

Archdale Comprehensive Plan
Steering Committee Meeting
Tuesday September 10, 2019

Members Present: Larry Warlick; Lewis Dorsett; Bob Kollm; David White; Dara Matthews; Beverly Nelson; Eric Sumner; Nichole Norman; Scott Darr.

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; Bridget Callea; Jason Epley.

Order of Business

1. Welcome and Introductions

The meeting was opened by Mr. Zeb Holden, who thanked everyone for coming and their continued participation. He turned the meeting to Mr. Vagn Hansen, who went over the agenda and the expectations for the meeting. Mr. Hansen also gave a brief recap on the Kickoff Meeting, which took place at the Archdale Library on Thursday, August 29th. Ms. Beverly Nelson said the only issue she saw with having the event at the library was the lack of parking. Mr. Holden said this was due to activities happening at the park and Mr. Hansen said they could try to do parking control for future events there.

2. Community Survey / Public Engagement Progress Report

Mr. Hansen went over the survey, which was made live on the Plan Archdale website after the Kickoff Meeting. He said there had been 58 responses, but they hoped to get several hundred responses. Mr. Matthew Wells then handed out flyers to each of the Steering Committee members encouraging them to take the survey and to tell friends and neighbors as well. Mr. Wells said more copies of the flyer could be made if needed.

Mr. Bob Kollm asked about placing survey flyers in the schools to which Ms. Dara Matthews said she would check with Randolph County Schools. Mr. Holden said he thought that it would be difficult or costly, but agreed that it was worth a look. *(Update: Ms. Matthews checked with Tim Moody of RCS who was agreeable to having the flyers placed in the various school lobbies)*

Ms. Nichole Norman asked about having tablets available at the Bush Hill Festival. Mr. Holden responded that the City did not have any tablets and that survey would require a few minutes of attention, which would be difficult to do so during a busy festival. He asked Ms. Norman if her shop, Nattie's Frozen Creations, would be willing to have tablets inside during the festival to which she agreed to discuss.

Mr. Hansen asked about having flyers placed next to the computers at the Library. Mr.

Wells said he would look into the possibility when they bring flyers to the Library.

Mr. Kollm asked about having survey flyers at the shops along Bonnie Place as well as handing them out to the local Scout troops. Ms. Nelson said she was in contact with several local civic clubs and churches and could reach out to them as well.

3. Focus Area Meeting Discussion

a. November – Economic Diversification: Mr. Hansen spoke about the first focus area meeting, Economic Diversification, that will take place in November in the City Hall Council Chambers. This meeting will be an expert panel of various area experts and presentations they give as well as moderated discussion and audience questions.

b. December – Growth Management: Mr. Hansen then discuss the second focus meeting, Growth Management, that will take place on December 10th. It will be a “growth game” focused on working in groups to develop strategies to address growth. A short presentation will occur beforehand, and a final report will be given by each group at the end. Mr. Kollm and Mr. Larry Warlick said they would be willing to work with their Boy Scout troop, as they meet on Tuesday evenings, and Archdale Friends Meeting to secure a time and location for the Scouts and other youth to participate in the growth game.

c. January – Placemaking: The third and final focus area discussed was placemaking, which will have workshops on Monday, Tuesday, and Thursday nights and have an “Open House” format during the day on those days and on Wednesday; January 13th-16th. This meeting will be more interactive and will feature roundtables, breakout sessions, and live pollings.

4 Documentation Regulation Research Update

Mr. Hansen gave an update to the report on comparing Archdale’s Subdivision Ordinance residential regulations to 10 other nearby communities, 8 cities and 3 counties using 18 points of regulation as comparison. The research is continuing and will be available for the steering committee and staff to review in the next couple months.

Mr. Lewis Dorsett asked if commercial regulations would be looked into as well to which Mr. Hansen said they had not as the concerns raised were focused on residential regulations and local developers.

Mr. Eric Sumner asked about extending water and sewer to properties and why this has not worked. Mr. Dorsett responded and said they have had a couple projects where lines have been extended, but the development fell through for a variety of reasons.

Ms. Nelson asked about the perception that the City had with developers. Mr. Hansen said he had not heard a lot of negative feedback in the listening sessions. Mr. Holden said some untrue rumors as well as local developers being more familiar in building in areas without as much development regulation had been raised as concerns.

5. October Steering Committee Meeting

It was discussed and determined that the next Steering Committee meeting would be on Thursday, October 17th at 11am.

With no further discussion, Mr. Holden and Mr. Hansen adjourned the meeting at 11:45am.