

Archdale Planning and Zoning Board
Regular Meeting
Monday, June 6, 2022

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

Chairman Thomas stated the next order of business was the approval of the minutes from the April 4th, 2022 meeting.

Mr. Collins made a motion to approve the April 4th, 2022 minutes as presented. Mr. Mitch Miller seconded the motion, and it was approved unanimously by the Board.

Item 3. Public Hearing: Rezoning Request from HB to CD M-2 For Property Located at 1633 and 1661 Kersey Valley Road and 6950 Cecil Farm Road.

Per request of the applicant, this item was withdrawn and will be resubmitted at a future meeting.

Item 4. Public Hearing: Special Use Permit (SUP) for Property Located at 9065 US Highway 311.

Mr. Miller read the staff report for this item:

The Quikrete Companies, LLC, is requesting a Special Use Permit to produce fabricated metal products. This vacant property is designated as Industrial on the City's adopted Future Land Use Plan (FLUP) and was rezoned from R-40 (Single-Family Residential) to M-2 (Light Industrial) in October of 2021. The subject-property encompasses approximately 28 acres located along US Highway 311. The property to the east of the site is used for heavy industrial; the properties to the north and south is used for single-family residential (R-40); and the property to the west is currently vacant. Other nearby properties are used for a mix of manufacturing/industrial, commercial, and residential purposes.

The site has 1,100 ft of road frontage along US 311 and Norfolk Southern Railroad Right-of-Way; there will be two access points along US Highway 311 for ingress and egress for all vehicles. The proposed site plan conforms to all applicable buffering, screening & landscaping standards of the Zoning Ordinance and proposes a sitewide 30' landscape buffer in addition to a 50' building setback. The plan proposes a stormwater BMP (Underground Contech) between the northern stream and the building which will adhere to all applicable requirements found within the City's Stormwater Ordinance. The applicant is proposing to build a 42,500 sq ft building and serve the site by private well and septic. The proposed well and septic located onsite will be reviewed and permitted by Randolph County.

The proposed preliminary site plan was reviewed and approved by the City's Technical Review Committee (TRC). Detailed Engineering, Architectural, and Construction Drawings will be reviewed again by the TRC prior to a zoning permit being issued for the site.

The property, when developed, must address the requirements of the Roadway Overlay District (ROD) and all other aspects of the Zoning Ordinance that are applicable. The applicant is asking for the following exemptions from the City's development regulations:

- Façade wall that are 100 feet or more in length will incorporate recesses having a depth of at least 3% of the length of the facade wall and extend at least 20% of the length of the facade wall.
- Fee in-lieu of installation is requested for sidewalk within the right-of-way (to be determined at time of construction).
- Exemption from Cross Access Requirement.
- Exemption from requirement that all required parking areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights. No more than 10 parking spaces may be in a continuous row without being separated by a landscaping island. See *Section 10.4*.
- Exemption from Maximum Parking Standards: For any use that is non-residential, off-street parking spaces shall not exceed 120% of the minimum standards established in *Section 8.4*. Required: 1 space per 3 employees on largest shift number of employees: 20 provided: 21 spaces (1 handicap). Maximum Parking standards allow 8 spaces.

The applicant is proposing the following conditions as part of their Special Use Permit Application.

- Prior to the issuance of a Zoning Permit, a formal application for voluntary annexation of the property will be submitted to the City of Archdale.
- The applicant has offered 20' utility easements along the southern and western boundaries of the property for possible future public sewer lines that could benefit this and adjoining properties.
- The applicant has offered a 20' utility easement along the frontage of the site to accommodate a future water line.

In addition, Mr. Miller reminded the Planning Board that, as part of their motion, they needed to reference the request in relation to the four Findings of Fact:

The Planning Board and City Council shall find the following tests 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. Wells then opened the public hearing. He asked if there was anyone present in support of the request.

La-Deidre Matthews, associate with Fox Rothschild LLP (101 N. Tryon Street, Suite 1300, Charlotte, NC 28246) and legal representative for the applicant, introduced herself and the team that was with her to present the case. Ms. Matthews gave a PowerPoint presentation about the proposed use, proposed conditions, and how it met the four Findings of Facts. She also asked Chairman Thomas for an opportunity to present a rebuttal of any comments or questions made against the request. This was granted by Chairman Thomas.

Chairman Thomas then asked if anyone present was against the request.

Richard Penn, 9182 US Highway 311, said he lived across the street from the property and was not against the development, but had some questions:

1. Is this an indoor manufacturing facility? What will the noise level be? Mr. Penn also raised concerns about noise pollution.
2. What distance will the building be setback from the railroad?
3. Will there be truck traffic?
4. What are the projected number of employees?
5. Will this impact on property values?

Ms. Matthews then came forward for a rebuttal to Mr. Penn's questions. She introduced Aaron Johnson, Director of Operations for Contech Engineered Solutions (9025 Centre Pointe Drive, Suite 400, West Chester Township, OH 45069) at their Fort Payne, Alabama plant. They said that the facility would be mostly indoors, but there would be staging outside, similar to High Point Precast next door. Mr. Johnson said the noise would be minimal but would sound like a faint saw during hours of operation. He also stated that the noise should be mitigated by the building's design and setbacks (this answered a question raised by Mr. Kollm). They clarified that the building is about 300 feet from the railroad and would also have a landscape buffer to help with screening. Mr. Johnson confirmed that about 10 to 15 flatbed tractor trailers would be entering and leaving the site on a daily basis and that there would be about 20 employees onsite. Lastly, Ms. Matthews said a market study would be provided for City Council and that the property values of surrounding properties should not decrease as it is already zoned M-2.

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 parking exemption. Ms. Matthews responded that they had provided paved parking around the building, but staff felt that, in the spirit of the Roadway Overlay District, more areas of the site should be paved. This was confirmed by Mr. Miller.

Mr. Greene asked about the operations inside the facility. Mr. Johnson responded that metal would be cut and formed into pipes as well and cut and formed into manifolds for various stormwater devices, including risers. Mr. Greene clarified there would be no domestic stormwater on site.

Mr. Kinney asked what the outside facility would look like. Mr. Johnson said about 30% of the operations take place outside, which included loading/unloading from trucks, bundling products, and treating pipe ends.

Ms. Sparks asked about wetlands mitigation. Brent Cockrum, Engineering Director for FEI Consulting (8518 Triad Drive, Colfax, NC 27235) and lead engineer on the project, responded that streams have been delineated and field verified. He continued and said that 100-foot buffers were placed on these streams to meet City of Archdale stormwater requirements, should the property be annexed into the City's jurisdiction. He concluded by

stating that all plans would be completed and reviewed for Construction Plans and would be reviewed by the City's stormwater program manager and the Army Corp of Engineers.

Mr. Kinney then asked about building orientation and the inclusion of awnings and faux windows to help with the aesthetic appeal of the side of the building, especially the north facing side. Sam Franklin, architect for Lindsey Architecture (324 S. Elm Street, Suite 500, Greensboro, NC 27401), responded that the building design was to help with noise in and outside the facility. He further added that this is why the applicant had asked for exemptions to the façade requirement in the Roadway Overlay District guidelines but would be open to looking into adding awnings or faux windows if feasible.

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

Item 5. Additional Items

There were no additional items presented during the meeting.

Item 6. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, June 6th, 2022 meeting.