

Archdale Comprehensive Plan
Steering Committee Meeting
Tuesday February 4, 2020

Members Present: Lewis Dorsett; Dara Matthews; Scott Darr; Eric Sumner; David White.

Members Absent: Larry Warlick; John Glass; Bob Kollm; 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; Bridget Callea; Jason Epley; Ben Barcroft.

Order of Business

1. Growth Management Workshop Recap

The meeting was opened by Mr. Zeb Holden, who thanked everyone for coming and their continued participation. The meeting was turned over to Mr. Vagn Hansen, who discussed the December 10th Steering Committee meeting and workshop that evening. He highlighted key future commercial, residential, and industrial areas, parks, road projects, and bicycle and pedestrian facilities that were identified by workshop participants. The key commercial areas became the basis of the locations used in the later Placemaking Workshop.

Mr. Scott Darr asked about the potential of an interchange at Interstate 85 and Trinity Road, which was identified as a desired future interchange during the workshop. Mr. Hansen responded and said it could be justified with the development of the English Farm property. Mr. Jason Miller followed up and said that NCDOT had it as a future project.

2. Placemaking Workshop

Mr. Hansen explained the format of the workshop, which included presentations on three separate evenings at 6:30pm and had drop-in sessions before and afterwards. He continued and said Day 1 of the workshop discussed locations of a future “downtown”, Day 2 discussed potential designs for one of these five locations, and Day 3 was a review of the final designs. The most popular option, as voted on by the workshop participants, was Option B – a “downtown” type development centered around Archdale Road, NC 62 (Trindale Road), W. White Drive, and Bonnie Place.

Mr. Darr asked about incentives and what the City’s role would be in creating the downtown area around Option B and whether it would include eminent domain. Mr. Holden responded that the City’s role was to be open to developers and have a comprehensive plan and zoning ordinance that would be suitable for future development. He also said that eminent domain would not be an option as there are

restrictions about its ability to be used, especially concerning private development.

A brief discussion about whether Option C – retrofitting Main Street into a complete street – would be viable, even if another option was chosen as the “downtown” area. Mr. Darr said he remembered Main Street being a 2-lane community street and that he had a hard time seeing NCDOT being willing to cooperate. Both Mr. Holden and Mr. Jason Epley responded and said further conversation with NCDOT would have to happen, especially in light of the nearby project at Main Street and Interstate 85, to reiterate the City’s plans. There was also a discussion about the future NCDOT project concerning the widening of NC 62 (Trindale/Liberty Roads) in Archdale as well as the process of utilities being relocated on NC 62 and Archdale Road.

3. Where Do We Go From Here?

Mr. Hansen laid out the next steps to the Comprehensive Plan process, which included: Drafting the new Future Land Use Plan Map, write the plan (looking at processes, the City’s vision, and identifying priorities), and have the Steering Committee review in late April and May. After the Steering Committee reviews the plan, Mr. Hansen and Benchmark will present it to Planning Board and City Council.

Mr. Holden asked if the implementation plan for a “downtown” area would be included to which Mr. Hansen said it would be. Ms. Dara Matthews expressed her feelings that she learned a lot from the Placemaking Workshop and was excited for the future of Archdale.

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

With no further discussion, Mr. Hansen adjourned the meeting at 12:01pm.