

**APPLICATION FOR REZONING -
TECHNICAL REPORT:**

10200 BLOCK OF S. MAIN STREET

ZONING CASE #: Z2026-2



ATTACHMENTS?

[X] Y [] N

STAFF REPORT: City of Archdale Planning Department
Matthew Wells, Planning Administrator

Property Location 10200 block of S. Main Street	Randolph County PIN #’s 7718942548	Meeting Date March 2, 2026	Applicant(s) Sunny Dhebaria 646 Mocksville Hwy. Statesville, NC 28625 (704-763-3662)	Owner(s) Pauline H. Walker Heirs 205 Blair Ct Archdale, NC 27263 (336) 689-9944 (Sharon) (336) 307-1010 (Tammy)
Current Land Use Vacant	Current Zoning R-15 (Single-Family Residential)		Proposed Zoning B-1 (General Business)	FLUP Designation Commercial Corridor
Surrounding Land Uses and Zoning				
<ul style="list-style-type: none"> • North – Residential: R-15 • South – Commercial: B-1 (Food Lion and Lowe’s Shopping Center) • East – Commercial: B-1 (Vacant), Residential: R-15 • West – Residential: R-15 (Vacant), Commercial: B-1 (Bojangles and Vacant) 				
Acreage ±3.54 acres or ± 154,202 ft ² (whole parcel); ±3.09 acres or ± 134,661 ft ² (portion being rezoned)	Road Frontage S. Main Street (± 273 ft.); also fronts Burgemere St.		Roadway Ownership City of Archdale: Burgemere St NCDOT: S. Main Street	Sidewalks or Greenways Will be required upon future development along S. Main Street.
Watershed Randleman Lake	HDDP Required: No		Applicable Checklists None	

Overview

The applicant, Sunny Dhebaria, is seeking to rezone ± 3.09 acres, comprised of properties in the 10200 block of S. Main Street from R-15 (Single-Family Residential) to B-1 (General Business) for a future commercial development; of which no application has been filed at this time. A similar request was made by this applicant in April 2025 and was denied by City Council. In the interim time, the applicant has changed the geography of the parcel through the subdivision process. The portion that previously extended out to Knollwood Drive is no longer included in this request. Additionally, there is another 19,541 square feet of land, located between Dollar General and Bojangles, that has been recombined into this parcel and is already zoned B-1 (General Business).

Consistency With *Plan Archdale*

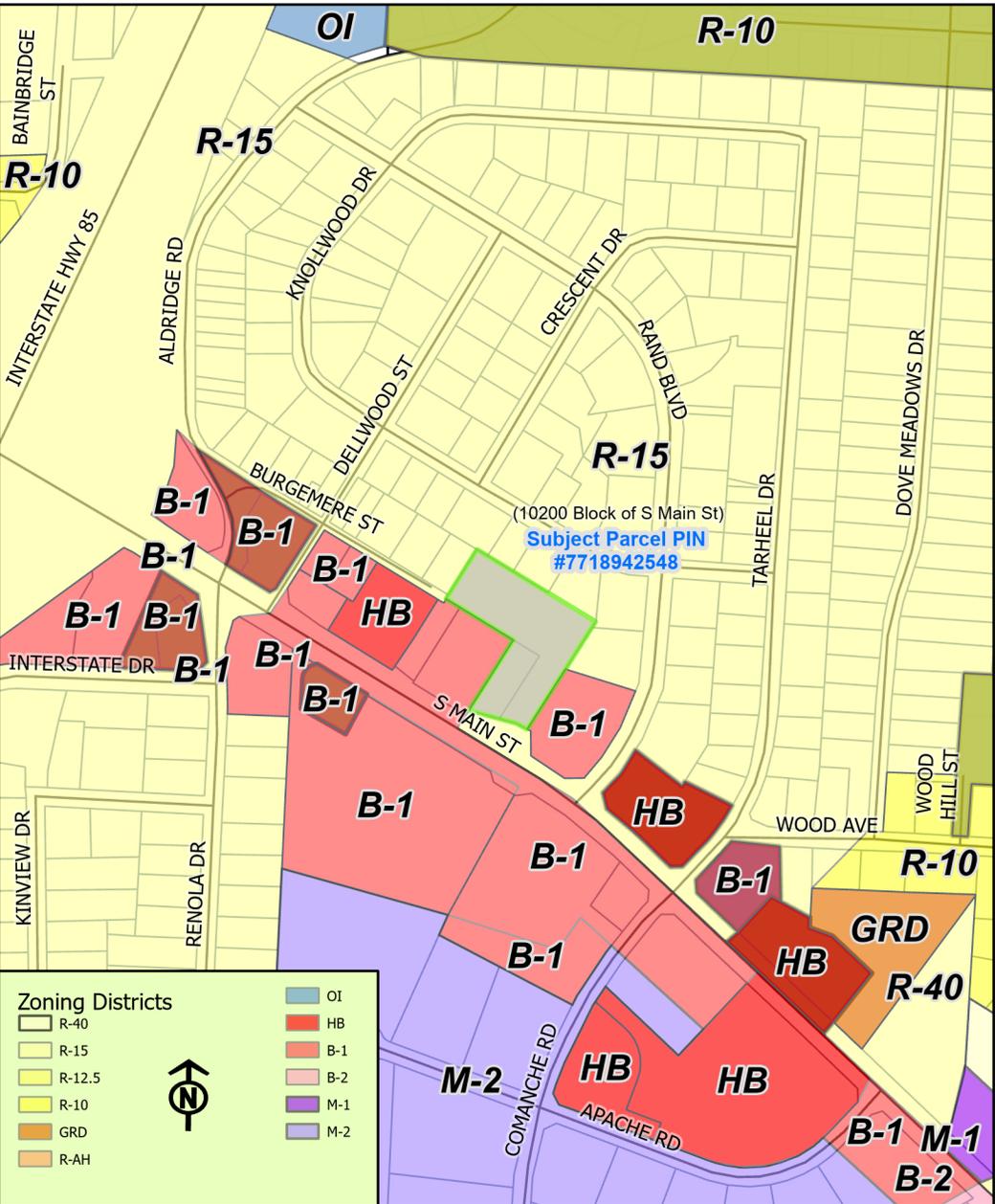
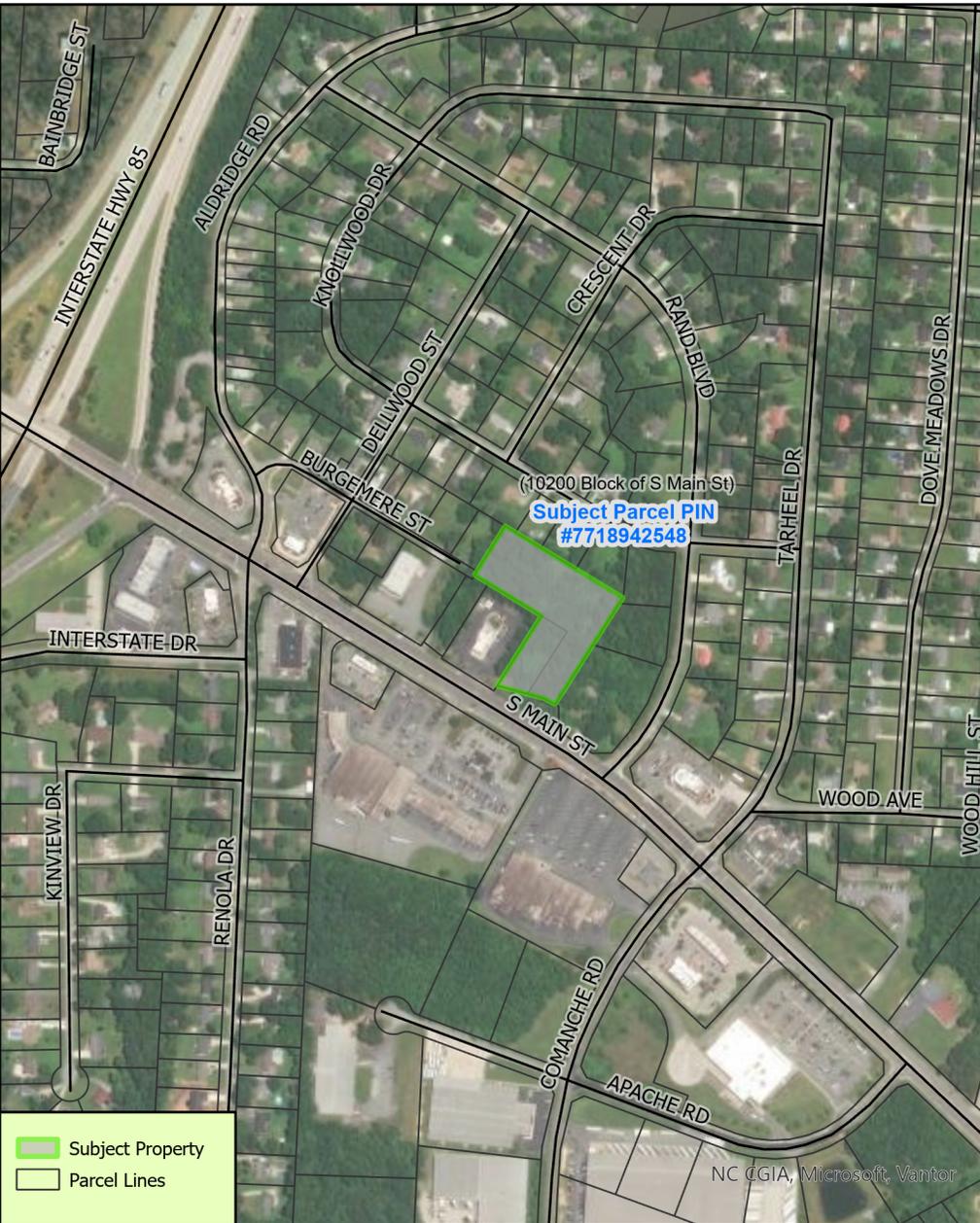
The City’s adopted Future Land Use Plan has this site designated as Commercial Corridor. The Commercial Corridor place type is intended to provide for the development and ongoing use of a mixture of local and regional

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 Main Street and Interstate 85 interchange, which will provide easier access for future commercial development. The request to rezone this property to B-1 as submitted is consistent with the Commercial Corridor place type, surrounding properties to the south, west, and east, and the City's adopted Future Land Use Plan.

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.

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



Request to rezone property from R-15 (Single-Family Residential) to B-1 (General Business) located at the 10200 block of S Main Street; being Randolph County Parcel #7718942548.

Size: +/- 3.54 Acres

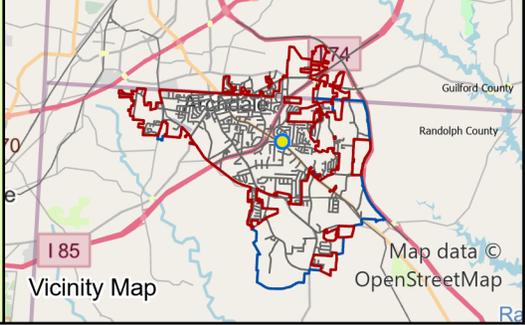
Archdale
UNITY • LOYALTY • PROGRESS

Conditional Uses and Special Uses

- CD
- SU

City Limits
ETJ (Extraterritorial Jurisdiction)

Map produced by the City of Archdale
Planning & Zoning Department
2.24.2026
Map for reference purposes, only; Not To Scale



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>

Guilford County

Randolph County

 Subject Location

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

**Request to rezone property from
R-15 (Single-Family Residential)
to B-1 (General Business)
located at the 10200 block of S Main Street;
being Randolph County Parcel #7718942548.**

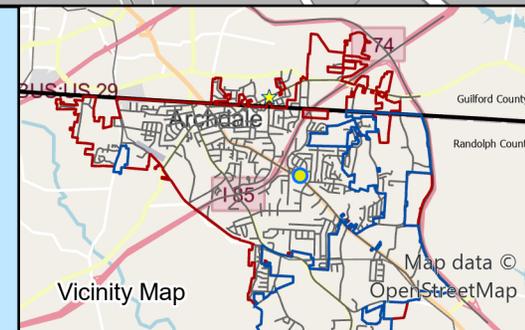
Size: +/- 3.54 Acres

Future Land Use



Map produced by the City of Archdale
Planning & Zoning Department
2.24.2026

Map for reference purposes, only; Not To Scale



Vicinity Map

Map data ©
OpenStreetMap





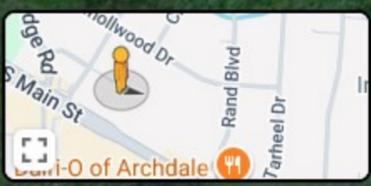
4413 Burgemere St

Archdale, North Carolina



Google Street View

Oct 2022 See more dates





← 10104 S Main St

Archdale, North Carolina

Google Street View

May 2023 See more dates

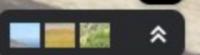
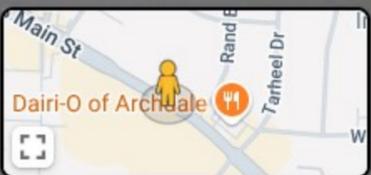


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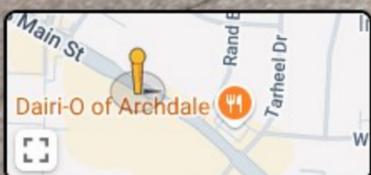


← Archdale, North Carolina



Google Street View

May 2018 See more dates





City of Archdale

INVOICE #
26-00151

ACCOUNT ID: VIRAM005 PIN: 244941
INVOICE DATE: 02/03/26
DUE DATE:

Viramkumar Patel
Sunny Dhebria
703 Gaither Rd
Statesville, NC 28625

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		S Main St Rezoning-Walker Prop		
1.0000/QTY	GEN-REZO	General Rezoning Request from R-15 to B-1	500.000000	500.00
			TOTAL DUE:	\$ 500.00

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

City of Archdale

INVOICE #: 26-00151
DESCRIPTION: S Main St Rezoning-Walker Prop
ACCOUNT ID: VIRAM005 PIN: 244941
DUE DATE:
TOTAL DUE: \$ 500.00

Viramkumar Patel
Sunny Dhebria
703 Gaither Rd
Statesville, NC 28625





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 **R-15** to **B-1**

2. The property sought to be rezoned is owned by: **SHARON TROGDON ,TAMMY W. HICKS ,RICKEY TROGDON ,JOHN HICKS**

Address: **205 Blair Court Archdale,NC 27263**

Phone #: **336-689-9944**

3. Legal Description:

Address and PIN Number: **7718942548**

Lot(s) _____

Name of Subdivision: _____ Plat Book: **195** Page: **10**

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.

SUNNY DHEBARIA

Name of Applicant (if different from owner)

646 MOCKSVILLE HWY STATESVILLE,NC 28625

Applicant's Address

704.763.3662

Applicant's Telephone

Signed by: *Sharon Trogdon*
90A19B1055444F...

Signed by: *Rickey Trogdon*
205ECD9AF20A46C...

Signed by: *Tammy Hicks*
4BE44BCB4FAA4F0...

Signed by: *John Hicks*
462D5A26D2AF4B0...

Signature of Owner

205 Blair Court Archdale,NC 27263

Owner's Address

336-689-9944

Owner's Telephone

Complete application received 2 / 4 / 2026

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.