

“ROUGH DRAFT – NOT YET APPROVED AND S
REVIEW”

MINUTES

THOMASVILLE BOARD OF P

MEETING – M

The regularly scheduled March meeting of the T
Adjustment, was called to order at 5:30 P.M. with

Members present: Ms. Jane Hill, Chairperson;
Shelton; Mr. Eric Kuppel; Mr. Casey Gardner; and

Members not present: Mr. Oran Jefferies.

Alternate member present: vacant seat

The following staff members attended the meeting:
Tamara Lebow, Recording Secretary; and Mrs.

City Council Liaison present: Mr. Doug Hunt.

Applicant: WBY4, INC.

Owner: Breckenridge Properties L

Location: Turnpipe Rd. (Located b
Subdivision)

PIN Number: 6787-98-9827 (Ranc
D.B 1588 PG. 1144 (Randolph Co

PIN Number: 6787-02-98-1647 (D
D.B. 113 PG. 1940 (Davidson Cou

Existing Zoning: R-6 High Densit

Request approval of the site plan f

Number of units: 114 (52 SFR, 62

Chairperson Hill asked Mr. George to give the s
requirements have been met for the subdivision
one being located in Randolph County and one
area is 35.09 acres. He read out a detail list of:
area, Development Standards which included l
attachments included in the Board member's pa
public roads (maintained by the City of Thomas
Turnpike Road per NCDOT. The property is inte
sewer. The following permits will be required: l
an NCDEQ Approval Letter is to be Obtained. T
approved by Morgan Huffman, Utilities Director.
50% or less.

Chairperson Hill asked if anyone would like to c

would terminate in a stub condition just like the and not tie in. And this this would be the only change and the lot number would remain that 114 lots, happy to offer that modification into the record. Civil Design Engineer as well. Chairperson Hill asked questions for Ms. Hodierne. Mr. Shatley asked She advised yes, there would.

Chairperson Hill asked if anyone else would like was none, she asked if anyone would like to co than the changes that have just been made.)

Dylan Smith, of 8169 Turnpike Road, came forward barrier over on the railroad side of the map and barriers from trees to break the gap. Ms. Hodierne though not depicted on the map) there will be whether if there are any concerns with the traffic coming dwellings going in there. Or, if there would be a future. She advised they went through the NCD the turn lane is all that will be warranted there. general knowledge of trip generation, this would traffic dispersion would be much more likely to be much of an increase. Chairperson Hill asked if Seeing there was none, she then asked if anyone concerns other than the closing of the connection

extensive back and forth pertaining to the Storm cannot, by law, allow water to run off, that is not. Chairperson asked the Board if they were ready to please hold the motion, as there was another speak.

James Thomas Manning III of 313 Freemont Dr simply wanted clarification, as he saw an error map. Mr. Christ of FEI came forward to help him.

Chairperson Hill officially closed this hearing and made a motion to approve the application for the LLC, as submitted with the change/modification existing development. That only condition is to existing neighborhood. Mrs. Shelton seconded Board.

- 5) Rezoning Request (Z-24-04)
Applicant/Owner: Piedmont Triad
Location: Fleer Rd./Lakeview Dr./
PIN Number: 6776-04-91-7798, 6
Existing Zonng: R-15 Restricted L
Proposed Zoning: R-10 Low Dens

Randy Thomason with a PO Box 820 in Southern Triad Developers, LLC then came forward to speak pretty well and that he only wanted to add the L supports quality land use and development that parks, department shopping use, vacant and un use with city services such as residential, commercial they do try to provide as much buffer common yield. And all of their subdivisions do require a

Chairperson Hill asked if the Board had any question property. Mrs. Shelton asked for clarification on if the unopened portion would be where they were building of houses and adding streets from the were a lot of comments and questions all pertaining pointed out that a lot hinged on which way the multiple times that he does not have a subdivision Board that even if the property did not get rezoned sketches would not be anywhere near the number the current R-15 zoning.

Chairperson Hill asked if anyone would like to

Mary Holloway of 316 Fleer Road, came forward Her main concerns or issues with the rezoning along with increased traffic that will further deteriorate She also had a concern with the logging/construction

Ronnie Chandler of 812 Lakeview Drive, came that he feels as though the Board should approve a site map (or even two) to prove their intentions.

Connie Pittman of 200 Toad Hill Lane and owner also came forward to speak. She had a major concern running across the street onto her property. (She provided evidence of her concerns.)

Brad Coe, co-owner of the applicant company, proposed a voluntary condition, that the applicant would not exceed the allowable density of 3 units per acre.

Attorney Whitman and Mr. George called for a recess. The Board.

Chairperson Hill declared the hearing to be back in session. Mr. Thomason please come back to the podium for the following meeting (to be held on April 30th.) Under the conditions they proposed prior to the recess. We will not allow that would exceed the allowable density under the zoning (3 units per acre.) Mr. Myrick made the motion to table the Conditional Zoning application to the next meeting with the Conditional Zoning application. The applicant would not have to pay an additional fee. The vote was 4-0.

Chairperson Hill then asked for a motion. Mr. S
variance request for the following reasons: No
additional cost to the applicant. The driveway c
close to the utility building to be safe if the varia
made the error in placing the pad in the wrong l
create a hazard to the public. Mr. Myrick secon
Chairperson Jane Hill – For, Vice Chairperson
Myrick – For, Pat Shelton – For, Casey Gardne

7) Other business

Chairperson Hill handed a memo from the City
requirements by City Council, that each advisor
agenda, which states the meeting place, date, ti
hours before the meeting. The City Clerk will po
website. The agenda can either be emailed to c
And the draft minutes from the previous meeting
meeting, the members in attendance, what was
seconds, the vote count, and what actions were
emails, texts and other writins regarding commit
record. Also, committee meetings are public me
meetings laws. And in consideration of the volu
advisory boards please keep meetings to an hour