

**CITY OF THOMASVILLE COUNCIL MEETING AGENDA**  
**Monday, February 20, 2023 – 6:00 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. Consent Agenda

- A. Consideration of Approval of Minutes – Briefing Meeting on 01/09/23
- B. Consideration of Approval of Minutes – Council Meeting on 01/17/23
- C. Consideration of General Fund Budget Amendment: Project Rabbit (2023-P8-01)
- D. Consideration of CDBG Grant Project Ordinance – Project Rabbit
- E. Consideration of CDBG Grant Project Ordinance – Project JT
- F. Consideration of ARPA Grant Budget Amendment

7. Committee Reports and Appointments, Mayor’s Report and Appointments, City Manager’s Report, City Attorney’s Report

8. Additional Items

9. Adjournment