

MINUTES FOR THE THOMASVILLE CITY COUNCIL BRIEFING MEETING ON MONDAY, JANUARY 10, 2022 AT 6:00 PM AT 7003 BALLPARK ROAD, THOMASVILLE, NC.

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

The following staff members attended the meeting: City Manager Michael Brandt; Planning Director Chuck George; Finance Director Thomas Avant; Police Chief Mark Kattner; and City Clerk Wendy Martin

1. Call to Order – Mayor Raleigh York, Jr. called the meeting of the Thomasville City Council to order.

2. Additions and Deletions to the Agenda

There were no additions or deletions to the agenda.

Mayor *Pro Tempore* Thrift moved that Council approve the agenda as presented. The motion was seconded by Council Member Hunt. No discussion. *Motion unanimously approved 7 – 0.*

3. Proclamations and Recognitions to be presented on January 18, 2022

Thomasville School Choice Week Proclamation (1/23-29/22)

4. Public Forum on January 18, 2022 – Citizens will be given two minutes to speak on any topic at the Council Meeting.

5. Public Hearings on January 18, 2022

A. Request for Rezoning: (Z-21-05) RESUMED

Applicant:	Leoterra Development, Inc.
Owner:	William Lynn Hinkle, et al.
Location:	Lexington Avenue
Tax Parcel ID #:	16-325-0-000-0089
Existing Zoning:	R-10 Low Density Residential
Proposed Zoning:	CZ-R6 Conditional Zoning High Density Residential

Conditions: Permitted uses to include: Single Family Residential, Town Homes, Twin Homes, Duplexes; Permitted uses to exclude: All R-6 uses not listed as included shall be prohibited; Development Conditions: Density shall be limited to 280 units; Other Conditions: 20-ft. semi-opaque buffer yard. *The Board of Planning and Adjustment held a public hearing on 11/30/21 and voted 5-1 in favor of this rezoning because, "It does not conflict with adjoining properties and homes, it stabilizes and protects the essential characteristics of the area, and it is compatible with the 2035 Land Development Plan, providing the City of Thomasville with high quality single family housing."*

City Manager Brandt advised that this hearing has been re-advertised, since we weren't sure when the transportation impact analysis would be ready. We have received it, so the hearing was advertised.

The report recommends right turn lanes into the development, and the Developer has included those in the proposed plan. Left turn lanes are not recommended.

Mr. Brandt said, "The overall traffic impact is not terribly significant to that area, based on the traffic load of Lexington Avenue and the surrounding roads in that area."

A copy of the report is on file with the Clerk and is available upon request.

Planning Director Chuck George said the Developer had excluded "all other uses," but they may want to consider including more things such as: accessory

buildings, privacy screen/fences, patio pads, home occupation usage (up to 400 sq. feet of their home for office space) and signs, such as monument signs at the entrance of the complex.

Council Member Bratton asked why, if there would be an HOA to maintain the retention ponds, would the city monitor if there are fences and patios and such. Mr. George explained that the Developer can only build based on the permitted zoning.

City Manager Brandt clarified that the Developer added those conditions on the property, perhaps, without taking those items into account. Mr. George will reach out to them to make sure they meant to remove those types of elements when they were proposing the conditional zoning.

Mr. Brandt said, "They limited themselves very specifically to certain uses, but there were other things that normally would be handled either through regular zoning or through an HOA that they removed." They could make changes during the Council Meeting, if they wish.

Mr. George said the Developers clarified on their plan that there would be "no apartments". They also increased the buffer from 15 to 25-feet "undisturbed area," unless they need to disturb it just for construction, which is what a lot of the neighbors are wanting. A height limitation of two stories was also added. They also won't disturb the area on the southern point and down, by Jimmy's Creek.

Council Member Shepherd asked if they're going to clear all of the property to make room for the curbs and roads prior to building phase 1.

Mr. George explained that developers usually develop infrastructure improvement up front, and then they record the plat, get permission to start selling lots, then they start building structures for sale. So usually all the improvements are done, and then they start building in phases.

B. Public Hearing on Economic Incentive Grants re: Project Viceroy

Craig Goodson from Davidson County Economic Development Commission will present this item on January 18, 2022.

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

This is a required first hearing before Thomasville may apply for CDBG grants from the State.

The following items were put on the consent agenda by the Council members for consideration on January 18, 2022:

6. Consent Agenda

A. Approval of Minutes of the Organizational Meeting on 12/06/21

B. Approval of Minutes of the Briefing Meeting on 12/13/21

C. Approval of Minutes of the Council Meeting on 12/20/21

D. Consideration of General Fund Budget Amendment to Appropriate Funding for Payment to Martin Starnes & Associates on behalf of the Thomasville Tourism Commission

City Manager Brandt explained this "audit" is to review the hotel occupancy taxes paid to the City of Thomasville and then forwarded to the Tourism Commission. Tourism is going to reimburse the City for this fee.

E. Consideration of Beautification Fund Budget Amendment for \$5,000 contribution from Doak Finch Foundation for the Beautification Christmas Display Reserve

F. Consideration of Changes to Order of Business on Section 6 of Rules and Procedures Manual

The following items were put on the regular agenda by the Council members for consideration on January 18, 2022:

7. Regular Agenda

- A. Consideration of Fiscal Year 2022 Audit Contract – Martin Starnes & Associates
- B. Consideration of 2022 Revenue Bond Refunding – Capital Project Ordinance
- C. Consideration of Series Resolution – 2022 Revenue Bond Refunding
- D. Consideration of Proposal to Reduce Speed Limit on Randolph Street – Cedar Lodge to Lambeth Road

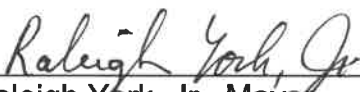
8. Committee Reports and Appointments, Mayor's Report and Appointments, City Manager's Report, City Attorney's Report

Reports will be given at the Council meeting on January 18, 2022.


9. ADDITIONAL ITEMS

10. ADJOURNMENT – Council Member Sellars moved to adjourn. Council Member Williams seconded the motion. No discussion. *Motion unanimously approved 7 – 0.*





Raleigh York, Jr., Mayor



Wendy S. Martin, City Clerk