

Archdale Planning and Zoning Board
Regular Meeting
Monday, April 5, 2021

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

Members Absent: None.

Others Present: Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician; Joy Sparks, Prospective Planning Board Member.

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

Chairman Thomas stated the next order of business was the approval of the minutes from the March 1st, 2021 meeting.

Mr. Kinney made a motion to approve the March 1st, 2021 minutes as written. Mr. Linthicum seconded the motion and it was approved unanimously by the Board.

Item 3. Public Hearing: Request by SBUX Holdings, LLC to rezone properties from R-15 (Single Family Residential) to B-1 (General Business), for properties located at 10101 and 10103 S. Main Street, being Randolph County Parcels #7718842895 and #7718842793.

Matthew Wells gave the staff report for this request. He stated that the applicant is looking to rezone these parcels from R-15 (Single-Family Residential) to B-1 (General Business). He continued and said that the property is about .75 acres and has road frontage along S. Main Street, Aldridge Rd, Burgemere St, and Dellwood St. Mr. Wells described the uses to the south and west being auto-centric retail and that this request would be compatible for the high amount of traffic in this area. He concluded by saying that the property is designated on the City's Future Land Use Plan for City Center and the rezoning request is consistent with that designation. Mr. Wells also reminded the Planning Board that a motion would need to include the associated Consistency Statement.

Chairman Thomas thanked Mr. Wells. Chairman Thomas then opened the public hearing. He asked if anyone was in support of the request.

Christian Turner of 568 Jetton Street, Suite 200, Davidson, NC, introduced himself as working for the developer. He said that they were working with a national coffeehouse chain. Mr. Turner explained that they had been working with the City to determine that their best way to develop was to get the land rezoned first before submitting site plans for the High Density Development Permit (HDDP) and Special Use Permit (SUP).

Chairman Thomas thanked Mr. Turner and asked if there was anyone else in favor or against the request. There was no one else present who wanted to speak in favor or against the request.

Chairman Thomas then closed the public hearing and turned it over to the Planning Board for discussion and possible action.

Mr. Greene asked if there was a site plan to which Mr. Miller said it was just a general rezoning and no site plan was required but would need one for the HDDP and SUP.

Mr. Miller reminded the Planning Board that this use was consistent with the Future Land Use Plan and that surrounding uses were also zoned B-1.

Mr. Turner also mentioned that, although not part of the rezoning, an adjoining parcel would be a part of the future development and was being bought from Hardee's.

Chairman Thomas asked if there was a timeline on the project. Mr. Turner responded and said that they would like to begin as soon as possible and that the developer would be submitting a site plan for the HDDP and SUP after the rezoning gets approved.

With no further discussion, Mr. Greene made a motion to recommend approval of the rezoning with the associated Consistency Statement. Mr. Kollm seconded the motion and it was approved unanimously (7-0).

Item 4. Public Hearing: Request by Old North State Commercial, LLC for a Special Use Permit for a Restaurant with a Drive-Thru, for property located at 10118 N. Main Street, being Randolph County Parcels #7718656857 and 7718655970.

Jason Miller gave the staff report for this Special Use Permit request. He began by saying that the property must address the requirements of the Roadway Overlay District (ROD), SR 35 (which regulates restaurants), and all other aspects of the zoning ordinance that are applicable. He continued and stated that the building will be constructed predominately of brick and that landscaping will be provided along N. Main Street, as well as a 5-foot sidewalk. Mr. Miller then said that a 6' opaque fence will also be constructed and that a 25-foot landscaped buffer yard will be maintained along the northern boundary of the site that abuts residential property.

Mr. Miller continued and explained that the Future Land Use Map (FLUP) designation for the site is Commercial Corridor and that the property is zoned B-1. He concluded his report by saying that staff feels the applicant has shown a willingness to comply with the standards and requirements of the ordinance and believes this will be a good use for the property as proposed.

Finally, Mr. Miller reminded the Planning Board that they need to state if the following tests are in favor of the applicant:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted and approved;
2. That the use meets all required conditions and specifications;

3. That the use will not substantially injure the value of adjoining property, or that the use is a public necessity; and
4. That the location and character of the use is developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Archdale and its environs.

Chairman Thomas thanked Mr. Miller then opened the public hearing. He asked if anyone was in support of the request.

Jessie Lester of 601 N. Trade Street, Winston-Salem, NC, introduced himself as one of the civil engineers from Stimmel, P.A., and would be speaking on behalf of the applicant. He said he was there to answer any questions the Planning Board may have.

Chairman Thomas thanked Mr. Lester and asked if there was anyone else in favor or against the request. There was no one else present who wanted to speak in favor or against the request.

Chairman Thomas then closed the public hearing and turned it over to the Planning Board for discussion and possible action.

Chairman Thomas asked if the NCDOT concerns from the TRC were addressed. Mr. Miller confirmed they had been addressed. Mr. Lester continued and said that there had been further conversations after the TRC with NCDOT.

Chairman Thomas then asked if Biscuitville would be losing any parking with the cross access to which Mr. Lester said they would not be. This was shown on the site plan and a map by Mr. Miller.

Chairman Thomas inquired about the potential of a median on Main Street to which Mr. Lester confirmed NCDOT Project U-5770. Mr. Miller said full access would be allowed until the median was constructed. Mr. Miller also said that the current estimate for construction starting on this project would be 2024.

Chairman Thomas asked for clarification that all the Roadway Overlay Standards were met, to which Mr. Miller confirmed.

Chairman Thomas then inquired about a potential construction timeline, to which Mr. Lester responded that the plan was to finish construction by the end of 2021 and that the developer was in the process of sorting out potential tenants.

With no further discussion, Mr. Greene made a motion to recommend approval of the Special Use Permit Request. Mr. Spillers seconded the motion and it was approved unanimously.

Item 5. Request by Old North State Commercial, LLC for a High Density Development Permit (HDDP) for the property located at 10118 N. Main Street, being Randolph County Parcels #7718656857 and 7718655970.

Mr. Walser gave the staff report for this High Density Development Permit (HDDP). He said that the applicant is seeking a HDDP to construct a multi-unit restaurant building with

a drive-thru located along North Main Street. He continued and stated that the project will control the first 1 inch of stormwater runoff required for high density development. Mr. Walser then said the estimated built-upon area on the property is 65.72% of the parcel's 1.48 acres and the project is estimated to be complete in 2021. Finally, he explained that the anticipated addition to the property tax base is greater than \$1.5 million and the anticipated number of jobs created is 30-60.

Chairman Thomas reminded everyone that this was not a public hearing, but an item for recommendation of approval. He turned the matter over to Planning Board for discussion and possible action.

With no further discussion, Mr. Linthicum made a motion to recommend approval of the High Density Development Permit (HDDP) Request. Mr. Mitch Miller seconded the motion and it was approved unanimously.

Item 6. Additional Items

Mr. Miller introduced Joy Sparks, who was in attendance, as the newest member of the Archdale Planning & Zoning Board. Ms. Sparks will be taking the vacant ETJ seat formerly held by Mr. David White. She was being approved that evening by the Randolph County Commissioners at their meeting and will serve starting at the May 3rd, 2021 meeting.

Mr. Miller informed the Planning Board that City Council had passed an amendment to the Planning Board Rules of Procedure. This amendment removed the requirement that there had to be a Planning Board member in every Council Ward. Mr. Miller said that the Planning Board now had to give a formal blessing on the amendment.

Mr. Greene asked for clarification on the ETJ member requirements. Mr. Miller replied that, per the Rules of Procedure, a minimum of two and a maximum of three members could be residents of the ETJ.

With no further discussion, Mr. Linthicum made a motion to approve the changes to the Planning Board Rules of Procedure. Mr. Mitch Miller seconded the motion and it was approved unanimously.

Mr. Kinney then asked staff to update the Planning Board roster to reflect his new address. Mr. Miller said staff would do so and give every member an updated roster at the May 3rd meeting.

Item 7. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, April 5th, 2021 meeting.