

# SECTION A: PLAN ARCHDALE

## Overview

The Archdale Comprehensive Plan is the primary policy guide for future land use development, capital investments, and growth management decisions over the next decade and beyond. The Plan resulted from a year-long process guided by a commitment to public engagement; emphasizing the City's strong sense of community and mission to provide a high quality of life for all residents. While all communities take an opportunity to reflect on their historical development during the comprehensive planning process, Archdale had the unique opportunity to begin the development of their comprehensive plan concurrent with their 50th anniversary as an incorporated City. This presented a special opportunity to engage residents on all aspects of community life and government, to celebrate past and present accomplishments, and to look towards the future.



The Comprehensive Plan sets the “blueprint” for the future of Archdale with a bold, clear vision and strategic goals that have an implementation focus. The Plan looks at past and current development trends, previously approved plans, demographic and economic data, community perceptions, and the community's vision, in order to prioritize actions to fulfill the City's vision for the future. The Plan is comprised of goals and strategies that provide a clear framework for decision-making and the allocation of resources as they relate to the long-term development of the City. It builds upon existing assets while taking advantage of opportunities for improvement and growth. The Plan is implemented over time through annual budgeting, departmental work programs, zoning decisions, and development projects.

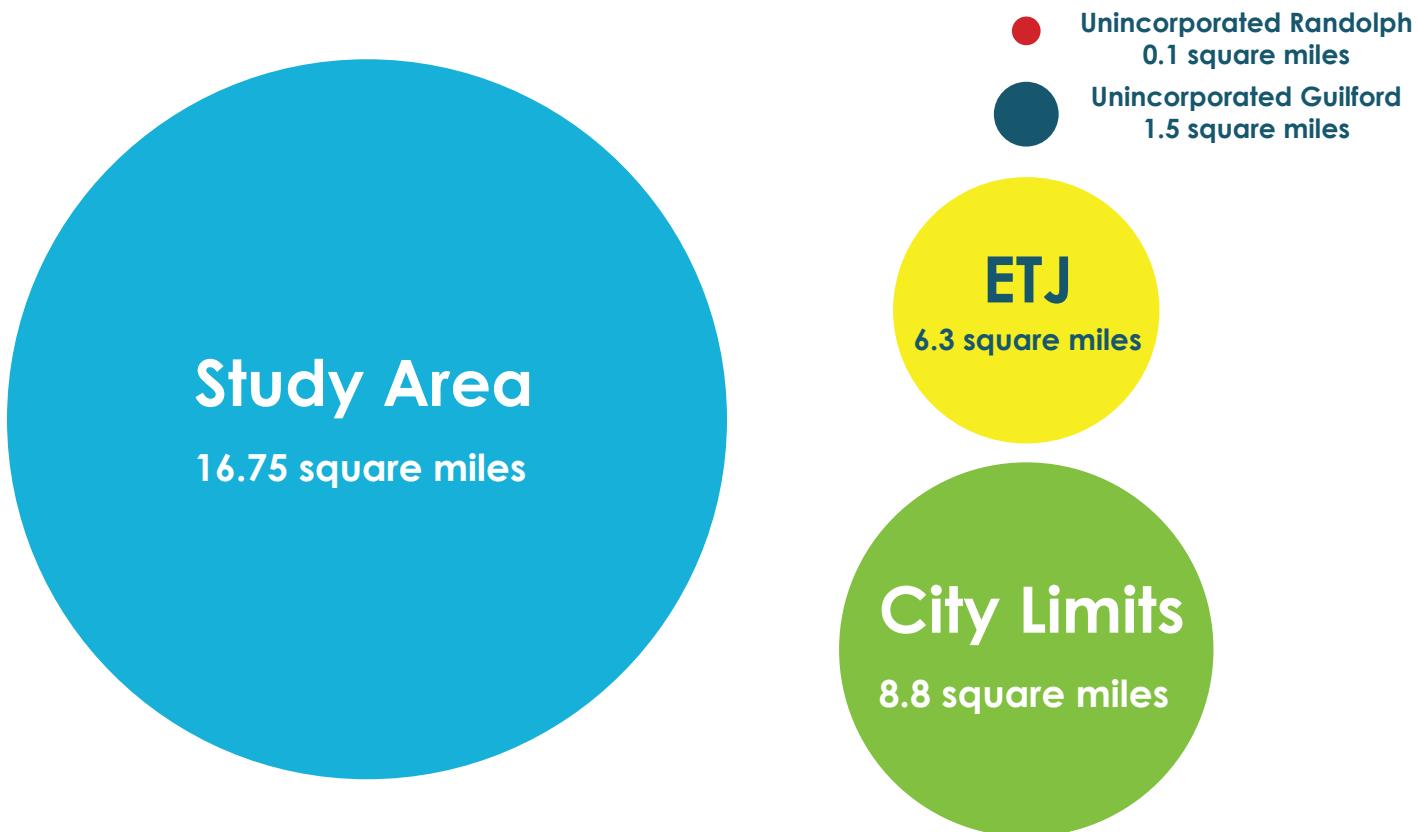
The Comprehensive Plan also satisfies the requirements established in the recently amended local government planning and zoning enabling statutes for North Carolina. During the 2019 Session of the North Carolina General Assembly, the State strengthened the statutes, mandating that all local governments, who impose zoning regulations, have an adopted and reasonably maintained comprehensive plan in place by July 1, 2022. Although not required, the statutes recommend that a Comprehensive Plan address issues and opportunities facing the local government, the pattern of desired growth and development, civic design, economic development, public services and infrastructure, housing, recreation, natural resources, cultural and archaeological resources, and an evaluation of implementation measures. The Archdale

Comprehensive Plan achieves the intent of the new enabling legislation, while establishing a direction for the City to create a more livable and inclusive community, building a stronger economy, managing growth, and fostering a sense of place.

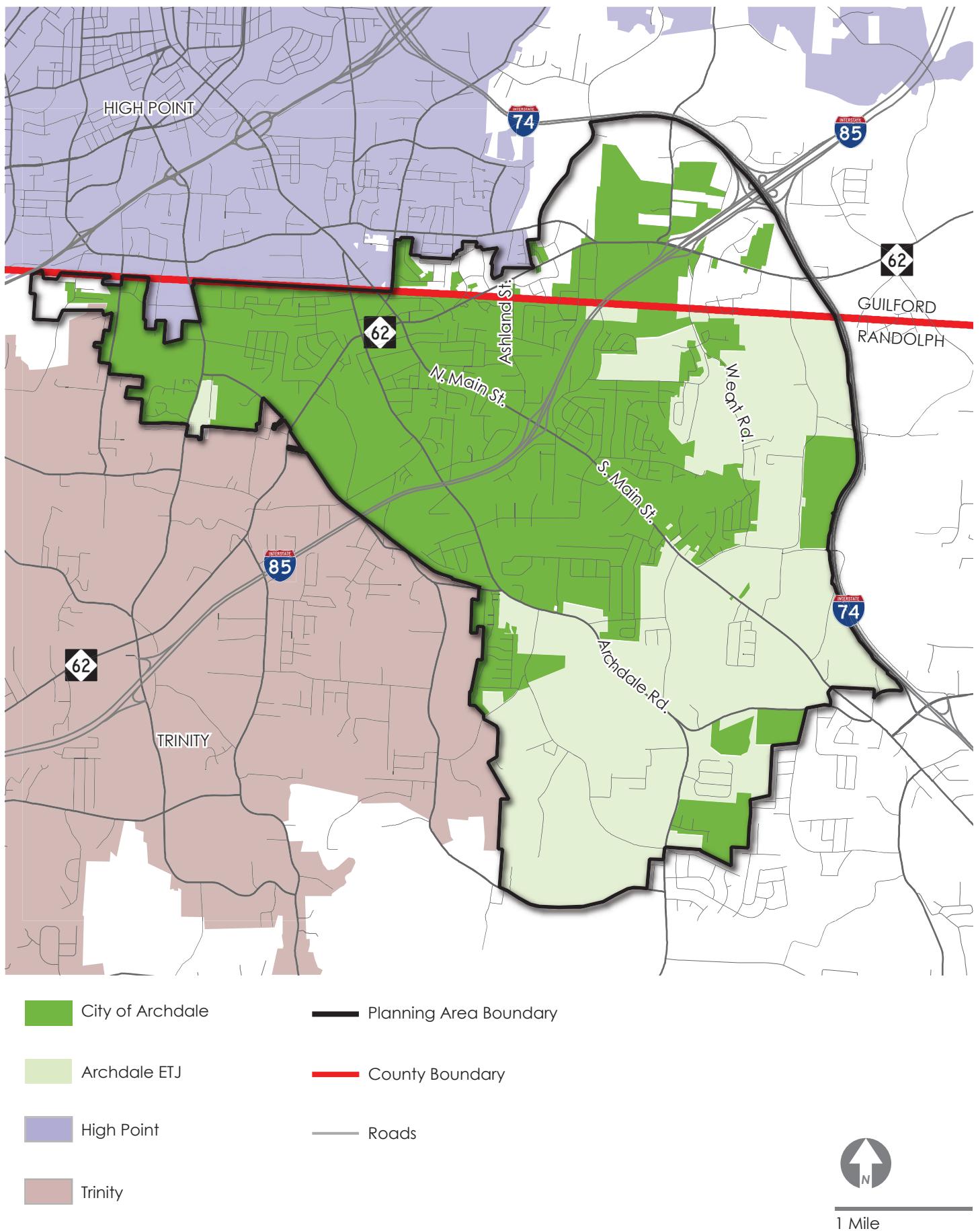
## Comprehensive Plan Study Area

In the early stages of the planning process, the boundaries of the Study Area were defined by City staff and the consultant (see Map A.1). It was determined that in Randolph County, the Study Area would primarily encompass Archdale's corporate limits and its two-mile extraterritorial planning and zoning jurisdiction (ETJ), which extends as far south as Fairview Church Road and follows Interstate 74 on the eastern boundary. The Randolph County portion of the Study Area also includes a small unincorporated area of the county on Archdale's far western boundary between High Point and Trinity that is within a longstanding annexation agreement boundary established between Archdale and High Point. In Guilford County, Archdale does not have extraterritorial planning and zoning jurisdiction, and so the boundary there was set as the area within Archdale's corporate limits and surrounding lands that make up the western portion of an annexation agreement boundary with High Point. This includes the majority of the area east of the High Point City limits located south of Interstate 74 in Guilford County. The entire Study Area comprises approximately 16.75 square miles, of which 8.8 miles are within the corporate limits of Archdale, 6.3 square miles are within the City's Randolph County ETJ, and the majority of the remainder, around 1.5 square miles, is within unincorporated Guilford County.

▼ FIGURE A.1 PLANNING AREA JURISDICTION COMPOSITION



▼ MAP A.1 COMPREHENSIVE PLAN STUDY AREA



## Comprehensive Plan Process

The planning process began in June of 2019 and concluded with the adoption of the Comprehensive Plan by City Council on December 15, 2020. The project was divided into a background research phase, plan development phase and a plan adoption phase. The process was guided by the City's staff, planning consultant, and a Steering Committee appointed by City Council. As stated in the overview, public engagement was a focus of the process as summarized in the table below and in more detail on the pages that follow.

### PROJECT TIMELINE

KEY MILESTONES	DATE
<b>2019 MILESTONES</b>	
PROJECT INITIATION	JUNE 1
STEERING COMMITTEE MEETING	JUNE 19
BACKGROUND RESEARCH	JUNE - SEPTEMBER
4TH OF JULY OUTREACH EVENT	JULY 4
STEERING COMMITTEE MEETING	JULY 25
STEERING COMMITTEE MEETING	AUGUST 15
PUBLIC KICKOFF MEETING	AUGUST 29
PUBLIC SURVEY	AUGUST 29 - OCTOBER 7
STEERING COMMITTEE MEETING	SEPTEMBER 10
STEERING COMMITTEE MEETING	OCTOBER 17
ECONOMIC DIVERSIFICATION FORUM	NOVEMBER 12
STEERING COMMITTEE MEETING	DECEMBER 10
GROWTH MANAGEMENT WORKSHOP	DECEMBER 10
<b>2020 MILESTONES</b>	
PLACEMAKING WORKSHOP	JANUARY 13 - 16
STEERING COMMITTEE MEETING	FEBRUARY 4
DRAFT PLAN DEVELOPMENT (DELAYED DUE TO COVID-19)	FEBRUARY - OCTOBER
STEERING COMMITTEE MEETINGS - PLAN RECOMMENDATIONS	MAY + JUNE
FINAL STEERING COMMITTEE MEETING	OCTOBER 8
PLANNING BOARD WORKSHOP	NOVEMBER 2
CITY COUNCIL PLANNING COMMITTEE	NOVEMBER 12
PLANNING BOARD HEARING	NOVEMBER 30
CITY COUNCIL HEARING AND ADOPTION	DECEMBER 15