

Archdale Comprehensive Plan
Steering Committee Meeting
Tuesday May 19, 2020

Members Present: Larry Warlick; Lewis Dorsett; Dara Matthews; Scott Darr; Eric Sumner; David White; Nichole Norman; Beverly Nelson; Larry Thomas (in place of Bob Kollm)

Members Absent: John Glass.

City Staff Present: Zeb Holden, City Manager; Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician.

Benchmark Staff Present: Vagn Hansen.

Order of Business

1. Recap of Process

The meeting was opened by Mr. Zeb Holden, who introduced Mr. Larry Thomas, Planning Board Chairman, as the replacement for Bob Kollm, who had to step down from the Steering Committee due to a work conflict. Mr. Holden also handed Mr. David White a framed picture and thanked him for his work on the lobby time capsule. He then gave a brief overview of the meeting and how the discussion would be about the Future Land Use Plan.

Mr. Vagn Hansen then took over and gave a brief overview of the three workshops and the previous Steering Committee meetings.

2. Future Land Use Plan

Mr. Hansen explained the idea of the Future Land Use Plan, which will give guidance to the land uses and direction the City would like to go forward with over the life of the plan. Mr. Hansen showed the document where each place type was described and that each page had a description, sample image, associated land uses, and transportation options. The draft map and place type descriptions were then handed out for the Steering Committee to review and give comment on.

Ms. Beverly Nelson asked how this would be implemented and how the Zoning Ordinance would work with these Future Land Use Plan updates. Mr. Hansen and Mr. Jason Miller answered that the next step, after the Land Use Plan is adopted, is to begin to update the Zoning Ordinance to better development and cohesion with the Plan.

Mr. Lewis Dorsett observed that a lot of change is developer-driven, but it is important to be prepared with appropriate ordinances.

Mr. Larry Thomas asked about what the future zoning districts would look like. Mr.

Hansen responded and said that the new districts may be more or less than the current Zoning Ordinance, but it was important to have the flexibility to help developer and what the City's wants are and what they cannot control.

Mr. Holden pointed out that the Greenbelt place type was signifying areas, sometimes owned by the City and sometimes private developers, that were in flood plains and mostly undevelopable.

Mr. Hansen then used Google Earth to show a closer view of the Future Land Use map and asked the Committee if they had any questions.

Mr. Thomas asked if the Village place type was similar to a Planned Unit Development (PUD). Mr. Hansen said it was a similar term and that the idea was to give as much flexibility to two large greenfield areas within the City as possible.

Mr. Dorsett commented that the Commerce Park place type, around NC 62 and I-85, must be flexible to developers and that the City has spent a lot of money to provide the area with water and sewer utilities.

3. Livability Strategies

Mr. Hansen gave a brief layout to the Livability Strategies portion of the Plan, which includes the 7 Livability Factors previously discussed and a breakdown of the different strategies underneath each Factor. In total, there are 93 strategies that were presented. He showed how they correspond to the other plans implemented by the City, such as the Pedestrian Network Plan.

Mr. Holden then asked what the next steps were and what the timeframe was for completion.

Mr. Hansen said he would wait for City staff feedback, which Mr. Miller said he was working on, before proceeding.

It was discussed that the next Steering Committee meeting would be in late June or July and a Doodle poll will be created for that meeting.

With no further discussion, Mr. Hansen adjourned the meeting at 12:05pm.