

Archdale Planning and Zoning Board
Regular Meeting
Monday, August 30, 2021

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

Members Absent: Mitch Miller.

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.

Item 2. Approval of the Minutes

Chairman Thomas stated the next order of business was the approval of the minutes from the August 2nd, 2021 meeting.

Mr. Kinney made a motion to approve the August 2nd, 2021 minutes as written. Mr. Kollm seconded the motion, and it was approved unanimously by the Board.

Item 3. Public Hearing: Request by Anita R. Martin to rezone property from R-15 (Single Family Residential) to HB (Highway Business), for property located at 10405 and 10407 S. Main Street, being Randolph County Parcel #'s 7718939610 and 7728031563.

Matthew Wells gave the staff report for this rezoning request.

The applicant, Anita and Robert Martin, is looking to rezone these properties from R-15 (Single-Family Residential) to HB (Highway Business). The property is about 1.78 acres and has road frontage along S. Main Street. The property is designated on the City's Future Land Use Plan for Commercial Corridor and the rezoning request is consistent with that designation.

Mr. Wells also stated the neighboring properties to the north were single-family and multifamily residential, commercial to the south and west, and vacant industrial to the east. Lastly, he explained that this request was just considering a change in the use of land. Any future commercial development would require a TRC and would have to potentially come back to City Council for a High Density Development Permit (HDDP).

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

Don Swing, 1220 N. Main Street (High Point, NC), introduced himself as a commercial real estate broker with Price Commercial Properties and also introduced the property owners and applicants who were in attendance, Anita and Robert (Bob) Martin of Salisbury, NC.

Chairman Thomas then asked if anyone was against the request.

There was no one present against the request.

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

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

Item 4. Public Hearing: Request by SBUX Holdings Arch, LLC for a Special Use Permit for a Restaurant with a Drive-Thru, for property located at 10101 and 10103 S. Main Street, being Randolph County Parcel #s 7718843928, 7718842895, and 7718842793.

Jason Miller gave the staff report for this Special Use Permit request.

The applicant is requesting a Special Use Permit to construct a restaurant with a drive-thru. The property was rezoned to B-1 (General Business) in April of this year. The property is approximately 1.03 acres and has road frontage along S. Main Street, Aldridge Rd, Burgemere St, and Dellwood St. Single-family residential uses adjoin the site to the north. Commercial uses exist along both sides of S. Main Street and are located east, west, and south of the property. The property is in close proximity to Interstate 85 and located on a major thoroughfare that is designed to accommodate a high volume of traffic.

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. Landscaping will be provided along Main Street, per ROD Standards, and a 5-foot sidewalk will be constructed along S. Main St and Aldridge Rd. Parking requirements are met; the restaurant will have 58 seats, requiring 25 spaces. The proposed site plan includes 32 parking spaces; two of these parking spaces will use permeable pavers. The proposed site will have access on Aldridge Rd and Burgemere St. A drive-thru window will be located on the east side of the building.

The Future Land Use Map (FLUP) designation for the site is Commercial Corridor and the property is zoned B-1. Restaurants with a drive-thru are an allowed use in this designation with a Special Use Permit. The applicant is requesting the following exemptions from the requirements of the Zoning Ordinance:

- Roadside landscaping yard is less than 10 feet.
- A (B-1) 30-foot front setback is indicated on the proposed site plan. The required front building setback is 50 feet per the Roadway Overlay District.
- Dumpster is located in the 20-foot rear setback.

Staff supports the requested exemptions due to the peculiarity of the site and it being bounded by right-of-way on all sides.

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

Jeff Watson, 568 Jetton Street, Suite 200 (Davidson, NC), introduced himself as the developer for the client, a national coffeehouse chain. He said that his team had been working with Archdale staff to bring this site plan to the Planning Board. He asked for consideration of the aforementioned exemptions due to the site's peculiarities.

Chairman Thomas then asked if anyone was against the request.

There was no one present 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 an issue, raised at the TRC meeting, had been resolved in respect to the landscaping being within the right-of-way. Mr. Miller said it had been resolved. Chairman Thomas then asked if the dumpster was the only item in the setback to which Mr. Miller said it was.

Chairman Thomas asked for clarification on the exemptions the applicant is asking for. Mr. Miller responded that it is ultimately determined by City Council, but that an "equal or better" clause is afforded to the Board's discretion.

Mr. Kinney stated that he had previously brought up to staff to consider closing some of the smaller side streets off of Main Street, including Dellwood Street. Chairman Thomas asked if this was possible on this project. Mr. Miller said staff had discussed this internally, but that it was a lengthy process and would not be suitable for this project.

Chairman Thomas asked Mr. Watson about stacking in the drive-thru. Mr. Watson said there was around 16 spaces in the drive-thru lane, which is the maximum they usually go with on projects, and that it seemed suitable for the traffic that the building is expected to generate. Mr. Watson also said they included extra parking, as well as large vehicle parking, to encourage customers to come inside and use the restaurant as a "third home."

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

Item 5. Request by SBUX Holdings Arch, LLC for a High-Density Development Permit (HDDP) for property located at 10101 and 10103 S. Main Street, being Randolph County Parcel #s 7718843928, 7718842895, and 7718842793.

Duncan Walser gave the staff report for this High Density Development Permit (HDDP).

SBUX Holdings, LLC is seeking a HDDP to construct a restaurant with a drive-thru for property located along S. Main Street. The project will control the first 1-inch of stormwater runoff as required by high density development. The estimated built upon area on the property is 63% of the parcel's 1.03 acres and the project is estimated to be complete in Spring of 2022.

Mr. Watson spoke again and said that they had been working with staff to be below the 70% maximum impervious surface, even though this was a small and challenging property.

As this was not a public hearing, it was turned over to the Planning Board for discussion and possible action.

With no further discussion, Mr. Kinney made a motion to recommend approval of the High Density Development Permit. Mr. Linthicum seconded the motion, and it was approved unanimously.

Item 6. Additional Items

Mr. Miller stated there would be some future development opportunities to discuss after the meeting.

Mr. Kinney told Mr. Miller to thank D.J. Señeres, Stormwater Program Manager, for his quick response and action on an issue in the Royal Pines neighborhood.

Item 7. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, August 30th, 2021 meeting.