

Archdale Planning and Zoning Board  
Regular Meeting  
Monday, October 2, 2023

**Members Present:** Larry Thomas, Chairman; Larry Linthicum, Vice-Chairman; Board Members: Brent Kinney, Mitch Miller, Bob Kollm, Chris Collins, Scott Greene, Chris Spillers, and Joy Sparks.

**Members Absent:** None.

**Others Present:** Jason Miller, Planning Director; Matthew Wells, Planning Administrator.

**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. Mitch Miller made a motion to approve the September 11th, 2023 minutes as presented. Mr. Spillers seconded the motion, and it was approved unanimously by the Board.**

**Item 3.** Public Hearing: Request by Metcap Ventures, LLC to rezone property located at 4400 and 4404 Burgemere Street from R-15 (Single-Family Residential) to B-1 (General Business), being Randolph County Parcel #s 7718844779 and 7718845734.

Mr. Wells gave the staff report for this item:

**Overview**

The applicant, Metcap Ventures LLC, are seeking to rezone ± .69 acres, comprised of their property at 4400 and 4404 Burgemere Street from R-15 (Single-Family Residential) to B-1 (General Business) for a future commercial development; of which no application has been filed at this time. The property owner has also acquired the property immediately adjacent to the South along S. Main Street, which is already zoned B-1, and is looking to bring all lots into singular zoning conformity.

**Consistency With *Plan Archdale***

The City's adopted Future Land Use Plan has this site designated as Commercial Corridor. The Commercial Corridor place type is intended to provide for the development and ongoing use of a mixture of local and regional scale commercial enterprises along and in close proximity to major transportation routes. The goods and services provided by businesses along the Commercial Corridor cater to a wide consumer base, including the many transient customers who visit Archdale for gas, dining, and lodging when traveling on I-85. This property is close in proximity to the Main Street and Interstate 85 interchange, which will provide easier access for future commercial development.

The request to rezone this property to B-1 as submitted is consistent with the Commercial Corridor place type and the City's adopted Future Land Use Plan.

Mr. Wells also reminded the Board that a consistency statement would need to be read into the record.

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

Will Choate (420 Queens Road, Apartment 5, Charlotte, North Carolina) introduced himself as the owner of the property and said that he had recently closed on the 3 parcels and was looking to recombine them for a future commercial project.

Kevin Pulis (701 Brockington Lane, Florence, South Carolina) introduced himself as the civil site engineer for the future commercial project and said he was there to answer any questions that may arise.

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

There was no one present who spoke against the request.

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

Chairman Thomas asked if there were any calls with concerns from the community. Mr. Wells said he had received a couple of inquiries when the sign was placed on the property and a couple more calls in the couple of weeks between then and the Planning Board meeting.

Mr. Kinney asked for a recommendation to be made into the record to City Council to have the 100 block of Dellwood Street closed between S. Main Street and Burgemere Street. Mr. Kinney had previously stated this when the Starbucks project came through for their rezoning and Special Use Permit.

Mr. Greene asked if the Board could state that recommendation into the motion. Mr. Miller replied in the negative as it was a blanket, not conditional district, rezoning, but that the minutes will reflect the request and the recommendation will be mentioned to City Council. Mr. Miller also said it is something that could be discussed when the applicant comes back for staff construction drawing review.

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

#### **Item 4. Additional Items**

Mr. Kinney said he would not be at the November 6th Planning Board meeting.

**Item 5.** Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, October 2nd, 2023 meeting.