

Archdale Planning and Zoning Board  
Regular Meeting  
Monday August 31, 2020

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

**Members Absent:** Larry Thomas, Chairman.

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

**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

Vice-Chairman Linthicum stated the next order of business was the approval of the minutes from the June 1<sup>st</sup>, 2020 meeting.

**Mr. Kinney made a motion to approve the June 2020 minutes with a correction to Item 2 (item should state Chairman Thomas, but incorrectly referenced Vice-Chairman Linthicum). Mr. Mitch Miller seconded the motion and it was approved unanimously by the Board.**

**Item 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.

Mr. Wells gave the staff report and said that the applicant, who is leasing the land, is seeking to rezone this vacant 1.17 acre lot from R-10 to B-1. There are no future permanent plans, but the applicant states that he will be selling accessory structures and sheds in the meantime. Mr. Wells continued and said that the area is designated for General Business in the Future Land Use Plan and that to the north and south, B-1 uses bordered the property; which would make this request consistent with the Future Land Use Plan. He further stated that the property has frontage on Archdale Road, a major thoroughfare and that any future plans would require a TRC if over 12% impervious surface. Mr. Wells said staff was in favor of the rezoning.

Finally, Mr. Wells reminded the Planning Board that a motion would need to include the associated consistency statement and small scale rezoning statement.

Vice-Chairman Linthicum thanked Mr. Wells and opened the public hearing. He asked if anyone was in support of the request.

There was no one present in support of the request.

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

There was no one present against the request.

Vice-Chairman Linthicum then closed the public hearing. Vice-Chairman Linthicum then turned the matter over to the Planning Board for discussion and possible action.

There was no discussion among the Planning Board.

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

**Item 4.** Public Hearing: Text Amendment to the Zoning Ordinance; Article VI, SR 43 (Yard Sales)

Mr. Walser gave the staff report and said the City of Archdale has, 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. He concluded by stating that clarifications were made to the ordinance about time and days of yard sales as well as location of signage.

Vice-Chairman Linthicum thanked Mr. Walser and opened the public hearing. He asked if anyone was in support of the request.

There was no one present in support of the request.

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

There was no one present against the request.

Vice-Chairman Linthicum then closed the public hearing. Vice-Chairman Linthicum then turned the matter over to the Planning Board for discussion and possible action.

Mr. Kollm asked for the list of sales in the definition that were in quotations to have the commas inside the quotations. Mr. Wells responded and said he had copied that definition from the previous ordinance and had not been the original author, but it could be changed and corrected.

Mr. Kinney said he was confused by the definition of a yard sale as it seemed to allow a resident to have a yard sale on someone else's property, which may be used to bypass the two-yard sales per year requirement. Mr. Kollm echoed those concerns as well. Mr. Wells responded and said staff would work on clarifying this definition to avoid this potential loophole.

Mr. Walser also pointed out that "*conducting an incidental sale or one or two separate items*" should read "*conducting an incidental sale of one or two separate items.*" There was a short discussion about this matter about potential wording. Mr. Wells said staff would review and clarify this section as well.

**With no further discussion, Mr. Kollm made a motion to recommend approval of the text amendment with staff making changes based on comments made by the Planning Board.**

Mr. Greene then asked if it was legal to recommend approval if there are issues to be addressed. Mr. Kinney asked if it should be tabled or if it can be recommended for approval if staff clarify the items discussed. Mr. Miller replied and said it could be approved with the conditions stated and that staff would address those before it is brought to the City Council.

**Mr. Kollm restated his motion of recommending approval with the changes discussed. Mr. Kinney seconded the motion and it was approved unanimously.**

**Item 5. Additional Items**

Mr. Miller brought forth an update to two potential items for the October Planning Board Agenda. One item is a potential M-2 rezoning along US Highway 311 directly outside of city limits. The second item was an update to the City's Comprehensive Plan and that Planning Board would have a workshop to discuss and read over the Plan in October or November before recommending approval.

**Item 6. Adjournment**

With no further discussion, Vice-Chairman Linthicum adjourned the Monday August 31<sup>st</sup>, 2020 meeting.