

Archdale Planning and Zoning Board  
Regular Meeting  
Monday, October 4, 2021

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

**Members Absent:** Scott Greene.

**Others Present:** 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 30th, 2021 meeting.

**Mr. Kollm made a motion to approve the August 30th, 2021 minutes as written. Mr. Linthicum seconded the motion, and it was approved unanimously by the Board.**

**Item 3.** Public Hearing: Request by William and Barbara Shumate to rezone property from CD B-2 (Conditional Neighborhood Business) to R-15 (Single Family Residential), for property located at 4402 Archdale Road, being Randolph County Parcel # 7718331593, formerly Parcel #'s 7718239946 and 7718331389.

Matthew Wells gave the staff report for this rezoning request.

The applicants, Alex and Barbara Shumate, are looking to rezone these properties from B-2 (Neighborhood Center) to R-15 (Single-Family Residential) in order to sell the property as a residential use. The Conditional Use Permit formerly on this property called for a shopping center to be built to serve the Weston Woods subdivision. Approved in 2006, it is considered null and void due to the conditions stated in the permit. The applicant is attempting to sell the home and the land around it as a single family use due to the land's lack of development opportunity. Significant floodplains exist on a majority of the property. The property is about 11.13 acres and has road frontage along Archdale Road. The property is designated on the City's Future Land Use Plan for both Neighborhood Center and Greenbelt and the rezoning request is consistent with that designation.

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

There was no one present for the request.

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 for clarification on if the Conditional Use Permit was still valid on the property. Mr. Wells said it was not due to a condition that stated the permit was null and void if any conditions were no longer valid.

Chairman Thomas asked if the 11.13 acres was the total acreage, which was confirmed by Mr. Wells.

Mr. Kollm asked why this property was not developable. Mr. Wells explained that the property originally was going to be developed for a commercial shopping center to support the Weston Woods townhome subdivision to the west. The plans never materialized, and the flood plain maps were updated around 2008, which made future commercial development even more difficult. Mr. Wells said the owners of the property, in agreement with staff, thought the best use for the property was single family residential.

Mr. Kollm asked if NCDOT would approve new driveways on Archdale Road. Mr. Wells responded that there were no driveways planned as the existing home already had a driveway.

Chairman Thomas asked about the impact of the Archdale Road widening project (U-3400). Mr. Wells said that little impact was expected as the right of way in this section of Archdale Road was close to 60 feet already.

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

**Item 4.** Public Hearing: Request by The Quikrete Companies, LLC to rezone property from R-40 to M-2, for property located at 9065 US HWY 311, being Randolph County Parcel # 7727753911.

Duncan Walser gave the staff report for this rezoning request.

The applicant, The Quikrete Companies, LLC, is looking to rezone this vacant property from R-40 (Single-Family Residential) to M-2 (Light Industrial). There are no immediate plans for this property, but the applicant is proposing to use it to expand their existing business in the future.

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

Patrick Kane, 230 N. Elm Street, Suite 1200 (Greensboro, NC), introduced himself as legal representation for the applicant, a large national company that makes corrugated metal pipes, stormwater retention ponds, and a variety of drainage systems. He said that the company proposes 20 new jobs that pay up to 3 times the minimum wage. Mr. Kane concluded by saying that this was an appropriate and compatible zoning for this location as neighboring businesses are industrial, and the area is fairly rural with few residences nearby. He also said that this business

would be a good neighbor as the hours of operation are expected to be 8am to 5pm with a low amount of traffic in those hours.

Chairman Thomas then asked if anyone was against the request.

Suzanne White Swadener, 9256 US Highway 311, introduced herself as the owner of a farm and AirBnB property across the highway. She asked if there was a site plan available. She expressed concern that this use would interfere with her existing AirBnB. Ms. Swadener also shared her apprehension to any reduction in air quality and visibility as well as an increase in noise. She also asked about buffering and how many companies would be using the property.

Jacob Wilson, 3746 Old Glenola Road, also asked about buffering and a desire for the business to not have late hours.

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

Mr. Wells then explained that this request was just a rezoning; considering a change in land use. He said that any property that would have more than 12% impervious (built out) area would require a review from the Technical Review Committee and an HDDP from City Council. Mr. Wells also said that some M-2 uses, including the applicant's proposed use, require a Special Use Permit. Chairman Thomas explained that the Special Use Permit would require another public hearing. He also said that the applicant, after getting the rezoning, could walk away and that the Planning Board needed to look at how the M-2 zoning would look if another applicant acquired the property.

Mr. Spillers asked how many buildings were proposed to which Mr. Kane responded that one (1) building was being proposed but did not know the proposed size of the building. Mr. Kane said that the applicant was still working on a site plan to submit to staff.

Mr. Kollm asked where residential properties were in relation to the property. Mr. Wells said that there were residential properties to the northwest, across US Highway 311, and to the south, along Old Glenola Road.

Ms. Swadener asked who the owners of the property were. Mr. Wells said there was an estate that had 50% of the ownership and 4 other owners, who each had 12.5% ownership. He said that the rezoning applications were included in the staff report, which were in the agenda and on the city's website.

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

#### **Item 5. Additional Items**

There were no additional items.

#### **Item 6. Adjournment**

With no further discussion, Chairman Thomas adjourned the Monday, October 4th, 2021 meeting.

