

## CITY OF THOMASVILLE COUNCIL MEETING BRIEFING AGENDA

Monday, December 11, 2023 – 4:00 P.M.

20 Stadium Drive, Thomasville, NC 27360

Mayor Raleigh York, Jr. ~ Mayor *Pro Tem* D. Hunter Thrift

1. Call to Order
2. Additions and Deletions to the Agenda
3. Public Forum on December 18, 2023 – Please sign up in person to speak for two minutes on any topic. *The two-minute time limit will be enforced.*
4. Recognitions and Presentations on December 11, 2023

Presentation by Clay Phillips of Alley, Williams, Carmen & King re: Contract for Sewer Line Construction for Project Nucor

5. Public Hearings on December 18, 2023

### A. Request for Rezoning (Z-23-09)

Applicant/Owner: R.E.W. Homes, LLC  
Location: Kendall Mill Road  
Parcel Number: 1633800000035  
Existing Zoning: R-8 CZ Medium Density Residential Conditional Zoning  
Requested Zoning: R-6 High Density Residential

*The Planning Board held a public hearing on November 28, 2023 and voted 6 - 0 to approve this request because:*

- *The conditions previously imposed are no longer required under the formal conditional use;*
- *The rezoning does not conflict with the 2035 Land Development Plan;*
- *The rezoning will not adversely affect adjacent property values; and*
- *They found that 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-23-10)

Applicant/Owner: Joseph Dean  
Location: 420 Lexington Avenue  
Parcel Number: 16098000B0016  
Existing Zoning: C-2 Highway Commercial  
Requested Zoning: R-8 Medium Density Residential

*The Planning Board held a public hearing on November 28, 2023 and voted 6 - 0 to approve this request because:*

- *Rezoning the property is the appropriate course of action given the fact it is currently a residence;*
- *Rezoning the property protects the current essential characteristics of the area;*

- *Rezoning the property does not conflict with the adjoining properties;*
- *They found that 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. Request for Rezoning (Z-23-11)

Applicant/Owner: Rafaelle DiPuorto  
Location: Taylor/Montlieu Avenue  
Parcel Number: 16119000B0009  
Existing Zoning: M-1 CZ Light Industrial Conditional Zoning  
Requested Zoning: R-6 High Density Residential

*The Planning Board held a public hearing on November 28, 2023 and voted 6 - 0 to approve this request because:*

- *Rezoning the property is the appropriate course of action given the fact it is currently a residence;*
- *Rezoning the property protects the current essential characteristics of the area;*
- *Rezoning the property does not conflict with the adjoining properties;*
- *They found that 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.*

6. Consent Agenda on December 18, 2023

- A. Consideration of Approval of Minutes – Briefing Meeting on 11/13/23
- B. Consideration of Approval of Minutes – Council Meeting on 11/20/23
- C. Consideration of Approval of Minutes – Special Called Meeting on 11/27/23

7. Regular Agenda on December 18, 2023

- A. Consideration of Budget Amendment 2024-P6-01
- B. Consideration of Revised Grant Project Ordinance – Nucor – Golden Leaf Grant
- C. Consideration and Approval of Thomasville Pay & Classification Study Update
- D. Consideration of Contract for Sewer Line Construction for Project Nucor and County Regional Sewer System
- E. Consideration of Approval of Contract for Re-Paving Certain Streets
- F. Consideration of AT&T Water Tower Rental Contract

8. Committee Reports and Appointments, Mayor's Report and Appointments, City Manager's Report, City Attorney's Report on December 18, 2023

9. Closed Session on December 11, 2023 – Attorney/Client & Personnel

10. Closed Session on December 18, 2023 – Personnel

11. Additional Items

12. Adjournment

# Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name

Public Safety

Committee Date  
And Agenda #

12.5.23

PSafe 3

**Item Name:**

Public Hearing for Rezoning Case #Z-23-09

**Description of Item:**

Applicant/Owner: R.E.W Homes, LLC

Location: Kendall Mill Road

Parcel Number 1633800000035

Existing Zoning: R-8CZ Medium Density Residential Conditional Zoning

Proposed Zoning: R-6 High Density Residential

**Back-Up Materials:**

Rezoning Case Package

**Council Action Requested:**

Consider Approval or Denial of Rezoning Case

**Requested By:**

Chuck George

**Department:**

PIE

To: Michael Brandt, City Manager  
From: Chuck George, Planning Director  
Date: November 29, 2023  
Re: City Council Meeting, December 18, 2023

The following items has been before the Board of Planning & Adjustment on Tuesday, November 28, 2023.

1. Request for Rezoning (Z-23-09)  
Applicant/Owner: R.E.W Homes, LLC  
Location: Kendall Mill Rd.  
Parcel Number: 1633800000035  
Existing Zoning: R-8CZ Medium Density Residential Conditional Zoning  
Proposed Zoning: R-6 High Density Residential

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

- The conditions previously imposed are no longer required under the former conditional use.
- The rezoning does not conflict with the 2035 Land Development Plan.
- Rezoning will not adversely affect adjacent property values.
- 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-23-10)  
Applicant/Owner: Joseph Dean  
Location: 420 Lexington Ave.  
Parcel Number: 16098000B0016  
Existing Zoning: C-2 Highway Commercial  
Proposed Zoning: R-8 Medium Density Residential

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

- Rezoning the property is the appropriate course of action given the fact it is currently a residence.
- Rezoning the property protects the current essential characteristics of the area.
- Rezoning the property does not conflict with the adjoining properties.
- 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.



3. Request for Rezoning (Z-23-11)

Applicant/Owner: Rafaelle Dipuorto

Location: Taylor/Montlieu Ave.

Parcel Number: 16119000B0009

Existing Zoning: M-1CZ Light Industrial Conditional Zoning

Proposed Zoning: R-6 High Density Residential

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

- Rezoning the property is the appropriate course of action given the fact it is currently a residence.
- Rezoning the property protects the current essential characteristics of the area.
- Rezoning the property does not conflict with the adjoining properties.
- 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.

**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-8CZ (Medium Density Residential Conditional Zoning) Zoning District to R-6 (High Density Residential) Zoning District as shown on the attached map (Z-23-09).

**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-23-09).

Applicant/Owner: R.E.W. Homes, LLC

Location: Kendall Mill Road

Parcel Number: 1633800000035

Existing Zoning: R-8CZ Medium Density Residential Conditional Zoning

Proposed Zoning: R-6 High Density Residential

11 / 28 / 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-8CZ to R-6  
for the following reasons:

1 - The conditions previously imposed are no longer required under the former conditional use.

2 - The rezoning does not conflict with the 2035 Land Development Plan.

3 - Rezoning will not adversely affect adjacent property values.

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:

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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-23-09**  
**Staff Report: Chuck George, Planning Director**

**Applicant/ Owner:** R.E.W Homes, LLC

**Location:** Kendall Mill Road

**Tax Parcel ID Number:** 1633800000035

**Request:** Rezoning from R-8CZ to R-6

**Conditions:** N/A

**Requested Zoning District Characteristics:**

The current zoning is R-8CZ Medium Density Residential Conditional Zoning- This district is identical to the R-8 medium density residential 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 is defined as medium density residential areas of mostly single-family dwellings 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 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.

**Site Information**

<b>Size of Parcel</b>	+/- .10.24 acres		
<b>Existing Land Use</b>	Medium Density Residential Conditional Use		
<b>Proposed Land Use</b>	High density residential		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
	N	R-10	Low density residential
	E	R-10	Low density residential
	S	R-10	Low density residential
	W	M-1CZ	Light Industrial CZ
<b>General Site Information</b>	Undeveloped Land		
<b>Historic Properties</b>	NA		

**History of Approved Cases: Z-10-01CU (3-15-2010)**

Rezoned from M-1 Light Industrial to R-8 Medium Density Residential Conditional use. The conditional use-only dwellings allowed on this 10+ acres tract will be single-family attached, two-family, and multi-family, including townhouses, patio homes, and other styles.

### **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 10.24 acres are currently undeveloped. The applicant requested to change from medium-density residential conditional use to high-density residential for subdivision development. The 2035 land use plan recommends infill development consistent with the surrounding land uses. The surrounding uses are Residential and Industrial.

### **Attachments**

- Application
- Legal description
- Site map
- DC GIS Map
- Zoning map
- 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	11/16/23 & 11/21/23	12/5/23 & 12/12/23
Property Posted	11/17/23	12/5/23
Notification Letter Sent	11/14/23	12/5/23

### **Zoning Board Recommendation**

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

- The conditions previously imposed are no longer required under the former conditional use.
- The rezoning does not conflict with the 2035 Land Development Plan.
- Rezoning will not adversely affect adjacent property values.
- 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

## REZONING APPLICATION

File No. Z- 23-09

Date 10-5-23

Applicant R.E.W. HOMES, LLC

Phone 336-215-5510

Applicant's Address PO BOX 182 WALLBURG, NC 27373

Property Owner R.E.W. HOMES, LLC

Phone 336-215-5510

Property Owner's Address PO BOX 182 WALLBURG, NC 27373

Existing Zoning B-8C2

Requested Zoning R-6

Address or Location of Property to be Rezoned KENDALL MILL RD. ACROSS FROM  
MCINTYRE METALS / DESIDE I 85

Description of Property 10.24 ± ACRES PARTIALLY BORDERED BY A CREEK  
ON ONE SIDE, I 85 ON THE OTHER SIDE, INDUSTRIAL USE PROPERTY  
ACROSS THE STREET

Fee Received \$ \_\_\_\_\_ Map No 16-

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

Applicant's  
Signature

Robert E. Winslow

Owner's  
Signature

Robert E. Winslow

Planning Board Hearing Date 11-28-23

Planning Board Action

☐

Approved

☐

Denied

Vote of: \_\_\_\_\_

City Council Hearing Date 12-18-23

City Council Action

☐

Approved

☐

Denied

Vote of: \_\_\_\_\_

Signed \_\_\_\_\_

Secretary to Planning Board

2021031389

DAVIDSON COUNTY NC FEE \$26  
STATE OF NC REAL ESTATE EX1  
\$400.00

PRESENTED & RECORDED  
12/10/2021 09:31:49 AM

MICHAEL HORNE  
REGISTER OF DEEDS  
BY: CASEY L. RAINO  
DEPUTY

BK: DE 2519

PG: 1801 - 1803

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel ID 1633800000035

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021  
By: \_\_\_\_\_

This Instrument was prepared by: Misti Boles Whitman of Citrin & Whitman, PA, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

(No title search or closing requested by parties or performed by Draftsman)

THIS DEED made this 8th day of December, 2021, by and between

GRANTOR: KENDALL MILL PROPERTIES, LLC  
A North Carolina Limited Liability Company  
369 Cedar Lane Road  
Thomasville, NC 27360

GRANTEE: R.E.W. Homes, LLC  
P.O. Box 182  
Wallburg, NC 27373

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Thomasville Township, Davidson County, North Carolina and more particularly described as follows:

For a full and complete description, please see Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

TO HAVE AND TO HOLD said lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

Submitted electronically by "Black, Slaughter & Black, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Davidson County Register of Deeds.



Power, telephone and utility easements found of record or appearing upon ground.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as the day and year first above written.

Kendall Mill Properties, LLC

Eddie C. Brinkley (Seal)  
Eddie C. Brinkley, Managing Member

Steven M. Byerly (Seal)  
Steven M. Byerly, Member

STATE OF NORTH CAROLINA  
COUNTY OF DAVIDSON

I, Misti Bokes Whitman, Notary Public of the County and State aforesaid, certify that Eddie C. Brinkley and Steven M. Byerly, Members of Kendall Mill Properties, LLC, personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein express.

Witness my hand and Notarial stamp or seal this 8th day of December, 2021.

My Commission Expires: 8/29/2025

[Signature]  
NOTARY PUBLIC

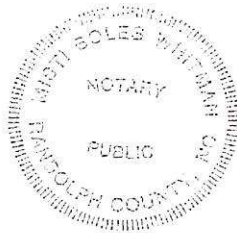


Exhibit A

**BEGINNING** at an existing iron pin in the eastern right of way line of Kendall Mill Road, which said point marks the southwesternmost corner of Tract 1 of the Leonard's Investments Properties per Plat Book 31, Page 33 in the Office of the Davidson County, North Carolina Register of Deeds; running thence from said beginning point with the line of said Leonard's Investment lands eight (8) calls as follows: (1) North 64° 27' 13" East crossing an existing iron pin at 51.50 feet and continuing for a total distance of 121.98 feet to a calculated point in the South Hamby Creek bed; (2) running thence with the approximate center of said creek bed as it meanders in a generally northeastern direction, North 88° 58' 18" East 130.46 feet to a calculated point; (3) running thence North 84° 42' 07" East 76.70 feet to a calculated point; (4) running thence North 60° 16' 38" East 44.69 feet to a calculated point; (5) running thence South 69° 42' 47" East 105.25 feet to a calculated point; (6) running thence North 79° 24' 53" East 35.70 feet to a calculated point; (7) running thence North 27° 01' 00" East 146.84 feet to a calculated point; and (8) running thence North 47° 22' 42" East 65.04 feet to a calculated point in said creek; running thence South 75° 19' 13" East crossing an existing iron pin at 14.98 feet and continuing for a total distance of 61.52 feet to a stone; running thence South 88° 40' 32" East 120.40 feet to an existing iron pin; running thence South 88° 39' 17" East crossing an existing iron pin at 33.46 feet and continuing for a total distance of 712.57 feet to an existing iron pin in the controlled access western right of way line of Fisher Ferry Road (which said point is located South 11° 32' 47" West 182.38 feet from an existing concrete monument); running thence with a controlled access right of way line, South 11° 31' 55" West 83.22 feet to an existing concrete monument which marks a corner to Interstate 85; running thence with the right of way line of said highway four (4) calls as follows: (1) South 66° 32' 33" West 546.93 feet to an existing concrete monument; (2) running thence South 75° 02' 52" West 341.15 feet to an existing concrete monument; (3) running thence South 77° 37' 15" West 379.89 feet to an existing concrete monument; and (4) running thence South 83° 35' 08" West crossing an existing iron pin at 122.05 feet and continuing for a total distance of 262.87 feet to the center of an existing concrete monument (which point has N.C.G.S. "Lake" NAD 83 Coordinates of N = 767,789.5569 feet and E = 1,673,259.6161 feet a Grid BRG and distance of South 85° 01' 12" East 1,755.19 feet to a point, and thence N.C.G.S. "Kendall" NAD 83 Coordinates of N = 767,637.1918 feet and E = 1,675,008.1821 feet a Grid BRG and Horiz. Distance of North 43° 03' 22" East 535.78 feet to said existing concrete monument); running thence with the connecting right of way line between Interstate 85 and the eastern right of way line of Kendall Mill Road, North 23° 28' 51" West 191.10 feet to a point in the eastern right of way line of Kendall Mill Road; running thence with said right of way line North 24° 53' 46" East 78.74 feet to an existing iron pin in said right of way line, and running thence again with said right of way line North 25° 09' 40" East 63.39 feet to the point and place of BEGINNING, containing 10.24 acres, more or less, according to a plat of the same prepared by Stewart W. Gloor, RLS, dated 5/28/02 entitled "Survey for Kendall Mill Properties" and designated as Job No. 270 1.

FOR REVIEW ONLY  
03/04/2015  
PRELIMINARY MAP  
NOT FOR CONVEYANCES,  
SALES OR RECORDATION



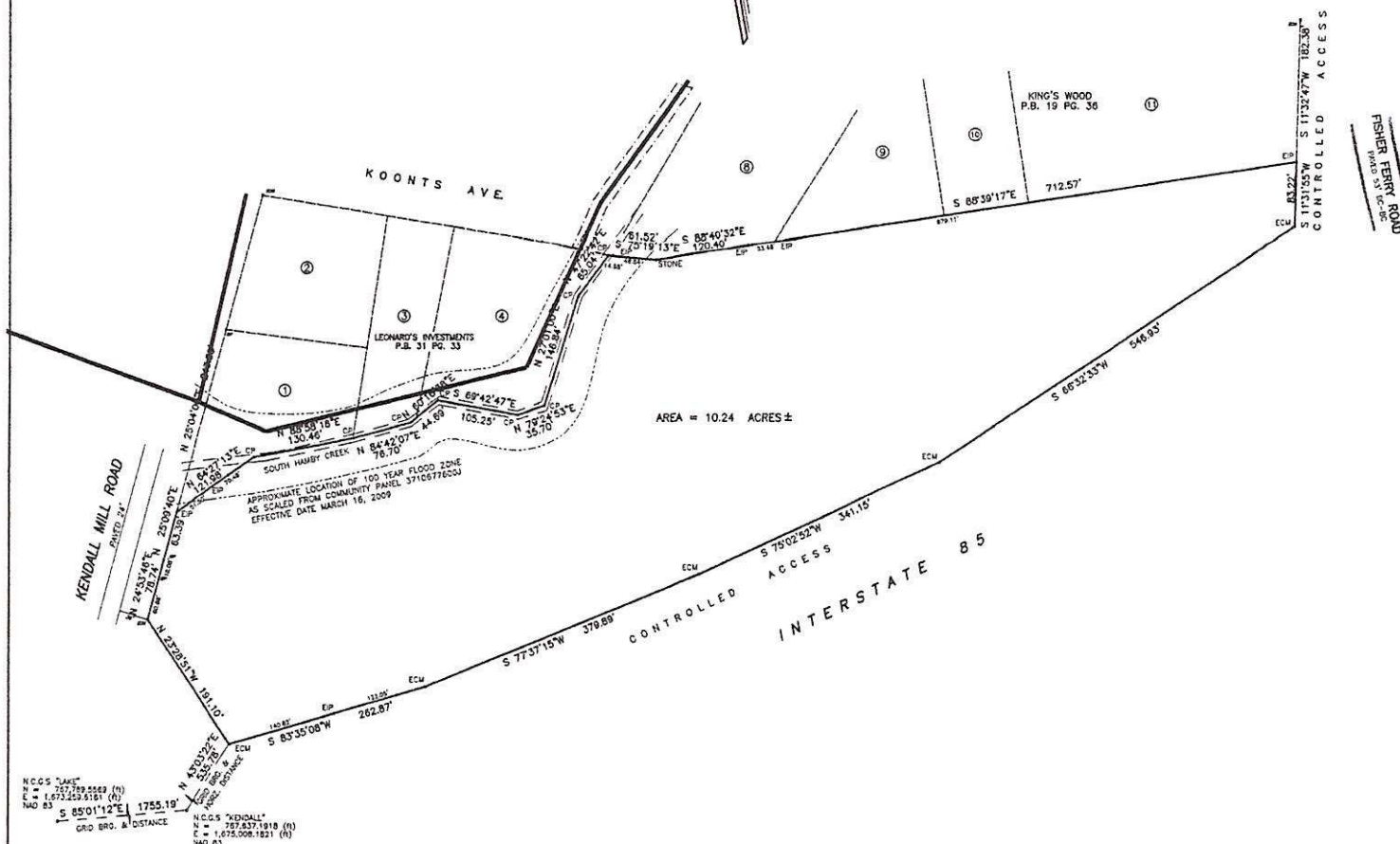
NOTE: SURVEY BASED ON EXISTING IRONS AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR AGREEMENTS OF RECORD PRIOR TO THIS SURVEY.

EP = 3/4" EXISTING IRON PIPE FOUND    NP = NEW IRON PIPE SET  
ES = EXISTING IRON STAKE FOUND    NS = NEW IRON STAKE  
EP = PROPERTY LINE    PP = POWER POLE  
E = CENTERLINE    TP = TELEPHONE POLE  
ECM = EXISTING CONCRETE MONUMENT  
CP = CALCULATED POINT    PRECISION: 1:2000  
AGL = ABOVE GROUND LEVEL    U/G = UNDERGROUND

AREAS CALCULATED BY COORDINATE METHOD

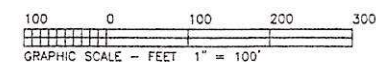
PROPERTY NOT SURVEYED AT THIS TIME  
BOUNDARY INFORMATION TAKEN FROM PREVIOUS SURVEYS

PRELIMINARY MAP  
NOT FOR CONVEYANCES,  
SALES OR RECORDATION



PRELIMINARY MAP  
NOT FOR CONVEYANCES,  
SALES OR RECORDATION

SKETCH PLAN FOR  
**KENDALL MILL PROPERTIES**  
KENDALL MILL ROAD  
THOMASVILLE, NORTH CAROLINA  
THOMASVILLE TOWNSHIP  
DAVIDSON COUNTY  
TAX ID: 1633800000035  
DEED BOOK 1975 PAGE 557

Job No. 6274

**HORNER &  
ASSOCIATES, PA**

**SURVEYING AND LAND PLANNING**  
109 SALEM STREET, THOMASVILLE, NC 27360  
PHONE: (336)476-7211 FAX: (336)476-7212

PRELIMINARY MAP  
NOT FOR CONVEYANCES,  
SALES OR RECORDATION





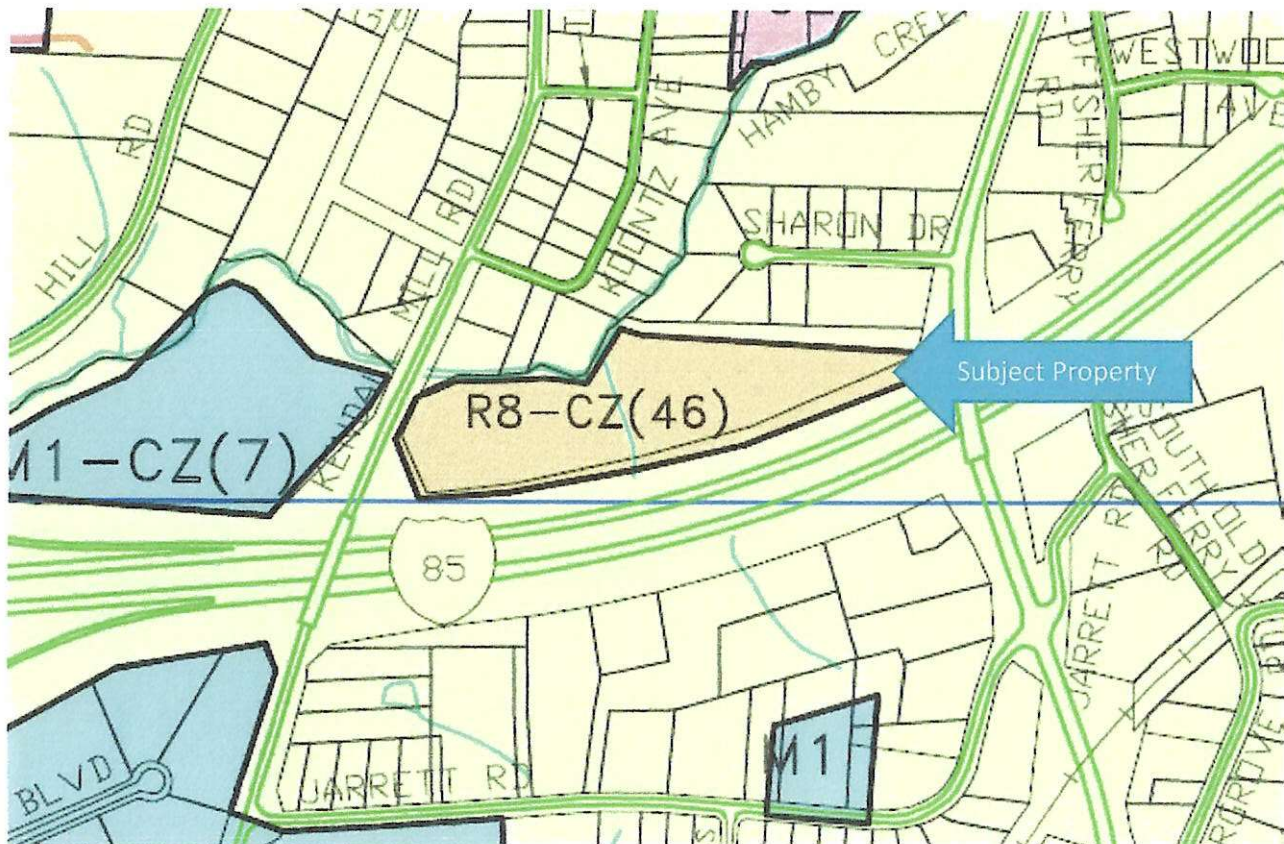
## Davidson County GIS



<b>Parcel Number :</b>	1633800000035	<b>Land Units:</b>	10.24 AC
<b>Pin Id :</b>	6776-02-68-0300	<b>Deed Book:</b>	2519 Pg: 1801
<b>Owner :</b>	R E W HOMES LLC PO BOX 182 WALLBURG NC 27373-0182		
<b>Property Address:</b>	KENDALL MILL RD	<b>Deed Date:</b>	12/10/2021
<b>Township:</b>	16	<b>Account Number:</b>	9231441
<b>Building Value:</b>	\$0	<b>Exempt Code:</b>	
<b>Land Value:</b>	\$105,320	<b>Other Building Value:</b>	\$0
<b>Assessed Value:</b>	\$105,320	<b>Market Value:</b>	\$105,320
		<b>Deferred Value:</b>	\$0
<b>Legal Description :</b>	L35 BK2519-1801		



Kendall Mill Road  
Parcel Number 1633800000035  
Zoning: R-8CZ Medium Density Residential Conditional Zoning  
Zoning Map



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





# 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

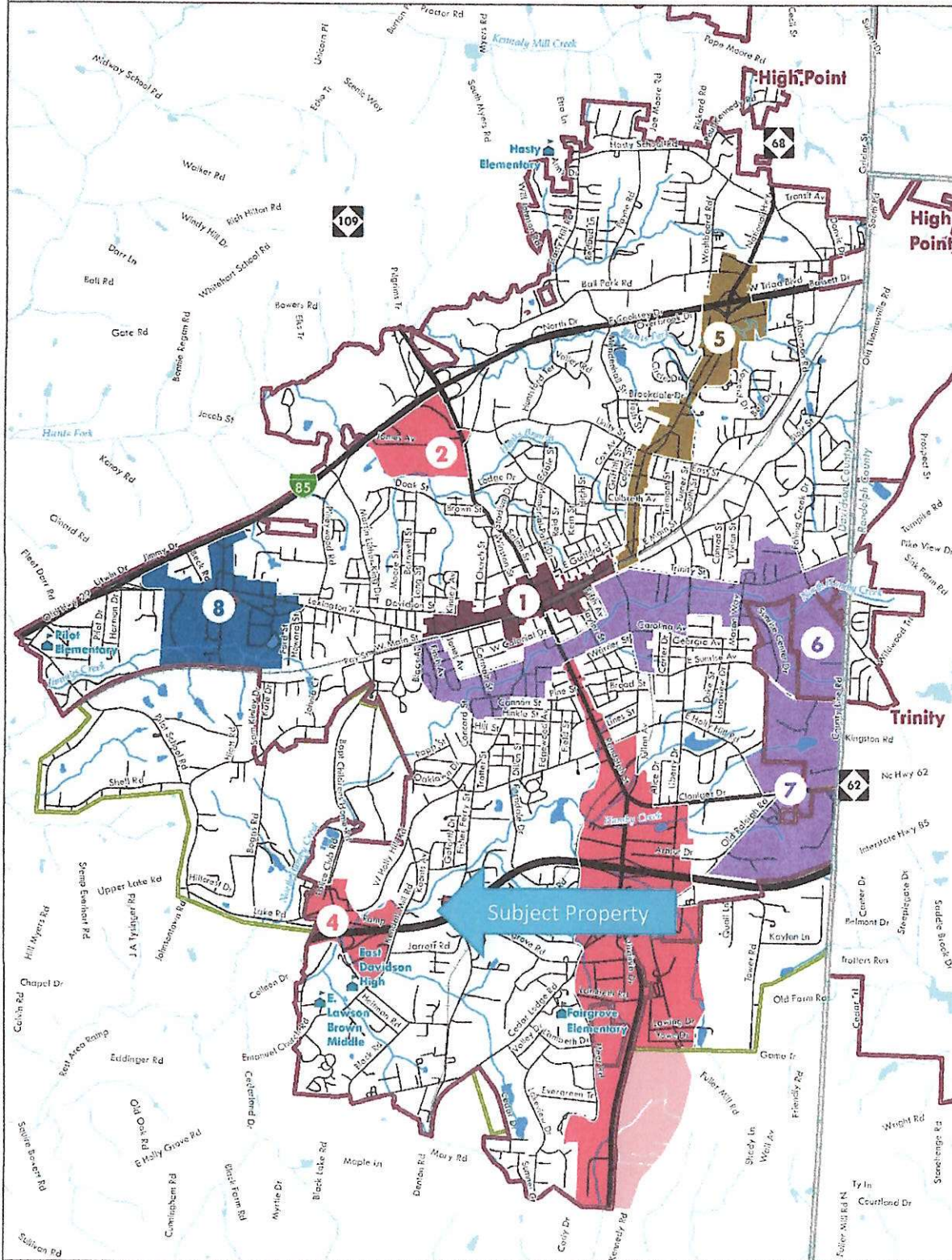
0 0.5 1  
Miles

Mapping provided by the  
Pediment Triad Regional Council  
Planning Department  
Date: May 14, 2018



1 inch = 3,000 feet

0 3,000 6,000  
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.

## Section 2. Table of permitted uses.

Districts in which particular uses are permitted as a use by right are indicated by "X." Districts in which particular uses are permitted as a use by right with certain conditions are indicated by "X" with a reference to a footnote to this table [see section 3]. Districts in which particular uses are prohibited are indicated by a blank.

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Accessory building, including but not limited to fallout shelters, garages, guesthouses, toolsheds, swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 1.
Agencies, including but not limited to travel, brokers, insurance, loan, employment							X	X	X	X	X	X	X	
Agricultural uses, nurseries, truck farms, greenhouses, etc.								X	X	X	X	X	X	
Antiques and gift retail sales								X	X	X	X			
Any industrial use not otherwise prohibited by law or by this ordinance which would not create a nuisance or a hazard													X	See notes 5 and 7.
Amusements, commercial, including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile racetracks, circuses or the like									X	X	X	X	X	
Appliance distributors for wholesale									X	X	X	X	X	
Arts and crafts supply and retail sales								X	X	X	X	X	X	
Assembling of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating; and the manufacturing of small parts only such as coils, capacitors, transformers, crystal holders and the like												X	X	
Athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	X	X	X	X	X	X	X	X	X	X	X	X	X	
Auditoriums, indoor theaters, assembly halls									X	X	X	X	X	
Automobile accessories sales								X	X	X	X	X	X	
Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses													X	See note 9.
Automobile repair shops including body and fender work conducted within a completely enclosed building									X		X	X	X	See note 9.
Automobile sales, new and used									X		X	X	X	See note 9.
Automobile laundry								X	X	X	X	X	X	
Automobile parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 10.
Automobile parking lots, serving uses in another district							X	X	X	X	X	X	X	
Automobile parking lots, commercial, may be for monetary gain							X	X	X	X	X	X	X	



Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Automobile service station, not including outside storage of used, wrecked, inoperable or dismantled automobiles								X	X	X	X	X	X	See note 3.
Bakeries selling at retail products produced on premises								X	X	X	X	X	X	
Banks, savings and loan and similar financial institutions							X	X	X	X	X	X	X	
Bed and breakfast inns	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 21.
Bicycle and motorbike sales and repair								X	X	X	X	X	X	
Blacksmith and horseshoeing shop												X	X	
Book and stationary stores								X	X	X	X	X	X	
Broadcasting studios, radio, TV								X	X	X	X	X	X	
Boardinghouse, rooming house					X	X	X	X	X					
Carpet, rug, bag [rag] cleaning establishments									X		X	X	X	
Catering establishments								X	X	X	X	X		
Cemetery or mausoleum	X	X	X	X	X	X	X	X	X			X		See note 11.
Churches, synagogues, temples, and other places of worship, rectories, Sunday schools	X	X	X	X	X	X	X	X	X	X	X	X		
Cleaners and dyers								X	X	X	X	X	X	See note 4.
Cleaners, self-service								X	X	X	X	X		See note 4.
Clothing sales								X	X	X	X			
Clubs, lodges, community buildings, public or private nonprofit	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 12.
Coal, coke, wood lots												X	X	
Colleges, universities, including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property							X	X	X	X	X	X		
Compartmentalized storage for individual storage of residential and commercial goods									X			X	X	
Construction storage yards, lumberyards												X	X	
Correctional, penal institutions, jails											X	X	X	
Day care accessory use, child	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 20.
Day care, adult as a home occupation (for not more than five persons)			X	X	X	X	X	X	X	X	X	X		See note 2.
Day care, child (small home)	X	X	X	X	X	X								See note 20.
Day care, child (large home)				X	X	X	X							See note 20.
Day care center, child							X	X	X	X		X	X	See note 20.
Day care facility, adult, (for six or more persons)							X	X	X	X	X	X		
Drive-in restaurants								X	X	X	X	X	X	
Drive-in theaters													X	
Dwellings, single-family detached	X	X	X	X	X	X	X				X			See note 18.
Dwellings, single-family attached, two-family, and multifamily including townhouses, patio homes and other styles					X	X	X				X			See notes 13 and 18.

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Dwellings for caretaker or domestic employee on premises where employed	X	X	X	X	X	X	X							See note 14.
Electrical shops									X	X	X	X	X	
Exhibition buildings, galleries or showrooms									X	X	X	X	X	
Facilities within a physician's or dentist's office building or within a convalescent home or hospital, not to exceed 50 percent of the ground floor area of such office or building, for the dispensing, and sale, on and within the premises, of prescription medicines and medical appliances customarily prescribed by licensed physicians and dentists and dispensed upon such prescription by licensed pharmacists under the laws of the state							X							
Family care home	X	X	X	X	X	X								
Fairgrounds, carousels, roller coaster, Ferris wheels, super slides and the like of a permanent nature									X			X	X	
Fences and walls	X	X	X	X	X	X	X	X	X	X	X	X	X	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons									X			X	X	
Flea markets, open air sales not incidental to the operation of an otherwise permitted use, farmers' markets, antique fairs, craft fairs, used or new merchandise promotion									X	X		X	X	
Flower, plant sales, not enclosed								X	X	X	X	X	X	
Foundry casting, lightweight, nonferrous metal not causing noxious fumes, noise or odors												X	X	
Frozen food lockers									X			X	X	
Funeral homes							X		X		X	X	X	
Furniture, retail sales								X	X	X	X	X		
Golf courses, except par three or miniature courses	X	X	X	X	X	X						X	X	
Golf courses, par three or miniature courses									X			X	X	
Golf driving range									X			X	X	
Hardware and building materials sales								X	X	X	X	X	X	See note 1.
Home occupations	X	X	X	X	X	X	X							See note 2.
Hospitals, sanatoria, homes for aged, nursing homes							X	X	X		X			
Hotels, motels									X	X	X	X		
Junkyards													X	See note 15.
Laboratories, experimental photo or motion picture, film or testing												X	X	
Laboratories, medical, research							X		X		X	X	X	
Laundries								X	X	X	X	X	X	See note 4.
Laundries, self-service								X	X	X	X	X	X	See note 4.
Lock and gunsmiths								X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Machine shop, excluding: punch press over 20 tons' rates [rated] capacity, drop hammers and automatic screw machines												X	X	
Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, wood (excluding planning mills), tars and paint not employing a boiling process												X	X	See note 5.
Manufacturing, compounding, processing, packaging or treatment of such products as baking goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet soap, toiletries, and food products												X	X	
Manufacturing and maintenance of electric and neon signs, billboards and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like												X	X	
Manufacturing of musical instruments, toys, novelties and rubber and metal stamps												X	X	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas												X	X	
Medical, dental, paramedical, chiropractor offices							X	X	X	X	X	X		
Metal shops involving fabrication of sheet metal only												X	X	
Mobile home parks				X										See note 16.
Mobile homes, agricultural implements, heavy machinery sale, repair, rental or storage									X			X	X	
Monument works, stone works												X	X	
Motels, hotels									X	X	X	X		
Nightclubs									X	X	X	X		
Offices							X	X	X	X	X	X	X	
Orphanages and similar philanthropic institutions	X	X	X	X	X	X	X							
Outdoor Flea Markets/Open Air Sales									X	X		X	X	
Photographic developing, processing and finishing								X	X	X	X	X	X	
Physical culture establishments							X	X	X	X	X	X		
Planning or sawmills													X	
Pool halls, game rooms									X	X	X			
Public parks, recreational facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public buildings, libraries, museums, art galleries and similar public nonprofit facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 17.
Printing or binding shop									X		X	X	X	
Quarries or other extractive industries													X	
Repair and servicing of office and household equipment								X	X	X	X	X	X	
Restaurants, including all eating places except: drive-ins, nightclubs, clubs, lodges								X	X	X	X	X	X	
Retail business, but not car sales, not otherwise listed								X	X	X	X	X	X	See note 1.
Schools (academic), kindergarten, elementary, secondary, public or private	X	X	X	X	X	X	X	X	X	X	X	X	X	
Schools (nonacademic), commercial, vocational, public or private to include music and dance studios							X	X	X	X	X	X	X	
Service establishments, including but not limited to barbershops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors								X	X	X	X	X	X	
Sheet metal, roofing shops									X			X	X	
Shoe repair								X	X	X	X	X	X	
Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	See article VI.
Stables, commercial												X	X	
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed herein									X			X	X	See note 6.
Stores or shops, retail, but not automobile sales or repair and not otherwise listed herein								X	X	X	X	X	X	
Telephone exchanges, radio and television towers, cell towers									X	X	X	X	X	
Temporary buildings incidental to a construction project, a temporary permit for which has been issued concurrent with the permit for the permanent building(s) or construction	X	X	X	X	X	X	X	X	X	X	X	X	X	
Temporary events, uses and structures including but not limited to: circuses, carnivals, fairs, rides, sideshows, open air exhibits, musicals, dramas, religious events, stage shows, art and craft shows, sales and displays, all of a nonpermanent nature, whether held in conjunction with permanent or temporary buildings, in the open air or any combination thereof								X	X	X	X	X	X	See note 8.
Tobacco processing and storage												X	X	
Tourist homes							X	X						
Transportation terminals, freight									X			X	X	
Transportation terminals, passengers									X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Travel trailer parks									X	X	X	X		
Upholstery, paper hanging, and decorator shops									X	X	X	X		
Veterinary establishments									X	X	X	X	X	
Wholesale establishments									X	X	X	X	X	
Warehouses, sales or service									X			X	X	
Woodworking shops												X	X	

(Ord. of 11-18-96, § II; Ord. of 9-20-05, § 1; Ord. of 5-19-08, § 1; Ord. No. 11-30-ORD40, 11-30-09; Ord. No. 06-2015-ORD13, § 2, 6-15-15; Ord. No. 12-2017-ORD-21, 12-19-17)

# Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name Public Safety

Committee Date  
And Agenda # 

12.5.23	PSafe4
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**Item Name:**

Public Hearing for Rezoning Case #Z-23-10

**Description of Item:**

Applicant/Owner: Joesph Dean  
Location: 420 Lexington Ave.  
Parcel Number 160908000B0016  
Existing Zoning: C-2 Highway Commercial  
Proposed Zoning: R-8 Medium Density Residential

**Back-Up Materials:**

Rezoning Case Package

**Council Action Requested:**

Consider Approval or Denial of Rezoning Case

Requested By: Chuck George

Department: PIE

**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 C-2 (Highway Commercial) Zoning District to R-8 (Medium Density Residential) Zoning District as shown on the attached map (Z-23-10).

**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-23-10).

Applicant/Owner: Joseph Dean

Location: 420 Lexington Avenue

Parcel Number: 16098000B0016

Existing Zoning: C-2 Highway Commercial

Proposed zoning: R-8 Medium Density Residential

11 / 28 / 23

Date

A handwritten signature in cursive script, reading "Jane Hill", written over a horizontal line.

Jane Hill, Chairperson



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

I move to rezone the property from C-2 to R-8  
for the following reasons:

1 - Rezoning the property is the appropriate course of action given the fact it is currently a residence.

2 - Rezoning the property protects the current essential characteristics of the area.

3 - Rezoning the property does not conflict with the adjoining properties.

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:

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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-23-10**  
**Staff Report: Chuck George, Planning Director**

**Applicant/Owner:** Joseph Dean

**Location:** 420 Lexington Avenue

**Tax Parcel ID Number:** 16098000B0016

**Request:** Rezoning from C-2 to R-8

**Conditions:** NA

**Requested Zoning District Characteristics:**

The current zoning is C-2 highway commercial - This district defined as certain areas that primarily designed for citizens using the major highways that run through or around the city. The district customarily located along the major arterial highways. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions, such as warehousing, that are compatible with the primary uses.

The proposed zoning is R-8 medium density residential – This district defined as medium density residential areas of mostly single-family dwellings 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**

<b>Size of Parcel</b>	.491 Acres		
<b>Existing Land Use</b>	Highway Commercial		
<b>Proposed Land Use</b>	Medium Density Residential		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
	N	R-8	Residential
	E	C-2	Commercial
	S	R-8	Residential
	W	R-8	Residential
<b>General Site Information</b>	Single-family residence with accessory building		
<b>Historic Properties</b>	NA		

**History of Denied Cases:**

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 subject property currently contains a single-family house with an accessory building. The applicant requests to rezone the property to residential use to be consistent with its use and taxed at a residential rate, not commercial. The request is consistent with the 2035 Comprehensive Plan and compatible with the surrounding area's existing development.

## Attachments

- Application
- Legal description
- Site map
- DC GIS Map
- Zoning map
- 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	11/16/23 & 11/21/23	12/5/23 & 12/12/23
Property Posted	11/17/2023	12/5/23
Notification Letter Sent	11-14-23	12/5/23

## Zoning Board Recommendation

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

- Rezoning the property is the appropriate course of action given the fact it is currently a residence.
- Rezoning the property protects the current essential characteristics of the area.
- Rezoning the property does not conflict with the adjoining properties.
- 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

### REZONING APPLICATION

File No. Z- 23-10

Date 10-24-2023

Applicant Joseph Dean Phone \_\_\_\_\_

Applicant's Address 420 Lexington Ave

Property Owner Joseph Dean Phone \_\_\_\_\_

Property Owner's Address 420 Lexington Ave

Existing Zoning C-2 Requested Zoning R-8

Address or Location of Property to be Rezoned 420 Lexington Ave

Description of Property Single family residential with accessory building

Fee Received \$ 500 Map No 16-098000 B0016

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

Applicant's Signature [Signature] Owner's Signature [Signature]

Planning Board Hearing Date November 28, 2023

Planning Board Action ☐ Approved ☐ Denied Vote of: \_\_\_\_\_

City Council Hearing Date December 18, 2023

City Council Action ☐ Approved ☐ Denied Vote of: \_\_\_\_\_

Signed \_\_\_\_\_

Secretary to Planning Board

DAVIDSON COUNTY NC 07/31/2007  
\$144.00



Real Estate  
Excise Tax

DAVIDSON COUNTY NC  
Book 1805  
Pages 1934-1936

FILED 3 PAGE(S)  
07/31/2007 2:03 PM  
DAVID T RICKARD  
Register Of Deeds

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$144.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: **GRANTEE:** 420 Lexington Ave., Thomasville, NC 27360

This instrument was prepared by: **PLYLER LAW FIRM, THOMASVILLE, NC 27360**

THIS DEED made this 23rd day of July, 2007 by and between

**GRANTOR**

**KENNETH L. WINGFIELD and wife, BRENDA WINGFIELD**

**GRANTEE**

**JOSEPH R. DEAN**

**Property Address: 420 LEXINGTON AVENUE, THOMASVILLE, NC 27360**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

**Thomasville Township, Davidson County: BEGINNING on the north side of Lexington Dirt Road and running Northward two hundred (200) feet to a stone planted; thence at right angles Westward one hundred (100) feet to a stone planted; thence at right angles Southward two hundred (200) feet to a stone planted on road side; thence Eastward with the said road one hundred (100) feet to the beginning, containing twenty thousand (20,000) square feet, more or less.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1060, Page 1648, DAVIDSON County Registry.

A map showing the above described property is recorded in Plat Book     , Page     , and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

0021599

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(Entity Name) \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ Brenda Wingfield (SEAL)  
Title: \_\_\_\_\_  
BRENDA WINGFIELD

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

OHIO Franklin  
~~NORTH CAROLINA~~ \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: name(s) of principal(s). \_\_\_\_\_

Grantor(s). Witness my hand and official stamp or seal, this the 27<sup>th</sup> day of July, 2007.  
BRENDA WINGFIELD

My Commission Expires: September 3, 2008



Anthony M. Enright  
Notary Public

ANTHONY M. ENRIGHT Name: Anthony M. Enright  
Notary Public, State of Ohio  
My Commission Expires  
September 3, 2008

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: name(s) of principal(s). \_\_\_\_\_, Grantor(s). Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_,

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_





## Davidson County GIS



Parcel Number : 16098000B0016  
 Pin Id : 6777-02-57-5354  
 Owner : DEAN JOSEPH R  
 420 LEXINGTON AVENUE  
 THOMASVILLE NC 27360-0000

Land Units: LT  
 Deed Book: 1805 Pg: 1934  
 Deed Date: 07/31/2007

Property Address: 420 LEXINGTON AVE  
 Township: 16

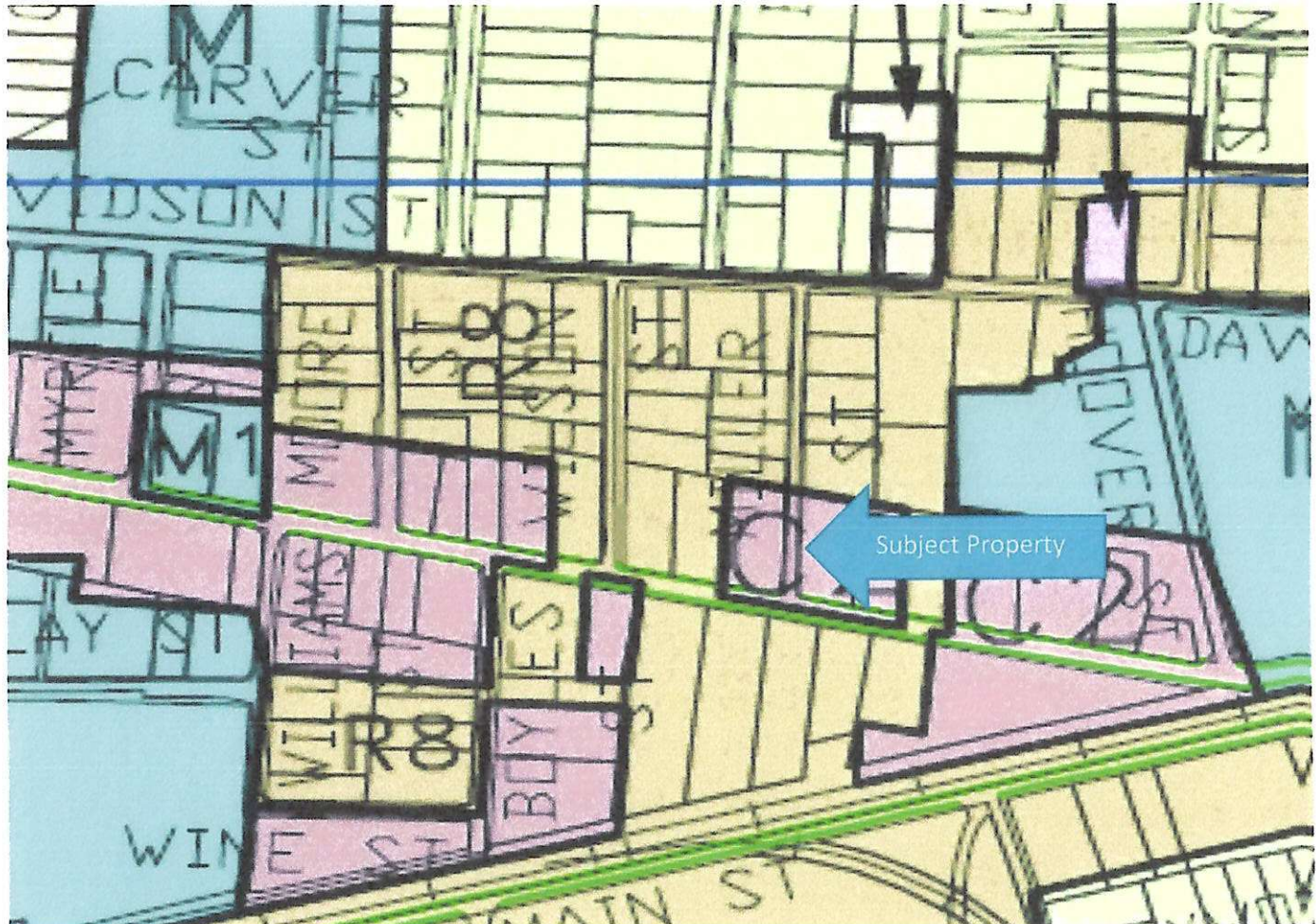
Account Number: 9091663  
 Exempt Code:

Building Value: \$93,010 Other Building Value: \$0  
 Land Value: \$36,450 Market Value: \$129,460  
 Assessed Value: \$129,460 Deferred Value: \$0

Legal Description : P=1-29 BB L16 BK1805-1934JULIA E MO



420 Lexington Ave.  
Parcel Number 16098000B0016  
Zoning: C-2 Highway Commercial  
Zoning Map



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-1 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





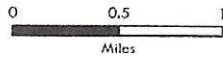
City of Thomasville

## Land Development Plan

## DEVELOPMENT & RE-DEVELOPMENT AREAS



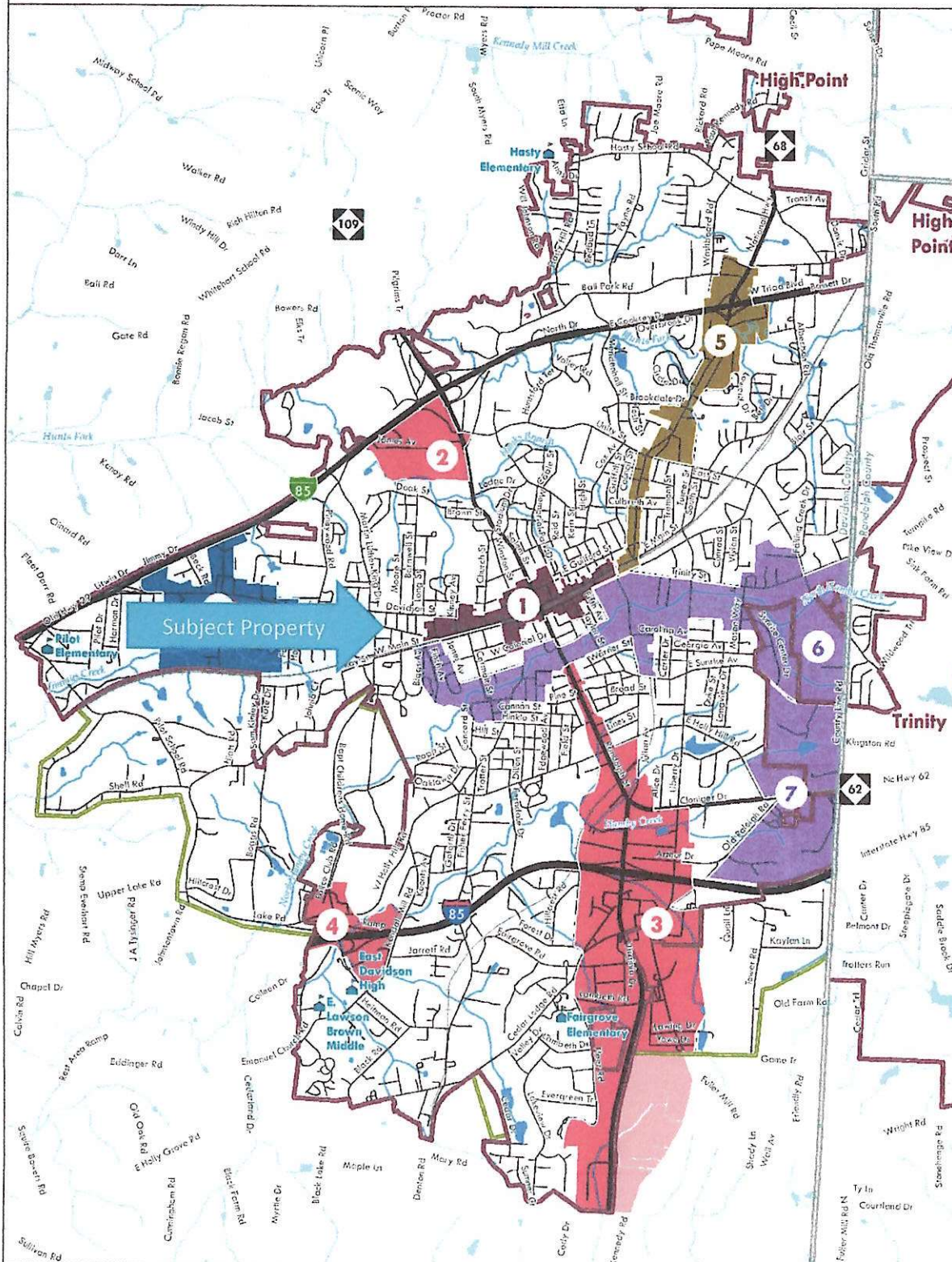
- |          |                  |                                      |                     |
|----------|------------------|--------------------------------------|---------------------|
| Highway  | Municipal Limits | Downtown Business District           | Industrial          |
| Road     | ETJ Boundary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



Mapping provided by the  
Triad Region Council  
Planning Department  
Date: May 14, 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.

## Section 2. Table of permitted uses.

Districts in which particular uses are permitted as a use by right are indicated by "X." Districts in which particular uses are permitted as a use by right with certain conditions are indicated by "X" with a reference to a footnote to this table [see section 3]. Districts in which particular uses are prohibited are indicated by a blank.

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Accessory building, including but not limited to fallout shelters, garages, guesthouses, toolsheds, swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 1.
Agencies, including but not limited to travel, brokers, insurance, loan, employment							X	X	X	X	X	X	X	
Agricultural uses, nurseries, truck farms, greenhouses, etc.								X	X	X	X	X	X	
Antiques and gift retail sales								X	X	X	X			
Any industrial use not otherwise prohibited by law or by this ordinance which would not create a nuisance or a hazard													X	See notes 5 and 7.
Amusements, commercial, including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile racetracks, circuses or the like									X	X	X	X	X	
Appliance distributors for wholesale									X	X	X	X	X	
Arts and crafts supply and retail sales								X	X	X	X	X	X	
Assembling of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating; and the manufacturing of small parts only such as coils, capacitors, transformers, crystal holders and the like												X	X	
Athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	X	X	X	X	X	X	X	X	X	X	X	X	X	
Auditoriums, indoor theaters, assembly halls									X	X	X	X	X	
Automobile accessories sales								X	X	X	X	X	X	
Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses													X	See note 9.
Automobile repair shops including body and fender work conducted within a completely enclosed building									X		X	X	X	See note 9.
Automobile sales, new and used									X		X	X	X	See note 9.
Automobile laundry								X	X	X	X	X	X	
Automobile parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 10.
Automobile parking lots, serving uses in another district							X	X	X	X	X	X	X	
Automobile parking lots, commercial, may be for monetary gain							X	X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Automobile service station, not including outside storage of used, wrecked, inoperable or dismantled automobiles								X	X	X	X	X	X	See note 3.
Bakeries selling at retail products produced on premises								X	X	X	X	X	X	
Banks, savings and loan and similar financial institutions							X	X	X	X	X	X	X	
Bed and breakfast inns	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 21.
Bicycle and motorbike sales and repair								X	X	X	X	X	X	
Blacksmith and horseshoeing shop												X	X	
Book and stationary stores								X	X	X	X	X	X	
Broadcasting studios, radio, TV								X	X	X	X	X	X	
Boardinghouse, rooming house					X	X	X	X	X					
Carpet, rug, bag [rag] cleaning establishments									X		X	X	X	
Catering establishments								X	X	X	X	X		
Cemetery or mausoleum	X	X	X	X	X	X	X	X	X			X		See note 11.
Churches, synagogues, temples, and other places of worship, rectories, Sunday schools	X	X	X	X	X	X	X	X	X	X	X	X		
Cleaners and dyers								X	X	X	X	X	X	See note 4.
Cleaners, self-service								X	X	X	X	X		See note 4.
Clothing sales								X	X	X	X			
Clubs, lodges, community buildings, public or private nonprofit	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 12.
Coal, coke, wood lots												X	X	
Colleges, universities, including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property							X	X	X	X	X	X		
Compartmentalized storage for individual storage of residential and commercial goods									X			X	X	
Construction storage yards, lumberyards												X	X	
Correctional, penal institutions, jails											X	X	X	
Day care accessory use, child	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 20.
Day care, adult as a home occupation (for not more than five persons)			X	X	X	X	X	X	X	X	X	X		See note 2.
Day care, child (small home)	X	X	X	X	X	X								See note 20.
Day care, child (large home)				X	X	X	X							See note 20.
Day care center, child							X	X	X	X		X	X	See note 20.
Day care facility, adult, (for six or more persons)							X	X	X	X	X	X		
Drive-in restaurants								X	X	X	X	X	X	
Drive-in theaters													X	
Dwellings, single-family detached	X	X	X	X	X	X	X				X			See note 18.
Dwellings, single-family attached, two-family, and multifamily including townhouses, patio homes and other styles					X	X	X				X			See notes 13 and 18.



Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Dwellings for caretaker or domestic employee on premises where employed	X	X	X	X	X	X	X							See note 14.
Electrical shops									X	X	X	X	X	
Exhibition buildings, galleries or showrooms									X	X	X	X	X	
Facilities within a physician's or dentist's office building or within a convalescent home or hospital, not to exceed 50 percent of the ground floor area of such office or building, for the dispensing, and sale, on and within the premises, of prescription medicines and medical appliances customarily prescribed by licensed physicians and dentists and dispensed upon such prescription by licensed pharmacists under the laws of the state							X							
Family care home	X	X	X	X	X	X								
Fairgrounds, carousels, roller coaster, Ferris wheels, super slides and the like of a permanent nature									X			X	X	
Fences and walls	X	X	X	X	X	X	X	X	X	X	X	X	X	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons									X			X	X	
Flea markets, open air sales not incidental to the operation of an otherwise permitted use, farmers' markets, antique fairs, craft fairs, used or new merchandise promotion									X	X		X	X	
Flower, plant sales, not enclosed								X	X	X	X	X	X	
Foundry casting, lightweight, nonferrous metal not causing noxious fumes, noise or odors												X	X	
Frozen food lockers									X			X	X	
Funeral homes							X		X		X	X	X	
Furniture, retail sales								X	X	X	X	X		
Golf courses, except par three or miniature courses	X	X	X	X	X	X						X	X	
Golf courses, par three or miniature courses									X			X	X	
Golf driving range									X			X	X	
Hardware and building materials sales								X	X	X	X	X	X	See note 1.
Home occupations	X	X	X	X	X	X	X							See note 2.
Hospitals, sanatoria, homes for aged, nursing homes							X	X	X		X			
Hotels, motels									X	X	X	X		
Junkyards													X	See note 15.
Laboratories, experimental photo or motion picture, film or testing												X	X	
Laboratories, medical, research							X		X		X	X	X	
Laundries								X	X	X	X	X	X	See note 4.
Laundries, self-service								X	X	X	X	X	X	See note 4.
Lock and gunsmiths								X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Machine shop, excluding: punch press over 20 tons' rates [rated] capacity, drop hammers and automatic screw machines												X	X	
Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, wood (excluding planning mills), tars and paint not employing a boiling process												X	X	See note 5.
Manufacturing, compounding, processing, packaging or treatment of such products as baking goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet soap, toiletries, and food products												X	X	
Manufacturing and maintenance of electric and neon signs, billboards and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like												X	X	
Manufacturing of musical instruments, toys, novelties and rubber and metal stamps												X	X	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas												X	X	
Medical, dental, paramedical, chiropractor offices							X	X	X	X	X	X		
Metal shops involving fabrication of sheet metal only												X	X	
Mobile home parks				X										See note 16.
Mobile homes, agricultural implements, heavy machinery sale, repair, rental or storage									X			X	X	
Monument works, stone works												X	X	
Motels, hotels									X	X	X	X		
Nightclubs									X	X	X	X		
Offices							X	X	X	X	X	X	X	
Orphanages and similar philanthropic institutions	X	X	X	X	X	X	X							
Outdoor Flea Markets/Open Air Sales									X	X		X	X	
Photographic developing, processing and finishing								X	X	X	X	X	X	
Physical culture establishments							X	X	X	X	X	X		
Planning or sawmills													X	
Pool halls, game rooms									X	X	X			
Public parks, recreational facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public buildings, libraries, museums, art galleries and similar public nonprofit facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 17.
Printing or binding shop									X		X	X	X	
Quarries or other extractive industries													X	
Repair and servicing of office and household equipment								X	X	X	X	X	X	
Restaurants, including all eating places except: drive-ins, nightclubs, clubs, lodges								X	X	X	X	X	X	
Retail business, but not car sales, not otherwise listed								X	X	X	X	X	X	See note 1.
Schools (academic), kindergarten, elementary, secondary, public or private	X	X	X	X	X	X	X	X	X	X	X	X	X	
Schools (nonacademic), commercial, vocational, public or private to include music and dance studios							X	X	X	X	X	X	X	
Service establishments, including but not limited to barbershops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors								X	X	X	X	X	X	
Sheet metal, roofing shops									X			X	X	
Shoe repair								X	X	X	X	X	X	
Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	See article VI.
Stables, commercial												X	X	
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed herein									X			X	X	See note 6.
Stores or shops, retail, but not automobile sales or repair and not otherwise listed herein								X	X	X	X	X	X	
Telephone exchanges, radio and television towers, cell towers									X	X	X	X	X	
Temporary buildings incidental to a construction project, a temporary permit for which has been issued concurrent with the permit for the permanent building(s) or construction	X	X	X	X	X	X	X	X	X	X	X	X	X	
Temporary events, uses and structures including but not limited to: circuses, carnivals, fairs, rides, sideshows, open air exhibits, musicals, dramas, religious events, stage shows, art and craft shows, sales and displays, all of a nonpermanent nature, whether held in conjunction with permanent or temporary buildings, in the open air or any combination thereof								X	X	X	X	X	X	See note 8.
Tobacco processing and storage												X	X	
Tourist homes							X	X						
Transportation terminals, freight									X			X	X	
Transportation terminals, passengers									X	X	X	X	X	



# Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name

Public Safety

Committee Date  
And Agenda #

12.5.23

PSafe 5

**Item Name:**

Public Hearing for Rezoning Case #Z-23-11

**Description of Item:**

Applicant/Owner: Rafaelle Dipuerto

Location: Taylor/Mintilieu Ave

Parcel Number 16119000B009

Existing Zoning: M-1CZ Light Industrial Conditional Zoning

Proposed Zoning: R-6 High Density Residential

**Back-Up Materials:**

Rezoning Case Package

**Council Action Requested:**

Consider Approval or Denial of Rezoning Case

**Requested By:**

Chuck George

**Department:**

PIE

**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 M-1CZ (Light Industrial Conditional Zoning) Zoning District to R-6 (High Density Residential) Zoning District as shown on the attached map (Z-23-11).

**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-23-11).

Applicant/Owner: Rafaelle Dipuorto

Location: Taylor/Montlieu Avenue

Parcel Number: 16119000B0009

Existing Zoning: M-1CZ Light Industrial Conditional Zoning

Proposed Zoning: R-6 High Density Residential

11 / 28 / 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 M-1CZ to R-6  
for the following reasons:

1 - The property is surrounded by R-6 properties already.

2 - It is consistant with the 2035 Comprehensive Plan.

3 - It does no harm to the surrounding properties or the Public.

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:

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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-23-11**  
**Staff Report: Chuck George, Planning Director**

**Applicant/ Owner:** Rafaelle Dipuerto

**Location:** Taylor St. and Montlieu Ave.

**Tax Parcel ID Number:** 16119000B0009

**Request:** Rezoning from M-1CZ to R-6

**Conditions:** N/A

**Requested Zoning District Characteristics:**

The current zoning is M-1CZ Light Industrial Conditional Zoning - This district is identical to the M-1 light industrial 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 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 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.

**Site Information**

<b>Size of Parcel</b>	+/- 66.578 acres		
<b>Existing Land Use</b>	Low density residential		
<b>Proposed Land Use</b>	High density residential		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
	N	C-3	General commercial
	E	R-10	Low density residential
	S	R-10	Low density residential
	W	R-10	Low density residential
<b>General Site Information</b>	The land is mostly undeveloped with an abandon residential structure located across from the trailer park.		
<b>Historic Properties</b>	NA		

**History of Cases: Z-20-95**

Thomasville Furniture Industries had the parcel and adjacent property rezoned from R-6 High-Density Residential to M-1 CU Restricted Manufacturing, Conditional Use for personnel/medical center and parking lot.

### **Compatibility with Adopted Plans**

The 2035 Land Development Plan indicates the areas as Development and Re-development. (#1)  
The downtown business district has a mix of business, institutional, residential, and industrial land uses.

### **Staff Comment**

The .427-acre lot is currently undeveloped south of the Parks and Recreation parking lot. The applicant requested high-density residential to be consistent with the adjacent residential properties in the community and consistent with the 2035 land use plan. The surrounding uses are Thomasville Parks and Recreation, Residential, Industrial, and Offices.

### **Attachments**

- Application
- Legal description
- Site map
- DC GIS Map
- Zoning map
- 2035 Land use map
- Table of permitted uses
- Table of area, yard, and height requirements
- Development & Re-Development Report (#3)
- Consistency statement to approve or deny request

### **Public Notice**

<i>Notification</i>	<i>Zoning Board</i>	<i>City Council</i>
Public Hearing Notice	11/16/23 & 11/21/23	12/5/23 & 12/12/23
Property Posted	11/17/23	12/5/23
Notification Letter Sent	11/14/23	12/5/23

### **Zoning Board Recommendation**

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

- The property is surrounded by R-6 properties already.
- It is consistent with the 2035 Comprehensive Plan.
- It does no harm to the surrounding properties of the Public.
- 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

## REZONING APPLICATION

File No. **Z- 23-11**

Date **10/30/23**

Applicant **RASHelle Dipuorto**

Phone **336-991-8440**

Applicant's Address **4246 Bordeaux Dr. Trinity NC 27370**

Property Owner **TASANTIELLO JWC**

Phone **336-991-8440**

Property Owner's Address **1587 Liberty Dr <sup>State</sup> Thomasville NC 27360**

Existing Zoning **M-1 CZ**

Requested Zoning **R-6**

Address or Location of Property to be Rezoned **Taylor St Thomasville NC 27360**

Description of Property **Vacant Land**

Fee Received \$ **500<sup>00</sup>**

Map No **16-119000B0009**

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

Applicant's  
Signature

Owner's  
Signature

Planning Board Hearing Date **November 28, 2023**

Planning Board Action

☐

Approved

☐

Denied

Vote of: \_\_\_\_\_

City Council Hearing Date

**December 18, 2023**

City Council Action

☐

Approved

☐

Denied

Vote of: \_\_\_\_\_

Signed \_\_\_\_\_

Secretary to Planning Board



**2023018746**

DAVIDSON COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$61.00  
PRESENTED & RECORDED  
10/17/2023 03:18:47 PM  
MICHAEL E. HORNE  
REGISTER OF DEEDS  
BY: SHERRY KEPLEY  
DEPUTY  
BK: DE 2622  
PG: 178 - 181

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

---

Excise Tax: \$61.00                      Recording Time, Book and Page  
Parcel Identifier No. 16-119-0-00B-0009  
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361  
This instrument was prepared by: Mark L. McGuire, Attorney at Law, a licensed  
North Carolina attorney. Delinquent taxes, if any, to be paid by the closing  
attorney to the county tax collector upon disbursement of closing proceeds.

---

THIS DEED made this the 16th day of October, 2023, by and between

---

**GRANTOR**

**Staunton Capital, Inc.**  
**A North Carolina Corporation**

**Mailing Address: 3406 W Wendover Ave, Ste E, Greensboro, NC 27407**

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**GRANTEE**

**Tarantiello, Inc.**  
**A North Carolina Corporation**

**Mailing Address: 1587 Liberty Drive, Ste 11, Thomasville, NC 27360**  
**Property Address: 0 Taylor Street, Thomasville, NC 27360**

---

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot

submitted electronically by "Mark L. McGuire, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Davidson County Register of Deeds.

or parcel of land situated in the City of Thomasville, Thomasville Township, Davidson County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 2206, Page 755, Davidson County Registry.

All or a portion of the property herein conveyed \_\_\_\_includes or \_xx\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

Staunton Capital, Inc

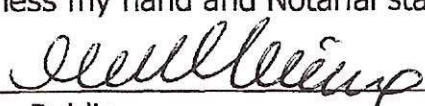
By:  (SEAL)  
Robert M. Jordan, President

State of North Carolina  
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Robert M. Jordan, President of Staunton Capital, Inc.

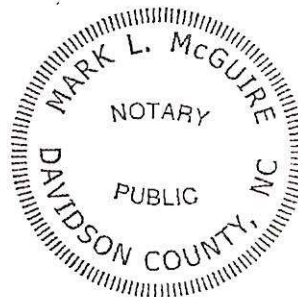
Witness my hand and Notarial stamp or seal this 16th day of October, 2023.

  
Notary Public

Mark L. McGuire

Typed or Printed Name of Notary Public

My Commission Expires:  
12/09/2027



**EXHIBIT "A"**

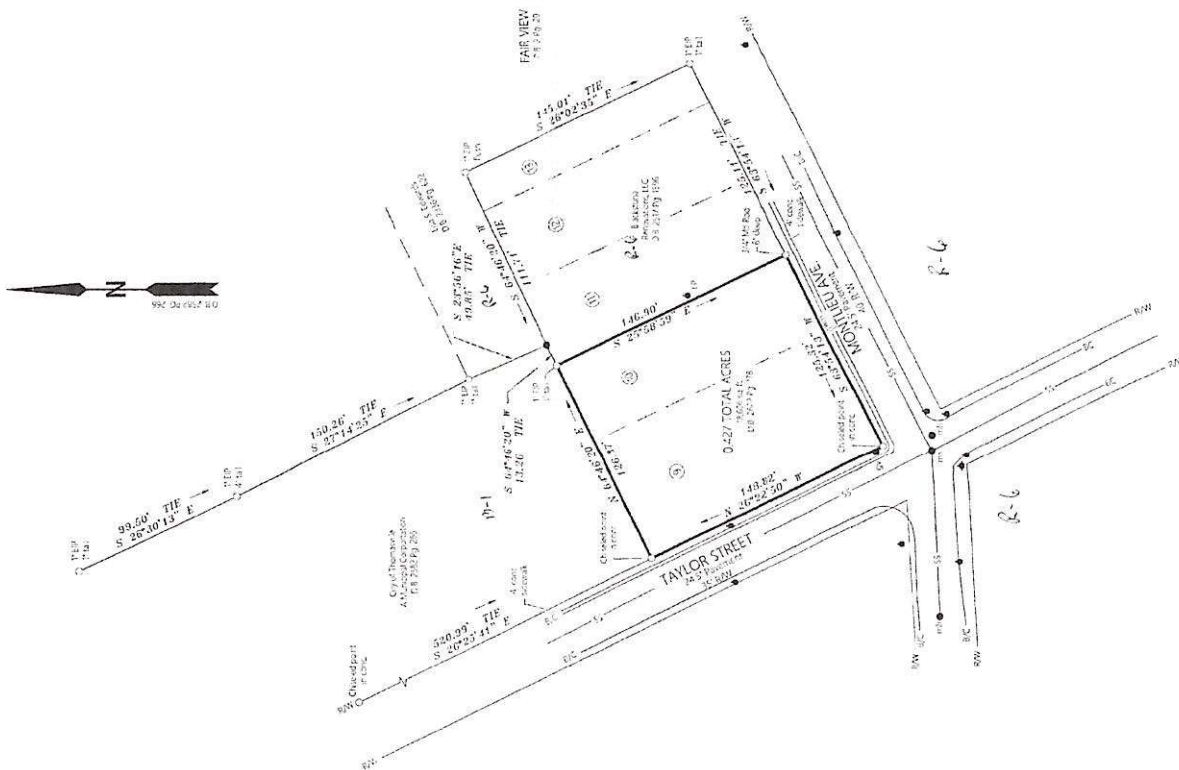
**BEING:** Lots Nos. 9 and 10, as shown on Map of Fairview, a plat of which is recorded in Plat Book 2 at page 29 in the Office of the Register of Deeds for Davidson County, North Carolina.



I, Michael L. Madsen, do hereby certify that this plot was drawn under my supervision from an actual survey made under my direction or description exceeded in Deed Book SEE PAGE 1410 that the ratio of precision as measured is 1:10000. This plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal:

Signature Michael McLaughlin Surveyor  
L-3877 Registration Number

Thurs 27th 2023



COUNTY		TOWNSHIP	STATE	DATE
DAVIDSON		THOMASVILLE	NC	10-27-2023
SCALE		TAX I.D.		
1" = 50'		PIN 6377-01/07/2022		
D.B.	P.C.	P.B.	P.C.	PINCE 1410000009
2022	17B	Z	27	JOB NUMBER 210685
		1" = 16.7		

MIKE MOTSINGER, PLS  
464 ALVIS LANE  
WINSTON SALEM, NC 27107  
336-848-0581



—CIRCUIT COURT

5. *Staphylococcus aureus* (Staph aureus) is a Gram-positive, spherical bacterium that is commonly found on the skin and in the nose. It is a leading cause of hospital-acquired infections and is often resistant to antibiotics.

The Tala Search was again on the 5. never at any time of this map

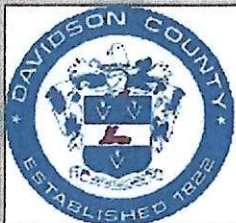
also undergoing unit tests were located or matched at the time of the 5-maps

Fig. 9. 9.1: Ways were taken from Flat 2001, 2 Page 29

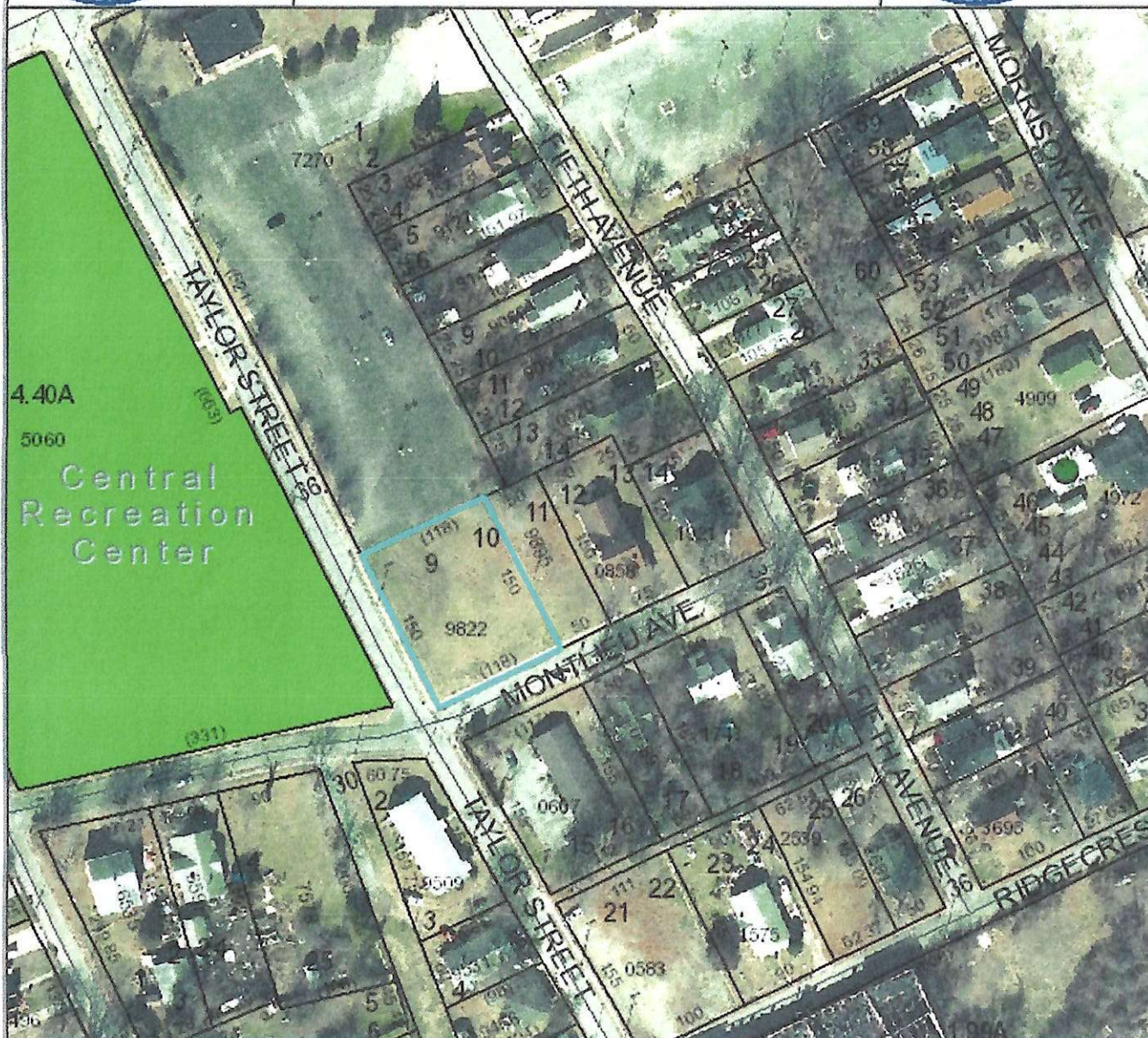
only 4.1% of respondents currently Zoned for and planning to be changed to R5.

- |   |   |   |   |   |   |   |   |   |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|---|---|---|---|---|---|---|---|---|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |





# Davidson County GIS



**Parcel Number :** 16119000B0009  
**Pin Id :** 6787-01-07-9822  
**Owner :** TARANTIELLO INC  
1587 LIBERTY DR  
STE 11  
THOMASVILLE NC 27360-6342

**Property Address:** TAYLOR ST  
**Township:** 16

**Building Value:**

**Land Value:**

**Assessed Value:**

**Legal Description :** PB2-29 BB L9 & 10 BK2206-755 TAYLOR ST

**Land Units:** 0 LT  
**Deed Book:** 2622 Pg: 0178

Deed Date: 10/17/2023

**Account Number:** 9249889

**Exempt Code:**

**\$0 Other Building Value:** **\$0**

**\$12,500 Market Value:** **\$12,500**

**\$12,500 Deferred Value:** **\$0**



Taylor Street/Montlieu Ave.  
Parcel Number 16119000B0009  
Zoning: M-1CZ Light Industrial Conditional Zoning  
Zoning Map



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



## DOWNTOWN BUSINESS DISTRICT (#1)

**Summary:** The downtown business district currently has a mix of business, institutional, residential and industrial land uses. The 4 general categories of land use do not tell the story of how varied and mixed the land uses are in this downtown area. The map on the opposite page shows how many different types of land uses exist in the downtown area. Most of the small area is encompassed by a municipal service district, a special incentive based tax district.



Photo 11: Main Street Downtown during Everybody's Day

**Encourage:** Commercial retail shops, restaurants, tasting rooms, breweries, grocery, vertical mixed-use with living quarters on the upper floors.

**Discourage:** Flea markets, high density of bars, warehouse/storage, used car lots.

**Lot Sizes:** No minimum lot size for commercial or mixed-use projects, continue existing minimum lot size for residential.

### **Pedestrian and Bicycling Friendliness:**

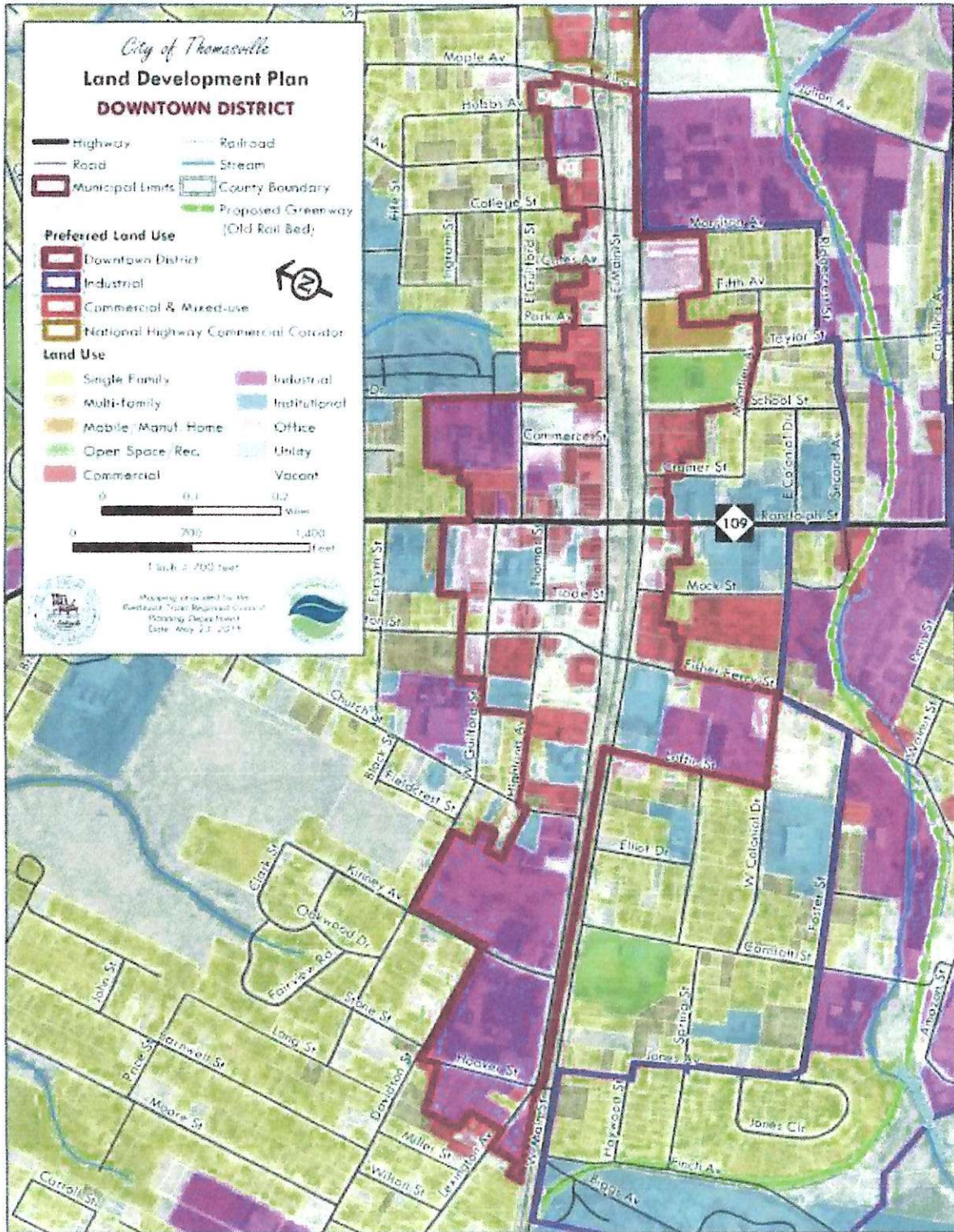
Implement bicycle transportation plan improvements to build the bicycle network and provide bicycle parking at key locations downtown. Provide accessible and safe pedestrian crossings at key intersections insuring curb ramps, crosswalks and pedestrian refuge islands are constructed in areas of high pedestrian activity.

### **Other Criteria:**

- Establish design and appearance standards for downtown, including a maintenance plan
- Conduct proactive code enforcement for appearance and maintenance violations
- **Continue to market and promote** the municipal service district incentives program to encourage investment in downtown properties.

Area	11	14.71
	<b>Acres</b>	275.16
Parcel and Size	# of Parcels	96.99
	<b>Parcel Acres</b>	29.25
	ROW Acres	840.36
	Mean Parcel Size	58.67
	Median Parcel Size	134.02
	Range	13.78
	Top Third Mean Size	796.39
	Top Third Range	0.28 to 21.89
	Top Third Sum	88.63
	Mid Third Mean Size	0.16
	Mid Third Range	0.09 to 0.28
	Mid Third Sum	9.76
	Bottom Third Mean Size	0.06
	Bottom Third Range	0.02 to 0.09
	Bottom Third Sum	3.42
Zoning	C2	17.84
	C4	29.25
	M1	41.34
	OI	5.37
	R6	7.17
	R8	0.56
	Unknown	0.28
	<b>TOTAL</b>	<b>101.81</b>
Land Use	Commercial	20.54
	Industrial	38.86
	Institutional	9.26
	MF	0.23
	MH	2.40
	Office	9.47
	OS	4.42
	SF	1.12
	Utility	0.34
	Vacant	15.17
	<b>TOTAL</b>	<b>101.81</b>







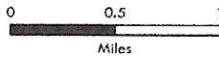


# City of Thomasville Land Development Plan

## DEVELOPMENT & RE-DEVELOPMENT AREAS



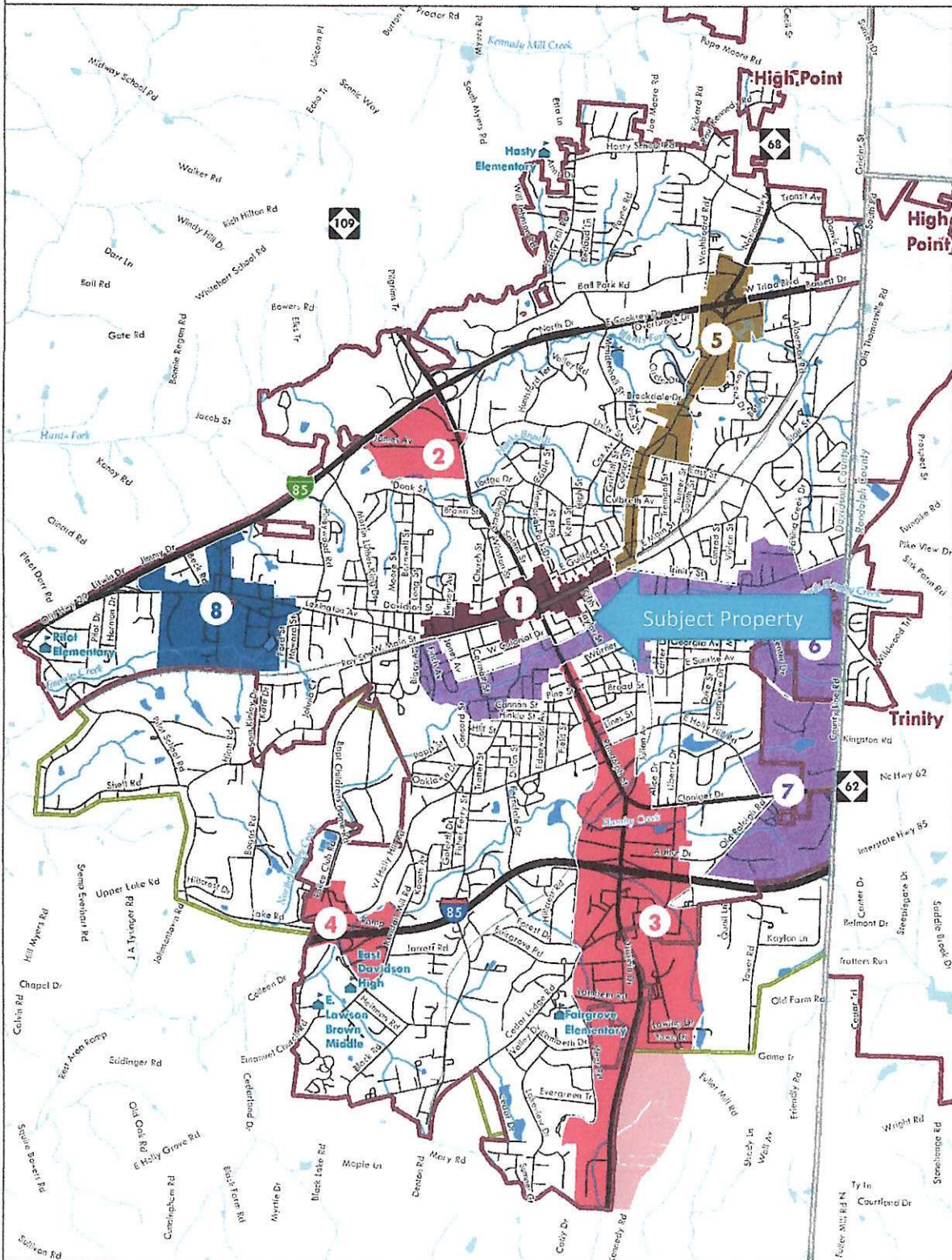
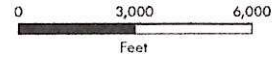
- |          |                  |                                      |                     |
|----------|------------------|--------------------------------------|---------------------|
| Highway  | Municipal Limits | Downtown Business District           | Industrial          |
| Road     | ETJ Boundary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



Mapping provided by the  
Piedmont Triad Regional Council  
Planning Department  
Date: May 14, 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.

## Section 2. Table of permitted uses.

Districts in which particular uses are permitted as a use by right are indicated by "X." Districts in which particular uses are permitted as a use by right with certain conditions are indicated by "X" with a reference to a footnote to this table [see section 3]. Districts in which particular uses are prohibited are indicated by a blank.

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Accessory building, including but not limited to fallout shelters, garages, guesthouses, toolsheds, swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 1.
Agencies, including but not limited to travel, brokers, insurance, loan, employment							X	X	X	X	X	X	X	
Agricultural uses, nurseries, truck farms, greenhouses, etc.								X	X	X	X	X	X	
Antiques and gift retail sales								X	X	X	X			
Any industrial use not otherwise prohibited by law or by this ordinance which would not create a nuisance or a hazard													X	See notes 5 and 7.
Amusements, commercial, including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile racetracks, circuses or the like									X	X	X	X	X	
Appliance distributors for wholesale									X	X	X	X	X	
Arts and crafts supply and retail sales								X	X	X	X	X	X	
Assembling of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating; and the manufacturing of small parts only such as coils, capacitors, transformers, crystal holders and the like												X	X	
Athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	X	X	X	X	X	X	X	X	X	X	X	X	X	
Auditoriums, indoor theaters, assembly halls									X	X	X	X	X	
Automobile accessories sales								X	X	X	X	X	X	
Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and similar uses													X	See note 9.
Automobile repair shops including body and fender work conducted within a completely enclosed building									X		X	X	X	See note 9.
Automobile sales, new and used									X		X	X	X	See note 9.
Automobile laundry								X	X	X	X	X	X	
Automobile parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 10.
Automobile parking lots, serving uses in another district							X	X	X	X	X	X	X	
Automobile parking lots, commercial, may be for monetary gain							X	X	X	X	X	X	X	



Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Automobile service station, not including outside storage of used, wrecked, inoperable or dismantled automobiles								X	X	X	X	X	X	See note 3.
Bakeries selling at retail products produced on premises								X	X	X	X	X	X	
Banks, savings and loan and similar financial institutions							X	X	X	X	X	X	X	
Bed and breakfast inns	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 21.
Bicycle and motorbike sales and repair								X	X	X	X	X	X	
Blacksmith and horseshoeing shop												X	X	
Book and stationary stores								X	X	X	X	X	X	
Broadcasting studios, radio, TV								X	X	X	X	X	X	
Boardinghouse, rooming house					X	X	X	X	X					
Carpet, rug, bag [rag] cleaning establishments									X		X	X	X	
Catering establishments								X	X	X	X	X		
Cemetery or mausoleum	X	X	X	X	X	X	X	X	X			X		See note 11.
Churches, synagogues, temples, and other places of worship, rectories, Sunday schools	X	X	X	X	X	X	X	X	X	X	X	X		
Cleaners and dyers								X	X	X	X	X	X	See note 4.
Cleaners, self-service								X	X	X	X	X		See note 4.
Clothing sales								X	X	X	X			
Clubs, lodges, community buildings, public or private nonprofit	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 12.
Coal, coke, wood lots												X	X	
Colleges, universities, including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property							X	X	X	X	X	X		
Compartmentalized storage for individual storage of residential and commercial goods									X			X	X	
Construction storage yards, lumberyards												X	X	
Correctional, penal institutions, jails											X	X	X	
Day care accessory use, child	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 20.
Day care, adult as a home occupation (for not more than five persons)			X	X	X	X	X	X	X	X	X	X		See note 2.
Day care, child (small home)	X	X	X	X	X	X								See note 20.
Day care, child (large home)				X	X	X	X							See note 20.
Day care center, child							X	X	X	X		X	X	See note 20.
Day care facility, adult, (for six or more persons)							X	X	X	X	X	X		
Drive-in restaurants								X	X	X	X	X	X	
Drive-in theaters													X	
Dwellings, single-family detached	X	X	X	X	X	X	X				X			See note 18.
Dwellings, single-family attached, two-family, and multifamily including townhouses, patio homes and other styles					X	X	X				X			See notes 13 and 18.

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Dwellings for caretaker or domestic employee on premises where employed	X	X	X	X	X	X	X							See note 14.
Electrical shops									X	X	X	X	X	
Exhibition buildings, galleries or showrooms									X	X	X	X	X	
Facilities within a physician's or dentist's office building or within a convalescent home or hospital, not to exceed 50 percent of the ground floor area of such office or building, for the dispensing, and sale, on and within the premises, of prescription medicines and medical appliances customarily prescribed by licensed physicians and dentists and dispensed upon such prescription by licensed pharmacists under the laws of the state							X							
Family care home	X	X	X	X	X	X								
Fairgrounds, carousels, roller coaster, Ferris wheels, super slides and the like of a permanent nature									X			X	X	
Fences and walls	X	X	X	X	X	X	X	X	X	X	X	X	X	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons									X			X	X	
Flea markets, open air sales not incidental to the operation of an otherwise permitted use, farmers' markets, antique fairs, craft fairs, used or new merchandise promotion									X	X		X	X	
Flower, plant sales, not enclosed								X	X	X	X	X	X	
Foundry casting, lightweight, nonferrous metal not causing noxious fumes, noise or odors												X	X	
Frozen food lockers									X			X	X	
Funeral homes							X		X		X	X	X	
Furniture, retail sales								X	X	X	X	X		
Golf courses, except par three or miniature courses	X	X	X	X	X	X						X	X	
Golf courses, par three or miniature courses									X			X	X	
Golf driving range									X			X	X	
Hardware and building materials sales								X	X	X	X	X	X	See note 1.
Home occupations	X	X	X	X	X	X	X							See note 2.
Hospitals, sanatoria, homes for aged, nursing homes							X	X	X		X			
Hotels, motels									X	X	X	X		
Junkyards													X	See note 15.
Laboratories, experimental photo or motion picture, film or testing												X	X	
Laboratories, medical, research							X		X		X	X	X	
Laundries								X	X	X	X	X	X	See note 4.
Laundries, self-service								X	X	X	X	X	X	See note 4.
Lock and gunsmiths								X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Machine shop, excluding: punch press over 20 tons' rates [rated] capacity, drop hammers and automatic screw machines												X	X	
Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, wood (excluding planning mills), tars and paint not employing a boiling process												X	X	See note 5.
Manufacturing, compounding, processing, packaging or treatment of such products as baking goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet soap, toiletries, and food products												X	X	
Manufacturing and maintenance of electric and neon signs, billboards and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like												X	X	
Manufacturing of musical instruments, toys, novelties and rubber and metal stamps												X	X	
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas												X	X	
Medical, dental, paramedical, chiropractor offices							X	X	X	X	X	X		
Metal shops involving fabrication of sheet metal only												X	X	
Mobile home parks				X										See note 16.
Mobile homes, agricultural implements, heavy machinery sale, repair, rental or storage									X			X	X	
Monument works, stone works												X	X	
Motels, hotels									X	X	X	X		
Nightclubs									X	X	X	X		
Offices							X	X	X	X	X	X	X	
Orphanages and similar philanthropic institutions	X	X	X	X	X	X	X							
Outdoor Flea Markets/Open Air Sales									X	X		X	X	
Photographic developing, processing and finishing								X	X	X	X	X	X	
Physical culture establishments							X	X	X	X	X	X		
Planning or sawmills													X	
Pool halls, game rooms									X	X	X			
Public parks, recreational facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public buildings, libraries, museums, art galleries and similar public nonprofit facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 17.
Printing or binding shop									X		X	X	X	
Quarries or other extractive industries													X	
Repair and servicing of office and household equipment								X	X	X	X	X	X	
Restaurants, including all eating places except: drive-ins, nightclubs, clubs, lodges								X	X	X	X	X	X	
Retail business, but not car sales, not otherwise listed								X	X	X	X	X	X	See note 1.
Schools (academic), kindergarten, elementary, secondary, public or private	X	X	X	X	X	X	X	X	X	X	X	X	X	
Schools (nonacademic), commercial, vocational, public or private to include music and dance studios							X	X	X	X	X	X	X	
Service establishments, including but not limited to barbershops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors								X	X	X	X	X	X	
Sheet metal, roofing shops									X			X	X	
Shoe repair								X	X	X	X	X	X	
Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	See article VI.
Stables, commercial												X	X	
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed herein									X			X	X	See note 6.
Stores or shops, retail, but not automobile sales or repair and not otherwise listed herein								X	X	X	X	X	X	
Telephone exchanges, radio and television towers, cell towers									X	X	X	X	X	
Temporary buildings incidental to a construction project, a temporary permit for which has been issued concurrent with the permit for the permanent building(s) or construction	X	X	X	X	X	X	X	X	X	X	X	X	X	
Temporary events, uses and structures including but not limited to: circuses, carnivals, fairs, rides, sideshows, open air exhibits, musicals, dramas, religious events, stage shows, art and craft shows, sales and displays, all of a nonpermanent nature, whether held in conjunction with permanent or temporary buildings, in the open air or any combination thereof								X	X	X	X	X	X	See note 8.
Tobacco processing and storage												X	X	
Tourist homes							X	X						
Transportation terminals, freight									X			X	X	
Transportation terminals, passengers									X	X	X	X	X	



Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Travel trailer parks									X	X	X	X		
Upholstery, paper hanging, and decorator shops									X	X	X	X		
Veterinary establishments									X	X	X	X	X	
Wholesale establishments									X	X	X	X	X	
Warehouses, sales or service									X			X	X	
Woodworking shops												X	X	

(Ord. of 11-18-96, § II; Ord. of 9-20-05, § 1; Ord. of 5-19-08, § 1; Ord. No. 11-30-ORD40, 11-30-09; Ord. No. 06-2015-ORD13, § 2, 6-15-15; Ord. No. 12-2017-ORD-21, 12-19-17)

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Travel trailer parks									X	X	X	X		
Upholstery, paper hanging, and decorator shops									X	X	X	X		
Veterinary establishments									X	X	X	X	X	
Wholesale establishments									X	X	X	X	X	
Warehouses, sales or service									X			X	X	
Woodworking shops												X	X	

(Ord. of 11-18-96, § II; Ord. of 9-20-05, § 1; Ord. of 5-19-08, § 1; Ord. No. 11-30-ORD40, 11-30-09; Ord. No. 06-2015-ORD13, § 2, 6-15-15; Ord. No. 12-2017-ORD-21, 12-19-17)

**MINUTES FOR THE THOMASVILLE CITY COUNCIL BRIEFING MEETING ON MONDAY, NOVEMBER 13, 2023 AT 4:00 PM AT 20 STADIUM DRIVE, THOMASVILLE, NC.**

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

1. Call to Order - Mayor York called the Briefing meeting of the Thomasville City Council to order.
2. Additions and Deletions to the Agenda

Parks and Rec Director Cory Tobin asked Council if they would be interested in recognizing the Youth Rec League Football Champions. The 10U league won their conference, and the 12U league were runners-up. Mayor York and the City Council did want to add that recognition to the agenda.

Mayor *Pro Tem* Hunt moved to approve the agenda as amended. Council Member Shell seconded. *Motion unanimously approved 5 – 0.*

3. Recognitions and Presentations on November 20, 2023

- A. Recognition of Youth Rec League Football Champions
- B. National Hospice and Palliative Care Month
- C. Presentation of Annual Audit – Jill Vang with Martin Starnes

4. Public Forum on November 20, 2023 – Please sign up in person at the podium to speak for two minutes on any topic. *The two-minute time limit will be enforced.*

*The following items were put on the Consent Agenda by the Council members for consideration on November 20, 2023:*

5. Consent Agenda on November 20, 2023

- A. Consideration of Approval of Minutes – Briefing Meeting on 10/09/23
- B. Consideration of Approval of Minutes – Council Meeting on 10/16/23
- C. Consideration of Water Shortage Response Plan
- D. Consideration of Updated Thomasville Employee Safety Manual
- E. Consideration of Certified Lease Resolution for Municipal Lease Purchase Agreement Contract 25-428
- F. Consideration of Budget Amendment 2024-P5-01
- G. Consideration of Capital Project Ordinance – Rains Road Pump Station Project
- H. Consideration of Grant Project Ordinance – Sewer Asset Inventory and Assessment Grant Project

*The following items were put on the Regular Agenda by the Council members for consideration on November 20, 2023:*

6. Regular Agenda on November 20, 2023

- A. Consideration of Thomasville Pay and Classification Study
- B. Consideration of Capital Project Ordinance – ARPA State Grant Waterline Replacement Project
- C. Consideration of Contract with Aqua Tech for Aquatic Center Services

7. Closed Session on November 13, 2023 – Attorney/Client Matters

Council Member Thrift moved to go into closed session for attorney/client matters. Council Member Sellers seconded. *Motion unanimously approved 5 – 0.*

Council returned to open session. No action was taken in closed session.

8. Committee Reports and Appointments, Mayor's Report and Appointments, City Manager's Report, City Attorney's Report on November 20, 2023

9. Additional Items – N/A

10. Adjournment – Council Member Sellars moved to adjourn. Council Member Shell seconded. *Motion unanimously approved 5 – 0.*

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Raleigh York, Jr., Mayor

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Wendy S. Martin, City Clerk



**MINUTES OF THE THOMASVILLE CITY COUNCIL MEETING ON MONDAY,  
NOVEMBER 20, 2023 AT 6:00 PM AT 20 STADIUM DRIVE, THOMASVILLE, NC.**

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

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 – At Mayor York’s request, City Manager Michael Brandt asked that Council add a closed session for Personnel as item 5.

Council Member Thrift moved to approve the agenda as amended. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 5 – 0.

3. Recognitions and Presentations

A. Proclamation: National Hospice and Palliative Care Month

Mayor *Pro Tem* Hunt presented this to Kimberly Gleiser, Community Engagement Manager, Hospice of Davidson County.

Ms. Gleiser thanked Mayor York and Council for recognizing National Hospice and Palliative Care Month. It will help with discussing the benefits of Hospice care at end of life. She said this year’s theme is “Courageous Conversations,” which will encourage patients, providers and community members to engage in advanced care planning.

B. Proclamation: Small Business Saturday – November 25<sup>th</sup>

Mayor York presented this to Keith Tobin, President of the Thomasville Chamber of Commerce.

Mr. Tobin thanked Mayor York and Council for supporting small, local businesses, which are the “backbone of our communities around the country.” He said about 65% of our economy comes from our small businesses. He encouraged everyone to shop local on November 25<sup>th</sup> and all year long. He said, “They need your support.”

C. F/Y 2023 Annual Audit Presentation: Jill Vang, Manager, Martin Starnes & Associates

Ms. Vang advised that Thomasville’s audit report was submitted to the LGC and has been approved. She said,

“This year, we issued an unmodified opinion, which is the best in the

clean opinion. It means that your financial statements are fully presented in all material respects, in conformity with GAP.

This year with single audit reporting we tested two major programs: the ARPA Coronavirus State and Local Fiscal Recovery Funds Program and the Powell Bill Program.

This year, the City also implemented GASBY-96. That is the subscriptions-based information technology arrangements.”

A copy of the full slideshow presentation is available upon request from the City Clerk.

#### 4. Public Forum

- A. Scott Styers thanked Council Member Wendy Sellars for her years of dedicated service on the City Council and beyond. He said,

“I had the privilege of serving several terms with Wendy on this Council, and it was such a joy to have her not only as a fellow Council member who offers so much to this group, but also the friendship that we’ve developed over time.

Prior to her service on Council, I had the pleasure of interviewing her for the School Board, which we chose her (back in the day when we had appointed school boards.) Wendy, I told you once that you had the very best School Board interview that we ever conducted – and we did quite a few over my 14 years - and I stand by that today. You still had the best interview that we’ve ever done.

The second thing that I want to point out about you is, you told me one time that being on committees was a hobby. Boy, you take it to the nth degree! I’ve never known anybody could be so active in our community as Wendy Sellars. You’re the only person I’ve ever known who sits on more boards, committees and commissions than Jane Murphy. We thank you for that.

Seriously, Wendy, I really want to thank you for your time on this Council. I enjoyed the time we spent together, and I look forward to your time on the School Board, because you’re going back to our first elected School Board, and we appreciate you and the other members of the Board who are in the house tonight.”

He also thanked the citizens for voting “public servants, not politicians” to represent them on the City Council.

- B. & C. Pastor Calvin Sellars and Pastor Ellis McLendon each spoke regarding the need for a homeless shelter with programs to help people get back on their feet.

5. Closed Session – Personnel Matters

Council Member Thrift moved to go into closed session. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 5 – 0. No action was taken in closed session.

Council Member Thrift moved to amend the agenda by adding item 7. D. Leave of Absence – Jeannette Shepherd. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 5 – 0.

6. Consent Agenda – City Manager Brandt spoke briefly about each of these items:

A. Consideration of Approval of Minutes – Briefing Meeting on 10/09/23

B. Consideration of Approval of Minutes – Council Meeting on 10/16/23

C. Consideration of Water Shortage Response Plan

State regulations require that the City review and adopt a Water Shortage Response Plan to ensure that we have the necessary potable water for our community. This plan, as adopted, is to give the City guidelines to deal with water shortage issues related to drought or reservoir contamination.

City Manager Brandt added, “To be clear, we are not under any of the stated conditions to institute a water shortage plan. This is strictly an administrative action that we are taking to readopt the plan, if it were ever needed in the future.”

D. Consideration of Updated Thomasville Employee Safety Manual

Consideration to amend the Employee Safety Manual regarding safety boots. This amendment to the Safety Manual provides for more employees to be included in the Safety program, specifically the Sanitation crew, for foot protection and also includes an increase in reimbursement for safety boots from \$100 to \$150, due to rising costs.

E. Consideration of Certified Lease Resolution for Municipal Lease Purchase Agreement Contract 25-428

The Resolution authorizes city staff and elected officials to execute the agreement with Motorola Solutions for the lease-purchase of new radio equipment, software, and services. The new radios are needed for interoperability between the County

Fire Department, Sheriff's Department and N.C. State Highway Patrol and other law enforcement and safety agencies.

The agreement includes a total 59-month combined principal and interest cost outlay of \$1,729,084 to the City at a 5.6% annual interest rate. Payments of \$345,817 are to be made annually, beginning in December 2024, and annual lease costs must be built into the City's annual operating budget through FY 2029.

F. Consideration of Budget Amendment 2024-P5-01

The amendment appropriates the 2% State Revolving Fund loan closing fee of \$20,000, which represents the City's contribution to the Rains Road Pump Station Upgrade capital project. The contribution is appropriated from retained earnings in the W/S Fund.

The amendment also appropriates funding for compliance with GASB 87 requirements to report the full budgeted cost of capital equipment leases in the first year of the agreement. \$1,474,917 is appropriated in the Radio Service Department in the General Fund for the radio replacement lease financing agreement. (Item E above)

\$4,000 of General Fund contingency is appropriated for the acquisition of a DocHub electronic signatory application for all City departments. The General Fund contingency balance is now \$289,158.

Surplus ARPA funding will be transferred to supplant the Police Department's salary account (pay date of 9/8/2023). This moves the funds so they can be used elsewhere.

G. Consideration of Capital Project Ordinance – Rains Road Pump Station Upgrade Project

The city received \$4,000,000 of American Rescue Plan Act (ARPA) State Fiscal Recovery Fund (SFRF) grant funding, coupled with a \$1,000,000 Clean Water State Revolving Fund (SRF) Loan from the North Carolina Department of Environmental Quality (NCDEQ) for the construction of Rains Road pump station upgrades and installation of approximately 4,800 linear feet of 16-inch force main.

The total project cost is \$5,020,000.

Of the \$1,000,000 state revolving fund loan, up to \$500,000 is principal forgiveness, with the remainder repayable at .68% interest.

The ordinance appropriates funding and establishes a project budget.

H. Consideration of Grant Project Ordinance – Sewer Asset Inventory and



### Assessment Grant Project

The City received a \$400,000 grant award from the North Carolina Department of Environmental Quality (NCDEQ) to conduct research and testing to determine the age, quality, connection, and capacity of all sewer lines currently existing by using both new and existing CCTV footage and flow testing to determine the need for point repairs or a larger sewer rehabilitation project.

The project includes GIS mapping of the existing sewer system and assessing the condition of the sewer system, as well as the available capacity of the sanitary sewer collection system.

The total project budget is \$400,000, and no City contribution is required. The project is fully grant-funded.

The ordinance appropriates the project funding and establishes a project budget.

Mayor *Pro Tem* Hunt moved to approve all the items on the Consent Agenda. Council Member Sellars seconded. Motion unanimously approved 5 – 0.

Mayor York announced that Council Members Bratton and Shepherd were both out with excused absences.

## 7. Regular Agenda

### A. Consideration of Thomasville Pay and Classification Study

City Manager Brandt provided an updated study proposal for Council's consideration. There were two modifications to what was presented at Committees. He explained that in June of 2023, Council approved grade changes for the Recreation Program Manager and P&R Maintenance Superintendent from Grade 26 to Grade 31 to bring those positions in line with other positions, as part of the Winding Creek Integration with P&R. The original proposed study did not account for the change for the Recreation Program Manager. This has been addressed in this version. Additionally, the Sanitation Supervisor position was inadvertently set at a Grade 27. It should have been set at Grade 28, to keep it in line with other supervisor positions in Public Works.

As we have discussed, salaries for City employees have been lagging behind other municipalities for some time. This was the first inclusive study undertaken for the City since the early 2000s. Every position was studied and almost every position had a grade change that will result in an increased salary for our employees. Our goal was to get to the average pay of the area. On average, we are within 5% of the average. Another goal was to move all employees to \$15 hour starting salary. While we did not quite get there, we are very close and much more competitive. There was more than a \$2 increase to our starting salary for our laborer positions.

He requested that City Council approve the Pay and Classification Study with an effective date of January 7, 2024 to provide adequate time to meet with employees and ensure the adjustments can be applied correctly for each employee. He said,

“This was a long process, and I thank each employee who participated in it - who met with PTRC staff, and filled out questionnaires. I also want to thank Finance Officer Thomas Avant, Human Resources Director Alisa Quick, and ACM Eddie Bowling for their long hours reviewing and processing this work. Lastly, I want to thank you, the City Council, that authorized this study to be done on our employees’ behalf, and have taken the steps necessary to fund it moving forward. It’s a very big ask that we have made, but we believe that we have some very good employees, and this is our best way to attract and retain those employees.”

Council Member Williams moved to approve the proposed Pay Study with an effected date if 1/07/24. Mayor Pro Tem Hunt seconded.

Council Member Thrift said, “This is something that this Council, with City Administration, has wanted to do for several years now. It’s a big undertaking, but I always say, ‘Without our employees, we can’t provide services to our citizens.’ So we appreciate our employees, and we want to make sure they’re fairly paid for that.”

Council Member Williams said it takes a lot of people to run a city, and she added, “It’s difficult to find people who are good and qualified and dedicated and want to stay, and we’ve done that. So I think that this will be a really great way to keep them here.”

Motion unanimously approved 5 – 0.

B. Consideration of Capital Project Ordinance – ARPA State Grant Waterline Replacement Project

City Manager Brandt explained that this is a combination of two \$500,000 ARPA grants that we received from the State for waterline replacement projects. This will establish a project ordinance and planning the engineering work necessary to do upgrades to waterlines and replace 4” galvanized pipes in areas of the City with new lines.

Mayor *Pro Tem* Hunt moved to approve this Capital Project Ordinance. Council Member Sellars seconded.

Council Member Williams said the City Council Members have focused on the City’s strategic priorities. They worked hard to be good stewards of the various funding opportunities the City has received and approved many infrastructure

projects using grant funds. She thanked the staff who worked hard to get the grant funding.

Motion unanimously approved 5 – 0.

C. Consideration of Contract with Aqua Tech for Aquatic Center Services

City Manager Brandt reported that the City contracted with AquaTech this past year to manage the pool facilities at TACC. They did an excellent job of providing the lifeguards and maintaining the pool and restroom areas. They kept us staffed and operational. They proposed a 3-year contract moving forward.

He said to address requests from the community to stay open longer, the contract provides for weekend operational hours from Memorial Day until schools close, but will extend operations for another week in August.

Council Member Thrift moved to approve this contract. Council Member Shell seconded. Motion unanimously approved 5 – 0.

D. Consideration of Leave of Absence (through 3/1/24) – Jeannette Shepherd

Mayor York received a request from Council Member Shepherd for a leave of absence due to health reason, effective 11/20/23 through 03/01/24.

Council Member Thrift moved to approve this leave of absence request. Mayor *Pro Tem* Hunt seconded.

Everyone wished her well.

Motion unanimously approved 5 – 0.

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

Everyone wished Council Member Sellars well in her new position on Thomasville's first elected Board of Education. She and her persistent positivity will be definitely missed on the City Council.

Mayor Pro Tem Hunt stood in for Mayor York at the Miss Thomasville Pageant, and he said he was thoroughly impressed with the young ladies. He highly recommended that everyone attend this event at some point.

Council Member Shell said it has been an honor to work with Wendy Sellars over the past two years. She will miss her, but she will keep in touch.

She also wished Council Members Bratton and Shepherd a speedy recovery.

Council Member Thrift thanked Beautification and City Staff for a wonderful Light Up the Holidays. He said it was a very nice event with a record amount of attenders.

Regarding Wendy Sellars, he said, "We're going to miss you, but I know you're going to do good things with the School Board."

Council Member Sellars wished the citizens and City staff a happy Thanksgiving. She announced that her organization, Hugs Heal Thomasville, which gives out food, clothing and other things throughout the year, provides a free Thanksgiving meal with all the trimmings to anyone in our community who is in need. CCM has partnered with Hugs Heal Thomasville again this year to provide this meal on Thanksgiving, November 23<sup>rd</sup> at 10 W. Guilford Street from 11 AM – 1 PM.

She then thanked "the citizens of Thomasville for entrusting me with this huge responsibility. It has been an honor and a privilege to serve you in this capacity. The journey has not been an easy one. Being a part of the City Council takes a large amount of dedication, time, energy, and a lot of opening your mind to new possibilities. As a Council member, you must always remember that the best interests of Thomasville is always first above anything. This role has been challenging and rewarding on so many levels. As part of this Council and previous Councils, we have accomplished so much since I was first elected in 2015. I know 100% that the work will continue. I am sure that the Council now and future Councils will continue the great work in our City. I also want to thank the Mayor and my fellow Council members for allowing me the opportunity to work with you all in so many capacities. We have worked extremely hard on the success of Thomasville, and I will support each of you in your continued work for what is in the best interests of Thomasville. I also want to thank our leadership team, our City Manager, Assistant City Manager, City Attorney and every City employee who keeps our City running as smoothly as possible. I thank you for doing such a great job and for serving our citizens to the best of your abilities. City government and City service is not easy. It's a lot of hard work that you do daily, and I want you to know that the work you do every day does not go unnoticed or unappreciated. I have had many awards, accolades and titles in my life, but serving my community and serving on this Council are two of my most cherished achievements. Again, I want to say how appreciative I am of this opportunity. As I move into a new but familiar role as a member of the Thomasville City Board of Education, I look forward to working and partnering together to bring the best education we can possibly provide to our Thomasville City School students and families. I look forward to seeing the continued amazing work that this City Council will do in the future... Thank you so much, City Council, for your service, and please know that you are definitely appreciated."



Council Member Williams said she has learned so much from Wendy Sellars over the last couple of years. She said Hugs Heal Thomasville is “indicative of who Wendy is as a person. She just does this. She came to CCM a long time ago, and she has done it ever since. That’s a huge undertaking, but she does it because she knows that it’s good for people.” She thanked her for setting that example.

She also thanked Thomas Avant and the Finance Department staff for their work in getting the audit where it was. She said, “The City is in excellent financial health, and that’s a huge blessing for our citizens and for Council to be able to do what they need to do.

She said she was very excited about the pay study, which was a lot of work for a lot of people. She added, “To be able to more fairly compensate people for the work that they do for our citizens and our City is incredibly important for the health of Thomasville going forward. So, thank you to everybody who made that happen.”

She congratulated Council Member Hunter Thrift on getting married.

She thanked Beautification and everyone who made Light Up the Holidays happen.

She also thanked City Clerk Wendy Martin for the work that she does. She said, “On this (pay study) sheet of City employees, there are a ton of unsung heroes, but I got to thinking about one of them during this meeting with our consent agenda. The first thing on the consent agenda is always ‘Approval of Minutes.’ And we never even have to talk about it, because they’re always right. It’s never a concern. We always have them. They’re always right. And that’s amazing. It’s a huge undertaking to document everything that happens in a city, and then to keep it all organized. I can’t keep my 1’ x 2’ space right here organized, and I’ve been sitting here for 30 minutes, so for Wendy to do what she does for our City is really incredible. She’s a blessing to work with, too. So, she’s my unsung hero of the City for today, and I want to shout her out.”

Mayor York enjoyed attending a retired firefighter dinner in November.

He congratulated Council Members Shell and Williams for being re-elected and Council Member elect JacQuez Johnson for winning the election. He looks forward to working with them. He advised that they will each have four-year terms. The other Council Members and Mayor York’s terms will be up in two years.

He attended the 139<sup>th</sup> anniversary at the First Missionary Baptist Church. He believes they are still located in the same location where they started. He congratulated them on their many years of ministry.

He had the honor of attending Thanksgiving luncheons at the YMCA and with the City Senior Group.

He agreed that the Light Up the Holiday event was wonderful. He said the crowd was huge, perhaps the largest group to ever attend. They had food trucks and fun activities for all ages; the tree lit up beautifully; Santa Claus was there. It was a great kick-off for the holidays.

He reminisced about Wendy Sellars, saying they had their start together, because he was elected Mayor the same year she became a Council Member. He said, "You've been one person that I could go to. I know we've had some challenges in some different areas, and you've stepped up in those positions and really helped us work through some things. When I needed someone to represent me when you were Mayor *Pro Tem*, you were right there ready to go. She has always been an encourager of everybody on council, including myself. She is always positive, always smiling and always have a positive attitude. I really appreciate the time that I've been able to spend with you, and I've got to know you quite well during this time. It's not over, because you're in another elected office now...I'm sure you'll be a good custodian of those funds with the Board (of Education.) Thank you for all you've done here. Thank you for your School Board service before, and for what's coming up."

City Manager Brandt said Light Up the Holidays was a great kick off of the holiday season. He advised that there would be many other holiday events coming up in December that he hopes people will also attend.

He reported that he had the pleasure of attending a swearing-in ceremony for six new police officers: Jessica Brixius, Ethan Foushee, Edwin Ruben Lopez Hernandez, Jonathan Lambeth, James Tysinger, and Matthew Hernandez. He congratulated and welcomed the new officers.

In addition, at that event, Chief Carter recognized members of the SWAT Team with the Thomasville Police Department Medal of Valor for their actions on June 1, 2023. On that date, Davidson County Sheriff Department requested back-up assistance for an active shooter that ambushed and wounded a deputy near Denton. Our SWAT Team, along with other area teams, activated at the scene and came under heavy fire from a well-armed civilian. Through the combined actions of these SWAT Teams, the shooter was neutralized.

The following officers received the Medal of Valor for their actions on June 1, 2023:

- Master Police Officer II Joshua Alcon
- Master Police Officer II Travis Clodfelter
- Master Sergeant Rusty Fritz
- Sergeant Chris Leonard
- Lieutenant Jamie McClanathan
- Police Officer II Chase Poole
- Master Police Officer Matthew Reeves
- Master Police Officer Adam Rollins
- Corporal Joseph Sutton

City Manager Brandt said, "Their actions represent the values of the Department (and by extension, the City) of: Integrity, Courage, Loyalty, Professionalism, and Accountability. I think it's important that we realize when our officers are specially called to the duties of a SWAT Team, they are put in danger. They train incessantly, and that evening their training proved to work."

In addition, the new Special Operations Vehicle also did its job and saved lives. It stopped bullets that were intended for our officers, and all of our officers survived the event.

He added that the officers are well-deserving of the accolades, and he applauds them for their actions.

Regarding Wendy Sellars, he said she helped introduce him to Thomasville when he was first hired as Assistant City Manager. She helped him learn about the City. He vouched for the fact that she's always smiling and has a positive outlook. He was glad to attend a couple Main Street Conferences with her over the years. He said he looks forward to working with her in a new role.

He closed by wishing everyone a happy Thanksgiving.

City Attorney Whitman clarified that the vandalism sustained by some city vehicles and Downtown buildings was done by one troubled individual, not gangs. He was swiftly arrested, and the vandalism is being taken care of.

She thanked Wendy Sellars for her service. She said, "It has been a blessing. You're one of those people that you can say 'Our lives have been blessed and better off for having known you. I look forward to continuing to work with you in other ways. But thank you very much for all you have done.'"

Assistant City Manager Bowling also thanked Wendy Sellars. He has had the chance to serve in the City in different capacities during her tenure. She always showed up; she was always there; she always had the positive attitude; and she always listened to City staff. That has been most important, as an employee, to have somebody who was willing to listen and make decisions on behalf of the city. He said, "Thank you. Thank you for your service. Thank you for what you do for our community, not just as a city Council member. You show up when others don't. So, I really appreciate the involvement. The Thanksgiving dinner that you provide for people in our community that you've served. You could have kicked your feet up and decided not to do it. Thank you for that."

He also thanked the Council members for putting their employees first by adopting a Pay and Classification study. A lot of work went into it. You stepped up and you ensured that the employees were taken care of. For that, we're incredibly thankful for what you've done for our employees.

He added a shout out to the Finance Department. He said, “When most cities haven’t submitted their audit, ours has already been approved by the LGC, and that’s huge. Knowing the volume of work and how many pieces of paper had to come together to be audited and reviewed. It was a huge undertaking by Erik Krpejs and Thomas Avant, specifically. They’ve put in a lot of long hours, and we’re thankful for that.”

9. Additional Items – N/A
10. Adjournment – Council Member Sellars moved to adjourn. Council Member Shell seconded. Motion unanimously approved 5 – 0.



**MINUTES FOR THE SPECIAL CALLED MEETING OF THE THOMASVILLE CITY COUNCIL ON MONDAY, NOVEMBER 27, 2023 AT 4:00 PM AT 20 STADIUM DRIVE, THOMASVILLE, NC.**

Elected officials in attendance: Mayor Raleigh York, Jr.; Mayor *Pro Tem* Doug Hunt; and Council Members Ron Bratton, Wendy Sellars, Lisa Shell, Hunter Thrift and Payton Williams. Council Member Jeannette Shepherd was on a medical leave of absence.

1. Call to Order – Mayor York called the meeting of the Thomasville City Council to order.
2. Closed Session – Personnel

Council Member Thrift moved to go into closed session for personnel matters. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 6 – 0. No action was taken in closed session. Council returned to open session.

3. Council Appointments

A. Pursuant to NCGS §128-41, Council Member Thrift moved to appoint Neal Grimes as interim council member while Jeannette Shepherd is on a medical leave of absence, beginning immediately through March 1, 2024. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 6 – 0.

B. Council Member Sellars moved to approve Council Member Ron Bratton's request for a medical leave of absence, beginning immediately through March 1, 2024 or sooner if he requests to return before then. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 5 – 0. Council Member Bratton didn't vote.

Mayor York added that both leaves of absence would be with pay and benefits.

C. Pursuant to NCGS §128-41, Council Member Thrift moved to appoint Pat Shelton as interim council member while Ron Bratton is on a leave of absence, beginning immediately through March 1, 2024 or sooner, if he requests to return before then. Mayor *Pro Tem* Hunt seconded. Motion unanimously approved 6 – 0.

D. On behalf of the Personnel/Finance Committee, Council Member Thrift moved to appoint Roger Bryant to the ABC Commission. Council Member Williams seconded. Motion unanimously approved 6 – 0.

4. Adjournment – Council Member Sellars moved to adjourn. Council member Shell seconded. Motion unanimously approved 6 – 0.

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Raleigh York, Jr., Mayor

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Wendy S. Martin, City Clerk

# Agenda Item Cover Sheet

**Admin. Use Only:**

**Committee Name**

**Personnel/Finance**

--

**Committee Date  
And Agenda #**

12.5.23

PF1

**Item Name:**

Consideration of Budget Amendment (2024 - P6 - 01)

**Description of Item:**

Appropriation of funding for salary study implementation, contributions to the Beautification Committee and Recreation Dept., economic development reserve funding, and other costs in the General Fund, W/S Fund, and Golf Course Fund

**Back-Up Materials:**

Budget Amendment, Unilin/Mohawk Economic Development Incentive Summary and email from Davidson County, and memos from Recreation Director

**Council Action Requested:**

Approval of Budget Amendment

**Requested By:**

Thomas Avant

**Department:**

Finance

# Budget Amendment

**To:** City Manager

**From:** Finance Director

**Date:** 11/28/2023

**Council Budget Amendment Reference #:** 2024 – P6 - 01

**Re:** 2023-2024 Budget Amendment

The amendment appropriates \$41,680 from the Economic Development Reserve for the city's economic development incentive grant payment for Project Bart. (\$70,000) for FY 2021 tax incentives owed. With this appropriation, the Economic Development Reserve balance is \$264,356. The amendment appropriates insurance proceeds in the Water/Sewer Fund for damage to a meter service vehicle and in the Inspections Department and Police Department in the General Fund. A \$15,000 donation from the Doak Finch Foundation is appropriated for fencing improvements at the Central Recreation Center. Contingency funding in the Golf Course Fund is appropriated for the additional cost of the construction of the restroom on the golf course. Supplanted ARPA funding is appropriated to fund half-year cost of salary study implementation in the General Fund and Golf Course Fund. Contingency is appropriated in the Water/Sewer Fund for the half-year implementation cost of the salary study. A \$1,000 contribution is appropriated in the Beautification Fund. Funding is appropriated from the Street Paving Reserve for the FY 2024 city street resurfacing project.

## GENERAL FUND

### INCREASE REVENUE

010-0000-399.04-00	Approp. from Fund Balance/Reserved-ED	\$ 41,680.00
010-0000-399.10-00	Approp. from Fund Balance/Paving Reserve	\$ 220,235.00
010-0000-383.01-00	Refunds/Insurance Proceeds	\$ 3,548.00
010-0000-383.01-00	Refunds/Insurance Proceeds	\$ 9,488.00

010-0000-383.01-00	Refunds/Insurance Proceeds	\$ 451.00
010-0000-383.01-00	Refunds/Insurance Proceeds	\$ 1,043.00
010-0000-390.01-06	Contribution/Donation/Finch Foundations	\$ 15,000.00
Total		\$ 291,445.00

#### DECREASE APPROPRIATION

010-4210-512.45-01	Contracted Services/Professional	\$ 504,368.00
010-9010-505.58-00	Unallocated/Contingency	\$ 3,000.00
010-9010-505.58-00	Unallocated/Contingency	\$ 9,137.00
Total		\$ 516,505.00

#### INCREASE APPROPRIATION

010-4110-511.02-03	Salaries/Part Time	\$ 8,488.00
010-4110-511.04-01	Taxes/FICA	\$ 526.00
010-4110-511.04-02	Taxes/Medicare	\$ 123.00
010-4210-511.02-01	Salaries/Full Time	\$ 16,581.00
010-5510-531.02-01	Salaries/Full Time	\$ 752.00
010-4410-511.02-01	Salaries/Full Time	\$ 26,934.00
010-5310-521.02-01	Salaries/Full Time	\$ 88,067.00
010-5670-531.02-01	Salaries/Full Time	\$ 11,917.00
010-4610-511.02-01	Salaries/Full Time	\$ 25,819.00
010-5410-521.02-01	Salaries/Full Time	\$ 12,786.00
010-5020-511.02-01	Salaries/Full Time	\$ 3,364.00
010-4710-511.02-01	Salaries/Full Time	\$ 12,872.00
010-4910-521.02-01	Salaries/Full Time	\$ 1,677.00
010-5110-521.02-01	Salaries/Full Time	\$ 169,782.00
010-5620-531.02-01	Salaries/Full Time	\$ 5,893.00



010-5660-531.02-01	Salaries/Full Time	\$ 56,605.00
010-5630-531.02-01	Salaries/Full Time	\$ 40,405.00
010-6290-551.02-01	Salaries/Full Time	\$ 8,570.00
010-6280-551.02-01	Salaries/Full Time	\$ 9,405.00
010-6210-551.02-01	Salaries/Full Time	\$ 4,476.00
010-9010-503.60-31	Transfers To/Golf Course	\$ 11,463.00
010-4110-512.90-01	Contribution to Other/Economic Development	\$ 41,680.00
010-5410-522.15-04	Maintenance & Repairs/Vehicles	\$ 3,548.00
010-5110-522.15-04	Maintenance & Repairs/Vehicles	\$ 9,488.00
010-5110-522.15-04	Maintenance & Repairs/Vehicles	\$ 451.00
010-5110-522.15-04	Maintenance & Repairs/Vehicles	\$ 1,043.00
010-6290-554.73-00	Capital Outlay/Other Improvements	\$ 15,000.00
010-5630-532.45-01	Contracted Services/Professional	\$ 220,235.00
Total		\$ 807,950.00

#### **WATER/SEWER ENTERPRISE FUND**

##### INCREASE REVENUE

030-0000-383.01-00	Refunds/Insurance Proceeds	\$ 1,960.00
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##### DECREASE APPROPRIATION

030-9010-505.58-00	Unallocated/Contingency	\$ 108,522.00
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##### INCREASE APPROPRIATION

030-7015-571.02-01	Salaries/Full Time	\$ 6,434.00
030-7096-571.02-01	Salaries/Full Time	\$ 40,122.00
030-7095-571.02-01	Salaries/Full Time	\$ 5,501.00

030-7010-571.02-01	Salaries/Full Time	\$ 3,911.00
030-7098-571.02-01	Salaries/Full Time	\$ 34,403.00
030-7097-571.02-01	Salaries/Full Time	\$ 18,151.00
030-7095-572.15-04	Maintenance & Repairs/Vehicles	\$ 1,960.00
Total		\$110,482.00

### **GOLF COURSE FUND**

#### INCREASE REVENUE

031-0000-380.10-00	Transfers/From General Fund	\$ 11,463.00
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#### DECREASE APPROPRIATION

031-9010-505.58-00	Unallocated/Contingency	\$ 12,000.00
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#### INCREASE APPROPRIATION

031-6221-551.02-01	Salaries/Full Time	\$ 391.00
031-6291-551.02-01	Salaries/Full Time	\$ 11,072.00
031-6221-552.45-01	Contracted Services/Professional	\$ 12,000.00
Total		\$ 23,463.00

**BEAUTIFICATION FUND**

INCREASE REVENUE

042-0000-390.01-12	Contribution/Donation/Christmas Display	\$ 1,000.00
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INCREASE APPROPRIATION

042-6410-512.45-01	Contracted Services/Professional	\$ 1,000.00
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### Unilin/Mowhawk Economic Development Incentive Summary

#### Project Bart Payment Summary - \$25,000,000 Investment + 50 Jobs

Annual Max Payment = \$67,500 County & \$70,000 City

Year Paid	County Payment Amount	City Payment Amount	Baseline Value Est. 2014	Current Value	\$ Increase	Baseline for Jobs	Current Jobs	Net Jobs Over Baseline	Year Measured
2017	\$ -	\$ -	\$ 34,257,991	\$ 41,780,516	\$ 7,522,525			0	2016
2018	\$ -	\$ -	\$ 34,257,991	\$ 36,042,201	\$ 1,784,210			0	2017
2019	\$ -	\$ -	\$ 34,257,991	\$ 39,130,219	\$ 4,872,228			0	2018
2020	\$ -	\$ -	\$ 34,257,991	\$ 51,074,284	\$ 16,816,293			0	2019
2021	\$ 67,500	\$ 70,000	\$ 34,257,991	\$ 61,321,660	\$ 27,063,669			0	2020
Totals	\$ 67,500	\$ 70,000							

#### Project Titan Payment Summary - \$79,100,000 Investment + 35 Jobs

Annual Max Payment = \$321,712 County & \$379,690 City

Year Paid	County Payment Amount	City Payment Amount	Baseline Value Est. 2019	Current Value	\$ Increase	Baseline for Jobs	Current Jobs	Net Jobs Over Baseline	Year Measured
2022	\$ 341,712	\$ 379,680	\$ 51,074,284	\$ 160,156,276	\$ 109,081,992	438	609	171	2021
2023	\$ 341,712	\$ 379,680	\$ 51,074,284	\$ 229,555,666	\$ 178,481,382	438	720	282	2022
2024			\$ 51,074,284	\$ 258,026,433	\$ 206,952,149	438			2023
2025			\$ 51,074,284						2024
2026			\$ 51,074,284						2025
Totals	\$ 683,424	\$ 759,360							

#### Project Tower Payment Summary - \$85,000,000 Investment + 25 Jobs

Annual Max Payment = \$367,200 County & \$408,000 City

Year Paid	County Payment Amount	City Payment Amount	Baseline Value Est. 2021	Current Value	\$ Increase	Baseline for Jobs	Current Jobs	Net Jobs Over Baseline	Year Measured
2023	\$ -	\$ -	\$ 160,156,276	\$ 229,555,666	\$ 69,399,390	609	720	111	2022
2024			\$ 160,156,276	\$ 258,026,433	\$ 97,870,157	609			2023
2025			\$ 160,156,276						2024
2026			\$ 160,156,276						2025
2027			\$ 160,156,276						2026
Totals	\$ -	\$ -							

#### Possible Payments

Due	\$ 750,924	\$ 829,360
	County	City



## Fw: Economic Development Incentives

Brandt, Michael <Michael.Brandt@thomasville-nc.gov>

Thu 10/26/2023 11:06 AM

To: Avant, Thomas <Thomas.Avant@thomasville-nc.gov>

Cc: Bowling, Eddie <Eddie.Bowling@thomasville-nc.gov>

 1 attachments (15 KB)

Projects Bart-Titan-Tower SUMMARY.xlsx;

Thomas -

This is an update from the County regarding incentive payments to Mohawk for the three projects and Nucor.

Based on discussions between Davidson Co. and Randolph Co. the two tax departments are going to move forward with properly taxing the properties based on the estimated square footage in each county. The good news is Randolph is not asking for reimbursement, so we will owe nothing back to Mohawk for taxes.

The County is proposing paying all of their incentive payments in a single payment. We have not paid any of these incentives based on account 010-4110-512.90-01. My question to you is do you want to pay all of the back incentives at a single time, or do we need to enter into an agreement to spread this out over a couple of years? Thoughts?

Project Nucor - County Manager said he is fine getting billed for the pipe order, just need an invoice to pay off of. They are treating it as part of the the larger project that is already funded.

**Michael M. Brandt, AICP** | City Manager

P 336-475-5599 | M 336-239-1551 | F 336-475-4283

[City of Thomasville](#)

10 Salem Street, Thomasville, NC 27360

P.O. Box 368, Thomasville, NC 27361-0368

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**From:** Tim Maness <Tim.Maness@DavidsonCountyNC.gov>

**Sent:** Thursday, October 19, 2023 9:20 AM

**To:** stephanie\_walters@mohawkind.com <stephanie\_walters@mohawkind.com>;

jonathan\_frick@mohawkind.com <jonathan\_frick@mohawkind.com>

**Cc:** Casey R. Smith <Casey.Smith@DavidsonCountyNC.gov>; Brandt, Michael <Michael.Brandt@thomasville-nc.gov>; Chuck Frye <Chuck.Frye@DavidsonCountyNC.gov>

**Subject:** Economic Development Incentives

**\*\*\*EXTERNAL SENDER ALERT\*\*\*** This email is not sent from The City of Thomasville, NC, and its authenticity has not been independently verified. Be vigilant and do not disclose sensitive information, click on unfamiliar links, or download attachments unless you are certain of the sender's identity and intentions.

Good morning,

I have compiled tax values and known job #'s for Projects Bart, Titan, and Tower. Please see the Excel doc and provide the job #'s for the yellow highlighted figures (if you have them). Of course 2023 isn't over so you cannot provide that yet.

Based on my calculations and review of tax records the following payments may be due contingent upon approval and agreement by City and County leadership (**\$750,924 from the County & \$829,360 from the City**):

- **Project Bart** - \$67,500 from County & \$70,000 from City – **IF job numbers work out**. The other years for Bart did not yield enough capital investment
  - Please supply job #'s in yellow highlighted cells
- **Project Titan**
  - County - \$683,424 for 2022 & 2023
  - City - \$759,360 for 2022 (\$379,680) & 2023 (\$379,680)
- **Project Tower**
  - County - **\$0 to date** - Capital Investment appears not to be met in Year 1 (2022 Measured, 2023 payout Tax Value increased by \$69.3-M over "baseline"), but in Year 2 (2023 measured or reporting year, 2024 payout. Tax Value increased by \$97.8-M over "baseline")
  - City - **\$0 to date** - Capital Investment appears not to be met in Year 1 (2022 Measured, 2023 payout Tax Value increased by \$69.3-M over "baseline"), but in Year 2 (2023 measured or reporting year, 2024 payout. Tax Value increased by \$97.8-M over "baseline")

Thanks,

**Tim Maness**

Budget & Management Analyst  
Davidson County Government  
913 N. Greensboro Street, Suite 404  
Lexington, NC 27292  
+1-336-242-2920  
[www.co.davidson.nc.us](http://www.co.davidson.nc.us)



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# Memo

**To:** Finance Director

**From:** Recreation Department

**For:** Golf Course Restroom

**11/17/2023**

## Golf Course

### 1. Golf Course Restroom

- In the preparation to build the on course Restroom facility, additional costs are required to complete the facility. Electrical needs and a septic system will be required to make the facility function. These costs total \$9,610 to ensure a contingency amount we would like request to appropriate \$12,000 towards the project.





## Memo

**To:** Finance Director

**From:** Recreation Department

**For:** Doak Finch Fencing Support

**11/9/2023**

### Recreation

#### 1. Doak Finch Foundation Grant

- The Doak Finch Foundation would like to continue its support of our community and recreation department, by providing funding to support the replacement of the Athletic Field fencing at the Central Recreation Center. The project would consist of removing the fencing at the location and installing new commercial grade 6-foot black chain link fencing around the space. The Foundation will be supporting this initiative by funding \$15,000 to the City. The remaining cost of the fencing will be appropriated from General Fund Recreation line items.



## Agenda Item Cover Sheet

**Admin. Use Only:**

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**Committee Name**

Personnel/Finance

**Committee Date  
And Agenda #**

12.5.23

PF2

**Item Name:**

Consideration of Revised Grant Project Ordinance - Nucor - Golden LEAF Public Sewer Extension Grant Project

**Description of Item:**

This is a placeholder item in the event that Council needs to re-approve the Revised Grant Project Ordinance for the Golden Leaf Grant once bids are received for the construction project the week of 12/4.

**Back-Up Materials:**

Ordinance will be included in Council agenda packets but is unable to be completed until bids are received.

**Council Action Requested:**

Approve Grant Project Ordinance

**Requested By:**

Thomas Avant

**Department:**

Finance

## Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name

Personnel/Finance

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Committee Date  
And Agenda #

12.5.23

PF3

**Item Name:**

Consideration and Approval of Thomasville Pay & Classification Study Update

**Description of Item:**

Approve an Amended Appendix A.

**Back-Up Materials:**

City Manager Memo; updated Thomasville Personnel Policy Appendix A

**Council Action Requested:**

Approval and implemenation of study update

**Requested By:**

Michael Brandt

**Department:**

Administration



November 29, 2023

To: Hunter Thrift, Chair Personnel/Finance Committee

From: Michael Brandt, City Manager

RE: Technical Updates to Thomasville Personnel Policy Appendix A, Grade & Classifications

After approval of the new grades to implement the pay/classification study last month, it was determined that a few positions were misclassified and needed to be further reviewed. After review, staff recommends the following adjustments to Appendix A.

Police Department: In order to address potential compression in salaries, it is recommended to adjust the Police Lieutenant grade two steps, from 32 to 34, instead of one step. This is in line with the other positions in the Police Department that have two step grade changes.

Fire Department: The Fire Captain and Rescue Captain classifications were intended to be the same grade. The Rescue Captain was improperly set at a grade 32 and should have been set at grade 31. Also, the Fire Engineer and Fire/Rescue Specialist classifications were set at the same grade (27). However, the Fire Engineer is higher in the career ladder, therefore should be one grade higher (28).

These adjustments to the grades will have a minor change in the total cost of implementation, but staff has identified funds within the respective departments to absorb any new costs.

Regarding implementation of the pay plan, the Cost of Living increase of 2.5% will be implemented effective January 1. The new pay plan and salary adjustments will be implemented effective January 7.

In order to implement the City Council's goal of minimum salaries for all employees to be \$15/hr. the following hiring practice will be implemented. The lowest full-time grade is 18, with a starting salary of \$29,400 or \$14.14/hr. After the 5% probationary period, the salary increases \$30,870 or \$14.84/hr. I am proposing to administratively allow departments to hire at a minimum salary of \$29,723 or \$14.29 so that after a 5% probationary period, new employees will be at \$15 hour or \$31,200. Any current City employees earning less than \$15 hour after implementation of the pay study will be elevated to at least \$15 hour to address compression issues.

# APPENDIX A: CLASSES TO GRADES SCHEDULE

## CITY OF THOMASVILLE EFFECTIVE UPON ADOPTION DECEMBER 18, 2023

PG	Class Titles	Minimum Annual	Minimum Hourly	Maximum Annual	Maximum Hourly
17	Customer Service Golf (Part-Time)	\$28,000.40	\$13.46	\$47,600.65	\$22.88
18	Assistant Golf Professional I Parks & Recreation Worker I Laborer Office Support I Sanitation Collector	\$29,400.42	\$14.13	\$49,980.67	\$24.03
19	Golf Greenskeeper I	\$30,870.77	\$14.84	\$52,480.30	\$25.23
20	Collections Clerk Parks & Recreation Worker II Lead Operator Golf Meter Reader Office Support II	\$32,413.96	\$15.58	\$55,103.72	\$26.49
21	Equipment Operator I Golf Greenskeeper II Meter Services Technician Peak Time Collections Clerk Communication Officer I Sanitation Equipment Operator Streets Operator I	\$34,034.63	\$16.36	\$56,724.37	\$27.27
22	Accounting Clerk I Assistant Golf Professional II Billing Clerk Call Center Operator Equipment Operator II Fleet Service Assistant Maintenance Mech/Cemetery Communication Officer II Streets Operator II	\$35,736.37	\$17.18	\$60,751.84	\$29.21
23	Administrative Specialist I Auto Mechanic I Equipment Operator III Lead Meter Reader Sanitation Equipment Operator, Senior	\$37,523.20	\$18.04	\$63,788.82	\$30.67
24	Accounting Clerk II Animal Control Officer Assistant/Spray Technician (Golf) Lead Billing Clerk Signs & Signals Technician W/S Maintenance Technician W/S Plant Operator I	\$39,399.36	\$18.94	\$66,978.94	\$32.20



25	Accounting Technician Administrative Specialist II Auto Mechanic II Maint/Constr Crew Leader Parks & Recreation Crew Leader Firefighter I Golf Greens Crew Leader Golf Turf Mechanic Administrative Specialist II. Permits Specialist Recreation Center Supervisor Recreation Specialist Streets Crew Leader W/S Plant Operator II/C Accountant	\$41,369.34	\$19.89	\$70,327.88	\$33.81
26	Firefighter II Human Resources Technician Minimum Housing Inspector Police Officer Trainee Records/Communication Supervisor W/S Plant Operator III/B W/S Plant Operator/Lab Technician W/S Utility Chief Maintenance Mechanic	\$43,737.77	\$21.03	\$73,844.24	\$35.50
27	Auto Mechanic III Code Inspector I Engineering Technician Executive Assistant Fire/Rescue Specialist Police Officer I Purchasing/Inventory Specialist Recreation Programs Manager W/S Plant Operator IV & A	\$45,609.69	\$21.93	\$77,536.47	\$37.28
28	Accounting Specialist Business License Inspector Customer Svc Supervisor Garage Supervisor Police Officer II Fire Engineer Rescue Engineer Sanitation Supervisor Signs & Signals Supervisor Streets Supervisor W/S Lead Plant Operator Purchasing Officer	\$47,890.17	\$23.02	\$81,413.28	\$39.14
29	Athletic Director Code Inspector II Human Resources Analyst Master Police Officer I PC Support Specialist Risk Manager W/S Plant Maintenance Chief	\$51,290.36	\$24.66	\$87,193.63	\$41.92

30	Assistant Construction Superintendent Downtown Economic Development Director Financial Analyst Master Police Officer II	\$52,798.91	\$25.38	\$89,758.13	\$43.15
31	City Surveyor Code Inspector III	\$55,438.88	\$26.65	\$94,246.08	\$45.31
31	Fire Captain Garage Superintendent Golf Course Superintendent Head Golf Professional Maintenance Construction Superintendent Parks & Recreation Superintendent Police Corporal Recreation Program Manager Rescue Captain				
32	Accounting Operations Manager Master Sergeant Planning/Zoning Administrator Police Sergeant Street Superintendent	\$59,375.01	\$28.55	\$100,937.65	\$48.53
33	City Clerk Construction Superintendent Laboratory Supervisor Sanitation Superintendent W/S Plant Superintendent	\$62,343.77	\$29.97	\$105,984.43	\$50.95
34	Director of Emergency Management Division Chief of Code Enforcement/Fire Marshal Division Chief of Fire and Life Safety Division Chief of Training Division Chief/Fire Marshal Fire Battalion Chief Police Lieutenant	\$64,177.40	\$30.85	\$109,101.57	\$52.45
35	Assistant Finance Director	\$67,386.27	\$32.40	\$114,556.64	\$55.08
36	MIS Assistant Director	\$70,755.60	\$34.02	\$120,284.52	\$57.83
37	Police Captain	\$74,293.37	\$35.72	\$126,298.74	\$60.72
38	Police Major	\$78,008.04	\$37.50	\$132,613.68	\$63.76
39	City Engineer Deputy Fire Chief Director of Finance Human Resources Director MIS Director Parks & Recreation Director Public Works Director	\$81,908.43	\$39.38	\$139,244.35	\$66.94
40	Peak Time City Attorney Utilities Director	\$86,003.85	\$41.35	\$146,206.55	\$70.29

43	Assistant City Manager				
	Fire Chief	\$99,560.21	\$47.87	\$169,252.36	\$81.37
	Police Chief				

## Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name

Personnel/Finance

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Committee Date  
And Agenda #

12.5.23

PF5

Approval of Contract for sewer line construction for project Nucor and County Regional sewer system.

### Description of Item:

Contract is currently out for bid. Bid opening is 12.5.23. Review will take place with a full report to Council at the Decembere Briefing meeting.

### Back-Up Materials:

NA

### Council Action Requested:

Consideration of Approval of Contract for Construction

Requested By:

Mogran Huffman

Department:

Public Utilities



## Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name

Personnel/Finance

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Committee Date  
And Agenda #

12.5.23

PF6

**Item Name:**

Consideration of Approval of Contract for Re-Paving Certain City Streets

**Description of Item:**

Contract for Spring 2024 Street Paving is out for bid. Bid opening is projected to be 11.30.23. Staff will review final bid opening results at Committee Meeting

**Back-Up Materials:**

NA

**Council Action Requested:**

Approve Contract for Spring 2024 Street Paving

**Requested By:**

Daryl Poole

**Department:**

Public Works - Streets

## Agenda Item Cover Sheet

**Admin. Use Only:**

Committee Name

Personnel/Finance

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Committee Date  
And Agenda #

12.5.23

PF7

**Item Name:**

Consideration of Approval of Contract Amendment for AT&T Rental of Water Tower

**Description of Item:**

AT&T is exchanging equipment and adding antenna to the downtown water tower, which will result in an amended contract payment of an additional \$2,700 annually.

**Back-Up Materials:**

Agreement

**Council Action Requested:**

Approve Amendment to AT&T Agreement

**Requested By:**

Michael Brandt

**Department:**

Radio

Market: Raleigh  
Cell Site Number: 174-020  
Cell Site Name: Thomasville  
Fixed Asset Number: 10018455

#### **FOURTH AMENDMENT TO CO-LOCATION OPTION AND LICENSE AGREEMENT**

THIS FOURTH AMENDMENT TO CO-LOCATION OPTION AND LICENSE AGREEMENT (“**Amendment**”), dated as of the latter of the signature dates below, is by and between City of Thomasville, North Carolina, having a mailing address of PO Box 368, Thomasville, NC 27361 (“**Licensor**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3<sup>rd</sup> Floor, Atlanta, GA 30319 (“**Licensee**”).

WHEREAS, Licensor and Licensee entered into a Co-location Option and License Agreement dated October 31, 1995, First Amendment dated May 21, 2010, Second Amendment dated January 20, 2015, and Third Amendment dated August 20, 2019 whereby Licensor licensed to Licensee certain Licensed Premises, therein described, that are a portion of the Licensor’s real property located at 15 Commerce Street, Thomasville, NC 27360 ("Agreement"); and

WHEREAS, Licensee desires to change, modify or relocate the Communications Facility, which Licensor is willing to approve; and; and

WHEREAS, Licensor and Licensee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

1. **New Exhibit 1-C.** Licensee shall have the right, in its sole discretion, to change, modify or relocate its equipment as more completely described on attached Exhibit 1-C. Licensor’s execution of this Amendment will signify Licensor’s approval of Exhibit 1-C. Exhibit 1-C hereby replaces Exhibit 1-B to the Agreement.
2. **Rent.** Commencing on the first day of the month following the date that Tenant commences construction of the modifications set forth in this Fourth Amendment, Rent shall be increased by Two Hundred Twenty-Five and No/100 Dollars (\$225.00) per month, subject to further adjustments as provided in the Agreement.
3. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.
4. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be effective as of the last date written below.

**LICENSOR:**

City of Thomasville, North Carolina

**LICENSEE:**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT 1-C

### **Final Configuration:**

- (3) Ericsson AIR 6419 B77G
- (3) Ericsson AIR 6449 B77D
- (6) NNH4-65C-R6-V3
- (3) RRUS - 32 B66A
- (3) RRUS – 4478 B12A
- (3) RRUS – 4415 B30
- (3) RRUS B2/B66A 8843
- (3) RRUS – 4478 B14
- (6) Squid
- (9) 2 1/4" coax
- (6) #8 AWG DC Power Trunks
- (3) #6 AWG DC Power Trunks
- (3) Fiber
- (1) 3/8" RET



**LANDLORD REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_.

Notary Seal
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\_\_\_\_\_  
(Signature of Notary)

My Commission Expires: \_\_\_\_\_

**LANDLORD INDIVIDUAL ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by \_\_\_\_\_.

Notary Seal
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\_\_\_\_\_  
(Signature of Notary)

My Commission Expires: \_\_\_\_\_

**TENANT ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of AT&T Mobility Corporation.

Notary Seal
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\_\_\_\_\_  
(Signature of Notary)

My Commission Expires: \_\_\_\_\_