



**AGENDA**  
**City of Archdale**  
**Planning and Zoning Board Meeting**  
**August 31, 2020 – 7:00 pm**  
**Please note there will be a pre-agenda session at 6:30 p.m.**  
**City Council Chambers – Archdale City Hall**

1. Call To Order, Welcome, And Register Of Attendance
2. Approval Of The Minutes For The June 1, 2020 Planning Board Meeting

Documents:

[4 - JUNE 1 PZB MINUTES \(PDF\).PDF](#)

3. Public Hearing: Request By Bryan Hebert To Rezone Property From R-10 (Single Family Residential) To B-1 (General Business), For Property Located In The 200 Block Of Freeman Place, Being Randolph County Parcel # 7718095335

Documents:

[HEBERT REZONING REQUEST \(PDF\).PDF](#)

4. Public Hearing: Text Amendment To The Zoning Ordinance; Article VI, SR 43 (Yard Sales)

Documents:

[TEXT AMENDMENT \(PDF\).PDF](#)

5. Additional Items
6. Adjournment

Anyone who needs an accommodation to participate in the meeting should notify the City Clerk's Office at 336-434-7343 at least forty-eight (48) hours prior to the meeting or call North Carolina Relay at 1-800-735-8262.

Archdale Planning and Zoning Board  
Regular Meeting  
Monday June 1, 2020

**Members Present:** Larry Thomas, Chairman; Larry Linthicum, Vice-Chairman; Board Members: David White, Brent Kinney, Mitch Miller, Bob Kollm, Scott Greene, and Chris Spillers.

**Members Absent:** Chris Collins.

**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

Vice-Chairman Linthicum stated the next order of business was the approval of the minutes from the March 2<sup>nd</sup>, 2020 meeting.

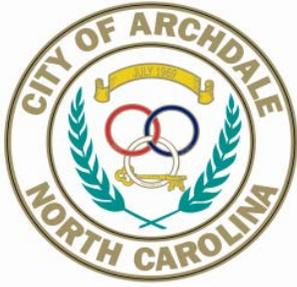
**Mr. Spillers made a motion to approve the March 2020 minutes as presented. Mr. Mitch Miller seconded the motion and it was approved unanimously by the Board.**

**Item 3. Additional Items**

There were no additional items presented by staff or the Board.

**Item 5.** Adjournment

With no further discussion, Chairman Thomas adjourned the Monday June 1<sup>st</sup>, 2020 meeting. A short work session occurred afterwards concerning the comprehensive plan.



# CITY OF ARCHDALE

## PLANNING & ZONING BOARD

**MEETING DATE:** Monday August 31, 2020

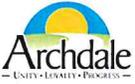
**AGENDA ITEM NUMBER:** 3

**SUBJECT:** Public Hearing: Request by Bryan Hebert to rezone property from *R-10* (Single Family Residential) to *B-1* (General Business), for property located in the 200 block of Freeman Place, being Randolph County Parcel # 7718095335.

**RECOMMENDATIONS OR COMMENTS:** None

**SUMMARY OF INFORMATION:** Rezoning Application, Staff Report, Small-Scale Rezoning Statement, Consistency Statement, GIS map, & Aerial Photo.

**ATTACHMENTS:**             YES     NO



City of Archdale

|                  |
|------------------|
| <b>INVOICE #</b> |
| 21-00014         |

ACCOUNT ID: HEBER005  
 INVOICE DATE: 08/07/20  
 DUE DATE: 09/06/20

Hebert, Bryan  
 301 Trindale Rd  
 Archdale, NC 27263

PERMIT INFORMATION  
 PERMIT NO: 21-00007  
 LOCATION: 0 Freeman Pl  
 OWNER: English, M Albion Iii (English, Lin

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION                             | UNIT PRICE | AMOUNT           |
|---------------|------------|---|------------|------------------|
|               |            | Permit No: 21-00007                     |            |                  |
| 1.0000/QTY    | GEN-REZO   | General Rezoning<br>Permit No: 21-00007 | 500.000000 | 500.00           |
|               |            |   | TOTAL DUE: | <u>\$ 500.00</u> |

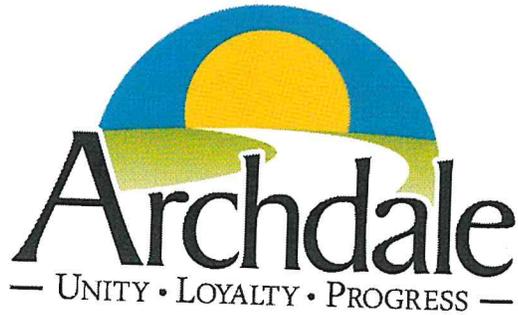
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**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

City of Archdale

INVOICE #: 21-00014  
 DESCRIPTION: Permit No: 21-00007  
 ACCOUNT ID: HEBER005  
 DUE DATE: 09/06/20  
 TOTAL DUE: \$ 500.00

Hebert, Bryan  
 301 Trindale Rd  
 Archdale, NC 27263





**REZONING APPLICATION**

**THE UNDERSIGNED** do/does hereby respectfully make application and request to the City of Archdale to amend the **Zoning Ordinance** and change the Official Zoning Map of the city as hereafter requested, and in support of this application the following facts are shown:

1. It is desired and requested that the property hereinafter described be rezoned from R-10 zone to B-1

2. The property sought to be rezoned is owned by: M. Albion (Al) English III & Linda English

Address: 2354 Hohn Rd, Archdale, NC 27263

Phone #: 336-587-4381

**3. Legal Description:**

Address and PIN Number: 0 Freeman Pl (200 block) - #7718095335

Lot(s) N/A

Name of Subdivision: Archdale Rd; Freeman Pl Plat Book: N/A Page: N/A

4. If the property is rezoned, it is understood by all that development must conform to the minimum requirements of the City of Archdale Development Ordinance where applicable.

5. The applicant shall present a map showing the property being requested for rezoning. He/she shall also present the names and addresses of those persons owning property which adjoins the land sought for rezoning.

Bryan Hubbert  
Name of Applicant

[Signature]  
Signature of Applicant

Marilyn A. English  
Signature of Owner (if different)

This application must be filed with the **Director of Planning and Zoning** forty-five (45) days prior to the scheduled Planning Board meeting and must be accompanied by a **(\$500.00)** filing fee.



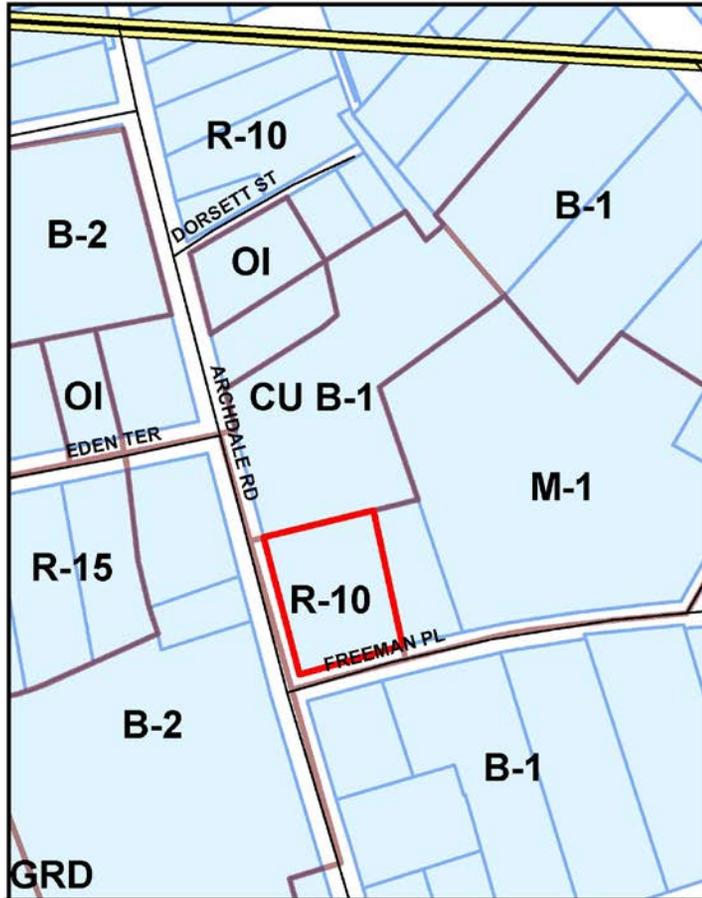
**APPLICATION FOR REZONING - TECHNICAL REPORT:**

**0 FREEMAN PL (200 Block)**

**STAFF REPORT:** City of Archdale Planning Department  
Matthew Wells, Planning Administrator

|  |   |   |  |   |
|--|---|---|--|---|
| <b>Property Location</b><br>0 Freeman Pl<br>(200 Block)  | <b>Randolph County PIN #</b><br>7718095335                                    | <b>Meeting Date</b><br>August 31, 2020                    | <b>Applicant(s)</b><br>Bryan Hebert<br>312 Aldridge Rd<br>Archdale, NC 27263 | <b>Owner(s)</b><br>M Albion III & Linda English<br>2354 Hohn Rd<br>Archdale, NC 27263 |
| <b>Current Land Use</b><br>Vacant  |   | <b>Current Zoning</b><br>R-10 (Single-Family Residential) | <b>Proposed Zoning</b><br>B-1 (General Business)                             | <b>FLUP Designation</b><br>General Business   |
| <b>Surrounding Land Uses and Zoning</b> <ul style="list-style-type: none"> <li>• North - Vacant CU B-1 (Conditional Use General Business)</li> <li>• South – Funeral Home B-1 (General Business)</li> <li>• East – Warehouse and Auto Lot M-1 (Heavy Industrial)</li> <li>• West – Multi-Family and Hair Salon B-2 (Neighborhood Business)</li> </ul>  |   |   |  |   |
| <b>Acres</b><br>1.17 acres or 50,966 ft <sup>2</sup>   | <b>Road Frontage</b><br>256 ft. along Archdale Rd,<br>190 ft along Freeman Pl | <b>Roadway Ownership</b><br>City of Archdale              | <b>Sidewalks or Greenways</b><br>No  |   |
| <b>Overview</b><br>The applicant, Bryan Hebert, is looking to rezone this vacant property from R-10 (Single-Family Residential) to B-1 (General Business). There is no immediate long term plans for this property, but the applicant is proposing to use it for a temporary use of selling sheds and accessory structures.  |   |   |  |   |
| <b>Decision Points</b> <ul style="list-style-type: none"> <li>• Any future permanent structure will require a TRC if its impervious surface is over 12% of the land area.</li> <li>• A Consistency Statement is included and will need to be read prior to approval.</li> <li>• A Small Scale Rezoning Statement is included and will need to be read prior to approval.</li> <li>• Staff is in favor of the proposed rezoning.</li> </ul> |   |   |  |   |

# Zoning Map & Aerial View



**Rezoning Request from R-10 to B-1**  
for Property Located in the 200 block of Freeman Pl  
being Randolph County parcel # 7718095335

**Owner : M. Albion III & Linda English      Size: 1.17 Acres**

**Legend:**  
[Red Outline] Subject Property  
[Black Outline] City Limits  
[Brown Outline] Zoning

# Street View





# CITY OF ARCHDALE

## PLANNING & ZONING BOARD

**SUBJECT:** Public Hearing: Request by Bryan Hebert to rezone property from *R-10* (Single Family Residential) to *B-1* (General Business), for property located in the 200 block of Freeman Place, being Randolph County Parcel # 7718095335

**SMALL SCALE REZONING STATEMENT:** Bryan Hebert is seeking to rezone a parcel totaling 1.17 acres on Freeman Place and Archdale Road from R-10 to B-1.

Given that the rezoning is for an area less than 2 acres, a small-scale rezoning 'statement of reasonableness' is necessary. Staff has reviewed the requested zoning district and feels that it is reasonable given the current land use (Vacant) of the subject property and other nearby commercial properties. In addition, staff feels that the requested zoning of B1 is reasonable for the future, as the subject property and adjoining property is designated for General Business on the Future Land Use Plan.



**WRITTEN CONSISTENCY STATEMENT AND RECOMMENDATION  
OF  
THE PLANNING BOARD OF THE CITY OF ARCHDALE  
TO  
THE CITY COUNCIL OF THE CITY OF ARCHDALE  
TO  
REZONE PROPERTY ALONG FREEMAN PLACE (PIN # 7718095335) FROM *SINGLE-  
FAMILY RESIDENTIAL (R-10) TO GENERAL BUSINESS (B-1)***

BE IT ORDAINED by the Planning Board of the City of Archdale, North Carolina that:

**Section 1.** Pursuant to Article XV Section 15.5 of the Zoning Ordinance of the City of Archdale, the property owned by M. Albion English III and Linda English, located along Freeman Pl. and Archdale Rd., identified as a 1.17 acres of Randolph County parcel #7718095335 are rezoned from Single-Family Residential (R-10) to General Business (B-1).

**Section 2.** The Planning Board recommends the ordinance be adopted in accordance with N.C.G.S. 160A-383 and the Planning Board has found the amendment to be reasonable and consistent with the City's adopted plans.

**Consistency Statement**

The proposed rezoning is consistent with the Future Land Use Plan (FLUP), which has the property designated General Business. Due to surrounding uses being zoned B-1 and B-2, staff feels this is an appropriate zoning for this area. The parcel is on the corner of Archdale Road and possesses approximately 256 feet of road frontage along this major thoroughfare. The property is conducive to commercial activity; B-1 uses surround the property to the north and south and B-2 uses are to the west.

**Section 3.** The Planning Board finds the action reasonable and in the public interest.

The Planning Board finds that its action with regard to the rezoning of properties along Freeman Pl. is reasonable. The Planning Board believes that its action with respect to the rezoning is in the public interest as it applies a proper zoning designation to allow for land use that promotes future development of the parcels.

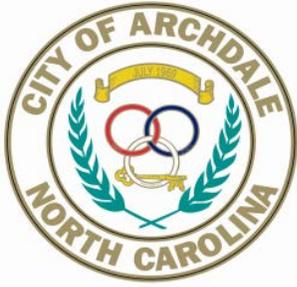
**Section 4.** The Planning Board, at its regularly scheduled meeting on August 31, 2019 hereby adopts a motion recommending that the City Council adopt the proposed amendment.

This foregoing motion was adopted by a vote of \_\_\_\_ (for) to \_\_\_\_ (against).

City of Archdale Planning Board

By:

Name: Larry Thomas, Chairman



# CITY OF ARCHDALE

## PLANNING & ZONING BOARD

**MEETING DATE:** Monday August 31, 2020

**AGENDA ITEM NUMBER:** 4

**SUBJECT:** Public Hearing: Text Amendment to the Zoning Ordinance; Article VI, SR 43 (Yard Sales)

**RECOMMENDATIONS OR COMMENTS:** The City of Archdale has recently (as of July 1, 2020) stopped issuing yard sale permits to residents. As a result, the current zoning ordinance needs to be updated to not include language about permits. Furthermore, clarifications were made to the ordinance about time and days of yard sales as well as location of signage.

**SUMMARY OF INFORMATION:** Revised SR 43 Ordinance

**ATTACHMENTS:**             YES     NO

## SR 43. Yard Sales

“Yard sale” shall mean a sale from a residence or residential property of personal property which has been owned or used by a person residing on or owning the premises where the sale is conducted. In addition, yard sales may be held on property owned by religious institutions and other civic, non-profit organizations. The term “yard sale” shall include all sales entitled “garage sale”, “lawn sale”, “attic sale”, “moving sale”, “rummage sale”, etc.

1. Yard Sale Permit Required: It shall be unlawful for a person to conduct a yard sale in the City without first obtaining from the City a permit to do so, to be known as a “Yard Sale Permit”.

2. Issuance of Permit:

- a. A permit shall be issued for a fee of \$5.00 to conduct a yard sale on the premises no more than twice in a 12 month period; provided, however, a permit for a third yard sale shall be issued if satisfactory proof of a bona fide change in ownership of real property.
- b. A permit shall be issued for the conduct of a yard sale for 2 consecutive days during daylight hours only.
- c. Each permit issued under this Ordinance must be prominently displayed on the premises upon which the yard sale is conducted throughout the entire period of the permitted sale.

3. Signs:

- a. Directional signs may not be placed until a yard sale permit has been issued.
- b. Signs may not be attached to utility poles, public signs, or other public utility structures.
- c. No signs may be placed in the public right-of-way or in any location that may impede the vision of passing motorists.
- d. All signs shall be removed at the conclusion of the yard sale event.

4. Exceptions:

- a. Persons selling goods pursuant to an order or process of a court of competent jurisdiction.
- b. Persons acting in accordance with their powers and duties as public officials.

- c. Any person conducting an incidental sale or one or two separate items which such sale is not part of a general sale or a number of items of personal property.
5. Penalty: Violation of this Section is subject to the penalties found in Article XVI, Sections 16.8 and 16.9.

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1. A yard sale is allowed no more than twice per dwelling unit in a calendar year (January through December).
  - a. Yard sales are allowed during daylight hours only.
  - b. Yard sales are allowed only Thursday through Sunday and on public holidays.
2. Signs:
  - a. Signs may only be placed on the premises of the dwelling unit that is conducting the sale.
  - b. Signs may not be attached to utility poles, public signs, or other public utility structures.
  - c. No signs may be placed in the public right-of-way or in any location that may impede the vision of passing motorists.
  - d. All signs shall be removed at the conclusion of the yard sale event.
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