



AGENDA
City of Archdale
Planning and Zoning Board Meeting
October 5, 2020 - 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 August 31, 2020 Planning Board Meeting

Documents:

[5 - AUGUST 31 PZB MINUTES \(PDF\).PDF](#)

3. Public Hearing: Request By Future Foam Inc. To Rezone Multiple Properties From R-40 (Single Family Residential) To M-2 (Light Industrial), For Property Located Along US Hwy. 311, Being Randolph County Parcel #'s 7727394370, 7727397031, 7727387018, 7727476905, 7727580224, And 7727580345.

Documents:

[US HWY 311 REZONING \(PDF\).PDF](#)

4. Public Hearing: Request By Samet Corporation To Rezone Property From R-10 (Single Family Residential) To M-1 (Heavy Manufacturing), For A Property Located At 807 Eden Ter. Being Randolph County Parcel # 7708597555.

Documents:

[EDEN TERRACE REZONING \(PDF\).PDF](#)

5. Additional Items
6. 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 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 1st, 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 31st, 2020 meeting.

APPLICATION FOR REZONING -



AGENDA ITEM NUMBER: 3

TECHNICAL REPORT:

US HWY 311 (9600 Block)

ATTACHMENTS?

Y N

STAFF REPORT: City of Archdale Planning Department
Jason Miller, Planning Director

Property Location US HWY 311 (9600 Block)	Randolph County PIN # 7727394370 7727397031 7727387018 7727476905 7727580224 7727580345	Meeting Date October 5, 2020	Applicant(s) Randy Reynolds Future Foam Inc. 336.885.4121 Archdale, NC 27263	Owner(s) Robert White & Heirs 9635 US HWY 311 Archdale, NC 27263 Gladys Davis 2356 Addison Blvd High Point, NC 27262
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Current Land Use Vacant	Current Zoning R-40 (Single-Family Residential)	Proposed Zoning M-2 (Light Industrial)	FLUP Designation Light Industrial
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Surrounding Land Uses and Zoning

- North – Single-Family Residential (R-40) and General Business (B-1)
- South – Vacant (R-40) Railroad ROW
- East – Single-Family Residential (R-40)
- West – Single-Family Residential (R-40)

Acres 66 acres	Road Frontage 2,000 ft. along US HWY 311	Roadway Ownership NCDOT	Sidewalks or Greenways Yes
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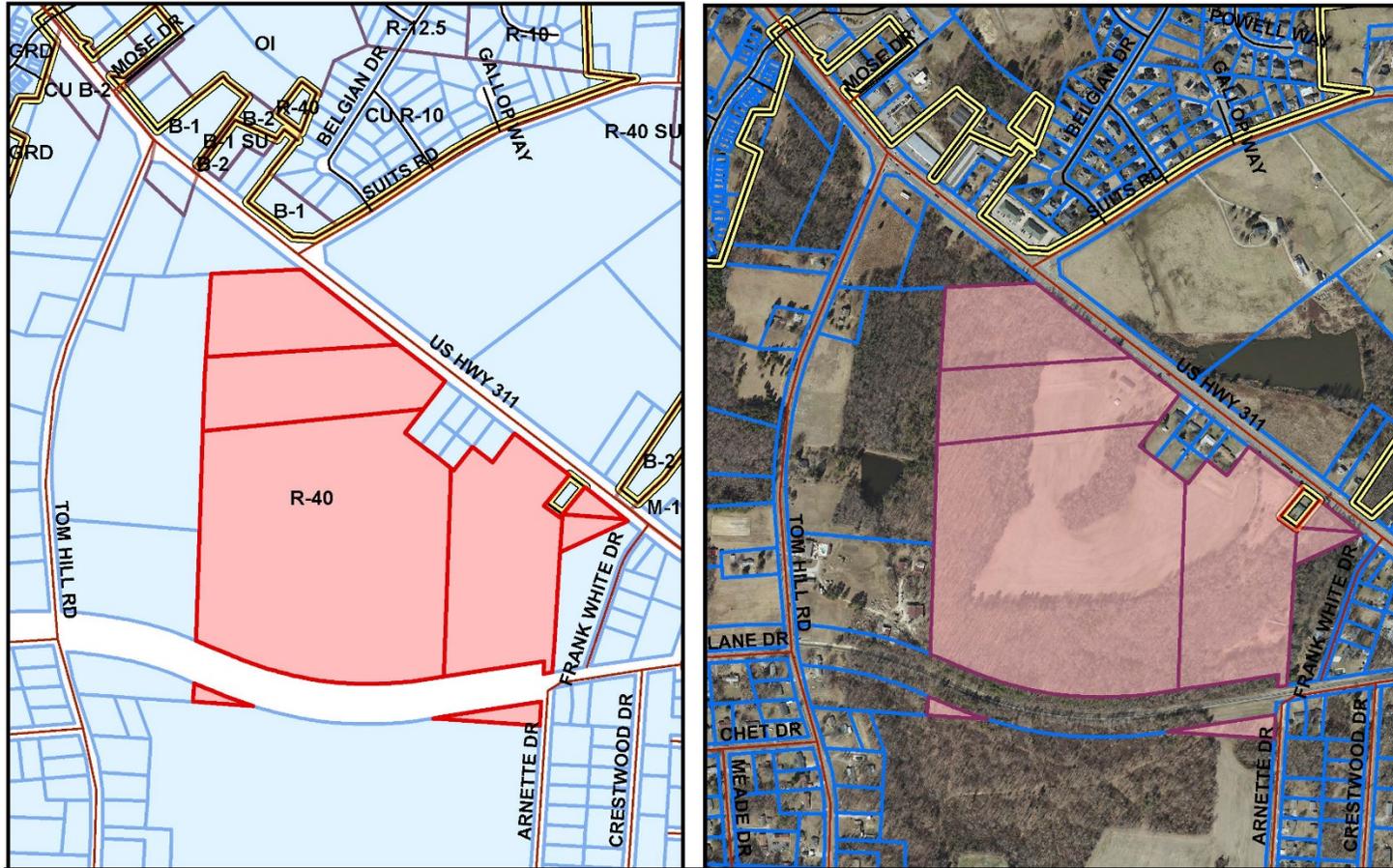
Overview
The applicant, Future Foam, is looking to rezone this vacant property from R-40 (Single-Family Residential) to M-2 (Light Industrial). There is no immediate plans for this property, but the applicant is proposing to use it to expand their existing business in the future.

Decision Points

- Any future permanent structure will require a TRC if its impervious surface is over 12% of the land area.
- A Consistency Statement is included and will need to be read prior to approval.
- The property will need to submit an application for voluntary annexation with an application to extend municipal utilities.
- Staff is in favor of the proposed rezoning.

Attachments: Rezoning Application, GIS Map, Aerial Photo, and Consistency Statement

Zoning Map & Aerial View



-  Subject Property
-  Zoning
-  City Limits

Rezoning Request from R-40 to M-2 for for property located
along US Hwy. 311, being Randolph County Parcel #'s
7727394370, 7727397031, 7727387018, 7727476905,
7727580224, and 7727580345.
Multiple Owners: Size: 66 Acres

Street View



David Lyndon White 9286 US Highway 311 South, Archdale, NC 27263 336-362-5613

Sandra White Norman 121 Heritage Pointe Woodstock, GA 30189 336-312-2152

Jason Honeycutt 283 Johnson Road Denton, NC 27239 336-479-3048

Amanda H. Clodfelter 3709 Courtland Circle Thomasville, NC 27360 336-471-3054

Rita Renee White 203 Weston Woods Circle Trinity, NC 27370 336-861-5034

Ray Lyndon White 9621 US Highway 311 South Archdale, NC 27263 336-431-3356

Pamela Ridge Morgan 4233 Village Drive Trinity, NC 27370 336-259-0037

Annette Morgan Bowman 9577 US Highway 311 South Archdale, NC 27263 336-847-4567

Ginger Lynn Morgan Mathis 108 Lee Ave. Emerald Isle, NC 28594 252-6466846

James V. White 7974 US Highway 311 South Archdale, NC 27263 336-431-2577

Rhonda White Williams 4142 NC Highway 49 North Liberty, NC 27298 336-549-5731

Mittie Jane Henry White 3368 Old Glenola Road Archdale, NC 27263 336-688-4913

Doris White Canter 2335 Canter Lane Archdale, NC 27263 336-906-5745

Robert F. (Bob) Hicks, Jr. 5724 Joan Drive Archdale, NC 27263 336-410-2495

Gina Hicks Rice 383 James Court High Point NC 27265 336-880-6910

Marty Edward Hicks 2479 Bannerwhite Road Sophia NC 27350 336-442-1281

Jennifer Hicks Benge PO Box 82 Sophia, NC 27350 336-307-9738

Rachel White Hunsucker 9635 US Highway 311 South Archdale, NC 27263 336-689-1390

Sarah White Earnhardt 3967 Earnhardt Road Asheboro NC 27203 336-953-9402

*Gerald R. Davis 2356 Addison Blvd 336-906-9263
High Point NC 27262*

*Dwight Davis 7125 Falcon Way 336-259-2565
Trinity NC 27370*



CITY OF ARCHDALE
 307 BALFOUR DRIVE
 P.O. BOX 14065
 ARCHDALE, NORTH CAROLINA 27263
 PHONE: (336) 431-9141 FAX: (336) 431-2130

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-40 zone to M-2.
2. The property sought to be rezoned is owned by: Gladys M. Davis and Robert W. White heirs et al (see attached list)
 Address: 9693 US HWY 311, Archdale, NC 27263 and 9635 US HWY 311 Archdale, NC 27263
 Phone #: See attached list
3. Legal Description:
 Property Identification Number: (PIN#) 7727397031, 7727394370, 7727387018, 7727476905, 7727580224, 7727580345
 Lot(s) #: REIDs 31300, 31296, 31294, 31373, 31480, 31481, Deed Book/Page 002197.00965 and 00017E.00215
 Name of Subdivision: PIN 7727580224 is in the /Frank S. White Subdivision Plat Book: 7 Page: 008
4. The lot(s) to be rezoned have a frontage of linear feet and a depth of linear feet, containing 66.24 acres 2,885,414.4 square feet more or less.
5. 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.
6. 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.

Randy Reynolds, Future Form, Inc. (336) 430-4946
 Name of Applicant

Randy Reynolds
 Signature of Applicant

Signature of Owner (if different) *See attached signature page(s)

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 (\$300.00) filing fee.

Sarah W. Earhart



**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 PROPERTIES ALONG US HWY 311 (PIN #s 7727394370, 7727397031, 7727387018,
7727476905, 7727580224, & 7727580345) FROM SINGLE-FAMILY RESIDENTIAL (R-40) TO
LIGHT INDUSTRIAL (M-2)**

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 Robert White & Heirs and Gladys Davis, located along US HWY 311, identified as 66 acres of Randolph County parcel #s 7727394370, 7727397031, 7727387018, 7727476905, 7727580224, & 7727580345, are rezoned from Single-Family Residential (R-40) to Light Industrial (M-2).

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 Light Industrial. Due to surrounding land being zoned R-40 and mostly vacant, staff feels this is an appropriate zoning for this area. The properties are located along US Hwy 311, near the intersections of Suits Road and Tom Hill Road, and possess approximately 2,000 feet of road frontage. The property is conducive to commercial / light industrial activity; as these uses are prevalent along US Hwy 311 and Main Street.

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 property along US Hwy 311 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 October 5, 2020 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

**APPLICATION FOR REZONING -
TECHNICAL REPORT:**

807 Eden Terrace



AGENDA ITEM NUMBER: 3

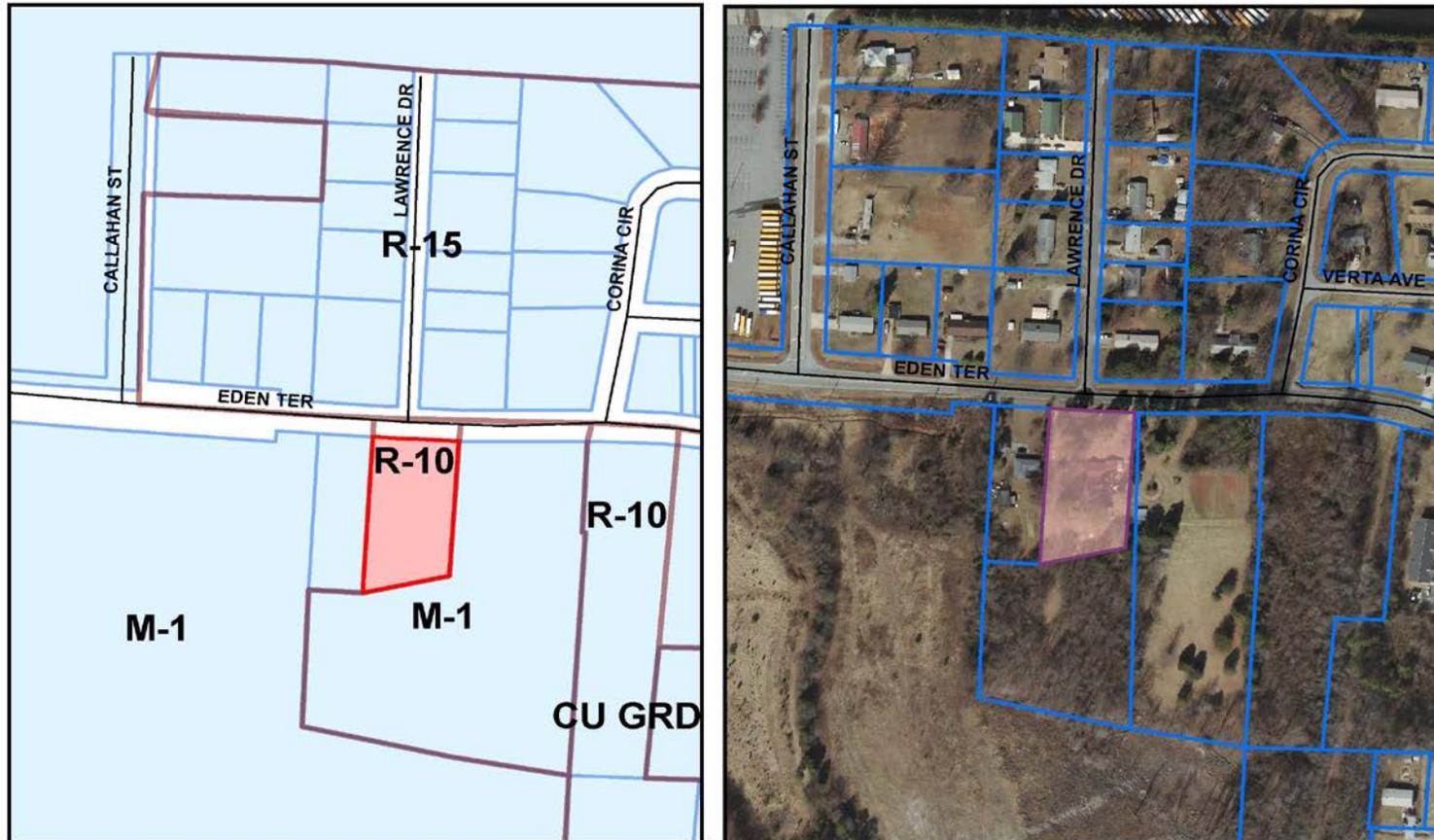
ATTACHMENTS?

Y N

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

Property Location 807 Eden Ter	Randolph County PIN # 7708597555	Meeting Date October 5, 2020	Applicant(s) Samet Corporation 309 Gallimore Dairy Rd Suite 302 Greensboro, NC 27409	Owner(s) 907 ET LLC 3406-E W Wendover Ave Greensboro, NC 27407
Current Land Use Vacant		Current Zoning R-10 (Single-Family Residential)	Proposed Zoning M-1 (Heavy Industrial)	FLUP Designation Heavy Industrial
Surrounding Land Uses and Zoning <ul style="list-style-type: none"> • North – R-15 (Single Family Residential) • South – Vacant M-1 (Heavy Industrial) • East – Vacant M-1 (Heavy Industrial) • West – Vacant M-1 (Heavy Industrial) 				
Acreage 1 acre	Road Frontage 160 ft. along Eden Ter	Roadway Ownership NCDOT	Sidewalks or Greenways Yes, both	
Overview The applicant, Samet Corporation, is looking to rezone this vacant property from R-10 (Single-Family Residential) to M-1 (Heavy Industrial). The surrounding parcels are all owned by the same owner and were rezoned in January 2015. There are future plans for the property, but a formal site plan has not been submitted to date.				
Decision Points <ul style="list-style-type: none"> • Any future permanent structure will require a TRC if its impervious surface is over 12% of the land area as well as HDDP approval from City Council. • A Consistency Statement is included and will need to be read prior to approval. • Staff is in favor of the proposed rezoning. 				
Attachments: Rezoning Application, GIS Map, Aerial Photo, and Consistency Statement				

Zoning Map & Aerial View



**Rezoning Request from R-10 to M-1
for Property Located at 807 Eden Terrace
being Randolph County parcel # 7708597555**

Owner : 907 ET LLC Size: 1.00 Acres

Legend:
■ Subject Property
□ City Limits
□ Zoning

Street View





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 M-1

2. The property sought to be rezoned is owned by: 907 ET LLC

Address: 3406-E W WENDOVER AVE GREENSBORO, NC 27407

Phone #: _____

3. Legal Description:

Address and PIN Number: 805 & 807 Eden Terrace;7708598363&7708597555

Lot(s) 805 & 807

Name of Subdivision: N/A Plat Book: 125 Page: 36

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.

Hunter Nichols
Name of Applicant

Hunter Nichols
Signature of Applicant

James E Hooper, MANAGER of 907 ET LLC
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.



**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 at 807 EDEN TERRACE (PIN # 7708597555) FROM *SINGLE-FAMILY
RESIDENTIAL (R-10) TO HEAVY INDUSTRIAL (M-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 907 ET LLC, located at 807 Eden Ter., identified as 1 acre, of Randolph County parcel #7708597555 be rezoned from Single-Family Residential (R-10) to Heavy Industrial (M-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 Heavy Industrial. Due to surrounding parcels being zoned M-1, staff feels this is an appropriate zoning for this area. The parcel is along Eden Terrace, near Surrett Drive, and possesses approximately 160 feet of road frontage along this road. The property is conducive to industrial activity; M-1 uses surround the property to the east, west, and south. Single family homes, zoned R-15, are to the north of the property and Eden Terrace.

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 property at 807 Eden Ter. 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 October 5, 2020 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 Linthicum, Vice-Chairman