

MINUTES FOR THE THOMASVILLE CITY COUNCIL BRIEFING MEETING ON MONDAY, JUNE 12, 2023 AT 4:00 PM AT 20 STADIUM DRIVE, THOMASVILLE, NC.

Elected officials in attendance: Mayor Raleigh York, Jr.; Mayor *Pro Tempore* Lisa Shell; and Council Members Doug Hunt, Jeannette Shepherd, and Hunter Thrift. Council Member Wendy Sellars arrived after item 5A. Council Members Ronald Bratton and Payton Williams and were absent.

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

Assistant City Manager Eddie Bowling had no additions or deletions to the agenda.

Council Member Thrift moved to approve the agenda. Council Member Hunt seconded. *Motion unanimously approved 4 – 0.*

- 1. Regular Agenda for June 12, 2023

Discussion of 29/70 Super Street Improvements

Planning Director Chuck George addressed the concerns about the Kanoy Road Bridge on 29/70.

He said the Super Street and the Kanoy Bridge are two different projects, not “one or the other.”

The Super Street is funded and will take place in 2028.

The Bridge hasn’t been funded yet. It hasn’t scored high enough on the Spot Sheet to be funded by the High Point MPO, State and Regional. It was added in 2017 and is in Spot 7 right now. He said it needs more points to be funded, but it is on the list. Accidents due to high traffic volume, for instance, would move it up on the list. If it gets funded, then it will take approximately ten years for the bridge to be built. It will cost approximately \$53M to build, which is probably why it hasn’t been built yet.

There weren’t any questions. No action required.

- 2. Public Forum – A public forum will be held at the Council Meeting on June 20, 2023. A two-minute time limit will be enforced.
- 3. Public Hearings on June 20, 2023

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| A. Request for Rezoning | (Z-23-03) APPEAL |
| Applicant: | James Gardner |
| Owner: | JG Commercial Properties |
| Location: | 814 Unity Street |
| Parcel Number: | 16052000D0001 |
| Existing Zoning: | C-2 Highway Commercial |
| Requested Zoning: | R-6 High Density Residential |

The Planning Board held a public hearing on May 30, 2023 and voted 4-3 to deny this request because: • Changes need to be made to update the Land Development Plan. • The rezoning would pose as no negative effect on adjacent properties. • This would pose as a buffer between the M-2 and C-2 to the neighboring R-10 community. • It poses as no safety risk as presented. • Find that this rezoning is not reasonable and in the public interest due to its inconsistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

Planning Director George said the applicant brought this appeal to Council. He

wants to build multi-family apartments or townhomes on this property. He owns the manufacturing building directly behind this property, and there is a car wash and furniture business to the west. There are residential areas to the east and south that are all zoned R-6 High Density Residential.

Note: Mark Goodman was at the meeting, but he didn't speak for or against this matter. Normally he would voice his opinion if he were against it.

Mr. George said this parcel is being used as a tanning and hair salon right now. He said the Planning Board members who voted against it cited that it didn't go along with the Land Use Plan.

Council Member Hunt asked why the property was designated as commercial. Mr. George said that was the determination of Piedmont Regional Council staff. Although, he said the back side of the car wash would be a good place to stop commercial zoning and have the rest of it residential.

Council Member Thrift asked if the applicant was planning on leaving the existing structure there. Mr. George said Mr. Gardner is a general contractor who has built many houses here in town, and he wants to remove it and rebuild.

Council Member Thrift said he understands staying with the Land Use Plan in general, but...

Mr. George said the Land Use Plan states that if the market changes, the map can be changed accordingly.

Council Member Hunt said in this particular instance, changing that property would line it up perfectly with other residential properties.

No further questions. No action was taken.

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| B. Request for Rezoning | (Z-23-04) |
| Applicant: | City of Thomasville |
| Owner: | Coltrane Properties of the Triad, LLC |
| Location: | 345 Hasty School Road |
| Parcel Number: | 1631400000013A |
| Existing Zoning: | R-10 Low Density Residential |
| Requested Zoning: | R-10M Low Density Residential & Mobile Home Parks |

The Planning Board held a public hearing on May 30, 2023 and voted unanimously 7-0 to approve this request because • It is consistent with the use of the site, as it was annexed from the County. • This rezoning does not conflict with the adjacent properties in any way. • Rezoning would prohibit all activity of a commercial nature. • 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.

Planning Director George said this property currently is a trailer park. It was annexed into the City limits in 1986. He wasn't able to find any paperwork documenting that Council rezoned the classification to R-10M or SR-10, and our zoning map shows it as an R-10, so he asked Council to consider this rezoning to line up with the use it has been for over 50 years.

Council Member Hunt asked about the L-shaped parcel. Mr. George explained that the car lot was actually part of the County. The C-2 Highway Commercial property on Hasty School Road is going to remain unchanged. The section of property directly behind it is what's going to change.

No further questions. No action was taken.

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

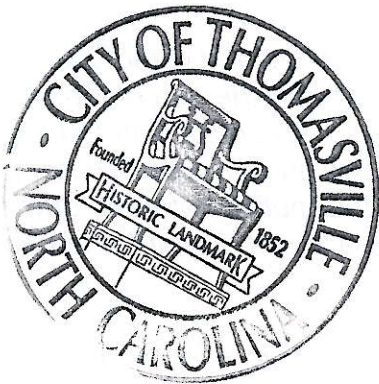
4. Consent Agenda

- A. Consideration of Approval of Minutes – Briefing Meeting on 05/08/2023
- B. Consideration of Approval of Minutes – Council Meeting on 05/15/2023
- C. Consideration of Real Estate Transfer Agreement with Bob & Maureen DaCosta
- D. Consideration of Resolution to Amend the Personnel Policies of the City of Thomasville: Article XII, Section 12, Article XIII, Section 19 – Worker's Compensation
- E. Consideration of Resolution to Amend the Personnel Policies of the City of Thomasville: Appendix C - Dependent Health Insurance Coverage
- F. Consideration of Thomasville City School Athletic Field Usage Agreement
- G. Consideration of School Resource Officer Agreement with Thomasville City Schools

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

5. Regular Agenda

- A. Consideration of Fiscal Year 2024 Budget Ordinance and Rate Schedules
 - B. Consideration of Fiscal Year 2022 – 2023 General Fund Budget Amendment # 2023-P12-01
 - C. Consideration of Resolutions Awarding Badges and Service Side Arms to Retiring Law Enforcement Officers Sgt. James Shores and Lt. Jason Baity
8. Committee Reports and Appointments, Mayor's Report and Appointments, City Manager's Report, City Attorney's Report on June 20, 2023
9. Additional Items – N/A
10. Adjournment – Council Member Sellars moved to adjourn. Council Member Shell seconded. *Motion unanimously approved 5 – 0.*



Raleigh York, Jr.
 Raleigh York, Jr., Mayor

Wendy S. Martin
 Wendy S. Martin, City Clerk