



# CITY OF ARCHDALE

## PLANNING & ZONING BOARD

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

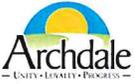
**AGENDA ITEM NUMBER:** 3

**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 Permit No: 21-00007	500.000000	500.00
			TOTAL DUE:	<u>\$ 500.00</u>

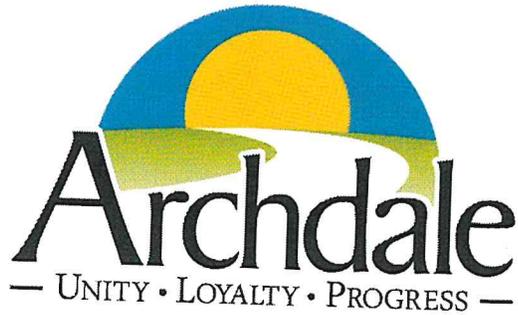
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**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

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.



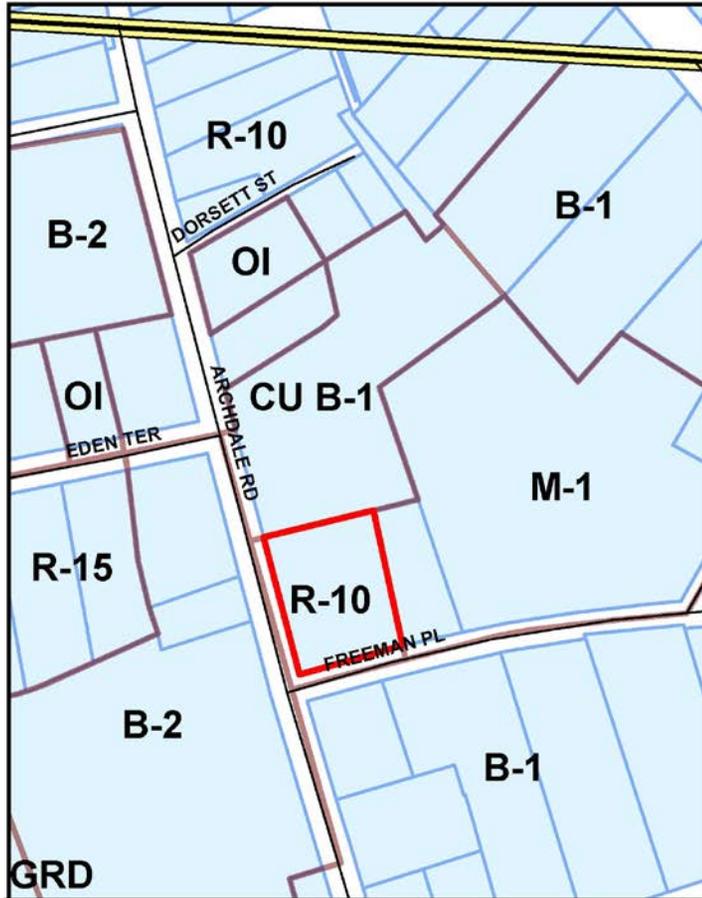
**APPLICATION FOR REZONING - TECHNICAL REPORT:**

**0 FREEMAN PL (200 Block)**

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

<b>Property Location</b> 0 Freeman Pl (200 Block)	<b>Randolph County PIN #</b> 7718095335	<b>Meeting Date</b> August 31, 2020	<b>Applicant(s)</b> Bryan Hebert 312 Aldridge Rd Archdale, NC 27263	<b>Owner(s)</b> M Albion III & Linda English 2354 Hohn Rd Archdale, NC 27263
<b>Current Land Use</b> Vacant		<b>Current Zoning</b> R-10 (Single-Family Residential)	<b>Proposed Zoning</b> B-1 (General Business)	<b>FLUP Designation</b> 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> 1.17 acres or 50,966 ft <sup>2</sup>	<b>Road Frontage</b> 256 ft. along Archdale Rd, 190 ft along Freeman Pl	<b>Roadway Ownership</b> City of Archdale	<b>Sidewalks or Greenways</b> No	
<b>Overview</b> 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**

 Subject Property  
 City Limits  
 Zoning

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

# 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