

AGENDA
THOMASVILLE
BOARD OF PLANNING AND ADJUSTMENT
June 27, 2023
City Council Chambers
20 Stadium Drive
5:30

1. Call to Order and Establishment of Quorum.
2. Approval of Minutes of May 30, 2023
3. Variance Request (BOA-23-03)
Applicant/Owner: Randall Crewz
Location: 418 Lexington Ave.
Existing Zoning: C-2 Highway Commercial
Request to reduce the Street side yard setback from 25 ft. to 20 ft. for a new building.
4. Variance Request (BOA-23-04)
Applicant/ Owner: Greenwood Baptist Church
Location: 1010 Lexington Ave
Existing Zoning: C-2 Highway Commercial
Request to reduce the front yard setback from 50 ft. to 4.9 ft. to build a multipurpose building.
5. Other Business
6. Adjournment

City of Thomasville Planning & Zoning
Rezoning Case # BOA-23-03
Staff Report: Chuck George, Director

Applicant/Owner: Randall Crewz

Location: 418 Lexington Ave., Thomasville, NC 27360

Tax Parcel ID Number: 16097000C0008

Request: Variance

Zoning: C-2 Highway Commercial

Description of Variance Request:

Request to reduce the street side yard setback from 25 feet to 20 feet for a new building.

Site Information:

Vacant Lot

Staff Comments:

The request is for a variance from section 4. Table of area, yard, and height requirements.

The board will need to identify reasons for the findings of facts based on the evidence given during the hearing to justify the vote on whether to approve or deny this request. To grant the variance, the applicant must get six votes that represent 4/5 of the members of this board.

Attachments:

Application

Deed

Survey map

Zoning map

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

Davidson County GIS Map

Finding of Facts form- Approval and Denial

Public Notice

<i>Notification</i>	<i>Planning/Adjustment Board</i>	<i>City Council</i>
Public Hearing Notice	6/16/23 & 6/22/23	N/A
Property Posted	6/16/23	N/A
Notification Letter Sent	6/16/23	N/A

CITY OF THOMASVILLE

P O Box 368 • Thomasville, NC 27360 • (336) 475-4255

Planning & Zoning Department

BOARD OF ADJUSTMENT VARIANCE APPLICATION

Date Received 6-7-23 By CA Case # BOA-23-03 Hearing Date 6-27-23

SUBJECT PROPERTY ADDRESS 418 Lexington Avenue

APPLICANT / OWNER / REPRESENTATIVE INFORMATION

Applicant Name Randall Crewz

Address 8105 Moores Mill Ct City Stokesdale State NC Zip 27357

Telephone (O) _____ (C) 847-366-5649 Email D53248@Snapon.com

Property Owner Name Randall Crewz

Address 8105 Moores Mill Ct City Stokesdale State NC Zip 27357

Telephone (O) _____ (C) 847-366-5649 Email D53248@Snapon.com

If another person will represent the applicant and/or property owner, please complete the information below:

Representative Name _____

Address _____ City _____ State _____ Zip _____

Telephone (O) _____ (C) _____ Email _____

PROPERTY INFORMATION

Parcel ID # 116097000C0008 Zoning District C2

Existing Use of Property Vacant lot

Proposed Use of Property (if different) Storage

RELIEF REQUESTED

By this application, the Board of Adjustment is hereby requested to grant a variance from the literal provisions of the City of Thomasville Zoning Ordinance because, under the interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel of land indicated on this application in the manner shown by the attached site plan.

I am asking for relief in the amount of 5 feet, _____ inches from the following provision of the Ordinance:

(Indicate Section Number and Title from the Zoning Ordinance)

I need this variance in order to (briefly describe the project or reason why the variance is necessary):

Construct a red iron building for use in my
business. The materials for the building have been
purchased.

REQUIRED FINDINGS

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. The North Carolina General Assembly has enacted law that requires the Board to reach the following four conclusions, or findings, as a prerequisite to an approval of a variance. Please address each of the four conclusions separately.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.

I purchased the property to construct a warehouse to store inventory and my vehicle overnight. I need the building to be the size purchased to accommodate all of this.

It would be cost prohibitive to move the power pole and employ a soil engineer.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

The City took part of the property on Lexington and Miller Streets, greatly affecting the available area on which to build. There would be additional expense to get the soil appropriate for building.

3. The hardship does not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as self-created hardship.

I have recently purchased the property with the intent to construct a red iron building to accommodate my business.

4. The requested variance is consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.

The requested minor variance is not intended to be contrary in any way with the spirit, purpose and intent of the ordinance.

SIGNATURES

Please be advised that the issuance of a variance does not excuse the applicant and/or property owner from obtaining all building, trade or other permits as required by law prior to beginning work.

When the applicant is someone other than the current property owner(s), the signatures of both the current property owner(s) and the applicant must be provided unless a power-of-attorney authorization is in effect. If a power-of-attorney is in effect, a properly executed copy is required to be submitted with this application.

Randall Cray
Signature of Applicant

Randall Cray
Print Name

6/7/23
Date

Randall Cray
Signature of Owner

Randall Cray
Print Name

6/7/23
Date

2023002004

DAVIDSON COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$50.00

PRESENTED & RECORDED

02/16/2023 01:42:49 PM

MICHAEL E. HORNE

REGISTER OF DEEDS

BY: KELLY DAVIS

DEPUTY II

BK: DE 2587

PG: 1243 - 1246

Submitted electronically by "Douglas B. Elliott PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 50.00

Parcel Identifier No. 16097000C0008

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

This instrument prepared by: Douglas B. Elliott, 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.

Mail/Box to: Record/E-Record; mail to Grantee

This instrument was prepared by: Douglas B. Elliott, P.A.

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

GRANTOR (name and address)

GRANTEE (name and address)

M & K Frames, LLC

PO Box 695
Thomasville, NC 27361

**Randall E. Crewz and wife,
Margaret M. Crewz**

8105 Moores Mill Ct.
Stokesdale NC 27357-9484

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Davidson
Township, _____ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A."

Back Deed Reference: Book 1805, at Page 493.

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, other than the following exceptions:

- 1) Restrictions, Easements and Rights of Way of record

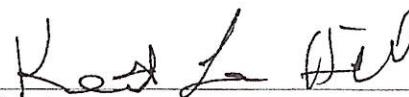
SIGNATURES:

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

Entity Name: M & K Frames, LLC

OR

Individuals:

By:  (SEAL)
Signature

Name: (SEAL)

Printed Name and Title: Keith L. Hill,
Managing Member

Name: (SEAL)

NOTARY ACKNOWLEDGEMENT(S):

STATE: North Carolina

COUNTY: Davidson

I, the undersigned notary public in the above County and State certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity (individually, on behalf of the entity, or otherwise) as indicated above:

Keith L. Hill, Managing Member of M & K Frames, LLC

WITNESS my hand and official stamp or seal, this the 16th day of February, 2023.

NOTARY PUBLIC: [Signature]
Signature and Printed Name Douglas B. Elliott

[SEAL]

My commission expires: 25th March, 2023

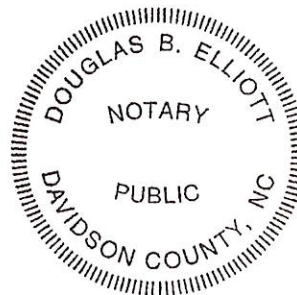


EXHIBIT "A"

BEGINNING at a stone, Captain Moore's corner on Main Street; thence South 77 East 1.29 chains to a stone; thence North 3.03 chains to a stone; thence West 1.29 chains to a stone on Miller Street; thence South with said Street 3.03 chains to the beginning.

The same being that identical property as conveyed to Clifton K. Clinard, et ux by Gilmer Taylor, et als by deed dated March 3, 1950 and duly recorded in Deed Book 201, Page 387, Office of the Register of Deeds for Davidson County, North Carolina.

For back reference see Deed Book 85, Page 414, et. seq.; Deed Book 114, Pages 438-439; and Book 171, Page 309, Office of the Register of Deeds for Davidson County, North Carolina.

SURVEY FOR

JAMES GARDNER

418 LEXINGTON AVENUE

THOMASVILLE, NORTH CAROLINA

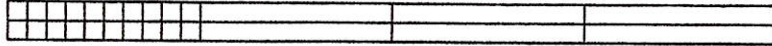
THOMASVILLE TOWNSHIP

DAVIDSON COUNTY

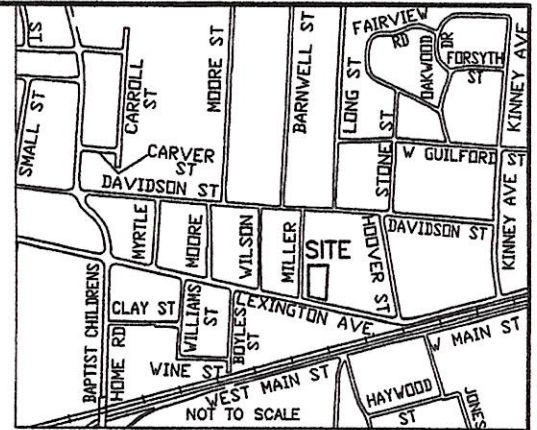
DEED BOOK 2587 PAGE 1243

TAX ID: 16097000C0008

50 0 50 100 150



GRAPHIC SCALE - FEET 1" = 50'



VICINITY MAP

NOTE:

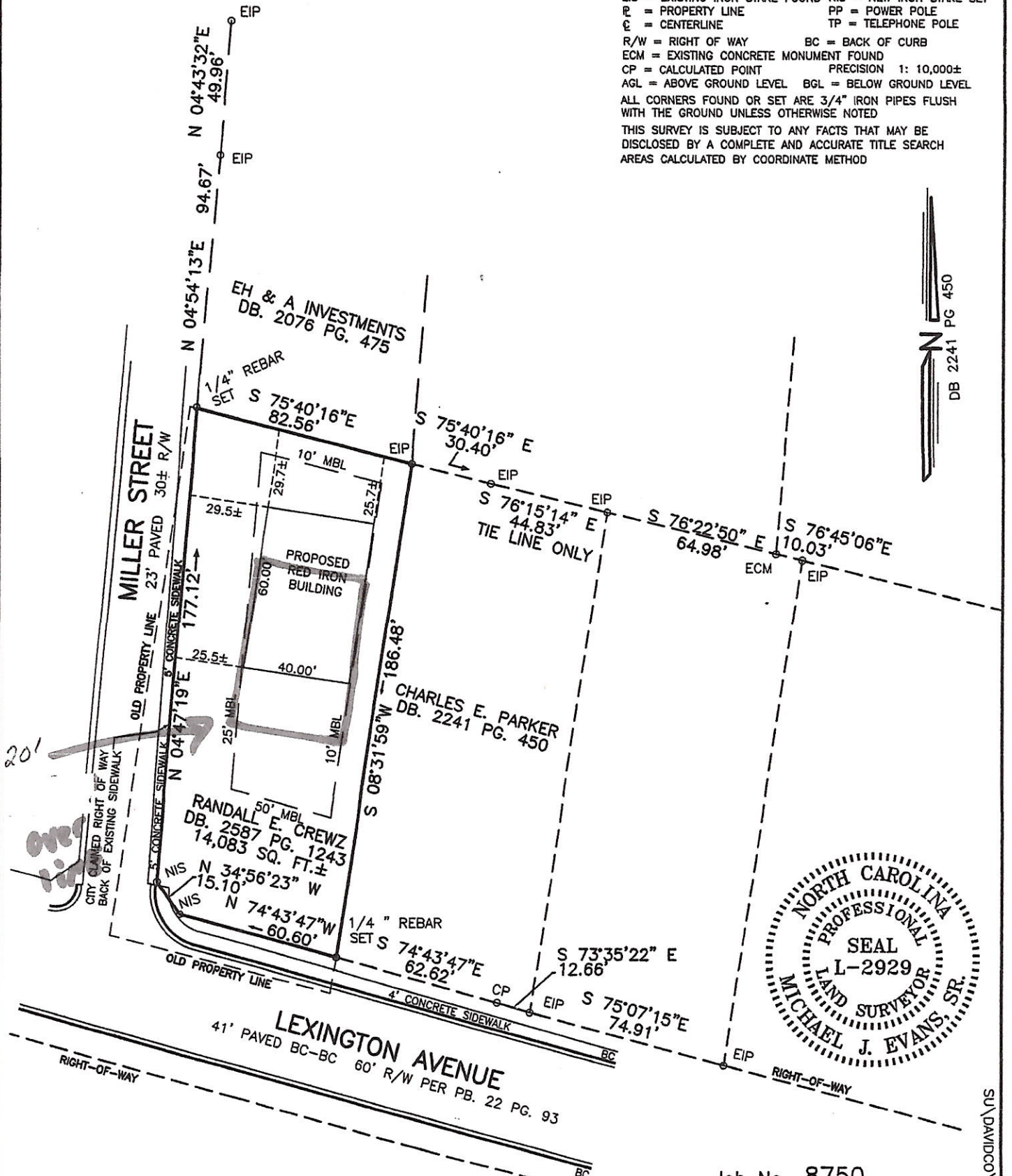
SURVEY BASED ON EXISTING IRONS AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR AGREEMENTS OF RECORD PRIOR TO THIS SURVEY.

EIP = EXISTING IRON PIPE FOUND NIP = NEW IRON PIPE SET
EIS = EXISTING IRON STAKE FOUND NIS = NEW IRON STAKE SET
PL = PROPERTY LINE PP = POWER POLE
CL = CENTERLINE TP = TELEPHONE POLE

R/W = RIGHT OF WAY BC = BACK OF CURB
ECM = EXISTING CONCRETE MONUMENT FOUND
CP = CALCULATED POINT PRECISION 1: 10,000±
AGL = ABOVE GROUND LEVEL BGL = BELOW GROUND LEVEL

ALL CORNERS FOUND OR SET ARE 3/4" IRON PIPES FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH
AREAS CALCULATED BY COORDINATE METHOD



I, Michael J. Evans sr., certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2587 Page 1243); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 22 , Page 93; that the ratio of precision as calculated is 1 \ 10,000 ±; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina(21 NCAC 56. 1600). Witness my original signature, registration number, and seal this 26th day of May, A.D., 2023

Michael J. Evans sr.
Surveyor NC L-2929



Job No. 8750

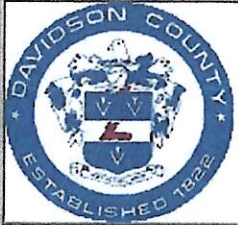
HORNER & ASSOCIATES, PA

SURVEYING AND LAND PLANNING

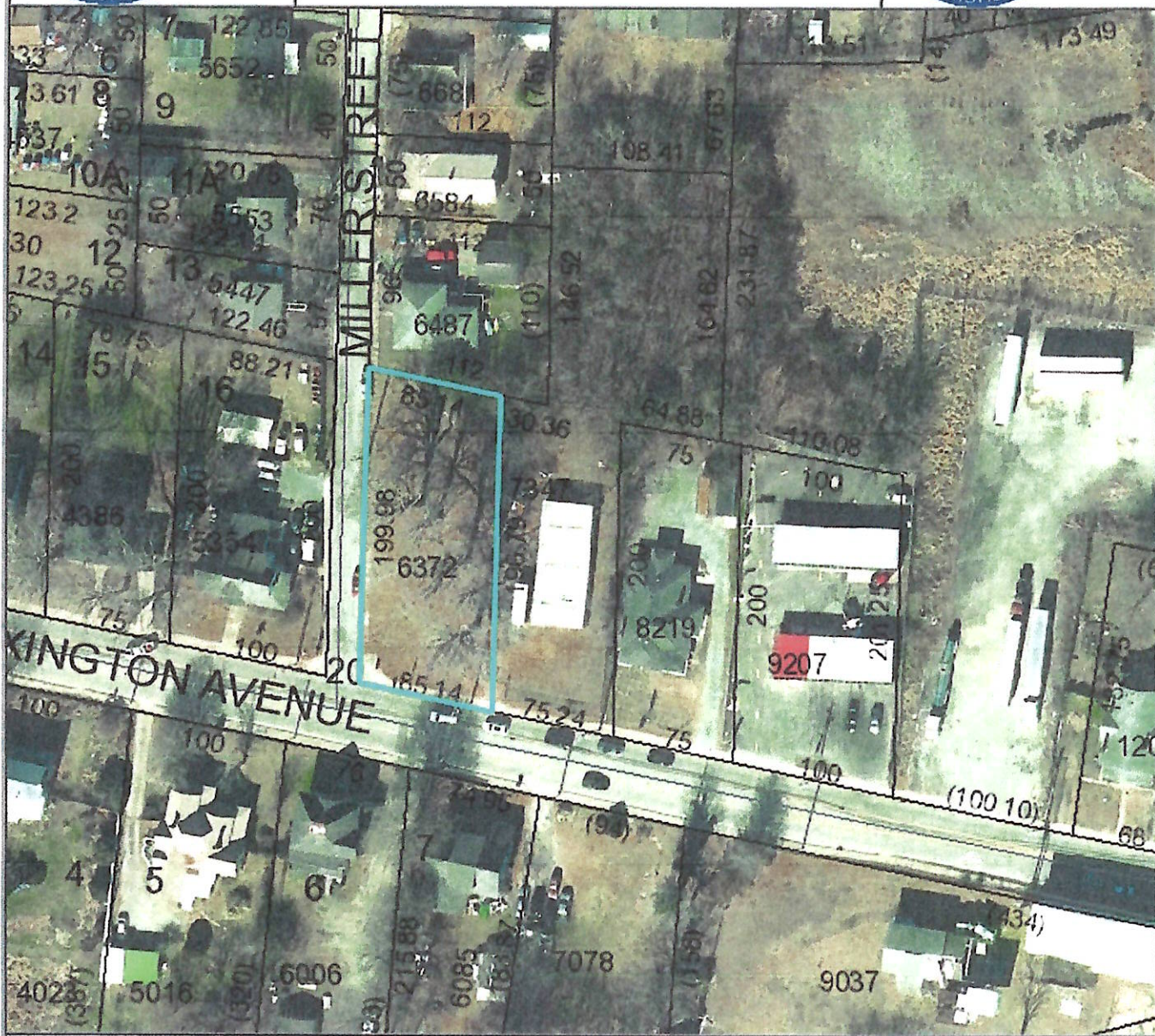
109 SALEM STREET, THOMASVILLE, NC 27360
PHONE: (336)476-7211 FAX: (336)476-7212

C-2587

\\DAVIDCO\MAP97\LOT8\8750.DWG

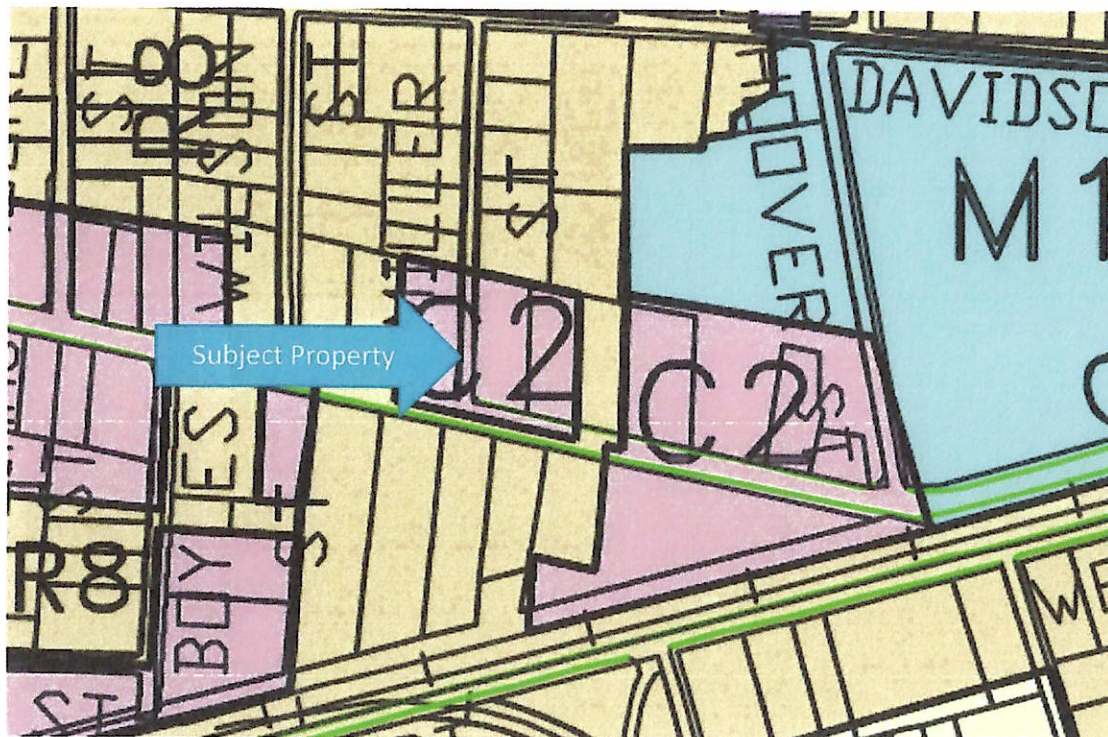


Davidson County GIS



Parcel Number :	16097000C0008	Land Units:	0 LT
Pin Id :	6777-02-57-6372	Deed Book:	2587 Pg: 1243
Owner :	CREWZ RANDALL E CREWZ MARGARET M 8105 MOORES MILL CT STOKESDALE NC 27357-9484	Deed Date:	02/16/2023
Property Address:	418 LEXINGTON AVE	Account Number:	9267346
Township:	16	Exempt Code:	
Building Value:		\$0 Other Building Value:	\$0
Land Value:	\$32,230	Market Value:	\$32,230
Assessed Value:	\$32,230	Deferred Value:	\$0
Legal Description : BC L8 BK2587-1243 LEXINGTON AV			

Zoning Map
418 Lexington Ave.
Zoning: C-2 Highway Commercial



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

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

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

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

MOTION FOR VARIANCE HEARING*

APPROVAL	Based on the stated Findings of Fact, I move that the Zoning Enforcement Officer be overruled and the Variance granted (with the following conditions) based on the findings listed below: (Must read <u>ALL</u>)	
Variances -	When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following.	
(1) If the applicant complies with the provisions of the ordinance, unnecessary hardship will result to the property by applying strict applicaiton of the ordinance because:	State reason:	
(2) The hardship of which the applicant complains results from conditions that are peculiar to the property and unique circumstances related to the applicant's property because:	State reason:	
(3) The hardship is not the result of the applicant's own actions because:	State reason:	
(4) The variance is in harmony with the general purpose and intent of this ordinance and preserves its spirit and assures public safety, welfare and substantial justice because:	State reason:	

 Date

 Doug Hunt, Chairperson

*Motions should either (1) approve the variance request; (2) approve the variance request with conditions; or (3) deny the variance request. Findings of fact and conclusions must be made for both approvals and denials.

MOTION FOR VARIANCE HEARING*

DENIAL	Based on the stated Findings of Fact, I move that the Zoning Enforcement Officer be upheld and the Variance denied based on the findings listed below: <i>(Must read a minimum of one: if more apply, read them as well.)</i>	
Variances -		When there [are not] practical difficulties or unnecessary hardships that result from carrying out the strict letter of this ordinance.
(1) If the applicant complies with the provisions of the ordinance, unnecessary hardship will not result to the property by applying strict application of the ordinance because:	State reason:	
(2) The hardship of which the applicant complains does not result from conditions that are peculiar to the property and unique circumstances related to the applicant's property because:	State reason:	
(3) The hardship is the result of the applicant's own actions because:	State reason:	
(4) The variance is not in harmony with the general purpose and intent of this ordinance and does not preserve its spirit and does not assure public safety because:	State reason:	

 Date

 Jane Hill, Chairperson

*Motions should either (1) approve the variance request; (2) approve the variance request with conditions; or (3) deny the variance request. Findings of fact and conclusions must be made for both approvals and denials.

City of Thomasville Planning & Zoning
Rezoning Case # BOA-23-04
Staff Report: Chuck George, Director

Applicant/Owner: Greenwood Baptist Church

Location: 1010 Lexington Ave, Thomasville, NC 27360

Tax Parcel ID Number: 16030000A001

Request: Variance

Zoning: C-2 Highway Commercial

Description of Variance Request:

Request to reduce the front yard setback from 50 feet to 4.9 feet to build a multipurpose building.

Site Information:

Vacant Lot

Staff Comments:

The request is for a variance from section 4. Table of area, yard, and height requirements.

The board will need to identify reasons for the findings of facts based on the evidence given during the hearing to justify the vote on whether to approve or deny this request. To grant the variance, the applicant must get six votes that represent 4/5 of the members of this board.

Attachments:

Application

Deed

Survey map

Zoning map

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

Davidson County GIS Map

Finding of Facts form- Approval and Denial

Public Notice

<i>Notification</i>	<i>Planning/Adjustment Board</i>	<i>City Council</i>
Public Hearing Notice	6/16/23 & 6/22/23	N/A
Property Posted	6/16/23	N/A
Notification Letter Sent	6/16/23	N/A

CITY OF THOMASVILLE

P O Box 368 • Thomasville, NC 27360 • (336) 475-4255

Planning & Zoning Department

BOARD OF ADJUSTMENT VARIANCE APPLICATION

Date Received 6-9-23 By PA Case # 309-23-04 Hearing Date 6-27-23

SUBJECT PROPERTY ADDRESS _____

APPLICANT / OWNER / REPRESENTATIVE INFORMATION

Applicant Name Greenwood Baptist Church

Address 1010 Lexington Ave City Thomasville State NC Zip 27360

Telephone (O) 336 472 7314 (C) 336 210-0589 Email MHayworth@outlook.com

Property Owner Name Greenwood Baptist

Address Same as Applicant City _____ State _____ Zip _____

Telephone (O) _____ (C) _____ Email _____

If another person will represent the applicant and/or property owner, please complete the information below:

Representative Name Mitchel Hayworth

Address Same as Applicant City _____ State _____ Zip _____

Telephone (O) _____ (C) _____ Email _____

PROPERTY INFORMATION

Parcel ID # 16030000A002 Zoning District C-2

Existing Use of Property Vacant (Combined with Church Deed)

Proposed Use of Property (if different) Multi-Purpose Building

RELIEF REQUESTED

By this application, the Board of Adjustment is hereby requested to grant a variance from the literal provisions of the City of Thomasville Zoning Ordinance because, under the interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel of land indicated on this application in the manner shown by the attached site plan.

I am asking for relief in the amount of 45 feet, 1 inches from the following provision of the Ordinance:

Section 4 Table of area, yard and height requirements
(Indicate Section Number and Title from the Zoning Ordinance)

I need this variance in order to (briefly describe the project or reason why the variance is necessary):

Building a new multi-purpose building for church & community activities. We are trying to maintain/optimize yard space for the safety of children playing.

REQUIRED FINDINGS

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. The North Carolina General Assembly has enacted law that requires the Board to reach the following four conclusions, or findings, as a prerequisite to an approval of a variance. Please address each of the four conclusions separately.

1. **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.**

Maintaining current setbacks would unduly limit yard space available for children to safely play in a high-traffic area.

2. **The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.**

The size of the lot requires optimizing yard space for children's safety from high traffic on Lexington Avenue and Pineywood Road.

3. **The hardship does not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as self-created hardship.**

The hardship is related to the nature of the existing lot and traffic conditions.

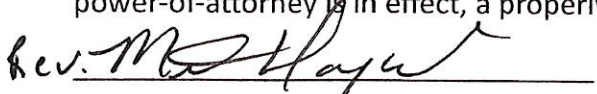
4. **The requested variance is consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.**

The variance maintains appropriate sight lines and adequate setbacks on both Pineywood Road and Lexington Avenue and does not encroach any closer to the right of way than existing structures on Lexington Ave. (i.e. Rex Oil).

SIGNATURES

Please be advised that the issuance of a variance does not excuse the applicant and/or property owner from obtaining all building, trade or other permits as required by law prior to beginning work.

When the applicant is someone other than the current property owner(s), the signatures of both the current property owner(s) and the applicant must be provided unless a power-of-attorney authorization is in effect. If a power-of-attorney is in effect, a properly executed copy is required to be submitted with this application.



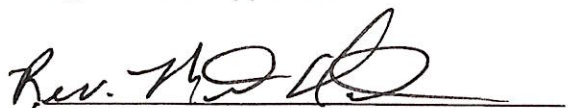
Signature of Applicant

Rev. Mitchell Hayworth

Print Name

6-9-23

Date



Signature of Owner

Rev. Mitchell Hayworth
Greenwood Baptist
Print Name

6-9-23

Date

2023009353

DAVIDSON COUNTY NC FEE \$26.00

PRESENTED & RECORDED

06/01/2023 08:19:35 AM

MICHAEL E. HORNE

REGISTER OF DEEDS

BY: NATASHA MCKENZIE

DEPUTY

BK: DE 2602

PG: 311 - 313

INSTRUMENT OF COMBINATION

Prepared By: Mark L. McGuire, Attorney at Law

MAIL: Grantee @ P.O. Box 1088, Thomasville, NC 27361

NORTH CAROLINA

DAVIDSON COUNTY

THIS Instrument of Combination is made this 30th day of May, 2023 by Greenwood Baptist Church, Inc., of Davidson County, North Carolina;

WITNESSETH:

THAT WHEREAS Greenwood Baptist Church, Inc. owns certain real property located in the City of Thomasville, Thomasville Township, Davidson County, North Carolina which was acquired by the following deeds:

Book 2160, Page 1163, Davidson County Registry; Book 212, Page 343, Davidson County Registry; and Book 213, Page 74, Davidson County Registry; Book 238, Page 33, Davidson County Registry; Book 241, Page 52, Davidson County Registry; Book 321, Page 235, Davidson County Registry, and identified currently as Tax Parcels 16-030-0-00A-0001 and 16-030-0-00A-0021;

AND WHEREAS Greenwood Baptist Church, Inc. wishes to combine these properties into a single tract of land that will be described by one common boundary line for purposes of complying with applicable provisions of the City of Thomasville and/or Davidson County Zoning and Subdivision Ordinances; and,

WHEREAS, this is a limited, special purpose instrument executed for the reason stated, is not a conveyance and does not change nor modify in any manner the ownership interests in the described property; and,

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.

WHEREAS, by execution and recordation of this Instrument of Combination, the described properties are combined and shall be described as follows:

Being all of that 2.208 acres tract shown on a Recombination Plat for Greenwood Baptist Church, Inc. prepared by J. Todd Everhart, PLS dated March 3, 2023 and duly recorded in Plat Book 85 at Page 68 in the Office of the Register of Deeds for Davidson County North Carolina.

IN WITNESS WHEREOF, Greenwood Baptist Church, Inc. has caused this instrument to be executed by its Deacons the day and year first above written.

Greenwood Baptist Church, Inc.

By: Barry Davis (SEAL)

Barry Davis, Deacon

By: Craig Daves (SEAL)

Craig Daves, Deacon

By: Justin E. Smith (SEAL)

Justin Smith, Deacon

By: Michael Hill (SEAL)

Michael Hill, Deacon

By: Fred Powers (SEAL)

Fred Powers, Deacon

By: Joe H. Hubbard (SEAL)

Joe H. Hubbard, Deacon

NORTH CAROLINA

DAVIDSON COUNTY

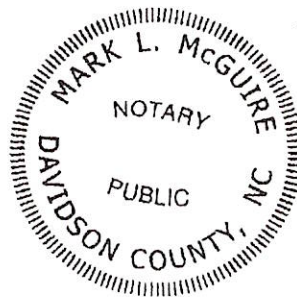
I, Mark L. McGuire, a Notary Public, certify that Barry Davis, Craig Daves, Justin Smith, Michael Hill, Fred Powers, and Joe H. Hubbard, as Deacons for Greenwood Baptist Church, Inc. personally appeared before me this day and acknowledged the execution of the foregoing Instrument of Combination on behalf of and as the act of Greenwood Baptist Church, Inc.

Witness my hand and notarial stamp or seal, this 30th day of May, 2023.

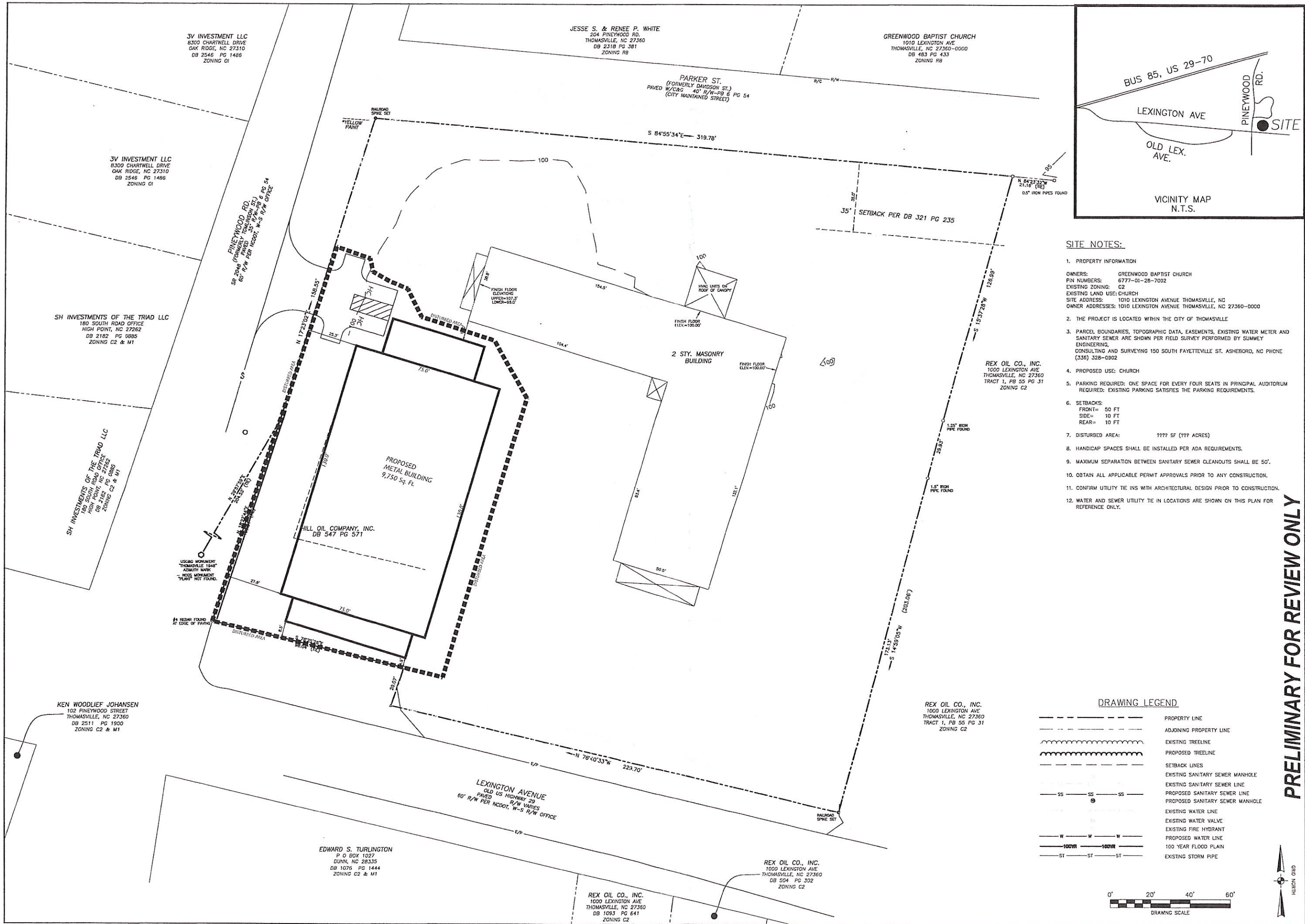


Mark L. McGuire, NOTARY PUBLIC

My Commission Expires: 12/09/2027



30 Greenwood Baptist Church - Cory Jaxens - Marion Bluffs - 1010 Lexington Ave. Thomasville, NC 27360. C:\Users\Cory Jaxens\Documents\1010 Lexington Ave. Thomasville, NC 27360\1010 Lexington Ave. Thomasville, NC 27360.dwg
23 10-13-18 AM

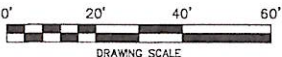


SITE NOTES:

1. PROPERTY INFORMATION
OWNERS: GREENWOOD BAPTIST CHURCH
FIN NUMBERS: 6777-01-28-7002
EXISTING ZONING: C2
SITE ADDRESS: 1010 LEXINGTON AVENUE THOMASVILLE, NC
OWNER ADDRESSES: 1010 LEXINGTON AVENUE THOMASVILLE, NC 27360-0000
2. THE PROJECT IS LOCATED WITHIN THE CITY OF THOMASVILLE
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY SUMMEY ENGINEERING, CONSULTING AND SURVEYING 150 SOUTH FAYETTEVILLE ST. ASHEBORO, NC PHONE (336) 328-0902
4. PROPOSED USE: CHURCH
5. PARKING REQUIRED: ONE SPACE FOR EVERY FOUR SEATS IN PRINCIPAL AUDITORIUM REQUIRED: EXISTING PARKING SATISFIES THE PARKING REQUIREMENTS.
6. SETBACKS:
FRONT= 50 FT
SIDE= 10 FT
REAR= 10 FT
7. DISTURBED AREA: ??? SF (??? ACRES)
8. HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
9. MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
10. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
11. CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
12. WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	SETBACK LINES
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE
	100 YEAR FLOOD PLAIN
	EXISTING STORM PIPE



Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
P.O. Box 564, Asheville, NC 27204
Ph: 336-226-0902 Fax: 336-226-0922
www.summyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION P-0335

No.	Date	Description	By

SITE AND UTILITY
GREENWOOD BAPTIST CHURCH
1010 LEXINGTON AVENUE
DAVIDSON COUNTY - THOMASVILLE - NORTH CAROLINA

Scale:
Date: APR 2023
Drawn By: PJC
Checked By: PJC
Job No.: 1-2023
Sheet No.

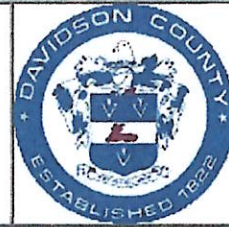
C-3



N
HUNTER

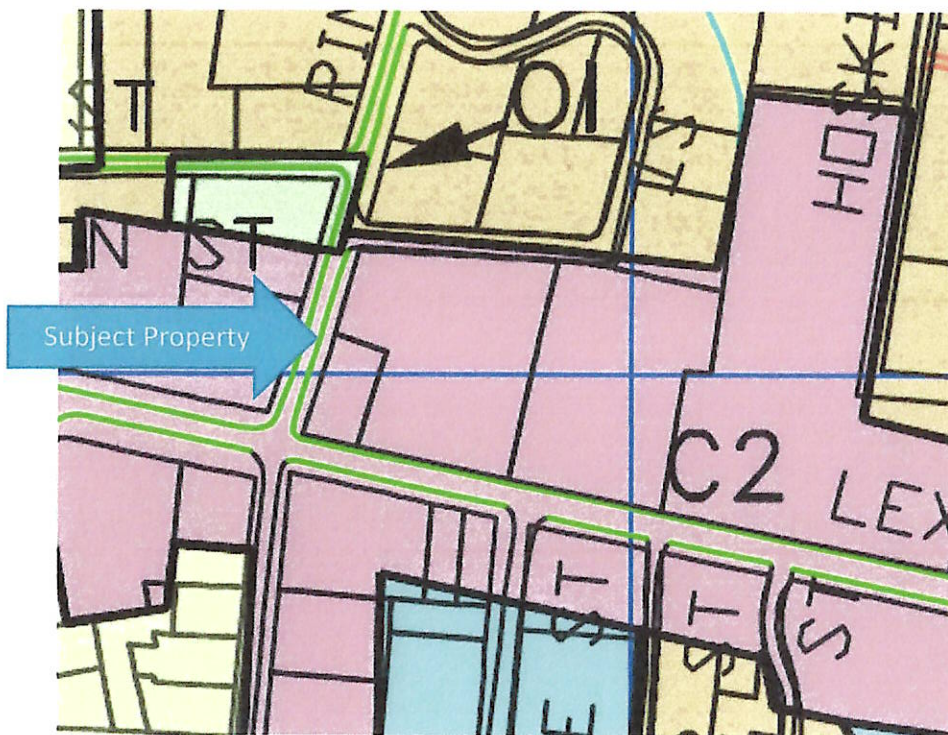


Davidson County GIS



Parcel Number :	16030000A0001	Land Units:	2.21 AC
Pin Id :	6777-01-28-7002	Deed Book:	2602 Pg: 0311
Owner :	GREENWOOD BAPTIST CHURCH 1010 LEXINGTON AVE THOMASVILLE NC 27360-0000		
Property Address:	1010 LEXINGTON AVE	Deed Date:	06/01/2023
Township:	16	Account Number:	545
Building Value:	\$1,043,920	Other Building Value:	\$45,480
Land Value:	\$240,670	Market Value:	\$1,330,070
Assessed Value:	\$1,330,070	Deferred Value:	\$0
Legal Description : PB85-68 BA L1-13&14A BK2602-311			

Zoning Map
1010 Lexington Ave.
Zoning: C-2 Highway Commercial



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

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

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

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

MOTION FOR VARIANCE HEARING*

APPROVAL	Based on the stated Findings of Fact, I move that the Zoning Enforcement Officer be overruled and the Variance granted (with the following conditions) based on the findings listed below: (Must read ALL)	
Variances -	When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following.	
(1) If the applicant complies with the provisions of the ordinance, unnecessary hardship will result to the property by applying strict applicaiton of the ordinance because:	State reason:	
(2) The hardship of which the applicant complains results from conditions that are peculiar to the property and unique circumstances related to the applicant's property because:	State reason:	
(3) The hardship is not the result of the applicant's own actions because:	State reason:	
(4) The variance is in harmony with the general purpose and intent of this ordinance and preserves its spirit and assures public safety, welfare and substantial justice because:	State reason:	

 Date

 Doug Hunt, Chairperson

*Motions should either (1) approve the variance request; (2) approve the variance request with conditions; or (3) deny the variance request. Findings of fact and conclusions must be made for both approvals and denials.

MOTION FOR VARIANCE HEARING*

DENIAL	Based on the stated Findings of Fact, I move that the Zoning Enforcement Officer be upheld and the Variance denied based on the findings listed below: <i>(Must read a minimum of one: if more apply, read them as well.)</i>	
Variances -		When there [are not] practical difficulties or unnecessary hardships that result from carrying out the strict letter of this ordinance.
(1) If the applicant complies with the provisions of the ordinance, unnecessary hardship will not result to the property by applying strict application of the ordinance because:	State reason:	
(2) The hardship of which the applicant complains does not result from conditions that are peculiar to the property and unique circumstances related to the applicant's property because:	State reason:	
(3) The hardship is the result of the applicant's own actions because:	State reason:	
(4) The variance is not in harmony with the general purpose and intent of this ordinance and does not preserve its spirit and does not assure public safety because:	State reason:	

 Date

 Jane Hill, Chairperson

*Motions should either (1) approve the variance request; (2) approve the variance request with conditions; or (3) deny the variance request. Findings of fact and conclusions must be made for both approvals and denials.