

MINUTES OF THE
THOMASVILLE BOARD OF PLANNING AND ADJUSTMENT

MEETING – July 26, 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; Mrs. Pat Shelton; Mr. Chris Myrick; Mrs. Judy Smith; Mr. Oran Jefferies; and Mr. Brandon Byerly.

Members absent: none

Alternate member present: Mr. Eric Kuppel

The following staff members attended the meeting: Mr. Chuck George, Planning Director; Ms. Tamara Lebow, Recording Secretary; and Misti Whitman, City Attorney.

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 June 28, 2022 Meeting

Upon a motion by Mr. Myrick and a second by Mr. Shatley, the minutes of the June 28, 2022 Regular Meeting, were unanimously approved.

- 3) Request for Rezoning (Z-22-03)
Applicant/Owner: Larry Crouse
Location: E. Main St./White St.
Parcel Number: 16069000F0008
Existing Zoning: R-6 High Density Residential
Proposed Zoning: C-2 Highway Commercial

Mr. George gave the staff comments.

Larry Crouse, resident of 307 Lawing Drive and owner of the property located at the intersection of East Main St. and White St., came forward to speak. He stated that he and his father have owned the property for over 74 years now. Mr. Crouse further stated that

he has retired now, put his business up for sale, and would like to have the property rezoned to match the zoning of the neighboring property where his business is currently.

Chairperson Hill asked if there were any questions for Mr. Crouse. There were none.

Chairperson Hill asked if anyone would like to speak against the request. No one came forward.

Mr. Shatley made a motion for the request with the following reasons: it is compatible with the adjacent properties; it will allow the property to be utilized after being undeveloped for so long; and, the C-2 zoning may increase the property value. Mrs. Shelton seconded the motion. The vote was unanimous in favor of the request.

Chairperson Hill advised Mr. Crouse this would go before City Council on Monday, August 15th at 6:00pm.

4) Request for Rezoning (Z-22-04)

Applicant: Teresita Llanes Pinto

Location: 504 Old Raleigh Road

Parcel Number: 1633600000033

Existing Zoning: C-2 Highway Commercials

Proposed Zoning: R-6 High Density Residential

Mr. George gave Staff Comments.

Chairperson Hill asked if anyone would like to speak for the request. There were none.

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

Jessica Nance, resident of 430 Saddletree Road and business owner in Thomasville, came forward to speak to the Board. She stated that her biggest concern is safety, especially for the dance studio and for the neighbors of the proposed property. There are numerous young girls constantly in and out of the studio. She is concerned for their safety with a highly populated residential property nearby. She further stated that we are trying hard to bring commercial business to Thomasville, and she feels that this rezoning to residential would take away from that opportunity for commercial growth and increased income in that area.

Jacqueline Moore, resident at 144 Blacksmith Road and employee of the law firm located at 550 Raleigh Road, stated that her daughter dances at the studio, and she has concerns for the same reasons. She has to work in the law firm approximately 95% of the time due to her bosses being in court or preparing for trial. She already feels uncomfortable because there is a homeless man in a trailer located on the backside of the law firm property. Due to rezoning, he cannot be moved from the location. She said that this same man has been seen peering in at a window at her 14 year old daughter. She is very concerned that no information and background checks on the residents would be problematic. She has done research and found that there are currently 88 sex offenders just within a three-mile radius of the dance studio. If these apartments get built, the

numbers could increase. The dance studio is then no longer considered a school or playground, so there would not be anything to keep pedophiles out of the area. She ultimately does not want her daughter to fear wearing her dance attire or drawing unwanted attention. She further stated that traffic would be atrocious. She asked as a mother and as someone who lives and works in Thomasville not to allow the apartments to be built. She feels that God has a bigger plan for businesses in Thomasville. Mrs. Smith asked if the location is permanent for the dance studio.

Mrs. Moore advised that both the studio and the law firm are permanent.

Mrs. Smith asked if the units would be rental properties or individually owned condominiums.

Mr. George advised the proposal is for townhomes.

Mrs. Shelton asked if there has been a traffic study as she is concerned about the traffic volume.

Jenny Hicks, resident of 961 Cook Road in Denton and owner of the dance ministry at 552 Old Raleigh Road in Thomasville, stated they originally owned a very small dance studio behind State Employees' Credit Union. They quickly outgrew the space and decided to look for a new permanent dance home with room to grow. Their goal is to provide a safe haven for kids which the community needs. They are growing and expanding into a cheer gym. They would like to be able to provide a place for extracurricular activities for the community (ie, a playground, walking area, etc.). They feel as though townhomes or apartments next to the business area might make people feel unsafe. She reiterated her own search that found 88 sex offenders in the area. They would like to become even more involved in the area, but feel that this change along with traffic could cause bigger issues.

Wendy Jean Hudson, resident of 1624 Silver Lake Dr. in Kernersville and owner/attorney of the law firm at 550 Old Raleigh Rd, presented before and after photos of the work and effort put into flipping the former building for use as the law firm. This property, where the dance studio and law firm are established, was a family venture. They have all collectively put in blood, sweat, and tears to make this happen. They feel that a rezoning, which could increase the number of offenders and traffic, would not be a good thing. She added that she had to wait for almost ten minutes to exit the law firm in order to attend this meeting. To add an additional 50 vehicles to the area would only make it worse.

Mr. Myrick asked if there is an evacuation plan in place. There is one.

Chairperson Hill asked for a motion, for or against the rezoning request. Mr. Myrick made a motion to deny the request for the following reasons: the request is inconsistent with the 2035 Land Development Plan; it may damage nearby property values; and, the proximity to industrial and commercial properties may present safety concerns. Mrs. Shelton seconded the motion. The vote was unanimous to deny the rezoning request.

Chairperson Hill advised that if an appeal is made, this will go to City Council on Monday, August 15th, 2022.

5) Other business

Chairperson Hill asked if there was any other business to discuss. There was none.

6) Adjournment

Mr. Jefferies made the motion to adjourn the meeting. Mrs. Smith seconded the motion. The board voted 7 - 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