



City of Trinity
PLANNING & ZONING BOARD MEETING

February 24, 2025 at 6:00 PM

Trinity City Hall Annex

AGENDA

NCGS § 143-318.17 Disruption of official meetings

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.

(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)

Action may be taken on agenda items and other issues discussed during the meeting

1. Call to Order

- a) **Pledge of Allegiance**
- b) **Invocation**
- c) **Welcome Guests and Visitors**
- d) **Approve and/or Amend Agenda**

2. Approval of Minutes

- [a.](#) Approve the January 27, 2025 Planning and Zoning Minutes

3. Public Meeting

- a. **Recommendation for Proposed Land Management Ordinance** (*Carrie Spencer, MSI Project Manager*)
- [b.](#) **Code Enforcement Report** (*Planning Jay Dale*)

4. Comments from Board

5. Adjournment



City of Trinity
PLANNING AND ZONING BOARD MEETING

January 27, 2025
Trinity City Hall Annex

MINUTES

PRESENT

Chairman Hunter Hayworth
Board Member Keith Aikens
Board Member Pattie Housand
Board Member Eddie Eaton
Board Member Josh Fish

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Planner Jay Dale
City Attorney Bob Wilhoit
Alternate Board Member Brad Phillips

Board Chair Hayworth led the Pledge of Allegiance.

Board Chair Hayworth gave the invocation.

Board Chair Hayworth welcomed guests and visitors.

Board Chair Hayworth called for a motion to amend or approve the agenda as presented.

Board Member Aikens made a motion to approve the agenda as presented. The motion was seconded by Board Member Eaton and passed unanimously.

Approval of Minutes

Approve the November 25, 2024, Planning and Zoning Minutes

Board Member Housand made a motion to approve the minutes as presented. The motion was seconded by Board Member Aikens and passed unanimously.

Swearing in of New Board Members

Swearing in of Planning and Zoning Board Member; Josh Fish and Alternate Board Member Bradley Phillips

Board Member Josh Fish was sworn in for a three-year term. City Clerk Darien Comer administered the Oath of Office.

Alternate Board Member Bradley Phillips was sworn in for a three-year term. City Clerk Darien Comer administered the Oath of Office.

Elect a Planning & Zoning Board Member to be Vice Chair

Board Chair Hayworth made a motion to elect Eddie Eaton as the Planning Board Vice Chair. The motion was seconded by Board Member Housand and passed unanimously.

Public Meeting

Request for Property Rezoning Automotive Recovery Services Inc. at 6737 Auction Rd PIN #6798383496

Planner Jay Dale presented to the Board a request from Automotive Recovery Services, Inc., Westchester, Illinois, to rezone 10.93 acres located at 6737 Auction Road, PIN #6798383496 from RA to M2-CZ (Light Industrial/Conditional Zoning). It is the desire of the property owner to expand the adjoining existing business, formerly known as Mendenhall Auction, as per the site plan.

Colin McGrath, Land Use and Zoning Attorney with Poyner Squill at 301 Fayetteville Street Suite 1900, Raleigh, NC. Mr. McGrath spoke to the Board and presented a power point on behalf of Automotive Recovery Services DBA Insurance Auto Auctions. McGrath explained that this property would be used for additional vehicle storage space and there would not be an additional entrance for the facility. All vehicles would enter through the existing main entrance on Auction Rd.

William Dytrych, Manager Real Estate Development with Insurance Auto Auctions, was present to answer questions from the board.

Board Member Aikens made a motion to recommend it to the City Council. The motion was seconded by Board Member Housand and passed unanimously.

Request for Property Rezoning Bilal Khan at 12416 Trinity Rd. PIN #7718102919

Planner Jay Dale stated that Bilal Khan of Trinity, North Carolina, is requesting that 0.6 acres located at 12416 Trinity Rd. PIN #7718102919, be rezoned from HC to HC-CZ. It is the desire of the property owner to operate a used car sales lot with conditions as per the site plan.

Bilah Khan, the owner of the property, was present with his cousin, who translated for him. It is the desire of the owner to sell two or three cars at a time on this property.

Board Member Aikens made a motion to approve and recommend to the City Council with a condition that there would never be more than seven vehicles (including customer vehicles) as per site plan. The motion was seconded by Board Member Housand and passed unanimously.

Request for Property Rezoning Naimel Parra, 0 Mendenhall Rd. PIN #6798661434

Planner Jay Dale presented to the Board, Naimel Parra, of High Point, North Carolina. Mr. Parra is requesting that 14.64 acres located at the corner of Mendenhall and Old Mendenhall Road PIN #6798661434, be rezoned from RA to MI-CZ. It is the desire of the property owner to operate a semi-truck repair business with conditions as per the site plan. Mr. Dale explained that this application was submitted after the property owner received a *Notice of Violation*. Mr. Dale presented pictures of the site.

Naimel Parra, the owner, was present with his nephew to translate. They will be using the property to work on Semi Trucks and storing parts and materials for such.

Speaking For:

None

Speaking Against:

None

Board Member Housand made a motion to deny the request. It is inconsistent with the City of Trinity Land Use Plan. The motion was seconded by Board Member Fish and passed unanimously.

Comments from Board

Chairman Hayworth suggested receiving a code enforcement report from staff each month.

Adjournment

Board Member Housand made a motion to adjourn. The motion was seconded by Board Member Fish and passed unanimously.

Attest:

Hunter Hayworth, Board Chair

Darien P. Comer, City Clerk

| CASE ID | STATUS | ADDRESS | WORK TYPE | DATE |
|---------|--------|---------|-----------|------|
|---------|--------|---------|-----------|------|

TOTAL NUMBER of CASES **63**

| Status | No. |
|----------------------------------|-----|
| Abated Cases | 33 |
| City to Abate | 4 |
| Notice of Violation letters open | 10 |
| FINAL Notice to Abate sent | 4 |
| Civil Penalty | 1 |

| Status | No. |
|-----------------------------|-----|
| Finding of Facts Order sent | 2 |
| Minimum Housing | 1 |
| No Violation | 4 |
| Sign Violations | 4 |

| | | | | | | |
|----------|-----|------|-------------------|-------------------------|----------|---|
| 19340348 | NOV | 4420 | Meadowood Court | Junk Pile | 01/29/25 | Tagged Junk Pile: Found junk pile in the back yard consisting of old pallets, cardboard, trash bags, garden hose, and various construction materials and debris. 01/29/25 A Notice of Violation was prepared and mailed first class and Certified. Compliance date is 02/11/25. A File Copy was sent to Darien and Dustin was copied. 01/31/25: Notice of violation posted on the front door of the property. |
| 19038749 | NOV | 3821 | Meadowbrook Drive | Fence | 09/25/24 | Complaint investigation for fence violation and accessory structures. A NOV was prepared and sent by Darien. Date to comply is 10/10/24. 10/11/24. Received request for permit for 8x20 accessory bldg. |
| 19038746 | NOV | 3821 | Meadowbrook Drive | Nuisance - Other | 09/25/24 | Cpmplaint investigation for brush pile. Brush pile on site. A NOV was prepared and was sent by Darien. Date to comply is 10/10/24. 10/11/24. Met property owner on site. He is actively cutting up wood. He broke his tractor in the process. The part will be in two weeks from now. He asked for an extension. |
| 18788047 | NOV | 0 | Lake Darr Road | Junked Vehicle | 06/26/24 | Tagged for junk silver Nissan, black Dodge van and large sedan. A NOV was prepared and was sent by Darien. Date to comply is 07/20/24. 10/14/24. Re-Inspection. No Change. Need towing contractor. 11/27/24. No progress. 12/27/24: Re-Inspection: Found no change. Will need to contact towing company to have vehicles removed. Will need an administrative warrant. 01/16/25/ Updated photos of vehicles on the property. Both vehicles seem to be fully intact. No trespassing sign posted on property. The property does not have a residence. |
| 18443294 | NOV | 5337 | Sherrie Drive | Vehicles Stored Outside | 03/06/24 | Complaint investigation for junk cars. At least 5 junks on site. A NOV was prepared and was sent by Darien. Date to comply is 03/23/24. 03/15/24. Re-Inspection. No Change. 03/27/24. Re-Inspection. No Change. Contact towing contractor. 11/27/24. Re-Inspection. Partially dismantled cars cover the front yard. 12/04/24. Coverage with junk and junk cars exceeds 600 sq. ft. thus becoming a zoning violation. A NOV has been sent in response to zoning violation. New date to comply is 12/14/24. 12/18/24. No change. Will turn over to attorney. 01/16/25: Updated photos of Junked vehicles on the property. Currently 10 vehicles are on the property. A white Pontiac sedan is wrecked and would be considered a nuisance vehicle. A black truck is currently jacked up and looks as if work is being done to one of the wheels. One truck under the carport is currently being used for storage of junk. All other vehicles are fully intact. |
| 18364562 | NOV | 0 | Warren Lane | Junked Vehicle | 02/07/24 | Tagged site for junk csrs. Junk black Honda, Junk SUV, three junk campers and a sailboat on property. 02/16/24. A NOV was prepared and was sent by Darien. Date to comply is 02/16/24. 02/28/24. Re-Inspection. No Change. 03/06/24. Re-Inspection. No Change. Contact towing contractor. 11/27/24. No Change. 01/16/25: Updated photos of violations. The black sedan is a nuisance vehicle due to it being partially dismantled, missing the front wheels and sitting on blocks. |
| 18352070 | NOV | 0 | Welborn Road | Nuisance Vehicle | 02/02/24 | Complaint investigation for a junk vehicle. Tagged a junk white pickup truck. A NOV was prepared and was sent by Darien. Date to comply is 02/12/24. 02/14/24. Re-Inspection. No Change. 02/16/24. Re- Inspection. No Change. 02/21/24. Re-Inspection. No Change. Contract towing contractor. 02/28/24. Re-Inspection. No Change. 03/06/24. |

| CASE ID | STATUS | ADDRESS | WORK TYPE | DATE |
|---|--------|------------------|------------------|----------|
| Re- Inspection. No Change. 03/22/24. Re- Inspection. No Change. Contact towing contractor. 05/29/24. No Change. 01/16/25: Updated photos of Nuisance Vehicle. The white Dodge ram truck is missing the front end, the hood, tail lights, tailgate and is packed with junk. The vehicle is also open to the elements. | | | | |
| 17902187 | NOV | 12509 Trinity Rd | Nuisance Vehicle | 09/06/23 |
| Complaint investigation for junk cars. Junk black Suburban and junk white sedan on site. A notice was prepared and was sent by Darien. Date to comply is 09/17/23. 09/13/23. Re-Inspection. No Change. 09/15/23. Re-Inspection. No Change. Re-Inspection. There is now an additional junk white truck. 10/20/23. The Suburban is in fact a running vehicle. The white sedan, a Monte Carlo SS, has been covered but not moved to the rear of the property. 11/03/23. Re-Inspection. No Change. 12/06/23. Re-Inspection. White Monte Carlo covered. White truck moved and may run but is partially dismantled. 01/16/25: Updated photos of the junked vehicles on the property. 01/23/24 Statuses change. the truck is missing the front bumper and headlights causing Sharp edges. | | | | |
| 17579414 | NOV | 4194 Fairwood Dr | Nuisance Vehicle | 06/08/23 |
| Complaint investigation. Junk black Chevrolet truck on site. A NOV was prepared and was mailed by Darien. Compliance date is 06/18/23. 06/12/23. Re-Inspection. No Change. 06/23/23. Re-Inspection. No Change. 07/19/23. Re-Inspection. No Change. 08/02/23. Re-Inspection. No Change. 08/15/23. Re-Inspection. No Change. 08/30/23. Re-Inspection. No Change. 09/06/23. Re-Inspection. No Change. 09/20/23. Re-Inspection. No Change. 11/15/23. Re-Inspection. No Change. 12/29/23. Re-Inspection. No Change. Call towing contractor. 02/28/24. Re-Inspection. No change. 09/18/24 Re-Inspection: No change. Awaiting towing contract. 12/31/24: Re-Inspection: Found Junked vehicle still on property. Talking with the Town of Trinity to set up towing contractor. 01/23/25 Re-Inspection: Found the vehicle to have sharp jagged edges on the front bumper and left side rocker panel. There is a strong smell of fuel coming from the vehicle | | | | |
| 17481711 | NOV | 4227 Fairwood Dr | Nuisance Vehicle | 05/12/23 |
| Complaint Investigation for junk cars. Two junk Dodge Durango on property. One white and one black. A NOV was prepared and was mailed by Darien. Compliance date 05/22/23. 05/26/23. Re-Inspection. No Change. 05/31/26. Re-Inspection. No Change. Re-Inspection. No Change. 06/12/23. Re-Inspection. No Change. 07/19/23. Re-Inspection. No Change. 08/02/23. Re-Inspection. No Change. 08/09/23. Re-Inspection. No Change. 08/15/23. No Change. Gray Chevrolet pickup on site. 08/30/23. Durango are covered. One is in a tent. Pickup remains the same. 09/06/23. Re-Inspection. No Change. 01/12/23. Situation is worse. Contact towing contractor. 09/09/24. Met with property owner. Claims vehicles moving soon. 10/23/24 Down to one junk. Covered but needs to move to back yard. 12/31/24: Re-Inspection: Found junked white dodge Durango still sitting in front yard; the tarp is ripped, exposing the junk vehicle. The vehicle is also sitting on blocks. Will be working with the Town of Trinity to set up towing contractor. 01/16/25: Updated photos of the Nuisance Vehicle. The white Dodge ram is missing the front bumper and all four wheels. The vehicle is also sitting on the wheels. | | | | |

FINAL NOTICE TO ABATE

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|--|-----------------------|---------------------------|-----------|----------|
| 19294391 | FINAL NOTICE to ABATE | 6964 Prospect Church Road | Junk Pile | 01/07/25 |
| Tagged 2 junk piles on property. Junk piles contain household trash, indoor furniture, mattresses, recliners, couches and various debris. 01/13/25: AN NOV was prepared and sent to Darien. Date to comply is January 23, 2025. 01/29/25 A FINAL Notice of Violation was prepared and mailed first class and Certified. Compliance date is 02/11/25. A File Copy was sent to Darien and Dustin was copied. 01/31/25: Final Notice to Abate was accepted in person by the renter of the property. | | | | |
| 19291284 | FINAL NOTICE to ABATE | 4343 Jerry Street | Junk Pile | 01/06/25 |
| Tagged junk pile. Found junk pile beside of home consisting of household trash and a piece of indoor furniture. 01/07/25: Prepared NOV and sent to Darien. Date to comply is January 17th 2025. 01/21/25: Re-Inspection. No Change. 01/29/25 A FINAL Notice of Violation was prepared and mailed first class and Certified. Compliance date is 02/11/25. A File Copy was sent to Darien and Dustin was copied. 01/31/25: Notice of violation posted on the front door of the property. | | | | |

| CASE ID | STATUS | ADDRESS | WORK TYPE | DATE | |
|---|-----------------------|---------|----------------|-----------|----------|
| 19000621 | FINAL NOTICE to ABATE | 5721 | Rockford Drive | Junk Pile | 09/11/24 |
| Old furniture in ditch. A NOV was prepared and was sent by Darien. Date to comply is 09/23/24. 09/27/24. Re-Inspection. No Change. 12/20/24 Re-Inspection: Found no change to the property. Will send Final Notice to Abate. 01/29/25 A FINAL Notice TO ABATE was prepared and mailed first class and Certified. Compliance date is 02/11/25. A File Copy was sent to Darien and Dustin was copied. 01/31/25: Notice of violation posted on the front door of the property. | | | | | |
| 18788098 | FINAL NOTICE | 5243 | Grove Street | Junk Pile | 06/26/24 |
| Junk pile on site. old tv and scrap materials. A NOV was prepared and was sent by Darien. Date to comply is 07/27/24. Re-Inspection. no change. Send Citation 1. 01/21/25: Re-Inspection: No Change. Citation 1 needs to be sent. 01/29/25 A FINAL Notice TO ABATE was prepared and mailed first class and Certified. Compliance date is 02/11/25. A File Copy was sent to Darien and Dustin was copied. 01/31/25: Final notice posted at the property. | | | | | |

FINDING OF FACTS ORDER

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|--|---------|------|---------------------|---------------------|----------|
| 18329203 | FOF & O | 5464 | Braxton Craven Road | Abandoned Structure | 01/26/24 |
| The home is abandoned. The porch is damaged. Facia boards are rotten. The grass is overgrown. No heating and air system. Damage to the roof. Back porch is rotten. 03/28/24 Complaint notice of Hearing Letters prepared. 04/18/24 Hearing Held 2 parties in attendance: Adlouis Shoffner and Jerry Shoffner. Findings of facts in order prepared. 04/22/24 Findings of facts and order posted on the front door. Compliance date is 6/18/24. 07/17/24. Re-Inspection. No Change. 07/18/24 Phone Call received from Gerry Shoffner. Ms. Shoffner told me that her family is pulling together for repairs on the house. Ms Shoffner asked for a extension from the order expiration date. I explained to Ms. Shoffner that I could not authorize an extension since the deadline has past and that she would have to come to the Board meeting to ask for an extension. Ms. Shoffner told me she understood and I will provide her with the date for the meeting. 10/02/24. Property posted for public hearing. 10/14/24 Board meeting for Demolition Ordinance. Board granted 120 day extension. 01/02/25 Re-Inspection: The overgrowth has been removed | | | | | |
| 12636811 | FOF & O | 5515 | Rockford Dr. | Abandoned Structure | 07/22/20 |
| Tagged an abandoned boarded up house. 01/22/24 Re-inspection: Found the windows on the top to be boarded up. The window frames show rot but has been painted. There is gaps between the window and the roof. The support beam for the front porch roof is loose. The fascia boards show rot. The crawlspace on the backside is open. 03/28/24 Complaint Notice of Hearing Letter prepared. 04/18/24 Hearing held with one party in attendance findings of facts and order prepared. 04/22/24 findings of facts and order posted on the front door. Compliance date is 6/18/24. 10/14/24 Board Meeting held for Demolition Ordinance. Board Granted 120 day extension. 01/02/25 Re-Inspection: the roof has been replaced and all windows have been boarded up. | | | | | |

NO VIOLATION

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|--|--------------|------|-----------------|------------------|----------|
| 19282497 | No Violation | 0 | Welborn Road | No Permit Z | 01/02/25 |
| Complaint investigation for land clearing and possible in violation of city zoning with no permits by Richard McNabb. We have no record of any permits being issued. It appears the land is being timbered. There are no violations of city ordinances. NCDEQ was called in the event there is any violation of their regulations. | | | | | |
| 19104270 | No Violation | 0 | Colonial Circle | Nuisance - Other | 10/17/24 |
| Complaint Investigation: complaint received concerning illegal burning of construction materials. Investigated and found no active burning at the time of the investigation. found commercial trucks parked around the gravel driveway. Fire department was notified by Jill | | | | | |
| 18794597 | No Violation | 4926 | Brookdale Drive | Junk Pile | 06/28/24 |
| Complaint for junk pile. Boxes and other junk on site. A NOV was prepared and was sent by Darien. Date to comply is 07/27/24. 08/07/24. Re-Inspection. No Change. 08/21/24. Re-Inspection. No change. Send Citation. 01/13/25: Re- | | | | | |

| CASE ID | STATUS | ADDRESS | WORK TYPE | DATE |
|--|--------------|---------|--------------------|------------------|
| Inspection: Found that the case has an incorrect address. This case will be closed and a new case with the correct address will be created. | | | | |
| 17315416 | No Violation | 5788 | Fairview Church Rd | Nuisance - Other |
| Complaint investigation on flooding. Found the property at 5810 diverted water and caused drainage issues. The DOT culvert under the road is not functioning correctly. DOT was notified by phone call. This case is not a violation. DOT has been informed. | | | | |

CIVIL PENALTY

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|--|-----------------|------|-------------------|------------------|----------|
| 18981952 | CIVIL PENALTY 1 | 6106 | Sunset View Drive | Nuisance - Other | 09/05/24 |
| Complaint Investigation. Brush pile on site. Pile may have been caused by squatter. A NOV was prepared and was sent by Darien. Date to comply is 09/16/24. 11/27/24. Brush remains. Send citation. 1/03/25. Citation sent. Property has been posted. | | | | | |

SIGN VIOLATIONS

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|----------|--------------|------|---------------|--------------|----------|
| 19327833 | Removed Sign | 6037 | Unity Street | Signs in ROW | 01/23/25 |
| 19327829 | Removed Sign | 6037 | Unity Street | Signs in ROW | 01/23/25 |
| 19082394 | Removed Sign | 7619 | NC Highway 62 | Signs in ROW | 10/09/24 |
| 18290525 | Removed Sign | 6329 | Unity Street | Signs in ROW | 01/12/24 |

MINIMUM HOUSING LIST

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|------------------|---------|------|-------------------|--------|----------|
| 19089224 | MH LIST | 4014 | Meadowbrook Drive | Burned | 10/11/24 |
| Home has burned. | | | | | |

CITY TO ABATE

| | | | | | |
|--|---------------|------|-------------------|----------------|----------|
| 17936416 | City to Abate | 4564 | Colonial Manor Dr | Junked Vehicle | 09/15/23 |
| Complaint Investigation for a junk car. Junk teal Pontiac Firebird on property. A NOV was prepared and was sent by Darien. Date to comply is 09/28/23. 09/20/23. Re-Inspection. No Change. 09/29/23. Re-Inspection. No Change. 10/04/23. Re-Inspection. No Change. 10/12/23. Re-Inspection. No Change. 10/18/23. Re-Inspection. No Change. 10/20/23. Re-Inspection. No Change. 11/01/23. Re-Inspection. No Change. 11/15/23. Re-Inspection. No Change. 12/01/23. Re-Inspection. No Change. 12/06/23. Re-Inspection. No Change. Spoke with property owner. Trans Am will be covered. 12/28/23. Re-Inspection. Csr remains uncovered. Contact towing contractor. 02/28/24. Re-Inspection. No Change. 03/06/24. Re-Inspection. No Change. 04/24/24. Re-Inspection. There is a dumpster in the drive. The 77 Trans-Am has been covered. The teal 90s Trans-Am remains the same. Will re-inspect. 08/07/24. Re-Inspection. No Change. 01/16/25: Updated photos of Junked Vehicle. | | | | | |
| 16337303 | City to Abate | 5337 | Sherrie Dr | Junked Vehicle | 07/26/22 |
| Complaint investigation for junk vehicles: Found several vehicles either with expired tags or wouldn't operate in the manner in which it was intended in the front yard and driveway. 08/15/22 Citation was prepared and emailed to Darien to mail. 09/13/22 Re-Inspection. No change pending ordinance rewrite. 10/04/22 Re-Inspection: No change vehicles still not in running condition. 01/18/23. Re-inspection. No Change send NOV. 01/06/25: After talking with Jay Dale, this case has been sent to Bob Wilhoit for the City of Trinity to abate. 01/23/25 Re-Inspection: Zoning violation. see case number 18443294 | | | | | |
| 18344926 | City to Abate | 4436 | Stone Ridge Drive | Junk Pile | 01/31/24 |
| Tagged a rubbish pile in the carport. A NOV was prepared and was sent by Darien. Date to comply is 02/10/24. 02/16/24. Citation was posted on the property. 02/28/24. Re-Inspection. No Change 03/01/24. Re-Inspection. No | | | | | |

| CASE ID | STATUS | ADDRESS | WORK TYPE | DATE | |
|--|----------------|---------|---------------------------|------------------|----------|
| Change. 03/06/24. Re-Inspection. No Change. Send Citation 2. 03/15/24. Re-Inspection. No Change. Posted Citation 2. 03/27/24. Posted Citation 3. 04/10/24. Re-Inspection. No Change. 04/12/24. Re-Inspection. No Change. 04/17/24. Re-Inspection. No Change. 04/24/24. Re-Inspection. No Change. 05/01/24. Re-Inspection. No Change. 05/24/24. Re-Inspection. No Change. 01/16/25: After speaking with Jay Dale it has been determined that this case has been sent to the city attorney for the city to abate. | | | | | |
| 18807629 | City to Handle | 5554 | Trinity High School Drive | Nuisance - Other | 07/03/24 |
| Massive brush pile behind football field. Will send notice and inform DWQ as brush has been pushed into a creek. DWQ was informed on 07/16/24. 07/29/24. Photographed violation. Spoke with Maintenance Director at Randolph County Schools concerning violation. 07/30/24. Spoke with Jenny Graznak at DWQ and sent photos and description of violation. 07/31/24. Maintenance Director called to let me know it would be cleaned. Composed NOV. 08/14/23. On advice of city attorney the school has been given 60 days. School has an attorney now. State has reached out to school. 10/03/24. Received email from attorney for school. Plan has been worked out and he will send a copy next week. 10/11/24. School Systems Attorney asked violation be withdrawn and provided a timeline of when mitigation plan might be done rather than the agreed upon plan itself. The matter has been handed to the City Attorney. | | | | | |
| 18371443 | City to Handle | 6250 | NC Highway 62 | Junked Vehicle | 02/09/24 |
| Tagged a junk blue Jeep Cherokee. A NOV was prepared and was sent by Darien. Date to comply is 02/19/24. 02/14/24. Re-Inspection. No Change. 02/21/23. Re-Inspection. No Change. Contact towing contractor. 02/28/24. Re-Inspection. No Change 03/06/24. No Change. 06/07/24. Re-Inspection. No Change. 09/18/24 Re-Inspection: Found vehicle still on the property. Awaiting towing contract. 09/20/24. Per advice from Paul notified owner if he covered it he would be in compliance. 11/27/24. Re-Inspection. No Change. 12/27/24: Re-Inspection. Found no change. Will contact towing company to have vehicle removed. 01/16/25: Updated photos of Junked Vehicle. The vehicle is missing a left rear tail light and has no tags. 01/23/24 Re-Inspection: Updated pictures. Town to will handle removal. | | | | | |
| 17975601 | City to Handle | 7163 | Colorado Boulevard | No Permit Z | 09/27/23 |
| Complaint investigation. Addition to concrete drive with no permits. 01/16/25: after speaking with Jay Dale, it has been determined that this case is one for the city to handle. | | | | | |
| 17927420 | City to Handle | 4924 | Meadowbrook Dr | Junked Vehicle | 09/13/23 |
| Complaint Investigation for a junk car. Junk white Toyota is on the property. A NOV was prepared and was sent by Darien. Compliance date is. 09/28/23. 09/20/23. Re-Inspection. No Change. 09/27/23. Re-Inspection. No Change. 10/04/23. Re-Inspection. No Change. 10/11/23. Re-Inspection. No Change. 10/18/23. Re-Inspection. No Change. 10/20/23. Re-Inspection. No Change. 10/25/23. Re-Inspection. No Change. 10/27/23. Re-Inspection. No Change. 11/17/23. Re-Inspection. No Change. 12/01/23. Re-Inspection. No Change. 12/06/23. Re-Inspection. No Change. 12/28/23. Vehicle remains. contact towing contractor. 03/13/24. Re-Inspection. No Change. 05/22/24. Second junk on site. White 1930s DeSoto. 12/27/24: Re-Inspection: Found no change. Will need to contact towing company to have vehicles removed. 01/23/25 Re-Inspection: Updated pictures. Town will decide on removal. | | | | | |
| 17804153 | City to Handle | 6022 | Circle Drive Ext | Junked Vehicle | 08/10/23 |
| Complaint investigation for junk cars. There are many junk cars on site. A NOV was prepared and was sent by Darien. Compliance date is 08/24/23. 10/30/24. The letter came back return to sender. Will resend. No longer a nuisance violation. Property is a zoning violation. | | | | | |

ABATED

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|----------------------------------|--------|------|---------------|--------------|----------|
| 19327842 | ABATED | 4698 | NC Highway 62 | Signs in ROW | 01/23/25 |
| Sign in right away. Sign removed | | | | | |
| 19316513 | ABATED | 4424 | Kingston Ct | Junk Pile | 01/16/25 |

| CASE ID | STATUS | ADDRESS | WORK TYPE | DATE |
|---|--------|----------------------------------|---------------------|----------|
| Tagged Junk Pile: Found junk pile consisting on indoor furniture and other assorted junk and debris. A NOV was prepared and sent to Darien. Date to comply is January 26, 2025. 01/21/25: Re-Inspection: The junk has been removed. Violation Abated. | | | | |
| 19310573 | ABATED | 7062 NC Highway 62 | Construction Debris | 01/14/25 |
| 01/14/25: Tagged junk pile consisting of construction materials and debris. 1/14/25: Prepared notice of violation and sent a copy to Darien. Date to comply is January 24, 2025. 01/27/25: Re-Inspection. Junk pile has been removed. Violation Abated. | | | | |
| 19307704 | ABATED | 5633 Morgan Street | Junk Pile | 01/13/25 |
| 01/13/25: Tagged junk pile consisting of trash and indoor furniture. 1/14/25: Prepared notice of violation and sent a copy to Darien. Date to comply is January 24, 2025. 01/21/25: Re-Inspection: The junk has been removed. Violation Abated. | | | | |
| 19307640 | ABATED | 4942 Brookdale Drive | Junk Pile | 01/13/25 |
| 01/13/25: Tagged a Junk pile consisting of an old computer monitor, boxes and other assorted debris. 1/14/25: Prepared notice of violation and sent a copy to Darien. Date to comply is January 24, 2025. 01/23/25: Re-Inspection: Junk has been removed. Violation Abated: | | | | |
| 19294454 | ABATED | 6979 Prospect Church Road | Junk Pile | 01/07/25 |
| 01/07/25: Tagged junk pile consisting of two mattresses. 01/13/25: Prepared and sent Nov to Darien. Date to comply is January 23rd 2025. 01/23/25: Re-Inspection. Junk has not been removed. Will contact contractors to obtain bids for removal. 01/29/25 A FINAL Notice TO ABATE was prepared and mailed first class and Certified. Compliance date is 02/11/25. A File Copy was sent to Darien and Dustin was copied. 01/31/25: Junk has been removed. Violation Abated. | | | | |
| 19294251 | ABATED | 7112 Prospect Church Road, Lot 1 | Junk Pile | 01/07/25 |
| 01/07/25: Tagged junk pile consisting of particle board and a couch. The junk is blocking a fire hydrant. 01/13/25: A NOV was created and sent to Darien. Date to comply is January 23rd 2025. 01/22/25: Re-Inspection: Junk Pile has been removed. violation Abated. | | | | |
| 19291304 | ABATED | 6140 Joe Hoffman Drive | Junk Pile | 01/06/25 |
| 01/06/25: Tagged junk pile. Found junk pile consisting of household trash, old carpet, ceiling fan and other debris. 01/07/25: Prepared NOV and sent to Darien. Date to comply is January 17th 2025. 01/21/25: Re-Inspection: The junk pile has been removed. Violation Abated. | | | | |
| 19286618 | ABATED | 4332 Meadowbrook View Road | Junk Pile | 01/03/25 |
| 1/3/25: Tagged junk pile. Found indoor furniture consisting of a recliner and a couch in the back yard. Private property sign posted on property. 01/06/25: Prepared NOV and sent to Darien. Date to comply is January 16, 2025. 01/14/25: Re-Inspection: Junk has been removed. Violation abated. | | | | |
| 19286428 | ABATED | 4075 Cresent Avenue | Junk Pile | 01/03/25 |
| 01/03/25: Tagged junk pile. Found broken down furniture in the front yard by the road. 01/06/25: Prepared NOV and sent to Darien. Date to comply is January 16, 2025. 01/14/25: Re-Inspection: Junk pile has been removed. Violation Abated. | | | | |
| 19273590 | ABATED | 6277 Lowerywood Circle | Junk Pile | 12/31/24 |
| 12/31/24: Tagged junk pile at property. Found two mattresses in front yard. A Nov was prepared and sent to Darien. Date to comply is January 13th 2025. 01/07/25: Re-Inspection: The junk has been removed. Violation Abated. | | | | |
| 19272952 | ABATED | 5323 Nola Street | Junk Pile | 12/31/24 |
| 12/31/24: Tagged junk pile consisting of an old box spring, garden hose, dismantled basketball goal and other assorted items. A Nov was prepare and sent to Darien. Date to comply is January 13 2025. 01/13/25: Re-Inspection: Junk pile has been removed. No Violation. | | | | |

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| 19272900 | ABATED | 5345 Nola Street | Junk Pile | 12/31/24 |
| 12/31/24: Tagged junk pile consisting of multiple wet cardboard boxes on front porch of the property; Also found two tires holding water. A NOV was prepared and sent to Darien. Date to comply is January 13th 2025. 01/13/25: Re-Inspection: No change. 01/16/25: Re-Inspection: The junk has been removed. Violation Abated. | | | | |
| 19269741 | ABATED | 6137 Meadowbrook Drive | Fence | 12/30/24 |
| 12/30/2024: Complaint Investigation: Fence at the front of the property exceeds the four foot limitation allowed by zoning ordinance. A NOV was prepared and sent by Darien. Date to comply is January 10th 2024. 01/13/25: Re-Inspection: No change has been made. 01/21/25: Re-Inspection: No Change. Will need to send Citation 1. 01/23/25: Re-Inspection: The fence has been modified and no longer exceeds the 4ft height limit. Violation Abated. | | | | |
| 19252529 | ABATED | 3693 Meadowbrook Drive | Junk Pile | 12/20/24 |
| Tagged a Junk Pile: Found bedroom and living room furniture sitting on the front porch of the property. A NOV was prepared and sent by Darien. Date to comply is January 9th 2025. Error on NOV. A new NOV letter was prepared and sent to Darien. New compliance date is January 16th 2025. 01/27/25: Re-Inspection. Junk has been removed. Violation Abated. | | | | |
| 19252398 | ABATED | 5323 Collette Street | White Good | 12/20/24 |
| Tagged White Goods: Found a stove and dishwasher in the back yard of the property. A NOV was prepared and sent by Darien. Date to comply is January 9th 2025. 01/21/25: Re-Inspection: The junk has been removed: Violation Abated. | | | | |
| 19252390 | ABATED | 5324 Collette Street | Junk Pile | 12/20/24 |
| Tagged a Junk Pile: Found a junk pile of trash and cardboard piled beside the back porch. A NOV was prepared and sent by Darien. Date to comply is January 9th. 01/07/25: The junk has been removed. Violation Abated. | | | | |
| 19231852 | ABATED | 7078 NC Highway 62 | Illegal Sign | 12/11/24 |
| Complaint investigation for sign violation. Flag sign on site. A Notice of Violation letter was prepared and the photos added by Jayne. Emailed to Darien to mail. Date to comply is 01/06/25. 01/07/25: Re-Inspection: Flag has been removed. Violation Abated. | | | | |
| 19184430 | ABATED | 7146 Turnpike Road | Junked Vehicle | 11/20/24 |
| Complaint investigation for junk. Junk gold sedan on site. 01/16/25: Re-Inspection: Found gold sedan covered with a car cover. Violation Abated. | | | | |
| 19141452 | ABATED | 4337 Meadowbrook View Road | Junked Vehicle | 11/01/24 |
| Cpmplait investigation for a junk car. Junk black car on site. A. NOV was prepared and was sent by Darien. Date to comply is 11/22/24. 12/13/24. Re-Inspection. No Change. 12/27/24: Re-Inspection: Found no change. Spoke with owner at property and was informed that the car will be covered with a tarp. Extension granted. Re-Inspection in 10 days. 01/14/25: Re-Inspection: Vehicle has been removed by owner. Violation abated. | | | | |
| 19141451 | ABATED | 4337 Meadowbrook View Road | Junk Pile | 11/01/24 |
| Complaint investigation for a junk pile. Scrap metal on site. A NOV was prepared and was sent by Darien. Date to comply is 11/22/24. 11/27/24. Re-Inspection. No Change. 12-13-24. Re-Inspection. No Change. 1/3/25: Re-Inspection. The junk has been removed. Violation Abated. | | | | |
| 19069621 | ABATED | 5499 Old Thomasville Road | High Grass | 10/04/24 |
| Complaint Investigation for high grass. Grass is 3 feet high. A NOV was prepared and was sent by Darien. Date to comply is 10/17/24. 10/23/24. Re- Inspection. No Change. Send mower. 11/27/24. Yard is mowed. Violation Abated. | | | | |
| 18966835 | ABATED | 6329 Unity Street | High Grass | 08/30/24 |
| 01/03/25: Re-Inspection. After speaking with Jay Dale and Paul Fuller it has been determined that the case is a civil matter between two property owners. There is a property line dispute between the two owners. | | | | |
| 18966529 | ABATED | 4006 Lakewood Circle | Illegal Sign | 08/30/24 |
| Illegal signs in yard. 01/03/25: Re-Inspection: No violation. Violation Abated. | | | | |

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| 18966391 | ABATED | 6329 Unity Street | Illegal Sign | 08/30/24 |
| Illegal flag sign for coffee shop. 01/03/25: Re-Inspection. No Violation. Violation Abated. | | | | |
| 18422878 | ABATED | 5612 Rockford Drive | Junked Vehicle | 02/28/24 |
| Complaint Investigation for junk vehicles. Junk red Jeep on property. A NOV was prepared and was sent by Darien. Compliance date is 03/10/24. 03/05/24. Property owner called. She stated Jeep belonged to her son and she would call him about it. 03/15/24. Re-Inspection. No Change. Contact towing contractor. 03/27/24. Re-Inspection. No Change. 04/19/24. Re-Inspection. No Change. 05/08/24. Re-Inspection. No Change. 01/16/25: Updated photo of the red Jeep on the property. The vehicle is fully intact. 01/23/25 Re-Inspection: Vehicles do not meet junk or nuisance vehicle criteria. Violation Abated. | | | | |
| 18344908 | ABATED | 4502 Meadowbrook Drive | Junked Vehicle | 01/31/24 |
| Tagged junk red Trans Am. A NOV was prepared and was sent by Darien. Date to comply is 02/10/23. 02/14/24. Re-Inspection. No Change. 02/21/24. A small tarp was laid on the car. Contact towing contractor. 01/16/25: The vehicle has been covered. The vehicle does not meet Junked or Nuisance standards. Violation Abated. | | | | |
| 18246204 | ABATED | 4736 Nola Extension Street | Junk Pile | 12/29/23 |
| Complaint investigation. Scrap piles in yard. Pallets. Old mowers. Tires. White goods. 01/03/23. A NOV was prepared and was sent by Darien. Date to comply is 01/13/23. 03/01/24. Re-Inspection: No Change. Prepare Citation. 01/16/25: Re-Inspection. Junk piles have been removed. Mowers have been covered. Violation Abated. | | | | |
| 18165538 | ABATED | 6614 Turnpike Road | Junk Pile | 11/29/23 |
| Complaint Investigation for junk pile. There is junk on site including tires, old boxes tvs car parts and furniture. 12/08/23. A NOV Was prepared and was sent by Darien. Date to comply is 12/18/23. 12/29/23. Re-Inspection. No Change. Send Citation. 01/03/24. A Citation was prepared and sent by Darien. Property posted. 01/31/24. Re-Inspection. The property has been somewhat cleaned. Still much to do. 02/22/24. Second citation posted. 02/28/24. Re-Inspection. No Change. 03/01/24. Re-Inspection. No Change. 03/08/24. Re-Inspection. No Change. 03/15/24. Re-Inspection. No Change. Third Citation posted. 03/27/24. Re-Inspection. No Change. 04/24/24. Re-Inspection. No Change. Turn over to City Attorney. 01/16/25: After speaking with Jay Dale and Paul Fuller it has been determined that the property owner is deceased and this case needs to be closed. | | | | |
| 17860604 | ABATED | 6967 Arden Rd | Junked Vehicle | 08/25/23 |
| Complaint Investigation for junk cars. Junk white Chevrolet sedan, silver Dodge sedan and Ford van on property. A NOV was prepared and was sent by Darien. Date to comply is 09/03/23. 08/30/23. Re-Inspection. No Change. 09/01/23. Re-Inspection. No Change. 09/20/23. Re-Inspection. No Change. The white sedan does run. 09/27/23. Re-Inspection. No Change. 10/04/23. Re-Inspection. No Change. 10/06/23. Re-Inspection. No Change. Attempted to speak to property owner. No one was home. 10/11/23. Re-Inspection. No Change. 10/18/23. Re-Inspection. No Change. 11/08/23. Re-Inspection. No Change. 11/17/23. Re-Inspection. No Change. Talked to property owner. Silver car is not theirs. They will contact owner. The van has a locked up motor. They are paying on it and will fix it. In the meantime it will be moved out of sight. 11/22/23. Re-Inspection. No Change. 11/29/23. Re-Inspection. No Change. Re-Inspection. No Change. Contact towing contractor. 01/16/25: Updated photos of two Junked Vehicles: black van and silver sedan. The silver sedan is being used to store junk. 01/23/25: Re-Inspection. Vehicles do not meet junked vehicle criteria. Violation Abated. | | | | |
| 17155393 | ABATED | 4736 Nola Street Ext | Junked Vehicle | 02/16/23 |
| Complaint Investigation on a junked vehicle. Found a junked pickup. 02/16/23. A NOV letter was prepared and was mailed by Darien. Compliance date is 03/02/23. 03/24/23. The NOV letter came back return to sender. Property was posted. New compliance date is 04/03/23. 04/14/23. Re-Inspection. No change. I also noticed a junk blue tractor, junk mowers and white Cushman type vehicle. 06/08/23. No Change. 08/24/23. Re-Inspection. No change. Met with property owner last week and explained what to clean up. 09/08/23. Re-Inspection. No Change. 09/13/23. Re-Inspection. No Change. 09/20/23. Re-Inspection. No Change. 10/11/23. Re-Inspection. The yard is kept mowed but the junk remains. 10/20/23. Re-Inspection. No Change. 11/03/23. Re-Inspection. No Change. 11/22/23. Re-Inspection. No Change. I called Mr. Yarborough. He said he needs a week. 11/29/23. Re-Inspection. No Change. | | | | |

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| <p>12/01/23. Re-Inspection. Truck was covered. That was the only change. 12/06/23. Re-Inspection. No Change. Called Mr. Yarborough. I do not believe he will comply based on our conversation. 12/29/23. Re-Inspection. Junk truck is covered. Junk Cushman remains. Contact towing contractor. 01/16/25: Re-Inspection: Junk vehicle has been moved. Multiple things on the property has been covered. No visible vehicle on property meets junked or nuisance vehicle standards. Violation Abated.</p> | | | | | |
| 16462145 | ABATED | 5323 | NC Highway 62 | Junk Pile | 08/22/22 |
| <p>Complaint Investigation for large junk pile and abandoned unsafe unsecured mobile home. Complainant: Monica 336-509-4040. 08/23/22 Re-Inspection: Found an abandoned mobile home with broken windows missing siding rotten porch and old under-pinning laying in yard along with trash in woods. 09/15/22 A Notice of Violation letter was prepared and emailed to Darien. 09/13/22 Re-inspection. No change. Obtaining bids. 01/18/24. The mobile home remains but property is clean. 01/06/25: Re-Inspection: After speaking with Jay Dale, it has been determined that this case should be switched to a nuisance case for a junk pile. The junk has been removed. Violation Abated.</p> | | | | | |
| 16337172 | ABATED | 4237 | Valley Cir | High Grass | 07/26/22 |
| <p>Tagged overgrown grass. Found grass is over 18" high. 08/12/22 Citation was prepared and emailed to Darien to mail. 09/06/22 Re-Inspection: No change. Obtaining Bids for mowing. 01/03/25: Re-Inspection: The grass has been mowed. Violation Abated.</p> | | | | | |