

Archdale Planning and Zoning Board
Regular Meeting
Monday, June 5, 2023

Members Present: Larry Thomas, Chairman; Board Members: Brent Kinney, Chris Collins, Bob Kollm, Scott Greene, Chris Spillers, and Joy Sparks.

Members Absent: Larry Linthicum, Vice-Chairman; Board Member: Mitch Miller.

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

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

Mr. Kinney made a motion to approve the May 1st, 2023 minutes as presented. Mr. Spillers seconded the motion, and it was approved unanimously by the Board.

Item 3. Request By PJP Holdings For A High Density Of Development Permit (HDDP) For Property Located At 901 Eden Terrace.

Mr. Wells gave the staff report for this item:

PJP Holdings LLC is seeking a HDDP to construct a new 151,125 square foot building at 901 Eden Terrace. The project will control the first 1-inch of stormwater runoff as required by high density development. The built upon area of the property will be 339,768 square feet (21.3%) of the parcel's 36.63 acres. The project has an estimated timetable of 14 months. The staff TRC review had not been completed before the meeting.

Chairman Thomas thanked Mr. Wells and said as the item was not a public hearing that there would be no public comment period.

Chairman Thomas then turned it over to the Board for discussion and a possible action.

Chairman Thomas asked for confirmation of the zoning of the property, which was confirmed to be M-1 by staff.

Chairman Thomas asked for confirmation if this item was moving to a special called meeting by City Council on Thursday, June 8th, which was also confirmed by staff.

With no further discussion, Mr. Greene made a motion to recommend approval of the High Density Development Permit (HDDP) and the seven criteria for approval.

Mr. Collins seconded the motion, and the recommendation was approved unanimously.

Item 4. Providence Pointe Major Subdivision Preliminary Plat Request

Mr. Miller gave the staff report for this item:

The applicant, MG Suits, LLC (James Floyd) is seeking approval of a preliminary plat for a major subdivision. The site for the proposed single-family subdivision was successfully annexed and rezoned to R-10 in December of 2016. The applicant intends to construct a residential development consisting of 293 single-family homes. The property is owned by Kepley Frank Hardwood Company, Inc and Greer Real Investments, LLC.

The site is a ±157-acre portion of a 262-acre parcel that is bisected by Interstate 74. The property is bounded by low density single-family residential uses to the north, west, and south, which are zoned R-40.

The applicant is proposing to cluster the development's 293 single-family homes. By providing substantial open space, the applicant is able to reduce the minimum lot size and building setbacks for the homes. The proposed preliminary subdivision plat specifies that the minimum lot size will be 7,508 ft²; the average lot size will be 8,913 ft². The proposed internal public streets will be 29' back-to-back valley curb; a 5-foot sidewalk will be installed on both sides of all proposed streets. The proposed site will have three ingress / egress locations along Suits Road and one along Poole Road. Two additional stub outs for future connectivity are provided along the northern boundary of the site. The applicant is proposing to construct a 10'-wide asphalt greenway through the development.

A Traffic Impact Analysis (TIA) was conducted for the proposed Providence Pointe residential development in accordance with the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines.

Due to challenging topography and safety, The applicant is requesting to not construct sidewalk in the ROW along Suits Road for the entire length of the property (±4,300 feet), as required by the Pedestrian Network Plan.

Chairman Thomas thanked Mr. Wells and said as the item was not a public hearing that there would be no public comment period, but did allow the developer (James Floyd, 7567 Haw Meadows Drive, Kernersville) to introduce himself.

Chairman Thomas asked for clarification on the TIA referencing multifamily to which Mr. Miller answered the site design had once included townhomes and single-family homes but had been modified and is now just single-family homes.

Mr. Greene asked what type of housing would be built. Mr. Floyd said he did not have specifics but worked with a variety of national and regional builders.

Chairman Thomas asked what the next steps would be and if the Planning Board would see the item again. Mr. Miller responded they would not see it again if City Council approved the preliminary plat at their meeting unless the plan changed significantly.

Chairman Thomas inquired about the timeframe for the project to which Mr. Floyd answered he was estimating a 5-year buildout; about 3-4 years after the first lot is built.

Chairman Thomas then asked staff if all comments at the TRC meeting had been addressed. Mr. Miller confirmed that all comments had been addressed, but staff was going to work with the developer on a development agreement for City Council. He also reiterated that the developer was asking for a deviation from the Pedestrian Network Plan to not build the required sidewalk along Suits Road. Mr. Greene asked if the City could build the sidewalk later to which Mr. Miller confirmed. Mr. Kollm asked if the developer had considered a fee-in-lieu. Mr. Miller answered it would be up to City Council to determine, but a fee-in-lieu could be option, but the developer expressed his desire to not build the sidewalk due to potential monetary and safety challenges.

With no further discussion, Mr. Greene made a motion to recommend approval of the Preliminary Plat. Mr. Collins seconded the motion, and the recommendation was approved unanimously.

Item 4. Additional Items

Mr. Miller stated that the rezoning from the May meeting was approved by City Council. He also gave out information about the Zoning Ordinance updated. Lastly, he reminded everyone that the July Planning Board meeting would be moved from July 3rd to July 10th.

Item 5. Adjournment

With no further discussion, Chairman Thomas adjourned the Monday, June 5th, 2023 meeting.