G.S. 143.
- Generally accepted fiscal control and accounting procedures will be followed to ensure proper disbursement and accounting of funds from the Needs-Based Public School Capital Fund grant proceeds and required Local Matching funds.
- All Needs-Based Public School Capital Fund grant proceeds are subject to forfeiture provisions, requiring full repayment, in accordance with G.S. 115C-546.12.(c).

(Signature – Chair, County Commissioners)

(Date)

(Signature – Chair, Board of Education)

(Date)

Stokes County Schools

STOKES COUNTY BOARD OF EDUCATION

Michael R. Rogers, Chair
Justin Duncan, Vice-Chair
Cheryl Knight
Von Robertson
Jessica Bennett



SUPERINTENDENT

Dr. Brad Rice

ASSISTANT SUPERINTENDENT

Dr. Jared Jones

**www.stokes.k12.nc.us . 100 Courthouse Circle . PO Box 50 . Danbury, NC 27016 . Phone:
336-593-8146 . Fax: 336-593-2041**

Appendix A

Continuation of Responses from Application

Short Description of Proposed School Construction Project

Continuation: Grant funding will allow Stokes County Schools to build a new elementary school on the same parcel of land where King Elementary is currently located, but in a precise location above the flood zone. This project will allow King Elementary to continue serving the current school population of 368 PreK through fifth-grade students. Student enrollment increased by almost 5% from the 2024-2025 school year to the 2025-2026 school year, and considerable growth is projected to continue over the next several years. Please see the following information regarding the population increase, new home construction, and the projected increase in residential construction.

Home Construction

Year(s)	New Homes Constructed
2023	120
2024	206
2025	390 completed by end of 2025
2026	~ 679 by end of 2026 (Includes 150 unit apartment complex)
2030	~ 850 homes by the end of 2030

At the end of 2024, there were 3022 homes in the city limits of King, with a total of 4,891 homes projected by 2030.

Population of City of King, North Carolina

Year(s)	Population*
2024	~ 7676
2026	~ 10,391
2030	~12,550

* Population based on the national average household size of 2.54.

Based on home projections, the City of King is anticipated to have substantial growth through 2030, resulting in a population of approximately 10,391 in 2026. Using this data, the population would be approximately 12,550 in 2030, assuming 2.54 people per home (national average) multiplied by the number of homes built. While many of the students attending King Elementary School live within the City of King, the attendance district extends well beyond city limits, further increasing the opportunity for accelerated growth of the school population.

With the recent consolidation of two schools, Lawsonville Elementary and Pine Hall Elementary, Stokes County Schools currently has 17 schools that serve approximately 5450 students. Nine of the schools are elementary schools, with four of the elementary schools located in the southwest corner of the county: King Elementary, Mount Olive Elementary, Pinnacle Elementary, and Poplar Springs Elementary. In this more densely populated area of the county, these four elementary schools serve 57% of Stokes County Schools' elementary students in an area covering only 10% of the entire county. Consolidation plans have considered many options to create the most cost-efficient solution to address facility needs; however, consolidating King Elementary into surrounding schools would produce overcrowding and bus inefficiencies at Mount Olive Elementary, Pinnacle Elementary, and Poplar Springs Elementary, outweighing any benefits consolidation of the school might bring. Construction of a new King Elementary would not only address the facility needs at King Elementary, but it would also allow the Board of Education to address population growth in the southwest corner of the county. Additionally, the new construction of King Elementary could provide opportunities for consolidating other nearby school facilities that are nearing the end of their lifespan.

Describe the critical need this project addresses and the impact on student outcomes:

Continuation: Additionally, it is the district's goal to operate more efficiently so that concentrated efforts can be made regarding the allocation of resources (human, financial, etc.), leading to increased positive student experiences and enhanced educational outcomes. Some classrooms are small for the number of students and can limit teacher creativity and flexible seating options for students. Building a new King Elementary School would further advance the district's long-term goal of becoming more operationally efficient and better serving the needs of its students. Increased efficiency and educational outcomes may include:

- Fewer combination classes
- More student support staff ratios (i.e., nurses, school counselors, teaching assistants, etc.)
- Increased and broader access to specialized courses (i.e., music, physical education, art, and other enrichment classes)
- Concentrated funding efforts that lead to increased programming, tutoring, and student academic support

Has Advanced Planning been done for this project?

Continuation: There were no findings that would prevent construction on this parcel of land. Pending grant approval, the Board of Education will proceed with the pre-construction process (see ECS Environmental Assessment). Additionally, a land survey has been completed for the parcel of land on which the existing school stands, and the proposed new school will be constructed.



King Police Department

**P.O. Box 835, King, NC 27021
Phone: 336-983-0886 Fax: 336-983-5399
JORDAN BOYETTE, CHIEF OF POLICE**

RE: King Elementary School (152 E. School Street, King, NC 27021)
To: Jared Jones

Stokes County Schools

Law Enforcement Perspective

Below are several points of importance in which King Elementary School is a soft target of any school shooter which could increase the result of death and/or injury of teachers and children:

- The layout of the school currently is 5 permanent buildings as well as 4 trailers spread out around the campus, making it extremely hard to quickly locate school shooters.
- The distance from one end of the school to another is approximately 200 yards with open-air structure, building-to-building. Teachers and children currently get exposed to any danger outside, and could be attacked from outside.
- The doors do not always close correctly and allow space in the threshold for them to be wedged open as the school is so old and not structured in mind of safety. Shooters may very well be able to enter the old doors/locks, even when locked.
- There are multiple points of entry onto the campus included streets from E Dalton Rd and Kirby Rd, making it easier for any potential school shooter to move in and out of the property itself.
- The layout of the school, in itself during an incident, contributes to delayed response of clearing the school and in a critical incident could cause major confusion and delay the time it takes medical personnel to treat the injured.
- C and D buildings both have open and older designed windows. The old outdated windows make it even easier for school shooters to enter the buildings of the school.
- The Pre-K building is also isolated and far away from the rest of the school leaving it extremely vulnerable to school shooter attacks.
- There are no radios for every class and the intercom system is far outdated. Without clear internal communication, there could be a delay of teachers to secure their rooms quickly.
- No controlled access points limiting who can enter or leave the school.

If you have any questions or I can assist in any way, please don't hesitate to contact me.

Cpl. A.C. Sawyers (King Police Department)

Stokes County Schools

Facility Assessment

December 2022

Prepared by:
Peterson/Gordon Architects
Consultant Engineering Service



Building Lifespan

All buildings have a lifespan where they perform at a reasonable level or condition without the need of excessive repairs. A typical range is from 50- 100 years. After that extensive renovation or replacement of major building systems would be necessary. Stokes County school buildings are in good condition considering the age. It is possible for these buildings to last over 100 years. Significant repair costs will occur as their age exceeds the 80 year mark. The table below documents the age of each school with lifespan and end date to keep the building in service.

Building Lifespan Table

	Constr. Date	Lifespan 1	End Date	Remain Yr (Under 20)	Lifespan 2	End Date
Chestnut Grove Middle School						
Main Building	1973	80	2053	31	100	2073
Addition	1999	80	2079	57	100	2099
Germanton Elementary School						
Main Building	1974	80	2054	32	100	2074
King Elementary School						
Main Building	1952	80	2032	10	100	2052
Other Buildings	1970	80	2050	28	100	2070
Lawsonville Elementary School						
Renovation Cost	1974	80	2054	32	100	2074
Addition	2014	80	2094	72	100	2114
London Elementary School						
Main Building	1956	80	2036	14	100	2056
Addition	1986	80	2066	44	100	2086
Meadowbrook Academy						
Main Building	1990	80	2070	48		
Mount Olive Elementary School						
Main Building	1977	80	2057	35	100	2077
Nancy Reynolds Elementary						
Original Classrooms	1951	80	2031	9	100	2051
Addition	2010	80	2090	68	100	2110

	Constr. Date	Lifespan 1	End Date	Remain Yr	Lifespan 2	End Date
North Stokes High School						
Main Building	1964	80	2044	22	100	2064
Other Buildings	1973	80	2053	31	100	2073
Pine Hall Elementary School						
Main Building	1954	80	2034	12	100	2054
Addition	1974	80	2054	32	100	2074
Piney Grove Middle School						
Main Building	1999	80	2079	57	100	2099
Pinnacle Elementary School						
Main Building	1957	80	2037	15	100	2057
Poplar Springs Elementary School						
Main Building	2012	80	2092	70	100	2112
Sandy Ridge Elementary						
Main Building	1950	80	2030	8	100	2050
South Stokes High School						
Main Building	1964	80	2044	22	100	2064
Other Buildings	1973	80	2053	31	100	2073
Southeastern Middle School						
Main Building	1951	80	2031	9	100	2051
Addition	2012	80	2092	70	100	2112
Walnut Cove Elementary						
Main Building	1991	80	2071	49	100	2091
West Stokes High School						
Main Building	1999	80	2079	57	100	2099

Stokes County Schools

Architectural Assessment Checklist

School Name	King Elementary	K-1
Address	152 East School Street, King, NC 27021	
Grades Served	K-5	
Maximum Student Capacity	450	
Current Enrollment	384	
Percentage Occupied	85%	
Overall Building Square Footage	61,427	
Area per Student Capacity	137 Square Feet	
Site	Condition	Photo Ref.
Drives	Asphalt- Satisfactory, some repairs needed	K-2
Parking	Asphalt- Satisfactory, some repairs needed	K-2
Walks	Concrete- Multiple repairs needed	K-26
Covered Walkway #1	Aluminum, exposed computer cabling	K-7
Covered Walkway #2	Steel/Aluminum- Very low ceiling height	K-29
Landscaping	Good Condition	K-5
Fencing	Good Condition	
Drainage issues	Southeast corner of Annex Building	K-33
	Entrance to D Building	K-29
	Areawell D Building	
	Yard inlet near C Building	K-16
Site Observations		Photo Ref.
	Playground- Very good condition	
Building Name- A Building		
Year Constructed- 1972		
Buildings, Exterior		Photo Ref.
Roof	TPO Membrane	
Roof Replacement Projection- 2023		
Exterior Walls	Brick, Metal fascia	K-3
Windows, Frames	Metal, Single Glaze, treat rust, paint or replace	K-2
Doors, Frames	Hollow Metal	
Covered Walkway	Aluminum, good condition	
Sealants	Replacement needed	
Overall Exterior Observations		Photo Ref.
Soffit panels- repair or replace		K-4
Buildings, Interior		Photo Ref.
Lobby		K-34

	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Vinyl Gwb.	2x5	Hollow Metal	
Media Center						K-35
	Floors	Base	Walls	Ceilings	Doors	
	Carpet	Rubber	Vinyl Gwb.	5x5	Hollow Metal	
Toilets						K-37
	Floors	Base	Walls	Ceilings	Doors	
					Stained	
	Cer. Tile	Cer. Tile	Ptd. Gwb.	2x5	Wood	
Classrooms						K-39
	Floors	Base	Walls	Ceilings	Doors	
					Stained	
	VCT	Rubber	Vinyl Gwb.	2x5, 5x5	Wood	
Overall Interior Observations						Photo Ref.
			Dated Media Center furniture			K-36
			Classrooms recently closed in			K-41
			Toilet room sinks in corridor- replace casework			K-38
			New ceilings/lighting needed			K-40

Building Name- B Building

Year Constructed- 1978

Buildings, Exterior						Photo Ref.
	Roof		Standing Seam Metal			
	Roof Replacement Projection- 2039					
	Exterior Walls		Brick			K-23
	Windows, Frames		Metal, faded			K-13
	Doors, Frames		Hollow Mtl. Need painting			
	Sealants		Replacement needed			

Overall Exterior Observations						Photo Ref.
			Downspouts- leaking and damaging brick walls			K-8
			Multiple old modular units			K-11

Buildings, Interior						Photo Ref.
Gym						K-46
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	2x4 sagging	Hollow Metal	
Toilets						K-49
	Floors	Base	Walls	Ceilings	Doors	
					Stained	
	Cer. Tile	Cer. Tile	Ptd. CMU	Ptd. Structure	Wood	

Overall Interior Observations		Photo Ref.
	Wood doors- replace	K-51
	Dated plastic laminate toilet partitions	K-50
	Structure needs painting	K-47

Building Name- C Building

Year Constructed- 1950, 1961

Buildings, Exterior		Photo Ref.
Roof	Standing Seam Metal	
Roof Replacement Projection-	2039	
Exterior Walls	Brick	K-15
Windows, Frames	Metal- need painting	
Doors, Frames	Hollow Metal	
Sealants	Replace	

Overall Exterior Observations		Photo Ref.
	Window, door lintels heavy rust- replace	
	Replace windows	

Buildings, Interior						Photo Ref.
Classrooms						
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	Ptd. Plaster	Stained Wood	
Corridors						
	Floors	Base	Walls	Ceilings	Doors	K-53
	VCT	Rubber	Brick/CMU	2x4 sagging	Hollow Metal	
Toilets						
	Floors	Base	Walls	Ceilings	Doors	
	Cer. Tile	Cer. Tile	Ptd. CMU	Ptd. Concrete	Stained Wood	
Kitchen						K-56
	Floors	Base	Walls	Ceilings	Doors	
	Q. Tile	Q. Tile	Ptd. CMU	Ptd. Concrete	Stained Wood	
Dining						K-55
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	2x4 sagging	Stained Wood	

Overall Interior Observations		Photo Ref.
	Marginal interior	

				Replace classroom doors to exterior		
				Plywood/metal toilet partitions		
				Renovate Kitchen, check sewer piping	K-57	
				Dining- Small, low ceilings	K-54	
Building Name- D Building						
Year Constructed- 1950						
Buildings, Exterior					Photo Ref.	
	Roof			Standing Seam Metal		
	Roof Replacement Projection- 2039					
	Exterior Walls			Brick	K-27	
	Windows, Frames			Steel, extremely old (original)	K-25	
	Doors, Frames			Hollow Metal		
	Sealants			Replace		
Overall Exterior Observations						
				Paint all window sills	K-28	
				Repair or replace windows	K-25	
Buildings, Interior					Photo Ref.	
Classrooms					K-65	
	Floors	Base	Walls	Ceilings	Doors	
					Stained	
	VCT	Rubber	Ptd. CMU	2x2	Wood	
Corridors					K-62	
	Floors	Base	Walls	Ceilings	Doors	
	VCT	Rubber	Ptd. CMU	Ptd. Concrete	n/a	
Work Room					K-63	
	Floors	Base	Walls	Ceilings	Doors	
					Stained	
	vct	Rubber	Ptd. CMU	Ptd. Concrete	Wood	
Toilets					K-69	
	Floors	Base	Walls	Ceilings	Doors	
					Stained	
	Q. Tile	Q. Tile	Ptd. CMU	Ptd. Concrete	Wood	
Overall Interior Observations					Photo Ref.	
				Inside needs painting	K-68	
				Renovate Toilet Rooms- plywood partitons	K-70	
				Replace or refinish doors, hardware	K-66	

Building Name- Annex (Pre-K)

Year Constructed- 1950

Buildings, Exterior

Roof	Asphalt Shingle
Roof Replacement Projection-	2020
Exterior Walls	Brick
Windows, Frames	n/a
Doors, Frames	Hollow Metal
Sealants	n/a

Photo Ref.

K-31

K-32

K-30

Overall Exterior Observations

Roof replacement needed
Drainage issues

Photo Ref.

K-31

K-33

Buildings, Interior**Classroom**

Floors	Base	Walls	Ceilings	Doors
Carpet	Rubber	Ptd. CMU	2x2	Wood/Metal

Photo Ref.

K-84

Gathering space

Floors	Base	Walls	Ceilings	Doors
VCT	Rubber	Ptd. Gwb.	2x2	Wood/Metal

K-81

Toilets

Floors	Base	Walls	Ceilings	Doors	K-83
Ptd. Conc.	None	Ptd. CMU	TBD	Stained Wood	

Overall Interior Observations

Toilets in poor condition
Staff Toilet needed
Downspouts- treat rust, paint

Photo Ref.

K-83

K-31





K-9



K-11



K-12



K-13



K-14



K-15



K-16



K-17



K-19



K-21



K-23



K-20



K-22



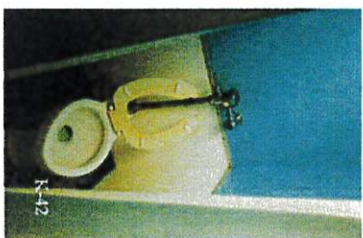
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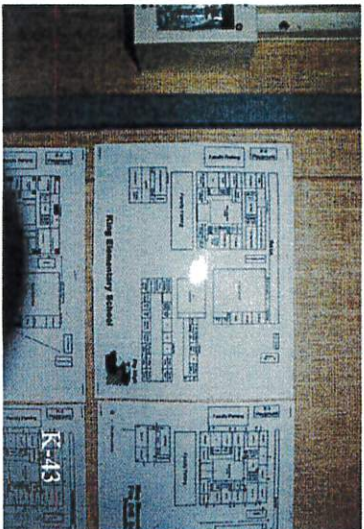




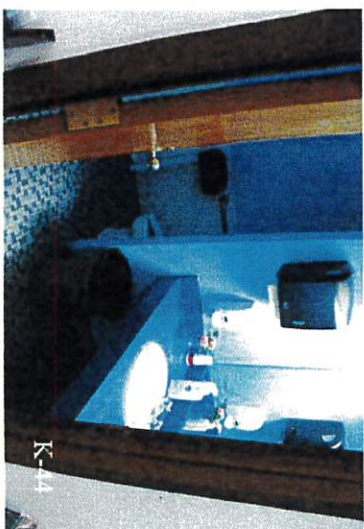
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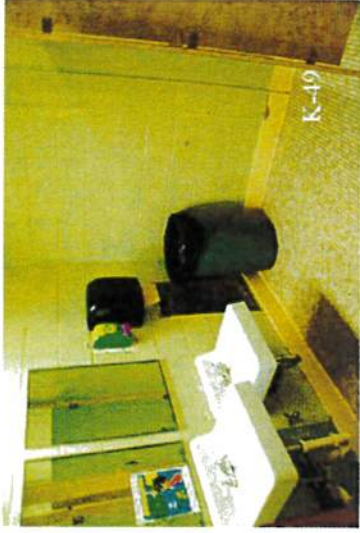
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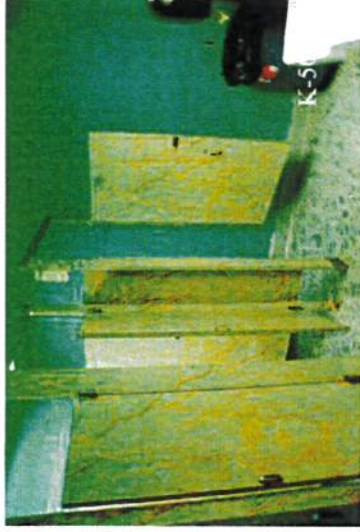
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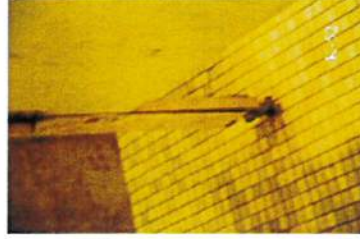
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K-50



K-51



K-52



K-53



K-54



K-55



K-56



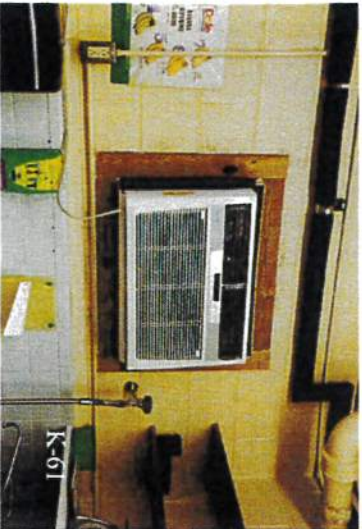
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K-39



K-60



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K-63



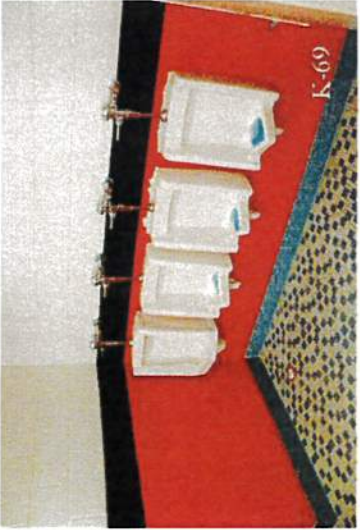
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K-66



K-68



K-69



K-70



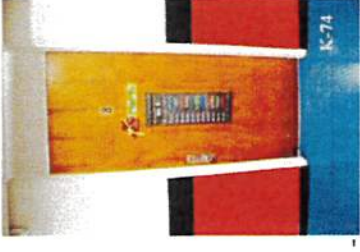
K-71



K-72



K-73



K-74





KING ELEMENTARY SCHOOL

GENERAL OVERVIEW:

The campus includes five buildings, A-E, that were built starting in the 1950's through 70's. The conditions vary greatly amongst the different buildings as they are for the most part completely separate. The conditions of the plumbing and HVAC systems are not ideal.

Plumbing Systems:

- The potable water is supplied from public water supply.
- The domestic water service has a backflow preventer.
- The water pressure in general seemed acceptable. We did not test any with gauges.
- There is a lot of galvanized water piping (as expected from buildings of this age). This should all be replaced as it leads to rust in the water, stopping up flush valves and aerators, reduced water flow and pressure, and reduced life of water heaters. (King Figure 1)
- There is some copper piping as well. It is recommended to have water samples taken and tested for lead as a safety precaution since lead based solder and fixtures containing lead were allowed until very recently.
- There is asbestos pipe insulation. Testing and abatement is recommended.
- The Kitchen –one 119 gal water heater was replaced in 2022 and the other existing State electric water heater is of unknown age but likely the same age as the one that failed.
- There is no certified mixing valve to guarantee against scalding water.

- Water is stored at 110 degrees F. Water stored below 140 degrees F is much more susceptible to Legionella.
- Sanitary sewer goes to the public system.
- The Kitchen has a grease trap but the size and condition are not known. We recommend investigating and replacing if in bad condition or adding a second one in series if it is too small by current sizing standards. Given the age of the building, it is both too small and in bad condition.
- The Kitchen has all compartment sinks direct connected to the sewer system which is a violation of current code. (King Figure 3)
- ALSO, the condition of the grease and sanitary waste piping in the kitchen should be checked with a sewer camera. It may require jetting the system first. Numerous schools have had the cast iron piping to fail. This will allow for planned replacement if it is necessary as opposed to an operational problem. The kitchen piping is over 60 years old.
- The toilets are generally floor mounted flush valves. Some buildings such as D & E Bldg only have flush tanks which is a maintenance concern.
- The toilets in most buildings are not ADA compliant and are not spaced in compliance with current code. (King Figure 4)
- Many toilets in A Bldg do not even have a lavatory in the water closet room which is a code violation. (King Figure 5)
- Some toilets have exposed water piping along the walls since they have failed over the years. (King Figure 6)
- Faucets and fixtures can be replaced to reduce water consumption. The problem with low flow fixtures in old cast piping is that more stoppages will occur.
- Sewer and vent piping should be examined given its age. Several areas have reported problems associated.
- Plumbing Overall Rating: 1.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

HVAC Systems:

- The different buildings have different mechanical systems. Most have boilers with fuel oil tanks to provide hot water for heating. Cooling varies greatly from window AC units to unit ventilators to air handling units to rooftop units for A Bldg.
- Even though the boilers have been replaced, they are still over 20 years old. The piping is original in the buildings and depending upon the water treatment over the years, the condition going forward is questionable (some is over 60 years old).
- Some of the buildings have boilers below grade such as D & E Bldg which is a great concern due to flood potential. (King Figure 7)
- The unit ventilators with DX cooling and AHU's with DX cooling are well beyond their useful life. (King Figure 8)
- The expected life of a heat pump and/or DX unit is appx. 18 years. Many of the units do not have fresh air intakes which is not current code compliant.
- Window AC units such as in classrooms and the kitchen do not provide adequate fresh air and are generally not acceptable efficiency and sound levels for schools.

- Many classrooms throughout have dehumidifiers which is a sign of humidity concern. The existing mechanical systems do not have any humidity control. This should be added when funds allow. (King Figure 9)
- A Bldg was originally designed as an open class concept with three (3) packaged rooftop units. Now that walls have been added to create individual rooms, additional zone control is recommended. When funds are available the system should be examined to determine if more VAV boxes should be added for individual space temperature control which is the current school design standard.
- The Kitchen hood is too small for the appliances under the hood. Code requires a minimum of 6" of overhang on all sides. This should be addressed immediately as it is a fire hazard. (King Figure 10)
- The Kitchen hood does appear to have unconditioned makeup air. A 100% outside air makeup unit could be added to help the temperature in the kitchen.
- The Kitchen only has two (2) window AC units which are not adequate. (King Figure 11)
- There is not a fly fan at the exterior kitchen door as is required by current code.
- The Gym only has electric heat which does not provide any fresh air. Also there is no cooling and the amount of ventilation air seems minimal. Consideration should be given to installing heat pumps along with fresh air and dehumidification. Ceiling tiles are 2x4 and sagging which can be attributed to high humidity. (King Figure 12)
- The controls should be updated when the units are replaced to the school system standard for remote investigation, diagnostics, alarms, setpoint changes, and schedule changes.
- Mechanical Overall Rating: 1.5 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Electrical Service:

- The facility has power delivery from Duke Energy at several different buildings.
- The main panels are all from different manufacturers. Only Bldg D has a Square D panel which allows for replacement and new breakers- future serviceability. The concern with this building is the potential for flooding as it is located below grade. The other buildings have panels from ITE and Westinghouse. Both of these manufacturers stopped producing breakers and panels many years ago. If the buildings are to be used long term, these should be replaced. (King Figure 13)
- D Bldg still has some receptacles that do not have ground wiring. These should be replaced or blanked off to avoid use. (King Figure 14)
- None of the panels have the required arc flash labeling.
- Surface mounted panels and conduit in kitchen are challenging for the Health Department cleaning requirements. (King Figure 15)

Fire Alarm:

- Fire Alarm System: Firelite panel (Note: New code requires fire alarm system to be voice type which will require replacement when renovating the building- or when required by the AHJ.) There are no fire alarm devices inside many of the classrooms which is now required. If any changes are made to the buildings, we would anticipate the AHJ to require them to be added as a minimum. (King Figure 16)

- The system should be replaced in the next 10 years.

Technology/Security:

- These systems should be investigated by the Owner to determine if they are acceptable or if replacement/upgrades are wanted.

Lighting:

- Lighting throughout is a combination of T-8 and compact fluorescent lighting. The Gym does have T-5 lighting which is pretty good. A complete LED light replacement should be considered especially while there is still some rebate money from Duke Energy. The energy savings, improved lighting, reduced maintenance cost/time, and rebate money makes this an attractive consideration. (King Figure 17)
- Lighting in A Bldg has the unique sloped ceiling grid with lights in the middle. This "style" is present in many of the Stokes Co Schools. This ceiling system is not used in current designs. If the ceiling and grid cannot be replaced due to funding, the lights should be converted to LED.
- Lighting in the Kitchen is from wrap around surface mounted fluorescent lights. The ceiling height is very limited. (King Figure 18)
- Exit and egress lighting is appropriately located. LED exit signs should be installed to reduce maintenance cost and operation cost.
- The parking lot lighting utilizes leased utility lights. These should be replaced with LED fixtures. If the Duke Energy contract period has been fulfilled, consider asking to replace.
- Electrical Overall Rating: 3.0 (0 = Immediate action recommended, 5 = Minimal needs in next 5 years)

Fire Sprinkler:

- None.

King Elementary

C Building ,D Building, Cafeteria, Annex Building Built in the 1950's

A Building Built in 1972

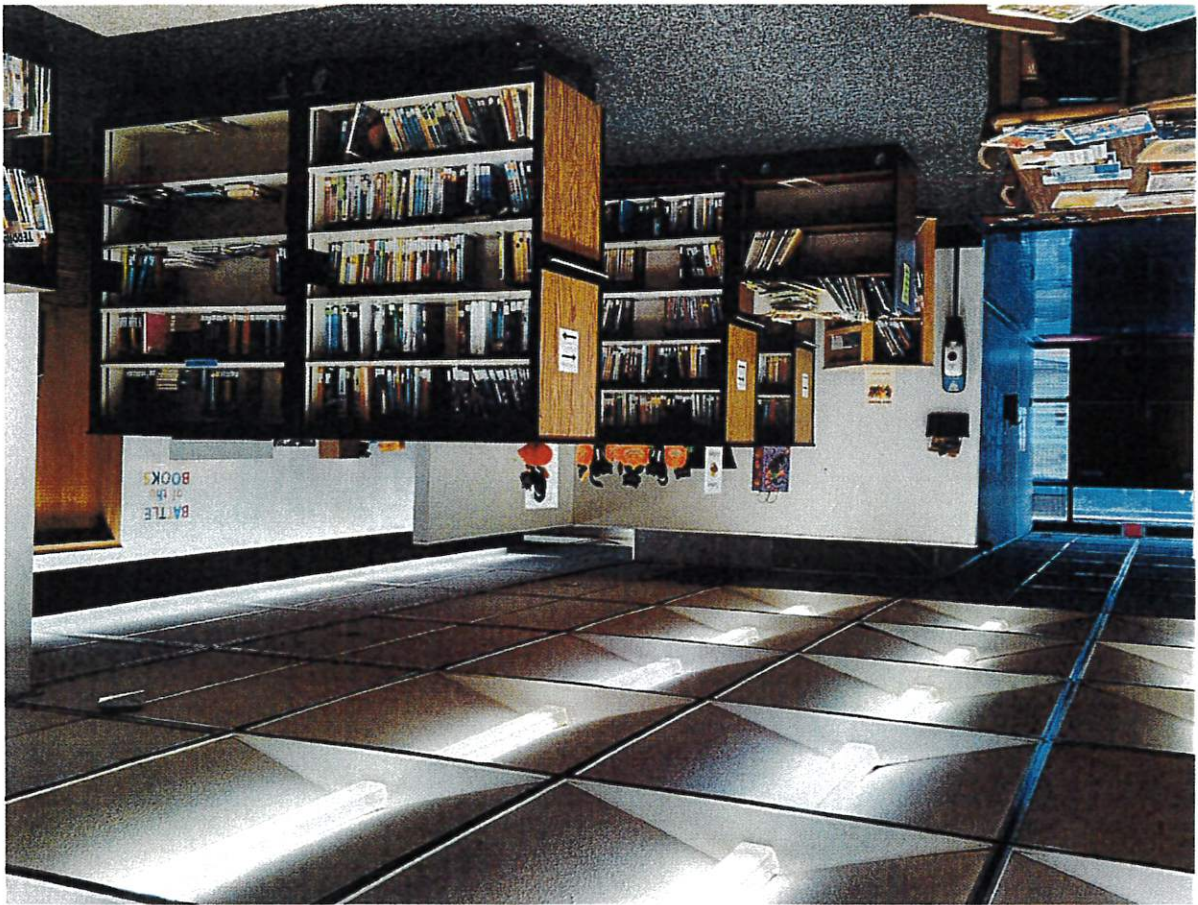
B Building (Gym) Built in 1978

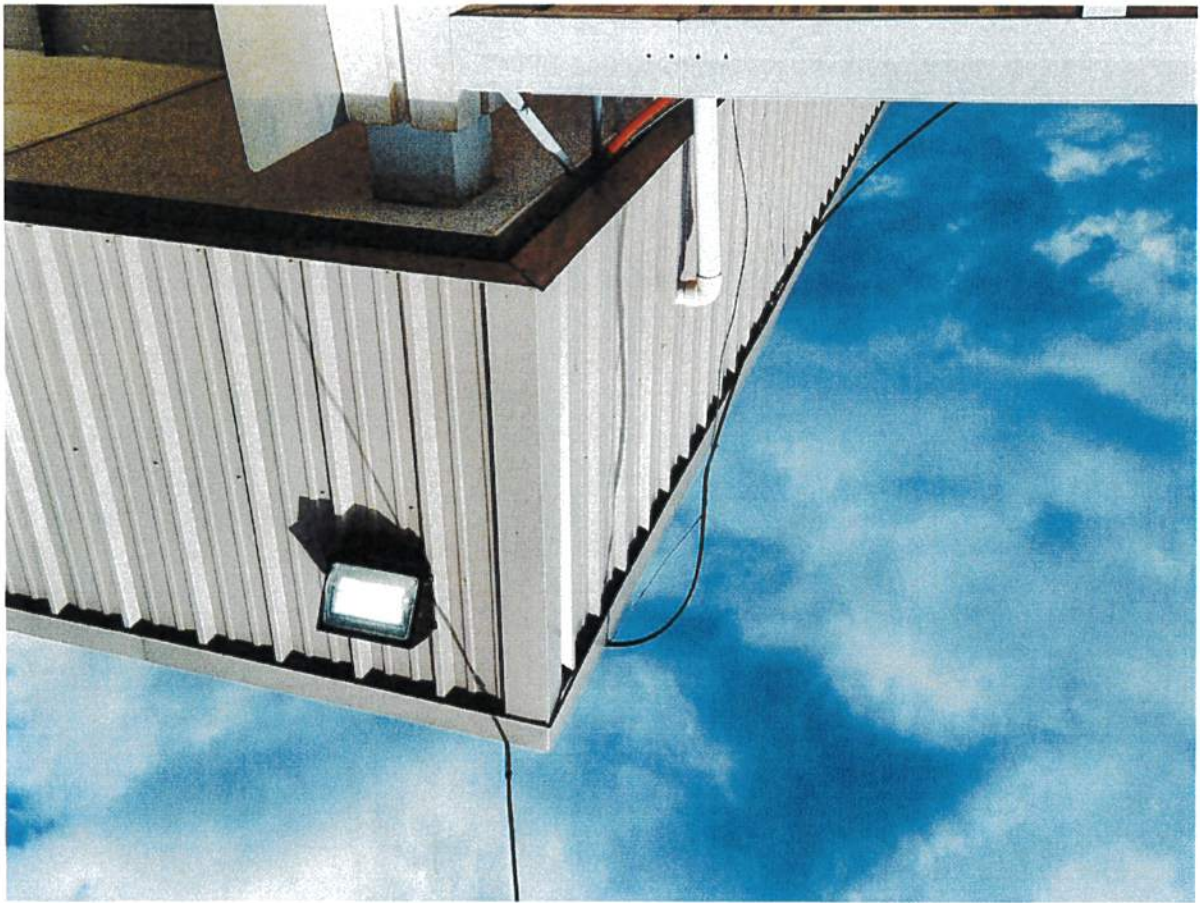
Single Wide Mobiles Installed in 1972

Double Wide Mobiles Installed in 1995

King Elementary is located in a "below grade" area that naturally lends itself to collecting storm water but also creates a collection basin, catching storm run off from surrounding parking lots and private residences.



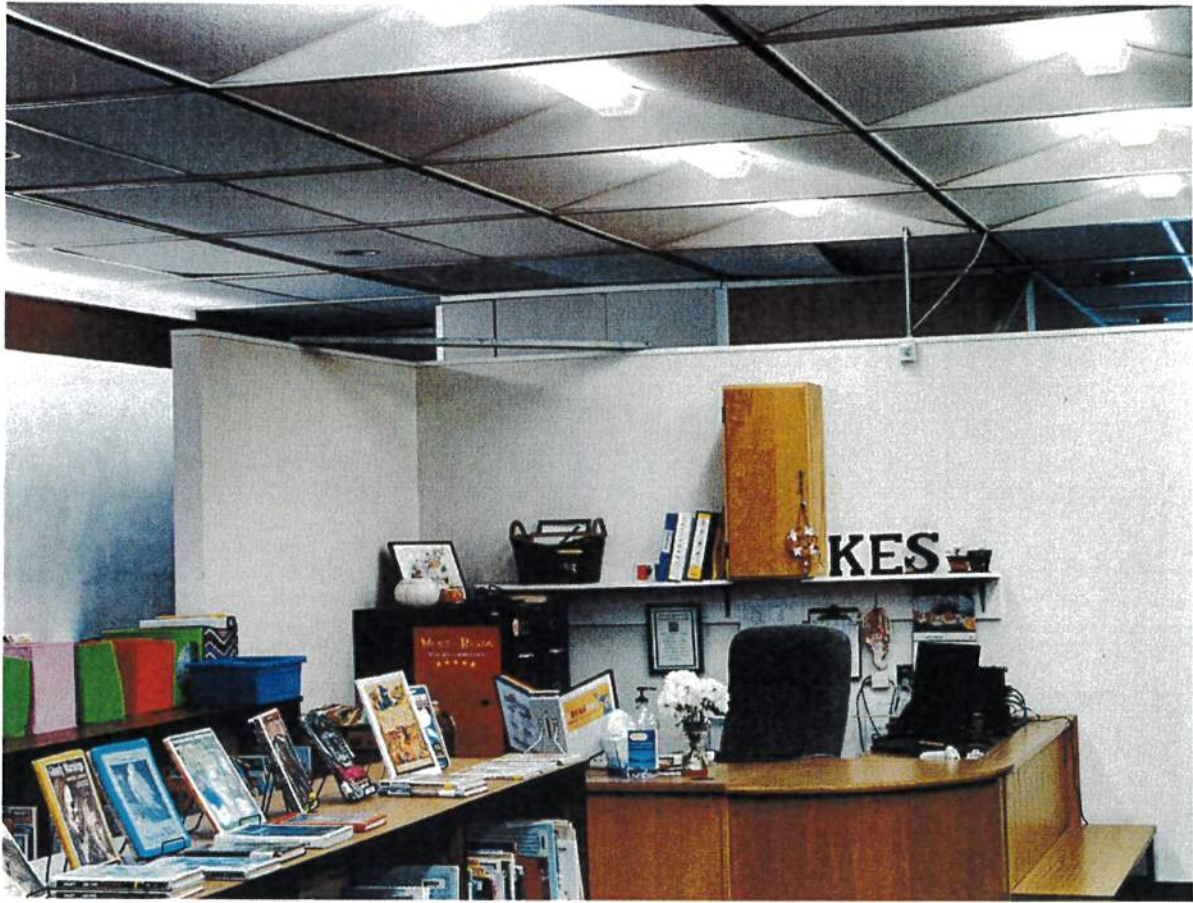






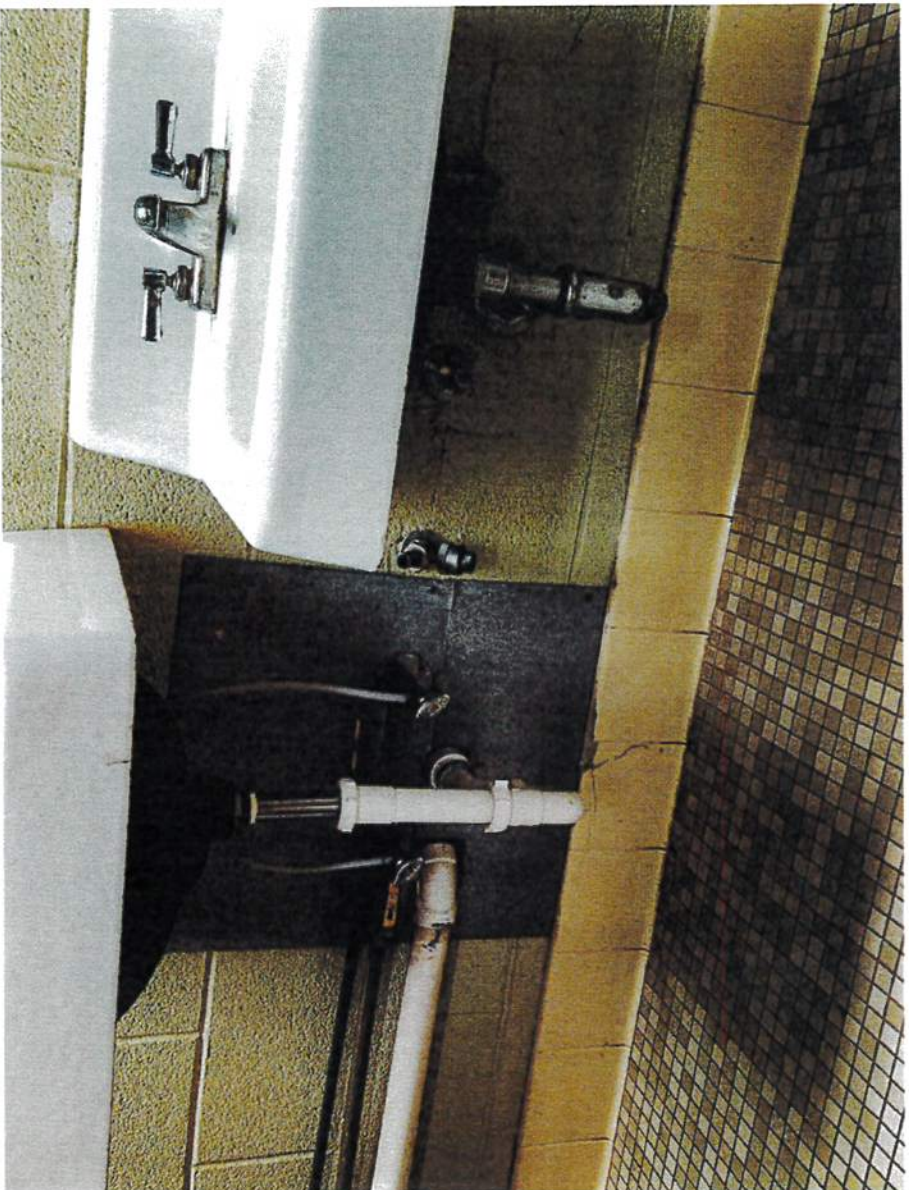


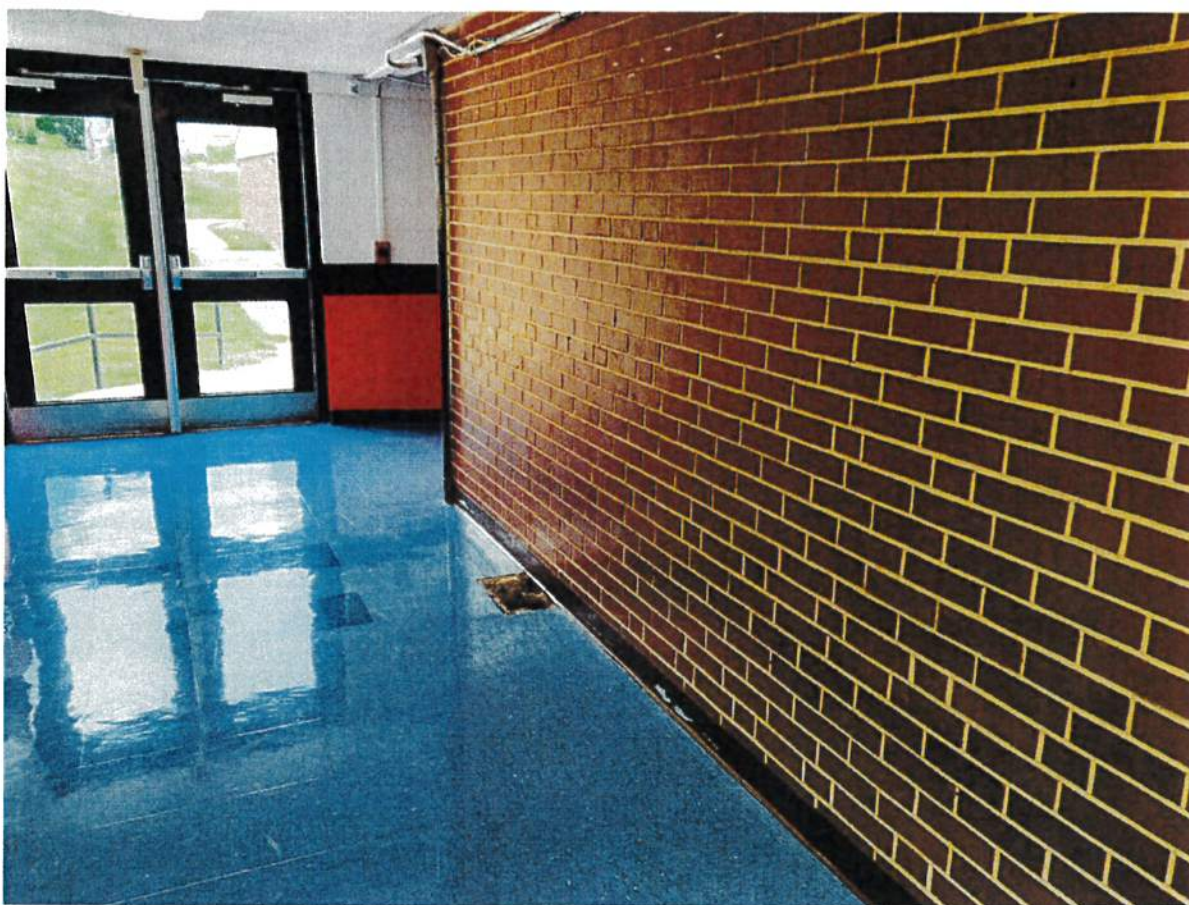


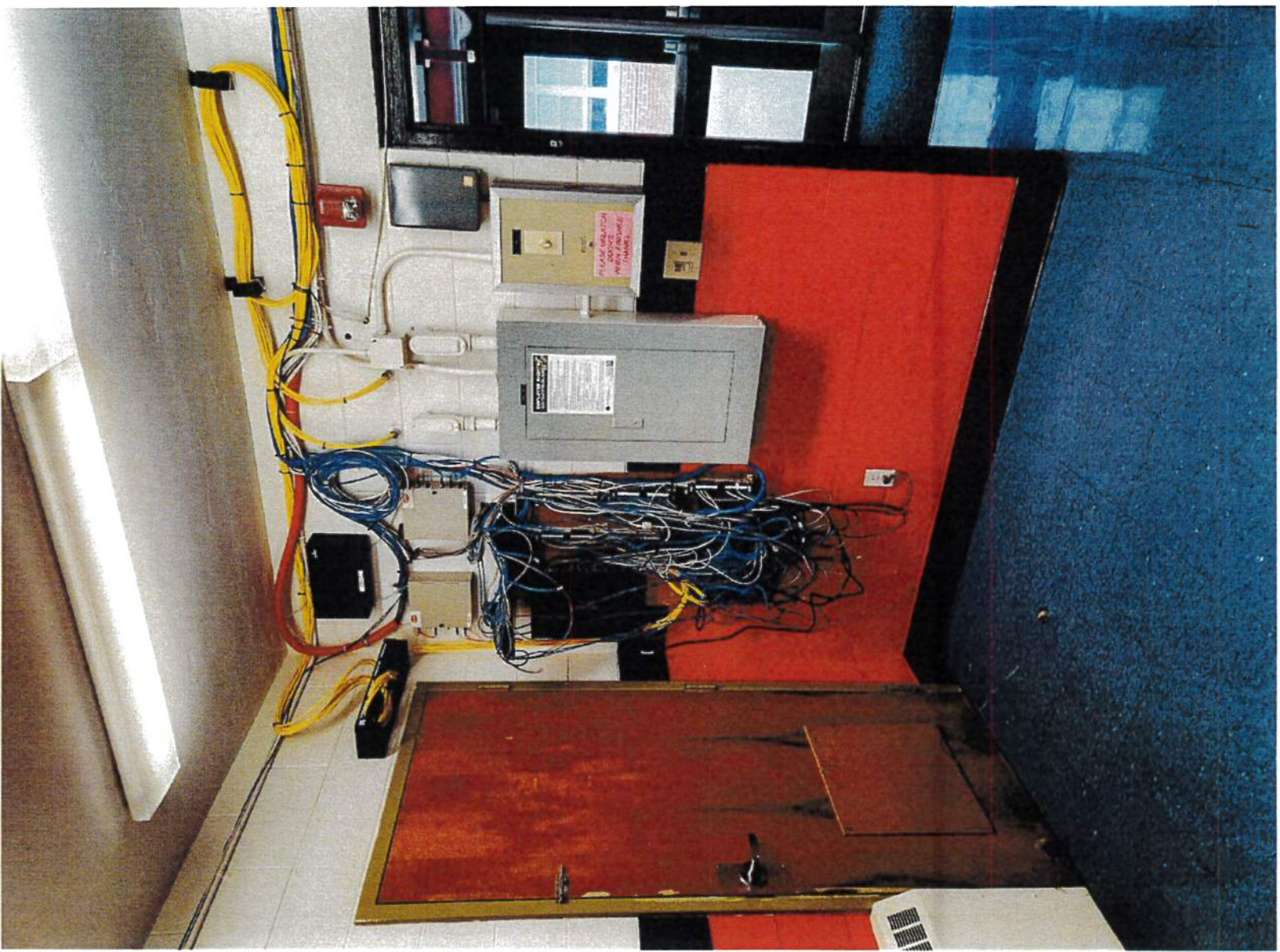


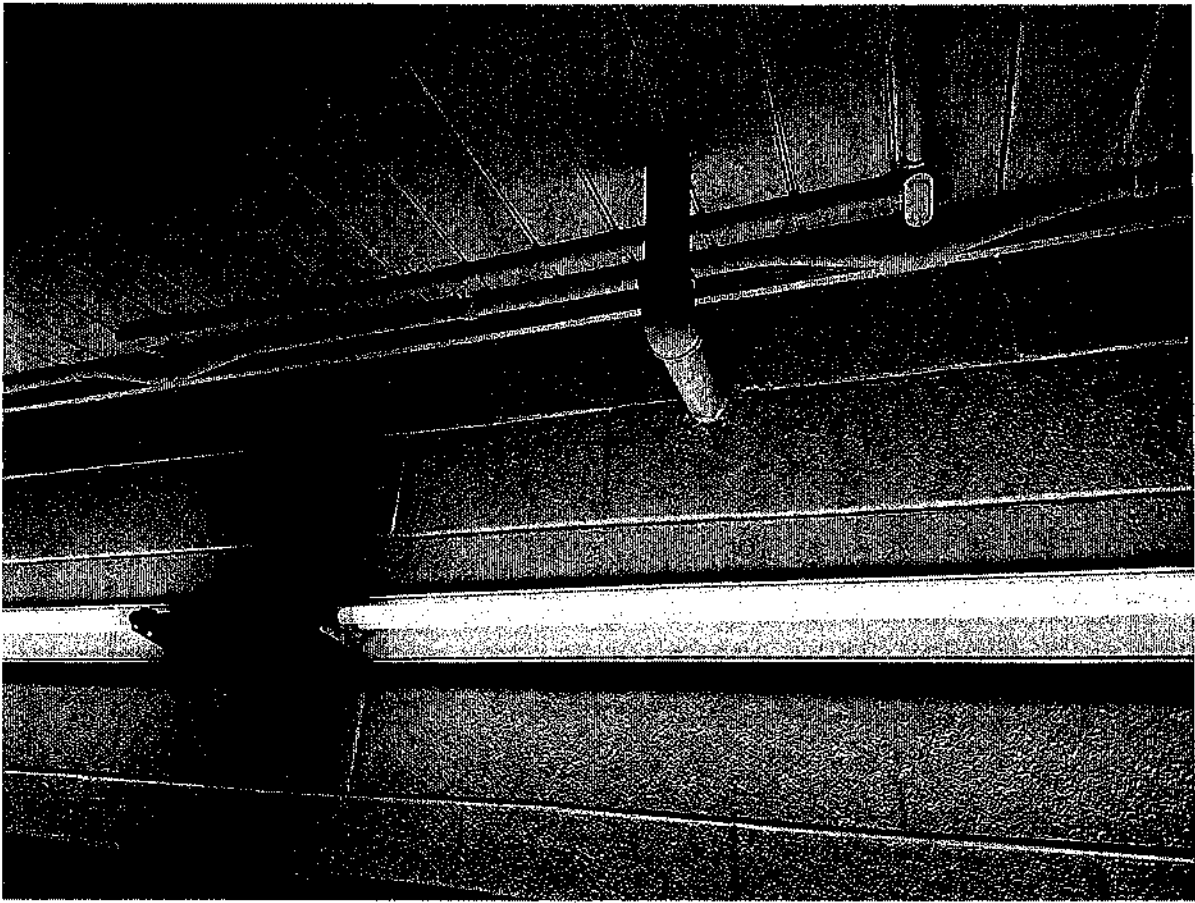






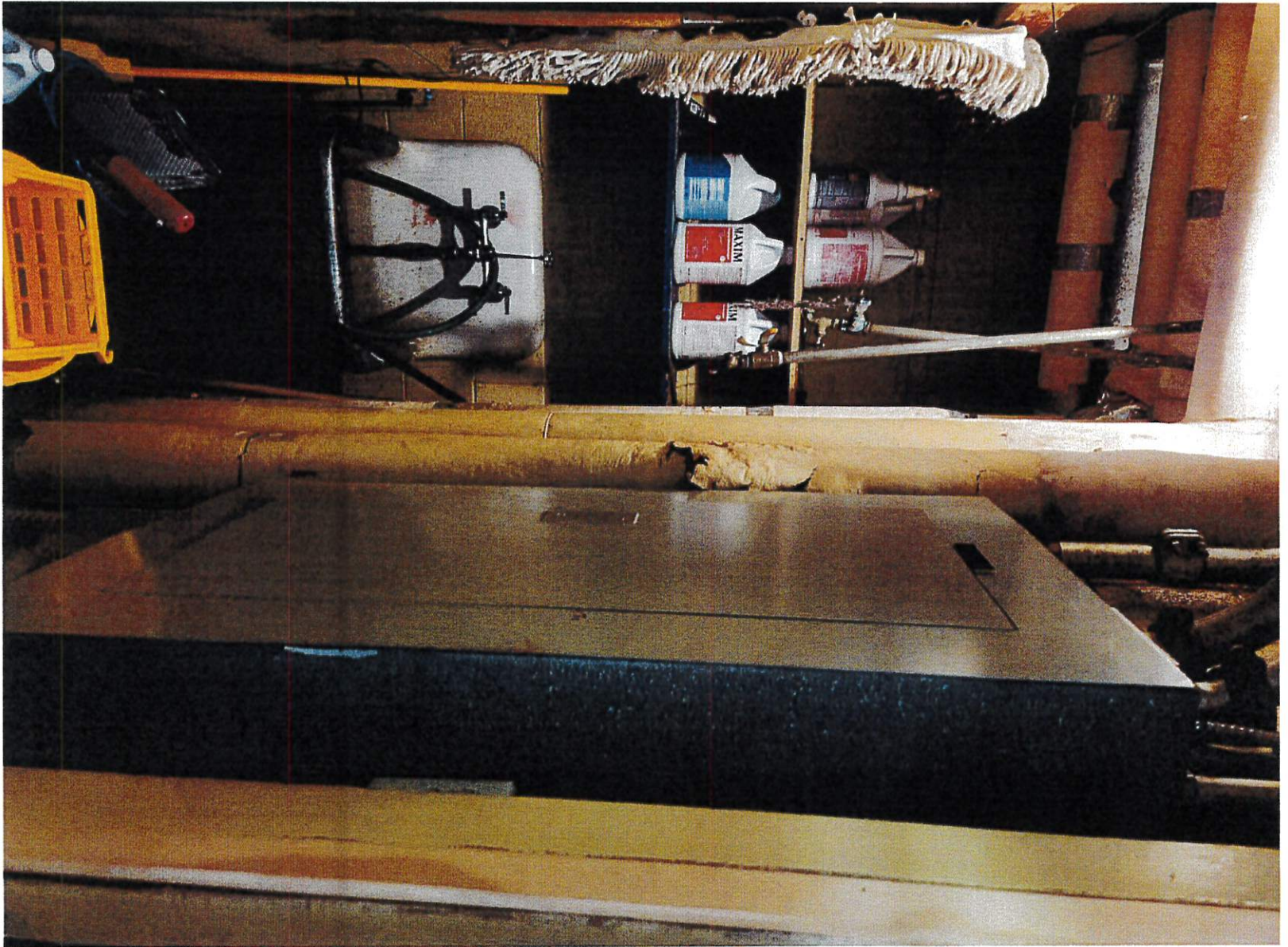




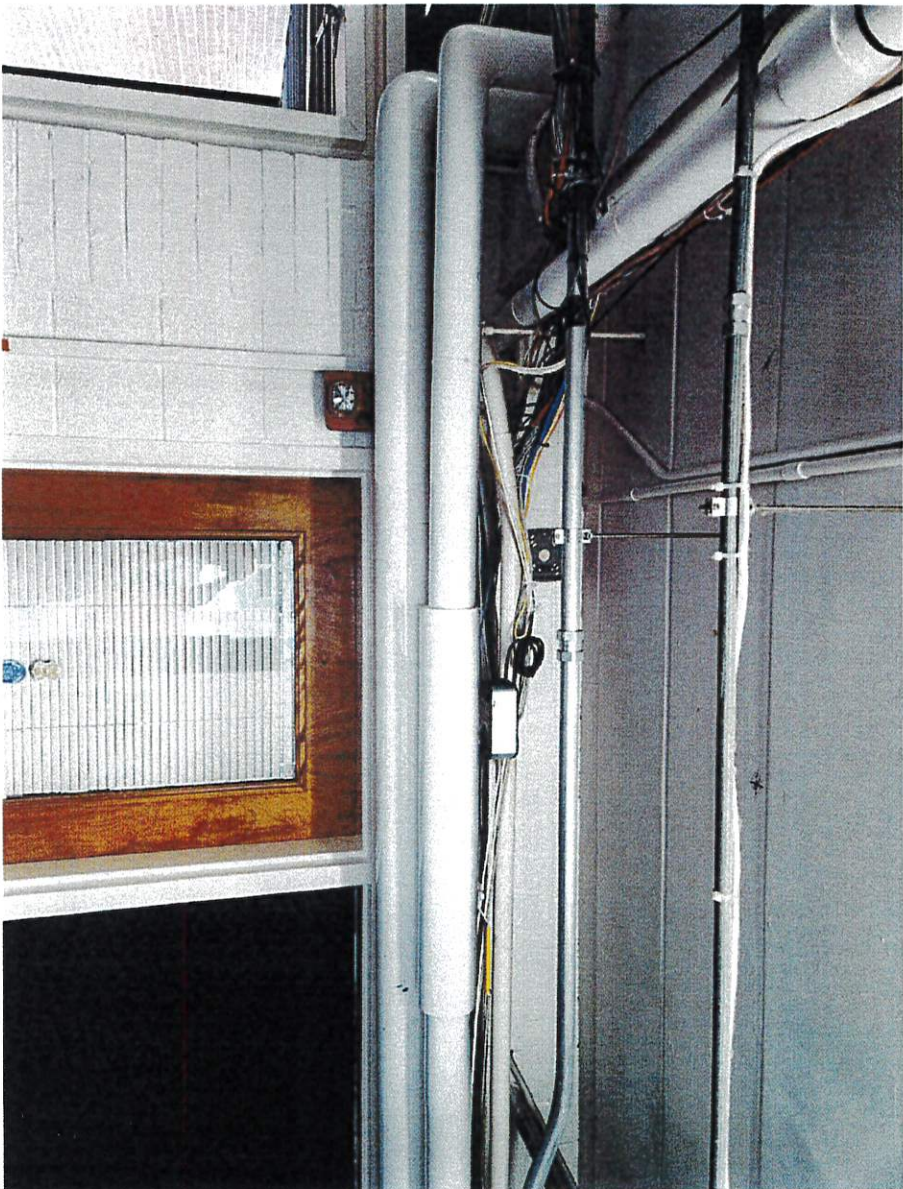












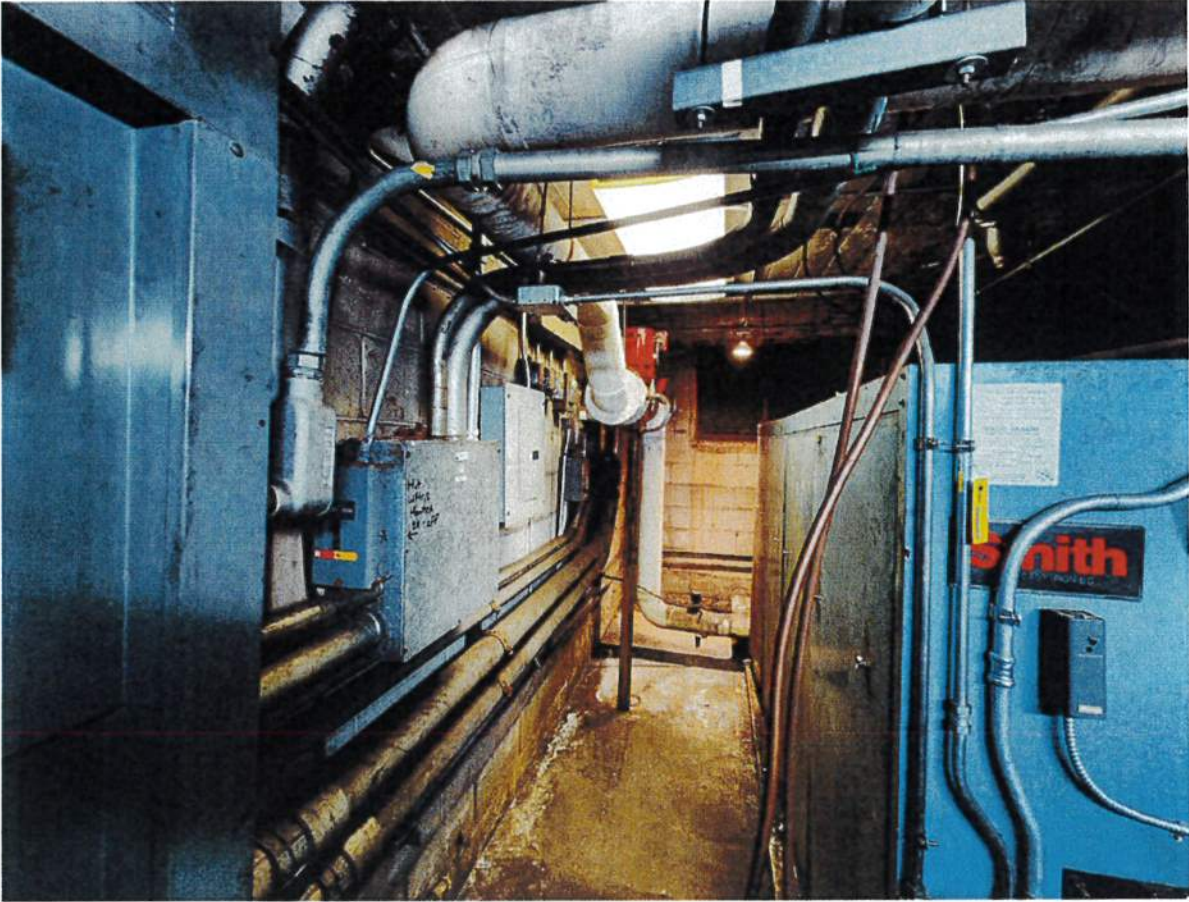


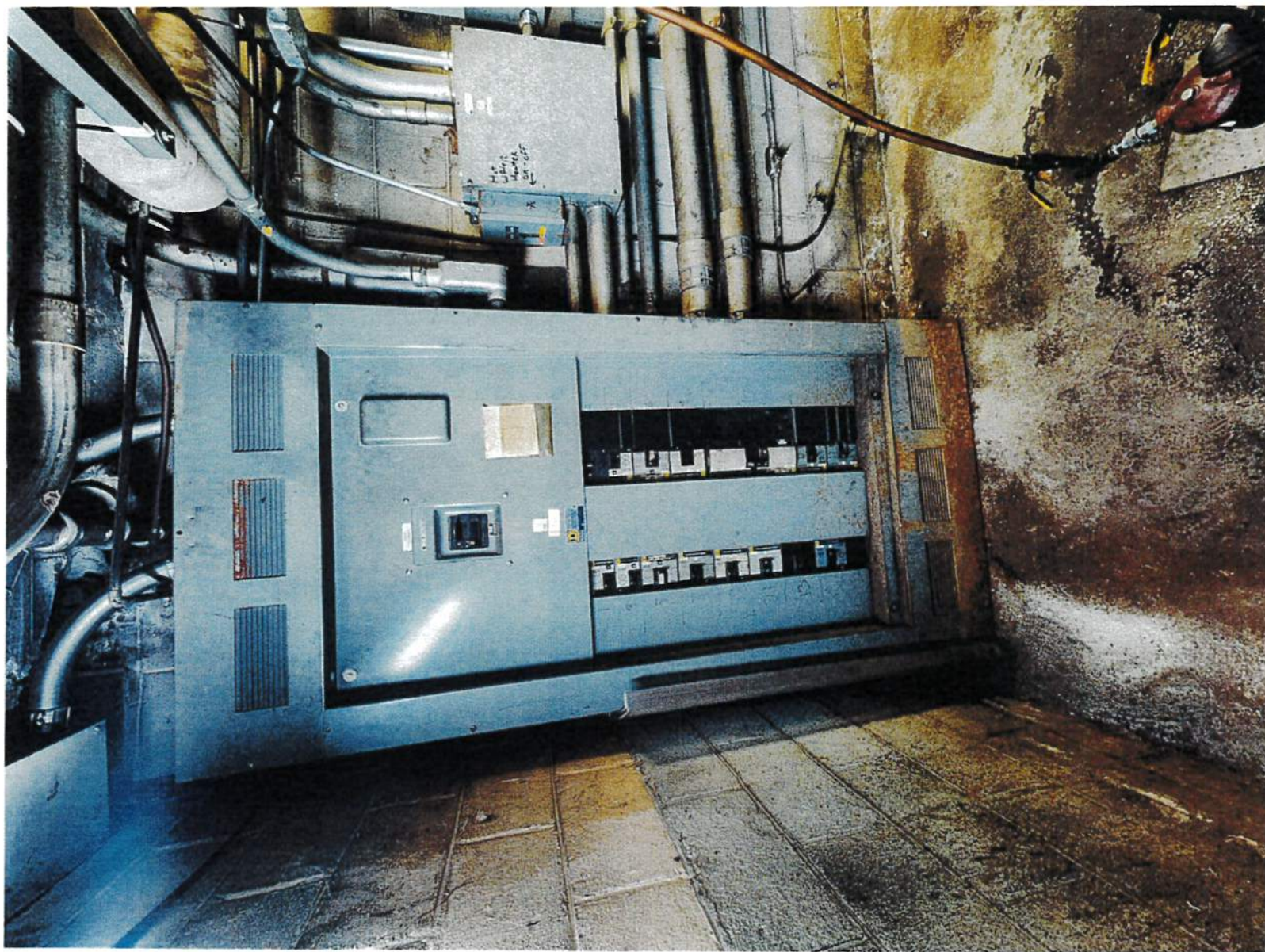






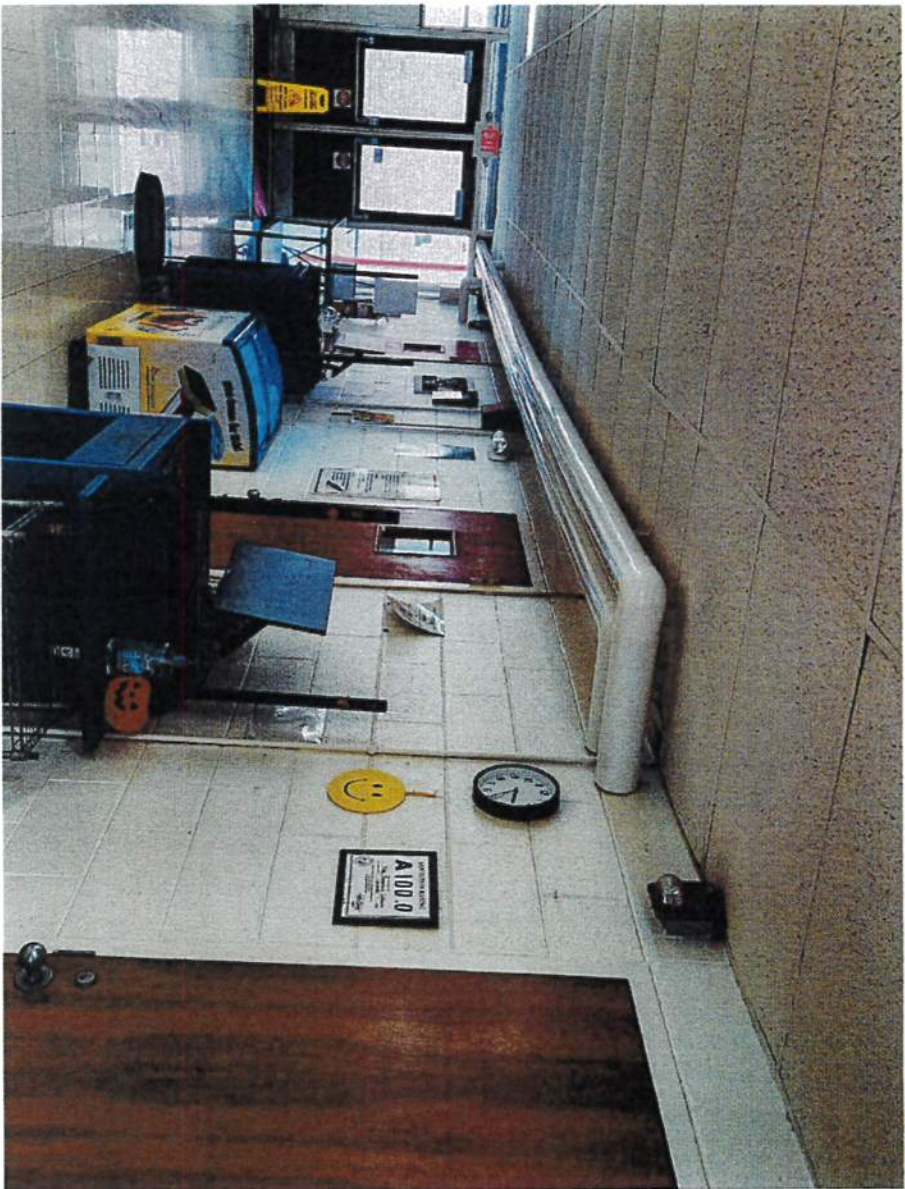


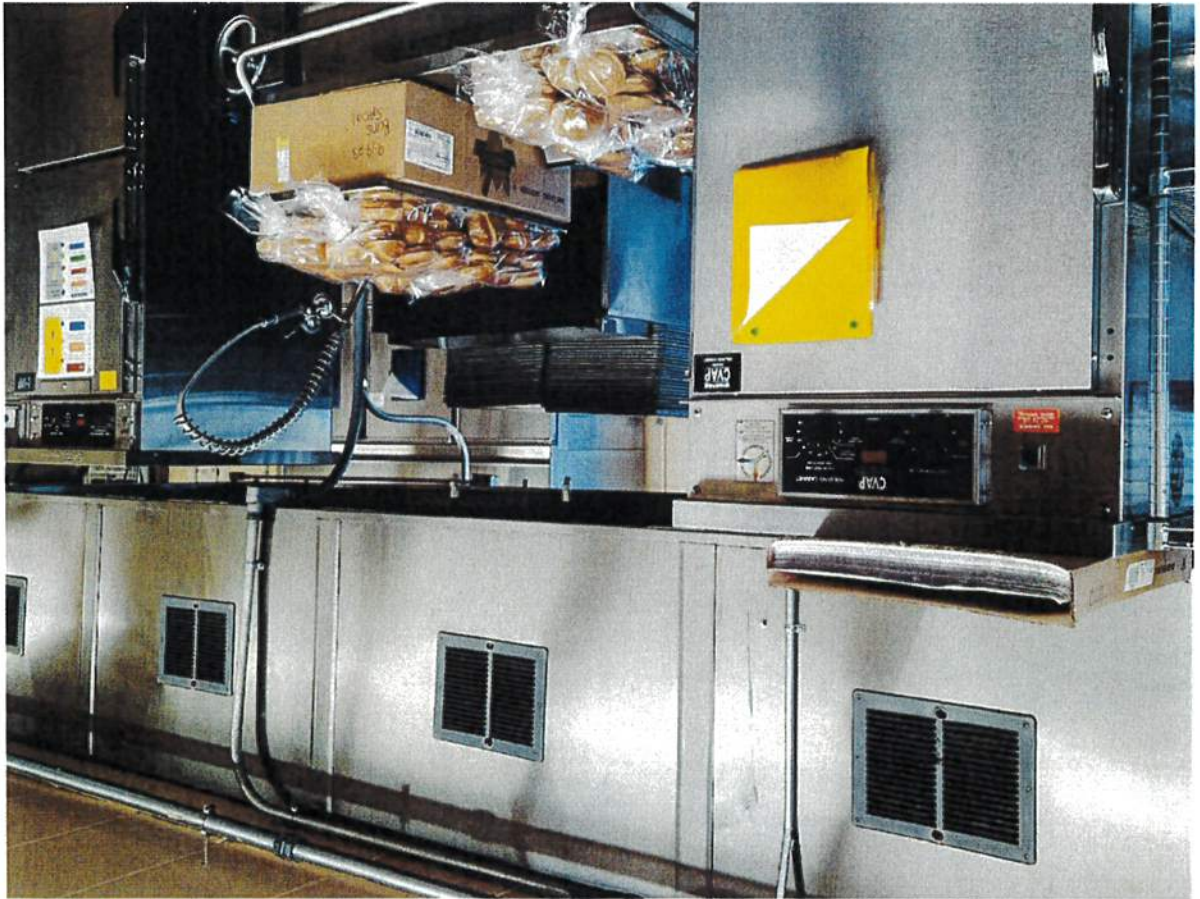




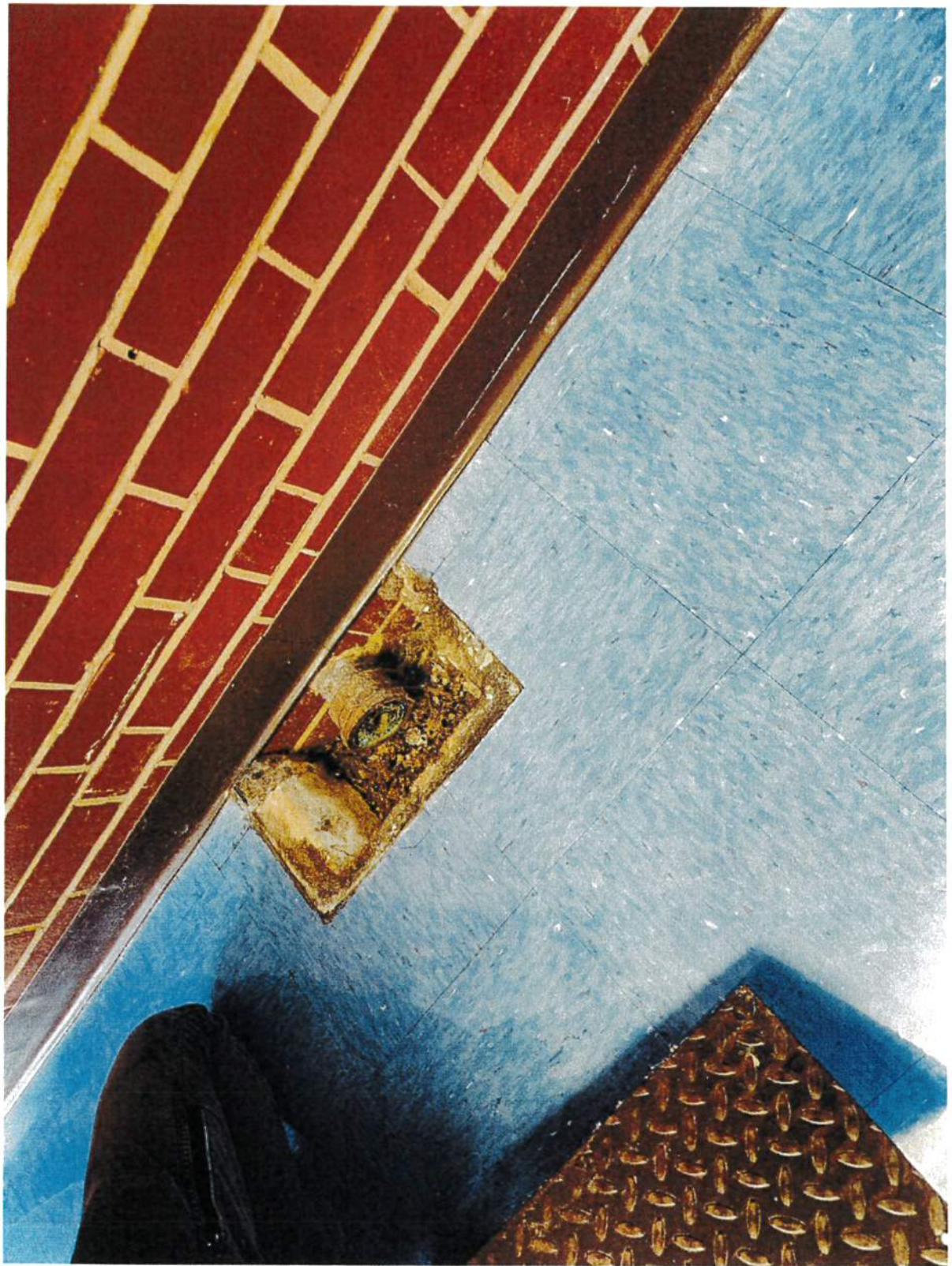
























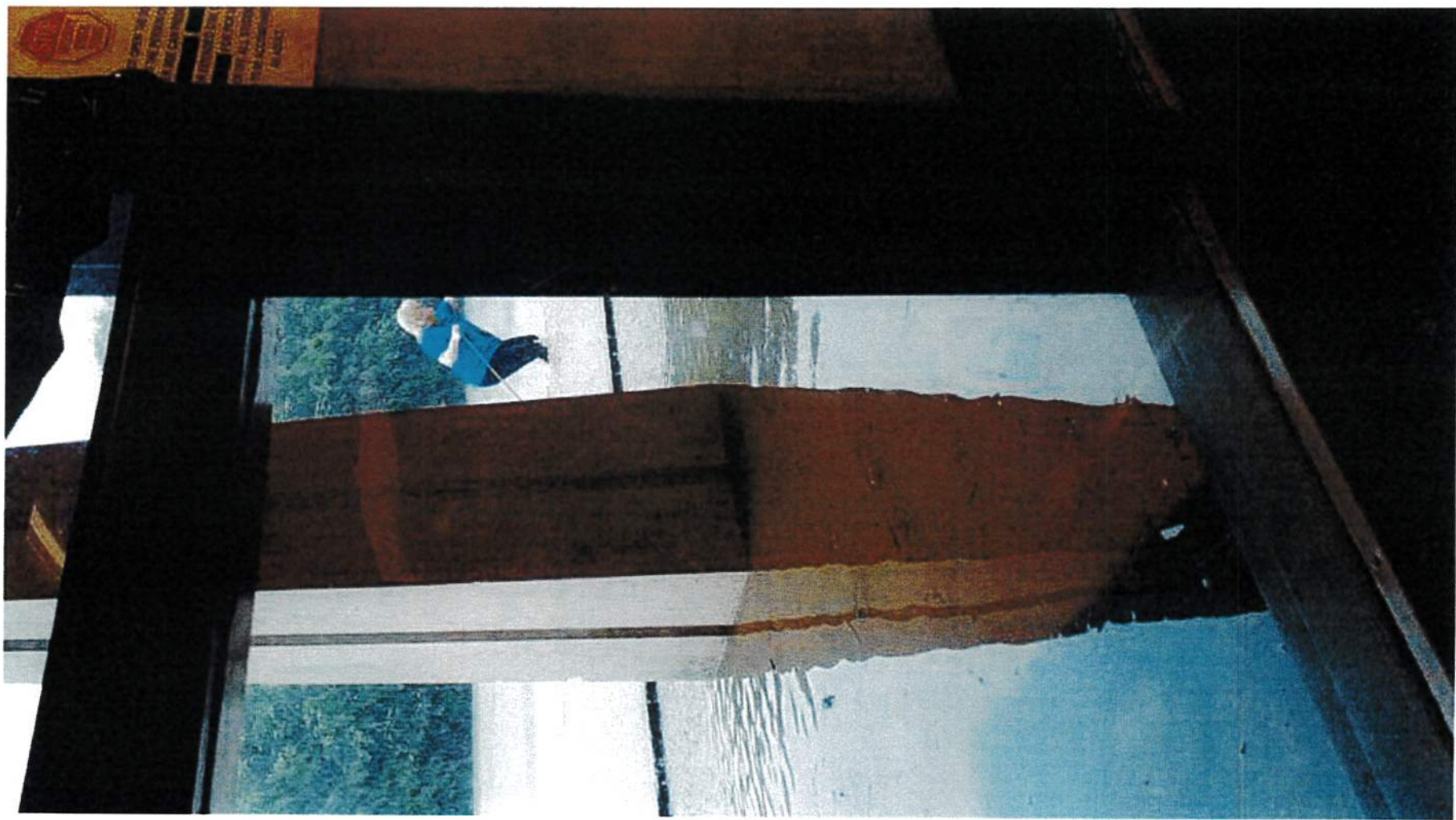




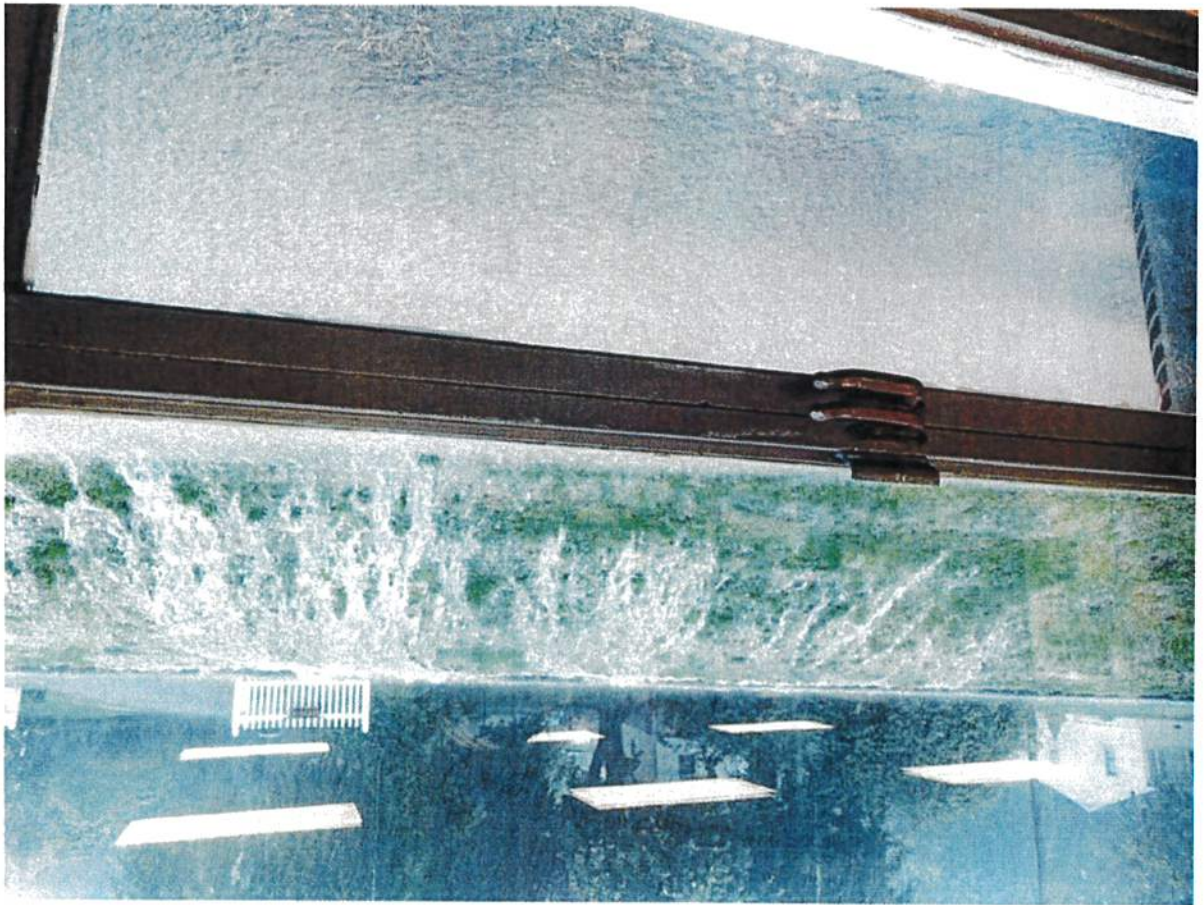














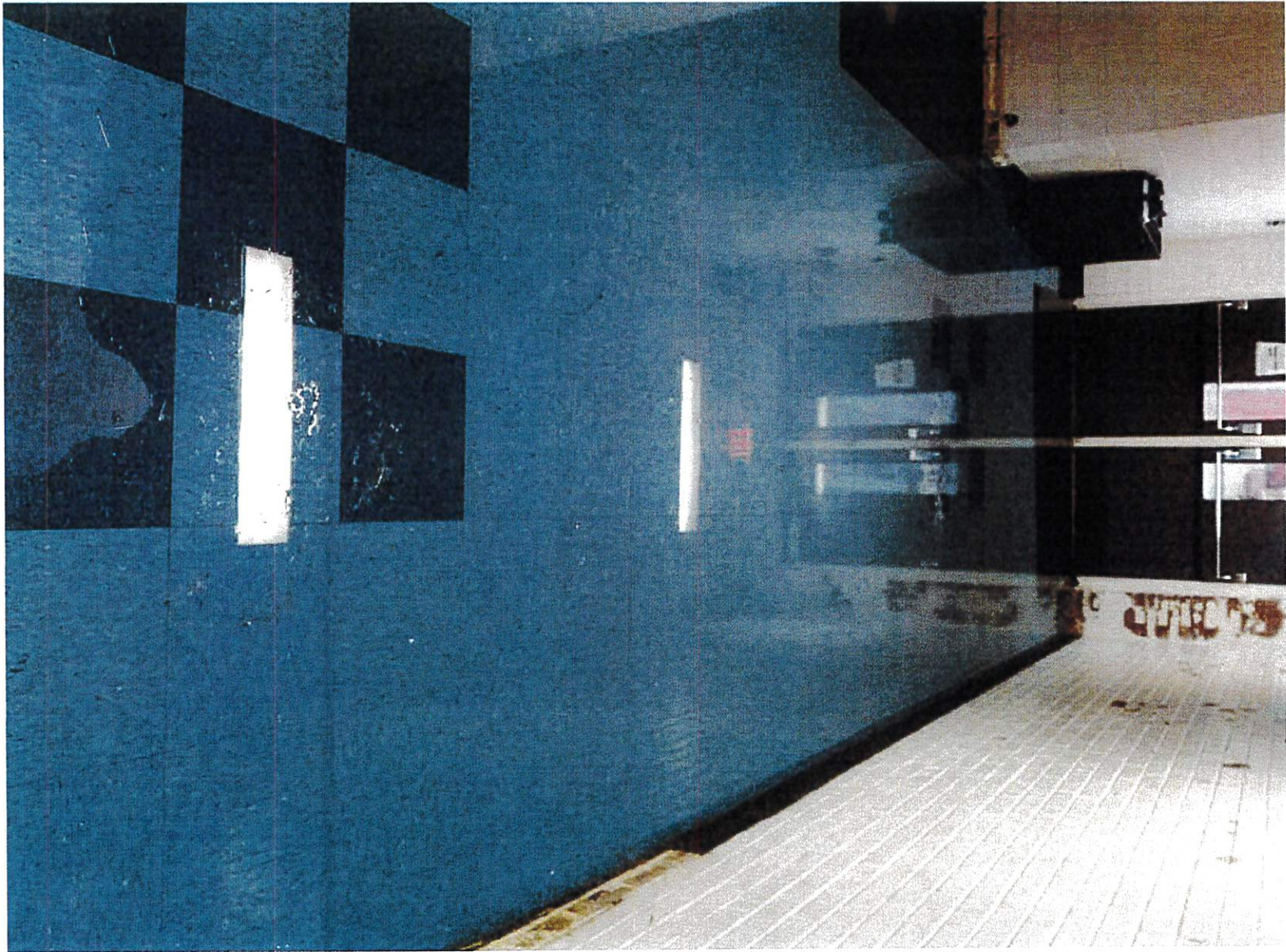














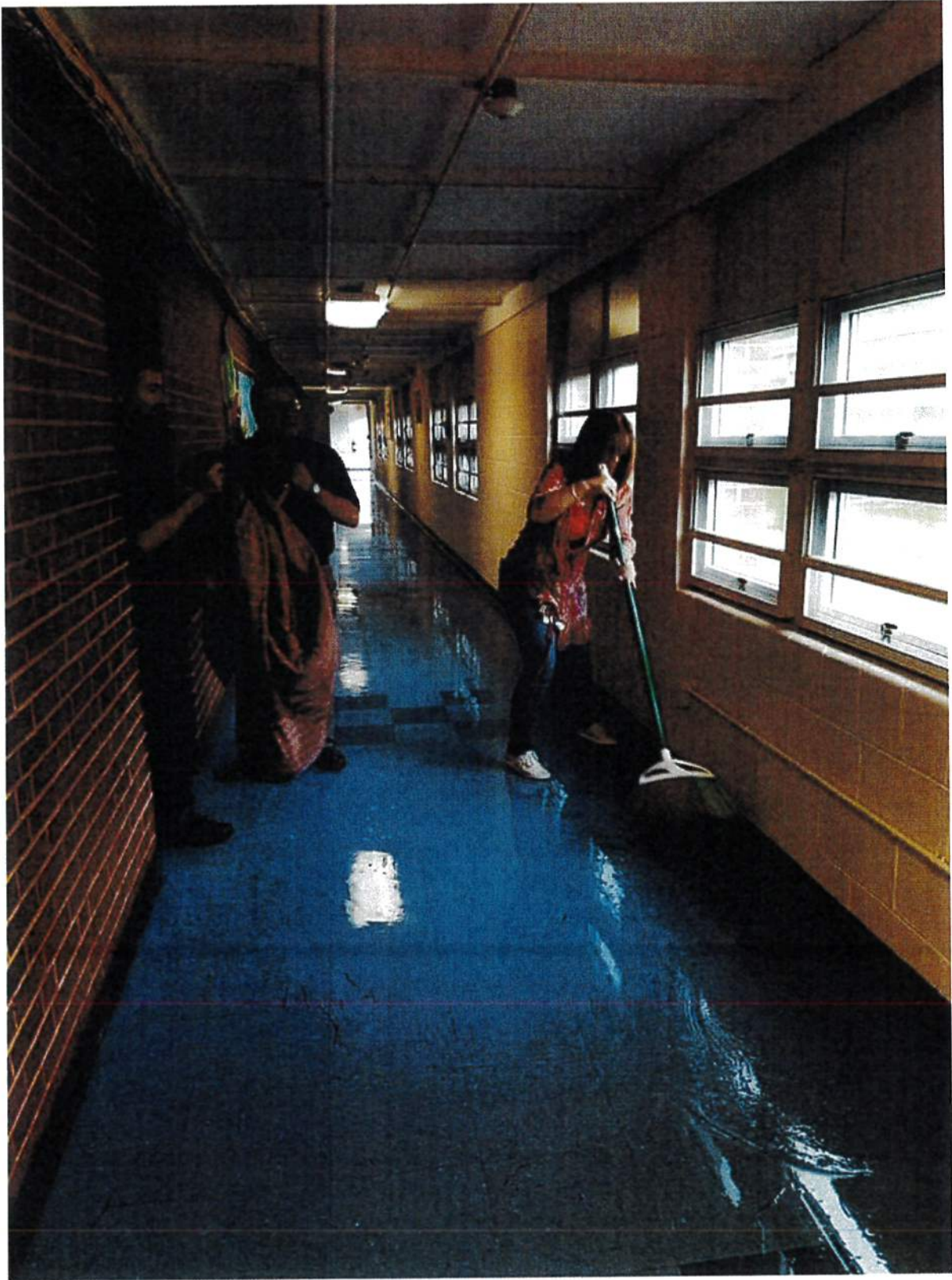




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FIGURES

- Figure 1 Topographic Location Map
 Figure 2 Sample Location Map

APPENDICES

- Appendix A Boring Logs
 Appendix B Laboratory Analytical Report and Chain of Custody Record

1.0 PROJECT INFORMATION

The subject property is located at 152 East School Street in King, Stokes County, North Carolina (**Figure 1**). According to the Stokes County Online GIS website, the subject property is identified as Parcel Identification Number (PIN) 6902-03-9054, consists of 5.25 acres, and is owned by the Stokes County Board of Education. Based on the available information, the subject property is utilized as a playground area associated with the eastern adjoining King Elementary School. ECS completed a Phase I Environmental Site Assessment (Phase I ESA) at the site dated December 6, 2023 (ECS Project No. 49-21754). The Phase I ESA identified the following recognized environmental condition (REC) in connection with the subject property:

- A reportedly closed UST is located approximately 90 feet east of the subject property. There are no records regarding this UST. Based on the proximity to the subject property and potential for an undocumented release to impact the subject property, this UST represents a REC.

In an effort to determine if the site has been adversely affected by the identified REC, ECS was requested to conduct additional environmental assessment activities at the site.

2.0 SCOPE OF SERVICES

The proposed environmental assessment included the collection and laboratory analysis of two groundwater samples along the eastern property boundary to assess the REC identified in the Phase I ESA. Drilling activities for the groundwater samples were conducted using a track mounted Direct Push Technology (DPT) drill rig. The drilling subcontractor used for this assessment was 3D Environmental Investigations, LLC (3D). The drilling activities were conducted on December 28, 2023 under the supervision of a North Carolina certified well contractor employed by 3D.

2.1 Utility Locate

Prior to commencing with field activities, ECS contacted North Carolina One-Call to locate/mark public utilities at the site. ECS also contracted with Priority Underground to locate/mark private utilities at the subject property. Required separation distances between subsurface activities and marked utilities (typically 30-inches) were maintained during the field activities.

2.2 Groundwater Sample Collection

Two borings (GW-1 and GW-2) were advanced using the DPT drill rig at the site for the collection of groundwater samples. The locations of the groundwater samples were selected to assess the potential impact of the identified offsite REC to the subject site. The two groundwater borings were advanced along the eastern site property boundary to address potential impacts associated with the offsite UST. The boring locations are depicted on **Figure 2**.

Prior to advancing the groundwater sampling equipment, ECS advanced a soil boring using the DPT at the GW-1 location in an effort to understand the soil types in the area and the approximate depth of groundwater. The soil boring was advanced by hydraulically driving a five-foot long, 1.5-inch diameter soil sampling probe into the soil to a depth of 25 feet below the ground surface (bgs) in 5-foot intervals. The soil sampling probe was lined with a dedicated disposable clear liner for each sampling interval. After the soil sampling probe was driven and retrieved, the liner filled with soil was removed from the probe and cut open to expose the soil. Soils were collected continuously from the ground surface to the termination depth at the soil boring location. ECS visually classified the soil collected from the boring and screened the soils for evidence of staining, odors, as well as relative levels of volatile organic vapors using a photoionization detector (PID). Boring logs are included in **Appendix A**. Soils were not collected from sample location GW-2.

Based on the apparent depth to water noted during drilling, the borings were advanced by hydraulically driving a four-foot long, 1.5-inch diameter groundwater sampling probe to a depth of approximately 25 feet bgs (estimated to be 5 feet below the water table) at each location. The downhole equipment was decontaminated using a pressure washer prior to advancing the sampling probe at each sample location. The groundwater samples collected from GW-1 and GW-2 were collected from a groundwater sampling probe by pulling back on the rods to expose a stainless-steel screen, thereby allowing groundwater to enter. The samples were extracted from the sampling probe using a peristaltic pump and new dedicated disposable tubing.

The groundwater sample containers were labeled with ECS project number, sample identification, sample date and time, and requested analysis. The containers were placed into a cooler with ice to maintain the samples at approximately four degrees Celsius. The groundwater samples were submitted to Pace Analytical Services, LLC (Pace), a North Carolina certified laboratory located in Huntersville, North Carolina, for analysis for volatile organic compounds (VOCs) by EPA Method 8260; and semi-volatile organic compounds (SVOCs) by EPA Method 8270. ECS maintained chain-of-custody (COC) procedures throughout the sample collection and transportation process. A copy of the COC is included in **Appendix B**. After collection of the groundwater samples, the groundwater sampling probes were removed and the borings abandoned in general accordance with North Carolina well construction standards under the supervision of the North Carolina certified well contractor.

3.0 RESULTS

3.1 Groundwater Samples Analytical Results

The compound 2-Butanone (which is synonymous with methyl ethyl ketone [MEK]) was detected at concentrations above the method detection limits in sample GW-1. No other target analytes were detected above laboratory reporting limits in samples GW-1 or GW-2. Laboratory analytical results for the groundwater samples from GW-1 and GW-2 did not detect VOCs or SVOCs at concentrations above their respective North Carolina 2L Groundwater Quality Standards (NC2LGWQS) or their respective NCDEQ Residential or Non-Residential Groundwater Screening Levels (GWSL) for Vapor Intrusion (VI). A copy of the laboratory analytical report is included in **Appendix B**.

4.0 CONCLUSIONS

Based on the results of the environmental assessment, ECS concludes the following:

- Laboratory results of the groundwater samples collected on the subject site along the eastern property boundary adjacent to the offsite reportedly closed UST did not report VOCs or SVOCs at concentrations greater than their respective NC2LGWQS or GWSL for VI.
- The compound 2-Butanone is a common laboratory contaminant. ECS opines its detection is not likely to be the result of a release from the reportedly closed UST.

5.0 RECOMMENDATIONS

Based on the results of the environmental assessment, ECS recommends the following:

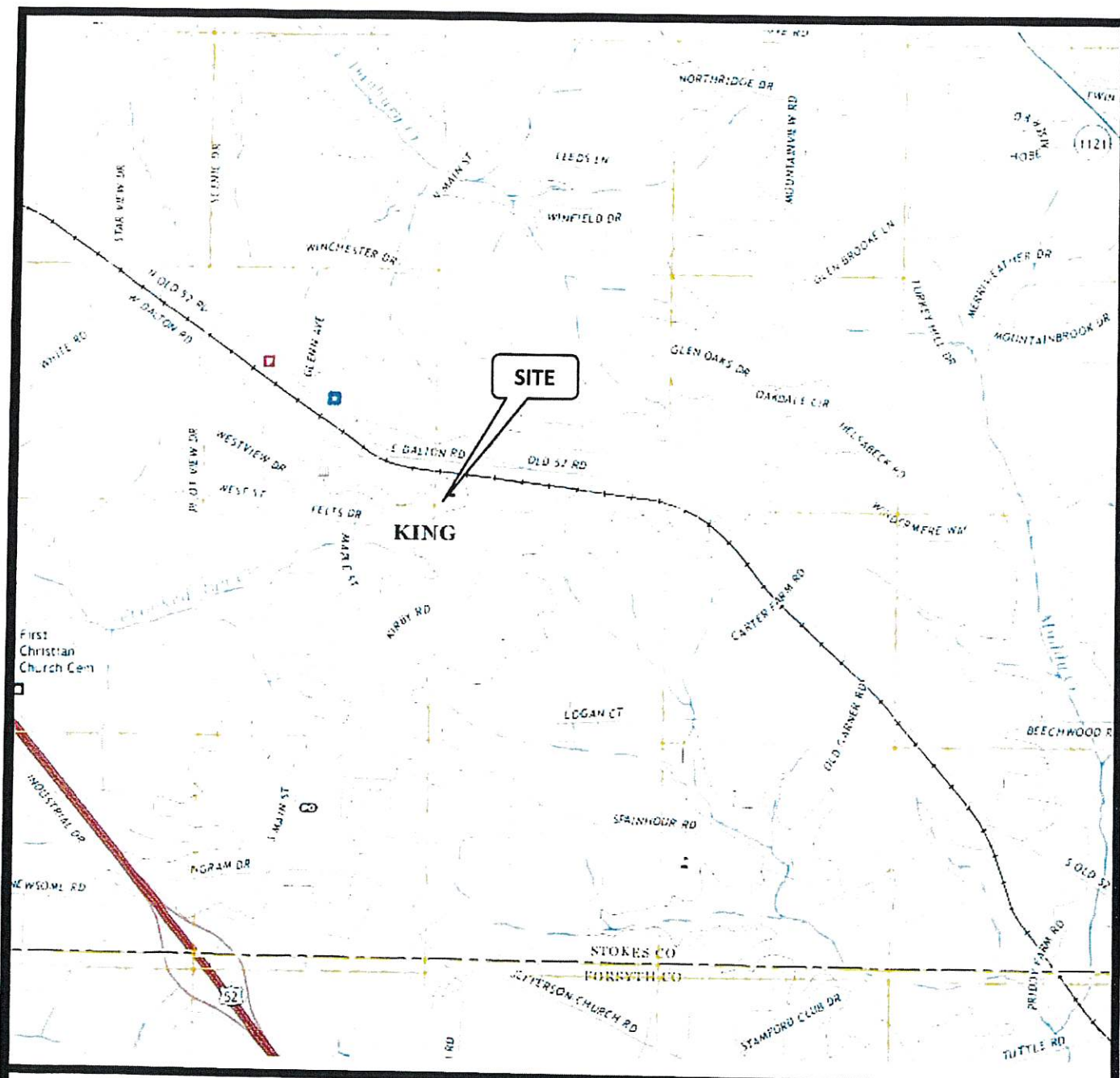
- Based on the analytical results of the groundwater samples collected during this assessment, ECS did not identify evidence of impacted groundwater on the subject property from the offsite REC, where sampled. As such, no additional assessment or remediation is recommended at this time.
- ECS recommends that a copy of this report be maintained for your records.

6.0 QUALIFICATIONS OF REPORT

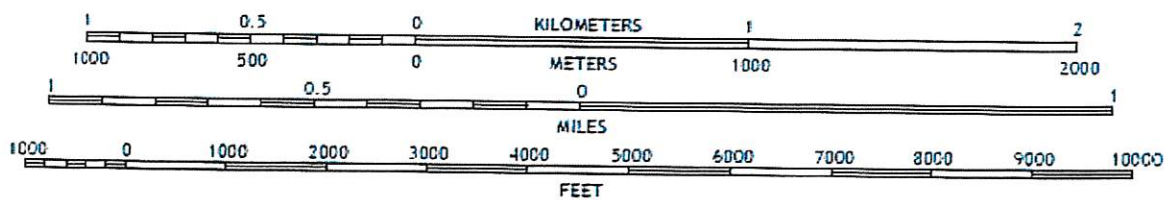
The activities and evaluative approaches used in this environmental assessment are consistent with those normally employed in environmental groundwater assessment projects of this type. Our evaluation of site conditions has been based on our understanding of the site project information determined during previous environmental assessments and the data obtained during our field activities.

This report was prepared for the express use of the Stokes County Schools. Use of this report by other individuals or companies implies their acceptance of the General Conditions of Service of the original contract.

FIGURES



SCALE 1:24 000



SOURCE:
USGS TOPOGRAPHIC MAP
7.5 - MINUTE SERIES
KING, NC
DATED 2022



FIGURE 1
SITE TOPOGRAPHIC MAP
NEW KING ELEMENTARY SCHOOL
152 EAST SCHOOL STREET
KING, STOKES COUNTY, NC

ECS Project No. 49:21754-A



LEGEND



APPROXIMATE GROUNDWATER SAMPLE LOCATION



APPROXIMATE SITE PARCEL BOUNDARY

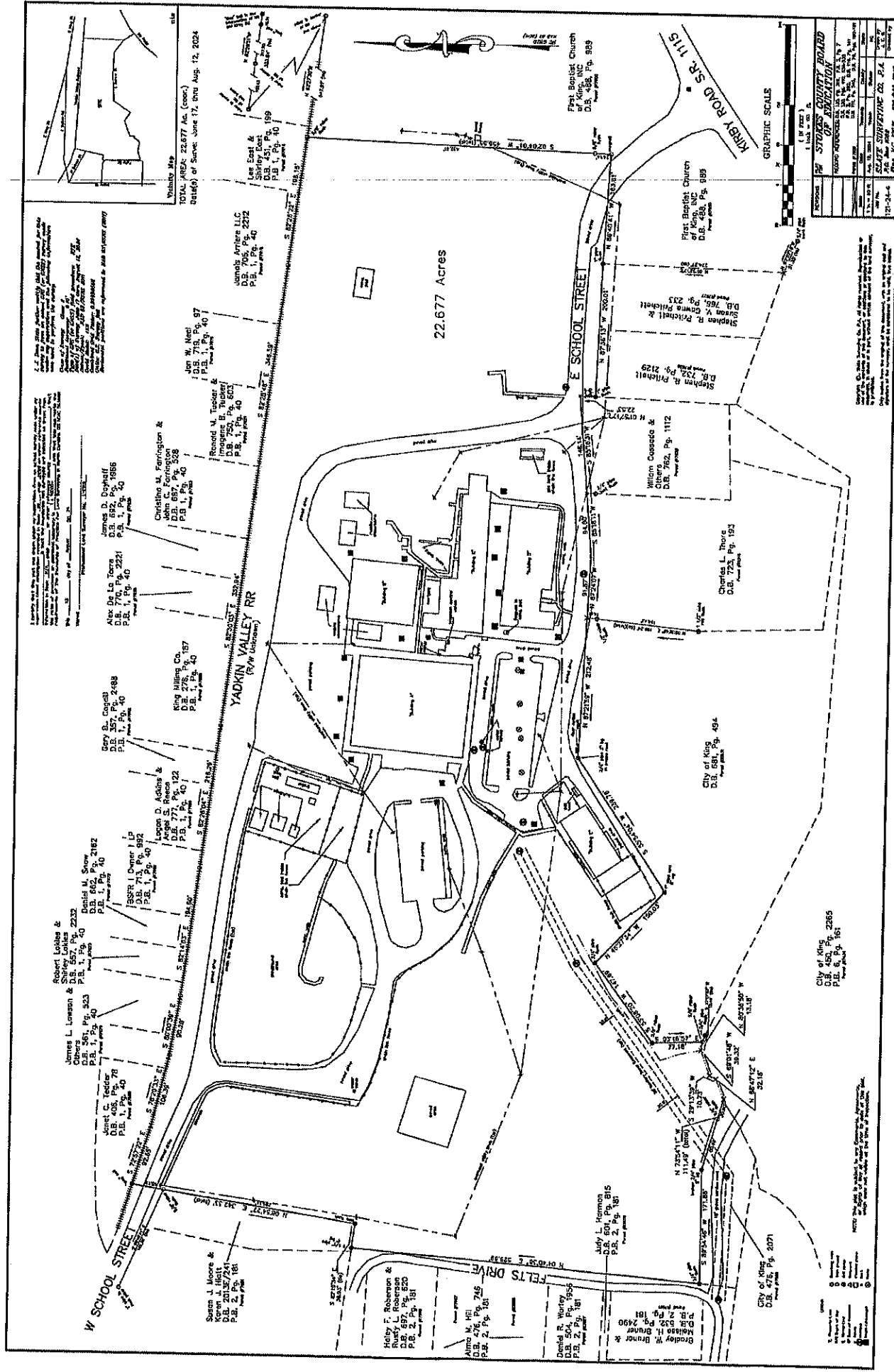
SOURCE:
STOKES COUNTY GIS
DATED 2022

Scale:
As Shown



FIGURE 2
SAMPLE LOCATION MAP
NEW KING ELEMENTARY SCHOOL
152 EAST SCHOOL STREET
KING, STOKES COUNTY, NC

ECS Project No. 49:21754-A



STARKS COUNTY BOARD OF EDUCATION

NAME	ADDRESS	PHONE
STARKS COUNTY BOARD OF EDUCATION	100 N. 1st St., Stokes, N.C. 27160	708-2344
STARKS COUNTY BOARD OF EDUCATION	100 N. 1st St., Stokes, N.C. 27160	708-2344
STARKS COUNTY BOARD OF EDUCATION	100 N. 1st St., Stokes, N.C. 27160	708-2344

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STARKS COUNTY BOARD OF EDUCATION
100 N. 1st St., Stokes, N.C. 27160
708-2344



**Board of County Commissioners
September 22, 2025
2:00 PM**

Item number: VII.c.

Ordinance Allowing Sale or Consumption of Alcoholic Beverages Before Noon on Sundays

Contact: Amber Brown, Assistant County Manager

Summary:

In 2017, the General Assembly passed the "Brunch Bill" (SL 2017-87 (S155) Section 4) which enacted a new statute authorizing cities and counties to adopt ordinances allowing the sale of alcoholic beverages beginning at 10:00 am on Sundays. For those localities that have not passed an ordinance allowing the expansion, which includes Stokes, state law prohibits the sale or consumption of alcoholic beverages before 12:00 noon on Sundays. Daniel Wilson, a local business-owner, has requested that the Board consider passing an ordinance permitting the extension to 10:00 am. Attached is the letter from Mr. Wilson detailing the request.

At their last regular meeting, the Board unanimously agreed to consider a draft ordinance for this provision at their meeting today. Attached is the Ordinance Allowing Sale or Consumption of Alcoholic Beverages Before Noon on Sundays. This will be considered the first introduction of the ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance Request	9/19/2025	Cover Memo
Draft Brunch Ordinance	9/19/2025	Ordinance

Formal Request to Pass Local Brunch Ordinance

Letter to the Stokes County Board of Commissioners

Stokes County Board of Commissioners

P.O. Box 20

Danbury, NC 27016

Dear Members of the Stokes County Board of Commissioners,

I am writing on behalf of The Big Creek Lodge, located in Westfield, NC, to respectfully request your consideration and support in passing a local ordinance permitting the sale of mixed beverages beginning at 10:00 AM on Sundays within Stokes County.

As you are aware, the State of North Carolina has enacted the “Brunch Bill,” which authorizes the sale of alcoholic beverages starting at 10:00 AM on Sundays. However, this expanded privilege requires approval through a local ordinance before it becomes effective for restaurants in our county. At present, establishments such as ours remain unable to accommodate guests seeking to enjoy brunch with a beverage prior to noon, despite the state’s recognition of evolving community standards and the positive impact such legislation has had across North Carolina.

The Big Creek Lodge, situated in Westfield, serves not only as a local restaurant but also as a destination for many overnight guests who frequent our property. Most notably, on Sundays, these visitors often wish to enjoy brunch before departing Stokes County to return to their homes. Unfortunately, the existing restriction prevents us from meeting their requests, as many leave the county before noon. This not only results in lost revenue for our business but also means the county forgoes valuable sales tax revenue that could be generated by these transactions.

Passing this ordinance would not only benefit local businesses such as ours, but it would also provide measurable advantages for Stokes County as a whole by increasing tax receipts, supporting tourism, and demonstrating that our community is responsive to the needs of both residents and visitors.

I respectfully urge the Board to act in favor of adopting this ordinance, aligning Stokes County with other progressive communities across the state that have already taken advantage of the opportunities presented by the “Brunch Bill.” Your support will directly

enhance the economic vitality of our region and offer our guests the hospitality they have come to expect.

Thank you for your time, consideration, and commitment to supporting local businesses and the broader Stokes County community. If you require additional information or would like to discuss this matter further, please do not hesitate to contact me.

Sincerely,

Daniel Wilson

Owner, The Big Creek Lodge

Westfield, NC

STOKES COUNTY
ORDINANCE ALLOWING FOR THE SALE OR CONSUMPTION OF
ALCOHOLIC
BEVERAGES BEFORE NOON ON SUNDAY MORNING

WHEREAS, The North Carolina General Assembly AMENDED NC.G.S. §18B-1004 entitled, "Hours for sale and consumption," which sets forth the allowed times for sale and consumption of alcoholic beverages; and

WHEREAS, section (c) of N.C.G.S. §18B-1004 provides it shall be unlawful to sell or consume alcoholic beverages on any licensed premises from the time at which sale or consumption must cease on Sunday morning until 12:00 Noon on that day; and

WHEREAS, as amended section (c) of G.S. §18B-1004, now reads, "Except as authorized pursuant to G.S. §18B-112(bl), G.S. §153A-145. 7 or G.S. §160A-205.3, it shall be unlawful to sell or consume alcoholic beverages on any licensed premises from the time at which sale or consumption must cease on Sunday morning until 12:00 noon on that day;" and

WHEREAS, Article 6 of Chapter 153A of the General Statutes was amended to add a new section, NC.G.S. §153A-145.7, entitled "Hours of certain alcohol sales," which now reads "In accordance with G.S. 18B-1004(c), a county may adopt an ordinance allowing for the sale of malt beverages, unfortified wine, fortified wine, and mixed beverages beginning at 10:00 A.M. on Sunday pursuant to the licensed premises' permit issued under G.S. §18B-1001;" and

WHEREAS, G.S. §153A-122, authorizes the board of commissioners to make any ordinance adopted pursuant to this Article applicable to any part of the county not within a city.

Now, therefore be it **ORDAINED** by the Board of Commissioners of Stokes County, under the authority of N.C.G.S. §153A-122 and NC.G.S. §153A-145.7 that it shall be lawful to sell or consume alcoholic beverages beginning at 10:00 A.M. on Sunday morning in any unincorporated areas within Stokes County pursuant to NC.G.S. §18B-1004(c) as authorized by the licensed premises' permit issued under N.C.G.S. § 18B-1001.

This ordinance is adopted and shall take effect on the 22nd day of September, 2025.

STOKES COUNTY BOARD OF COMMISSIONERS

ATTEST:

Keith Wood, Chairman

Olivia Jessup, Clerk to the Board