

**APPLICATION FOR REZONING -**



**AGENDA ITEM NUMBER: 3**

**TECHNICAL REPORT:**

**US HWY 311 (9600 Block)**

**ATTACHMENTS?**

Y  N

**STAFF REPORT:** City of Archdale Planning Department  
Jason Miller, Planning Director

<b>Property Location</b> US HWY 311 (9600 Block)	<b>Randolph County PIN #</b> 7727394370 7727397031 7727387018 7727476905 7727580224 7727580345	<b>Meeting Date</b> October 5, 2020	<b>Applicant(s)</b> Randy Reynolds Future Foam Inc. 336.885.4121 Archdale, NC 27263	<b>Owner(s)</b> Robert White & Heirs 9635 US HWY 311 Archdale, NC 27263  Gladys Davis 2356 Addison Blvd High Point, NC 27262
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<b>Current Land Use</b> Vacant	<b>Current Zoning</b> R-40 (Single-Family Residential)	<b>Proposed Zoning</b> M-2 (Light Industrial)	<b>FLUP Designation</b> Light Industrial
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**Surrounding Land Uses and Zoning**

- North – Single-Family Residential (R-40) and General Business (B-1)
- South – Vacant (R-40) Railroad ROW
- East – Single-Family Residential (R-40)
- West – Single-Family Residential (R-40)

<b>Acres</b> 66 acres	<b>Road Frontage</b> 2,000 ft. along US HWY 311	<b>Roadway Ownership</b> NCDOT	<b>Sidewalks or Greenways</b> Yes
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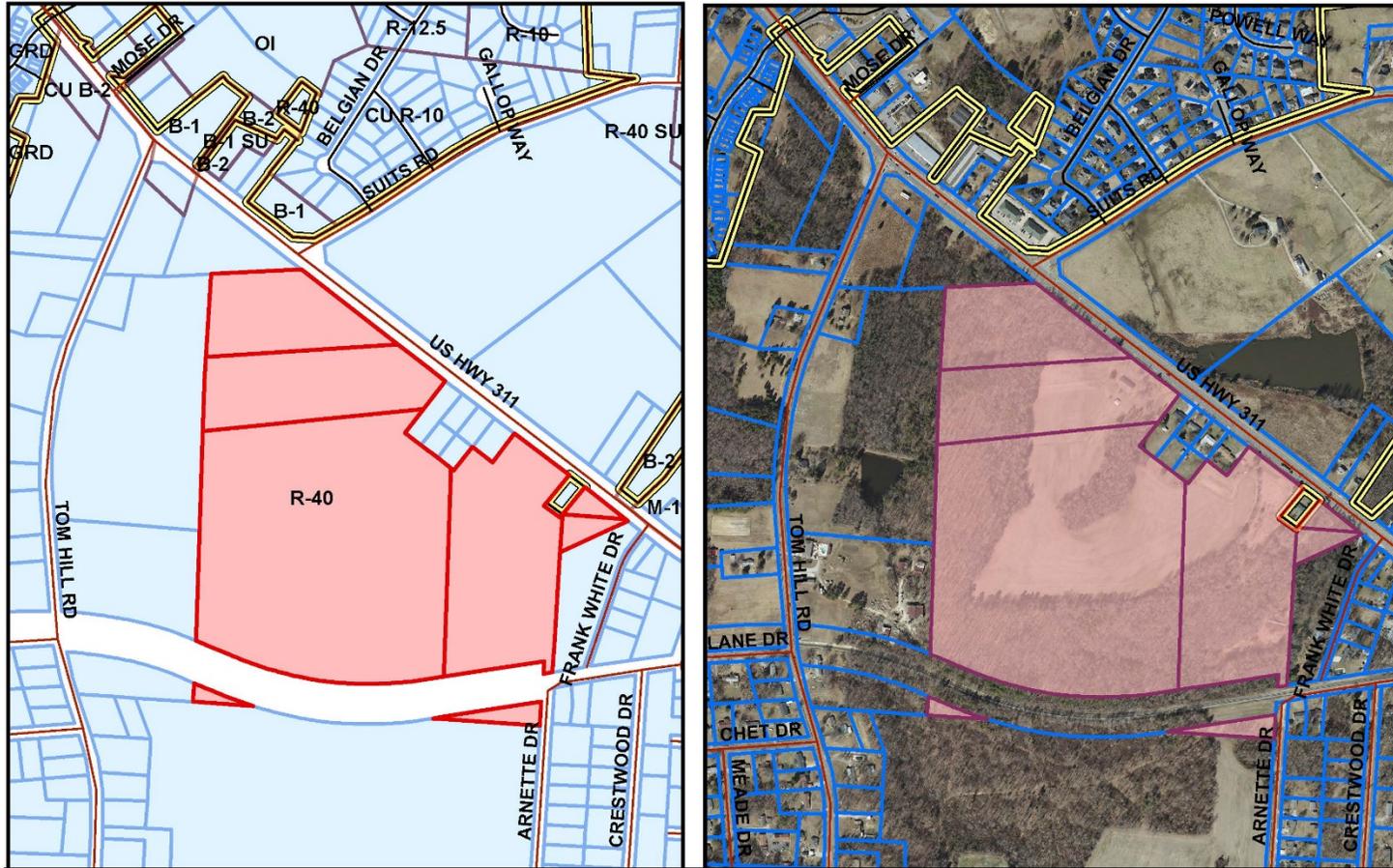
**Overview**  
The applicant, Future Foam, is looking to rezone this vacant property from R-40 (Single-Family Residential) to M-2 (Light Industrial). There is no immediate plans for this property, but the applicant is proposing to use it to expand their existing business in the future.

**Decision Points**

- Any future permanent structure will require a TRC if its impervious surface is over 12% of the land area.
- A Consistency Statement is included and will need to be read prior to approval.
- The property will need to submit an application for voluntary annexation with an application to extend municipal utilities.
- Staff is in favor of the proposed rezoning.

**Attachments:** Rezoning Application, GIS Map, Aerial Photo, and Consistency Statement

## Zoning Map & Aerial View



-  Subject Property
-  Zoning
-  City Limits

Rezoning Request from R-40 to M-2 for for property located  
along US Hwy. 311, being Randolph County Parcel #'s  
7727394370, 7727397031, 7727387018, 7727476905,  
7727580224, and 7727580345.

Multiple Owners:      Size: 66 Acres

# Street View



David Lyndon White 9286 US Highway 311 South, Archdale, NC 27263 336-362-5613

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Sandra White Norman 121 Heritage Pointe Woodstock, GA 30189 336-312-2152

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Jason Honeycutt 283 Johnson Road Denton, NC 27239 336-479-3048

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Amanda H. Clodfelter 3709 Courtland Circle Thomasville, NC 27360 336-471-3054

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Rita Renee White 203 Weston Woods Circle Trinity, NC 27370 336-861-5034

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Ray Lyndon White 9621 US Highway 311 South Archdale, NC 27263 336-431-3356

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Pamela Ridge Morgan 4233 Village Drive Trinity, NC 27370 336-259-0037

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Annette Morgan Bowman 9577 US Highway 311 South Archdale, NC 27263 336-847-4567

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Ginger Lynn Morgan Mathis 108 Lee Ave. Emerald Isle, NC 28594 252-6466846

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James V. White 7974 US Highway 311 South Archdale, NC 27263 336-431-2577

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Rhonda White Williams 4142 NC Highway 49 North Liberty, NC 27298 336-549-5731

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Mittie Jane Henry White 3368 Old Glenola Road Archdale, NC 27263 336-688-4913

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Doris White Canter 2335 Canter Lane Archdale, NC 27263 336-906-5745

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Robert F. (Bob) Hicks, Jr. 5724 Joan Drive Archdale, NC 27263 336-410-2495

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Gina Hicks Rice 383 James Court High Point NC 27265 336-880-6910

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Marty Edward Hicks 2479 Bannerwhite Road Sophia NC 27350 336-442-1281

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Jennifer Hicks Benge PO Box 82 Sophia, NC 27350 336-307-9738

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Rachel White Hunsucker 9635 US Highway 311 South Archdale, NC 27263 336-689-1390

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Sarah White Earnhardt 3967 Earnhardt Road Asheboro NC 27203 336-953-9402

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*Gerald R. Davis 2356 Addison Blvd 336-906-9263  
High Point NC 27262*

*Dwight Davis 7125 Falcon Way 336-259-2565  
Trinity NC 27370*



**CITY OF ARCHDALE**  
 307 BALFOUR DRIVE  
 P.O. BOX 14065  
 ARCHDALE, NORTH CAROLINA 27263  
 PHONE: (336) 431-9141 FAX: (336) 431-2130

THE UNDERSIGNED do/does hereby respectfully make application and request to the City of Archdale to amend the Zoning Ordinance and change the Official Zoning Map of the city as hereafter requested, and in support of this application the following facts are shown:

1. It is desired and requested that the property hereinafter described be rezoned from R-40 zone to M-2.
2. The property sought to be rezoned is owned by: Gladys M. Davis and Robert W. White heirs et al (see attached list)  
 Address: 9693 US HWY 311, Archdale, NC 27263 and 9635 US HWY 311 Archdale, NC 27263  
 Phone #: See attached list
3. Legal Description:  
 Property Identification Number: (PIN#) 7727397031, 7727394370, 7727387018, 7727476905, 7727580224, 7727580345  
 Lot(s) # REIDs 31300, 31296, 31294, 31373, 31480, 31481, Deed Book/Page 002197.00965 and 00017E.00215  
 Name of Subdivision: PIN 7727580224 is in the /Frank S. White Subdivision Plat Book: 7 Page: 008
4. The lot(s) to be rezoned have a frontage of          linear feet and a depth of          linear feet, containing 66.24 acres 2,885,414.4 square feet more or less.
5. If the property is rezoned, it is understood by all that development must conform to the minimum requirements of the City of Archdale Development Ordinance where applicable.
6. The applicant shall present a map showing the property being requested for rezoning. He/she shall also present the names and addresses of those persons owning property which adjoins the land sought for rezoning.

Randy Reynolds, Future Form, Inc. (336) 430-4946  
 Name of Applicant

*Randy Reynolds*  
 Signature of Applicant

Signature of Owner (if different) \*See attached signature page(s)

This application must be filed with the Director of Planning and Zoning forty-five (45) days prior to the scheduled Planning Board meeting and must be accompanied by a (\$300.00) filing fee.

*Sarah W. Earhart*



**WRITTEN CONSISTENCY STATEMENT AND RECOMMENDATION  
OF  
THE PLANNING BOARD OF THE CITY OF ARCHDALE  
TO  
THE CITY COUNCIL OF THE CITY OF ARCHDALE  
TO**

**REZONE PROPERTIES ALONG US HWY 311 (PIN #s 7727394370, 7727397031, 7727387018,  
7727476905, 7727580224, & 7727580345) FROM SINGLE-FAMILY RESIDENTIAL (R-40) TO  
LIGHT INDUSTRIAL (M-2)**

BE IT ORDAINED by the Planning Board of the City of Archdale, North Carolina that:

**Section 1.** Pursuant to Article XV Section 15.5 of the Zoning Ordinance of the City of Archdale, the property owned by Robert White & Heirs and Gladys Davis, located along US HWY 311, identified as 66 acres of Randolph County parcel #s 7727394370, 7727397031, 7727387018, 7727476905, 7727580224, & 7727580345, are rezoned from Single-Family Residential (R-40) to Light Industrial (M-2).

**Section 2.** The Planning Board recommends the ordinance be adopted in accordance with N.C.G.S. 160A-383 and the Planning Board has found the amendment to be reasonable and consistent with the City's adopted plans.

**Consistency Statement**

The proposed rezoning is consistent with the Future Land Use Plan (FLUP), which has the property designated Light Industrial. Due to surrounding land being zoned R-40 and mostly vacant, staff feels this is an appropriate zoning for this area. The properties are located along US Hwy 311, near the intersections of Suits Road and Tom Hill Road, and possess approximately 2,000 feet of road frontage. The property is conducive to commercial / light industrial activity; as these uses are prevalent along US Hwy 311 and Main Street.

**Section 3.** The Planning Board finds the action reasonable and in the public interest.

The Planning Board finds that its action with regard to the rezoning of property along US Hwy 311 is reasonable. The Planning Board believes that its action with respect to the rezoning is in the public interest as it applies a proper zoning designation to allow for land use that promotes future development of the parcels.

**Section 4.** The Planning Board, at its regularly scheduled meeting on October 5, 2020 hereby adopts a motion recommending that the City Council adopt the proposed amendment.

This foregoing motion was adopted by a vote of \_\_\_\_\_ (for) to \_\_\_\_\_ (against).

City of Archdale Planning Board

By:

Name: Larry Thomas, Chairman