



City of Trinity
PLANNING AND ZONING BOARD MEETING

January 27, 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 November 25, 2024 Planning and Zoning Minutes**
3. **Swearing in of New Board Members**
 - a. **Swearing in of Planning and Zoning Board Member; Josh Fish and Alternate Board Member Bradley Phillips**
4. **Elect a Planning & Zoning Board Member to be Vice Chair**
5. **Public Meeting**
 - a. **Request for Property Rezoning Automotive Recovery Services Inc. at 6737 Auction Rd PIN #6798383496 (Planner Jay Dale)**

b. Request for Property Rezoning Bilal Khan at 12416 Trinity Rd. PIN #7718102919 (Planner Jay Dale)

c. Request for Property Rezoning Naimel Parra, 0 Mendenhall Rd. PIN #6798661434 (Planner Jay Dale)

6. Comments from Board

7. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

November 25, 2024
Trinity City Hall Annex

MINUTES

PRESENT

Vice Chair Debbie Jacky
Board Member Keith Aikens
Board Member Eddie Eaton

ABSENT

Chairman Hunter Hayworth
Board Member Pattie Housand

OTHERS PRESENT

City Clerk Darien Comer
Planner Jay Dale
Attorney Bob Wilhoit

Board Vice Chair Jacky called the meeting to order.

Board Vice Chair Jacky led the Pledge of Allegiance.

Mayor McNabb gave the invocation.

Board Vice Chair Jacky welcomed guests and visitors.

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

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

Approval of Minutes

- a. Approve the August 26, 2024 Planning and Zoning Minutes**
- b. Approve the September 10, 2024 Workshop Meeting Minutes**
- c. Approve the September 23, 2024 Planning and Zoning Meeting Minutes**

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

Public Meeting

a. Request for Conditional Use Revision Unilin North America LLC (Mohawk), Pin #787912252 NC Hwy 62

Planner Jay Dale presented to the Board a summary of the request from Unilin North America LLC (Mohawk), Trinity, North Carolina. The request is for 29.1 acres located at NC Hwy 62, PIN #787912252, to have the conditions of its current M2-CZ zoning amended to allow the addition of a 266space for an employee parking lot as per the site plan. The property was zoned M2-CZ by the City Council in 2017.

Ashley Terrazas Land Use Attorney working with Mohawk Industries. Presented to the Board a Power Point outlining the request for additional parking space.

Speaking For:

None

Speaking Against:

None

Board Member Aikens made a motion to recommend to the City Council with the following recommendations:

It is consistent with the City of Trinity Land Development Plan and Zoning Ordinance.

There should be an extra row of buffering with six-foot plantings of evergreen trees added to the existing buffer.

Proposed parking area and existing drives be paved or concreted.

NCDOT will issue approval of the driveway permit.

The motion was seconded by Board Member Eaton and passed unanimously.

Comments from Board

None

Adjournment

Board Member Eaton made a motion to adjourn. The motion was seconded by Board Member Aikens and passed unanimously.

Attest:

Debbie Jacky, Vice Chair

Darien P. Comer, City Clerk



Memorandum

TO: Planning Board

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: January 27, 2025

REF: Request for Property Rezoning – 6737 Auction Rd

Summary:

AUTOMOTIVE RECOVERY SERVICES INC., Westchester, Illinois, is requesting 10.93 acres located at 6737 Auction Road, PIN# 6798383496, be rezoned 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.

Attachments:

- Rezoning Request Summary
- Application for Rezoning
- Subdivision Sketch Plan
- Property Map (County GIS)
- Consistency Statement



City of Trinity Rezoning Request Application

The undersigned does hereby respectfully make application and request to the City of Trinity to amend the Zoning Ordinance and change the Official Zoning Map of the city as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning RA Requested Zoning M-2 CZ

Conditional Zoning: M-2 CZ requested

Property Owner Information:

Property Owner: Clyde P. Peters, Sr. and Rhonda R. Peters

Address: 224 Rockspring Drive

City: Thomasville State: NC Zip: 27360

Phone: (home/work) c/o Colin R. McGrath, 919-783-2951 (cell) (same)

Applicant Information *(note: must show proof as to legally representing property owner):*

Applicant: Automotive Recovery Services, Inc., d/b/a Insurance Auto Auctions

Address: Two Westbrook Corporate Center, Suite 500

City: Westchester State: IL Zip: 60154

Phone: (home/work) c/o Colin R. McGrath, 919-783-2951 (cell) (same)

Site Information:

PIN # 6798383496

Property Address: 6737 Auction Road, Archdale, NC 27263

Deed Book: 2839 Page: 1069

Area: approx. 10.93 acres

Are there any structures currently on the property to be rezoned? yes no

List structures: Single-family residential with accessory structure(s)

What is the current land use on the property to be rezoned (i.e. commercial, residential, farming, vacant etc.)? Residential

What current land uses and zoning are adjacent to the property to be rezoned?

North: Zoning Hwy 29/County LI-CD Land Use Light Industrial

South: Zoning M-2 CZ Land Use Light Industrial (auto sales/auto auction)

East: Zoning M-2; M-2 CZ Land Use Light Industrial (auto sales/auto auction)

West: Zoning RM Land Use Residential

Conditions if requesting Conditional Zoning:

Setbacks and landscaping to be provided as shown on the attached site plan

If the property is rezoned, it is understood by all, that development must conform to the minimum requirements of the City of Trinity Zoning Ordinance and all other development ordinances of the City and of Randolph County.

Deadline for rezoning applications is the first Monday of each month. Incomplete applications will be scheduled for hearing the following month. Fee: \$600.00

Staff Notes:

Automotive Recovery Services, Inc. d/b/a
Insurance Auto Auctions
By: Andy Renton, Senior Director, Real Estate
(name of applicant)

Signed by: Andy Renton 12/10/2024
8B87769F0B14460
(signature of applicant)

(signature of Zoning Administrator)

(date)

<u>Office Use</u>	
Date Received:	_____
Fees Paid:	_____
Staff Review:	_____ <input type="checkbox"/>
Planning Board Review:	_____
City Council Review:	_____

REZONING REQUEST SUMMARY

AUTOMOTIVE RECOVERY SERVICES INC., Westchester, Illinois, is requesting 10.93 acres located at 6737 Auction Road, PIN# 6798383496, be rezoned 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.

Application/Site plan issues to consider:

- This is a request for Conditional Zoning. If approved, the Conditional Zoning would include the site plan as submitted. The Board can also place additional Conditions on the property as long as the property owner agrees to them in writing.
- Outside storage would be required to meet the fencing/buffering requirements of the Zoning Ordinance.
- The adjoining existing business, *formerly known as Mendenhall Auction*, predates the incorporation of the City of Trinity.

Adjoining Zoning:

This site is located at 6695 Auction Rd. The property to the north and south is zoned (M2), the property to the east is zoned (M2 and RA), and the property to the west is zoned by (RA).

Transportation:

Auction Rd is maintained by NCDOT and located in close proximity to US Hwy 29.

Future Land Use Category: MUNICIPAL GROWTH AREA

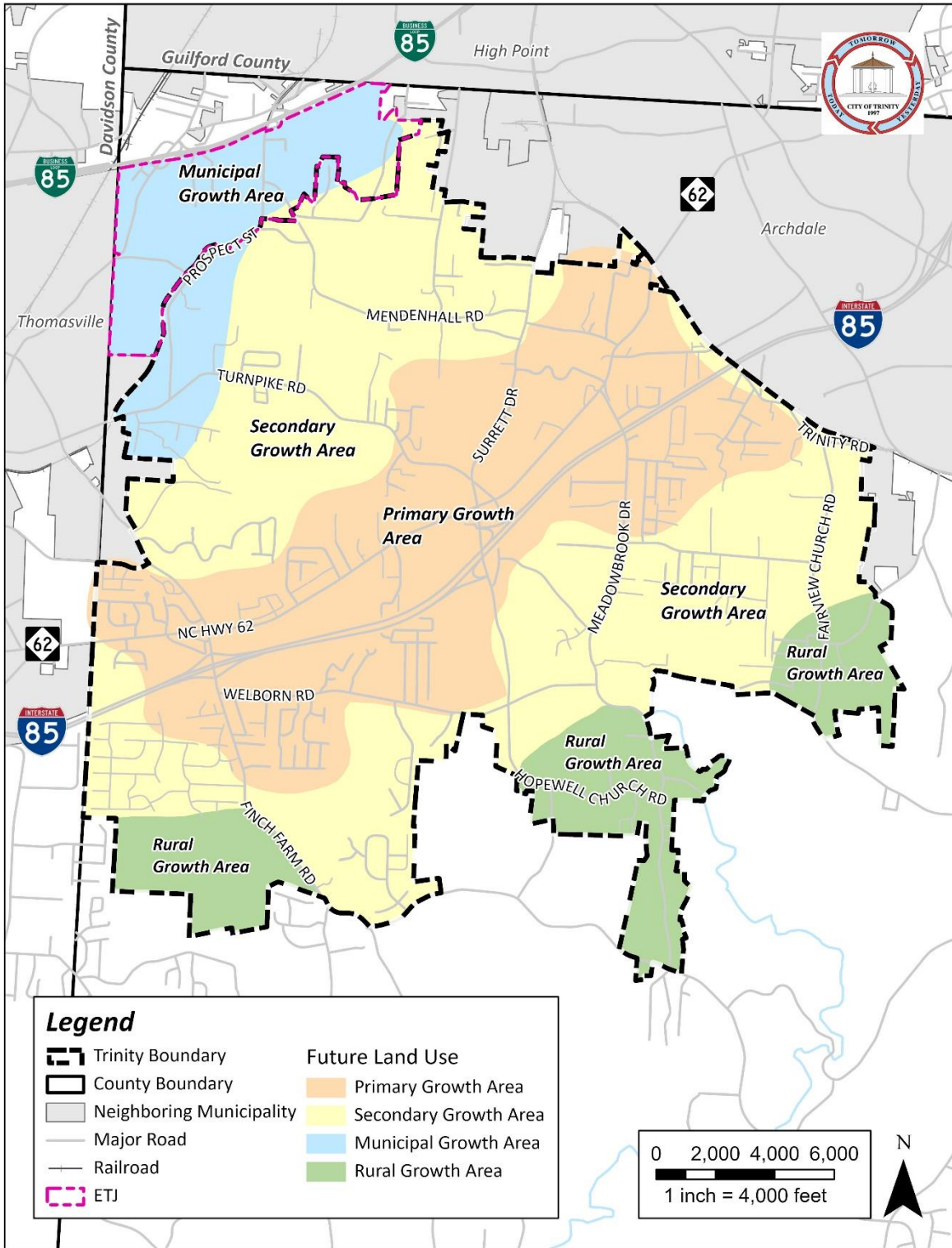
This growth area is located on the northwest border of the City and includes the extraterritorial planning & zoning jurisdiction area. Transitional residential development is anticipated in this planning area. Coordinated intergovernmental planning between the City, Randolph County, and neighboring municipalities for land use, transportation, sewer infrastructure, scenic heritage asset preservation, and economic development is expected.

MUNICIPAL GROWTH AREA CHARACTERISTICS:

- Transitional residential development with higher density.

- Includes land within the City and extraterritorial planning & zoning jurisdiction area

VISION TRINITY – FUTURE LAND USE MAP



REZONING CRITERIA

Article XVII, Amendments and Changes of the Zoning Ordinance states:

Section 17-1 Motion to Amend.

(1) Council Authority to Amend - The City Council may, on its own motion or upon the recommendation of the Planning Board, staff or upon petition by any person within the zoning jurisdiction, after public notice and hearing, amend, or repeal the regulations or the maps which are a part of this ordinance. No regulation or maps shall be amended, supplemented, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard. Third-party down-zonings shall be prohibited.

(2) Notice and Public hearing on Amendment Planning and Zoning Board Review

- a. Posting of Property – When a zoning map amendment is proposed, the local government shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the local government shall post sufficient notices to provide reasonable notice to interested persons.
- b. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor (NCGS 160D-602).

City Council Public Hearing

- c. Hearing with Published Notice. - Before adopting, amending, or repealing any ordinance or development regulation authorized by 160D-601(a), the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.
- d. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days.

(3) Information and Fee Required from Applicant and Processing of Information - Applicants must present the following information:

1. a completed rezoning application.
2. an accurate survey of the property to be rezoned,
3. a deed or legal description which establishes ownership, and.
4. if the proposed zoning boundary splits an existing parcel, a metes and bounds description shall be required in addition to the survey.

A rezoning fee established by the City Council shall be required. Processing of zoning amendment applications shall begin within ninety (90) days from submission to the City Clerk. However, this requirement is not intended to prevent the Planning Board or City Council from delaying action after review by either body. If more than one tract or parcel is being sought for rezoning at the same time by a single applicant, each parcel having a different zone shall constitute a separate rezoning request.

(4) Planning Board Review – Subsequent to initial adoption of a zoning ordinance, all proposed

amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comments. Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to 160D-604 may be referred to the planning board for review and comment. If no written report is received from the Planning and Zoning Board within thirty (30) days of referral of the amendments to the Board, the City Council may proceed in its consideration of the amendment without the Planning Board report. The Council is not bound by the recommendation, if any, of the Board.

- (5) Plan Consistency - The Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

- (6) Council Statement – Prior to adopting or rejecting any zoning amendment, City Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the Council considers the action taken to be reasonable and in the public interest. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board (NCGS 160D-605).
- (7) Withdrawal of Request - Any applicant for rezoning may withdraw his/her petition any time prior to consideration by the Planning Board. If the applicant should choose to withdraw his/her petition after being reviewed by the Planning Board but before it is to be considered by the City Council, he/she must do so in writing no later than 5 p.m. on the first Friday following the last Planning Board meeting where the item was dispensed. Failure to withdraw the rezoning petition by that time, shall cause it to advance automatically to the City Council for consideration at their next regular session, provided however that City Council may in its discretion, allow the withdrawal of a rezoning petition at any time for cause upon request by an applicant.
- (8) Resubmission of Application - Should a petition for the amendment of these regulations and/or maps be denied by action of the City Council, the applicant may resubmit an application for rezoning for the same tract or parcel within the same calendar year so long as the request for rezoning is dissimilar to the original request denied by the City Council. Should the second request be denied by the City Council, the applicant must withhold all petitions for rezoning said tract or parcel for a period of twelve (12) months from the date of the second denial by the City Council.



Memorandum

TO: City of Trinity Planning Board

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: January 21, 2025

REF: Request for Property Rezoning – 12416 Trinity Rd.

Summary:

BILAL KHAN, 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 site plan.

Attachments:

- Application for Rezoning
- Rezoning Request Summary.
- Site Plan
- Property Map (County GIS)
- Site Photographs
- Table of Permitted Uses



City of Trinity Rezoning Request Application

The undersigned does hereby respectfully make application and request to the City of Trinity to amend the Zoning Ordinance and change the Official Zoning Map of the city as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning HC Requested Zoning HC-CZ

Conditional Zoning: _____

Property Owner Information:

Property Owner: FAKHIR IQBAL

Address: 4144 Valley Ridge Drive

City: Trinity State: N.C Zip: 27370

Phone: (home/work) _____ (cell) 336-2893866

Applicant Information (note: must show proof as to legally representing property owner):

Applicant: BILAL KHAN

Address: 4194 Old Glenola Road

City: Trinity State: N.C Zip: 27370

Phone: (home/work) _____ (cell) 336-5884438

Site Information:

PIN # 7718102919

Property Address: 12416 Trinity Road Trinity.

Deed Book: 1648 Page: 922

Area: Trinity

Are there any structures currently on the property to be rezoned? yes yes _____ no

List structures: 12416 Building for office use.

What is the current land use on the property to be rezoned (i.e. commercial, residential, farming, vacant etc.)? _____

What current land uses and zoning are adjacent to the property to be rezoned?

North: Zoning _____ Land Use _____

South: Zoning _____ Land Use _____

East: Zoning _____ Land Use _____

West: Zoning _____ Land Use _____

Conditions if requesting Conditional Zoning:

Used Cars Sale Lot

If the property is rezoned, it is understood by all, that development must conform to the minimum requirements of the City of Trinity Zoning Ordinance and all other development ordinances of the City and of Randolph County.

Deadline for rezoning applications is the first Monday of each month. Incomplete applications will be scheduled for hearing the following month. Fee: \$600.00

Staff Notes:

BILAL KHAN
(name of applicant)


(signature of applicant)

(signature of Zoning Administrator)

(date)

Office Use

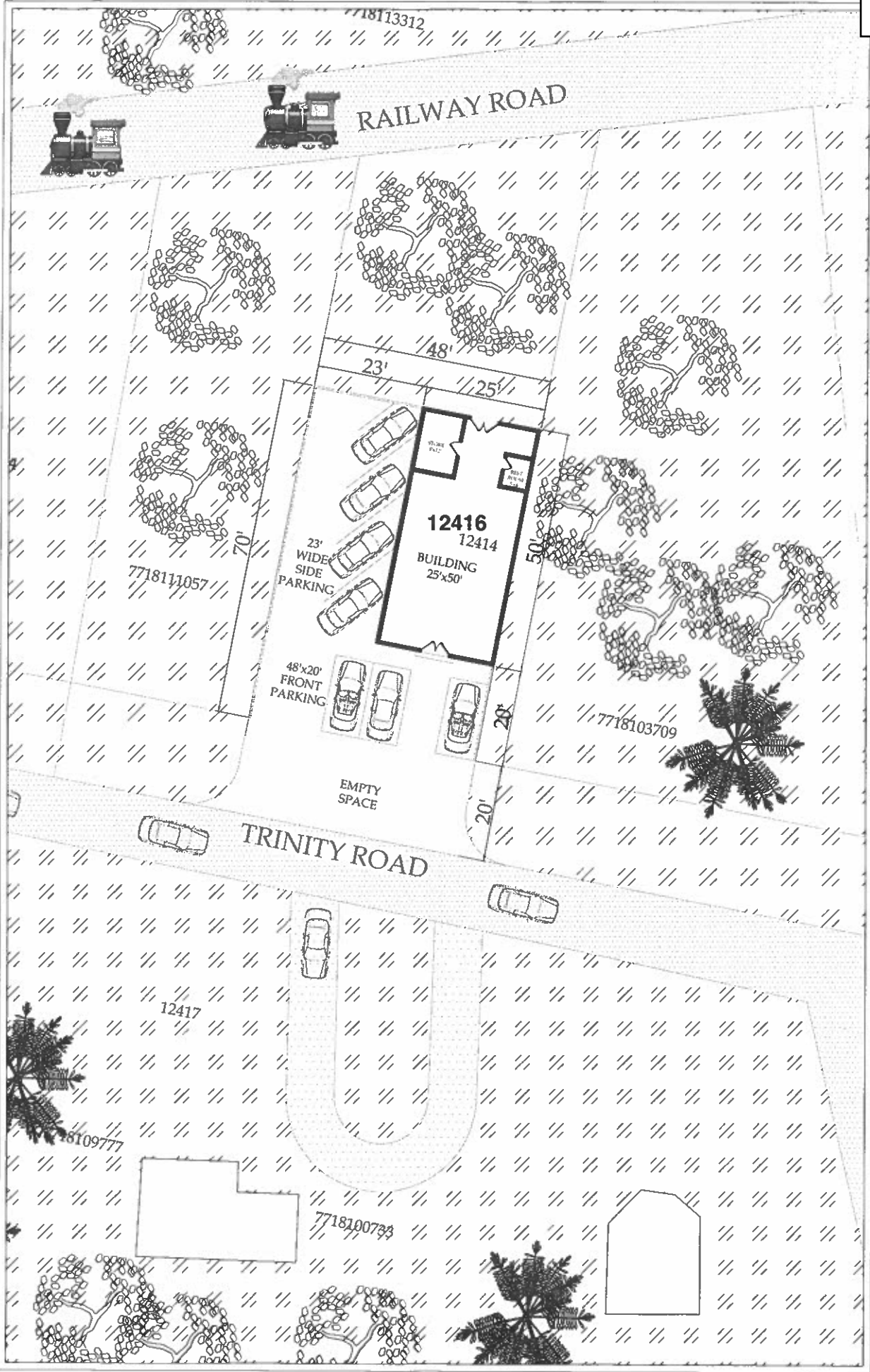
Date Received: _____

Fees Paid: _____

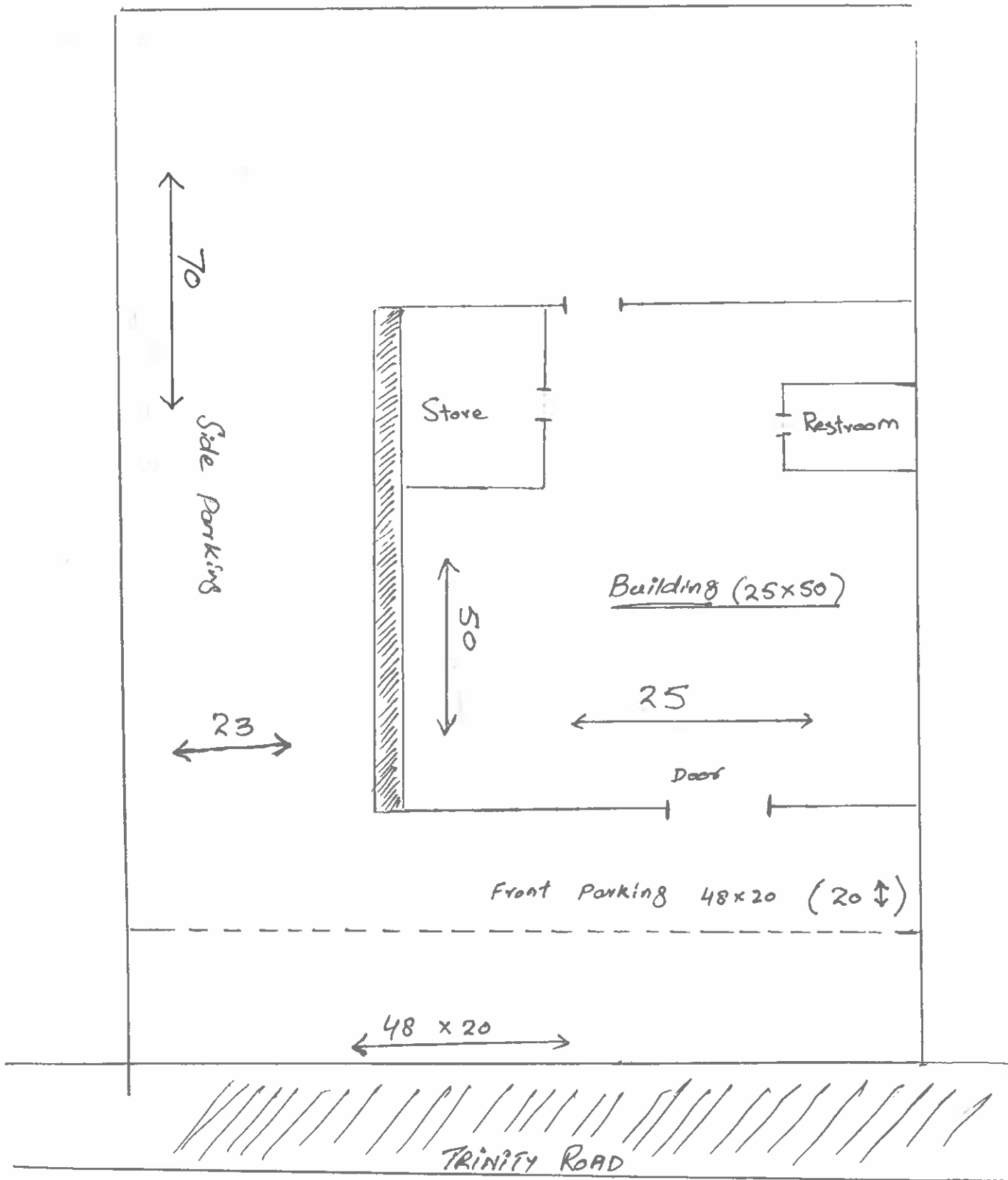
Staff Review: _____

Planning Board Review: _____

City Council Review: _____



12416 Trinity Road, Trinity, NC 27370





REID	25425	OWNER ADDRESS2	
PIN	7718102919	OWNER CITY	TRINITY
TAXED ACREAGE	0.6	OWNER STATE	NC
PROPERTY DESCRIPTION	R1004;E	OWNER ZIP	27370
DEED BOOK & PAGE	002064/01614	LOCATION ADDRESS	12414 TRINITY RD - Additional Addresses
PLAT BOOK & PAGE		LOCATION ZIP	TRINITY,27370
OWNER	IQBAL, FAKHIR	DATA REFRESHED	11/17/2024
OWNER ADDRESS	4144 VALLEY RIDGE DR		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 35 feet
 11/19/2024

REZONING REQUEST SUMMARY

BILAL KHAN, Trinity NC, is requesting 0.6 acres located at 12416 Trinity Rd, PIN# 7718102919, be rezoned from HC (Highway Commercial) to HC-CZ (Highway Commercial/Conditional Zoning). It is the desire of the property owner to operate a used car sales lot as per the site plan.

Application/Site plan issues to consider:

- This is a request for Conditional Zoning. If approved, the Conditional Zoning would include the site plan as submitted. The Board can also place additional Conditions on the property as long as the property owner agrees to them in writing.
- Outside storage would be required to meet the fencing/buffering requirements of the Zoning Ordinance.
- The property is already zoned for Highway Commercial.

Adjoining Zoning:

This site is located at 12416 Trinity Rd. The property to the north is zoned (M1, Archdale), the property to the south is zoned (RA) the property to the east is zoned (RA), and the property to the west is zoned (RA).

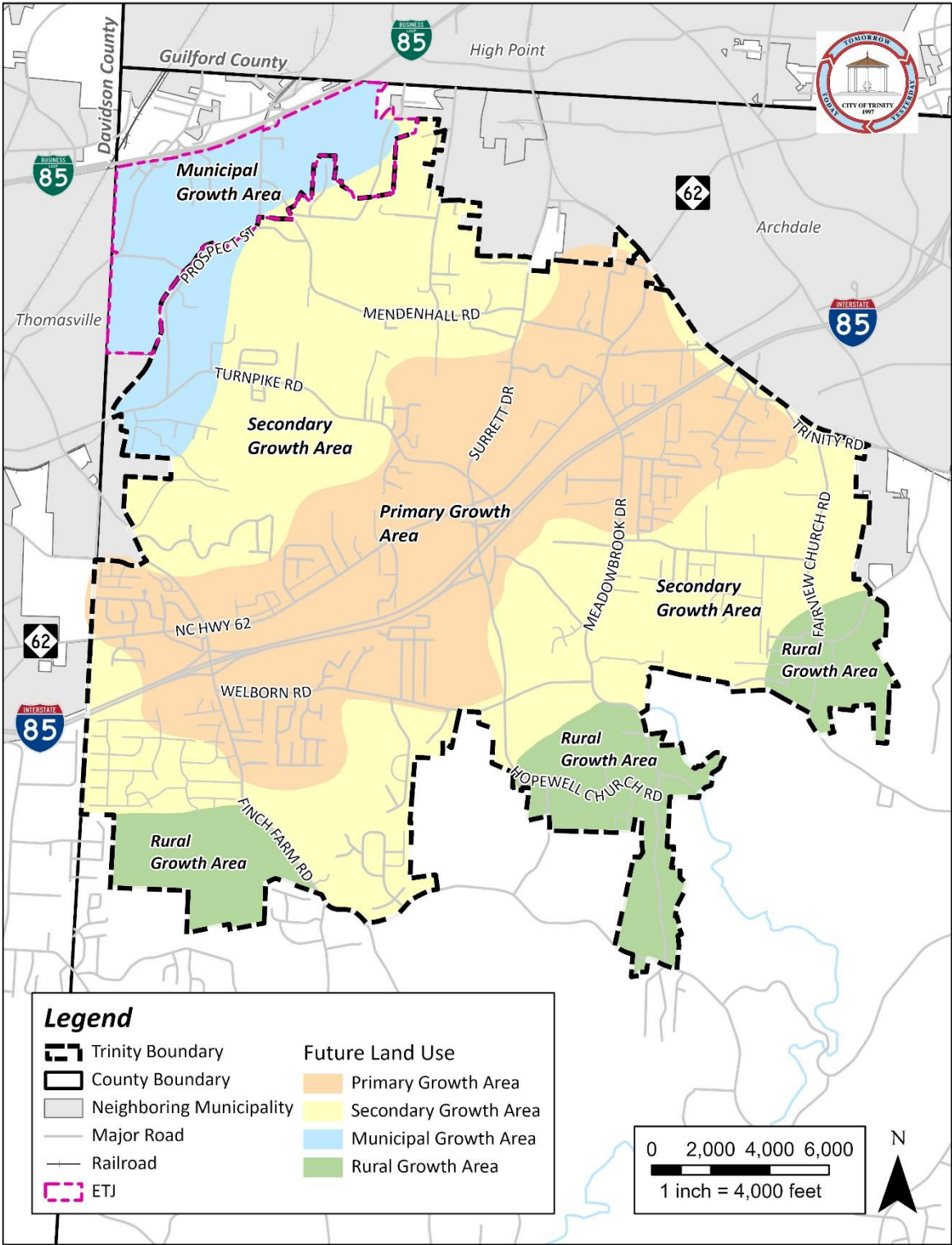
Transportation:

Mendenhall Rd. is maintained by NCDOT.

Future Land Use Category: SECONDARY GROWTH AREA

This growth area is located on the northeast area of the City. Transitional residential development is anticipated in this planning area with subdivisions scattered between agricultural and commercial land use patterns. Public sewer infrastructure access is not prioritized in this area.

VISION TRINITY – FUTURE LAND USE MAP



REZONING CRITERIA

Article XVII, Amendments and Changes of the Zoning Ordinance states:

Section 17-1 Motion to Amend.

(1) Council Authority to Amend - The City Council may, on its own motion or upon the recommendation of the Planning Board, staff or upon petition by any person within the zoning jurisdiction, after public notice and hearing, amend, or repeal the regulations or the maps which are a part of this ordinance. No regulation or maps shall be amended, supplemented, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard. Third-party down-zonings shall be prohibited.

(2) Notice and Public hearing on Amendment Planning and Zoning Board Review

- a. Posting of Property – When a zoning map amendment is proposed, the local government shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the local government shall post sufficient notices to provide reasonable notice to interested persons.
- b. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor (NCGS 160D-602).

City Council Public Hearing

- c. Hearing with Published Notice. - Before adopting, amending, or repealing any ordinance or development regulation authorized by 160D-601(a), the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.
- d. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days.

(3) Information and Fee Required from Applicant and Processing of Information -

Applicants must present the following information:

1. a completed rezoning application.
2. an accurate survey of the property to be rezoned,
3. a deed or legal description which establishes ownership, and.
4. if the proposed zoning boundary splits an existing parcel, a metes and bounds description shall be required in addition to the survey.

A rezoning fee established by the City Council shall be required. Processing of zoning amendment applications shall begin within ninety (90) days from submission to the City Clerk. However, this requirement is not intended to prevent the Planning Board or City Council from delaying action after review by either body. If more than one tract or parcel is being sought for rezoning at the same time by a single applicant, each parcel having a different zone shall constitute a separate rezoning request.

- (4) Planning Board Review – Subsequent to initial adoption of a zoning ordinance, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comments. Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to 160D-604 may be referred to the planning board for review and comment. If no written report is received from the Planning and Zoning Board within thirty (30) days of referral of the amendments to the Board, the City Council may proceed in its consideration of the amendment without the Planning Board report. The Council is not bound by the recommendation, if any, of the Board.
- (5) Plan Consistency - The Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.
- The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.
- (6) Council Statement – Prior to adopting or rejecting any zoning amendment, City Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the Council considers the action taken to be reasonable and in the public interest. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board (NCGS 160D-605).
- (7) Withdrawal of Request - Any applicant for rezoning may withdraw his/her petition any time prior to consideration by the Planning Board. If the applicant should choose to withdraw his/her petition after being reviewed by the Planning Board but before it is to be considered by the City Council, he/she must do so in writing no later than 5 p.m. on the first Friday following the last Planning Board meeting where the item was dispensed. Failure to withdraw the rezoning petition by that time, shall cause it to advance automatically to the City Council for consideration at their next regular session, provided however that City Council may in its discretion, allow the withdrawal of a rezoning petition at any time for cause upon request by an applicant.
- (8) Resubmission of Application - Should a petition for the amendment of these regulations and/or maps be denied by action of the City Council, the applicant may resubmit an application for rezoning for the same tract or parcel within the same calendar year so long as the request for rezoning is dissimilar to the original request denied by the City Council. Should the second request be denied by the City Council, the applicant must withhold all petitions for rezoning said tract or parcel for a period of twelve (12) months from the date of the second denial by the City Council.

Table of Permitted Uses:	RA	R-40	R-20	R-12	R-10	RM	RM-U	O-1	HC	M-1	M-2
Automobile parts sales, (no open storage)									X	X	X
Automobile parking lots, (stand alone public/private)								X	S	X	X
Automobile repair service, See Note 3									S	X	X
Automobile sales, and rental (new & used)									C	C	C
Banks & Savings & Loans								X	X	X	X
Barber & Beauty Shops/Salons							S OT	X	X	X	X
Bed Breakfast/Tourist Home	S	S	S				X	X	X		
Boats, Recreational Vehicles (sales & service)									S	S	S
Bottling Plants										X	X
Cabinet Making										X	X
Cemeteries, Mausoleum	S	S					S				
Chemical Manufacturing										X	
Churches, religious congregations & their customary accessory uses	S	S	S	S	S		S	S			
Clinics, medical, dental, professional							OT	X	X		X
Clubs & lodges, (see "Athletic Fields")	S	S					S		S		X
Community centers, public/private non-profit, for assembly & recreation	S	S	S	S	S	S	S				S
Concrete & asphalt products plant										X	
Condominiums						C	C				
Convenience Store with gas pump									S	X	X
Day care facility, adult	S	S				S	S				
Day care facility, child and pre-School	S	S				S	S	S	S		
Day care, in-home 5 or fewer	X	X	X	X	X		X				
Dairy products, wholesale & processing										X	X



Memorandum

TO: City of Trinity Planning Board

FROM: Jay Dale, Planner

CC: Stevie Cox, City Manager
Robert Wilhoit, City Attorney

DATE: January 21, 2024

REF: Request for Property Rezoning – 0 Mendenhall Rd.

Summary:

NAIMEL PARRA, High Point, North Carolina, is requesting that 14.64 acres located at the corner of Mendenhall and Old Mendenhall Rd, PIN#6798661434, be rezoned from RA to M1-CZ. It is the desire of the property owner to operate a semi-truck repair business with conditions as per the site plan.

Attachments:

- Application for Rezoning
- Rezoning Request Summary.
- Site Plan
- Property Map (County GIS)
- Notice of Violation
- Site Photographs



City of Trinity Rezoning Request Application

The undersigned does hereby respectfully make application and request to the City of Trinity to amend the Zoning Ordinance and change the Official Zoning Map of the city as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning RA Requested Zoning M1-C2
Conditional Zoning: _____

Property Owner Information:

Property Owner: Naimel Rodriguez Parra
Address: 7102 Chanterelle dr
City: High Point State: NC Zip: 27263
Phone: (home/work) _____ (cell) 336-847-9195

Applicant Information (note: must show proof as to legally representing property owner):

Applicant: Naimel Rodriguez Parra
Address: 7102 Chanterelle dr
City: High Point State: NC Zip: 27263
Phone: (home/work) _____ (cell) 336-847-9195

Site Information:

PIN # 6798742704
Property Address: O mendenhall rd
Deed Book: 002964 Page: 01548
Area: 14.119 Acres

Are there any structures currently on the property to be rezoned? yes no

List structures: a shed for storage

What is the current land use on the property to be rezoned (i.e. commercial, residential, farming, vacant etc.)? Parking

What current land uses and zoning are adjacent to the property to be rezoned?

North: Zoning M1 Land Use truck parking/shop
South: Zoning RA Land Use House
East: Zoning RA Land Use ~~Mechanic shop~~ forrest
West: Zoning RA Land Use House / Parking trailers

Conditions if requesting Conditional Zoning:


Screened fencing as required by Ordinance
Mon - Sat 8-5pm
Repair of semi trucks, storage while being worked

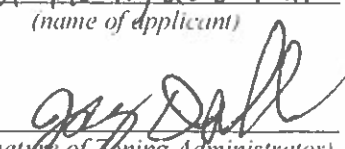
If the property is rezoned, it is understood by all, that development must conform to the minimum requirements of the City of Trinity Zoning Ordinance and all other development ordinances of the City and of Randolph County.

Deadline for rezoning applications is the first Monday of each month. Incomplete applications will be scheduled for hearing the following month. Fee: \$600.00

Staff Notes:

Naimel Rodriguez Parra
(name of applicant)

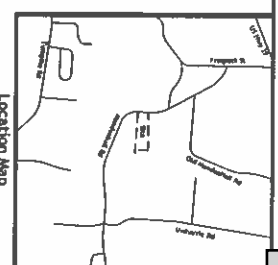
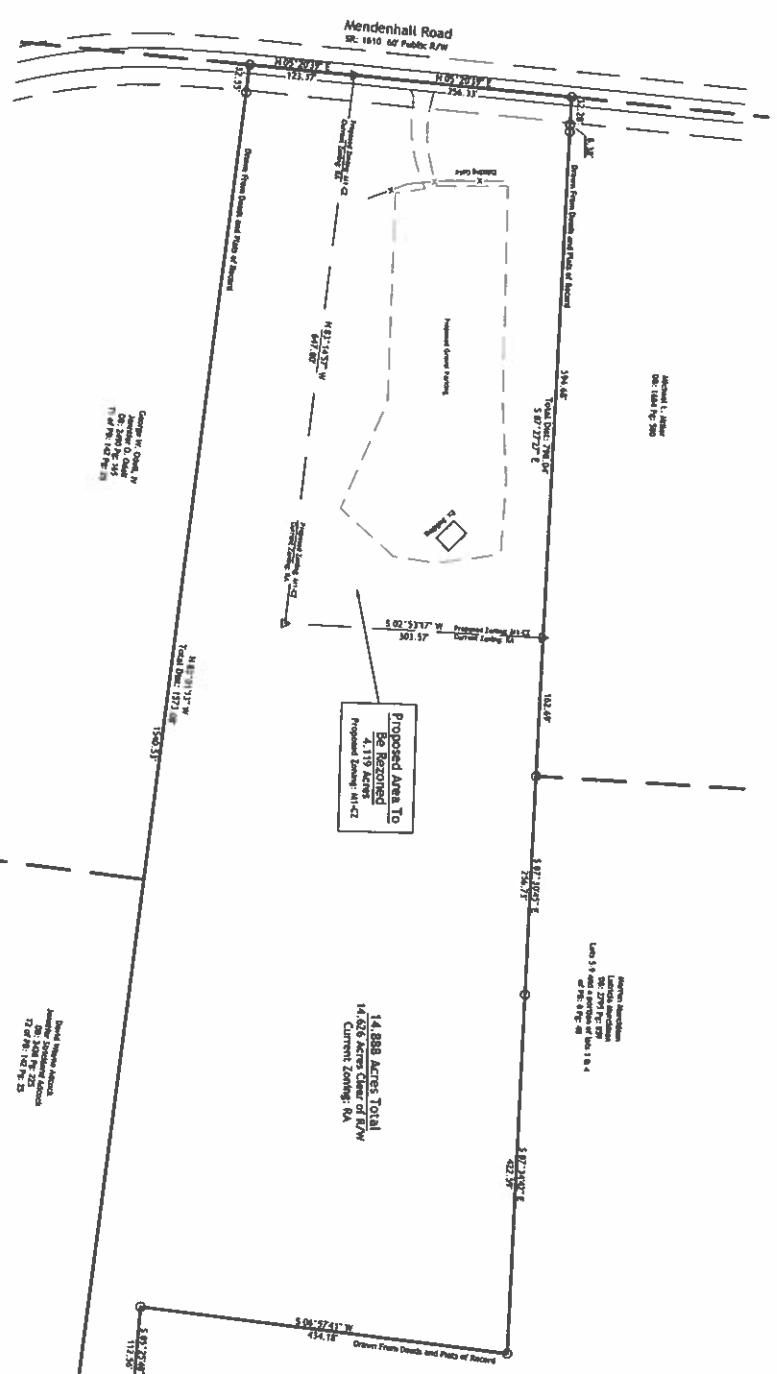

(signature of applicant)


(signature of Zoning Administrator)

(date)

<u>Office Use</u>	
Date Received:	_____
Fees Paid:	_____
Staff Review:	_____
Planning Board Review:	_____
City Council Review:	_____

- NOTES:
1. This project is not located within a special flood hazard area per NCRTMS.
 2. Map # 37-1067(9800) Effective Date: 1/2/2008
 3. Not calculated by coordinate geometry.
 4. No other encumbrances may be shown on all underground utilities per any other encumbrances that would be revealed by a title search.
 5. Tax. Pk#: 6798657394

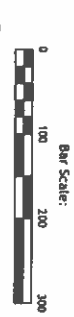


PRELIMINARY PLAT - NOT FOR RECONSTRUCTION, CONVEYANCES, OR SALES
 DRAWN FROM DEEDS AND PLATS OF RECORD. NO
 FIELD WORK PERFORMED AT THIS TIME
 THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS
 NOT TO BE USED FOR RECORDING

Property Line	Construction	Notes
Construction	3" - 6" Schedule	3" - 6" Schedule
Construction	6" - 12" Schedule	6" - 12" Schedule
Construction	12" - 18" Schedule	12" - 18" Schedule
Construction	18" - 24" Schedule	18" - 24" Schedule
Construction	24" - 30" Schedule	24" - 30" Schedule
Construction	30" - 36" Schedule	30" - 36" Schedule
Construction	36" - 42" Schedule	36" - 42" Schedule
Construction	42" - 48" Schedule	42" - 48" Schedule
Construction	48" - 54" Schedule	48" - 54" Schedule
Construction	54" - 60" Schedule	54" - 60" Schedule
Construction	60" - 66" Schedule	60" - 66" Schedule
Construction	66" - 72" Schedule	66" - 72" Schedule
Construction	72" - 78" Schedule	72" - 78" Schedule
Construction	78" - 84" Schedule	78" - 84" Schedule
Construction	84" - 90" Schedule	84" - 90" Schedule
Construction	90" - 96" Schedule	90" - 96" Schedule
Construction	96" - 102" Schedule	96" - 102" Schedule
Construction	102" - 108" Schedule	102" - 108" Schedule
Construction	108" - 114" Schedule	108" - 114" Schedule
Construction	114" - 120" Schedule	114" - 120" Schedule
Construction	120" - 126" Schedule	120" - 126" Schedule
Construction	126" - 132" Schedule	126" - 132" Schedule
Construction	132" - 138" Schedule	132" - 138" Schedule
Construction	138" - 144" Schedule	138" - 144" Schedule
Construction	144" - 150" Schedule	144" - 150" Schedule
Construction	150" - 156" Schedule	150" - 156" Schedule
Construction	156" - 162" Schedule	156" - 162" Schedule
Construction	162" - 168" Schedule	162" - 168" Schedule
Construction	168" - 174" Schedule	168" - 174" Schedule
Construction	174" - 180" Schedule	174" - 180" Schedule
Construction	180" - 186" Schedule	180" - 186" Schedule
Construction	186" - 192" Schedule	186" - 192" Schedule
Construction	192" - 198" Schedule	192" - 198" Schedule
Construction	198" - 204" Schedule	198" - 204" Schedule
Construction	204" - 210" Schedule	204" - 210" Schedule
Construction	210" - 216" Schedule	210" - 216" Schedule
Construction	216" - 222" Schedule	216" - 222" Schedule
Construction	222" - 228" Schedule	222" - 228" Schedule
Construction	228" - 234" Schedule	228" - 234" Schedule
Construction	234" - 240" Schedule	234" - 240" Schedule
Construction	240" - 246" Schedule	240" - 246" Schedule
Construction	246" - 252" Schedule	246" - 252" Schedule
Construction	252" - 258" Schedule	252" - 258" Schedule
Construction	258" - 264" Schedule	258" - 264" Schedule
Construction	264" - 270" Schedule	264" - 270" Schedule
Construction	270" - 276" Schedule	270" - 276" Schedule
Construction	276" - 282" Schedule	276" - 282" Schedule
Construction	282" - 288" Schedule	282" - 288" Schedule
Construction	288" - 294" Schedule	288" - 294" Schedule
Construction	294" - 300" Schedule	294" - 300" Schedule
Construction	300" - 306" Schedule	300" - 306" Schedule
Construction	306" - 312" Schedule	306" - 312" Schedule
Construction	312" - 318" Schedule	312" - 318" Schedule
Construction	318" - 324" Schedule	318" - 324" Schedule
Construction	324" - 330" Schedule	324" - 330" Schedule
Construction	330" - 336" Schedule	330" - 336" Schedule
Construction	336" - 342" Schedule	336" - 342" Schedule
Construction	342" - 348" Schedule	342" - 348" Schedule
Construction	348" - 354" Schedule	348" - 354" Schedule
Construction	354" - 360" Schedule	354" - 360" Schedule
Construction	360" - 366" Schedule	360" - 366" Schedule
Construction	366" - 372" Schedule	366" - 372" Schedule
Construction	372" - 378" Schedule	372" - 378" Schedule
Construction	378" - 384" Schedule	378" - 384" Schedule
Construction	384" - 390" Schedule	384" - 390" Schedule
Construction	390" - 396" Schedule	390" - 396" Schedule
Construction	396" - 402" Schedule	396" - 402" Schedule
Construction	402" - 408" Schedule	402" - 408" Schedule
Construction	408" - 414" Schedule	408" - 414" Schedule
Construction	414" - 420" Schedule	414" - 420" Schedule
Construction	420" - 426" Schedule	420" - 426" Schedule
Construction	426" - 432" Schedule	426" - 432" Schedule
Construction	432" - 438" Schedule	432" - 438" Schedule
Construction	438" - 444" Schedule	438" - 444" Schedule
Construction	444" - 450" Schedule	444" - 450" Schedule
Construction	450" - 456" Schedule	450" - 456" Schedule
Construction	456" - 462" Schedule	456" - 462" Schedule
Construction	462" - 468" Schedule	462" - 468" Schedule
Construction	468" - 474" Schedule	468" - 474" Schedule
Construction	474" - 480" Schedule	474" - 480" Schedule
Construction	480" - 486" Schedule	480" - 486" Schedule
Construction	486" - 492" Schedule	486" - 492" Schedule
Construction	492" - 498" Schedule	492" - 498" Schedule
Construction	498" - 504" Schedule	498" - 504" Schedule
Construction	504" - 510" Schedule	504" - 510" Schedule
Construction	510" - 516" Schedule	510" - 516" Schedule
Construction	516" - 522" Schedule	516" - 522" Schedule
Construction	522" - 528" Schedule	522" - 528" Schedule
Construction	528" - 534" Schedule	528" - 534" Schedule
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Construction	546" - 552" Schedule	546" - 552" Schedule
Construction	552" - 558" Schedule	552" - 558" Schedule
Construction	558" - 564" Schedule	558" - 564" Schedule
Construction	564" - 570" Schedule	564" - 570" Schedule
Construction	570" - 576" Schedule	570" - 576" Schedule
Construction	576" - 582" Schedule	576" - 582" Schedule
Construction	582" - 588" Schedule	582" - 588" Schedule
Construction	588" - 594" Schedule	588" - 594" Schedule
Construction	594" - 600" Schedule	594" - 600" Schedule
Construction	600" - 606" Schedule	600" - 606" Schedule
Construction	606" - 612" Schedule	606" - 612" Schedule
Construction	612" - 618" Schedule	612" - 618" Schedule
Construction	618" - 624" Schedule	618" - 624" Schedule
Construction	624" - 630" Schedule	624" - 630" Schedule
Construction	630" - 636" Schedule	630" - 636" Schedule
Construction	636" - 642" Schedule	636" - 642" Schedule
Construction	642" - 648" Schedule	642" - 648" Schedule
Construction	648" - 654" Schedule	648" - 654" Schedule
Construction	654" - 660" Schedule	654" - 660" Schedule
Construction	660" - 666" Schedule	660" - 666" Schedule
Construction	666" - 672" Schedule	666" - 672" Schedule
Construction	672" - 678" Schedule	672" - 678" Schedule
Construction	678" - 684" Schedule	678" - 684" Schedule
Construction	684" - 690" Schedule	684" - 690" Schedule
Construction	690" - 696" Schedule	690" - 696" Schedule
Construction	696" - 702" Schedule	696" - 702" Schedule
Construction	702" - 708" Schedule	702" - 708" Schedule
Construction	708" - 714" Schedule	708" - 714" Schedule
Construction	714" - 720" Schedule	714" - 720" Schedule
Construction	720" - 726" Schedule	720" - 726" Schedule
Construction	726" - 732" Schedule	726" - 732" Schedule
Construction	732" - 738" Schedule	732" - 738" Schedule
Construction	738" - 744" Schedule	738" - 744" Schedule
Construction	744" - 750" Schedule	744" - 750" Schedule
Construction	750" - 756" Schedule	750" - 756" Schedule
Construction	756" - 762" Schedule	756" - 762" Schedule
Construction	762" - 768" Schedule	762" - 768" Schedule
Construction	768" - 774" Schedule	768" - 774" Schedule
Construction	774" - 780" Schedule	774" - 780" Schedule
Construction	780" - 786" Schedule	780" - 786" Schedule
Construction	786" - 792" Schedule	786" - 792" Schedule
Construction	792" - 798" Schedule	792" - 798" Schedule
Construction	798" - 804" Schedule	798" - 804" Schedule
Construction	804" - 810" Schedule	804" - 810" Schedule
Construction	810" - 816" Schedule	810" - 816" Schedule
Construction	816" - 822" Schedule	816" - 822" Schedule
Construction	822" - 828" Schedule	822" - 828" Schedule
Construction	828" - 834" Schedule	828" - 834" Schedule
Construction	834" - 840" Schedule	834" - 840" Schedule
Construction	840" - 846" Schedule	840" - 846" Schedule
Construction	846" - 852" Schedule	846" - 852" Schedule
Construction	852" - 858" Schedule	852" - 858" Schedule
Construction	858" - 864" Schedule	858" - 864" Schedule
Construction	864" - 870" Schedule	864" - 870" Schedule
Construction	870" - 876" Schedule	870" - 876" Schedule
Construction	876" - 882" Schedule	876" - 882" Schedule
Construction	882" - 888" Schedule	882" - 888" Schedule
Construction	888" - 894" Schedule	888" - 894" Schedule
Construction	894" - 900" Schedule	894" - 900" Schedule
Construction	900" - 906" Schedule	900" - 906" Schedule
Construction	906" - 912" Schedule	906" - 912" Schedule
Construction	912" - 918" Schedule	912" - 918" Schedule
Construction	918" - 924" Schedule	918" - 924" Schedule
Construction	924" - 930" Schedule	924" - 930" Schedule
Construction	930" - 936" Schedule	930" - 936" Schedule
Construction	936" - 942" Schedule	936" - 942" Schedule
Construction	942" - 948" Schedule	942" - 948" Schedule
Construction	948" - 954" Schedule	948" - 954" Schedule
Construction	954" - 960" Schedule	954" - 960" Schedule
Construction	960" - 966" Schedule	960" - 966" Schedule
Construction	966" - 972" Schedule	966" - 972" Schedule
Construction	972" - 978" Schedule	972" - 978" Schedule
Construction	978" - 984" Schedule	978" - 984" Schedule
Construction	984" - 990" Schedule	984" - 990" Schedule
Construction	990" - 996" Schedule	990" - 996" Schedule
Construction	996" - 1002" Schedule	996" - 1002" Schedule

Reasoning Sketch For:
Naimel Rodriguez Parra
 City of Trinity
 Trinity Township
 Randolph County
 North Carolina
 Deed Book: 2864 Pg: 1548
 Scale: 1" = 100 US Survey Feet

Owners:
 Naimel Rodriguez Parra
 7102 Chantrelle Drive
 High Point, NC 27265



SURVEY CAROLINA, PLLC
 154 S. Fayetteville St., Suite B, Asheville, NC 27203
 Phone Number: 336 625-8000
 Email: mail@surveycarolina.com
 Firm #: 4-3110
 Dan W. Tanner II - L4787
 © 2024 Survey Carolina, PLLC
 Drawn By: HRM Checked By: DWT Job #: 17015

REZONING REQUEST SUMMARY

NAIMEL PARRA, High Point NC, is requesting 14.64 acres located on Mendenhall Rd, PIN# 6798742704, be rezoned from RA to M1-CZ (Heavy Industrial/Conditional Zoning). It is the desire of the property owner to operate a semi-truck repair business as per the site plan.

Application/Site plan issues to consider:

- This is a request for Conditional Zoning. If approved, the Conditional Zoning would include the site plan as submitted. The Board can also place additional Conditions on the property as long as the property owner agrees to them in writing.
- Outside storage would be required to meet the fencing/buffering requirements of the Zoning Ordinance.
- The adjoining existing business at 6686 Mendenhall Rd. is zoned M2.

Adjoining Zoning:

This site is located at 0 Mendenhall Rd. The property to the north is zoned (M2), the property to the south is zoned (RA) the property to the east is zoned (RA), and the property to the west is zoned (M2 and RA).

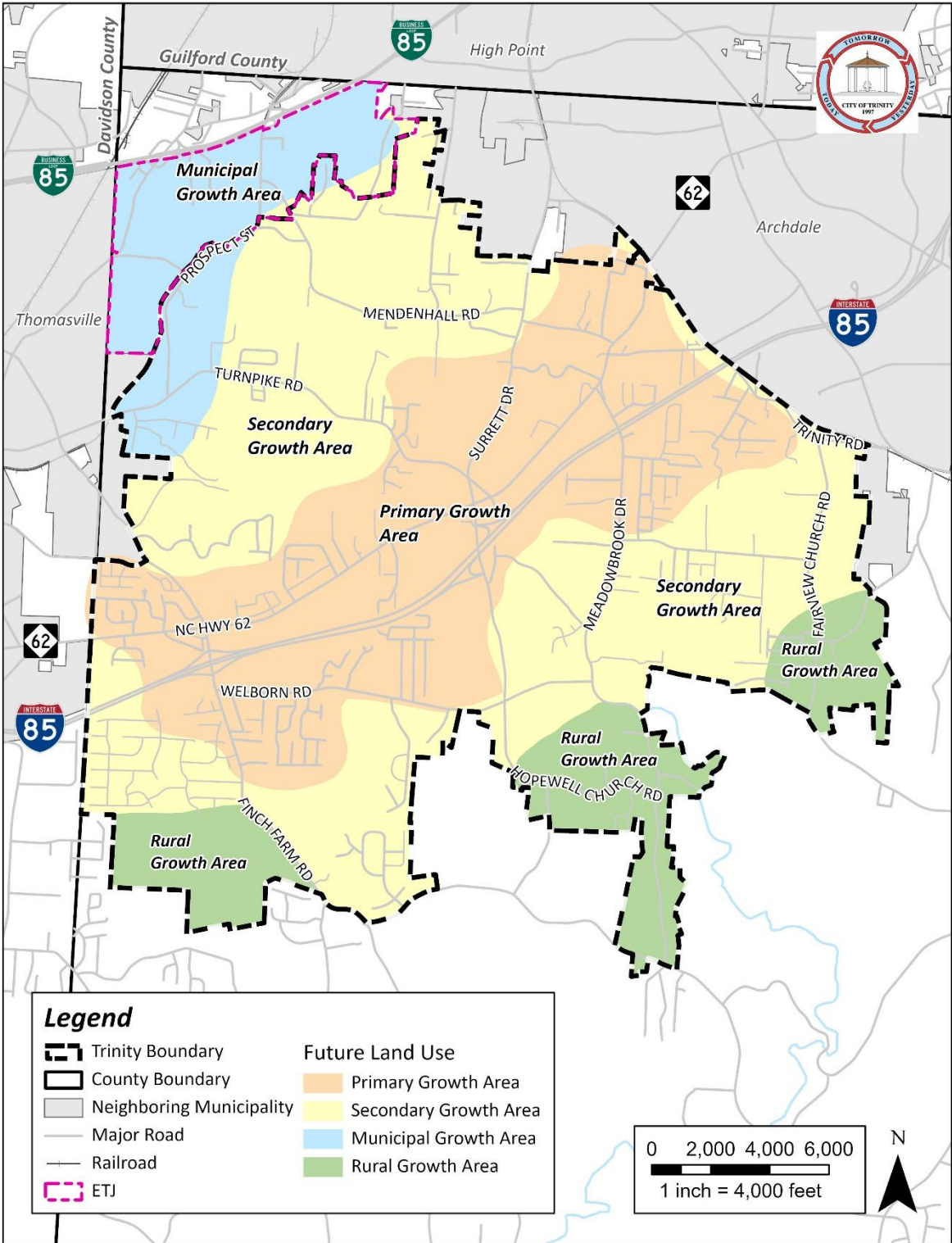
Transportation:

Mendenhall Rd. is maintained by NCDOT and located in close proximity to US Hwy 29.

Future Land Use Category: SECONDARY GROWTH AREA

This growth area is located on the northwest area of the City. Transitional residential development is anticipated in this planning area with subdivisions scattered between agricultural and commercial land use patterns. Public sewer infrastructure access is not prioritized in this area.

VISION TRINITY – FUTURE LAND USE MAP



REZONING CRITERIA

Article XVII, Amendments and Changes of the Zoning Ordinance states:

Section 17-1 Motion to Amend.

- (1) Council Authority to Amend - The City Council may, on its own motion or upon the recommendation of the Planning Board, staff or upon petition by any person within the zoning jurisdiction, after public notice and hearing, amend, or repeal the regulations or the maps which are a part of this ordinance. No regulation or maps shall be amended, supplemented, changed, modified, or repealed until after a public hearing in relation thereto, at which all parties in interest and citizens shall have an opportunity to be heard. Third-party down-zonings shall be prohibited.
- (2) Notice and Public hearing on Amendment Planning and Zoning Board Review
- a. Posting of Property – When a zoning map amendment is proposed, the local government shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the local government shall post sufficient notices to provide reasonable notice to interested persons.
 - b. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor (NCGS 160D-602).
- City Council Public Hearing
- c. Hearing with Published Notice. - Before adopting, amending, or repealing any ordinance or development regulation authorized by 160D-601(a), the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.
 - d. Mailed Notice – Notice to abutting property owners shall be sent no less than ten (10) days prior to the public hearing but not more than twenty (25) days.
- (3) Information and Fee Required from Applicant and Processing of Information - Applicants must present the following information:
1. a completed rezoning application.
 2. an accurate survey of the property to be rezoned,
 3. a deed or legal description which establishes ownership, and.
 4. if the proposed zoning boundary splits an existing parcel, a metes and bounds description shall be required in addition to the survey.

A rezoning fee established by the City Council shall be required. Processing of zoning amendment applications shall begin within ninety (90) days from submission to the City Clerk. However, this requirement is not intended to prevent the Planning Board or City Council from delaying action after review by either body. If more than one tract or parcel is being sought for rezoning at the same time by a single applicant, each parcel having a different zone shall constitute a separate rezoning request.

- (4) Planning Board Review – Subsequent to initial adoption of a zoning ordinance, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comments. Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to 160D-604 may be referred to the planning board for review and comment. If no written report is received from the Planning and Zoning Board within thirty (30) days of referral of the amendments to the Board, the City Council may proceed in its consideration of the amendment without the Planning Board report. The Council is not bound by the recommendation, if any, of the Board.
- (5) Plan Consistency - The Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.
- The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.
- (6) Council Statement – Prior to adopting or rejecting any zoning amendment, City Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the Council considers the action taken to be reasonable and in the public interest. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board (NCGS 160D-605).
- (7) Withdrawal of Request - Any applicant for rezoning may withdraw his/her petition any time prior to consideration by the Planning Board. If the applicant should choose to withdraw his/her petition after being reviewed by the Planning Board but before it is to be considered by the City Council, he/she must do so in writing no later than 5 p.m. on the first Friday following the last Planning Board meeting where the item was dispensed. Failure to withdraw the rezoning petition by that time, shall cause it to advance automatically to the City Council for consideration at their next regular session, provided however that City Council may in its discretion, allow the withdrawal of a rezoning petition at any time for cause upon request by an applicant.
- (8) Resubmission of Application - Should a petition for the amendment of these regulations and/or maps be denied by action of the City Council, the applicant may resubmit an application for rezoning for the same tract or parcel within the same calendar year so long as the request for rezoning is dissimilar to the original request denied by the City Council. Should the second request be denied by the City Council, the applicant must withhold all petitions for rezoning said tract or parcel for a period of twelve (12) months from the date of the second denial by the City Council.



City of Trinity, North Carolina

Notice of Violation

Date of Issuance: September 27, 2024

Naimel Parra
7102 Chantrelle Dr.
High Point NC 27265

Re: Property Address: 0 Mendenhall Rd
 Property ID Number: 6798742704

In response to area complaints, an inspection of your property at 0 Mendenhall Rd. was made by this department on September 26, 2024. The complaints concerned the operation of an automotive repair business, specifically for semi-trucks, on your property for which you are not properly zoned. This letter is to inform you the property is zoned RA for residential and agricultural use. You are in violation of Trinity Zoning as you would need to be zoned M-1 or M-2 (Industrial) or HC (Highway Commercial) with a Special Use Permit. To bring yourself into compliance you will need to cease operation of your business and remove any trucks or other business related vehicles within 10 days of this letter. If you wish to operate a business on your property you may make application for the appropriate zoning also within 10 days of the receipt of this letter.

If the correction or application is not made by **October 7, 2024**, the City of Trinity will begin the process of abating the violation by turning the matter over to the City Attorney's Office and seeking a court order to abate the violation.

You may appeal this Notice of Violation within 10 days from the date of the letter to the Board of Adjustment if you feel that an error has been made in the application of this ordinance or factual situation as it relates to the application of the ordinance or both. *The Board of Adjustment shall have power only in the manner of administrative review where it is alleged that the enforcement official has made an error in the application of the ordinance, in the factual situation as it relates of an ordinance or both.*

Please call (336) 431-2841 or e-mail: Planning2@trinity-nc.gov if you have questions, and/or if you do not own the property; and/or the violations have been corrected. Your continued cooperation in resolving matters at this address is greatly appreciated.

Sincerely,

Jay Dale
Code Enforcement Officer

