

AGENDA
THOMASVILLE
BOARD OF PLANNING AND ADJUSTMENT
December 19, 2023
City Council Chambers
20 Stadium Drive
5:30

1. Call to Order and Establishment of Quorum.
2. Approval of Minutes of November 28, 2023
3. Variance Request (BOA-23-10) **Tabled**
Applicant/Owner: Sonja Campbell Hall
Location: 607 Johnson St.
Existing Zoning: R-10 Low Density Residential
Request to reduce the front yard setback from 35 ft. to 10 ft. for a detached open carport.
4. Request for Rezoning (Z-23-12)
Applicant/Owner: Ford Associates LLC
Location: 274 Kennedy Road
Parcel Number: 16337000000065
Existing Zoning: R-10 Low Density Residential
Proposed Zoning: C-2 Highway Commercial
5. Other Business
6. Adjournment

**City of Thomasville Planning & Zoning
Rezoning Case # BOA-23-10
Staff Report: Chuck George, Director**

Applicant/Owner: Sonja Hall

Location: 607 Johnson Street

Tax Parcel ID Number: 16134000A0064

Request: Variance

Description of Variance Request:

- The request is for a variance from Article V., section 4. - Table of area, yard, and height requirements.
- Request to reduce the front yard setback from 35 ft. to 11 ft. for a detached open carport.

Site Information:

- Zoning District: R-10 Low Density Residential
- Single family resident

BOA Information:

- The board will identify reasons for the findings of facts based on the evidence given during the hearing. To grant the variance, the applicant shall receive 6 votes which represents 4/5 of the members of this board.

Attachments:

- Application
- Legal description
- Site map
- GIS map
- Zoning map
- Land Development Plan map
- Article V., Section 4. - Table of area, yard, and height requirements
- Finding of Facts form- Approval and Denial

Public Notice

<i>Notification</i>	<i>Planning/Adjustment Board</i>	<i>City Council</i>
Public Hearing Notice	11/16/23 & 11/21/23	N/A
Property Posted	11/15/23	N/A
Notification Letter Sent	11/14/23	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 11-10-23 By CL Case # BOA-23-10 Hearing Date 11/28/23

SUBJECT PROPERTY ADDRESS 607 Johnson St

APPLICANT / OWNER / REPRESENTATIVE INFORMATION

Applicant Name Sonja Campbell Hall

Address 607 Johnson St City Thomasville State NC Zip 27360

Telephone (O) _____ (C) 336 688 6280 Email sonja.campbell@tempurseek.com

Property Owner Name Sonja Hall

Address 607 Johnson St City Thomasville State NC Zip 27360

Telephone (O) _____ (C) 336 688 6280 Email same

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 # 16134000A0064 Zoning District R-10

Existing Use of Property Residential

Proposed Use of Property (if different) _____

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 24 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):

Due to neighbor sewer line running on my property we can't locate carport on side of property

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.

City has stated they would not relocate neighbor sewer line so that we could put the carport on side or behind house.

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.

Due to this sewer line we also do not have the option to run a French drain

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.

unaware of neighbor sewer line preventing carport in the back yard

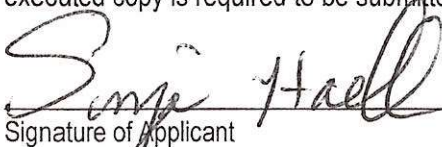
4. The requested variance is consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.

The request does not create a safety issue.

SIGNATURES

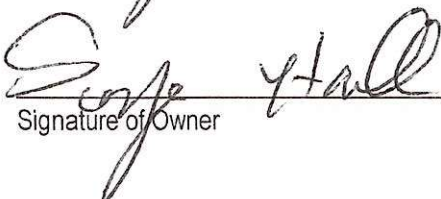
Please be advised that the issuance of a variance does not excuse the applicant and/or property owner from obtaining all building, trade or other permits as required by law prior to beginning work.

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

Sonja Hall
Print Name

11-10-23
Date


Signature of Owner

Sonja Hall
Print Name

11-10-23
Date

BK0893FS0157

FILED

10.00
105.00

FEB 24 PM 4:47

DAVIDSON

02-24-94



\$108.00

Real Estate
Excise Tax

Excise Tax

Recording Time, Book and Page

Tax Lot No. 64

Parcel Identifier No. 16134000A0064

Verified by

County on the day of

, 19

by

Mail after recording to Sonja Campbell, 607 Johnson St., Thomasville,
NC 27360

This instrument was prepared by Pete Bradley, Attorney at Law

Brief description for the Index

Lots 64, 65 & portion of 66

Carter Heights S/D

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of February, 1994, by and between

GRANTOR

GRANTEE

MOLLIE M. ROYAL (also known as
MOLLIE SMOOT) and husband,
LONNIE A. ROYAL

SONJA CAROL CAMPBELL

Enter in appropriate block for each party: name, 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 the City of Thomasville Township,

Davidson

County, North Carolina and more particularly described as follows:

BEING all of Lots 64, 65 and the westernmost 15 feet of
Lot 66 of Carter Heights, as shown on a map recorded in the Office
of the Register of Deeds for Davidson County, NC in Plat Book 4,
Page 47.

C03825

The property hereinabove described was acquired by Grantor by instrument recorded in .

Book 508, Page 577

A map showing the above described property is recorded in Plat Book 4 page 47 .

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All restrictions, easements and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
By:
..... President
ATTEST:
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Mollie M. Royal (SEAL)
MOLLIE M. ROYAL
Lonnie A. Royal (SEAL)
LONNIE A. ROYAL
..... (SEAL)
..... (SEAL)

SEAL-STAMP

NORTH CAROLINA Davidson County.

LEE ANN JONES
NOTARY PUBLIC
DAVIDSON COUNTY, NC
MY COMMISSION EXPIRES 3-4-97

I, a Notary Public of the County and State aforesaid, certify that
Mollie M. Royal and husband Lonnie A. Royal Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 21 day of February 19 94
My commission expires: 3-4-97 Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of

Lee Ann Jones

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

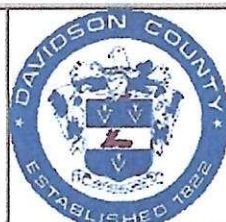
Ronald W. Callcott

REGISTER OF DEEDS FOR Davidson COUNTY

By *Sammy M. Dickey* Deputy ~~Register~~ - Register of Deeds



Davidson County GIS



Parcel Number : 16134000A0064
 Pin Id : 6787-01-36-5323
 Owner : CAMPBELL SONJA CAROL
 607 JOHNSON STREET
 THOMASVILLE NC 27360-0000

Land Units: LT
 Deed Book: 0893 Pg: 0157
 Deed Date: 02/01/1994

Property Address: 607 JOHNSON ST
 Township: 16

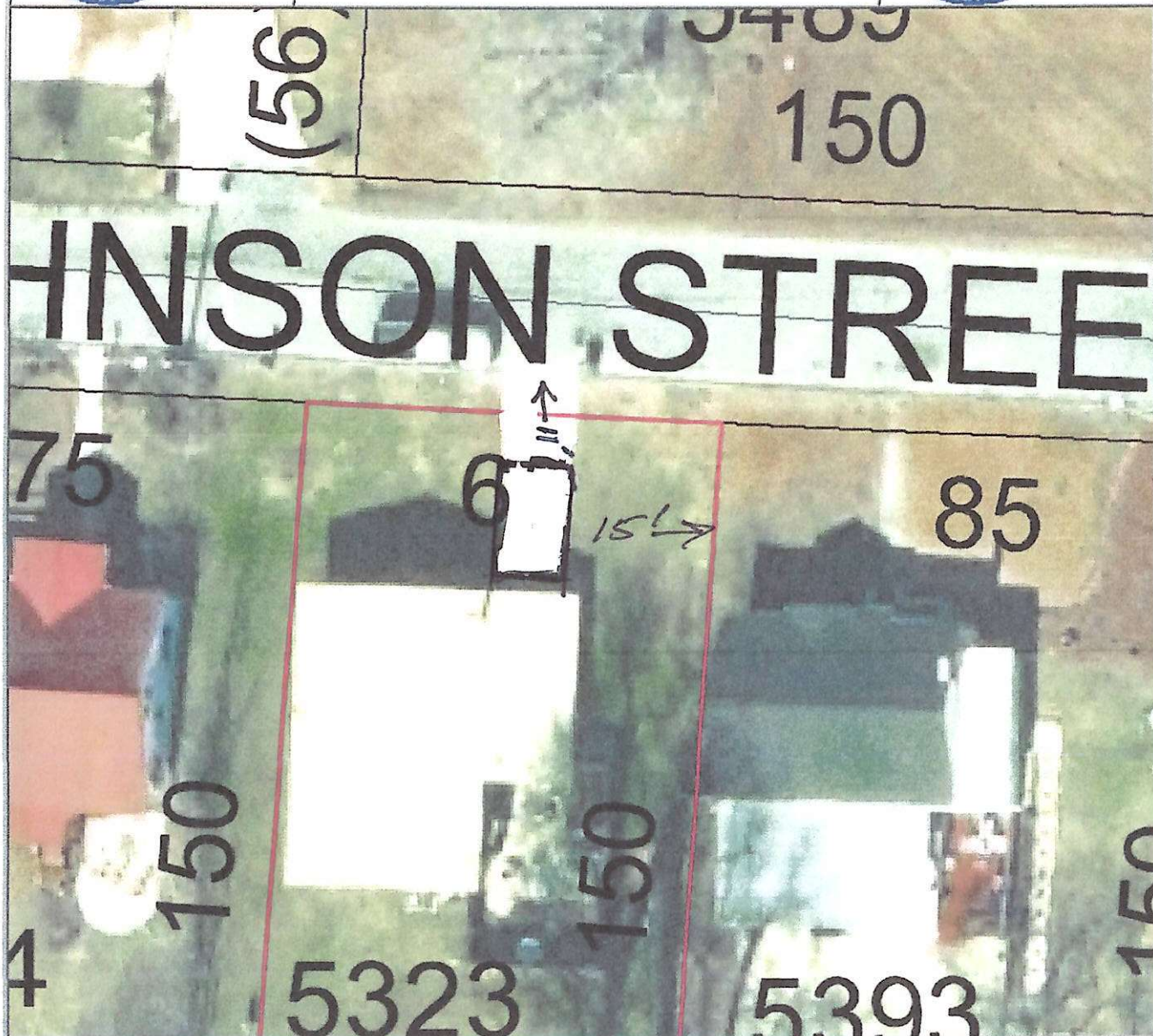
Account Number: 9015438
 Exempt Code:

Building Value: \$56,990 Other Building Value: \$410
 Land Value: \$9,000 Market Value: \$66,400
 Assessed Value: \$66,400 Deferred Value: \$0

Legal Description : P=4-37 BA L64-66A BK893-157 CAR



Davidson County GIS



1 inch = 26 feet



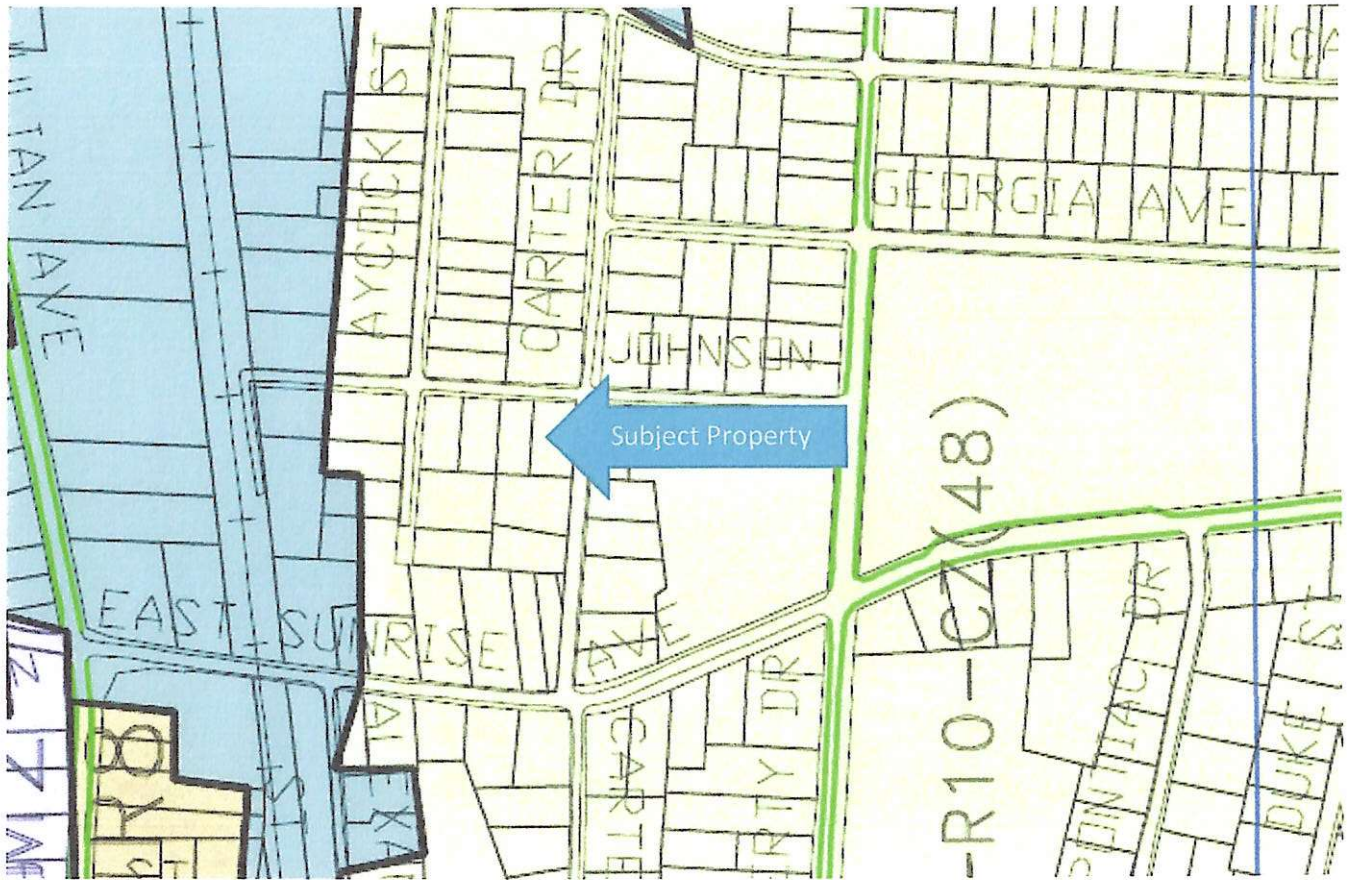
15 ft
11 ft curb
10 ft telephone pole

The information contained on this map does not replace information that may be obtained by consulting the official source of the information. In no event shall Davidson County, NC or the consultants of Davidson County, NC be liable for any damages, direct or consequential, from the use of the information contained on this map.

607 Johnson St.
SWO - Josh 11-7-23



607 Johnson Street
Zoning: R-10 High Density Residential
Zoning Map



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

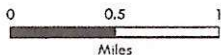


City of Thomasville Land Development Plan

DEVELOPMENT & RE-DEVELOPMENT AREAS



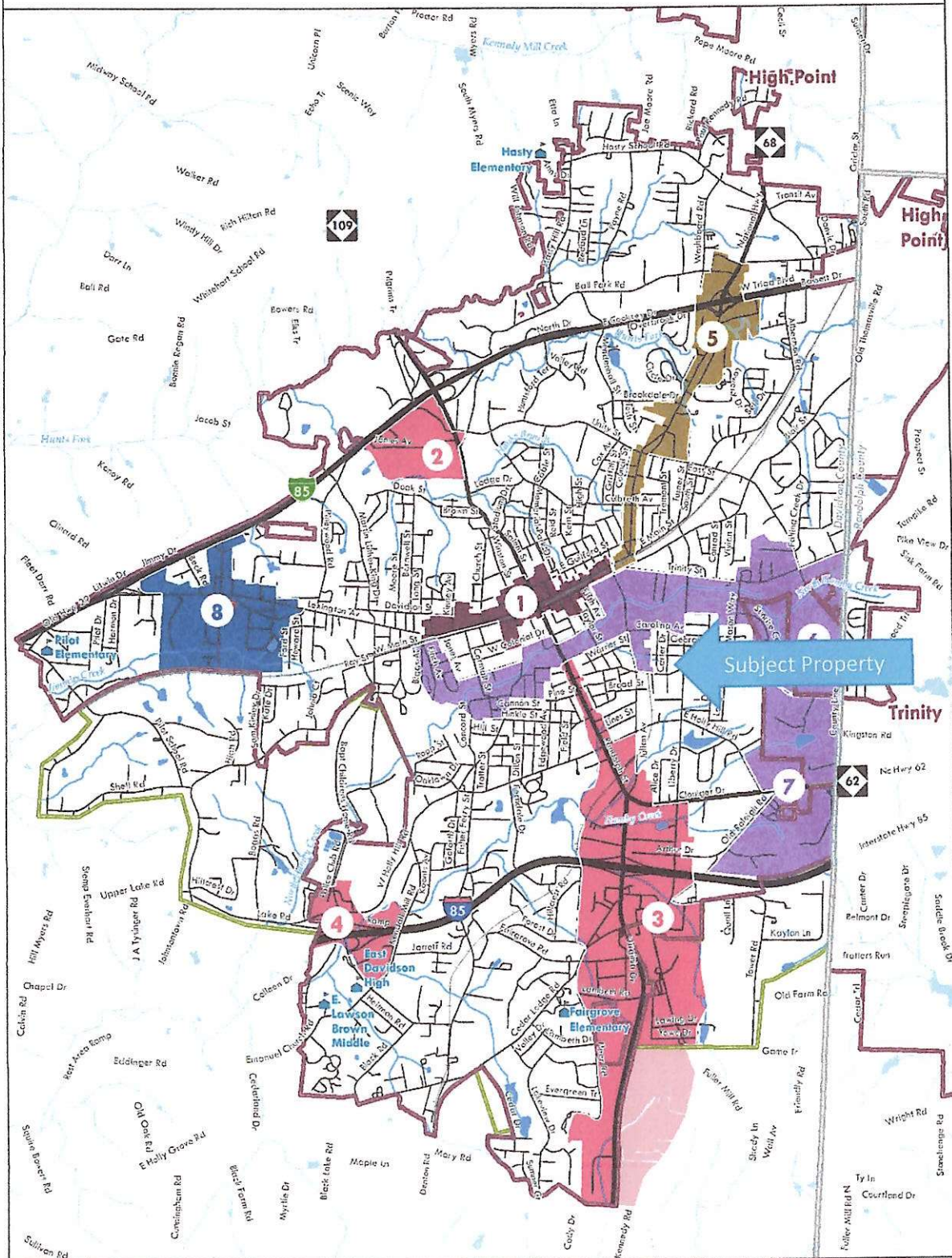
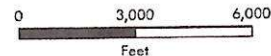
- Highway
- Road
- Railroad
- Stream
- Municipal Limits
- ETJ Boundary
- County Boundary
- Downtown Business District
- Commercial & Mixed-use
- National Highway Commercial Corridor
- Industrial
- Medical & Mixed-use



Mapping provided by the
Piedmont Triad Regional Council
Planning Department
Date: May 14, 2016



1 inch = 3,000 feet



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
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.

CITY OF THOMASVILLE

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 application of the ordinance because:	<i>State reason:</i>
(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:	<i>State reason:</i>
(3) The hardship is not the result of the applicant's own actions because:	<i>State reason:</i>
(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:	<i>State reason:</i>

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

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 # Z-23-12
Staff Report: Chuck George, Director

Applicant/Owner: Ford Associates LLC

Location: 274 Kennedy Road

Tax Parcel ID Number: 1633700000065

Request: Rezoning from R-10 to C-2

Requested Zoning District Characteristics:

The current zoning is R-10 Low Density Residential – This district is defined as low density residential areas of mostly single-family dwellings plus open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

The proposed zoning is C-2 Highway Commercial - This district is defined as certain areas that are primarily designed for citizens using the major highways that run through or around the city. The district is customarily located along the major arterial highways. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions, such as warehousing, that are compatible with the primary uses.

Site Information

Size of Parcel for Flag Lot	Approx. 1.853 acres		
Existing Land Use	R-10 Low density residential		
Proposed Land Use	C-2 Highway commercial		
Surrounding Property Zoning and Use	Direction	Zoning	Use
	N	R-10	Residential
	E	R-10	Residential
	S	R-10	Residential
	W	R-10	Residential
Physical Characteristics	Wooded lot with dilapidated structure		
Historic Properties	NA		

History of Denied Cases:

N/A

Compatibility with Adopted Plans

The 2035 Land Development Plan indicates the areas as Development and Re-development area (#3), NC 109 South Commercial & Mixed-use. Encourage mixed-use and commercial along NC 109 and Liberty Drive south of I-85. Medium and high-density residential. Discourage commercial expansion into existing residential areas that do not have direct access to NC 109 or Liberty Drive south of I-85.

Staff Comment

Approximately 1.853 acres lot with a residential structure. Adjacent to residential properties and near NC HWY 109. The 2035 Comprehensive Plan encourages mixed-use and commercial along NC 109. The required buffer between commercial and residential property will suffice to protect existing property owners. NCDOT may require road improvements for commercial development.

Attachments

- Rezoning Application
- Legal description
- Zoning map
- Davidson County GIS,
- 2035 Land use map
- Permitted use table
- Consistency statement to approve or deny request

Public Notice

<i>Notification</i>	<i>Planning/Adjustment Board</i>	<i>City Council</i>
Public Hearing Notice	12/7/23 & 12/14/23	
Property Posted	12/4/23	
Notification Letter Sent	12/1/23	

Zoning Board Recommendation

CITY OF THOMASVILLE

Planning & Zoning Department

PO BOX 368 • THOMASVILLE, NC 27360 • (336) 475-4255

REZONING APPLICATION

File No. Z-23-12

Date 11-30-23

Applicant Jeanne Ford Owner
Ford Associates NC LLC

Phone 919-274-7881

Applicant's Address 4441 Six Forks Rd. Ste 106-345, Raleigh NC

Property Owner Ford Associates LLC Phone 919-274-7881

Property Owner's Address 4441 Six Forks Rd. Ste 106-345, Raleigh NC 27609

Existing Zoning R10 Requested Zoning C2

Address or Location of Property to be Rezoned 274 Kennedy Road, Thomasville
NC 27360

Description of Property Wooded lot, 1.853 Acres

Fee Received \$ 500

Map No 16-3370000065

(PLEASE MAKE CHECK PAYABLE TO "CITY OF THOMASVILLE")

Applicant's
Signature

Jeanne Ford

Owner's
Signature

Jeanne Ford, owner
Ford Associates NC

Planning Board Hearing Date 12-19-23

Planning Board Action

☐ Approved

☐ Denied

Vote of: _____

City Council Hearing Date

1-16-23

City Council Action

☐ Approved

☐ Denied

Vote of: _____

Signed _____

Secretary to Planning Board

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: Guilford County \$73.00 / Davidson County \$56.00 / Forsyth County \$196.00

Parcel Identifier Number: SEE ATTACHED LEGAL DESCRIPTION

Mail/Box to: Grantee at 4441 Six Forks Road Ste. 106-345, Raleigh, NC 27609

This instrument was prepared by: Innovative Closing Solutions, 1901 Lendew Street, Suite 4, Greensboro, NC 27408

Brief description for the Index: MULTIPLE TRACTS

THIS DEED made this December 10, 2015 by and between

GRANTOR

Foster Survivors Trust aka
Foster Survivor's Trust and
Foster Family Trust as per the attached
Exhibit B
Grantor Address:

1540 16th Ave, Circle NW
Hickory, NC 28601

GRANTEE

Ford Associates LLC

Buyer Address:

4441 Six Forks Road Ste. 106-345
Raleigh, NC 27609

Property Address:
Multiple Addresses
See Attached Legal Description

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 according to the attached **Exhibit B**, 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, according to the attached **Exhibit B**, unto the Grantee in fee simple, all those certain lots or parcels of land situated in Davidson, Forsyth, and Guilford Counties, North Carolina and more particularly described as on the attached **Exhibit A**.

The property hereinabove described was acquired by Grantor by instrument recorded as detailed on the attached **Exhibit B**.

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, according to the attached **Exhibit B**, 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, according to the attached **Exhibit B**, will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: none.

See also Exhibits C & D, Certificates of Trust

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Foster Survivors Trust aka Foster Survivor's Trust

Foster Family Trust

Sharon Foster Milligan (SEAL)
Sharon Foster Milligan, Trustee

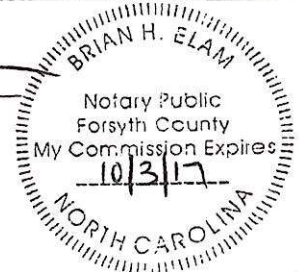
Sharon Foster Milligan (SEAL)
Sharon Foster Milligan, Trustee

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Sharon Foster Milligan, Trustee of Foster Survivors Trust aka Foster Survivor's Trust personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 10 day of December, 2015.

My Commission Expires: 10/3/17

Brian H. Elam
Brian H. Elam, Notary Public

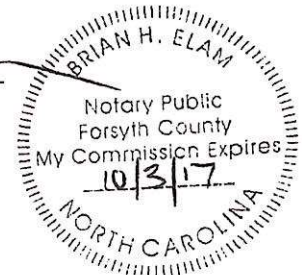


STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Sharon Foster Milligan, Trustee of Foster Family Trust personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 10 day of DEC, 2015.

My Commission Expires: 10/3/17

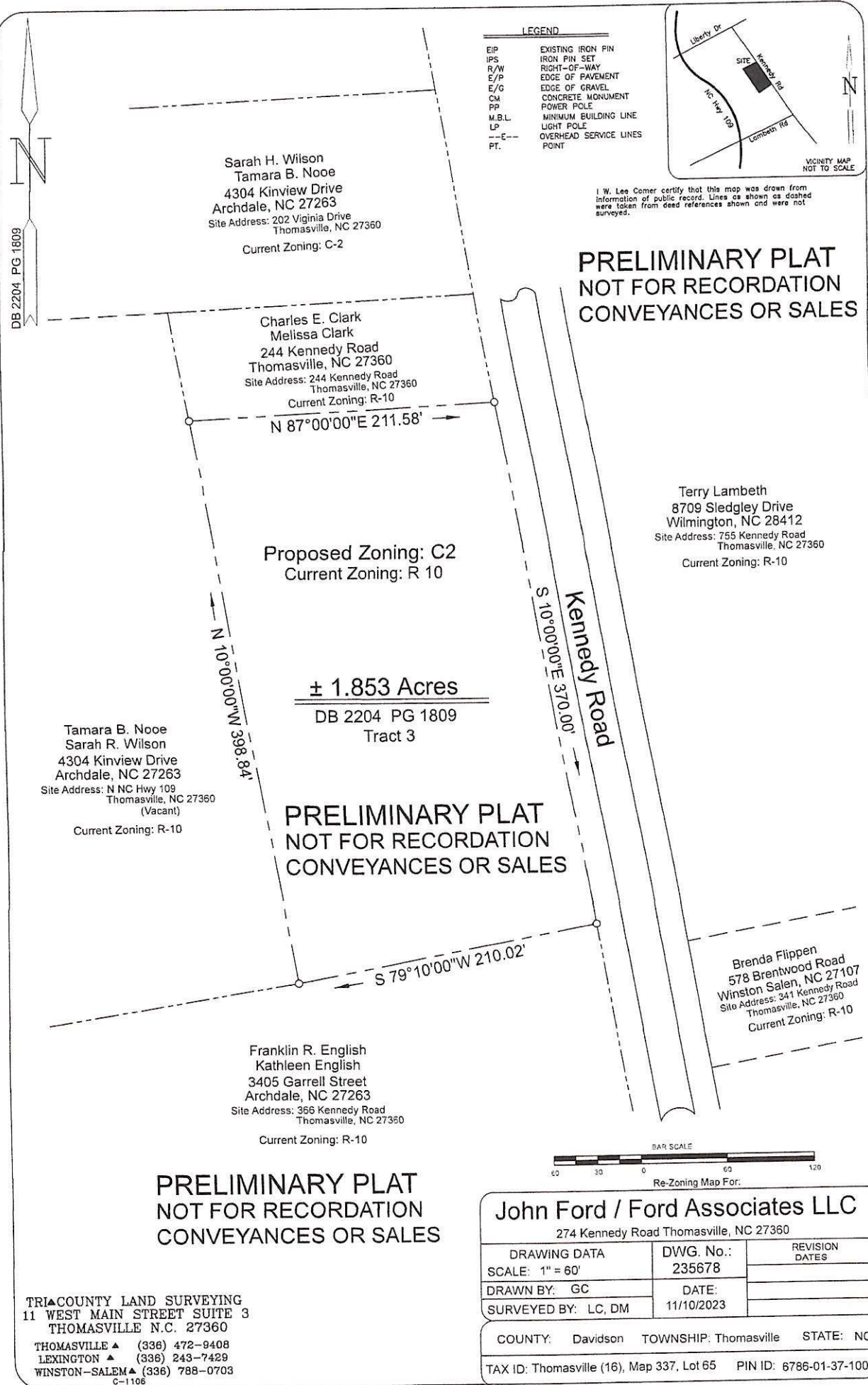
Brian H. Elam
Brian H. Elam, Notary Public



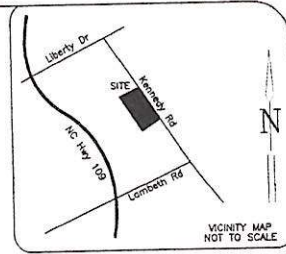
Tract 3 - 284 Kennedy Road, Thomasville, NC (AKA 274 Kennedy Road)

Parcel ID# 1633700000065 (Davidson County)

BEGINNING AT A POINT IN THE WESTERN PROPERTY LINE OF KENNEDY ROAD, FORMERLY FULLER'S MILL ROAD, SAID BEGINNING POINT BEING LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY OF ROLAND KINLEY AND THE NORTHEAST CORNER OF NANNIE K. ROTHROCK; THENCE ALONG THE WESTERN PROPERTY LINE OF KENNEDY ROAD SOUTH 10 DEGREES 00 MINUTES EAST 370 FEET TO A POINT, THE NORTHEAST CORNER OF THE PROPERTY OF FRED HEPLER; THENCE ALONG THE NORTHERN PROPERTY LINE OF FRED HEPLER SOUTH 79 DEGREES 10 MINUTES WEST 210.02 FEET TO A POINT, A NEW CORNER IN THE PROPERTY OF NANNIE ROTHROCK; THENCE ALONG A NEW LINE IN THE PROPERTY OF NANNIE ROTHROCK NORTH 10 DEGREES 00 MINUTES WEST 398.84 FEET TO A POINT IN THE SOUTHERN PROPERTY LINE OF ROLAND KINLEY; THENCE ALONG THE SOUTHERN PROPERTY LINE OF ROLAND KINLEY NORTH 87 DEGREES 00 MINUTES EAST 211.58 FEET TO A POINT IN THE WESTERN PROPERTY LINE OF KENNEDY ROAD, THE POINT AND PLACE OF BEGINNING. SEE SURVEY "MRS. NANNIE ROTHROCK" PREPARED BY E.M. TEER, REGISTERED LAND SURVEYOR, AND DATED OCTOBER, 1972.



- LEGEND**
- EIP EXISTING IRON PIN
 - IPS IRON PIN SET
 - R/W RIGHT-OF-WAY
 - E/P EDGE OF PAVEMENT
 - E/G EDGE OF GRAVEL
 - CM CONCRETE MONUMENT
 - PP POWER POLE
 - M.B.L. MINIMUM BUILDING LINE
 - LP LIGHT POLE
 - E-- OVERHEAD SERVICE LINES
 - PT. POINT



I, W. Lee Comer, certify that this map was drawn from information of public record. Lines as shown as dashed were taken from deed references shown and were not surveyed.

**PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES**

Sarah H. Wilson
Tamara B. Nooe
4304 Kinview Drive
Archdale, NC 27263
Site Address: 202 Virginia Drive
Thomasville, NC 27360
Current Zoning: C-2

Charles E. Clark
Melissa Clark
244 Kennedy Road
Thomasville, NC 27360
Site Address: 244 Kennedy Road
Thomasville, NC 27360
Current Zoning: R-10

Proposed Zoning: C2
Current Zoning: R 10

± 1.853 Acres
DB 2204 PG 1809
Tract 3

Terry Lambeth
8709 Siedgley Drive
Wilmington, NC 28412
Site Address: 755 Kennedy Road
Thomasville, NC 27360
Current Zoning: R-10

Tamara B. Nooe
Sarah R. Wilson
4304 Kinview Drive
Archdale, NC 27263
Site Address: N NC Hwy 109
Thomasville, NC 27360
(Vacant)
Current Zoning: R-10

**PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES**

Brenda Flippen
578 Brentwood Road
Winston Salem, NC 27107
Site Address: 341 Kennedy Road
Thomasville, NC 27360
Current Zoning: R-10

Franklin R. English
Kathleen English
3405 Garrell Street
Archdale, NC 27263
Site Address: 366 Kennedy Road
Thomasville, NC 27360
Current Zoning: R-10

**PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES**

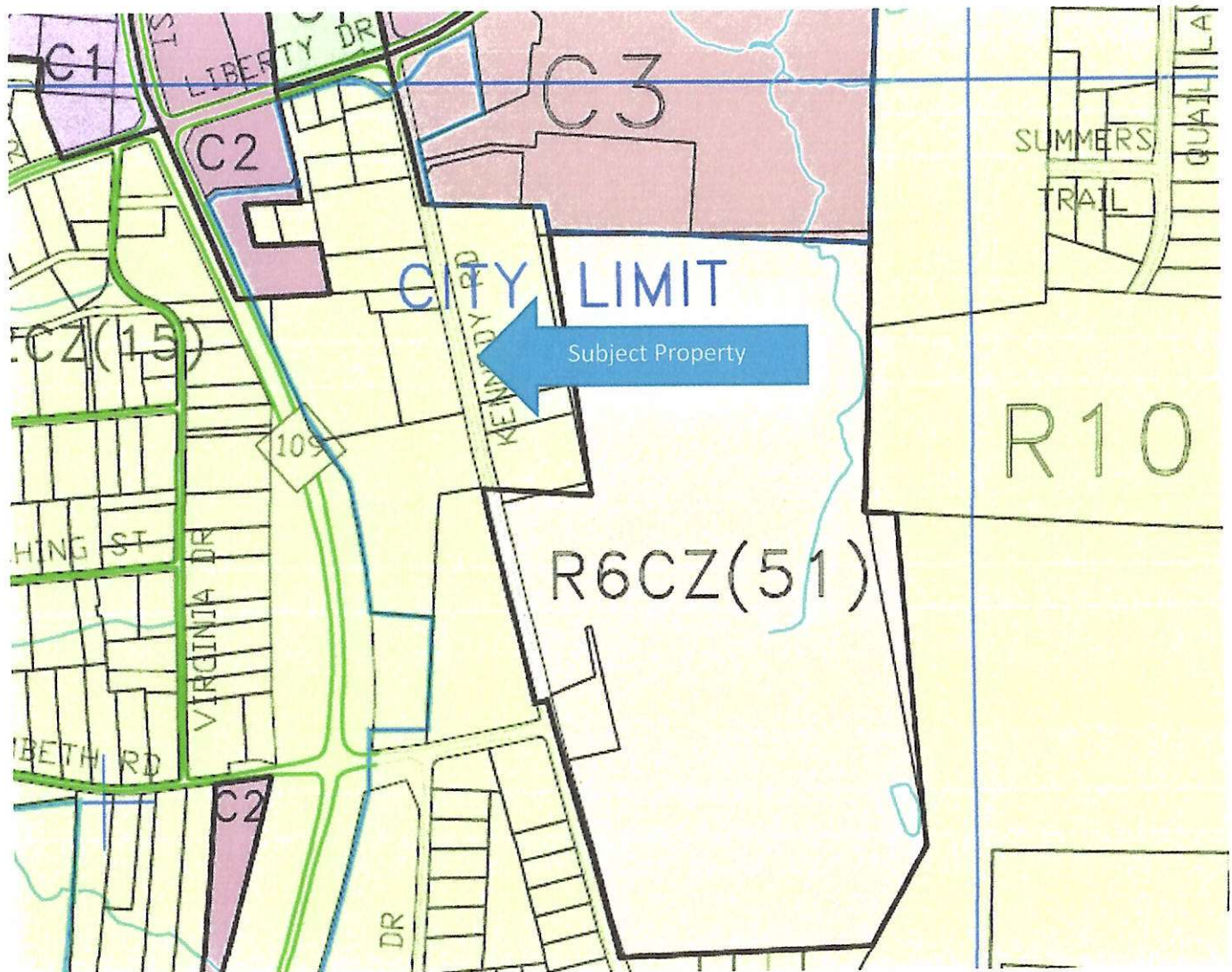
TRIANGLE COUNTY LAND SURVEYING
11 WEST MAIN STREET SUITE 3
THOMASVILLE N.C. 27360
THOMASVILLE ▲ (336) 472-9408
LEXINGTON ▲ (336) 243-7429
WINSTON-SALEM ▲ (336) 788-0703
C-1106

John Ford / Ford Associates LLC
274 Kennedy Road Thomasville, NC 27360

DRAWING DATA	DWG. No.:	REVISION DATES
SCALE: 1" = 60'	235678	
DRAWN BY: GC	DATE:	
SURVEYED BY: LC, DM	11/10/2023	

COUNTY: Davidson TOWNSHIP: Thomasville STATE: NC
TAX ID: Thomasville (16), Map 337, Lot 65 PIN ID: 6786-01-37-1001

274 Kennedy Road
Parcel Number 1633700000065
Zoning: R-10 Low Density Residential
Zoning Map



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



Davidson County GIS



Parcel Number :	1633700000065	Land Units:	1.83 AC
Pin Id :	6786-01-37-1001	Deed Book:	2204 Pg: 1809
Owner :	FORD ASSOCIATES LLC 4441 SIX FORKS RD STE 106-345 RALEIGH NC 27609	Deed Date:	12/10/2015
Property Address:	274 KENNEDY RD	Account Number:	9221207
Township:	16	Exempt Code:	
Building Value:	\$30,780	Other Building Value:	\$0
Land Value:	\$35,960	Market Value:	\$66,740
Assessed Value:	\$66,740	Deferred Value:	\$0
Legal Description : L65 BK2204-1809 OFF RALEIGH R			

NC 109 SOUTH COMMERCIAL & MIXED USE (#3)

Summary: This development area has seen a lot of activity over the last 10 years. Both vacant and parcels with structures on site have been developed and re-developed into primarily highway commercial retail and restaurant uses. This area is located along Interstate 85 and is a southern gateway to Thomasville, as well as a “rest area” for interstate travel. A mix of large lot commercial uses is located closer to the I-85 exit. Southern portions of the small area have also seen residential growth pressure, but sewer service is not anticipated to be provided outside current city limits, limiting the density of this residential development. Northern portions of the small area contain a mix of light industrial and commercial retail uses.



Photo 13: ABC Store Along NC 109 South

Encourage: Mixed use and commercial along NC 109 and Liberty Drive south of I-85. Medium and high density residential.

Discourage: Commercial expansion into existing residential areas that do not have direct access to NC 109 or Liberty Drive south of I-85.

Lot Sizes: Continue existing lot sizes.

Pedestrian and Bicycling Friendliness: Require sidewalk construction with new commercial, medium and high density residential development. Insure that safe and accessible pedestrian and bicycle access is provided within the private rights of way of new commercial development and re-developing commercial areas. Connect parks and open space areas with multi-use trails to residential and commercial uses.

Other Criteria:

- Preserve the scenic look and tree buffer of NC 109 south of the existing commercial area.
- Buffer adjacent residential land uses from commercial areas through vegetative screening and berms as new development occurs.
- Work with the Parks and Recreation department to locate a public park for community use.

Area	Square Miles	1.66
	Acres	1,060.21
Parcels and Size	# of Parcels	560
	Parcel Acres	885.59
	ROW Acres	174.62
	Mean Parcel Size	1.58
	Median Parcel Size	0.65
	Range	0.01 to 63.85
	Top Third Mean Size	3.79
	Top Third Range	0.77 to 63.85
	Top Third Sum	708.33
	Mid Third Mean Size	0.65
	Mid Third Range	0.45 to 0.89
	Mid Third Sum	121.33
	Bottom Third Mean Size	0.3
	Bottom Third Range	0.01 to 0.45
	Bottom Third Sum	55.94
Zoning	C1	10.54
	C2	84.82
	C3	96.99
	M1	104.76
	M2	1.49
	OI	6.11
	PDH (County)	13.78
	R10	390.65
	R8	6.14
	RA3 (County)	170.32
	TOTAL	885.60
Land Use	Commercial	163.22
	Industrial	73.30
	Institutional	7.66
	MF	4.56
	MH	19.40
	MHP	19.98
	Office	13.36
	OS	0.83
	SF	344.13
	Vacant	239.16
	TOTAL	885.60

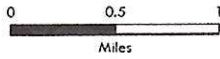


City of Thomasville Land Development Plan

DEVELOPMENT & RE-DEVELOPMENT AREAS



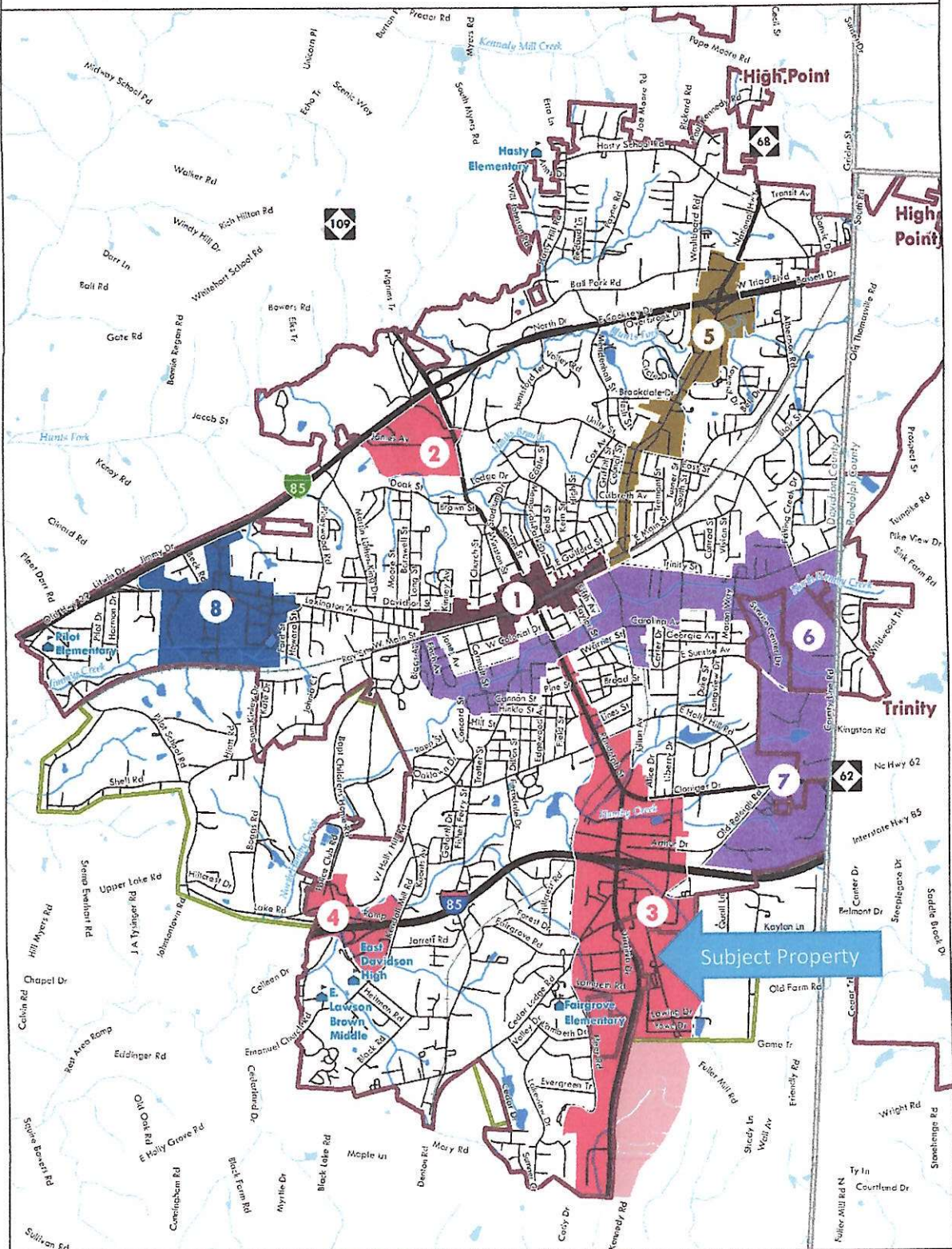
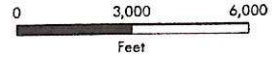
- Highway
- Road
- Railroad
- Stream
- Municipal Limits
- ETJ Boundary
- County Boundary
- Downtown Business District
- Commercial & Mixed-use
- National Highway Commercial Corridor
- Industrial
- Medical & Mixed-use



Mapping provided by the
Piedmont Triad Regional Council
Planning Department
Date: May 14, 2018



1 inch = 3,000 feet



MOTION TO REZONE INCLUDING NCGS 160-383 LANGUAGE

I move to rezone the property from _____ to _____
for the following reasons:

1. _____

2. _____
_____ and
3. _____

Further, I move that the City Council 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.

MOTION TO DENY THE REZONING INCLUDING NCGS 160-383 LANGUAGE

I move to deny the rezoning of the property from _____ to _____
_____ for the following reasons:

1. _____

2. _____
_____ and
3. _____

Further, I move that the City Council find that this rezoning is unreasonable and not in the public interest due to its inconsistency with the comprehensive plan and, as a result, is a hindrance to the goals and objectives of the comprehensive plan.