



**AGENDA**  
**City of Archdale**  
**Planning and Zoning Board Meeting**  
**March 1, 2021 – 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 February 1, 2021 Planning Board Meeting

Documents:

[FEBRUARY 1 PZB MINUTES \(PDF\).PDF](#)

3. Additional Items
4. 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 February 1, 2021

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

**Members Absent:** None.

**Others Present:** Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician; Zeb Holden, City Manager; John Harrison, IT Director; Sam Crawford, Network Administrator; Jamie Cox, IT Specialist.

**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. As this was a virtual style meeting, he also explained how the meeting was being broadcasted on the City's Youtube Channel and that comments could be submitted using a form on the City's website or in written form.

Chairman Thomas then held a brief moment of silence to commemorate the passing of former Planning Board member David White, who passed away in January after a short illness.

**Item 2.** Approval of the Minutes

Chairman Thomas stated the next order of business was the approval of the minutes from the November 30<sup>th</sup>, 2020 meeting.

**Mr. Greene made a motion to approve the November 30<sup>th</sup> (December) 2020 minutes as written. Mr. Collins seconded the motion and it was approved unanimously by the Board.**

**Item 3.** Public Hearing: Request by Geoff Head to rezone properties from R-10 (*Single-Family Residential*) to B-1 (*General Business*), for property located along North Main Street and Plummer Drive, being Randolph County Parcel #'s 7718276700 and 7718275565.

Mr. Wells gave the staff report for this rezoning request. He stated the applicant, who is the owner of the property, wanted to rezone two parcels along N. Main Street and Plummer Drive from R-10 (Single Family Residential) to B-1 (General Business). A third parcel was already zoned B-1 and the owner was looking to bringing his other two parcels into conformity for a future commercial development. Mr. Wells stated that the request was consistent with the Future Land Use Plan designation of City Center and that staff was in favor of the proposed request.

Mr. Wells then stated that no public comments had been submitted using the form or in a written letter. He also reminded the Planning Board that due to statutes with virtual meetings that the item could not be approved tonight, but would be continued until next

Monday, February 8<sup>th</sup>. He also stated that public comments can still be submitted until 24 hours after the conclusion of this meeting.

Mr. Wells then introduced Gary Snipes and Denis Speckman, realtors for the property, who were present via a Zoom call. Mr. Snipes and Mr. Speckman introduced the property and said they were excited to bring more commercial business to Archdale.

**With no further discussion, Mr. Kollm made a motion to continue the item until February 8<sup>th</sup>, 2021. Mr. Mitch Miller seconded the motion and it was approved unanimously.**

**Item 4.** Public Hearing: Request by Future Foam Inc. to rezone properties from R-40 (*Single-Family Residential*) to M-2 (*Light Industrial*), for property located along Tom Hill Road and Arnette Drive, being Randolph County Parcel #'s 7727367265 and 7727268671.

Mr. Walser gave the staff report for this rezoning request. He said the applicant is looking to rezone these properties from R-40 (Single-Family Residential) to M-2 (Light Industrial). He stated that both properties are immediately south of multiple properties that had been previously rezoned from R-40 to M-2 by the same applicant in October 2020. He continued and said that the two properties total 104 acres and have road frontage along Tom Hill Rd as well as railroad access to the North. Mr. Walser explained that the property is designated on the City's Future Land Use Plan for Countryside which the rezoning request for Light Industrial is not consistent with, but that due to the adjacent property's Light Industrial zoning and the availability of water and sewer services by way of said property, staff is in favor of the proposed rezoning.

Mr. Walser then stated that 3 public comments, 2 in favor and 1 in opposition, had been submitted using the form or in a written letter. These comments were presented to the Planning Board members and to the applicant.

Mr. Walser also reminded the Planning Board that due to statutes with virtual meetings that the item could not be approved tonight, but would be continued until next Monday, February 8<sup>th</sup>. He also stated that public comments can still be submitted until 24 hours after the conclusion of this meeting.

Mr. Walser then introduced Randy Reynolds, who works for Future Foam Inc., who was present via a Zoom call. Mr. Reynolds reintroduced himself and his business and stated that they were excited to expand in Archdale and that they were a low noise industry.

Mr. Collins, who lives across the street from this property, expressed his concerns about the location of an entrance or exit along Tom Hill Road as the road is major cut-through between US Hwy 311 and Archdale Road and already has a lot of traffic at rush hour. He also asked about having an entrance going across the railroad to the applicant's other property along US Hwy 311. Mr. Reynolds responded and said they would try and keep traffic in mind, but that crossing the railroad would be difficult and would require approval from Norfolk Southern.

Chairman Thomas asked if a traffic study would be required. Mr. Walser said that a TRC would be conducted with the applicant when they are ready to build and that NCDOT would be a part of that meeting to discuss traffic, if necessary.

Mr. Greene asked for a project start date and what property would get developed first. Mr. Reynolds said they would first build on the properties adjoining US Hwy 311 and that this site would be for future expansion.

Mr. Walser also clarified the Countryside designation in that the City's new Future Land Use Plan designates properties in this way as they are usually not readily served by utilities and that it is open space meant for future development should the opportunity happen.

**With no further discussion, Mr. Kollm made a motion to continue the item until February 8<sup>th</sup>, 2021. Mr. Spillers seconded the motion and it was approved unanimously.**

**Item 5. Additional Items**

There were no additional items from staff.

**Item 6. Adjournment**

With no further discussion, Chairman Thomas adjourned the Monday February 1<sup>st</sup>, 2021 meeting until it will be continued on February 8<sup>th</sup>, 2021.

Archdale Planning and Zoning Board  
Continuation of Regular Meeting  
Monday February 8, 2021

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

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

**Others Present:** Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician; John Harrison, IT Director; Sam Crawford, Network Administrator; Jamie Cox, IT Specialist.

**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. As this was a virtual style meeting, he also explained how the meeting was being broadcasted on the City's Youtube Channel and that this was a continuation of last week's meeting as statutes allow for comment to be submitted after the initial public hearing and that a vote could not happen on the same night.

**Item 2.** Public Hearing: Request by Geoff Head to rezone properties from R-10 (*Single-Family Residential*) to B-1 (*General Business*), for property located along North Main Street and Plummer Drive, being Randolph County Parcel #'s 7718276700 and 7718275565.

Mr. Wells stated there were no additional comments after the February 1 meeting. He also said the realtors were available, via Zoom, for discussion.

No one on the board spoke.

**With no further discussion, Mr. Kollm made a motion to recommend approval of the rezoning with the associated Consistency Statement. Mr. Mitch Miller seconded the motion and it was approved unanimously (4-0 as Mr. Greene was not yet present to vote).**

**Item 3.** Public Hearing: Request by Future Foam Inc. to rezone properties from R-40 (*Single-Family Residential*) to M-2 (*Light Industrial*), for property located along Tom Hill Road and Arnette Drive, being Randolph County Parcel #'s 7727367265 and 7727268671.

Mr. Walser said there was one additional comment submitted after the February 1 meeting. He said it was sent to the applicant and made available to the Planning Board for their reading. Vice-Chairman Linthicum asked if it needed to be read into the record to which Mr. Walser said it did not. Mr. Walser also said the applicant was available, via Zoom, for discussion.

Mr. Collins reintroduced himself and said he lived across Tom Hill Road from this development. He asked the applicant to confirm if it would be 5 years before development. Mr. Reynolds responded and said it probably would be within 3 to 5 years and that the previously rezoned land on US 311 would be developed first.

Mr. Kollm spoke next and said that it was important to take in consideration of the land use designation changing on the property with the new Future Land Use Plan, but also the job potential as well as the impact on local residents. Mr. Collins reiterated his concern about more traffic, especially tractor trailers, on Tom Hill Road.

Mr. Walser responded and said that the development would be coming back for TRC review later and that NCDOT would be involved and might require a traffic impact analysis (TIA).

Mr. Greene asked for clarification on the Future Land Use Plan and zoning changes that had occurred on the property. Mr. Walser said that the property had remained R-40, the standard zoning for properties in the ETJ, but that the Future Land Use Plan had changed in the recent Comprehensive Plan update. It was originally designated "Light Industrial" but was now designated as "Countryside", which is the designation for properties outside city limits that do not have immediate utility services but could be developed in the future. Mr. Greene then asked about sewer availability. Mr. Walser responded that it currently did not have sewer service, but could have access if the developer chose to build.

Mr. Kollm reminded the board that this case was to take in account a zoning change, but also said that Future Foam could leave at any point and another developer could take over this property for another use.

**With no further discussion, Mr. Spillers made a motion to recommend approval of the rezoning with the associated Consistency Statement. Mr. Collins seconded the motion and it was approved unanimously (5-0).**

**Item 4.** Additional Items

There were no additional items from staff.

**Item 5.** Adjournment

With no further discussion, Vice-Chairman Linthicum adjourned the Monday February 8<sup>th</sup>, 2021 meeting.