

**MINUTES FOR THE THOMASVILLE CITY COUNCIL MEETING ON MONDAY, FEBRUARY 20, 2023 AT 6:00 PM AT 7003 BALLPARK ROAD, THOMASVILLE, NC.**

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

3. Call to Order – Mayor York called the meeting of the Thomasville City Council to order and welcomed everyone in person and online.
4. Additions and Deletions to the Agenda – City Manager Michael Brandt requested that Council add item 3.C. Special Recognition by Mayor York.

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

5. Recognitions and Presentations

- A. Proclamation: Black History Month (February 2023) – Presented by Mayor *Pro Tempore* Sellars.
- B. Proclamation: National Developmental Disability Awareness Month (March 2023) – Council Member Thrift presented this proclamation to Director of Programs Tracy Hatcher and other ARC of Davidson County representatives.
- C. Special Presentation by Mayor York – Mayor York read a letter from the IIMC and congratulated City Clerk Wendy Martin on achieving her Master Municipal Clerk certification.

6. Public Forum

Steve Cline, District Chairman of the Fairgrove Lions Club, came forward to request that Council proclaim May 4<sup>th</sup> as 'Lions Brighter Vision Day' to raise money for the visually and hearing impaired. He said the local goal is to raise \$125,000 for the Thomasville/Fairgrove/Pilot District. The State goal is \$750,000. 100% of the funds raised will go to the purpose.

Mayor York announced that Council agreed to proclaim May 4<sup>th</sup> as 'Lions Brighter Vision Day' at the April Council meeting.

7. Public Hearings

A. Request for Rezoning(Z-23-01)

Applicant:	Stephanie Barber
Owner:	Rhonda Murphy
Location:	107 Leonard St.
Parcel Number:	16078000D0011
Existing Zoning:	R-6 High Density Residential
Requested Zoning:	OI-CZ Office and Institutional
Conditional Use:	Daycare

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

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

Mayor York opened the hearing.



Nobody came forward to speak for or against this rezoning.

Mayor York closed the hearing.

Council Member Hunt moved to approve the rezoning, citing the Planning Board's reasons above.

Mayor *Pro Tempore* Sellars seconded. *Motion unanimously approved 5 – 0.*

#### B. Request for Rezoning (Z-23-02)

Applicant:	TSH Acquisition, LLC
Owner:	Scott Y. Curry, Executor under the Last Will and Testament of Elizabeth Clifton Myers (DC, NC File: 21-E-1809)
Location:	726 Lake Road
Parcel Number:	1633900000050
Existing Zoning:	RA3 Rural Agricultural & R-10 Low Density Residential
Parcel Number:	1633900000087
Existing Zoning:	M-1 Light Industrial District
Requested Zoning:	R6-CZ High Density Residential
Conditions:	Uses shall be limited to multi-family residential and permitted accessory uses.
Development Conditions:	The maximum density shall be 442 units.
Other Conditions:	1) The apartment buildings shall be limited to 3 stories and the town home buildings shall be limited to 2 stories; 2) Dumpsters shall be screened; 3) The recommended improvements found in the TIA submitted with the application shall be constructed by applicant; and 4) Fencing is required around all storm ponds.

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

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

Mayor York opened the hearing.

Jennifer Fountain, Attorney for the Applicant, spoke in favor of this rezoning. She handed out an information packet regarding the proposed development. She said Tom Holderby, the managing member of TSH Acquisition, LLC has a lot of experience building quality multi-family housing.

She advised that this 54-acre site, which was recently annexed into the City, will become a first-class rental development called Weddington of Thomasville. It will be convenient to the interstate and schools and will include:

- 130 two-story townhomes with 5 six-bay garage/storage units;
- 312 apartments in 13 three-story buildings with 4 six-bay garage/storage units;
- 2 community clubhouses;
- 2 large swimming pools;
- Playgrounds;
- Dog parks; and



- Garage/storage buildings.

The buildings will be connected by sidewalks and grass walkways and will have natural buffers from its neighbors. The entrances will be gated for comfort and security.

She added that a new lift station will be constructed for the wastewater, and the water line on Lake Road will be extended.

She reported that per the Traffic Impact Analysis (TIA) study, the Developer will construct a left-turn lane on Lake Road at each access point into the site, and the traffic signal at the intersection of Lake Road and West Holly Hill Road will be modified to provide for a protected left turn onto Lake Road. She said, "The Developer will bear the cost of constructing the turn lanes."

The TIA did not indicate that this development would overburden the road. However, due to citizen concerns regarding traffic conditions on Lake Road, the Developer "is willing to assist the neighbors with petitioning the DOT for any changes that may be needed to Lake Road."

John Leguardia, a resident from Lake Road, spoke against the rezoning. He said one of the two access roads would face his driveway, and the headlights would shine into his living room at night. He added that construction trucks would turn around in his wide gravel driveway and cause damage to it.

He said there aren't any speed limit signs in the area, so the traffic through there is already way too fast. So additional cars there would cause more safety issues.

Additionally, he was concerned about the additional kids overcrowding the local schools.

No further speakers came forward. Mayor York closed the hearing.

Council Member Williams asked if the driveway could be moved and if the speed could be reduced.

Vince Townsend, Civil Engineer for the Developer, said the driveway could be moved about 50 – 100 feet. It is currently in the best spot for the grade of the site, but he could move it a little. Mr. Leguardia asked if it could be moved toward Boggs Road. Mr. Townsend said he would check with NCDOT to find a safe spot to move it to.

Mayor York said all unmarked roads in the County are 55 mph roads. City Manager Brandt said the City could petition NCDOT to have the speeds through there reduced to 35, since they are part of the City now. We could ask to have the speed scaled down from 55 to 45 and then 35 as it gets closer to that area.

Council Member Shepherd asked about the impact on schools. City Manager Brandt said the County is responsible for providing schooling and adequate space for all the children, and they would have to address that concern.

Council Member Thrift moved to approve the rezoning because it is consistent with the Comprehensive Plan. Council Member Hunt seconded. *Motion unanimously approved 5 – 0.*

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

City Manager Brandt explained that by holding this public hearing, the City is indicating its intent to apply for and enter into approved CDBG block grant programs for economic and community development projects. These projects are typically



supporting redevelopment of under-utilized buildings and expansions of existing or new industrial businesses.

8. Consent Agenda – City Manager Brandt spoke briefly about each of these items, as follows:

A. Consideration of Approval of Minutes – Briefing Meeting on 01/09/23

B. Consideration of Approval of Minutes – Council Meeting on 01/17/23

C. Consideration of General Fund Budget Amendment – 2023-P8-01

This will increase General Fund Revenue by \$24,207 and increase expenditures of \$24,207, as follows:

The N.C. Dept. of Commerce has awarded the City two Rural Economic Development Grants for the A.M. Haire Manufacturing & Service Corporation at 516 Pineywood Road and Imaflex, USA building reuse/expansion projects at 1201 Unity Street in Thomasville.

The City's total contribution to the grants is \$16,500, which is 5% of the total grant awards. This budget amendment appropriates the City's contribution from the Economic Development Reserve Fund to fund the administration of the grant awards.

The remaining balance in the Economic Development Reserve is currently \$229,418.

The amendment also appropriates insurance proceeds for damage to a police vehicle.

D. Consideration of CDBG Grant Project Ordinance – Project Rabbit

The N.C. Dept. of Commerce awarded the City a \$155,000 Rural Economic Development building reuse grant for A.M. Haire's expansion at their 516 Pineywood Road manufacturing facility.

The City's contribution is \$7,750 for the administration of the grant award.

The company plans to create up to 31 jobs and invest approximately \$1.7 million into the facility.

E. Consideration of CDBG Grant Project Ordinance – Project JT

The N.C. Dept. of Commerce awarded the City a \$175,000 Rural Economic Development building reuse grant for Imaflex, USA's expansion at their 1201 Unity Street manufacturing facility.

The City's contribution is \$8,750 for the administration of the grant award.

The company plans to create up to 24 jobs and invest approximately \$2 million in the facility.

F. Consideration of ARPA Grant Budget Amendment

The amendment transfers funds from the Administration Department to the Finance Department in the amount of \$148,712 for the purposes of reclassifying a position.

The amendment transfers payroll funding for the grant-funded Financial Analyst position from the Administration Department to the Finance Department, which is where the new position will report.



Initially, Council approved funds for an "ARPA Grant Administrator" in the Administration Department. The decision was made to restructure that position into a "Financial Analyst" position in the Finance Department.

This amendment transfers the funding for this position from one department to another department.

Mayor *Pro Tempore* Sellars moved to approve the Consent Agenda. Council Member Williams seconded. *Motion unanimously approved 5 – 0.*

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

Mayor Pro Tem Sellars announced that there would be several events in Thomasville in celebration of Black History Month, including:

- A. 02/21/23: Thomasville Parks and Rec Department distributed goodie bags to children in celebration of Black History Month at a drive-thru event from 5:00 – 7:00 PM at the Clock Tower parking lot.
- B. 02/23/23: The Strickland Recreation Center held a community viewing and discussion of the documentary "Unchained Memories: A Reading from Slave Narratives" from 6:30 – 9:00 PM.
- C. 02/24/23: At 6:00 PM, the Strickland Recreation Center presented Black History Month displays on loan from the Thomasville Library; and at 6:30, the Honorable Rosalind Baker, the first African American Judge in Davidson County, spoke.

Council Member Williams thanked Mr. Leguardia for coming forward to speak. She said we cannot solve problems that we don't know about, so it's always helpful for people to come to the table and share their concerns.

She announced that on February 25<sup>th</sup>, some Downtown businesses would be offering a 10% discount on certain items during "10% off Thomasville Day". Tourism put this event together.

PACE is currently offering a façade improvement grant program again to Downtown businesses that are looking to do improvements. Check their website for more details.

Council Member Thrift moved to appoint the following advisory board members:

ABC Board	Neal Grimes
Beautification Committee	Crystal Hodges & Larry Darr
Historic Preservation Commission	Amanda Cox & Jennifer Mayhall
Lake Thom-A-Lex Committee	Scott Styers
Planning & Adjustment Board	Jane Hill & Carl Shatley
Recreation Committee	Jarrold Dunbar, Justin Finch, Scott Styers & Tony Vizzini

Council Member Hunt seconded. *Motion unanimously approved 5 – 0.*

Mayor York reported that the 7 West Guilford Committee recently held a cleanup day at the former Police building. Additional cleaning will be done. They will be working with the Historic Preservation Commission to see about removing some partition walls. He said, "We are making progress on that project. Hopefully before long we'll be making recommendations to City Council as to how to use that building."

This past month, he also attended the Chamber of Commerce's annual meeting where community and business leaders were recognized for their outstanding contribution to our city over the past year.

He reappointed Wayne Herrick to the Davidson County Economic Development



Commission. No Council action was taken.

City Manager Brandt said the City recently held onboarding training where the City welcomed a dozen recently hired employees in 6 different departments. He announced that job openings were still available, and he encouraged people to review the city's job board on the website.

He reported that beginning in early March, a City contractor would begin the process of repaving 6 miles of City streets, including northern Ball Park Road, East & West Guilford Streets, Culbreth Avenue and streets in the Millstone subdivision.

He announced that City staff has applied for a planning grant to study the Jimmy's Creek area, which has been an area of concern for flooding and watershed issues. We should find out if the City will be receiving those funds in a couple of months. If granted, he said the City will review properties and see what measures can be taken to acquire property or install watershed devices that can lower the risk of flooding in that area.

Assistant City Manager Bowling reported that the United Way is going to recognize the City of Thomasville and its employees on March 1<sup>st</sup> for the "Spirit of North Carolina" Award.

10. Additional Items – n/a

11. Adjournment – Mayor *Pro Tempore* Sellars moved to adjourn. Council member Williams seconded. *Motion unanimously approved 5 – 0.*

  
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Raleigh York, Jr., Mayor

  
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Wendy S. Martin, City Clerk

