

Archdale Comprehensive Plan
Steering Committee Meeting
Tuesday June 16, 2020

Members Present: Larry Warlick; Lewis Dorsett; John Glass; Dara Matthews; Scott Darr; Eric Sumner; Larry Thomas (in place of Bob Kollm)

Members Absent: David White; Nichole Norman; Beverly Nelson.

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 gave a brief overview of the meeting. He also informed the Steering Committee that the City would have a new website starting next week and encouraged them to keep updated through that.

Mr. Vagn Hansen then took over and gave a brief overview of the items to be discussed, including the Livability Strategies, Transportation Recommendations, and a recap of the Future Land Use Plan and Place Types.

2. Present and Discuss Livability Strategies

Mr. Hansen refreshed the Committee's memory on the Livability Strategies, which are split into 7 categories with a number of strategies under each category. He also explained that the categories and strategies may have some overlap, which is done intentionally to show relationship.

Mr. Jason Miller explained that this would be a guide to determine what kind of policy changes may be needed and how the strategies correlate with existing plans. He also said that implementation strategies would be coming out of this section and would be used to help Archdale achieve each strategy.

- Housing: Mr. Miller said this category will focus on providing appropriate housing for all income levels as well as give strategies to strengthen the City's minimum housing standards. He said a big component of this category is to encourage smaller scale multifamily development, including townhomes. Mr. Miller explained that this category ties in well with the Neighborhood category as they promote healthy living, expansion of our park and greenway system, and the building of community.

Mr. Holden asked what the term "Universal Design" meant. Mr. Hansen

responded and said it is common sense design as the City would design how it wants to look like and to take advantage of the amenities present.

- Neighborhood: Mr. Hansen explained this category develops strategies around where people live, work, shop, and play by diversifying housing types, promoting mixed use-type development, and addressing vacancies.
- Transportation: Mr. Miller said this category is about promoting or exploring options with public transit, including re-establishing a relationship with PART and talking with the Hi-Trans system in High Point. He also said that this category includes working with NCDOT to make the community accessible and transportation friendly, which is shown through the transportation recommendations (discussed later in the meeting). Finally, he said that recent plans (Pedestrian Network Plan) promoted Complete Streets to accommodate all users.

Mr. Larry Thomas asked for clarification on the N. Main Street corridor as he said that High Point had proposed something similar and it was opposed. Mr. Miller said this was a recommendation made in the Pedestrian Network Plan and reiterated in the Comprehensive Plan to put N. Main Street on a road diet, lower the speed limit, build a median, and put an emphasis on walking traffic as well as automobile traffic.

- Environment: Mr. Hansen said this section concerned being good stewards of the environment and to promote conservation in design, which is often being accomplished through the City's stormwater and erosion control programs.

Mr. Scott Darr commented that maximum and minimum parking requirements are often dictated by the State Building Code and might be hard for the City to enforce.

- Health: Mr. Hansen explained that this category integrated with all of the other categories to promote healthy living and a safe, health-conscious community.

Mr. Miller highlight that many of the strategies listed were being done in conjunction with efforts from Parks & Recreation. He also mentioned that having medical care access is critical to the future of Archdale.

- Engagement: Mr. Hansen showed that this category gave strategies to an area where Archdale has struggled in the past; engaging its citizens, especially those who have been underrepresented. Strategies included broadband access, internet access in the park, and better representation of the citizens to the City Council meetings.

Mr. Eric Sumner asked the percentage of those who had access to broadband. Mr. Holden responded and said he did not have an exact number offhand, but that Archdale fares much better than the rural southern parts of Randolph County and that a map was produced by the County to show broadband access. Mr. Hansen continued and said that it was mostly available in Archdale, but that

financial constraints certainly prevented some residents from being able to access the broadband.

Mr. Miller, in conclusion, touched upon the City's increased presence on social media platforms as well as public art projects, including a couple Mr. Matthew Wells is working on with the Community Appearance Commission.

- Opportunity: Mr. Hansen said that this final category focused on recruiting and retaining jobs as well as diversification of the economy beyond manufacturing.

Mr. Miller emphasized that part of these strategies included capitalizing on Archdale's location along Interstates 85 and 74. He mentioned that maintaining a close relationship with the Randolph County EDC and the local Chamber of Commerce was important to Archdale's growth.

Mr. Thomas asked who the Tourism Development Authority (TDA) representative was from Archdale. Mr. Holden responded and said it has been a number of people, but most recently a member from the Daly family who owns the Holiday and Hampton Inns as well as Luke Hollingsworth, owner of Holly Ridge Golf Course.

Mr. Sumner commented that this was an ideal time to capitalize on suburban development. Mr. Darr also commented that more executives and white collar jobs were working from home and that office space may be less needed in the future. A short discussion about the future of schools then occurred among the members of the Steering Committee.

3. Present and Discuss Transportation Recommendations

Mr. Hansen gave a brief overview of the 50 transportation recommendations made in the Comprehensive plan, many of which were included in the previous 20-20 Plan. He noted that there were several key locations, or systems (i.e. Interstate 85 and Main Street) where several different projects could occur. He mentioned that some of these recommendations were made as a counter argument to NCDOT projects that Benchmark did not feel like it suited Archdale's best interests. Mr. Hansen also showed a list of the top 10 priority recommendations, which would be mostly developer driven or be included with a NCDOT project.

Mr. Darr commented about the possible effects of the current NCDOT budget shortfall.

Mr. Thomas then asked about the table that included current NCDOT projects, with Mr. Holden stating that most were on hold until at least 2024 with the exception of the NC 62 and Interstate 85 project that is being funded by bonds, which may be subject to change.

Lastly Mr. Hansen showed an interactive Google Map with the 50 recommendations highlighted and he encouraged the Steering Committee to take a look and provide feedback.

4. Review/Recap of Future Land Use and Place Types

Mr. Hansen asked if there were any questions from last month's meeting, which

concerned the new Future Land Use Map and Place Types.

Mr. Thomas asked for clarification on the Commerce Park and Commercial Corridor Place Types. Mr. Hansen responded and said that the Commercial Corridor was more for retail, including restaurants, hotel, and services for Commerce Park employees. Mr. Miller compared the Commerce Park to the existing commercial park off of Piedmont Parkway in north High Point.

5. Upcoming Steering Committee Meeting

Mr. Miller asked when the next steering committee meeting should be.

Mr. Hansen said it should be after the 4th of July holiday.

Mr. Holden said mid-July might be the best time for a meeting, which could be the final meeting for the steering committee. He then said Planning Board and City Council would be next to review before the plan was adopted.

With no further discussion, Mr. Hansen adjourned the meeting at 3:20pm.