

MINUTES OF THE
THOMASVILLE BOARD OF PLANNING AND ADJUSTMENT

MEETING – June 28, 2022

The regularly scheduled March meeting of the Thomasville Board of Planning and Adjustment, was called to order at 5:30 P.M. with a quorum present.

Members present: Ms. Jane Hill, Chairperson; Mr. Carl Shatley, Vice-Chairperson; Mr. Chris Myrick; Mrs. Judy Smith; Mrs. Pat Shelton; and Mr. Oran Jefferies.

Member(s) absent: Mr. Brandon Byerly

Alternate member present: Mr. Eric Kuppel

The following staff members attended the meeting: Mr. Chuck George, Planning Director; Ms. Tamara Lebow, Recording Secretary; and Samantha Smith, legal representative from the City Attorney's office.

City Council Liaison present was: Mr. Doug Hunt

Business taken up was as follows:

- 1) Call to Order and Establishment of Quorum

The meeting was called to order by Chairperson Hill, who declared a quorum, to be present.

- 2) Approval of Minutes of May 31, 2022 meeting

Upon a motion by Mr. Shatley and a second by Mr. Jefferies, the minutes of the May 31, 2022 Regular Meeting, were unanimously approved.

- 3) Variance Request (BOA-22-04)
Applicant/Owner: Bukoko Sekiyoba
Location: 603 Martin Luther King Dr
Existing zoning: R6 High Density Residential
Request to reduce front yard setback from 25 ft. to 12.5 ft. for a proposed front porch to be constructed.

Mr. George gave the staff comments and reported a traffic count on that street as approximately 3,700 based on the NCDOT.

Chairperson Hill asked if anyone would like to speak for the variance request.

Bukoko Sekiyoba – owner & resident of 603 Martin Luther King Drive, came forward to speak to the board. He stated he would like to build the front porch for the purposes of providing protection to the foundation from the rain and to prevent rain from entering and settling into the crawlspace. Mr. Jefferies asked the homeowner if he had considered a French Drain. Mr. Sekiyoba stated that he also had not porch and the addition would help to protect the front door. Chairperson Hill asked if he would have guttering across the porch and he said that he is going to have gutters. Mr. Jefferies asked if there had been an existing porch there previously. Mr. Sekiyoba advised there was a porch and the living room was very small, which is why he turned the previous porch area into a living space. Mrs. Shelton asked if he has intentions to connect the porch to the side door. He stated the veranda/porch is going to be in front of the house. Mr. Jefferies asked to verify the dimensions of the porch. He advised that it is going to be 6 feet deep by the width of the house.

Chairperson Hill asked if anyone would like to speak against the variance. Seeing there was none, she then asked if anyone would like to make a motion.

Mr. Shatley made a motion to approve the variance request as submitted for the following reasons. First, the addition would add protection to the home from water damage over time. Second, the house had been permitted, to be built on a small lot by a previous owner, which the current owner had nothing to do with. Third, there are currently no eaves or overhanging of any kind to prevent moisture damage. Fourth, allowing the veranda is in harmony with many existing homes on the street and does not affect the public's safety. Mr. Jefferies seconded the motion. The board voted 6 – 0 in favor of the variance request.

4) Other business

Chairperson Hill asked if anyone had any other business to discuss. Seeing there was none, she asked for a motion to adjourn.

5) Adjournment

Mrs. Smith made the motion to adjourn the meeting. Mrs. Shelton seconded the motion. The board voted 6 – 0 in favor of the motion.

Respectfully submitted,

Chuck George, Secretary
Board of Planning and Adjustment
City of Thomasville

Tamara Lebow, Recording Secretary
Board of Planning and Adjustment
City of Thomasville