

# Plan Archdale

Steering Committee Meeting  
September 10, 2019

# MEETING AGENDA

1. Public Kick Off Meeting Recap
2. Community Survey / Public Engagement Progress Report
3. Focus Area Meeting Discussion
  - a. November – Economic Diversification
  - b. December – Growth Management
  - c. January - Placemaking
4. Development Regulation Research Update
5. October Steering Committee Meeting

# AUGUST 29 PUBLIC KICKOFF MEETING



## Plan Archdale

**YOU'RE INVITED!**

Plan Archdale Kickoff Meeting

Date: August 29, 2019

Time: 7:00 pm

Location: Archdale Public Library

Multi-Purpose Room

10433 S Main Street



# SURVEY / PUBLIC OUTREACH UPDATE

- 58 Surveys Completed
- Facebook Posts / Ads
- Flyers distributed to:
  - City Hall, Library,
  - Recreation Center,
  - YMCA
- AT News Article
- Rotary Club / SerCo
- Direct Email
- City Newsletter

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WHAT IS YOUR VISION FOR ARCHDALE?

Take the Plan Archdale survey online

August 29th - September 30th

[www.PlanArchdale.com/Survey](http://www.PlanArchdale.com/Survey)

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# FOCUS AREA (PUBLIC) MEETINGS

- November 2019: Economic Diversification
- December 2019: Growth Management
- January 2020: Design Workshop - Placemaking

# FOCUS: ECONOMIC DIVERSIFICATION

- Meeting format will be an expert panel with opening presentations, a moderated discussion and audience questions
- Preliminary Panel Composition:
  - Stan Kelly – Piedmont Triad Partnership
  - Kevin Franklin – Randolph EDC
  - Keith Debbage – UNCG
  - Ray Gibbs – Uptowne High Point
- Meeting Date TBD – Based on Panel Availability:  
(November 5, 6, 7, 12, 13 or 18)

# FOCUS: GROWTH MANAGEMENT

- Meeting format will be a hands on “growth game”
  - Attendees will work in groups to develop practical strategies to address growth scenarios
  - Preliminary presentation / rules explanation followed by two 30 minute scenario exercises (steady and high growth)
  - Tables will have moderators to assist with the scenarios
  - Each table will report results / lessons learned at the end
  - Intended to educate the community on the challenges and opportunities that Archdale will face.
- Meeting Date: December 10<sup>th</sup>

# FOCUS: PLACEMAKING

- Multi-day workshop focused on placemaking and urban design:
  - Develop alternative scenarios to address community desires for a “central place / downtown”
  - Explore urban design enhancements to better define the community and build a “sense of place”
  - Public workshops Monday, Tuesday and Thursday evenings with “open house” hours during the day
  - Breakout groups, roundtable discussions and live polling to get community feedback
- Workshop Week: January 13 - 16, 2020



# DEVELOPMENT REGULATION RESEARCH

- Conducted research on residential subdivision development regulations for Archdale + 11 other communities (8 cities and 3 counties)
- Compared 18 different points of regulation
- Used a standard 4 dwelling unit per acre density as the basis of regulation.
- Fair amount of general consistency
- Differences tend to be minor

	Archdale	Trinity	Thomasville	High Point	Jamestown	Oak Ridge	Kernersville	Clemmons	Greensboro	Guilford	Randolph	Davidson
LOT SIZE USED FOR COMPARISON	10,000 SF	10,000 SF	10,000 SF	12,000 SF	10,000 SF	20,000 SF	12,000 SF	12,000 SF	12,000 SF	12,000 SF	40,000 SF	15,000 SF
MIN. RESIDENTIAL STREET WIDTH	25 FT	20 FT	20 FT	22 FT	22 FT	30 FT	28 FT	26 FT	26 FT	30 FT	20 FT	34 FT
MIN. RES. ROW DEDICATION	50 FT	45 FT	45 FT	50 FT	50 FT	50 FT	50 FT	50 FT	45 FT	50 FT	45 FT	56 FT
REQUIRE CURB AND GUTTER	YES	YES*	YES*	NO	YES	YES*	YES	YES	YES	YES	NO	YES
REQUIRE STREET STUBS	YES	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO
CUL-DE-SACS (MAX. LENGTH)	YES	YES	1,200 FT	1,200 FT*	800 FT	1,200 FT	1,200 FT	1,200 FT	800 FT	800 FT	YES	600 FT
PERMIT FLAG LOTS (NUMBER)	1 / 20 LOTS	NO	NO	YES	5% LOTS	YES	YES	YES	NO*	YES	NO*	YES*
STORMWATER REQUIREMENT	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
DENSITY BONUS	YES*	NO	NO	YES*	NO	NO	YES	YES*	NO	NO	YES*	NO
CLUSTER OPTION	YES	YES	NO	YES	YES	YES	YES	NO	YES	YES	YES	YES
RECREATION DEDICATION	YES*	YES*	NO	YES	NO	YES*	YES	YES	NO	NO	YES*	YES
STREET TREES	NO?	NO	NO	NO	YES	NO	YES	YES	NO	NO	NO	NO
INTERIOR SIDEWALKS (WIDTH)	5 FT	NO	YES*	YES	NO	YES	YES	5 FT	5 FT	5 FT	NO	YES
EXTERIOR SIDEWALKS (WIDTH)	5 FT	NO	YES	YES	5 FT	5 FT	YES	5 FT	5 FT	5 FT	NO	YES
REQUIRED OPEN SPACE	12%*	NO	NO	YES	10%*	YES*	MAYBE	YES	NO	YES	NO	10 - 50%
UTILITY EXTENSION POLICY	PAY	PAY	PAY	PAY	PAY	PAY	PAY		PAY		PAY	PAY
UNDERGROUND UTILITIES	YES*	YES	YES	YES	YES*	YES	YES	YES	YES	YES	YES	YES
SUB. APPROVAL AUTHORITY	CC, STAFF	CC, TRC	STAFF, STAFF	STAFF, STAFF	STAFF, STAFF	PB	CC, STAFF	CC, STAFF	STAFF, STAFF	STAFF, STAFF	CC, PB	PB
FEES	\$550 + \$10 / LOT	\$25 / LOT + \$400 SW +R		\$300 + \$20 / LOT + \$100	\$800 + \$40 / LOT + \$150+R	\$1,000 + \$200 / LOT	\$384 PRELIM +\$256 FINAL	\$1,750 + \$30 / LOT	\$1,235 + \$40 / LOT (SUB)	\$150 + \$20 / LOT	\$100	\$200 + \$25 / LOT > 25

REGULATION EQUIVALENT TO ARCHDALE	LESS STRINGENT REGULATION	MORE STRINGENT REGULATION	MISSING DATA
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# October Steering Committee Meeting

OCTOBER 17<sup>th</sup> – 11am

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