

Archdale Planning and Zoning Board  
Regular Meeting  
Monday, September 11, 2023

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

**Members Absent:** Larry Thomas, Chairman; Board Member: Brent Kinney.

**Others Present:** Jason Miller, Planning Director; Matthew Wells, Planning Administrator.

**Item 1.** Call to Order, Welcome, and Register of Attendance

Vice Chairman Linthicum welcomed everyone and explained the procedures for the Planning and Zoning Board meeting.

**Item 2.** Approval of the Minutes

Ms. Sparks made a comment that towards the end of Item 3 there was a statement that did not seem to fit with the rest of the item. Mr. Wells noted it was from a previous set of minutes and had, in error, not been deleted.

**Mr. Spillers made a motion to approve the July 10th, 2023, minutes with the correction noted. Ms. Sparks seconded the motion, and it was approved unanimously by the Board.**

**Item 3.** Public Hearing: Request by Quikrete Companies to rezone property located along US HWY 311 from R-40 (Single-Family Residential) and M-2 (Light Industrial) to CD M-1 (Conditional District - Heavy Industrial), being Randolph County Parcel #'s 7727753911 and 7727664462.

Mr. Miller gave the staff report for this item:

The Quikrete Companies is requesting to rezone property located along US HWY 311 from R-40 (Single-Family Residential) and M-2 (Light Industrial) to CD M-1 (Conditional District - Heavy Industrial) to manufacture corrugated metal pipe and precast concrete structures. The subject property is ± 61 acres and comprised of two parcels, which are vacant and designated as Industrial on the City's adopted Future Land Use Plan (FLUP). The eastern parcel (± 28 acres) was rezoned from R-40 to M-2 (Light Industrial) in October of 2021, and was granted a Special Use Permit to produce corrugated metal pipe in June of 2022.

Adjoining property to the east of the site is used for heavy industrial (High Point Pre-Cast); property to the north, west, and south is used for single-family residential (R-40). The site contains 2,000 ft of road frontage along US 311 and Norfolk Southern Railroad Right-of-Way. There are two access points along US

Highway 311 for ingress and egress for all vehicles. The proposed site plan conforms to all applicable buffering, screening & landscaping standards of the Zoning Ordinance and proposes 200 feet of no build area along the property's western boundary, beginning near the power line easement.

The proposed preliminary site plan was reviewed and approved by the City's Technical Review Committee (TRC). Detailed Engineering, Architectural, and Construction Drawings will be reviewed again by the TRC prior to a zoning permit being issued for the site. The applicant has submitted a site plan and list of conditions as part of the conditional rezoning request. Prior to the issuance of a Zoning Permit, a formal application for voluntary annexation of the property is required to be submitted to the City of Archdale. Fee in-lieu of installation is requested for sidewalk within the right-of-way (amount to be determined at time of construction and prior to the issuance of a Zoning Permit).

The City's adopted Future Land Use Plan has this site designated as Industrial. The Industrial place type is intended to facilitate the use of land for a wide variety of manufacturing, assembly, processing, wholesaling, warehousing, logistics, and related higher intensity enterprises. As a major source of employment in the City, Industrial areas are critical to the health of the local economy and provide employment opportunities for workers across the region. This site is close in proximity to I-74 and I-85 and will provide access for truck traffic. The proposed rezoning of the site to CD M-1 is consistent with the intent of the Future Land Use Map.

Vice-Chairman Linthicum thanked Mr. Wells and opened the public hearing. He asked if there was anyone present in favor of the item.

La-Deidre Matthews of Fox Rothschild LLP (101 N. Tryon Street, Suite 1300, Charlotte, NC) said she was representing the applicant, who was in attendance with the site engineer. She gave a short presentation on what the applicant has changed since their latest approved site plan and why the use would be consistent with the surrounding area.

Dwight Davis (864 Jennifer Lane, High Point) said he was one of the owners of the first tract of land. He explained it was owned by his grandfather and the family was no longer using it for farming and is ready to sell. Mr. Davis emphasized the existing Duke Energy transmission line buffer between the site and the neighborhood to the west.

Vice-Chairman Linthicum then asked if there was anyone present against the item.

Todd Omley (5510 Driftwood Drive, Archdale) brought up a variety of concerns including projected noise levels, the hours of operation, impact on local residents and their wells, and questioning how the City of Archdale was involved on a county project. He also expressed a desire for City services. *It was stated during the meeting that this property was in the Archdale ETJ (zoning jurisdiction).*

Ms. Matthews provided a short rebuttal and again introduced Aaron Johnson (9100 Center Pointe Drive, West Chester, Ohio), who was representing the applicant. She reiterated that the site would use well and septic previously approved by Randolph County Environmental Health. Ms. Matthews did state they were putting an easement along the front of the property for any future City utilities. She concluded by stating that the additional buffer would help the neighboring residents and the site footprint has not changed much since the first approval.

Vice-Chairman Linthicum then turned it over to the Board for discussion and a possible action.

Mr. Kollm asked how many neighbor letters were sent out. Ms. Matthews responded that everyone adjacent to the property should have received a letter.

Mr. Greene asked what structures would be made in the precast concrete building. Mr. Johnson responded they would be building stormwater vaults. Mr. Greene then asked what kind of storage there would be and would it be outdoors. Mr. Johnson confirmed that it would be outdoor storage and included corrugated metal pipes and stormwater vaults.

**With no further discussion, Mr. Greene made a motion to recommend approval of the conditional district rezoning. Mr. Kollm seconded the motion, and the recommendation was approved unanimously.**

#### **Item 4.** Additional Items

Mr. Miller stated that the Special Use Permit from July for Strickland Brothers 10 Minute Oil Change was approved by City Council.

#### **Item 5.** Adjournment

With no further discussion, Vice-Chairman Linthicum adjourned the Monday, September 11th, 2023 meeting.