

Archdale Planning and Zoning Board
Regular Meeting
Monday, January 5, 2026

Members Present: Scott Greene, Chairman; Larry Linthicum, Vice-Chairman; Board Members: Chris Collins, Brent Kinney, Bob Kollm, Mitch Miller, Joy Sparks, and Jerry Smith.

Members Absent: None.

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

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

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

Item 2. Approval of the Minutes

Mr. Collins made a motion to approve the December 1, 2025 minutes as written. Mr. Mitch Miller seconded the motion, and it was approved unanimously by the Board.

Item 3. Public Hearing: Request To Rezone Property From Guilford County RS-5 To R-15

Mr. Talbott gave the staff report for this item:

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.

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.

He also described that it was surrounded by single-family residentially zoned properties in both unincorporated Guilford County and, to the south, the city limits of Archdale.

Chairman Greene asked if there was anyone present in favor of the item.

There was no one present who spoke in favor of the item.

Chairman Greene then asked if there was anyone present against the item.

There was no one present who spoke against the item.

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

With no further discussion, Mr. Linthicum made a motion to recommend approval of the rezoning. Mr. Kinney seconded the motion, and it was approved unanimously by the Board.

Item 4. Additional Items

There were no additional items shared by staff or the Board.

Item 5. Adjournment

With no further discussion, Chairman Greene asked for a motion to adjourn the Monday, January 5, 2026 meeting. **Ms. Sparks made a motion to adjourn. Mr. Linthicum seconded the motion, and the meeting was adjourned.**