

Archdale Planning and Zoning Board  
Regular Meeting  
Monday, May 1, 2023

**Members Present:** Larry Thomas, Chairman; Larry Linthicum, Vice-Chairman; Board Members: Brent Kinney, Chris Collins, Mitch Miller, Scott Greene, Chris Spillers, and Joy Sparks.

**Members Absent:** Bob Kollm.

**Others Present:** Jason Miller, Planning Director; Matthew Wells, Planning Administrator.

**Item 1.** Call to Order, Welcome, and Register of Attendance

Chairman Thomas welcomed everyone and explained the procedures for the Planning and Zoning Board meeting.

**Item 2.** Approval of the Minutes

**Mr. Kinney made a motion to approve the March 6th, 2023 minutes as presented. Mr. Spillers seconded the motion, and it was approved unanimously by the Board.**

**Item 3. Public Hearing:** Public Hearing: Request by Barry and Joyce Snyder to rezone property located along NC Highway 62 West from RS-40 (Guilford County) to H-B (Highway Business), being Guilford County Parcel # 7729510314.

Mr. Wells gave the staff report for this item:

**Overview**

The applicants, Barry and Joyce Snyder, are seeking to rezone ± .81 acres, comprised of their property at 1745 NC Highway 62 West from Guilford County RS-40 (Single-Family Residential) to HB (Highway Business). There are no current plans for development at this time. This request is part of a broader application to petition the City of Archdale for connection into their water system. Per the City's Water and Sewer Extension Policy, a petition for annexation must be considered, and because the property is in Guilford County, a rezoning to an Archdale zoning district also needs to be considered.

**Consistency With *Plan Archdale***

The City's adopted Future Land Use Plan has this site designated as Commercial Corridor. The Commercial Corridor place type is intended to provide for the development and ongoing use of a mixture of local and regional scale commercial enterprises along and in close proximity to major transportation routes. The goods and services provided by businesses along the Commercial Corridor cater to a wide consumer base, including the many transient customers who visit Archdale for gas, dining, and lodging when traveling on I-85. This property is close in proximity to the NC Highway 62 West and Interstate 85 interchange, which will provide easier access

for future commercial development. The request to rezone this property to HB as submitted is consistent with the Industrial place type and the City's adopted Future Land Use Plan.

Chairman Thomas thanked Mr. Wells and then opened the public hearing. He asked if there was anyone present in support of the request.

Barry Snyder (4403 Trailwood Drive, Greensboro) introduced himself as the property owner.

Chairman Thomas then asked if anyone present was against the request.

There was no one present against the request, but there was some confusion among a couple audience members about the location of this rezoning and whether it was related to the GRD rezoning from February 2023. Maps were shown by staff to clarify the location of the lot being rezoned.

Chairman Thomas then closed the public hearing and then turned it over to the Board for discussion and a possible action.

Chairman Thomas asked for confirmation of 3 lots that were zoned HB closer to Interstate 85, which Mr. Wells said were annexed in and rezoned in 2017 as part of a water extension request. He also asked if the well would be taken during the NCDOT U-6018 project.

Mr. Miller clarified for the Board that due to the City's extension policy, it needed to be considered for annexation, and due to the City not having extra-territorial jurisdiction in Guilford County that it needed to be rezoned to an Archdale zoning district.

Mr. Kinney asked if the request to rezone was per the Future Land Use Plan and if a residential zoning district was presented as an option. Mr. Snyder responded that it was suggested per the City's Future Land Use Plan and that it would be attractive for a future use. He also explained he had grown up in the home.

There was a discussion between Mr. Greene and Joyce Snyder (wife of Barry; also of 4403 Trailwood Drive) concerning the reasoning behind the water request. The septic tank will not have to move, but the lines serving it will have to be rerouted, which will require a septic review permit.

Mr. Greene also asked if Archdale sewer was also available. Mr. Wells confirmed it was not available.

**With no further discussion, Mr. Greene made a motion to recommend approval of the conditional district rezoning with the following consistency statement:**

- 1. Motion to Approve the HB zoning as presented.**

**AND**

**And to find that the application is consistent with the City's adopted Future Land Use Plan and the City's Comprehensive Land Development Plan (*Plan Archdale*).**

- The Future Land-Use Plan has the property designated as Commercial Corridor.
- The property has ±175 feet of road frontage along NC 62 West.
- The proposed site is in close proximity to Interstate 85.

**Mr. Mitch Miller seconded the motion.**

**With no further discussion, the motion to recommend approval was approved unanimously.**

**Item 4. Additional Items**

Mr. Miller discussed the March rezoning case that went to the April City Council meeting (the Riley Ready Mix site) and got denied. Additionally, there was discussion of future items that will be coming to the Planning Board.

**Item 5. Adjournment**

With no further discussion, Chairman Thomas adjourned the Monday, May 1st, 2023 meeting.