

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

BLACK HISTORY MONTH PROCLAMATION

WHEREAS, Black History Month is the observance of a special period of time to recognize the achievements and contributions of African Americans to our city, state and nation; and

WHEREAS, This observance presents the special opportunity to become more knowledgeable about black heritage and to honor the many black leaders who have played a part in the progress of our county; and

WHEREAS, Such knowledge can strengthen the insight of all our citizens regarding the issues of human rights, the great strides that have been made in the crusade to eliminate the barriers of equality for minority groups, and the continuing struggle against racial discrimination and poverty; and

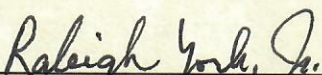
WHEREAS, As a result of their determination, hard work, intelligence, and perseverance, African Americans have achieved exceptional success in all aspects of society including business, education, politics, science, athletics and the arts; and

NOW, THEREFORE, BE IT PROCLAIMED that I, Raleigh York, Jr., Mayor of the City of Thomasville, North Carolina, do hereby proclaim February 2023 as

BLACK HISTORY MONTH

and encourage all citizens to participate in the educational and celebratory events honoring the contributions and accomplishments of African Americans.

Adopted this the 20th day of February, 2023.



Raleigh York, Jr., Mayor



~ PROCLAMATION ~ NATIONAL DEVELOPMENTAL DISABILITY AWARENESS MONTH

WHEREAS, The month of March has been designated as "National Developmental Disability Awareness Month" to celebrate and recognize people with developmental disabilities; and

WHEREAS, Disabilities are a natural part of the human experience and in no way diminish the right of individuals with disabilities to live independently, enjoy self-determination, make choices, contribute to society and experience fully in the economic, political, social, cultural and educational mainstream of American society; and

WHEREAS, Local employers and members of the community can play an essential role in enhancing the lives of people with developmental disabilities by providing necessary support services and understanding that people with developmental disabilities can engage in competitive work in inclusive settings; and

WHEREAS, The goals of this city, county and state include providing individuals with developmental disabilities the opportunities and support to:

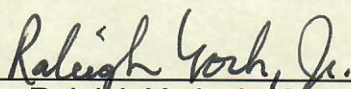
- make informed choices and decisions;
- live in homes and communities where such individuals can exercise their full rights and responsibilities as citizens;
- pursue meaningful and productive lives;
- contribute to their family, community, state and nation;
- have interdependent friendships and relationships with others; and
- achieve full inclusion in society.

NOW, THEREFORE, I, Raleigh York, Jr., Mayor of Thomasville, North Carolina, do hereby proclaim the month of March as

NATIONAL DEVELOPMENTAL DISABILITY AWARENESS MONTH.

This the 20th day of February, 2023.




Raleigh York, Jr., Mayor

To: Michael Brandt, City Manager
From: Chuck George, Planning Director
Date: February 1, 2023
Re: Public Safety Committee

The following item has been before the Board of Planning & Adjustment on Tuesday, January 31, 2023.

1. 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

A public hearing was conducted, and the board voted 6-0 to approve the request for the following reason:

- 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.
- Find that this 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.

2. 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 (Davidson County, NC File No. 21-E-1809)
Location: 726 Lake Rd
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
Condition: 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 this application shall be constructed by applicant.

A public hearing was conducted, and the board voted 4-2 to approve the request for the following reason:

- 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.

- Find that this 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.

Conditional Use Permit

- Amended the conditional use permit requiring a fence around all storm ponds.

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF THOMASVILLE, NORTH CAROLINA**

BE IT ORDAINED, that the Code of Ordinances of the City of Thomasville be amended in the following respects:

SECTION 1. That the Official Zoning Map of the City of Thomasville, North Carolina as set out in Appendix A (Zoning), Article IV (Establishment of Districts), Section 2 (Location and Boundaries of Districts) be amended by changing certain property from R-6 (High Density Residential) Zoning District to CZ-OI (Office and Institutional) Zoning District as shown on the attached map (Z-23-01).

SECTION 2. That this Ordinance shall become effective upon its adoption by the City Council of the City of Thomasville.

ADOPTED this the _____ day of _____, _____, by the City Council of the City of Thomasville.

Raleigh York, Jr., Mayor

ATTEST:

Wendy S. Martin, City Clerk



The Board of Planning and Adjustment of the City of Thomasville has approved
by a 6 to 0 vote the rezoning request (Z-23-01).

Applicant: Stephanie Barber

Owner: Rhonda Murphy

Location: 107 Leonard Street

Parcel Number: 16078000D0011

Existing Zoning: R-6 High Density Residential

Proposed Zoning: OI – Office and Institutional

11/3/23

Date

Jane Hill

Jane Hill, Chairperson

MOTION TO REZONE INCLUDING NCGS 160D-604(d); -605(a); -701 LANGUAGE

I move to rezone the property from R-6 to OI - C2
for the following reasons:

1 - The site already has structures and land that would be suitable for a daycare.

2 - It is consistent with the 2035 Comprehensive Plan.

3 - The proposed daycare would fit in better with the neighborhood and would
be a safe area.

Further, I move that the City Council find that this 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.

MOTION TO DENY INCLUDING NCGS 160D-604(d); -605(a); -701 LANGUAGE

I move to deny the rezoning of the property from _____ to _____
_____ for the following reasons:

Further, I move that the City Council find that this rezoning is unreasonable and not in the public interest due to its inconsistency with the comprehensive plan and, as a result, is a hindrance to the goals and objectives of the comprehensive plan.

City of Thomasville
Rezoning Case # Z-23-01
Staff Report: Chuck George, Planning Director

Applicant: Stephanie Barber

Owner: Rhonda Murphy

Location: 107 Leonard Street

Tax Parcel ID Number: 16078000D0011

Existing Zoning: R-6 High Density Residential

Proposed Zoning: OI-CZ Office & Institutional Conditional Zoning

Conditional Use: Daycare

The current zoning is R-6 High density residential district – This district is defined as medium to high density residential areas where single-family and multifamily dwellings are commingled and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

The proposed zoning is OI-CZ office and institutional conditional zoning district except that a conditional zoning permit is required as a prerequisite to any use or development, as provided for in this ordinance. This district defined as certain land areas with structures that provide office space for professional services and certain institutional functions; and residential accommodations, usually medium or high density. The district normally small and may include older homes undergoing conversion. The district usually situated between business and residential districts, and the regulations are designed to permit the development of the enumerated functions and still protect and be compatible with nearby residential districts.

Site Information

Size of Parcel	Approx. 2.25 Acres		
Existing Land Use	R-6 High Density Residential		
Proposed Land Use	OICZ Office and Institutional Condition Zone		
Surrounding Property Zoning and Use	Direction	Zoning	Use
	N	R-8	Residential
	E	OI-CU	School
	S	R-6	Residential
	W	R-6	Cemetery
General Site Information	Community Center/Modular with pave parking		
Historic Properties	NA		

History of Cases:

Z-20-11 Rezoned from O-I Office Institutional to R-6 High Density Residential.
Approved 12-21-20

Compatibility with Adopted Plans

The 2035 Land Development Plan indicates the areas that have not identified for development or redevelopment are suitable for infill development that is consistent with the existing surrounding land uses. Development or redevelopment in these areas should not be discouraged, and as land development market changes occur, this plan should be updated to reflect the changing conditions.

Staff Comment

The 2.25 acres currently contain a brick building and a modular unit. The main building's last use was as a daycare until closing the center in August 2019. On December 21, 2020, the City Council approved R-6 zoning to allow the facility to be used as a family care home, which did not transpire. Now the new tenant wants to use the facility as a daycare. The request is consistent with the 2035 Comprehensive Plan and is compatible with the existing development contiguous to the community center.

Attachments

- Application
- Legal description
- Site map
- Zoning map
- Davidson County GIS, Aerial
- 2035 Land use map
- Table of permitted uses
- Consistency statement to approve or deny request

Public Notice

<i>Notification</i>	<i>Zoning Board</i>	<i>City Council</i>
Public Hearing Notice	1/20/23 & 1/26/23	2/9/23 & 2/16/23
Property Posted	1/20/23	2/01/23
Notification Letter Sent	1/20/23	2/3/20/23

Zoning Board Recommendation

A public hearing was conducted, and the board voted 6-0 to approve the request for the following reason:

- 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.
- The planning Board find that this 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.

CITY OF THOMASVILLE

Planning & Zoning Department

PO BOX 368 • THOMASVILLE, NC 27360 • (336) 475-4255

APPLICATION FOR REZONING

File No. 2-23-01 Date 12-22-22
Applicant Stephanie Barber Phone 336-479-9837
Applicant's Address 1255 Boones Cove Rd
Property Owner Rhonda Murphy Phone 336-880-0695
Property Owner's Address 3965 Shannon Drive Trinity NC
Existing Zoning RL Requested Zoning OF-CZ

Address or Location of Property to be Rezoned 107 Leonard St #A
Thomasville NC 27360

Description of Property Childcare

Fee Received \$ 500 Map No 16078000 D0011
(PLEASE MAKE CHECK PAYABLE TO "CITY OF THOMASVILLE")

Applicant's Signature Stephanie Barber

Planning Board Hearing Date 1-31-23

Planning Board Action Approved 4-2

City Council Hearing Date 2-20-23

City Council Action _____

Approved Denied Map Amended

Signed _____
Secretary to Planning Board

APPLICATION FOR CONDITIONAL USE PERMIT

File No. Z-23-01 Date 12-22-22

Applicant Stephanie Barber Phone 336-479-9837

Address 107 Leonard Street

Property Owner Stephanie Barber Phone 336-479-9837

Address 1255 Booner Cave Rd.

Existing Zone R-6 Requested Zone OICZ

Location and Description of Property in Question _____

The following conditions are hereby agreed to by the property owner requesting conditional use zoning of the above property:

Permitted Uses to be Included: Daycare

Permitted Uses to be Excluded: _____

Development Conditions: _____

Other Conditions: _____

Planning Board Hearing Date _____

Planning Board Action _____

City Council Public Hearing Date _____

City Council Action _____

☐ APPROVED

☐ DENIED

PLANNING DEPARTMENT

Signed _____

Secretary to Planning Board

BK 1020PG0684

BEGINNING at a new iron pipe in the southern margin of Leonard Street, the northeast corner of Lot 2 of the "Final Plat of Old School Subdivision, Section 1" recorded in Plat Book 24 at Page 20 of the Davidson County Registry; thence along the southern margin of Leonard Street North 69 deg. 17 min. 38 sec. East 90.00 feet to a new iron pin, a corner with Lot 3 of the Final Plat of Old School Subdivision; thence with a curve to the left having a radius of 20 feet and a length of 31.42 feet, a chord bearing of South 24 deg. 17 min. 38 sec. West and a chord distance of 28.28 feet to an iron pin; thence continuing South 20 deg. 42 min. 22 sec. East 90.00 feet to a new iron pipe, a corner with Lot 3 of the Final Plat of Old School Subdivision, Section 1, Plat Book 24 at Page 20 of the Guilford County Registry; thence continuing along the line of Lot 3 and Lot 4 of the Final Plat of Old School Subdivision North 69 deg. 17 min. 36 sec. East 110.00 feet to a new iron pipe, the southeast corner of Lot 4 of the Final Plat of Old School Subdivision; thence South 14 deg. 49 min. 27 sec. East 313.38 feet to a new iron pipe; thence South 69 deg. 23 min. 36 sec. West 246.41 feet to an existing iron pipe; thence North 29 deg. 52 min. 00 sec. West 429.28 feet to a new iron pipe, the southwest corner of Lot No. 1 of the Final Plat of Old School Subdivision, Section 1; thence along the southeast margin of Lot 1 of the Final Plat of Old School Subdivision, Section 1, North 69 deg. 17 min. 38 sec. East 165.05 feet to a new iron pipe, the southeast corner of Lot No. 2 of the Final Plat of Old School Subdivision, Section 1; thence along the eastern line of Lot No. 2, North 20 deg. 42 min. 22 sec. West 85.00 feet to a new iron pipe; thence with a curve to the left having a radius of 20 feet and a length of 31.42 feet, a chord bearing of North 65 deg. 42 min. 22 sec. West and a chord distance of 28.28 feet to a new iron pipe in the southern margin of Leonard Street, the point and place of the **BEGINNING**, and being all of that property designated as "Area Reserved for Future R/W" and "Future Development" on the Final Plat of Old School Subdivision, Section 1, as shown of map or plat thereof recorded in Plat Book 24 at Page 20 of the Guilford County Registry.

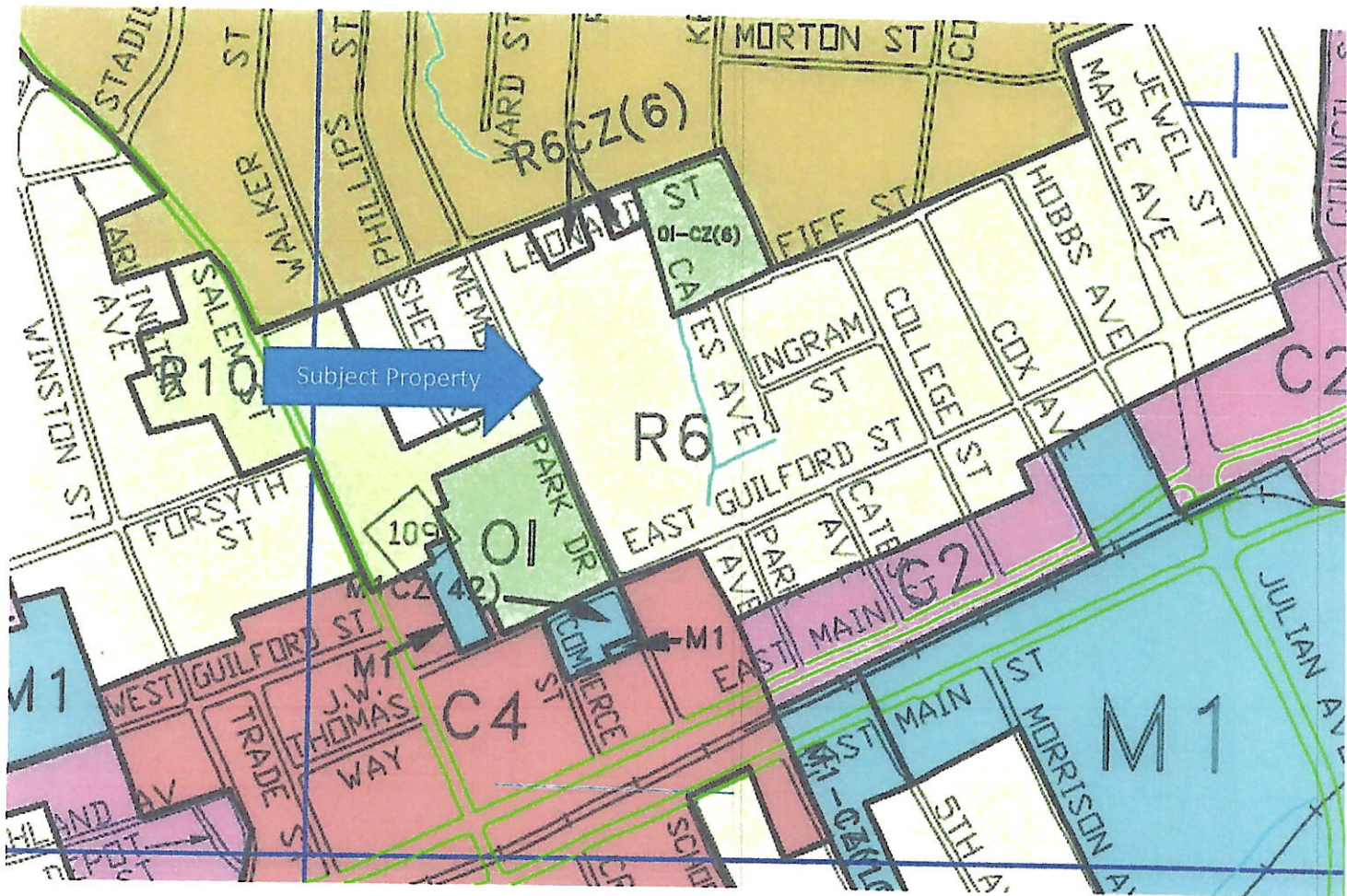
Subject to an easement and right of way for ingress, egress and regress for the benefit of Lots 2 and 3 only of the Final Plat of Old School Subdivision, Section 1" recorded in Plat Book 24 at Page 20 of the Davidson County Registry as follows:

BEGINNING at a new iron pipe in the southern margin of Leonard Street, the northeast corner of Lot 2 of the "Final Plat of Old School Subdivision, Section 1" recorded in Plat Book 24 at Page 20 of the Davidson County Registry; thence along the southern margin of Leonard Street North 69 deg. 17 min. 38 sec. East 90.00 feet to a new iron pin, a corner with Lot 3 of the Final Plat of Old School Subdivision; thence with a curve to the left having a radius of 20 feet and a length of 31.42 feet, a chord bearing of South 24 deg. 17 min. 38 sec. West and a chord distance of 28.28 feet to an iron pin; thence continuing South 20 deg. 42 min. 22 sec. East 90.00 feet to a new iron pipe, a corner with Lot 3 of the Final Plat of Old School Subdivision, Section 1, Plat Book 24 at Page 20 of the Guilford County Registry; thence South 75 degrees 00 minutes 16 seconds West 50.25 feet to a new iron pipe, a corner of Lot 2; thence along the eastern line of Lot No. 2, North 20 deg. 42 min. 22 sec. West 85.00 feet to a new iron pipe; thence with a curve to the left having a radius of 20 feet and a length of 31.42 feet, a chord bearing of North 65 deg. 42 min. 22 sec. West and a chord distance of 28.28 feet to a new iron pipe in the southern margin of Leonard Street, the point and place of the **BEGINNING**, and being all of that property designated as "Area Reserved for Future R/W" on the Final Plat of Old School Subdivision, Section 1, as shown of map or plat thereof recorded in Plat Book 24 at Page 20 of the Guilford County Registry.

BK 1020PG0685

The property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the property continues to be used for the same of similar purpose for which financial assistance was extended or for so long as the purchaser owns it, whichever is longer.

107 Leonard Street
Zoning R-6 High Density Residential

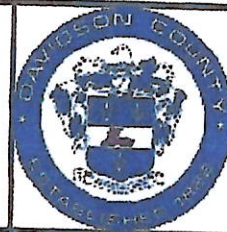


Zoning Map colors index:

Brown – R-6 High Density Residential
Orange – R-8 Medium Density Residential
Yellow – R-10 Low Density Residential
Dark Orange – R-10M Mobile Home Park
Light Green – O-I Office and Institutional
Pink – C-2 Highway Commercial District
Red – C-4 Central Commercial District
Light Blue – M-1 Light Industrial District
Purple – M-2 Heavy Industrial District



Davidson County GIS



Parcel Number :	16078000D0011	Land Units:	2.05 AC
Pin Id :	6777-02-99-9912	Deed Book:	1020 Pg: 0683
Owner :	THOMASVILLE COMMUNITY CENTER INC P O BOX 2629 THOMASVILLE NC 27361-0000	Deed Date:	01/01/1997
Property Address:	107 LEONARD ST	Account Number:	9030809
Township:	16	Exempt Code:	
Building Value:	\$404,050	Other Building Value:	\$11,910



City of Thomasville Land Development Plan

DEVELOPMENT & RE-DEVELOPMENT AREAS



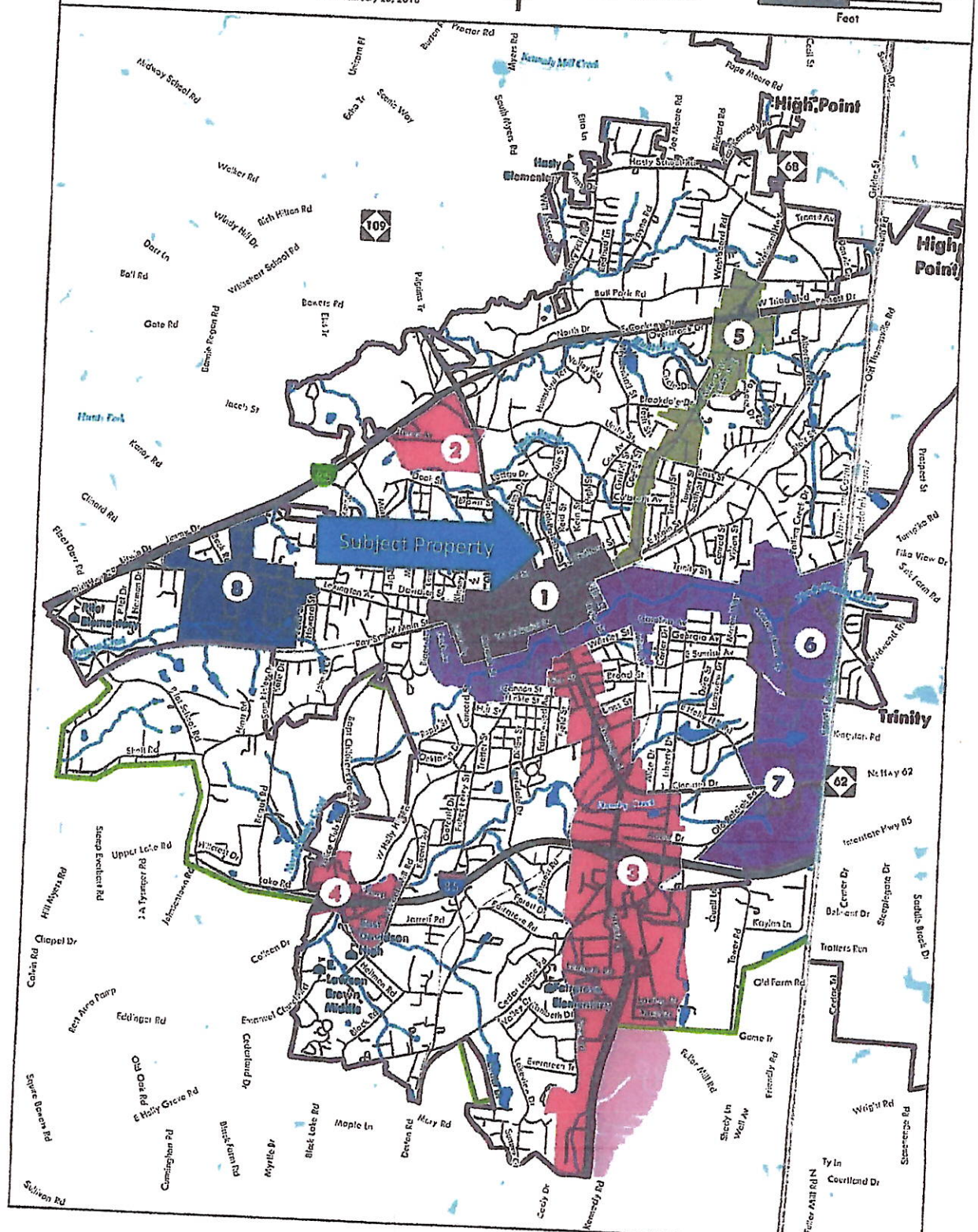
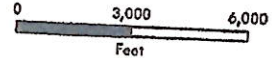
- Highway
- Road
- Railroad
- Stream
- Municipal Limits
- ETJ Boundary
- County Boundary
- Downtown Business District
- Commercial & Mixed-use
- National Highway Commercial Corridor
- Industrial
- Medical & Mixed-use



Mapping provided by the
Piedmont Triad Regional Council
Planning Department
Date: February 20, 2018



1 inch = 3,000 feet



MOTION TO REZONE INCLUDING NCGS 160-383 LANGUAGE

I move to rezone the property from _____ to _____
for the following reasons:

1. _____

2. _____
_____ and
3. _____

Further, I move that the City Council find that this 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.

MOTION TO DENY THE REZONING INCLUDING NCGS 160-383 LANGUAGE

I move to deny the rezoning of the property from _____ to _____
_____ for the following reasons:

1. _____

2. _____
_____ and
3. _____

Further, I move that the City Council find that this rezoning is unreasonable and not in the public interest due to its inconsistency with the comprehensive plan and, as a result, is a hindrance to the goals and objectives of the comprehensive plan.

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF THOMASVILLE, NORTH CAROLINA**

BE IT ORDAINED, that the Code of Ordinances of the City of Thomasville be amended in the following respects:

SECTION 1. That the Official Zoning Map of the City of Thomasville, North Carolina as set out in Appendix A (Zoning), Article IV (Establishment of Districts), Section 2 (Location and Boundaries of Districts) be amended by changing certain property from RA3 (Rural Agricultural), R-10 (Low Density Residential), and M-1 (Light Industrial) Zoning District to CZ-R6 (High Density Residential) Zoning District as shown on the attached map (Z-23-02).

SECTION 2. That this Ordinance shall become effective upon its adoption by the City Council of the City of Thomasville.

ADOPTED this the _____ day of _____, _____, by the City Council of the City of Thomasville.

Raleigh York, Jr., Mayor

ATTEST:

Wendy S. Martin, City Clerk



The Board of Planning and Adjustment of the City of Thomasville has approved
by a 4 to 2 vote the rezoning request (Z-23-02).

Applicant: TSH Acquisition, LLC

Owner: Scott Y. Curry, Executor under the Last Will and Testament of
Elizabeth Clifton Myers (Davidson County, NC File No. 21-E-1809)

Location: 726 Lake Road

Parcel Number: 16339000000050

Existing Zoning: R-10, RA3 Rural Agricultural District

Parcel Number: 16339000000087

Existing Zoning: M-1 Light Industrial District

Requested Zoning: R6-CU High Density Residential

Condition: 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 this application
shall be constructed by applicant.

11/31/23
Date

Jane Hill
Jane Hill, Chairperson

MOTION TO REZONE INCLUDING NCGS 160D-604(d); -605(a); -701 LANGUAGE

I move to rezone the property from R-10, RA3, & M-1 to R6-CU
for the following reasons:

- 1 - Rezoning the property is the highest and best use of the property.
- 2 - This rezoning does not conflict with the adjacent properties in any way.
- 3 - The conditional use of the property keeps the area stable and protects the
essential characteristics of the area.

Further, I move that the City Council find that this 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.

Conditional Use Amendment

** Require a fence around all storm ponds.*

MOTION TO DENY INCLUDING NCGS 160D-604(d); -605(a); -701 LANGUAGE

I move to deny the rezoning of the property from _____ to _____
_____ for the following reasons:

Further, I move that the City Council find that this rezoning is unreasonable and not in the public interest due to its inconsistency with the comprehensive plan and, as a result, is a hindrance to the goals and objectives of the comprehensive plan.

City of Thomasville
Rezoning Case # Z-23-02
Staff Report: Chuck George, Planning Director

Applicant: TSH Acquisition, LLC

Owner: Scott Y. Curry, Executor under the Last Will and Testament of Elizabeth Clifton Myers (Davidson County, NC File No. 21-E-1809)

Location: 726 Lake Rd

Parcel Number: 1633900000050

Existing Zoning: RA3 Rural Agricultural District & R-10 Low Density Residential

Parcel Number: 1633900000087

Existing Zoning: M-1 Light Industrial District

Requested Zoning: R6-CZ High Density Residential

Condition: 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 this application shall be constructed by applicant.

Requested Zoning District Characteristics:

The current zoning is RA3 Rural Agricultural District Highway Commercial District, R-10 Low Density Residential, and M-1 Light Industrial District

RA-3 Rural Agricultural District - The intent of these Rural Agricultural Districts is to provide for rural non-farm and farm operations, where soil types, topography, lot size and related factors are appropriate. Long term solutions to sanitary sewage disposal shall be individual septic tanks or equivalent methods. The mix of uses shall recognize that agricultural is an important land use in these districts. Mobile homes are permitted as single family dwellings on individual lots, subject to varying location controls.

R-10 Low Density District - This district is defined as low density residential areas of mostly single-family dwellings plus open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

M-1 Light Industrial District - This district is defined as certain areas more suited for industrial use than residential use, but situated where residential development, or prospective development, is in close proximity on one or more sides of the district. The uses which are permitted in this district are those characterized by low traffic density, low land coverage, and absence of objectionable external effects. Large setbacks are required in this district and landscaping in keeping with residential areas encouraged.

The proposed zoning is R-6 CZ Conditional Zoning High Density Residential - This district is identical to the R-6 high density residential district except that a conditional zoning permit is required as a prerequisite to any use or development. This district is defined as medium to high density residential areas where single-family and multifamily dwellings are commingled and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and

prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

Site Information

Size of Parcel	54.626 AC		
Existing Land Use	RA-3, R-10, & M-1		
Proposed Land Use	Conditional Zoning High Density Residential		
Surrounding Property Zoning and Use	Direction	Zoning	Use
	N	R-10 & C-2	Residential/Commercial
	E	R-10 & M-1	Residential/Commercial
	S	RA-3	Residential
	W	RA-3	Residential
General Site Information	The property is wooded with a perennial stream, North Hamby Creek, and a residential home.		
Historic Properties	NA		

Compatibility with Adopted Plans

The 2035 Land Development Plan indicates the areas that have not been identified for development or redevelopment are suitable for infill development that is consistent with the existing surrounding land uses. Development or redevelopment in these areas should not be discouraged, and as land development market changes occur, this plan should be updated to reflect the changing conditions.

Staff Comment

The site is wooded with North Hamby Creek, a perennial stream, and a residential home. The parcel was annexed into the City in December of 2022, and City Council closed the old abandoned Lake Road in January 2023. The use is limited to multi-family residential and permitted accessory uses. The maximum density is limited to 442 units (312 Apartment Units and 130 Townhome Units). The apartment buildings are limited to 3 stories, and the townhome buildings are limited to 2 stories—dumpster to be screened.

The NCDOT has reviewed the Traffic Impact Analysis (TIA) and requires the following improvement:

Lake Road and Site Access A

- Construct a westbound left turn lane with 75' of storage and the appropriate taper.

Lake Road and Site B

- Construct a lake Road westbound left turn lane with 75' of storage and the appropriate taper. Construct an eastbound right turn lane with 50' of storage and the appropriate taper.

Lake Road and West Holly Hill Road/ Baptist Children's Home Road

- Modify the signal to provide protected left phase on northbound Lake Road.

Attachments

- Application
- Legal description
- Survey map
- Site maps
- DC GIS map
- Zoning map
- 2035 Land use map
- Table of area, yard, and height requirements
- Consistency statement to approve or deny request

Public Notice

<i>Notification</i>	<i>Zoning Board</i>	<i>City Council</i>
Public Hearing Notice	1/20/23 & 1/26/23	2/9/23 & 2/16/23
Property Posted	1/20/23	2/01/23
Notification Letter Sent	1/20/23	2/3/2023

Zoning Board Recommendation

A public hearing was conducted, and the board voted 4-2 to approve the request for the following reason:

- 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.
- The planning Board find that this 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.

Conditional Use Permit

- Amended the conditional use permit requiring a fence around all storm ponds.

CITY OF THOMASVILLE

Planning & Zoning Department

PO BOX 368 • THOMASVILLE, NC 27360 • (336) 475-4255

APPLICATION FOR REZONING

File No. 2-23-02 Date 12/29/2022

Applicant TSH Acquisition, LLC Phone (336) 609-5136

Applicant's Address 804 Green Valley Road, Suite 200, Greensboro, NC 27408

Property Owner Scott Y. Curry, Executor under the Last Will and Testament of Elizabeth Clifton Myers (Davidson County NC Estate File No. 21-E-1809) Phone (336) 248-2304

Property Owner's Address 212 N. State Street, Lexington, NC 27292

Existing Zoning RA3 (Parcel ID 1633900000050) and M-1 (Parcel ID 1633900000087) Requested Zoning R6-CU

Address or Location of Property to be Rezoned 726 Lake Road, Thomasville, NC

Description of Property Davidson County Parcel Number 1633900000050 (Pin Id 6776-01-07-8655) and Davidson County Parcel Number 1633900000087 (Pin Id 6776-01-27-5818).

Fee Received \$ 500 Map No. _____

(PLEASE MAKE CHECK PAYABLE TO "CITY OF THOMASVILLE")

Applicant's Signature Manager! Tom S. Holderby by [Signature] Attorney Jennifer N. Fountain

Planning Board Hearing Date 1-31-23

Planning Board Action Approved 4-2

City Council Hearing Date 2-20-23

City Council Action _____

Approved Denied Map Amended

Signed _____
Secretary to Planning Board

APPLICATION FOR CONDITIONAL USE PERMIT

File No. 2-23-02 Date 12/28/2022

Applicant TSH Acquisition, LLC Phone (336) 609-5136

Address 804 Green Valley Road, Suite 200, Greensboro, NC 27408

Property Owner Scott Y. Curry, Executor under the Last Will and Testament of Elizabeth Clifton Myers (Davidson County, NC File No. 21-E-1809) Phone (336) 248-2304

Address 212 N. State Street, Lexington, NC 27292

Existing Zone RA3 (Parcel ID 1633900000050) and M-1 (Parcel ID 1633900000087) Requested Zone R-6 CU

Location and Description of Property in Question Davidson County Parcel Number 1633900000050 (Pin Id: 6776-01-07-8655) and Davidson County Parcel Number 1633900000087 (Pin Id 6776-01-27-5818).

The following conditions are hereby agreed to by the property owner requesting conditional use zoning of the above property:

Permitted Uses to be Included: Uses shall be limited to multi-family residential and permitted accessory uses.

Permitted Uses to be Excluded: _____

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 this application shall be constructed by applicant.

Planning Board Hearing Date 1-31-23

Planning Board Action Approved 4-2. Amended the conditional use permit requiring a fence around all 8 turn ponds.

City Council Public Hearing Date 2-20-23

City Council Action _____

☐ APPROVED

☐ DENIED

PLANNING DEPARTMENT

Signed _____
Secretary to Planning Board

SURVEYED LEGAL DESCRIPTION

BEGINNING AT A 2½" EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF LAKE ROAD, SAID PIPE WITH THE NORTH CAROLINA GRID COORDINATES N: 768,120.59, E: 1,672,222.18 AND SAID PIPE BEING A COMMON CORNER WITH THE G&S HOSPITALITY INC PROPERTY; THENCE WITH THE G&S HOSPITALITY PROPERTY S 86°58'06" E FOR A DISTANCE OF 322.99 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING A COMMON CORNER WITH THE HCP DG LLC KAR TRUST DG LLC PROPERTY; THENCE WITH THE AFOREMENTIONED PROPERTY S 04°30'11" W FOR A DISTANCE OF 151.26 FEET TO A POINT; THENCE S 04°30'11" W FOR A DISTANCE OF 87.66 FEET TO A ¾" EXISTING IRON REBAR, SAID REBAR BEING IN THE NORTHERN MARGIN OF INTERSTATE 85; THENCE WITH THE RIGHT OF WAY OF INTERSTATE 85 S 64°41'23" W FOR A DISTANCE OF 22.63 FEET TO A ¾" EXISTING IRON REBAR; THENCE S 64° 45' 19" W FOR A DISTANCE OF 93.16 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE S 65°59'02" W FOR A DISTANCE OF 192.72 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1547.73 FEET AND A CHORD BEARING OF S 70°12'53" W FOR A DISTANCE OF 94.32 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE S 74°44'42" W FOR A DISTANCE OF 370.93 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE S 73°40'26" W FOR A DISTANCE OF 879.05 TO AN EXISTING CONCRETE MONUMENT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23068.23 FEET AND A CHORD BEARING OF S 70°46'50" W FOR A DISTANCE OF 1436.56 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE S 67°38'47" W FOR A DISTANCE OF 365.89 FEET TO A ¾" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE BRENDA H. WATERHOUSE PROPERTY; THENCE WITH THE WATERHOUSE PROPERTY N 37°55'52" W FOR A DISTANCE OF 345.40 FEET TO AN EXISTING RED OAK; THENCE N 15° 26' 58" W FOR A DISTANCE OF 78.71 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING A COMMON CORNER WITH THE JERRY J. & MARTHA B. DOBY PROPERTY; THENCE WITH THE DOBY PROPERTY N 39° 14' 46" E FOR A DISTANCE OF 1321.18 FEET TO A DECAYED STUMP; THENCE N 51°56'22" W FOR A DISTANCE OF 473.58 FEET TO A POINT, SAID POINT IN THE CENTERLINE OF LAKE ROAD; THENCE WITH THE CENTERLINE OF LAKE ROAD S 64°28'27" E FOR A DISTANCE OF 179.12 FEET TO A POINT; THENCE S 65°16'47" E FOR A DISTANCE OF 103.60 FEET TO A POINT; THENCE S 66°24'24" E FOR A DISTANCE OF 38.91 FEET TO A POINT; THENCE S 72°09'31" E FOR A DISTANCE OF 147.03 FEET TO A POINT; THENCE S 80°21'01" E FOR A DISTANCE OF 98.25 FEET TO A POINT; THENCE S 81°32'57" E FOR A DISTANCE OF 1080.10 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF LAKE ROAD S 07°29'18" W FOR A DISTANCE OF 25.64 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE S 15° 49' 13" W FOR A DISTANCE OF 36.34 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING IN THE SOUTHERN RIGHT OF WAY OF LAKE ROAD; THENCE WITH THE RIGHT OF WAY OF LAKE ROAD S 81°58'24" E FOR A DISTANCE OF 200.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1492.39 FEET AND A CHORD BEARING OF N 84°20'40" E FOR A DISTANCE OF 728.82 FEET TO A POINT; THENCE N 70°12'40" E FOR A DISTANCE OF 239.83 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 54.59 ACRES MORE OR LESS.

TO: -HUNTERS BRIDGE OF THOMASVILLE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
-INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS (LAND TITLE SURVEYS), JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 10A, 10B, 11, 12, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A THEREOF. THE

- 9) NOT APPLICABLE, THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES LOCATED ON SUBJECT PROPERTY.
- 10) NOT APPLICABLE, THERE ARE NO PARTY WALLS ON SUBJECT PROPERTY OR ADJOINING SUBJECT PROPERTY.
- 12) NOT APPLICABLE, SUBJECT PROPERTY IS NOT CHBLM MANAGED LANDS.

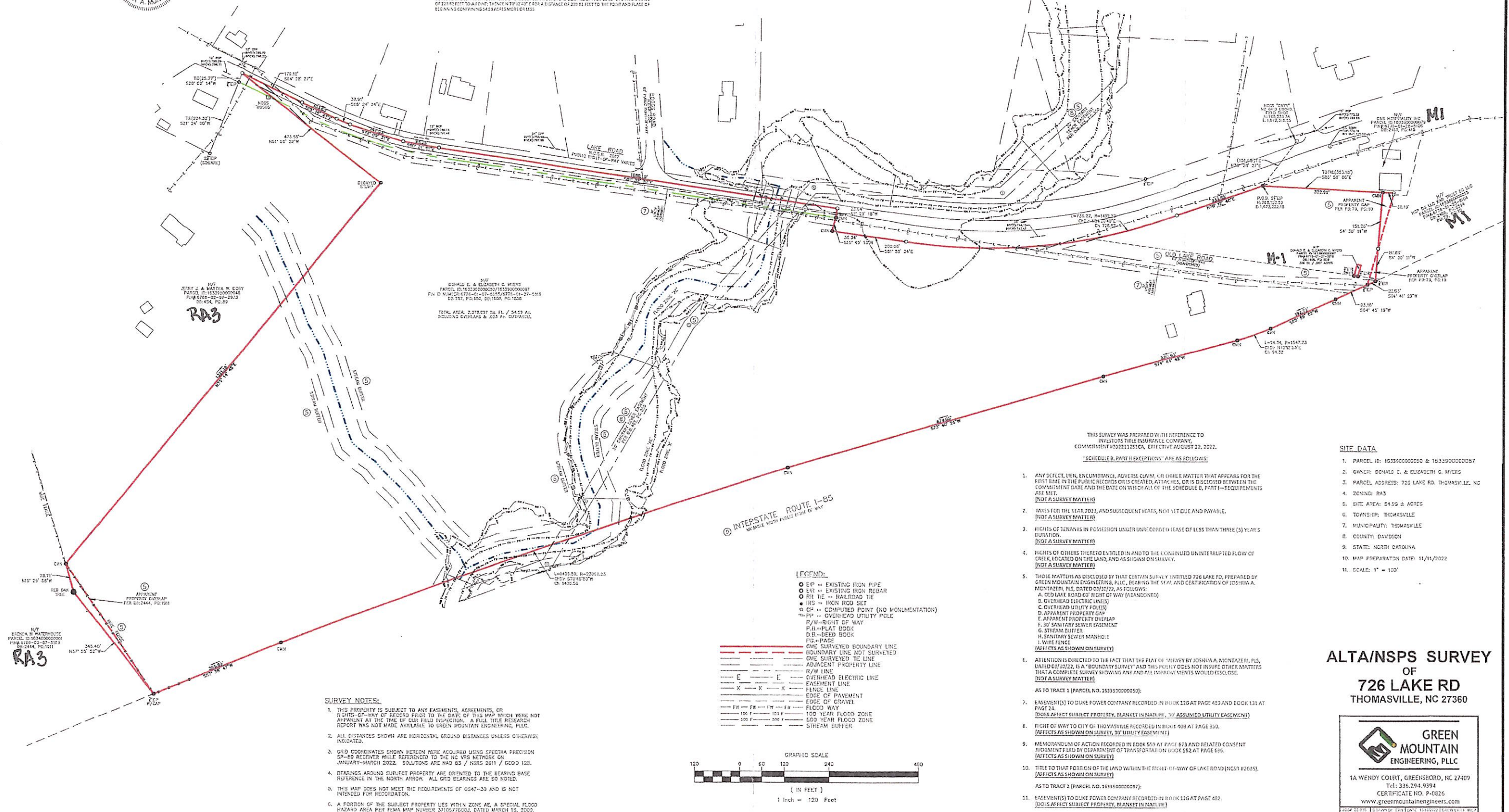
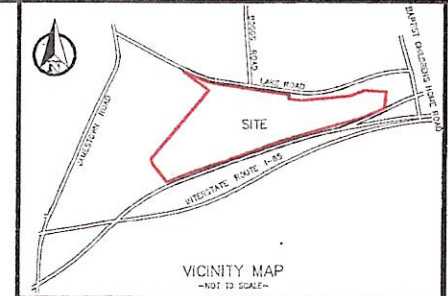
DATE OF FLAT OR MAP: 11-11-2022


JOSHUA.MONTAZERI, PLS L-4761

GREEN MOUNTAIN ENGINEERING, PLLC
1-A WENDY CT.
GREENSBORO, NC 27409
TEL: 336-294-9394

[illegible]

NC GRID
NAD 83 (NSRS2011)



PARCEL INFORMATION
1. PARCEL ID: 1633000000000
2. PARCEL ADDRESS: 726 LAKE ROAD, THOMASVILLE NC
3. DEED REFERENCE: BOOK 0757, PAGE 0650
4. PLAT BOOK/PAGE: NONE AVAILABLE
5. SITE AREA: ±54.626 AC
6. CURRENT ZONING: RA3
7. PROPOSED ZONING: R-8 CU
7.1. ANNEXATION AND REZONING REQUIRED
8. CURRENT LAND USE: UNDEVELOPED
9. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF LOTS: 1
12. PROPOSED NUMBER OF UNITS: 442
12.1. DENSITY: 442/±180 DU/ACRE
(DU = DWELLING UNITS)

OWNER INFORMATION
MYERS, DONALD E. & ELIZABETH C
325 RYLAND AVE.
WINSTON-SALEM, NC 27104-4021
PHONE:

SURVEY INFORMATION
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY GREEN MOUNTAIN ENGINEERING, PLLC. FIELD DATA COLLECTED JULY-AUGUST, 2022

DIMENSIONAL REQUIREMENTS
1. MINIMUM LOT SIZE: 9,000 SF FOR FIRST TWO UNITS PLUS
2. 2,500 SF/UNIT FOR EACH UNIT EXCEEDING 2
2.1. MAXIMUM ALLOWABLE NUMBER OF UNITS: (2,379,508 SF ÷ 9,000)/2500 + 2 = 950 UNITS
3. MINIMUM FRONTAGE: 75'
4. STREET (FRONT) SETBACK: 25'
5. STREET (SIDE) SETBACK: (25') (ASSUMED)
6. SIDE SETBACK: 10'
7. REAR SETBACK: 25'
8. MAXIMUM BUILDING HEIGHT: 56'

WATERSHED
DESIGNATED WATERSHED: NORTH HAMBY CREEK, YADKIN PEE DEE RIVER BASIN

SURFACE WATER CLASSIFICATIONS
STREAM NAME: NORTH HAMBY CREEK

FLOODPLAIN
PROJECT SITE FEATURES A AE / FLOODWAY PER FDMA 37106776001, EFFECTIVE DATE: 3/15/2009

SOIL TYPE
PHD-POINDEXTER-WYNOTT COMPLEX, 8 TO 15 PERCENT SLOPES
PHB-POINDEXTER-WYNOTT COMPLEX, 2 TO 8 PERCENT SLOPES

DENSITY AND BUILT UPON AREA
PROPOSED:
442 UNITS (312 APARTMENT UNITS AND 130 TOWNHOME UNITS)
LOTS: 1
ROADWAY/PARKING: ± SF
SIDEWALKS/POOL/DECK: ± SF
BUILDINGS/STRUCTURES:
TOTAL: ± SF (± AC)
PERCENTAGE OF BUA: %

INFRASTRUCTURE

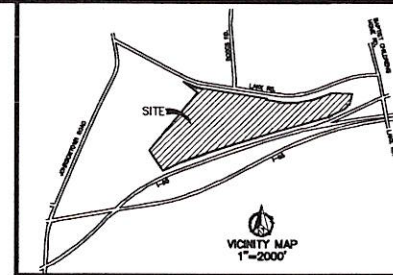
WATER: PUBLIC, THOMASVILLE
SEWER: PUBLIC, THOMASVILLE
ROADWAYS: PRIVATE DRIVES

PARKING

REQUIRED: 2 SPACES/UNIT =
-APARTMENTS: 312 UNITS => 624 PARKING SPACES REQUIRED
-TOWNHOMES: 130 UNITS => 260 PARKING SPACES REQUIRED

PROVIDED:
-APARTMENTS: 634 SPACES, INCLUDING 30 "VAN-ACCESSIBLE" SPACES
-TOWNHOMES: 302 SPACES, INCLUDING 26 "VAN-ACCESSIBLE" SPACES

SCALE: 1" = 100'



GREEN MOUNTAIN ENGINEERING, PLLC
1A WENDY CT.
GREENSBORO, NC 27409
Tel: 336.794.9394
CERTIFICATE #P-0526
www.greenmountainengineers.com

SEALS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

APPLICANT/DEVELOPER

TSH Acquisition, LLC
c/o Thomas S. Holderby
1601 Highway 101
Winston-Salem, NC 27157
Phone: 336.462.0000
email: tom@tshacquisition.com

OWNER:

Myers, Donald E. and Elizabeth C.
212 N State Street
Lenoir, NC 27522
Rep Scott T. Curry, Esq.; 21-6-1809
Phone:

WEDDINGTON of THOMASVILLE
726 LAKE RD
THOMASVILLE, NC 27360

STATE: NORTH CAROLINA
COUNTY: DAVIDSON

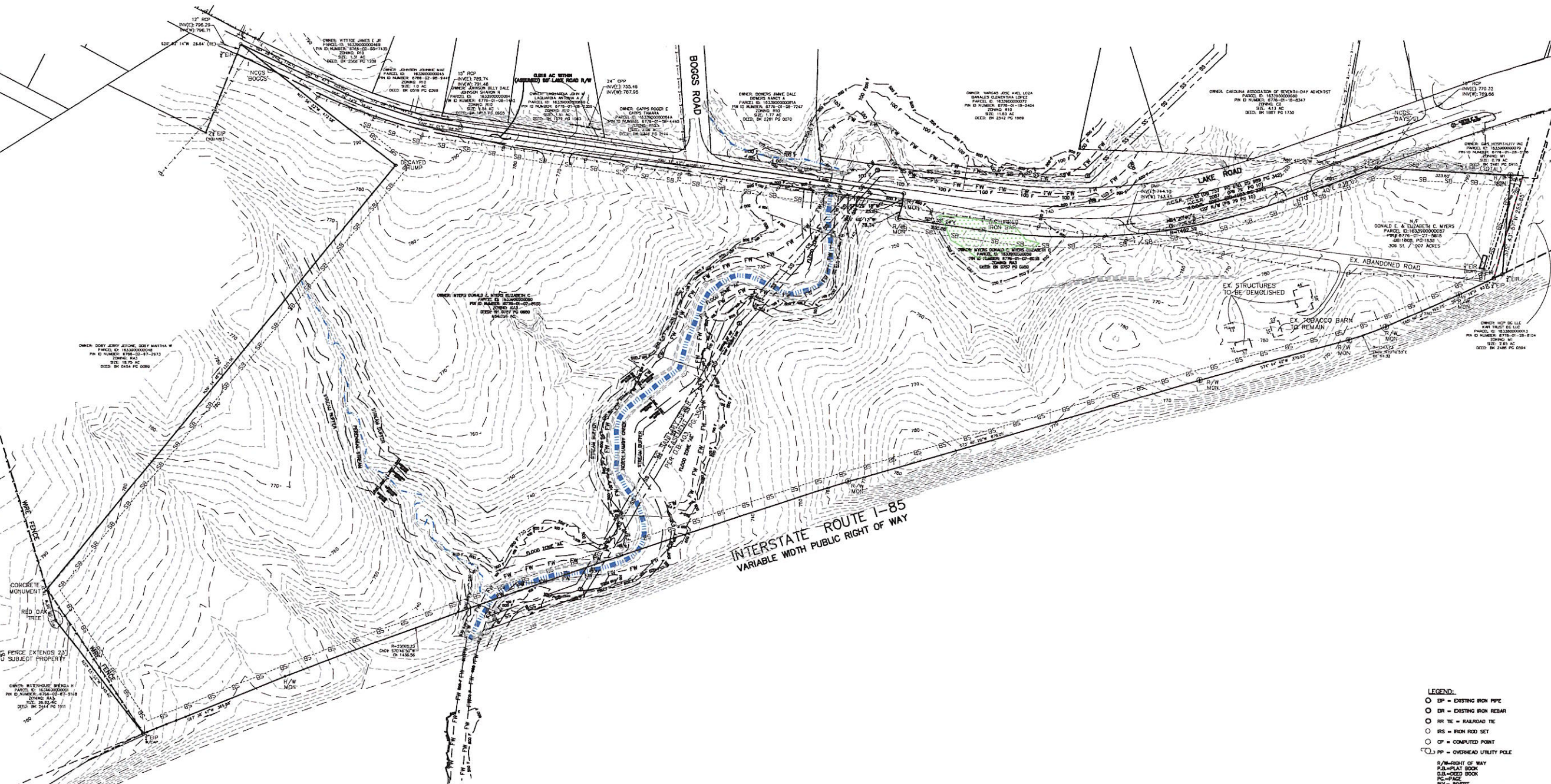
MUNICIPALITY: THOMASVILLE
TOWNSHIP: THOMASVILLE

SITE AREA: 54.626 ACRES
PARCEL ID: 1633000000000
DESIGNED BY: VCT
CHECKED BY:
DATE: 2022-NOV-11
PROJECT: 23-035
REVISIONS:
2023-01-31, MODIFY
TUSH-LANES FOR MODOT
LETTER DATED DEC. 12, 2022

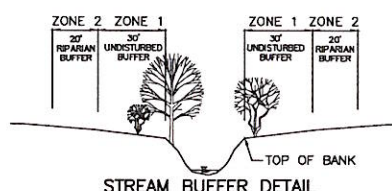
811
CALL 811
BEFORE YOU DIG

SHEET TITLE:
RE-ZONING SITE PLAN
EXISTING CONDITIONS
SHEET

SCALE: 1" = 100'
SHEET NO.:
RZ1.00



INTERSTATE ROUTE 1-85
VARIABLE WIDTH PUBLIC RIGHT OF WAY



- LEGEND:**
- EP = EXISTING IRON PIPE
 - DR = EXISTING IRON DRAIN
 - RR TIE = RAILROAD TIE
 - RS = IRON ROD SET
 - CP = COMPUTED POINT
 - PP = OVERHEAD UTILITY POLE
 - R/W=RIGHT OF WAY
 - P.L.B.=PLAT BOOK
 - D.E.=DEED BOOK
 - PC=PAGE
 - BNV= BOUNDARY
 - NOT-REINFORCED CONCRETE PIPE
 - P.L.B.= POINT OF BEGINNING
 - C&G SURVEYED BOUNDARY LINE
 - BOUNDARY LINE NOT SURVEYED
 - C&G SURVEYED TIE LINE
 - ADJACENT PROPERTY LINE
 - SHRIMP TIE LINE
 - R/W LINE
 - OVERHEAD ELECTRIC LINE
 - EASEMENT LINE
 - STREAM
 - WETLAND BOUNDARY
 - WATER LINE
 - FIRE HYDRANT
 - WATER VALVE
 - CD = SEWER CLEAN OUT
 - SEWER MANHOLE
 - P.L.E. = PERMANENT EASEMENT
 - F.O.A.L. = FENCED OPTIC BANDER
 - CONTOUR (INTERMEDIATE)
 - INDEX CONTOUR
 - PUBLIC WATER EASEMENT
 - WETLANDS
 - 100 FT 500 FT SPHA LIMITS
 - FW = FLOODWAY

PARCEL INFORMATION

1. PARCEL ID: 163390000000
2. PARCEL ADDRESS: 726 LAKE ROAD, THOMASVILLE NC
3. DEED REFERENCE: BOOK 0757, PAGE 0650
4. PLAT BOOK/PAGE: NONE AVAILABLE
5. SITE AREA: 254.826 AC
6. CURRENT ZONING: RA.3
7. PROPOSED ZONING: R-8 CU
- 7.1. ANNEXATION AND REZONING REQUIRED
8. CURRENT LAND USE: UNDEVELOPED
9. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF LOTS: 1
12. PROPOSED NUMBER OF UNITS: 442
- 12.1. DENSITY: 442/ = 180 DU/ACRE (DU = DWELLING UNITS)

OWNER INFORMATION
MYERS, DONALD E. & ELIZABETH C
325 PLYMOUTH AVE.
WINSTON-SALEM, NC 27104-4021
PHONE:

SURVEY INFORMATION
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY GREEN MOUNTAIN ENGINEERING, PLLC. FIELD DATA COLLECTED JULY-AUGUST, 2022

DIMENSIONAL REQUIREMENTS

1. MINIMUM LOT SIZE: 9,000 SF FOR FIRST TWO UNITS PLUS
2. 2,500 SF/UNIT FOR EACH UNIT EXCEEDING 2
- 2.1. MAXIMUM ALLOWABLE NUMBER OF UNITS: (2,379,508 SF - 9,000)/2500 + 2 = 950 UNITS
3. MINIMUM FRONTAGE: 75'
4. STREET (FRONT) SETBACK: 25'
5. STREET (SIDE) SETBACK: (25') (ASSUMED)
6. SIDE SETBACK: 10'
7. REAR SETBACK: 25'
8. MAXIMUM BUILDING HEIGHT: 56'

WATERSHED

DESIGNATED WATERSHED: NORTH HAMBY CREEK, YADKIN PEE DEE RIVER BASIN

SURFACE WATER CLASSIFICATIONS
STREAM NAME: NORTH HAMBY CREEK

FLOODPLAIN

PROJECT SITE FEATURES A AE / FLOODWAY PER FEMA 37106776001, EFFECTIVE DATE: 3/15/2009

SOIL TYPE

PHD-POINDEXTER-WYNOTT COMPLEX, 8 TO 15 PERCENT SLOPES
PHB-POINDEXTER-WYNOTT COMPLEX, 2 TO 8 PERCENT SLOPES

DENSITY AND BUILT UPON AREA

PROPOSED:
442 UNITS (312 APARTMENT UNITS AND 130 TOWNHOME UNITS)

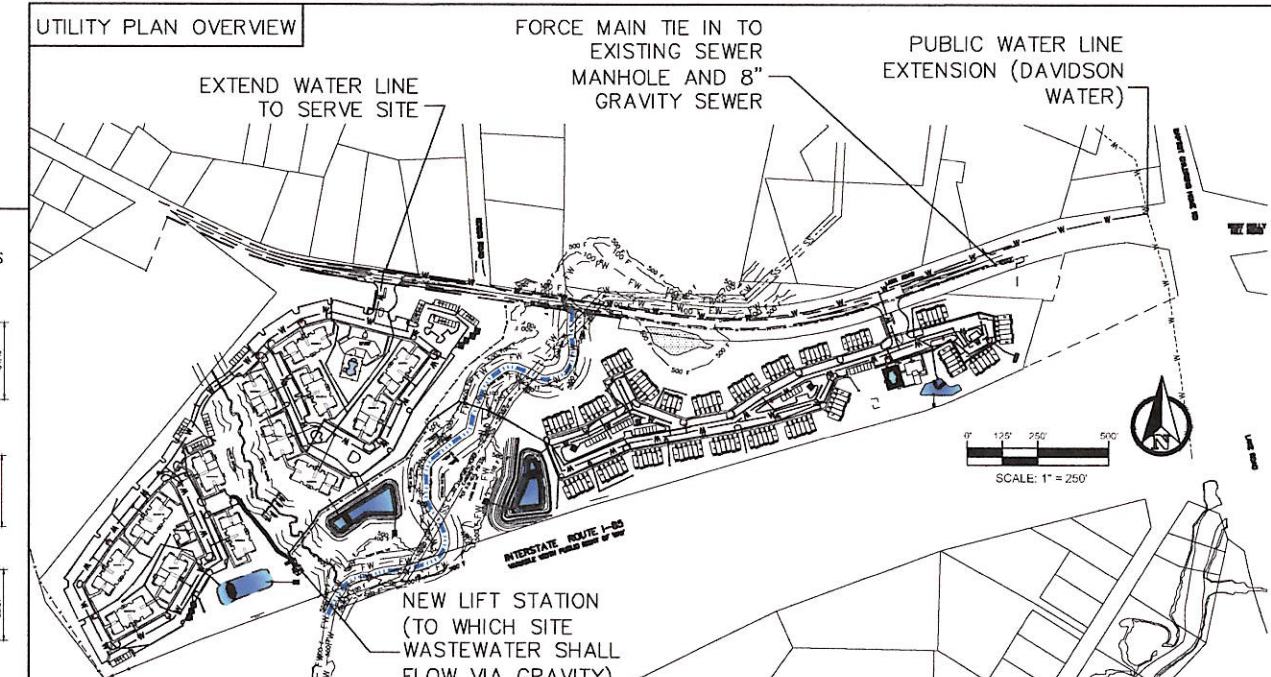
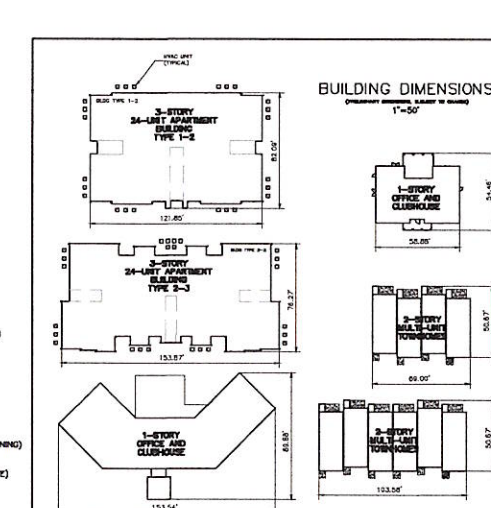
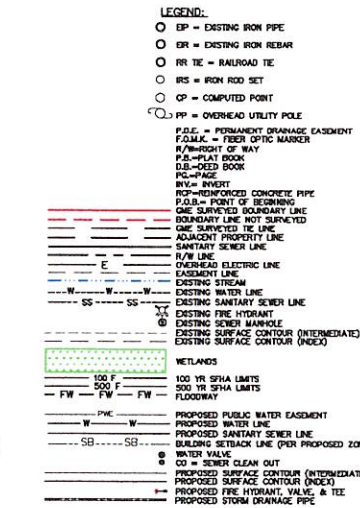
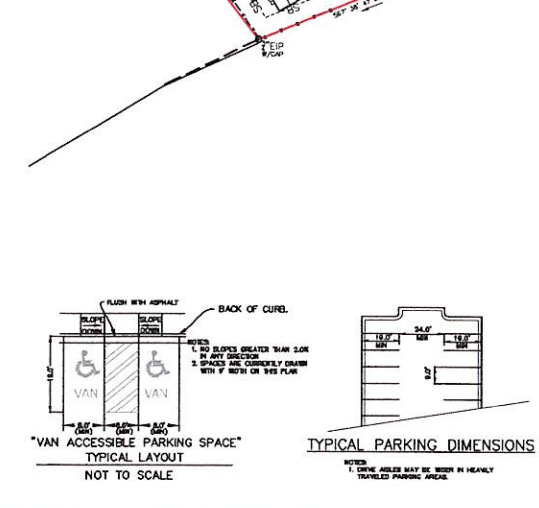
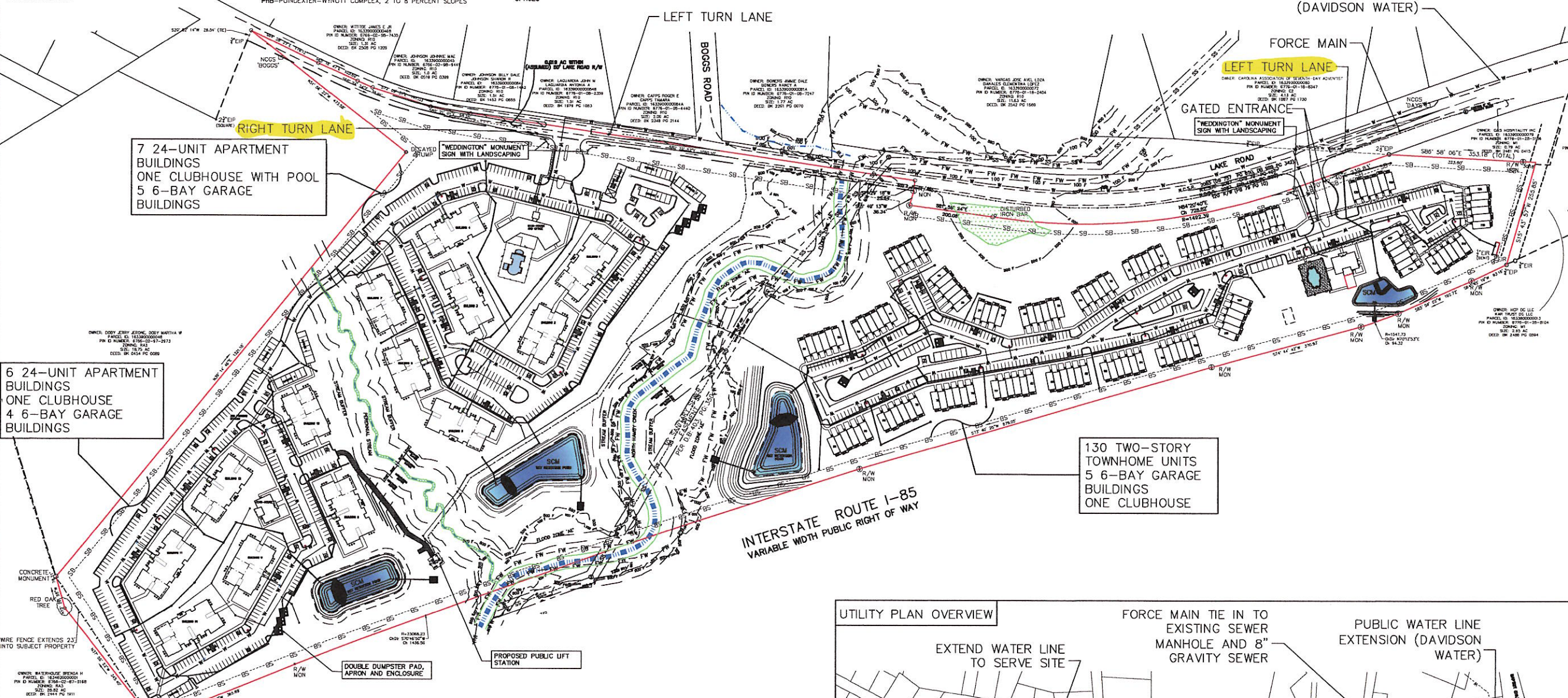
LOTS: 1
ROADWAY/PARKING: ± SF
SIDEWALKS/POOL/DECK: ± SF
BUILDINGS/STRUCTURES:
TOTAL: ± SF (± AC)
PERCENTAGE OF BUA: %

INFRASTRUCTURE

WATER: PUBLIC, THOMASVILLE
SEWER: PUBLIC, THOMASVILLE
ROADWAYS: PRIVATE DRIVES

PARKING

REQUIRED: 2 SPACES/UNIT =
-APARTMENTS: 312 UNITS => 624 PARKING SPACES REQUIRED
-TOWNHOMES: 130 UNITS = 260 PARKING SPACES REQUIRED
PROVIDED:
APARTMENTS: 634 SPACES, INCLUDING 30 "VAN-ACCESSIBLE" SPACES
-TOWNHOMES: 302 SPACES, INCLUDING 26 "VAN-ACCESSIBLE" SPACES



GREEN MOUNTAIN ENGINEERING, PLLC
1A WENDY CT.
GREENSBORO, NC 27409
TEL: 336.794.9394
CERTIFICATE JP-0026
www.greenmountainengineering.com

SEALS
NORTH CAROLINA PROFESSIONAL SEAL
33651
2022-10-10
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

APPLICANT/DEVELOPER
TSH Acquisition, LLC
c/o Thomas S. Holderby
1011 Perimeter Drive
Langhams, NC 27777
Phone: 336.663.6666
Email: tom@tshacquisition.com

OWNER
Myers, Donald E. and Elizabeth C.
101 Perimeter Drive
Langhams, NC 27777
Phone: 336.663.6666
Email: tom@tshacquisition.com

WEDDINGTON of THOMASVILLE
726 LAKE RD
THOMASVILLE, NC 27360

MUNICIPALITY: THOMASVILLE
TOWNSHIP: THOMASVILLE
COUNTY: DAVIDSON

811
CALL 811 BEFORE YOU DIG

REVISIONS
DATE: 2022-10-11
PROJECT: 22-035
REVISIONS:
2023-01-31, MODIFY TURN-LANES PER NCDOT LETTER DATED DEC. 12, 2022

SHEET TITLE:
RE-ZONING SITE PLAN
SITE LAYOUT AND
UTILITY SHEET

SCALE: 1" = 100'
SHEET NO.:
RZ1.01

PARCEL INFORMATION
1. PARCEL ID: 163380000050
2. PARCEL ADDRESS: 726 LAKE ROAD, THOMASVILLE NC
3. DEED REFERENCE: BOOK 0757, PAGE 0650
4. PLAT BOOK/PAGE: NONE AVAILABLE
5. SITE AREA: 54.826 AC
6. CURRENT ZONING: RA3
7. PROPOSED ZONING: R-6 CU
7.1. ANNEXATION AND REZONING REQUIRED
8. CURRENT LAND USE: UNDEVELOPED
9. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF LOTS: 442
12. PROPOSED NUMBER OF UNITS: 442
12.1. DENSITY: 442 / = TBO DU/ACRE
(DU = DWELLING UNITS)

OWNER INFORMATION
MYERS, DONALD E. & ELIZABETH C.
325 PLYMOUTH AVE.
WINSTON-SALEM, NC 27104-4021
PHONE:

SURVEY INFORMATION
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY GREEN MOUNTAIN ENGINEERING, PLLC. FIELD DATA COLLECTED JULY-AUGUST, 2022

DIMENSIONAL REQUIREMENTS
1. MINIMUM LOT SIZE: 9,000 SF FOR FIRST TWO UNITS PLUS
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SF - 9,000)/2500 + 2 = 950 UNITS
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5. STREET (SIDE) SETBACK: (25') (ASSUMED)
6. SIDE SETBACK: 10'
7. REAR SETBACK: 25'
8. MAXIMUM BUILDING HEIGHT: 56'

WATERSHED
DESIGNATED WATERSHED: NORTH HAMBY CREEK, YADKIN PEE
DEE RIVER BASIN

SURFACE WATER CLASSIFICATIONS
STREAM NAME: NORTH HAMBY CREEK

FLOODPLAIN
PROJECT SITE FEATURES A AE / FLOODWAY PER FEMA
3710677600J, EFFECTIVE DATE: 3/15/2009

SOIL TYPE
PnD - POINDEXTER-WYNOTT COMPLEX, 8 TO 15 PERCENT SLOPES
PnB - POINDEXTER-WYNOTT COMPLEX, 2 TO 8 PERCENT SLOPES

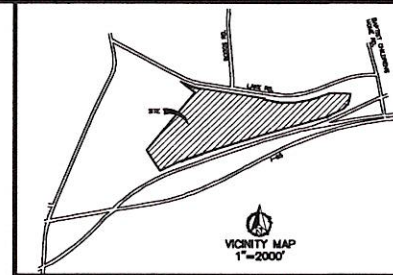
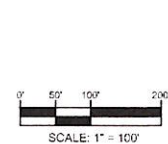
DENSITY AND BUILT UPON AREA
PROPOSED:
442 UNITS (312 APARTMENT UNITS AND 130 TOWNHOME UNITS)
LOTS: 1
ROADWAY/PARKING: ± SF
SIDEWALKS/POOL/DECK: ± SF
BUILDINGS/STRUCTURES:
TOTAL: ± SF (± AC)
PERCENTAGE OF BUA: %

INFRASTRUCTURE

WATER: PUBLIC, THOMASVILLE
SEWER: PUBLIC, THOMASVILLE
ROADWAYS: PRIVATE DRIVES

PARKING

REQUIRED: 2 SPACES/UNIT =>
-APARTMENTS: 312 UNITS => 624 PARKING SPACES REQUIRED
-TOWNHOMES: 130 UNITS => 260 PARKING SPACES REQUIRED
PROVIDED:
-APARTMENTS: 634 SPACES, INCLUDING 30 "VAN-ACCESSIBLE"
SPACES
-TOWNHOMES: 302 SPACES, INCLUDING 26 "VAN-ACCESSIBLE"
SPACES



1A WENDY CT.
GREENSBORO, NC 27409
TEL: 336.794.9394
CERTIFICATE #P-0536
www.greenmountainengineering.com

SEALS



**PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION**

APPLICANT/DEVELOPER:

TSH Acquisition, LLC
c/o Thomas S. Holderby
1524 Pennwood Drive
Winston, NC 27277
Phone: 336.633.8000
Email: psh@tshdevelopment.com

OWNER:

Myers, Donald E. and
Elizabeth C.
212 N. Elm Street
Lawson, NC 27292
By Scott C. Derry, Esq.: 21-E-1508
Phone:

STATE: NORTH CAROLINA
COUNTY: DAVIDSON

WEDDINGTON OF THOMASVILLE
726 LAKE RD
THOMASVILLE, NC 27360

MUNICIPALITY: THOMASVILLE
TOWNSHIP: THOMASVILLE

SITE AREA: 54.826 ACRES
PARCEL ID: 163380000050
DESIGNED BY: VCT
CHECKED BY:
DATE: 2022-NOV-11
PROJECT: 22-035
REVISIONS
2023-01-31, MOODY
TURN-LANES PER MCDOT
LETTER DATED DEC. 12, 2022

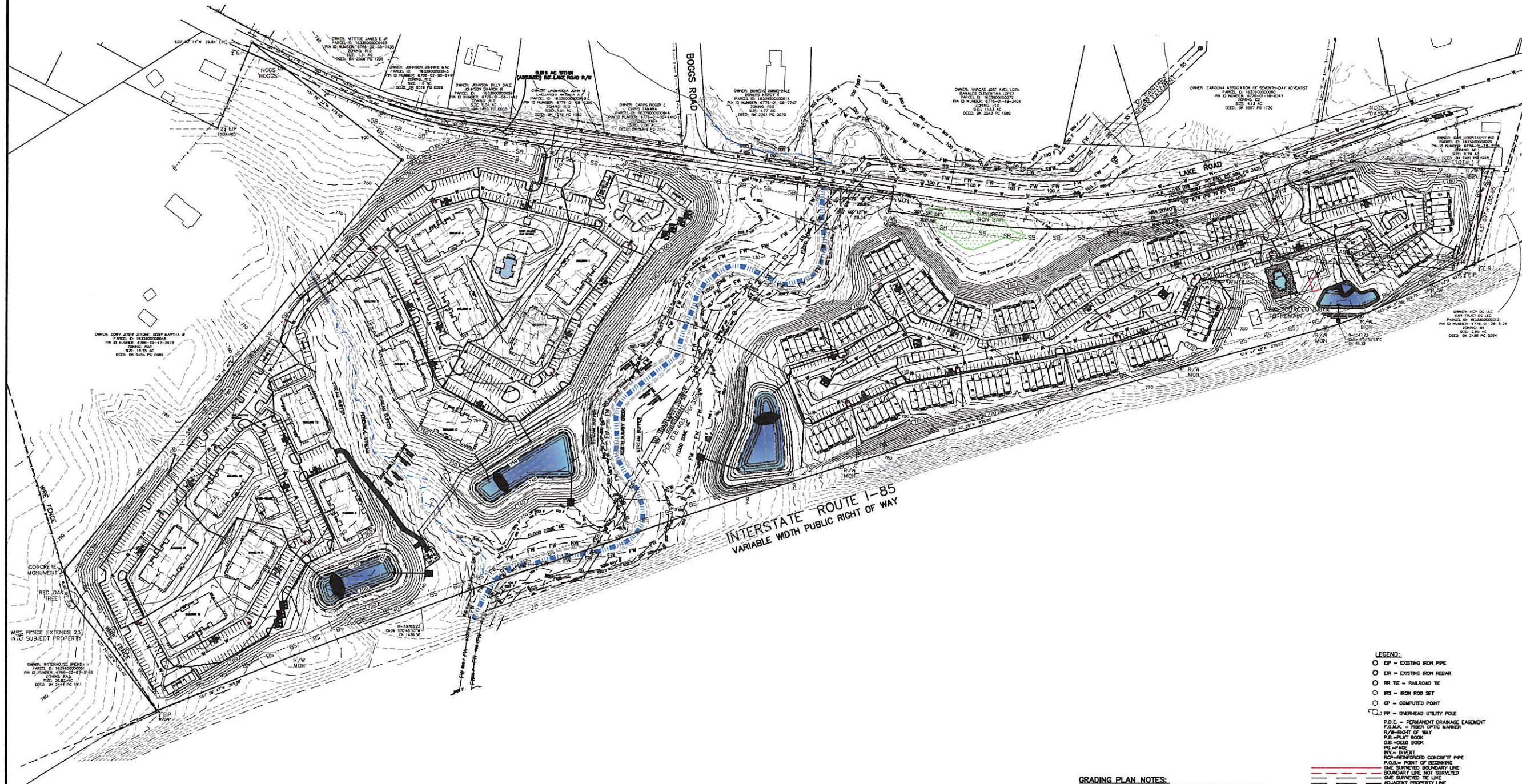


SHEET TITLE
RE-ZONING SITE PLAN
SITE GRADING AND
STORM DRAINAGE
SHEET

SCALE: 1" = 100'

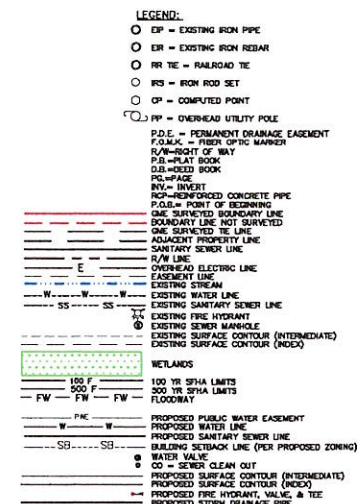
SHEET NO.

RZ1.02



GRADING PLAN NOTES:

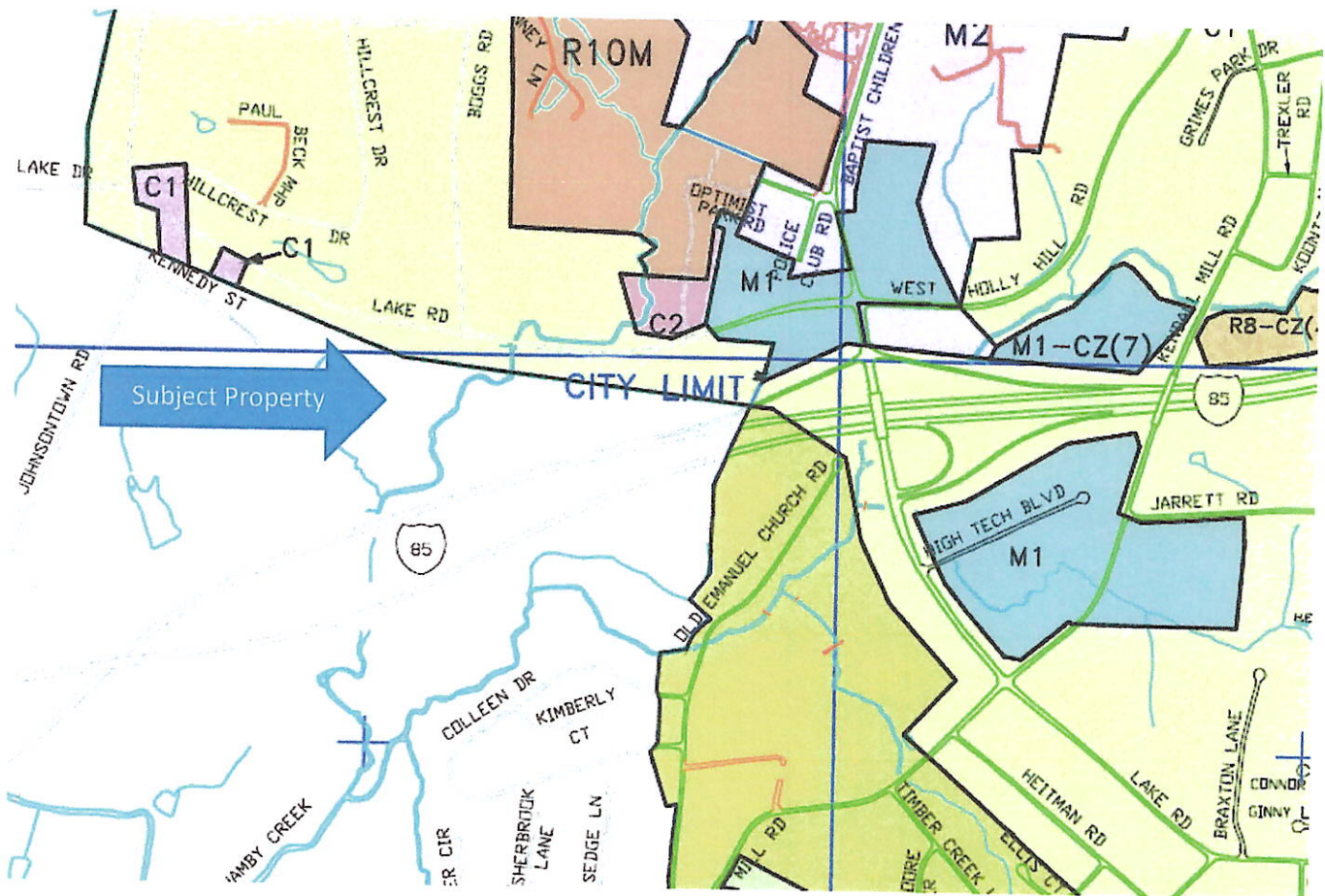
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY GREEN MOUNTAIN ENGINEERING, PLLC. SITE SURVEY CONDUCTED SEPTEMBER 2022.
- PROPOSED GRADES ARE SUBJECT TO CHANGE AS CONSTRUCTION DRAWINGS ARE DEVELOPED.
- NO SOIL BORING DATA HAS BEEN PROVIDED AT THIS TIME. EXISTENCE OF ROCK MAY NECESSITATE ADJUSTMENTS TO THE SITE PLAN.
- SITE WILL BE ADJUSTED TO BALANCE. THIS LAYOUT IS CLOSE. DEPTH OF EXISTING TOPSOIL MAY REQUIRE EXTENSION OF FILL SLOPES IN NON-STRUCTURAL AREAS. SITE GRADING AND EROSION CONTROL PLANS WILL BE PREPARED AND PROCESSED WITH CONSTRUCTION DRAWINGS THROUGH THE PROPER AGENCIES FOR REVIEW AND APPROVAL.
- SITE STORMWATER MANAGEMENT SHOWN IS PRELIMINARY. FINAL POND DESIGN WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS FOR REVIEW AND APPROVAL.
- ROAD WIDENING SHOWN IS PRELIMINARY AND IS BASED UPON A TRAFFIC IMPACT ANALYSIS CONDUCTED BY RAMEY-KEMP ASSOCIATES, TITLED "LAKE ROAD APARTMENTS" DATED SEPTEMBER 2022.



Z-23-02

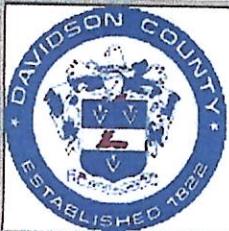
726 Lake Road

Zoning RA-3, R-10, M-1

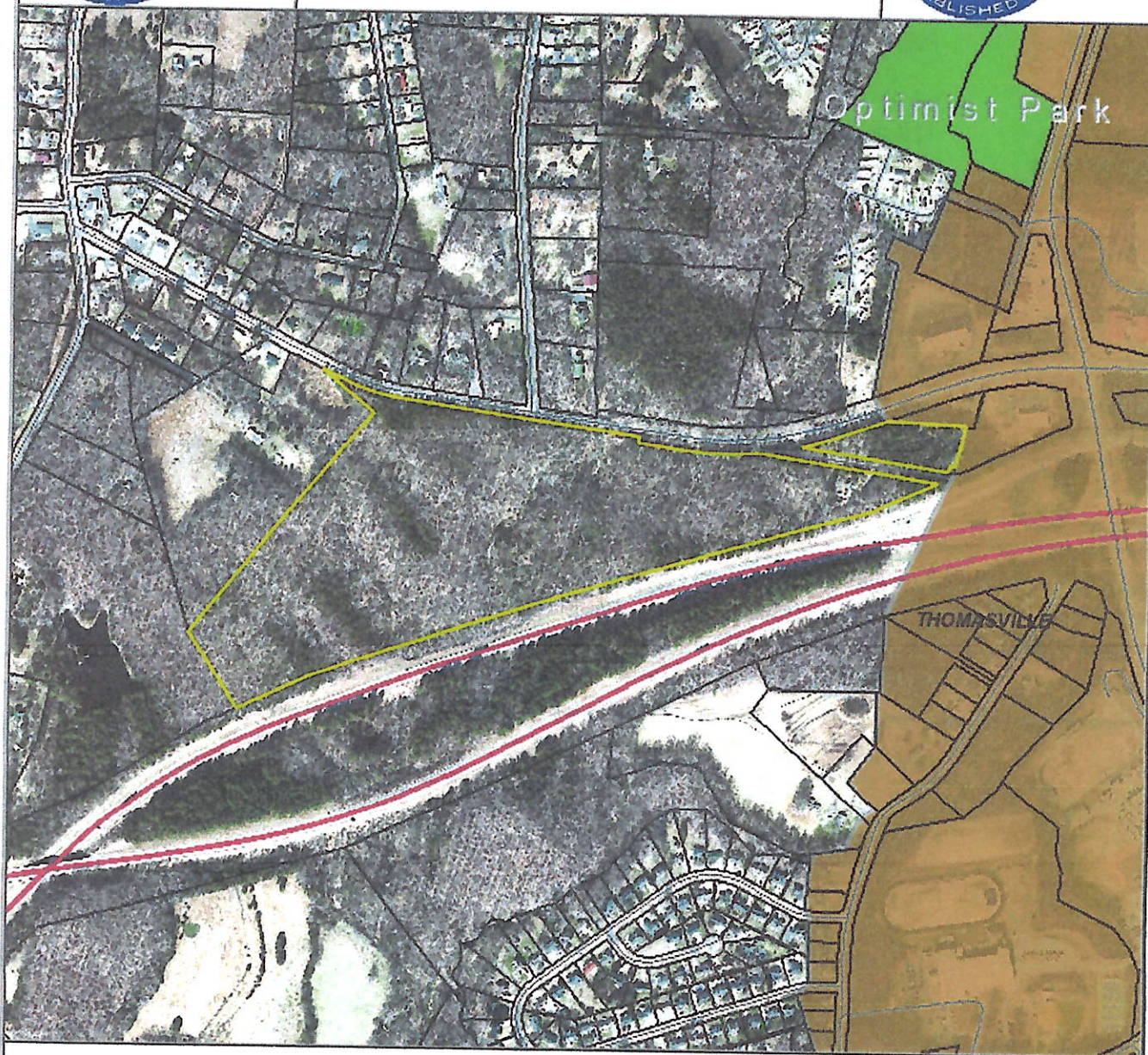
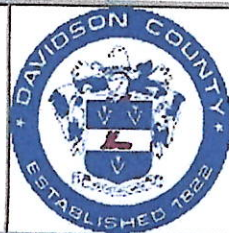


Zoning Map colors index:

- Brown – R-6 High Density Residential
- Orange – R-8 Medium Density Residential
- Yellow – R-10 Low Density Residential
- Dark Orange – R-10M Mobile Home Park
- Dark Yellow – R-15 Restricted Low Density Residential
- Light Green – O-I Office and Institutional
- Pink – C-2 Highway Commercial District
- Red – C-4 Central Commercial District
- Light Blue – M-1 Light Industrial District
- Purple – M-2 Heavy Industrial District



Davidson County GIS



Parcel Number :	1633900000050	Land Units:	54.6 AC
Pin Id :	6776-01-07-8655	Deed Book:	0757 Pg: 0650
Owner :	MYERS DONALD E MYERS ELIZABETH C 325 PLYMOUTH AVE WINSTON SALEM NC 27104-4021	Deed Date:	11/16/1990
Property Address:	726 LAKE RD	Account Number:	8989935
Township:	16	Exempt Code:	
Building Value:	\$79,290	Other Building Value:	\$30,110
Land Value:	\$324,870	Market Value:	\$434,270
Assessed Value:	\$434,270	Deferred Value:	\$0
Legal Description : L50 BK757-650 LAKE RD			

Section 4. - Table of area, yard, and height requirements.

Minimum Lot SizeMinimum Yard Regulations			
District	Area (square feet)	Frontage (feet)	Front Yard Setback (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Maximum Height of Structure (feet)
R-20 residential:	20,000	100	40	25	15	35
R-15 residential:	15,000	90	40	25	15	35
R-10M and R-10 residential:						
Single unit with no public water or sewer	20,000	100	40	25	10	35
With either public water or public sewer	15,000	100	40	25	10	35
With both public water and sewer	10,000	75	35	25	10	35
R-8 residential:*						
Single unit	8,000	60	30	25	10	35
Double unit	12,000	70	30	25	10	35
Multiunit	12,000 plus 4,000 for each unit over 2	85	30	25	10	35
R-6 residential:*						
Single unit	6,000	50	25	25	10	35
Double unit	9,000	60	25	25	10	35
Multiunit	9,000 plus 2,500 for each unit over 2	75	25	25	10	56
O-I office and institutional:*						
Residential use	Same requirements as R-6					
Institutional use	0	0	25	25	10	56
C-1 commercial	Minimum lot size requirements not applicable in commercial and industrial districts for permitted uses		30	10	10	35
C-2 commercial			50	10	10	50
C-3 commercial			50	10	10	50
C-4 commercial			0	0	0	50
M-1 industrial			35	20	20	50
M-2 industrial			35	20	20	50

*The minimum lot size of any O-I, R-8 or R-6 lot not served by water or sewer shall conform to requirements of the Davidson County Health Department, notwithstanding the requirements in this table.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

December 12, 2022

Davidson County – SR 2087 (Lake Rd)

Subject: Lake Road Apartments TIA

Mr. Tom Holderby
TSH Acquisition, LLC
804 Green Valley Rd
Greensboro, NC 27408
(ttommy27320@yahoo.com)

Dear Mr. Holderby,

The Department has completed a review of the Traffic Impact Analysis (TIA) for the proposed Lake Road Apartments site located in Davidson County. Based on the TIA findings and in accordance with the guidelines set forth by the NCDOT Policy on Street and Driveway Access Manual, the following improvements shall be required to mitigate the traffic impacts of the proposed development on NCDOT facilities:

Lake Road and Site Access A

- Construct a Lake Road westbound left turn lane with 75' of storage and the appropriate taper.

Lake Road and Site Access B

- Construct a Lake Road westbound left turn lane with 75' of storage and the appropriate taper.
- Construct a Lake Road eastbound right turn lane with 50' of storage and the appropriate taper.

Lake Road and West Holly Hill Rd/Baptist Children's Home Rd

- Modify signal to provide protected left phase on northbound Lake Road.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 9/ DISTRICT 1
4770 SOUTH MAIN STREET
SALISBURY, NC 28147

Telephone: (704) 630 3200
Fax: (704) 639-7566
Customer Service: 1-877-368-4968

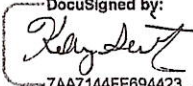
Website: www.ncdot.gov

Location:
4770 SOUTH MAIN STREET
SALISBURY, NC 28147

The above referenced improvements shall be designed and submitted as part of the Driveway Permit Application package. This TIA and the recommended improvements are directly related to the land-use and size of the proposed facility. If this is being proposed as a speculative site and the tenant does not match the proposed TIA study, Department reserves the right to require an additional traffic study and/or additional roadway improvements to mitigate the site's traffic.

If you have any questions or concerns regarding these requirements, please contact our office at 704-630-3200.

Sincerely yours,

DocuSigned by:

7AA7144FF694423...
Kelly Seitz, PE
District Engineer

PKS: etg

Attachments(s)

cc: Mr. Chuck George, City of Thomasville Planning & Zoning
Mr. Michael Brandt, City of Thomasville City Manager
Mr. S.P. Ivey, PE, Division Engineer
Mr. J.P. Couch, PE, Division Traffic Engineer
Mr. Chase Smith, PE, Ramey Kemp Associates

RAMEY KEMP ASSOCIATES
TOGETHER WE ARE LIMITLESS



Lake Road Apartments
Transportation Impact Analysis
Thomasville, North Carolina

TRAFFIC IMPACT ANALYSIS

FOR

LAKE ROAD APARTMENTS

LOCATED

IN

THOMASVILLE, NORTH CAROLINA

Prepared For:
TSH Acquisition, LLC
804 Green Valley Road
Greensboro, NC 27408

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489



November 2022

11/8/2022

RKA Project No. 22331

Prepared By: AP

Reviewed By: CS

**TRAFFIC IMPACT ANALYSIS
LAKE ROAD APARTMENTS
THOMASVILLE, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Lake Road Apartments development in accordance with the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located south of Lake Road and east of Johnsontown Road in Thomasville, North Carolina. The proposed development is expected to consist of up to 130 townhomes and 312 multifamily housing (low-rise) units and estimated to be built out in 2026. Site access is proposed via two full movement driveways along Lake Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2026 No-Build Traffic Conditions
- 2026 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the NCDOT and consists of the following existing intersections:

- Lake Road and I-85 Northbound Ramps
- Lake Road and I-85 Southbound Ramps
- Lake Road and Baptist Children's Home Road/W Holly Hill Road
- Lake Road and Boggs Road
- Lake Road and Johnsontown Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in June of 2022 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, when schools were not in session.

Due to counts being taken while schools were not in session, a school factor was developed by comparing values of grown NCDOT AADT stations to existing AADT counts performed at similar locations. Based on this comparison, the factor was determined to be 1.10. Traffic counts taken at the study intersections had this 1.10 factor applied to traffic volumes.

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Townhomes (215)	130 DU	940	19	43	42	32
Apartments (220)	312 DU	2,076	29	91	97	58
Total Trips		3,016	48	134	139	90

4. Future Traffic Conditions

Through coordination with the NCDOT, it was determined that an annual growth rate of 1% would be used to generate 2026 projected weekday AM and PM peak hour traffic volumes. No

adjacent developments were identified to include with the study. It was also determined that there were no future roadway improvements to consider with this study.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2026 no-build, and 2026 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by the Lake Road Apartments Development

Lake Road and Access A

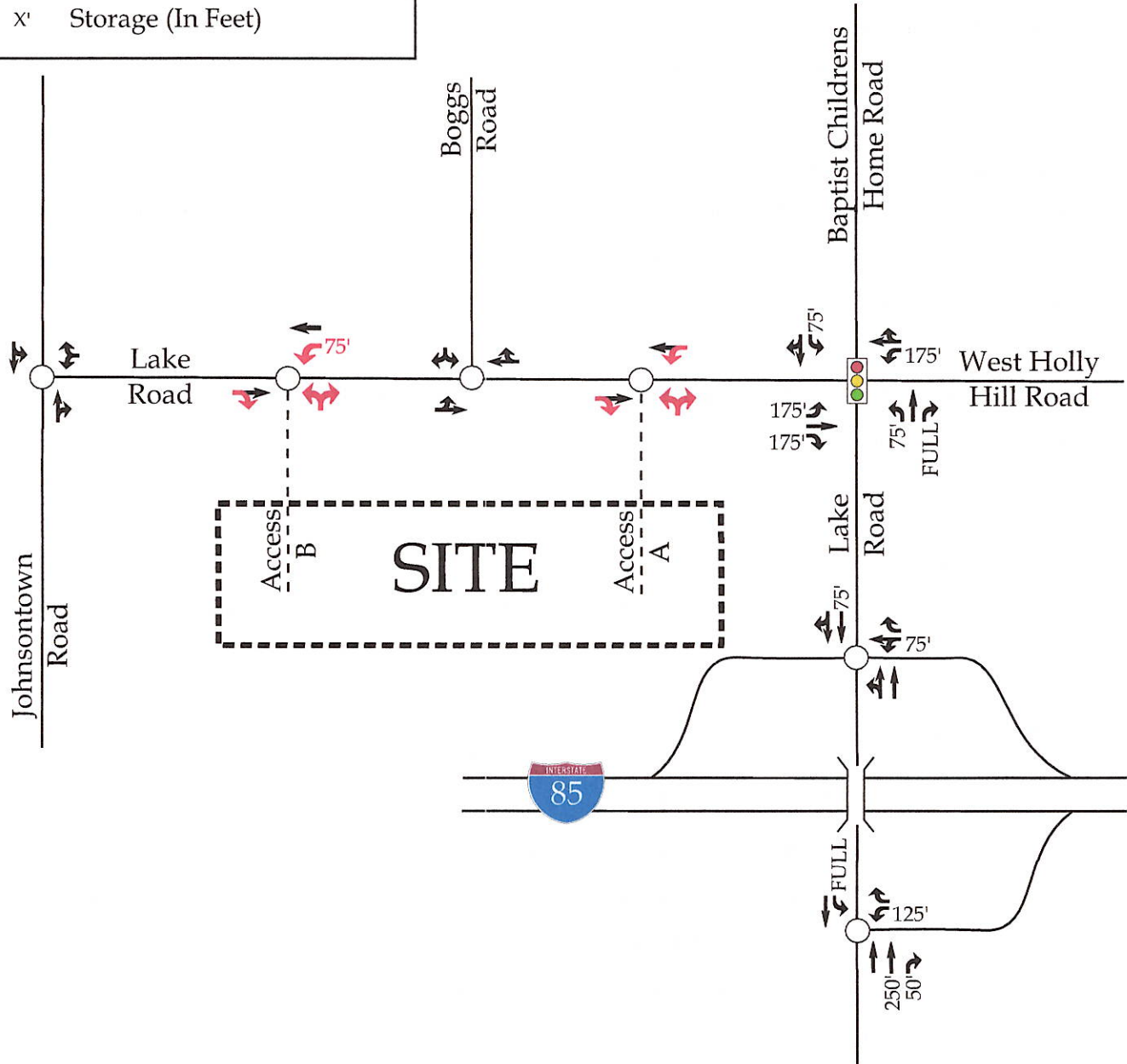
- Construct Access A with one ingress lane and one egress lane striped as one shared left/right-turn lane.
- Provide stop-control for the egress of Access A.
- Provide an internal protected stem (IPS) of at least 100 feet for the northbound approach.

Lake Road and Access B

- Construct Access B with one ingress lane and one egress lane striped as one shared left/right-turn lane.
- Provide stop-control for the egress of Access B.
- Provide an exclusive westbound left-turn lane with at least 75 feet of storage with appropriate taper and deceleration.
- Provide an internal protected stem (IPS) of at least 100 feet for the northbound approach.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- x' Storage (In Feet)



Lake Road Apartments
Thomasville, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1

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Appendix B:	Traffic Counts
Appendix C:	Signal Plans
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Appendix I:	Capacity Calculations – Lake Road and Access A
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**TRAFFIC IMPACT ANALYSIS
LAKE ROAD APARTMENTS
THOMASVILLE, NORTH CAROLINA**

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Lake Road Apartments development to be located south of Lake Road and east of Johnstontown Road in Thomasville, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2026, is assumed to consist of the following uses:

- 130 Townhomes
- 312 Multifamily Housing (low-rise) units

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2026 No-Build Traffic Conditions
- 2026 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located south of Lake Road and east of Johnstontown Road in Thomasville, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and consists of the following existing intersections:

- Lake Road and I-85 Northbound Ramps
- Lake Road and I-85 Southbound Ramps

- Lake Road and Baptist Children’s Home Road/W Holly Hill Road
- Lake Road and Boggs Road
- Lake Road and Johnsontown Road

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is expected to be located south of Lake Road and east of Johnsontown Road. The proposed development, anticipated to be completed in 2026 and is assumed to consist of the following uses:

- 130 Townhomes
- 312 Multifamily Housing (low-rise) units

Site access is proposed via two full movement driveways along Lake Road. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land and residential development.

1.4. Existing Roadways

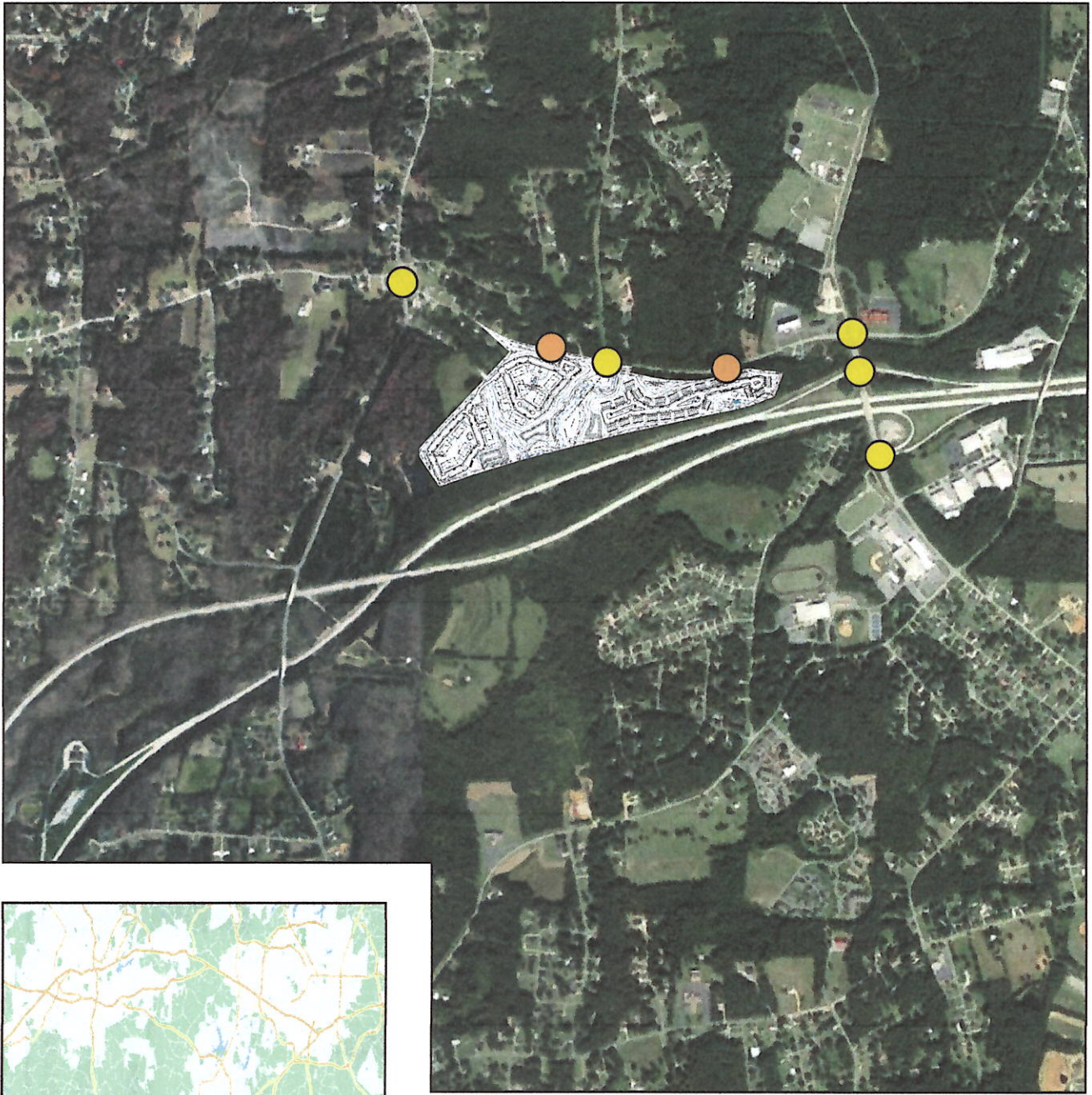
Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Posted Speed Limit	2019 AADT (vpd)
Lake Road	SR 2087 SR 2085	2-lane undivided	55 mph (from Signal Plans)	5,000 7,700

Johnsontown Road	SR 2031	2-lane undivided	45 mph	1,800
Boggs Road	N/A	2-lane undivided	45 mph	1,290*
W Holly Hill Road	SR 2087	2-lane undivided	35 mph	2,600
Baptist Childrens Home Road	SR 2085	2-lane undivided	45/55 mph	6,800

*ADT based on the traffic counts from 2022 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND

- Proposed Site Access
- Study Intersection
- Study Area

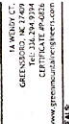


Lake Road Apartments
Thomasville, NC

Site Location Map

Scale: Not to Scale

Figure 1



PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

APPLICANT/DEVELOPER:

TSI Acquisition, LLC
c/o Thomas S. Holderby
204 Green Valley Road
Greensboro, NC 27408
Phone: 336.275.7625
Email: tsi@tsi275.com

D
7360
STATE NORTH CAROLINA
COUNTY: DAVIDSON

267 MALE

SITE AREA: 54.66 ACRES
PARCEL ID: 1633900000050
DESIGNED BY: VET
CHECKED BY:
DATE: 2022-08-08
PROJECT: 22-035
BOUNDS:



CALL 811
BEFORE YOU DIG!

SHEET TITLE:
CONCEPTUAL LAYOUT
PLAN

SCALE: 1" = 150'

FORM NO. 10
C-0.00



REQUIRED: 2 SPACES/UNIT =
APARTMENTS: 312 UNITS => 624 PARKING SPACES
REQUIRED
TOWNHOMES: 129 UNITS = 258 PARKING SPACES
REQUIRED
PARKING PROVIDED: _____ SPACES INCLUDING _____
"ACCESSIBLE" SPACES

DENSITY AND BUILT UPON AREA

PROPOSED:
TOTAL: XXX± SF (XX.X± AC)
PERCENTAGE OF BUA: XXX%

PROPOSED: 312 APARTMENT UNITS AND 129 TOWNHOME UNITS
41 UNITS
OTS: 180 SF/LOT (XXX*XXX = XXX± SF)

ROADWAY: X,XXX± SF
SIDEWALKS: X,XXX± SF
TOTAL: XXX± SF (XXX± AC)

INFRASTRUCTURE

PHASE-1:
STREETS: X,XXX± LF
SIDEWALK: X,XXX± LF

SANITARY SEWER: X,XXX± LF
DOMESTIC WATER: XXXX± LF

STORM SEWER: XXX± LF
REFER TO PLANS FOR SIZE & MATERIAL

PARKING

DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE: 9,000 SF FOR FIRST TWO UNITS PLUS 2,500

F/UNIT FOR EACH UNIT EXCEEDING 2
 MAXIMUM ALLOWABLE NUMBER OF UNITS: (2.379,519 SF -
 000)/2500 + 2 = 950 UNITS
 MINIMUM FRONTAGE: 75'
 FREET (FRONT) SETBACK: 25'
 FREET (SIDE) SETBACK: (25') (ASSUMED)

DE SETBACK: 10'
 EAR SETBACK: 25'
 MAXIMUM BUILDING HEIGHT: 56'

WATERSHED
DESIGNATED WATERSHED: NORTH HAUBY CREEK, YACKIN RIVER
OF BOONVILLE

SURFACE WATER CLASSIFICATIONS
 TREAM NAME: NONE
 0000 BASIN: OAK HOLLOW LAKE

FLOODPLAIN
SLOPE SITE FEATURES A 4E / FLOODWAY PER FEMA

710677600, EFFECTIVE DATE: 3/15/2009

10-POINDEXTER-WYNOTT COMPLEX, 8 TO 15 PERCENT SLOPES
108-POINDEXTER-WYNOTT COMPLEX, 2 TO 8 PERCENT SLOPES

PARCEL INFORMATION
• PARCEL ID: 1633900000050

- PARCEL ADDRESS: 726 LAKE ROAD, THOMASVILLE NC
- PLAT REFERENCE: BOOK 0757, PAGE0850
- DEED BOOK/PAGE: NA
- RECORDED ACREAGE: 54.63 AC
- CURRENT ZONING: RA3
- PROPOSED ZONING: R-6 CU
- ANNEXATION AND REZONING REQUIRED


- CURRENT LAND USE: NOTHING
- PROPOSED LAND USE: HOUSING COMPLEX
- EXISTING NUMBER OF LOTS: 1

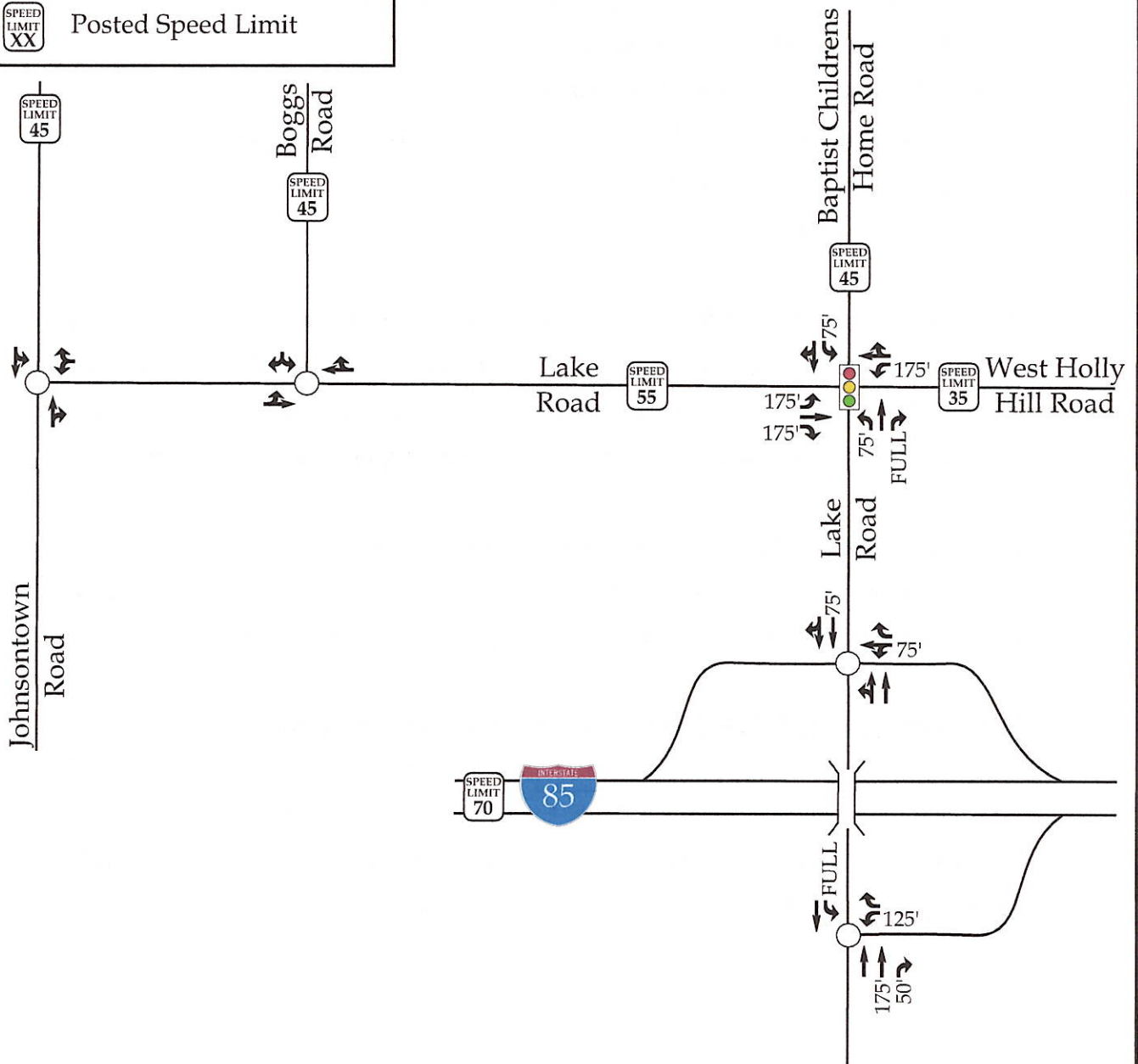
- PROPOSED NUMBER OF LOTS: 1
- DENSITY: TBD / =TBD DU/ACRE
(DU = DWELLING UNITS)

OWNER INFORMATION
MYERS DONALD E, MYERS ELIZABETH C

SURVEY INFORMATION
NO BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED AT THIS TIME
DATA DOWNLOADED FROM GUILFORD COUNTY GIS WEBSITE.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- ➔ Existing Lane
- X' Storage (In Feet)
-  Posted Speed Limit



Lake Road Apartments
Thomasville, NC

2022 Existing
Lane Configurations

Scale: Not to Scale

Figure 3

2. 2022 EXISTING PEAK HOUR CONDITIONS

2.1. 2022 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in June of 2022, during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, when schools were not in session:

- Lake Road and I-85 Northbound Ramps
- Lake Road and I-85 Southbound Ramps
- Lake Road and Baptist Children's Home Road/W Holly Hill Road
- Lake Road and Boggs Road
- Lake Road and Johnstontown Road

Due to counts being taken while schools were not in session, a school factor was developed by comparing values of grown NCDOT AADT stations to existing AADT counts performed at similar locations. Based on this comparison, the factor was determined to be 1.10. Traffic counts taken at the study intersections had this 1.10 factor applied to traffic volumes.

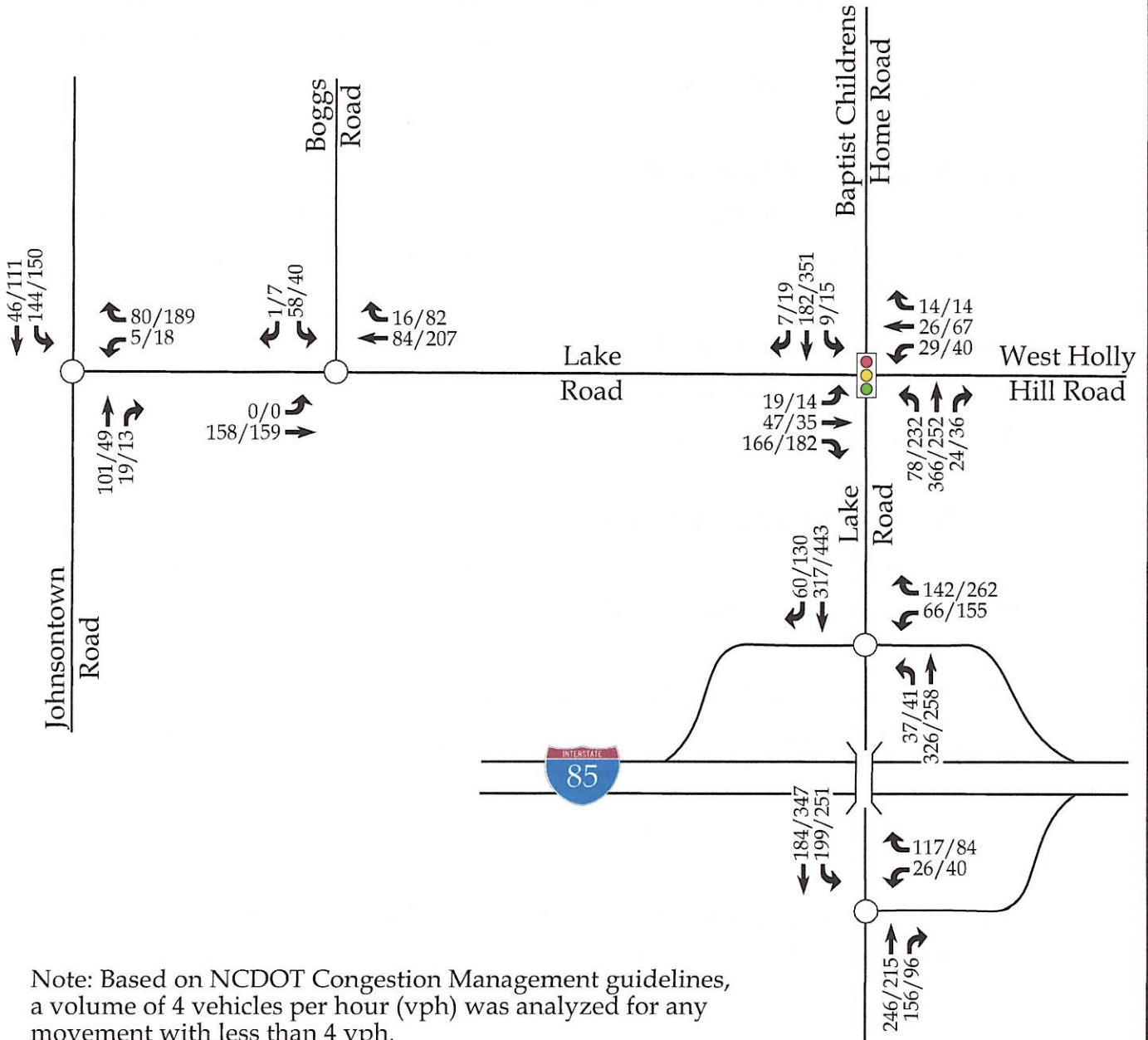
Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2022 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2022 Existing Peak Hour Traffic Conditions

The 2022 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.



Lake Road Apartments
Thomasville, NC

2022 Existing
Peak Hour Traffic

Scale: Not to Scale

Figure 4

3. 2026 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the NCDOT, it was determined that an annual growth rate of 1% would be used to generate 2026 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

Based on coordination with NCDOT, it was determined there were no future roadway improvements to consider with this study.

3.4. 2026 No-Build Peak Hour Traffic Volumes

The 2026 no-build traffic volumes were determined by projecting the 2022 existing peak hour traffic to the year 2026. Refer to Figure 5 for an illustration of the 2026 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2026 No-Build Peak Hour Traffic Conditions

The 2026 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.

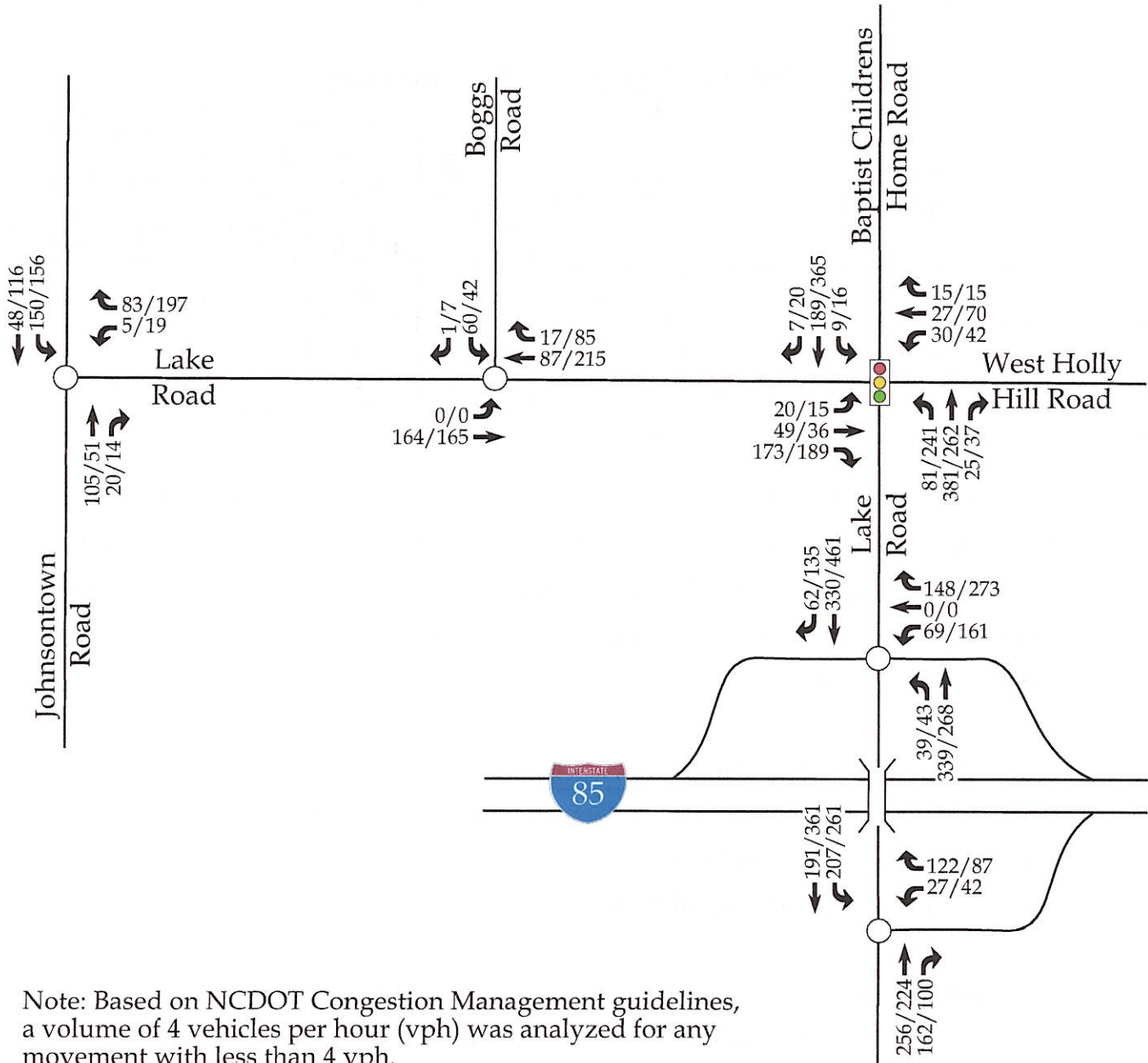
LEGEND

○ Unsignalized Intersection



Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.



RAMEY KEMP ASSOCIATES

Lake Road Apartments
Thomasville, NC

2026 No-Build
Peak Hour Traffic

Scale: Not to Scale

Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	130 DU	940	19	43	42	32
Apartments (220)	312 DU	2,076	29	91	97	58
Total Trips		3,016	48	134	139	90

It is estimated that the proposed development will generate approximately 3,016 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 182 trips (48 entering and 134 exiting) will occur during the weekday AM peak hour and 229 trips (139 entering and 90 exiting) will occur during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

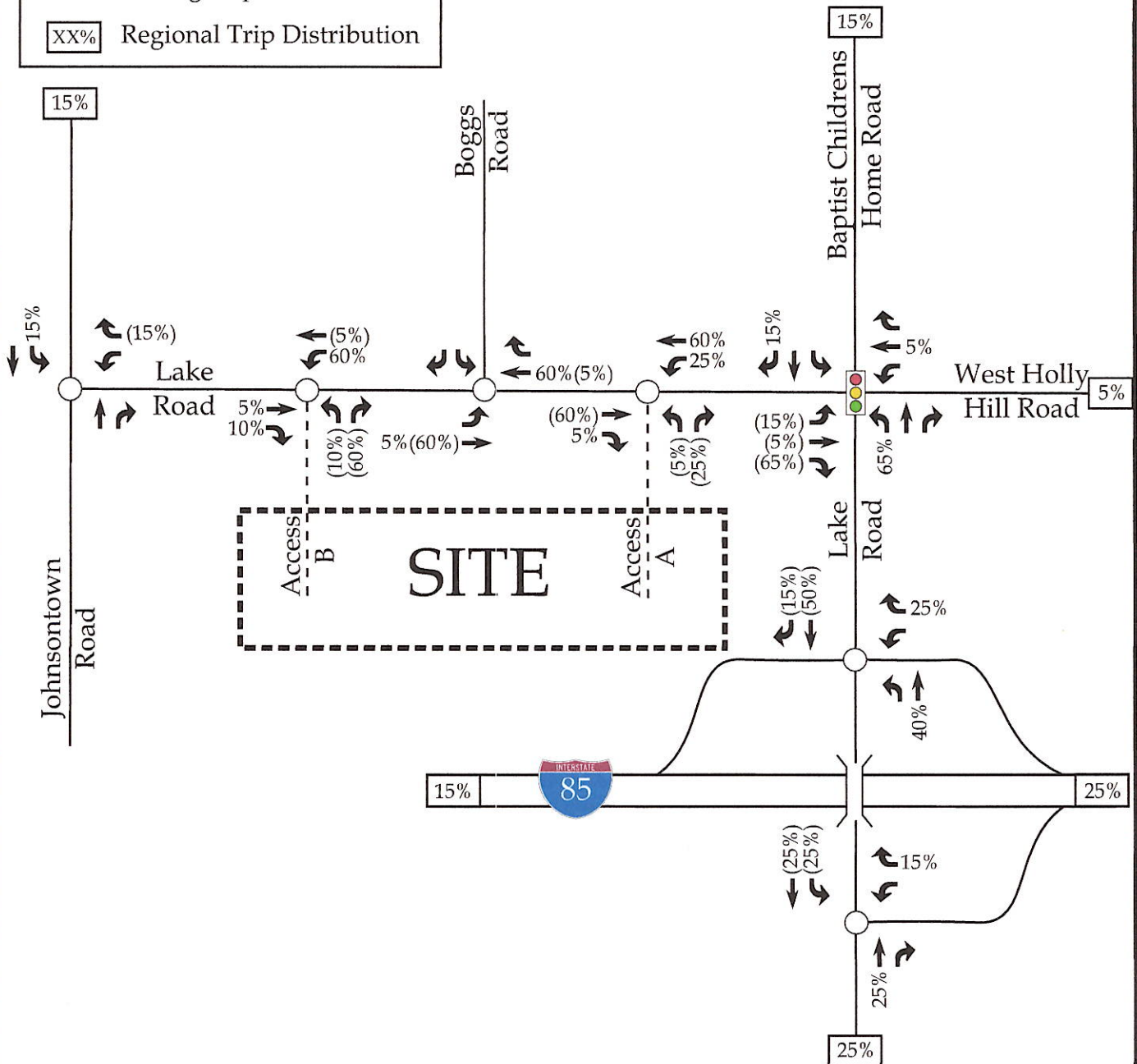
- 15% to/from the north via Johnsontown Road
- 15% to/from the north via Baptist Childrens Home Road
- 25% to/from the south via Lake Road
- 25% to/from the east via I-85

- 15% to/from the west via I-85

The site trip distribution is shown in Figure 6, and the site trip assignment is shown Figure 7.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



Lake Road Apartments
Thomasville, NC

Site Trip Distribution

Scale: Not to Scale

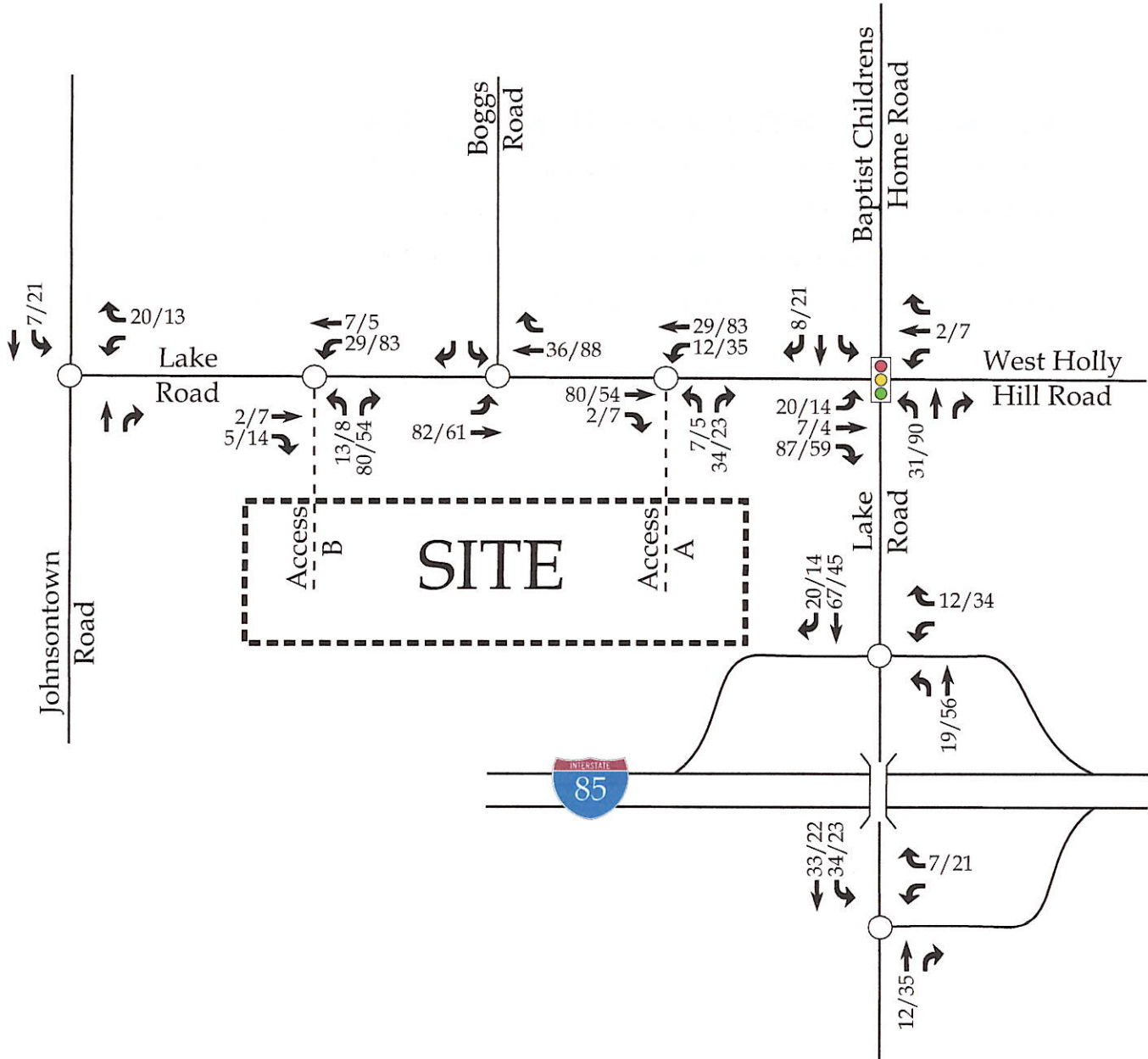
Figure 6

LEGEND

○ Unsignalized Intersection

◫ Signalized Intersection

X / Y → Weekday AM / PM Peak
Hour Site Trips



Lake Road Apartments
Thomasville, NC

Site Trip Assignment

Scale: Not to Scale

Figure 7

5. 2026 BUILD TRAFFIC CONDITIONS

5.1. 2026 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2026 no-build traffic volumes to determine the 2026 build traffic volumes. Refer to Figure 8 for an illustration of the 2026 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2026 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2026 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



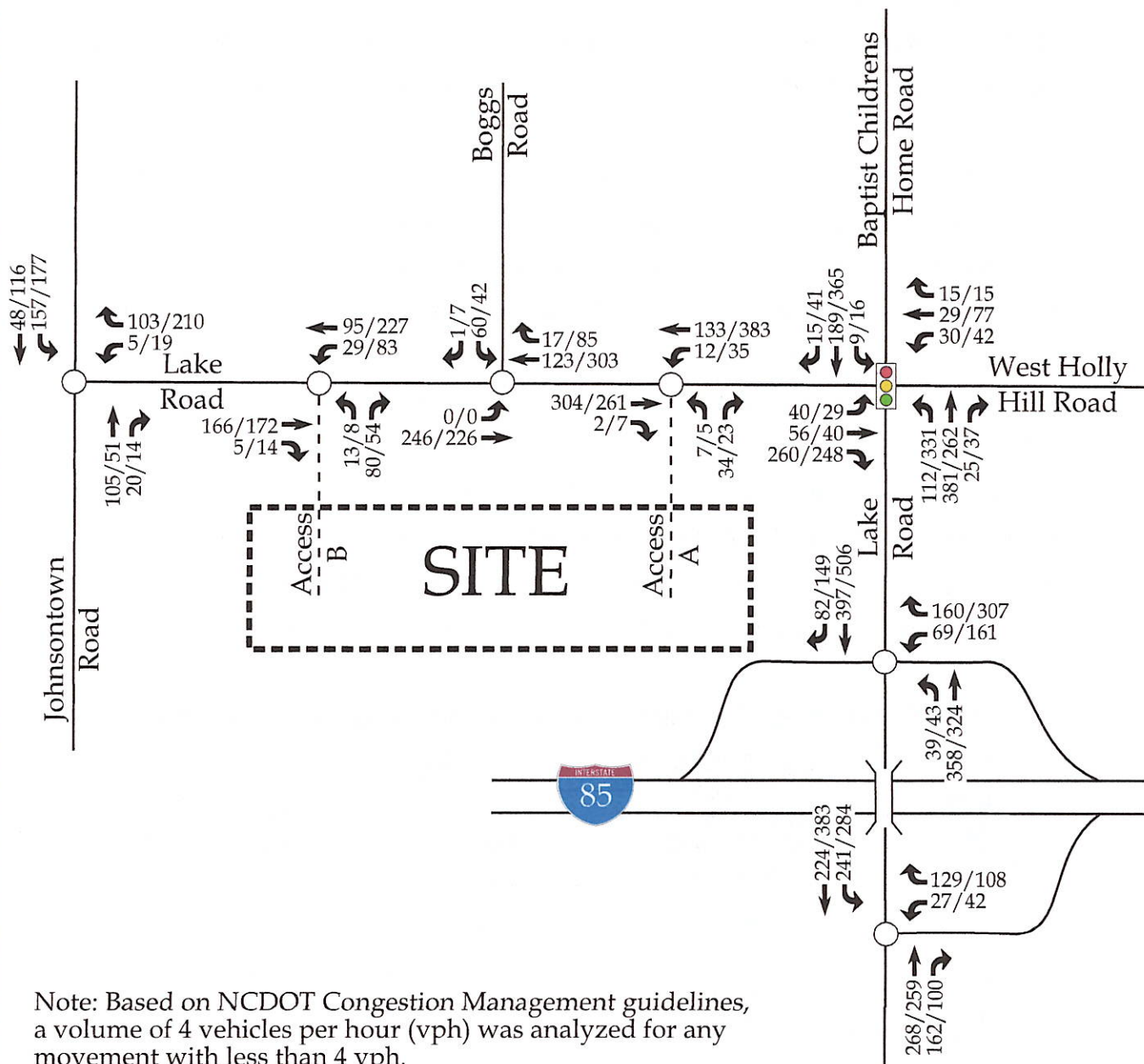
LEGEND

○ Unsignalized Intersection



Signalized Intersection

X / Y → Weekday AM / PM Peak
Hour Traffic



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.



Lake Road Apartments
Thomasville, NC

2026 Build
Peak Hour Traffic

Scale: Not to Scale Figure 8

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where greater delays are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

7.1. Lake Road and I-85 Northbound Ramps

The existing unsignalized intersection was analyzed under all traffic conditions with lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 4: Analysis Summary of Lake Road and I-85 Northbound Ramps

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	WB	1 LT, 1 RT	B ²	N/A	B ²	N/A
	NB	2 TH, 1 RT	--		--	
	SB	1 LT, 1 TH	A ¹		A ¹	
2026 No-Build	WB	1 LT, 1 RT	B ²	N/A	B ²	N/A
	NB	2 TH, 1 RT	--		--	
	SB	1 LT, 1 TH	A ¹		A ¹	
2026 Build	WB	1 LT, 1 RT	B ²	N/A	B ²	N/A
	NB	2 TH, 1 RT	--		--	
	SB	1 LT, 1 TH	A ¹		A ¹	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the major street left-turn movement is expected to operate at LOS A during both weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS B under all analysis scenarios during both weekday AM and PM peak hours.

Based on the results above, no improvements by the developer are recommended.

7.2. Lake Road and I-85 Southbound Ramps

The existing unsignalized intersection was analyzed under all traffic conditions with existing lane configurations and traffic control in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 5: Analysis Summary of Lake Road and I-85 Southbound Ramps

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	WB	1 LT-TH, 1 RT	B ²	N/A	C ²	N/A
	NB	1 LT-TH, 1 TH	A ¹		A ¹	
	SB	1 TH, 1 TH-RT	--		--	
2026 No-Build	WB	1 LT-TH, 1 RT	B ²	N/A	C ²	N/A
	NB	1 LT-TH, 1 TH	A ¹		A ¹	
	SB	1 TH, 1 TH-RT	--		--	
2026 Build	WB	1 LT-TH, 1 RT	B ²	N/A	C ²	N/A
	NB	1 LT-TH, 1 TH	A ¹		A ¹	
	SB	1 TH, 1 TH-RT	--		--	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the major street left-turn movement is expected to operate at LOS A during both weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS C or better under all analysis scenarios during both weekday AM and PM peak hours.

Based on the results above, no improvements by the developer are recommended.

7.3. Lake Road and W Holly Hill Road/Baptist Childrens Home Road

The existing signalized intersection was analyzed under all traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 6: Analysis Summary of Lake Road and W Holly Hill Road/Baptist Childrens Home Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB	1 LT, 1 TH, 1 RT	B	B (11)	B	B (12)
	WB	1 LT, 1 TH-RT	B		B	
	NB	1 LT, 1 TH, 1 RT	A		B	
	SB	1 LT, 1 TH-RT	A		B	
2026 No-Build	EB	1 LT, 1 TH, 1 RT	B	B (11)	B	B (13)
	WB	1 LT, 1 TH-RT	B		B	
	NB	1 LT, 1 TH, 1 RT	B		B	
	SB	1 LT, 1 TH-RT	A		B	
2026 Build	EB	1 LT, 1 TH, 1 RT	B	B (13)	C	B (19)
	WB	1 LT, 1 TH-RT	B		B	
	NB	1 LT, 1 TH, 1 RT	B		C	
	SB	1 LT, 1 TH-RT	B		B	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the intersection is expected to operate at an overall LOS B during both weekday AM and PM peak hours. Additionally, all approaches are expected to operate at LOS C or better.

Based on the results above, no improvements by the developer are recommended.

7.4. Lake Road and Boggs Road

The existing unsignalized intersections was analyzed under all traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 7: Analysis Summary of Lake Road and Boggs Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- B ²	N/A	A ¹ -- B ²	N/A
2026 No-Build	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- B ²	N/A	A ¹ -- B ²	N/A
2026 Build	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- B ²	N/A	A ¹ -- B ²	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the major street left-turn movement is expected to operate at LOS A during both weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS B under all analysis scenarios during both weekday AM and PM peak hours.

Based on the results above, no improvements by the developer are recommended.

7.5. Lake Road and Johnsontown Road

The existing unsignalized intersection was analyzed under all traffic conditions with existing lane configurations and traffic control shown in Table 8. Refer to Table 8 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 8: Analysis Summary of Lake Road and Johnsontown Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	WB	1 LT-RT	A ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	
2026 No-Build	WB	1 LT-RT	A ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	
2026 Build	WB	1 LT-RT	A ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	

Capacity analysis of all traffic conditions indicates the major street left-turn movement is expected to operate at LOS A during both weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS B or better under all analysis scenarios during both weekday AM and PM peak hours.

Based on the results above, no improvements by the developer are recommended.

7.6. Lake Road and Access A

The proposed intersection was analyzed under 2026 build traffic conditions with the lane configurations and traffic control shown in Table 9. Refer to Table 9 for a summary of the analysis results. Refer to Appendix I for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 9: Analysis Summary of Lake Road and Access A

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2026 Build	EB	1 TH-RT	--	N/A	--	N/A
	WB	1 LT-TH	A ¹		A ¹	
	NB	1 LT-RT	B ²		B ²	

Changes to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2026 build traffic conditions indicates the minor-street approach is expected to operate at LOS B during both weekday AM and PM peak hours. The major-street left-turn movements are expected to operate at LOS A or better.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and are not warranted.

Based on the results above, no improvements by the developer are recommended.

7.7. Lake Road and Access B

The proposed unsignalized intersection was analyzed under 2026 build traffic conditions with lane configurations and traffic control shown in Table 10. Refer to Table 10 for a summary of the analysis results. Refer to Appendix J for the Synchro capacity analysis reports and Appendix K for SimTraffic queuing reports.

Table 10: Analysis Summary of Lake Road and Access B

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2026 Build	EB WB NB	1 TH-RT 1 LT, 1 TH 1 LT-RT	-- A ¹ B ²	N/A	-- A ¹ B ²	N/A

Changes to lane configurations are shown in bold.

1. Level of service for minor-street approach.

Capacity analysis of 2026 build traffic conditions indicates the minor-street approach is expected to operate at LOS B during both weekday AM and PM peak hours. The major-street left-turn movements are expected to operate at LOS A or better.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and a 75' westbound left-turn lane is warranted.

Based on the results above, no other improvements by the developer are recommended.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed residential development, to the south of Lake Road and east of Johnstontown Road in Thomasville, North Carolina. The proposed development is expected to be built out in 2026. Site access is proposed via two full movement driveways along Lake Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2026 No-Build Traffic Conditions
- 2026 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 182 primary trips (48 entering and 134 exiting) during the weekday AM peak hour and 229 primary trips (139 entering and 90 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 9 for an illustration of the recommended lane configuration for the proposed development.

Recommended Improvements by Developer

Lake Road and Access A

- Construct Access A with one ingress lane and one egress lane striped as one shared left/right-turn lane.
- Provide stop-control for the egress of Access A.
- Provide an internal protected stem (IPS) of at least 100 feet for the northbound approach.

Lake Road and Access B

- Construct Access B with one ingress lane and one egress lane striped as one shared left/right-turn lane.
- Provide stop-control for the egress of Access B.
- Provide an exclusive westbound left-turn lane with at least 75 feet of storage with appropriate taper and deceleration.
- Provide an internal protected stem (IPS) of at least 100 feet for the northbound approach.

-
- The site plan shows a rectangular site bounded by Johnsonstown Road to the west and Lake Road to the east. Johnsonstown Road is a multi-lane road with a median. Lake Road is a two-lane road. The site is divided into two sections by a dashed line labeled "Access B" on the left and "Access A" on the right. The word "SITE" is written in the center. To the north of the site are several roads: Boggs Road, Baptist Childrens Home Road, and West Holly Hill Road. Baptist Childrens Home Road has a traffic light. West Holly Hill Road has a "FULL" sign. To the south of the site is Interstate 85, which runs horizontally. The site is adjacent to the south side of Lake Road. Dimensions are provided for various segments and setbacks. A scale bar at the top left indicates "x' Storage (In Feet)".



MOTION TO REZONE INCLUDING NCGS 160-383 LANGUAGE

I move to rezone the property from _____ to _____
for the following reasons:

1. _____

2. _____
_____ and
3. _____

Further, I move that the City Council find that this 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.

MOTION TO DENY THE REZONING INCLUDING NCGS 160-383 LANGUAGE

I move to deny the rezoning of the property from _____ to _____
_____ for the following reasons:

1. _____

2. _____
_____ and
3. _____

Further, I move that the City Council find that this rezoning is unreasonable and not in the public interest due to its inconsistency with the comprehensive plan and, as a result, is a hindrance to the goals and objectives of the comprehensive plan.

**City of Thomasville
Community Development Block Grant
Notice of Public Hearing**

Notice is hereby given that the Thomasville City Council will hold a public hearing on Monday, February 20, 2023 at 6:00 p.m. at 7003 Ball Park Road, Thomasville, NC.

The purpose of this hearing is to receive citizen input regarding the use of Community Development Block Grant (CDBG) funds from the North Carolina Department of Commerce and the U.S. Department of Housing and Urban Development. CDBG funds may be used for infrastructure improvements, demolition or building reuse projects, which promote Economic Development through the creation of jobs, designed to benefit low and moderate-income residents within the City. All interested persons are invited to attend this hearing.

This information is available in Spanish or any other language upon request. Please contact the Clerk's Office at (336) 475-4214 or at 10 Salem Street, Thomasville, for accommodations for this request at least 48 hours prior to the hearing.

Esta información está disponible en español o cualquier otra lengua a petición. Entre en contacto con por favor la oficina del vendedor en (336) 475-4214 o en la calle de 10 Salem Street, Thomasville, para las comodidades para esta petición por lo menos 48 horas antes de la audiencia.

Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 1-800-735-8262.

Publishing Instructions:

Please publish once in the HPE.

AFFIDAVIT REQUIRED

Please send affidavit and bill to:

**Wendy Martin
City of Thomasville
PO Box 368
Thomasville, NC 27361-0368**

**Please reference PO # G27000 on the invoice to insure prompt payment.
Thank you!**

"Generic" First Public Hearing

In order for the City of Thomasville to be eligible to apply for Community Development Block Grant (CDBG) funds from the North Carolina Department of Commerce, Commerce Finance Division, two public hearings are required. The first public hearing is a "generic" public hearing, and once held, is good for one year. During that year, the City would only need to hold a project specific public hearing, prior to submitting a request for CDBG funding. Currently under the CDBG Program, funds can be requested for projects that include infrastructure improvements, building reuse or demolition, all of which must be for the purpose of promoting economic development through the creation of jobs, designed to benefit low and moderate-income persons.

The last "Generic" Public Hearing was held on January 18, 2022, therefore a new public hearing is being requested to be held at the February 20, 2023 City Council Meeting.

MINUTES FOR THE THOMASVILLE CITY COUNCIL BRIEFING MEETING ON MONDAY, JANUARY 9, 2023 AT 4:00 PM AT 7003 BALLPARK ROAD, THOMASVILLE, NC.

Elected officials in attendance: Mayor Raleigh York, Jr.; Mayor *Pro Tempore* Payton Williams; and Council Members Ron Bratton; Doug Hunt; Wendy Sellars; Lisa Shell; Jeannette Shepherd; and Hunter Thrift.

The following staff members attended the meeting: City Manager Michael Brandt; Assistant City Manager Eddie Bowling; Planning Director Chuck George; Finance Director Thomas Avant; Police Major Dustin Carter; and City Clerk Wendy Martin.

1. Call to Order - Mayor York called the Briefing meeting of the Thomasville City Council to order.
2. Additions and Deletions to the Agenda – City Manager Brandt asked that the following to be added to the agenda for January 9, 2023:
 - 6.C. Discussion of Budget Workshop Items
 - 6.D. Discussion of Change to Council Meeting Schedule

Council Member Thrift moved to approve the agenda as amended. Council Member Williams seconded. *Motion unanimously approved 6 – 0.* (Council Member Sellars arrived after this vote.)

3. Public Forum – on *TUESDAY, January 17, 2023*
4. Public Hearing – on *January 17, 2023* regarding the closure of a portion of Lake Road.

City Manager Brandt explained that this is for an unopened right-of-way in the recently annexed portion of Lake Road.

Planning Director Chuck George was present to answer questions. He advised that there was no opposition to this closure, and he confirmed that this vote would only require a majority vote by Council to pass.

6. Regular Agenda on January 9, 2023 (*This item was moved by consent of the Council to be heard before the Consent Agenda items.*)

A. Discussion of Council's intent Regarding FY 2024 Salary Adjustments

City Manager Brandt advised that Finance Director Avant created a memo dated 01/05/23 with four salary adjustment options for Council consideration.

Mr. Avant presented the information to Council, saying they could pay standard, across-the-board COLA raises to all employees, or they could pay a tiered plan that would pay a higher proportional increase to the lower salaried employees in an effort to bring them up to a more competitive level. He advised that \$608,259

was the maximum he would advise that the City spend on salaries this coming fiscal year, because of rising costs.

Council expressed their desire to increase the lower salaries without causing compression issues.

City Manager Brandt suggested that the City focus on raising the lower salaries first, then establishing career ladders and putting aside some money for when the salary study comes back.

Finance Director Avant said 65% of our funds go to payroll, which leaves only about 35% to run the City. Council Members Hunt and Bratton discussed the necessity of raising taxes to pay our employees a fair wage and still be able to run the city.

Mr. Avant said the City could also make the raises effective in January, instead of July, and/or they could offer bonuses.

Council Members Hunt, Shell, Shepherd and Thrift leaned toward straight COLA raises. Council Members Bratton, Sellars and Williams preferred a tiered option that would raise the lower salaries more.

Mayor York recommended that they think conservatively now and maybe do option 4 with \$1,000 to go to each employee who earned under \$40,000, and a 2.5% raise for all employees in the coming fiscal year, which would result in the least compression issues and would save some money to put toward remedies following the salary study. This solution was agreed to by all members of Council.

Finance Director Avant said the salary study remedies would not take effect until 2025. City Manager Brandt said that the money that is put aside now (approximately \$100,000) could perhaps be used to remedy some lower salaries prior to 2025.

- B. Discussion of NCLM Legislative Goals and voting – Council Member Thrift is collecting all Council members' top ten, and he will submit it by Thursday.
- C. Discussion of Budget Workshop Items – City Manager Brandt went over the items on the Budget Workshop agenda. The final agenda is available upon request from the City Clerk.
- D. Discussion of Change to Council Meeting Schedule – Due to the fact that the AV equipment will not be installed at The Aquatic and Community Center (TACC) until possibly May, the Council members decided to continue having their monthly Council Meetings at the Ball Park Road Community Center. All other meetings of Council, such as the retreat, committees and briefing meetings will be held at TACC beginning in February, since they do not need to be televised.

Council Member Williams moved to add “Consideration of Change to 2023 Council Meeting Schedule” to the agenda for January 17, 2023. Council Member Hunt seconded. *Motion unanimously approved 7 – 0.*

The following items were put on the Consent Agenda by the Council members for consideration *on January 17, 2022*:

5. Consent Agenda

- A. Consideration of Approval of Minutes – Briefing Meeting on 12/12/22
- B. Consideration of Approval of Minutes – Council Meeting on 12/19/22
- C. Consideration of Ordinance Amending Thomasville City Ordinance Chapter 82 – Utilities - Adding Sections 82.17, 82-18, 82-19, and 82-20 Regarding Utility Easement Encroachments
- D. Consideration of Fiscal Year 2022 Audit Contract – Martin Starnes & Associates
- E. Consideration of General Fund Budget Amendment 2023 - P7 - 01
- F. Consideration of Contract with Piedmont Triad Regional Council for Employee Salary & Classification Study
- G. Consideration of Fiscal Year 2024 Budget Calendar
- H. Consideration of Personnel Policy Amendment Article XVIII, Adding Sections 14 and 15 Regarding Hiring Incentives for New Employees
- I. Consideration of No Parking Ordinance for portion of Walnut Street
- J. Consideration of Changes to Calendar Meeting Schedule

The following items were put on the Regular Agenda by the Council members for consideration *on January 17, 2023*:

7. Regular Agenda

- A. Consideration of Contract with Developmental Associates LLC for Police Chief Hiring Process
 - B. Consideration of Personnel Policy Amendment Article XI, Adding Section 7 Car Allowance for Certain Employees
8. Committee Reports and Appointments, Mayor’s Report and Appointments, City Manager’s Report, City Attorney’s Report – *on January 17, 2023*
9. Additional Items – City Manager Brandt passed out a handout which showed the last ten years of Outside Agency funding. Copies are available upon request from the City Clerk.
10. Adjournment – Council Member Sellars moved to adjourn. Council Member Williams seconded. *Motion unanimously approved 7 – 0.*

Raleigh York, Jr., Mayor

Wendy S. Martin, City Clerk

CITY OF THOMASVILLE COUNCIL MEETING MINUTES

Tuesday, January 17, 2023 – 6:00 P.M.

7003 Ball Park Road, Thomasville, NC 27360

Mayor Raleigh York, Jr. ~ Mayor *Pro Tem* Payton Williams

Elected officials in attendance: Mayor Raleigh York, Jr.; Mayor *Pro Tempore* Payton Williams; and Council Members Ron Bratton; Doug Hunt; Wendy Sellars; Lisa Shell; Hunter Thrift and Payton Williams. Council Member Jeannette Shepherd had an excused absence. City Attorney Misti Whitman was also absent.

1. Call to Order – Mayor York called the meeting of the Thomasville City Council to order and welcomed everyone in person and online.
2. Additions and Deletions to the Agenda – There were no changes to the agenda. Council Member Sellars moved to approve the agenda as presented. Council Member Hunt seconded. *Motion unanimously approved 6 – 0.*
3. Public Forum – No one came forward to speak.
4. Public Hearing re: Closure of Portion of Lake Road

City Manager Brandt explained that a request had been made to close an unused and abandoned portion of Lake Road. He said this section of road had not been used since the development of I-85 in the 1970s. The owner of the parcel of land on both sides of the right-of-way requested this to be permanently abandoned and absorbed by the adjacent property. This would not impact the currently existing Lake Road.

Mayor York opened the public hearing. No one came forward to speak for or against this matter. Mayor York closed the public hearing.

Council Member Hunt moved to approve the closure of the portion of Lake Road. Council Member Shell seconded. *Motion unanimously approved 6 – 0.*

5. Consent Agenda - City Manager Brandt explained each of the items as follows:
 - A. Consideration of Approval of Minutes – Briefing Meeting on 12/12/22
 - B. Consideration of Approval of Minutes – Council Meeting on 12/19/22
 - C. Consideration of Ordinance Amending Thomasville City Ordinance Chapter 82 – Utilities - Adding Sections 82.17, 82-18, 82-19, and 82-20 Regarding Utility Easement Encroachments

Adoption of the proposed changes provides more enforcement tools to allow access to city easements for water and sanitary sewer. City staff are required to be able to access easements for maintenance and repairs, and to keep the easements accessible by removing obstructions.

D. Consideration of Fiscal Year 2022 Audit Contract – Martin Starnes & Associates
Our annual audit contract requires Council approval

The FY 2023 cost is \$60,000 (\$5,000 increase from Previous Year); Per the agreement, MSA will complete our annual external audit and prepare our audited financial statements; The total cost of \$60,000 was provided by MSA in our 5-year renewal letter, which was provided to Council last fiscal year.

E. Consideration of General Fund Budget Amendment 2023 - P7 – 01

The amendment appropriates \$1,653 in insurance proceeds in the Public Works Department for damage to a garbage truck; transfers \$24,750 in the Police Dept. to fund consultant costs to assist in the search for a new Police Chief. Finally, the amendment appropriates \$35,000 from General Fund contingency to fund an employee salary and classification study. General Fund contingency balance is now \$241,323 (after the appropriation).

F. Consideration of Contract with Piedmont Triad Regional Council for Employee Salary & Classification Study

The City has not performed an employee salary and classification study for over 15 years. We know that there are pay issues within the organization, with pressure from inflation and higher private sector pay and job opportunities. Piedmont Triad Council of Governments has performed these types of studies for many local governments over the years and have significant experience in this work.

G. Consideration of Fiscal Year 2024 Budget Calendar

The proposed calendar establishes the dates/times and locations of Personnel/Finance and City Council meetings related to the budget development process and approval. These dates will be posted on the City's website.

H. Consideration of Personnel Policy Amendment Article XVIII, Adding Sections 14 and 15 Regarding Hiring Incentives for New Employees

City Administration is proposing two temporary hiring incentive programs to encourage applications for open positions. The first incentive program is for all positions, and open to all current full-time employees. It provides an incentive bonus if an employee recommends a new employee and the new employee remain with the City through their probationary period. The second incentive program is for lateral-entry police officers. This program provides a hiring bonus of \$3,000 if the new Police Officer remains on the force for at least 18 months.

I. Consideration of No Parking Ordinance for portion of Walnut Street

Due to complaints of residents and concerns for emergency traffic to access Walnut Street; the TPD has recommended that no parking be allowed along the south side of Walnut Street between Fisher Ferry Road and Center Street.

J. Consideration of Changes to Calendar Meeting Schedule

Due to supply chain delays for the installation of the Audio/Visual equipment in the new City Council Chambers at the Thomasville Aquatic & Community Center, City Council will hold their regular meetings (3rd Monday) here at 7003 Ball Park Road Community Center until at least April. This will ensure that we are able to broadcast the regular meetings. However, the Committee and Briefing meetings, starting in February, will be held at 20 Stadium Drive, the new Thomasville Aquatic and Community Center. This schedule will be updated on the City website.

Council Member Thrift moved to approve the items on the Consent Agenda. Council Member Sellars seconded. Motion unanimously approved 6 – 0.

6. Regular Agenda

A. Consideration of Contract with Developmental Associates LLC for Police Chief Hiring Process

Assistant City Manager Bowling explained that Developmental Associates has a long history of successful placements in over 40 agencies across North Carolina. They would handle the process from start to finish. They will perform three discussion sessions at the police department, and there will also be a public input session, online and in person. They'll carry the process through recruitment and consultations with the successfully hired candidate.

Council Member Hunt moved to approve this contract. Council Member Sellars seconded. Motion unanimously approved 6 – 0.

B. Consideration of Personnel Policy Amendment Article XI, Adding Section 7 Car Allowance for Certain Employees

City Manager Brandt said this proposed change will provide for a car allowance for the Assistant City Manager at a rate established by City Council.

Council Member Thrift moved to approve this personnel policy. Council Member Hunt seconded. *Motion unanimously approved 6 – 0.*

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

Council Member Williams quoted Dr. Martin Luther King, Jr. and said, "I hope yesterday everybody had a chance to think about the legacy of Dr. King and how he changed our

nation.”

She thanked the police and fire departments for keeping everyone safe during the big structure fire. She also thanked the construction and maintenance team and the public utilities team for getting us through the recent cold snap.

Council Member Sellars is currently planning the 2023 Black History Month program, and she asked that people lend her exhibits for the display.

Council Member Bratton attended the MLK Celebration at First Missionary Baptist Church. The pastor from Unity Baptist Church was a dynamic speaker, and the High Point University Choir performed. It was a great celebration.

He also announced with a heavy heart that retired Fire Fighter Levi Mashore, a long-time employee for the City of Thomasville, passed away. His arrangements had not yet been announced.

Mayor York announced that the purchase of 305 East Main Street has been finalized, providing much needed parking and office space for city staff.

He attended the retirement reception of Assistant Fire Chief Don Crafford. He congratulated him and wished him well.

He also attended some MLK Celebration Events, including the Oratoracle Contest on Saturday evening, and the Holiday Celebration Observance last night, where he presented a Proclamation.

Mayor York appointed Jennifer Nixon to the Cemetery Committee.

City Manager Brandt thanked the police officers who investigated a shooting over the holidays. He said, “In very short order, the TPD had identified a potential vehicle and occupants, investigated the event, determined that at least one suspect had fled the area, and, working with Greenville, NC PD, were able to make an arrest of an adult and two juveniles. Specifically, Officer Lomba observed a vehicle matching a witness description; Officer Harris provided information to identify juveniles involved in this matter; Detectives Clodfelter and Amos located the suspect vehicle; and the entire CID unit worked countless hours over the New Year’s holiday and through the week to solve this case. A job well done. I appreciate it.”

He also advised that on Tuesday, January 24, the Parks & Recreation staff would be hosting an Open House to consider ideas for the redevelopment of the “Plant B” site on Fisher Ferry Road. The meeting will begin at 6:00 PM at Bethel UMC Family Life Center located at 508 Fisher Ferry Street. Everyone is welcome to attend and see preliminary plans and maps and to provide input into the future development of the site. The City will be seeking grants to provide funding for the project, and it is important to get community input and feedback to make sure we are developing the site to support the community.

Assistant City Manager Bowling thanked Council for approving the contract with Developmental Associates. He said it will help us move forward with finding a new police chief. He encouraged citizens to attend the public input session on February 2nd at 5:00 PM at the Thomasville Police Department. He said, "It will give community members the opportunity to come out to speak about qualities that are important to them with regard to policing in our community."

He advised that we are one week into the employee survey, and we have had a tremendous response already. We look forward to getting the report back in March and to great things ahead.

8. Additional Items – n/a
9. Adjournment – Council Member Sellars moved to adjourn. *Mayor Pro Tem Williams* seconded. *Motion unanimously approved 6 – 0.*

Raleigh York, Jr., Mayor

Wendy S. Martin, City Clerk

Budget Amendment

To: City Manager

From: Finance Director

Date: 1/27/2023

Council Budget Amendment Reference #: 2023 – P8 - 01

Re: 2022-2023 General Fund Budget Amendment

This General Fund budget amendment appropriates the city's contribution to the Project Rabbit and Project JT grant projects. It also appropriates \$7,707 of insurance proceeds for damage to a police vehicle.

GENERAL FUND

INCREASE REVENUE

010-0000-399.04-00	Appropriated from Fund Balance/Economic Dev.	\$ 7,750.00
010-0000-399.04-00	Appropriated from Fund Balance/Economic Dev.	\$ 8,750.00
010-0000-383.01-00	Refunds/Insurance Proceeds	\$ 7,707.00
Total		\$ 24,207.00

INCREASE APPROPRIATION

010-4110-512.90-65	Contribution to CDBG	\$ 7,750.00
010-4110-512.90-65	Contribution to CDBG	\$ 8,750.00
010-5110-522.15-04	Maintenance & Repairs/Vehicles	\$ 7,707.00
Total		\$ 24,207.00

CITY OF THOMASVILLE
Grant Project Ordinance

BE IT ORDAINED by the Thomasville City Council that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project is hereby adopted:

Section 1. The project authorized is the A.M. Haire Manufacturing & Service Corporation/Project Rabbit CDBG Grant Project described in the work statement contained in the Grant Agreement between this unit and the North Carolina Department of Commerce and the budget contained herein.

Section 2. The officers of this unit are hereby directed to proceed with the Grant Project within the terms of the funding agreement, the rules and regulations of the North Carolina Department of Commerce and the budget contained herein.

Section 3. The following revenues are anticipated to be available to complete this project:

065-9710-322-0507	CDBG Building Reuse Grant	\$155,000.00
065-9710-390-0100	City of Thomasville	\$ 7,750.00
Total		\$162,750.00

Section 4. The following expenditures are anticipated to be available to complete this project:

065-9710-524-7300	Construction Rehabilitation	\$162,750.00
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Section 5. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreements and federal and state regulations.

Section 6. Requests for funds should be made in an orderly and timely manner as funds are obligated and expenses incurred.

Section 7. The Finance Officer is directed to report timely on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this Grant Project in every budget submission made to this Council.

Section 9. Copies of this Grant Project Ordinance shall be made available to the Budget Officer and the Finance Officer for direction in carrying out this project.

ADOPTED this 20th day of February, 2023

Mayor

ATTEST:

City Clerk

CITY OF THOMASVILLE
Grant Project Ordinance

BE IT ORDAINED by the Thomasville City Council that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project is hereby adopted:

Section 1. The project authorized is the Project JT/Imaflex USA, Inc., Rural Economic Development Incentive Grant Project described in the work statement contained in the Grant Agreement between this unit and the North Carolina Department of Commerce and the budget contained herein.

Section 2. The officers of this unit are hereby directed to proceed with the Grant Project within the terms of the funding agreement, the rules and regulations of the North Carolina Department of Commerce and the budget contained herein.

Section 3. The following revenues are anticipated to be available to complete this project:

065-8610-322-0507	State Grants - Building Reuse Grant	\$175,000.00
065-8610-390-0100	City of Thomasville	\$ 8,750.00
Total		\$183,750.00

Section 4. The following expenditures are anticipated to be available to complete this project:

065-8610-524-7300	Construction Rehabilitation	\$183,750.00
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Section 5. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreements and federal and state regulations.

Section 6. Requests for funds should be made in an orderly and timely manner as funds are obligated and expenses incurred.

Section 7. The Finance Officer is directed to report timely on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this Grant Project in every budget submission made to this Council.

Section 9. Copies of this Grant Project Ordinance shall be made available to the Budget Officer and the Finance Officer for direction in carrying out this project.

ADOPTED this 20th day of February, 2023

Mayor

ATTEST:

City Clerk

Budget Amendment

To: City Manager
From: Finance Director
Date: 1/23/2023
Re: 2022-23 ARPA Grant Budget Amendment

This ARPA grant budget amendment transfers budgeted salary and fringe benefit costs for the new grant-funded Financial Analyst position from the Administration Department to the Finance Department. Funds were initially budgeted in Administration for an ARPA Grant Administrator. That position is transitioning from an ARPA Grant Administrator to a Financial Analyst.

ARPA Budget Amendment

February 2023 - ARPA Grant

Budget Amendment

010-4210-511.02-01	Salaries - Full Time	\$ 109,340	Decrease Appropriation	General Fund
010-4210-511.04-01	Taxes - FICA	\$ 6,999	Decrease Appropriation	General Fund
010-4210-511.04-02	Taxes - Medicare	\$ 1,679	Decrease Appropriation	General Fund
010-4210-511.05-01	Employee Insurance - Group Health Insurance	\$ 15,825	Decrease Appropriation	General Fund
010-4210-511.05-02	Employee Insurance - Group Life Insurance	\$ 183	Decrease Appropriation	General Fund
010-4210-511.06-01	Retirement - NC Retirement	\$ 14,687	Decrease Appropriation	General Fund
Total: General Fund		\$ 148,712		

010-4410-511.02-01	Salaries - Full Time	\$ 109,340	Increase Appropriation	General Fund
010-4410-511.04-01	Taxes - FICA	\$ 6,999	Increase Appropriation	General Fund
010-4410-511.04-02	Taxes - Medicare	\$ 1,679	Increase Appropriation	General Fund
010-4410-511.05-01	Employee Insurance - Group Health Insurance	\$ 15,825	Increase Appropriation	General Fund
010-4410-511.05-02	Employee Insurance - Group Life Insurance	\$ 183	Increase Appropriation	General Fund
010-4410-511.06-01	Retirement - NC Retirement	\$ 14,687	Increase Appropriation	General Fund
Total: General Fund		\$ 148,712		