

CITY OF THOMASVILLE COUNCIL MEETING AGENDA
Monday, February 13, 2023 – 4:00 P.M.
7003 Ball Park Road, Thomasville, NC 27360
Mayor Raleigh York, Jr. ~ Mayor *Pro Tem* Wendy Sellars

1. Call to Order
2. Additions and Deletions to the Agenda
3. Recognitions and Presentations
 - A. Proclamation: Black History Month (February, 2023)
 - B. Proclamation: National Developmental Disability Awareness Month (March, 2023)
4. Public Forum –Please sign up in person to speak for two minutes on any topic. *The two-minute time limit will be enforced.*
5. Public Hearings
 - A. Request for Rezoning (Z-23-01)
Applicant: Stephanie Barber
Owner: Rhonda Murphy
Location: 107 Leonard St.
Parcel Number: 16078000D0011
Existing Zoning: R-6 High Density Residential
Requested Zoning: OI-CZ Office and Institutional
Conditional Use: Daycare

The Planning Board held a public hearing on January 31, 2023 and voted unanimously 6-0 in favor of this request because they found that:

- *The site already has structures and land that would be suitable for a daycare;*
- *It is consistent with the 2035 Comprehensive Plan;*
- *The proposed daycare would fit in better with the neighborhood and would be a safe area; and*
- *The rezoning is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.*

- B. Request for Rezoning (Z-23-02)
Applicant: TSH Acquisition, LLC
Owner: Scott Y. Curry, Executor under the Last Will and Testament of Elizabeth Clifton Myers (DC, NC File: 21-E-1809)
Location: 726 Lake Road
Parcel Number: 1633900000050
Existing Zoning: RA3 Rural Agricultural & R-10 Low Density Residential
Parcel Number: 1633900000087
Existing Zoning: M-1 Light Industrial District
Requested Zoning: R6-CZ High Density Residential
Conditions: Uses shall be limited to multi-family residential and permitted accessory uses.

Development Conditions: The maximum density shall be 442 units.

- Other Conditions:
- 1) The apartment buildings shall be limited to 3 stories and the town home buildings shall be limited to 2 stories;
 - 2) Dumpsters shall be screened;
 - 3) The recommended improvements found in the TIA submitted with the application shall be constructed by applicant; and
 - 4) Fencing is required around all storm ponds.

The Planning Board held a public hearing on January 31, 2023 and voted 4-2 in favor of this request because they found that:

- *Rezoning the property is the highest and best use of the property;*
- *This rezoning does not conflict with the adjacent properties in any way;*
- *The conditional use of the property keeps the area stable and protects the essential characteristics of the area; and*
- *The rezoning is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.*

C. “Generic” First Public Hearing – North Carolina Department of Commerce Community Development Block Grant Program

6. Regular Agenda for 02/13/23 – Discussion of Recreation Programming/Facilities
 - A. Facilities Planning, including Plant B Site and Master Plan Process Update
 - B. Finch Field Update/Programming
7. Consent Agenda on 02/20/23
 - A. Consideration of Approval of Minutes – Briefing Meeting on 01/09/23
 - B. Consideration of Approval of Minutes – Council Meeting on 01/17/23
8. Regular Agenda on 02/20/23
 - A. Consideration of General Fund Budget Amendment: Project Rabbit (2023-P8-01)
 - B. Consideration of CDBG Grant Project Ordinance – Project Rabbit
 - C. Consideration of CDBG Grant Project Ordinance – Project JT
 - D. Consideration of CDBG ARPA Grant Budget Amendment
9. Committee Reports and Appointments, Mayor’s Report and Appointments, City Manager’s Report, City Attorney’s Report
10. Closed Session on 2/13/23 - Personnel
11. Additional Items
12. Adjournment