

Archdale Planning and Zoning Board
Regular Meeting
Monday, July 11, 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; Duncan Walser, Planning Technician; Zeb Holden, City Manager.

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 June 6th, 2022 meeting.

Mr. Greene asked for a correction on page 4 in reference to a comment he made. It should read “domestic water” instead of “domestic stormwater”.

Mr. Greene made a motion to approve the June 6th, 2022 minutes with the correction noted. Mr. Kinney seconded the motion, and it was approved unanimously by the Board.

Item 3. Request By Desco Investment Co. For Approval Of A Major Subdivision Preliminary Plat For Property Located At 508 Old English Farm Rd.

Mr. Miller gave the staff report for this item:

The applicant, Desco Investment Co., Inc., is seeking approval of a preliminary plat for a major subdivision. The site for the proposed single-family subdivision was successfully rezoned to Conditional R-10 in July 2021. Combined with a separate request, the applicant intends to integrate 433 single-family homes and 103 townhomes into a cohesive residential development with multiple amenities that complement residential uses and the YMCA.

The applicant is proposing to cluster the development’s 433 single-family homes. By providing substantial open space, the applicant can reduce the minimum lot size and building setbacks for the homes. The proposed preliminary subdivision plat specifies that 42% of single-family lot sizes shall be at least 8,450 square

feet; 39% of single-family lot sizes shall be at least 7,800 square feet and 19% of single-family lots sizes shall be at least 7,540 square feet.

A 5-foot sidewalk will be installed on both sides of all proposed streets. The applicant is proposing to construct a 10'-wide asphalt greenway through the development. The proposed greenway will extend from School Road to sidewalk along English Farm Road, facilitating a connection to the YMCA and Trindale Road. The greenway network will be owned and maintained by the City upon completion.

The Technical Review Committee (TRC) reviewed and conditionally approved the site plan on March 9th and the applicant has revised the plan to reflect TRC comments. Detailed Construction Drawings and phased Major Subdivision Final Plat(s) must be reviewed by TRC prior to development of the site.

A Traffic Impact Analysis (TIA) was conducted for the proposed development in accordance with the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The TIA was conducted by Ramey Kemp Associates and reviewed by the City and NCDOT (Congestion Management Section & Division 8).

Requested Waivers & Modifications

- The applicant is requesting to construct sidewalk in the ROW along School Road from the entrance at Carrie Drive (\pm 400 ft from southern property boundary) to the proposed greenway connection (\pm 100 ft from northern property boundary), instead of the entire length of the property, as required by the Pedestrian Network Plan.
- Fee in-lieu of installation is requested for sidewalk along Archdale Road due to U-3400 Road widening (to be determined at time of construction and prior to the issuance of Zoning Permits in Phase 2).

Chairman Thomas reminded everyone present that this is not a public hearing, but that the applicant could make any remarks if they so wished.

Amanda Hodiernie of Isaacson Sheridan (804 Green Valley Road, Suite 200, Greensboro, NC) introduced herself as representing the developer. She introduced the developer, Eric Dischinger, and the lead engineer on the project, Dave Southard, and said they were available to answer any questions.

Chairman Thomas made a few comments afterwards. He noted that the biggest change he saw on the plan was the School Road entrance being moved back from the railroad. Mr. Miller confirmed that this was a recommendation by the NCDOT and approved by staff at the TRC.

Chairman Thomas also commented on the proposed timeline for this project and how the TRC would also be reviewing each individual phase again in the final plat stage. This was confirmed by staff.

He then noted that the developer was looking to relocate an existing pond in Phase 4 to allow for more homes to be built. This was confirmed by Mr. Southard, who also said there were 2 existing ponds on site, but they were only working to relocate one of those ponds.

Lastly, Chairman Thomas observed the colors on one of the plat pages indicated the three different lot sizes proposed by the developer.

Mr. Greene then said he was going to vote in dissent due to his belief that the single-family portion of this preliminary plat was too dense.

With no further discussion, Mr. Kinney made a motion to recommend approval of the preliminary plat. Mr. Mitch Miller seconded the motion and it was approved 5-3.

Yay: Kinney, Sparks, Collins, Spillers, M. Miller.

Nay: Kollm, Greene, Linthicum.

Item 4. Public Hearing: Special Use Permit Request (SUP) For Property Located At 508 Old English Farm Rd.

Mr. Walser read the staff report for this item:

Overview

The applicant, Desco Investment Co., Inc., is seeking a Special Use Permit for (R-AH) for a 16.62-acre portion of the property located at 508 Old English Farm Road. This Special Use Permit is part of a major subdivision application associated with the remaining a + / - 215 acres of the associated parcel. The applicant intends to integrate single-family homes and townhomes into a cohesive residential development.

The applicant's site plan proposes a total of 103 townhome lots on the 16.62-acre section of the parcel, resulting in a density of 6.19 units per acre, which is below the City's maximum of 8 units per acre. There will be two access points to the R-AH portion of the development. The first access would connect the development to Trindale Road utilizing the existing Old English Farm Road. This entrance will include a divided median along Old English Farm Road and a monument sign at its intersection with Trindale Road. The second access point to the R-AH section is an eastern access point into the single-family portion of the subdivision.

The applicant has requested the following conditions:

- i. All townhomes will have a minimum of 1,400 square feet of conditioned space.

- ii. All townhomes will have covered front porches with a minimum depth of four (4) feet.
- iii. Townhomes will utilize slab on grade or raised slab foundations depending on topographic conditions.
- iv. All townhomes will provide projected eaves (not to include horizontal elevation change due to topography).
- v. All townhomes will include a garage.
- vi. All garage doors that face a public-right-of-way shall be raised panel decorative doors.
- vii. Building materials shall consist of stone, masonry, cementitious siding and/or high-grade vinyl and shall be applied in a mixed fashion such that adjacent units utilize differentiated façade materials.
- viii. Townhome “buildings” shall consist of no more than six (6) connected units.
- ix. Townhome “buildings” shall have a minimum primary roof pitch of 6:12 and shall feature articulation to the roofline via secondary gables and projections.

This portion of the property was rezoned from R-15 to R-AH at the July 27, 2021 City Council meeting.

The submitted site plan meets all City standards.

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.

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

Ms. Hodierne introduced herself again and gave a presentation on the timeline of the project, the changes that had occurred since the rezoning last summer, features on the site, compatibility with the surrounding area, and consistency with the Future Land Use Plan.

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

Tom English, 501 Trindale Road, came forward and asked a few questions:

- 1) Are all units two stories? *This was confirmed by Mr. Miller.*
- 2) Concerns about the layout and the elevation as it would be looking directly into his property.

- 3) Construction traffic accessing the site. Mr. English asked if the Old English Farm Road bridge could be used instead of the entrance next to his property.

Mr. Greene asked Mr. English where his property was in relation to the site. Mr. English replied that it was on the southern end of the townhome development and that his driveway was directly in front of the first set of units proposed. Ms. Hodierna responded that they agreed to work with Mr. English and to continue discussions with him to mitigate construction traffic.

Mr. Kollm asked Mr. Miller for clarification about a previous comment made in the staff report concerning setbacks being relaxed. Mr. Miller said this only applied in the single-family portion due to the clustering. He continued and said a 20-foot vegetative buffer was required between multifamily and single-family uses (such as between the development and Mr. English's property). He said there are requirements for a certain number of trees, shrubs, and bushes as well as a requirement to keep as much existing buffer as possible.

Chairman Thomas asked about the existing Old English Farm Road bridge. Mr. Miller said that staff would work with the developer during the construction plan phases to see if this could be used for construction. It is also noted that the developer intends to use that bridge for the future greenway.

Chairman Thomas again asked about patios and second floor balconies on the backs of the townhome units. Ms. Hodierna responded that they provide concrete patio slabs on the first floor of all units.

Mr. Kinney inquired about the fencing behind each unit. Mr. Dischinger replied that it was up to the individual homeowner to ask for the fencing.

Lastly Chairman Thomas asked about a potential timeline for the townhome development. Mr. Dischinger said that it was part of Phase 2 and that Phase 1 would be a lengthy phase with up to 125 single family homes being built. He said that the best-case scenario would be to have them built in late 2024.

With no further discussion, Mr. Kinney made a motion to recommend approval of the Preliminary Plat. Mr. Collins seconded the motion, and it was recommended unanimously.

Item 5. Additional Items

Mr. Miller relayed that the Special Use Permit for Contech was passed at the June 28th City Council meeting.

Item 6. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, July 11th, 2022 meeting.