

Archdale Planning and Zoning Board
Regular Meeting
Monday, July 10, 2023

Members Present: Larry Thomas, Chairman; Board Members: Brent Kinney, Chris Collins, Scott Greene, Chris Spillers, and Joy Sparks.

Members Absent: Larry Linthicum, Vice-Chairman; Board Members: Mitch Miller and Bob Kollm.

Others Present: Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Vagn Hansen, Benchmark Planning.

Item 1. Call to Order, Welcome, and Register of Attendance

Chairman Thomas welcomed everyone and explained the procedures for the Planning and Zoning Board meeting.

Item 2. Approval of the Minutes

Mr. Greene made a motion to approve the June 5th, 2023 minutes as presented. Mr. Collins seconded the motion, and it was approved unanimously by the Board.

Item 3. Public Hearing: Comprehensive Update to the City of Archdale Zoning Ordinance.

Vagn Hansen with Benchmark Planning gave a short presentation on the proposed changes in the Zoning Ordinance update and how it related to the goals of *Plan Archdale*.

Chairman Thomas thanked Mr. Wells and opened the public hearing. He asked if there was anyone present in favor of the item.

No one present spoke in favor of the item.

Chairman Thomas then asked if there was anyone present against the item.

No one present spoke against the item.

Chairman Thomas then turned it over to the Board for discussion and a possible action.

Chairman Thomas recalled a discussion about changing the language concerning yard sales and Jason Miller, Planning Director, said it would be updated for City Council, but needed to be referenced in the motion if recommended for approval.

Chairman Thomas then asked if the motion needed to reference correction of typos. Mr. Miller answered that it did not have to mention typos.

Mr. Kinney asked for clarification on why the chapter on signs needed to be changed. Mr. Hansen explained that recent Supreme Court cases had ruled that signs have to be content neutral, but could dictate size, location, and type of sign. Mr. Kinney also pointed out a small typo in the signs chapter.

Mr. Kinney inquired about noticing those affected. Mr. Hansen answered that City Council wanted to limit impact and keep most zoning districts as they are.

With no further discussion, Mr. Greene made a motion to recommend approval of the Comprehensive Update to the City of Archdale Zoning Ordinance. Mr. Spillers seconded the motion and it was approved unanimously.

Item 4. Public Hearing: Request by GEMCAP Development for a Special Use Permit to construct an Oil Change Establishment at 10167 N. Main Street, being Randolph County Parcel # 7718651751.

Mr. Wells gave the staff report for this item:

Overview

The applicant, GEMCAP Development, is seeking a Special Use Permit to construct a quick oil change facility on a .98 acre site along N. Main Street. The property is currently vacant land on the same parcel as the Mobil Gas Station and the land will be subdivided prior to approval. The property is surrounded by commercial uses on all sides and include many car-centric uses such as gas stations, hotels, and restaurants.

The submitted site plan meets all City standards of the TRC and Roadway Overlay District checklists. Their primary entrance will be off of a private driveway that they will have ownership of and that serves both the Comfort Inn and Suites as well as the Fairfield Inn and Suites hotels. The applicant is working with the current landowner to establish water service from a connection that formerly served the Mobil's car wash, which is set to be demolished prior to construction of this project.

Stormwater Statement

The applicant is also requesting a High-Density Development Permit, the acquisition of which is required prior to the initiation of any construction. The project has been reviewed based on the requirements of the High-Density Development Permit as well as the provisions of the ACE Integrated Stormwater Management Program. The requirements of Chapter 15 of the City Code of Ordinances are more stringent therefore govern in this case.

Mr. Wells said as this was a Special Use Permit request going to City Council that a mention of the 4 Findings of Fact would have to be included in the motion if given a favorable recommendation.

Chairman Thomas thanked Mr. Wells and opened the public hearing. He asked if there was anyone present in favor of the item.

No one present spoke in favor of the item.

Chairman Thomas then asked if there was anyone present against the item.

No one present spoke against the item.

Chairman Thomas then turned it over to the Board for discussion and a possible action.

Mr. Greene asked if sidewalk would be along the front of the property bordering Main Street. Mr. Wells confirmed that they were required and included the sidewalk from one property line to the next and would also construct a crosswalk per City design standards across their access driveway. Mr. Greene then asked for confirmation that the Findings of Fact would have to be mentioned to which Mr. Wells confirmed.

Chairman Thomas asked if the disposal of oil had been discussed during the TRC meeting to which Mr. Wells confirmed.

With no further discussion, Mr. Kinney made a motion to recommend approval of the Special Use Permit. Mr. Collins seconded the motion, and the recommendation was approved unanimously.

Item 5. Public Hearing: Request by QTR Development Partners, LLC to rezone property located along Kersey Valley Road from HB (Highway Business) to CD-M2 (Light Industrial), being Guilford County Parcel #s 7729323853, 772933881, and 7729433412.

Mr. Miller gave the staff report for this item:

The applicant, QTR Development Partners, LLC, is looking to conditionally rezone +/- 27 acres along Kersey Valley Road. The three parcels are currently zoned Highway Business and have approximately 777 feet of road frontage along Kersey Valley Road as well as access from Cecil Farm Road. On the Future Land Use Plan, the property is designated both Commercial Corridor and Commerce Park. The applicant is looking to conditionally rezone the site to M-2 (Light Industrial) to construct a Commerce Center; intended uses for the property are Warehousing, Distribution, and Light Manufacturing, which are allowed uses in the M-2 zoning district. The proposed building will not exceed 264,620 sf. The site will have two access points along Kersey Valley Road.

Requested Waivers & Modifications

The applicant has submitted a list of conditions and requested waivers from the City's development standards (*See List of Conditions*).

- The maximum parking standard is exceeded. Conditional request is to exceed maximum number of parking spaces per ordinance due to nature of “Spec” building being constructed.
 - Parking Required: 1 space per 3 employees on the largest shift (Site developed for 44 employees).
 - Parking Provided: 131 spaces (includes 5 HC spaces).
- Request to reduce the buffer width from residential property from 30 feet to 10 feet with required opaque fencing and evergreen shrub planting 10 feet on center as proposed on plan.

This site is close in proximity to the NC 62 / Interstate 85 interchange, which will provide for easier access for truck traffic. The proposed rezoning of the site from HB to CD M-2 is consistent with the intent of the Future Land Use Map, which designates this quadrant of the I-85 / NC 62 interchange with the Commercial Corridor and Commerce Park place types.

Chairman Thomas thanked Mr. Miller and opened the public hearing. He asked if there was anyone present in favor of the item.

Mack Summey (150 S Fayetteville Street, Asheboro) introduced himself as the site engineer and was representing the applicant.

Chairman Thomas then asked if there was anyone present against the item.

No one present spoke against the item.

Chairman Thomas then turned it over to the Board for discussion and a possible action.

Chairman Thomas asked for clarification about the request for alternative buffer procedures along the middle portion of the property. Mr. Summey responded that it was to accommodate the City’s request for a sewer easement out to Kersey Valley Road for future development. Mr. Kinney later asked for further clarification of the setbacks and buffering. It was explained that due to the City’s requested 20 foot sewer easement that the typical 30-foot requirement for buffering between industrial and residential properties could not be met and that the applicant had requested for a 10 foot buffer as well as an opaque fence.

Mr. Kinney inquired about how a warehouse would be more suitable than a commercial site and also asked about how the challenging topography discussed in the previous site plan (Travelcamp) on this property would be addressed. Mr. Summey replied that the site was suitable for warehousing industrial development due to its close proximity to Interstate 85 and the Toyota Mega-Site. He also said that he had explained the topography to the applicant and they had expressed a comfort level and ability to grade the site as shown with retaining walls as an additional measure.

Chairman Thomas then asked for confirmation that this was indeed the same site as the Travelcamp application that came before the Planning Board in December 2022. Mr. Miller confirmed.

Mr. Kinney asked if the motion needed to reference the conditions and Mr. Miller said it did not if Planning Board was not recommending adding or deleting any additional conditions.

With no further discussion, Mr. Greene made a motion to recommend approval of the rezoning as presented. Mr. Spillers seconded the motion, and the recommendation was approved unanimously.

Item 6. Additional Items

There were no additional items.

Item 7. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, July 10th, 2023 meeting.