



CITY OF ARCHDALE

CITY COUNCIL

MEETING DATE: Tuesday January 27, 2026

SUBJECT: Public Hearing: Request by Casandra Griffin to rezone property at 703 Ashland Street from Guilford County RS-5 (Single Family Residential) to Archdale R-15 (Single-Family Residential), being Guilford County Parcel # 7719604773.

PLANNING BOARD RECOMMENDATION: The Planning and Zoning Board voted unanimously to recommend approval of this rezoning request.

ATTACHMENTS: YES NO

SUMMARY OF INFORMATION: GIS Map, Aerial Photo, Street View Photos, Rezoning Application.

**APPLICATION FOR REZONING -
TECHNICAL REPORT:
703 ASHLAND STREET**



**ATTACHMENTS?
 Y N**

STAFF REPORT: City of Archdale Planning Department
Matthew Talbott, Planning Officer

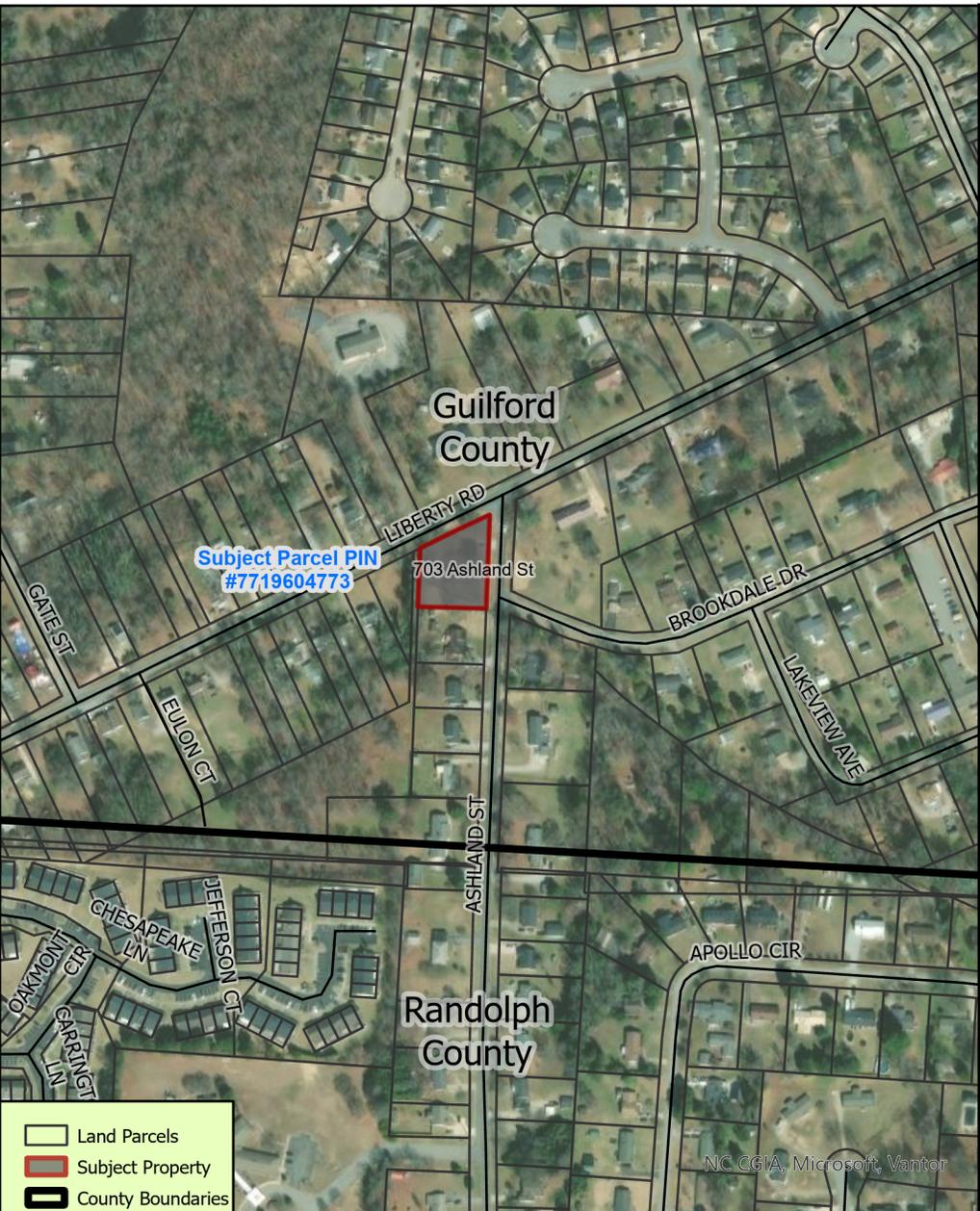
Property Location 703 Ashland St	Guilford County PIN # 7719604773	Meeting Date January 27th, 2026	Applicant(s) Cassandra Griffin 4704 Archdale Rd Trinity, NC 27370 (336) 431-5441	Owner(s) Starla Garcia 113 S Elm St Asheboro, NC 27203 (336) 823-1189
Current Land Use Single-Family Residential		Current Zoning RS-5 (Single Family Residential - Guilford County)	Proposed Zoning R-15 (Single Family Residential - Archdale)	FLUP Designation Suburban Neighborhoods
Surrounding Land Uses and Zoning <ul style="list-style-type: none"> • North – RS-5 (Single Family Residential - Guilford County) • South – R-15 (Single-Family Residential – Archdale) • East – RS-5 (Single Family Residential - Guilford County) • West – RS-5 (Single Family Residential - Guilford County) 				
Acreage ± .6 acres or ± 26136 ft ²	Road Frontage Ashland St. (± 204 ft.) Liberty Rd. (± 172 ft)	Roadway Ownership NCDOT Streets: Ashland St. Liberty Rd.	Sidewalks or Greenways Required upon future development.	
Watershed Randleman Lake	HDDP Required: No	Applicable Checklists None		
<p>Overview The applicant, Cassandra Griffin, is seeking to rezone .6 acres of land at 703 Ashland Street from RS-5 (Single Family Residential - Guilford County) to R-15 (Single Family Residential - Archdale). The reason for the request is to be able to tie into Archdale Sewer which is also required to apply for annexation into the City.</p> <p>The property is surrounded by other single-family residential properties. The request is consistent with the Future Land Use Plan designation of Suburban Neighborhoods. The Suburban Neighborhoods place type is intended to both preserve the character of existing residential neighborhoods, as well as to promote the development of new moderate density neighborhoods in the City’s primary growth areas, in contrast with the more densely developed Urban Neighborhoods place type.</p>				

At their January 2026 meeting, Planning Board voted unanimously to recommend approval of the rezoning.

Decision Points

- A Consistency Statement will need to be read prior to approval.
- Any future development will need to comply with all applicable City ordinances.
- This request will coincide with a request for a Sewer Extension and Annexation petition

Attachments: GIS Map, Aerial Photo, Street View Photos, Rezoning Application.

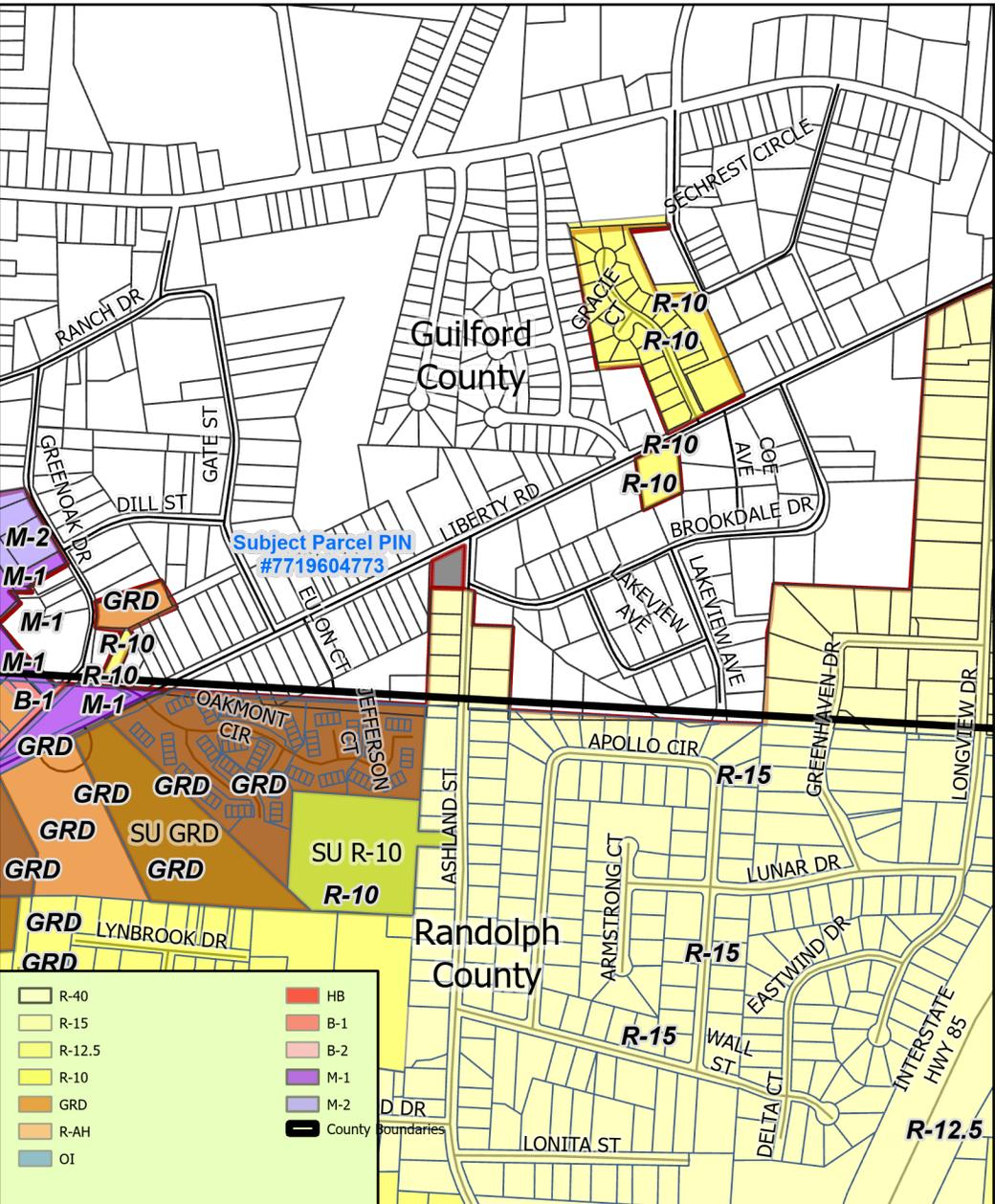


Subject Parcel PIN
#7719604773

Guilford
County

Randolph
County

- Land Parcels
- Subject Property
- County Boundaries



Subject Parcel PIN
#7719604773

Guilford
County

Randolph
County

- | | | | |
|--|--------|--|-------------------|
| | R-40 | | HB |
| | R-15 | | B-2 |
| | R-12.5 | | B-2 |
| | R-10 | | M-1 |
| | GRD | | M-2 |
| | R-AH | | County boundaries |
| | OI | | |

Request for Rezoning from RS-5 (Guilford County Zoning) to R-15 (Single Family Residential-Archdale) for property located at 703 Ashland St, being Guilford County Parcel #7719604773.

Size: .6 Acres

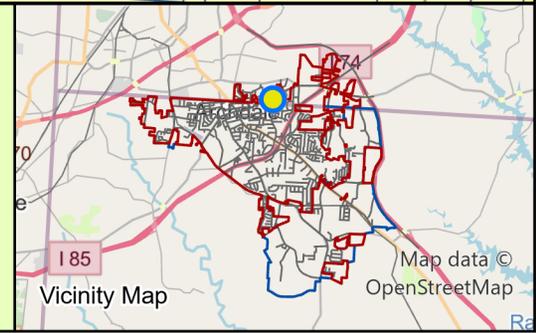
Conditional Uses and Special Uses

- CD
- SU
- <all other values>
- Subject Property

- City Limits
- ETJ (Extraterritorial Jurisdiction)
- Subject Property
- County Boundaries



Map for Reference Purposes, Only; Not To Scale



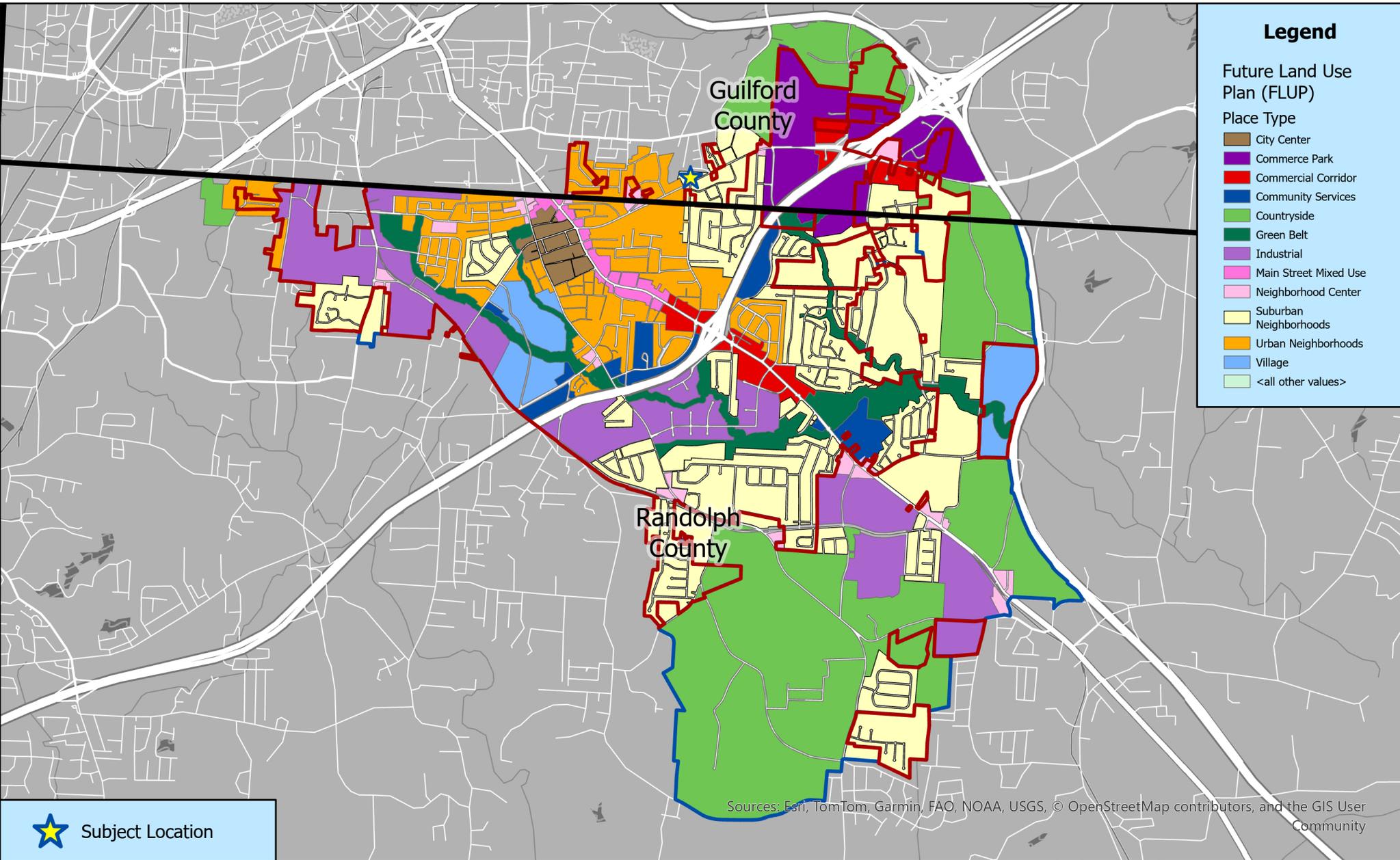
Vicinity Map
Map data © OpenStreetMap

Legend

Future Land Use Plan (FLUP)

Place Type

- City Center
- Commerce Park
- Commercial Corridor
- Community Services
- Countryside
- Green Belt
- Industrial
- Main Street Mixed Use
- Neighborhood Center
- Suburban Neighborhoods
- Urban Neighborhoods
- Village
- <all other values>



 Subject Location

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Request for Rezoning from RS-5 (Guilford County Zoning) to R-15 (Single Family Residential-Archdale) for property located at 703 Ashland St, being Guilford County Parcel #7719604773.

Future Land Use

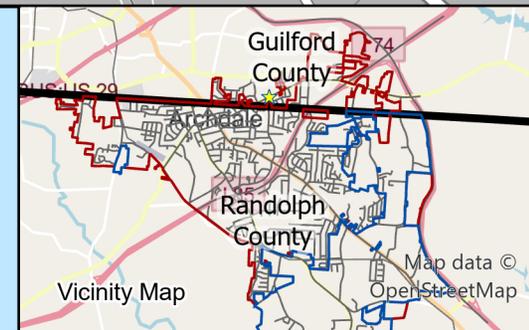


Size: .6 Acres



Map produced by the City of Archdale
Planning & Zoning Department
12.30.2025

Map for reference purposes, only; Not To Scale



Vicinity Map

Map data © OpenStreetMap

Ashlandst



Liberty Rd

© 2024 Google





REZONING APPLICATION

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 RS-5 to R-15

2. The property sought to be rezoned is owned by: Starla & Jorge Garcia & Fred Jolly
Address: 113 S. Elm Street, Asheboro NC 27203
Phone #: 336-823-1189

3. Legal Description:

Address and PIN Number: 703 Ashland St, Archdale / 7719604773
Lot(s): 1-6 section "A"
Name of Subdivision: Coe Place Plat Book: 21- Page: 80

4. 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.

5. 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.

Cassandra Griffin
Name of Applicant (if different from owner)
Property Manager
9704 Archdale Rd, Trinity
Applicant's Address
336-431-5441
Applicant's Telephone

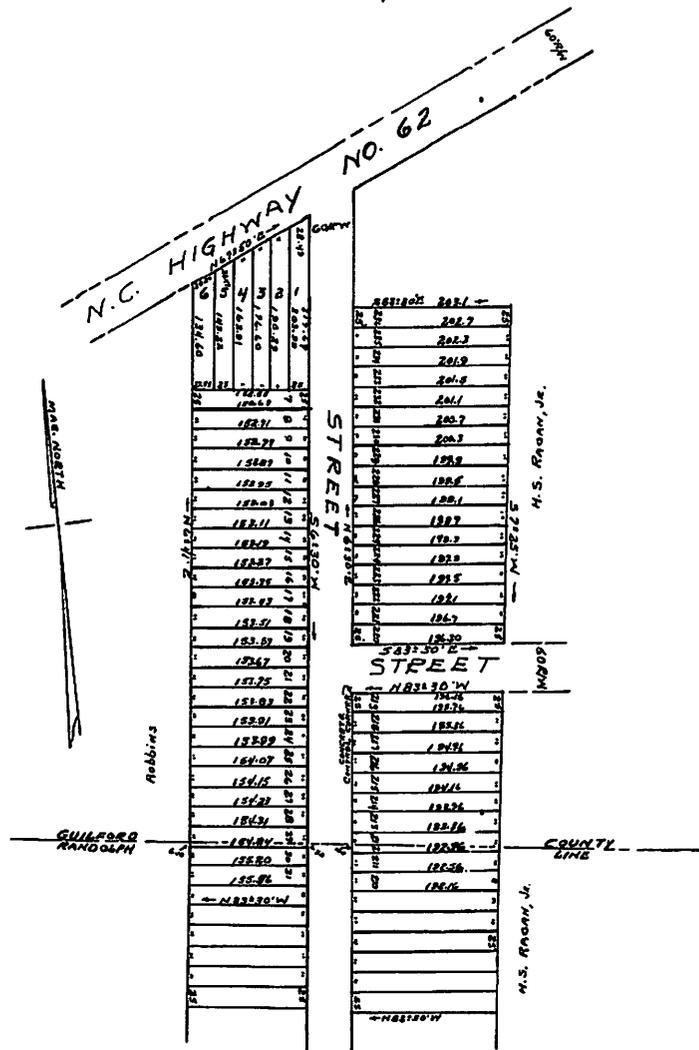
Starla G. Garcia
Signature of Owner
113 S Elm St Asheboro, NC 27203
Owner's Address
336-823-1189
Owner's Telephone

Complete application received 11 / 4 / 2025

By: Matthew Wells

This application must be filed with the **Director of Planning and Zoning** thirty (30) days prior to the scheduled Planning Board meeting and must be accompanied by a **(\$500.00)** filing fee.

MAP OF
SECTION 4 OF T2S
COE PLACE
NEAR ARCHDALE
GUILFORD COUNTY NORTH CAROLINA
SCALE 1" = 100 NOVEMBER 1954
CLOTUS CRAVEN REG. SURVEYOR
ASHEBORO, N.C.



NORTH CAROLINA:
RANDOLPH COUNTY:
PERSONALLY APPEARED BEFORE ME THIS DATE, CLOTUS CRAVEN, WHO DEPOSES AND SAYS THAT HE IS A EQ. LAND SURVEYOR AND THAT THE FOREGOING PLAN WAS MADE BY HIM FROM ACTUAL SURVEYS MADE IN NOVEMBER 1954 THAT THE COVERS SHOWN HEREON ARE MAGNETIC AND THEREFORE DECLINATION IS VARIABLE
Signed *Clotus Craven* REG. LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF February 1955.
Anna Leahy Turner
NOTARY PUBLIC

MY COMMISSION EXPIRES
March 5, 1956.

NORTH CAROLINA, GUILFORD COUNTY
The foregoing certificate of
Walter L. ...
is hereby acknowledged to be the voluntary act and deed of the
above named party.
Notary Public
1955

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT WITHIN 5 MILES OF THE CITY LIGHTS OF GREENSBORO OR HIGH POINT.

By *J. C. Craven*
REG. SURVEYOR
N.C. No. 1150
J. H. ...
Notary Public

11-21-1955



City of Archdale

INVOICE #
26-00094

ACCOUNT ID: ALLRE005 PIN: 600423
 INVOICE DATE: 11/03/25
 DUE DATE:

Allred & Company Realtors LLC
 Casandra Griffin
 4704 Archdale Rd
 Trinity, NC 27370

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		703 Ashland-Annex,Rezone,Sewer		
1.0000/QTY	GEN-REZO	General Rezoning Includes Annexation Request	500.000000	500.00
1.0000/QTY	WS-EXTEN	Water/Sewer Extension Review	100.000000	100.00
			TOTAL DUE:	\$ 600.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Archdale

INVOICE #: 26-00094
 DESCRIPTION: 703 Ashland-Annex,Rezone,Sewer
 ACCOUNT ID: ALLRE005 PIN: 600423
 DUE DATE:
 TOTAL DUE: \$ 600.00

Allred & Company Realtors LLC
 Casandra Griffin
 4704 Archdale Rd
 Trinity, NC 27370

