

Archdale Planning and Zoning Board
Regular Meeting
Monday, May 3, 2021

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

Members Absent: None.

Others Present: Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician.

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.

Chairman Thomas then conducted a swearing-in of Joy Sparks, who is filling one of the vacant ETJ spots, formerly held by Mr. David White.

Item 2. Approval of the Minutes

Chairman Thomas stated the next order of business was the approval of the minutes from the April 5th, 2021 meeting.

Mr. Mitch Miller made a motion to approve the April 5th, 2021 minutes as written. Mr. Spillers seconded the motion and it was approved unanimously by the Board.

Item 3. Public Hearing: Request by Big Sky Realty Holdings, LLC to rezone properties from R-10 (Single Family Residential) to B-2 (Neighborhood Business), for property located at 3204 Archdale Road, being Randolph County Parcel # 7718091795.

Duncan Walser gave the staff report for this rezoning request. He stated that the applicant and owner is looking to rezone his property at 3204 Archdale Rd from R-10 (Single-Family Residential) to B-2 (Neighborhood Business). He explained that the property is currently being used as a medical office and is deemed an “existing non-conforming use”. Mr. Walser continued and said that the applicant plans to add an addition to the building, which would invalidate its status as an accepted non-conforming use, and as a result, the property must be rezoned to be brought into conformity before the addition can be made. He concluded that the property is about .65 acres, has road frontage along Archdale Rd and Eden Ter, and that the property is designated on the City’s Future Land Use Plan for Neighborhood Center, which the rezoning request is consistent with.

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

Dr. Bob Stroud, 2277 W. Lexington Avenue, High Point, introduced himself as the applicant and owner of the property. He explained that his daughters had recently joined his practice and he needed to expand his building, which would follow an approved rezoning.

Chairman Thomas then asked if anyone was against the request. There was no one present that was 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 what the square footage of the expansion would be. Dr. Stroud answered that it would be 20 feet by 24 feet (480 square feet).

With no further discussion, Mr. Kollm made a motion to recommend approval of the rezoning with the associated Consistency Statement. Mr. Linthicum seconded the motion and it was approved unanimously.

Item 4. Public Hearing: Request by City of Archdale to rezone property from M-2 (Light Industrial) to R-40 (Single Family Residential), for property located at 5734 Oak Knoll Drive, being Randolph County Parcel # 7708457187.

Matthew Wells gave the staff report for this rezoning request. He said that the City of Archdale is looking to rezone this property from M-2 (Light Industrial) to R-40 (Single Family Residential) so the owner can build one single family home. He continued and stated the developer/owner was given a zoning permit in March 2021 and it was not realized until April 2021 that this was done in error. Upon further research, it was determined that this property, along with the neighboring eastern property, was annexed into the City in December 1984 with a rezoning to M-2 following in January 1985. Mr. Wells explained that staff believes it is in the best interest of all parties involved that the land be rezoned to R-40 to allow for this residential development. He explained that properties to the north and west are outside of the city limits, in the Archdale ETJ, and are also zoned R-40. He concluded by saying staff recommends approval.

Chairman Thomas thanked Mr. Wells then opened the public hearing. He asked if anyone was in support of the request. There was no one present that was for the request.

Chairman Thomas then asked if there was anyone present against the request. There was no one present who wanted to speak 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 for clarification on the city limit boundaries. Mr. Wells responded that this property was 75% in the City of Archdale and 25% in the ETJ. He said he believed it was divided in this way because there used to be right-of-way for Oak Knoll Drive that was eventually closed into this property, leading to this divide.

Chairman Thomas then asked if the property would be served by city utilities as it was in the city. Mr. Wells said there were no city services to this property and none are proposed.

Mr. Kinney asked if the rezoning would affect the entire property, both the ETJ and the City portions. Mr. Wells responded in the affirmative.

With no further discussion, Mr. Linthicum made a motion to recommend approval of the rezoning. Mr. Mitch Miller seconded the motion and it was approved unanimously.

Item 5. Additional Items

Mr. Miller said there would be another 6pm pre-agenda session next month (June) as there are three items expected to be voted on at that meeting.

Mr. Mitch Miller asked for clarification on the June and July Planning Board meeting schedules. Staff responded that the meetings would be June 7th and July 12th (due to the City being closed on July 5th).

Item 7. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, May 3rd, 2021 meeting.