



City of Trinity
PLANNING & ZONING BOARD MEETING

March 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 February 24, 2025 Planning and Zoning Minutes

3. Public Meeting

- [a.](#) Request for Property Rezoning - 0 Merle Dr. PIN#7707673796 (*Planner Jay Dale*)
- [b.](#) Request for Property Rezoning - 6133 Old Mendenhall Rd. PIN#6798886650 (*Planner Jay Dale*)

4. Comments from Board

5. Adjournment



City of Trinity
PLANNING & ZONING BOARD MEETING

February 24, 2025
Trinity City Hall Annex

MINUTES

PRESENT

Chairman Hunter Hayworth
Vice Chairman Eddie Eaton
Board Member Pattie Housand
Board Member Josh Fish

ABSENT

Board Member Keith Aikens
Alternate Board Member Brad Phillips

OTHERS PRESENT

City Manager Stevie Cox
City Clerk Darien Comer
Planning Director Jill Wood
Planning Jay Dale
MSI Roger Bardsley
MSI Kirk Ericson

Board Chairman Hayworth called the meeting to Order.

Board Chairman Hayworth led the Pledge of Allegiance and gave the invocation.

Board Chairman Hayworth welcomed guests and visitors.

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

Motion made by Vice Chairman Eaton, Seconded by Board Member Fish.

Voting Yea: Chairman Hayworth, Board Member Housand, Vice Chairman Eaton, Board Member Fish.

Approval of Minutes

Approve the January 27, 2025 Planning and Zoning Minutes

Motion made by Vice Chairman Eaton to approve the minutes as presented, Seconded by Board Member Housand. Voting Yea: Chairman Hayworth, Board Member Housand, Vice Chairman Eaton, Board Member Fish.

Public Meeting

a. Recommendation for Proposed Land Management Ordinance

Motion made by Board Member Housand to recommend to the Council, Seconded by Board Member Fish. Voting Yea: Chairman Hayworth, Board Member Housand, Vice Chairman Eaton, Board Member Fish.

b. Code Enforcement Report

Planner Jay Dale presented to the Board a Code Enforcement Violation Report.

Adjournment

Motion made by Board Member Housand to adjourn, Seconded by Vice Chairman Eaton. Voting Yea: Chairman Hayworth, Board Member Housand, Vice Chairman Eaton, Board Member Fish.

Attest:

Hunter Hayworth, Board Chairman

Darien P. Comer, City Clerk



Memorandum

TO: City of Trinity Planning Board

FROM: Jay Dale, Planner

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

DATE: March 24, 2025

REF: Request for Property Rezoning – 0 Merle Dr.

Summary:

BOBBY EARNHART, Asheboro, North Carolina, is requesting that .92 acres located at 0 Merle Dr., PIN#7707673796, be rezoned from RA to R-20. It is the desire of the developer to divide the existing lot and build two single family residential structures as per the site plan.

Attachments:

- Application for Rezoning
- Rezoning Request Summary.
- Site Plan
- Property Map (County GIS)
- 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 BA Requested Zoning R-20

Conditional Zoning:

Property Owner Information:

Property Owner: Jonathan & Kelly Stunda
Address: 8900 Salute St
City: Raleigh State: NC Zip: 27615
Phone: (home/work) _____ (cell) 919-368-0083

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

Applicant: Bobby Earnhardt
Address: 1825 Mountain Meadow Dr
City: Asheboro State: NC Zip: 27205
Phone: (home/work) _____ (cell) 336-215-3024

Site Information:

PIN # 7707-67-3796
Property Address: 0 Merle Dr. Trinity, NC 27370
Deed Book: 1751 Page: 1004
Area: _____

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

List structures: _____

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	<u>BA</u>	Land Use	<u>Residential</u>
South: Zoning	<u>BA</u>	Land Use	<u>Residential</u>
East: Zoning	<u>BA</u>	Land Use	<u>Residential</u>
West: Zoning	<u>BA</u>	Land Use	<u>Residential</u>

Conditions if requesting Conditional Zoning:

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:

Jonathan C Stunda

(name of applicant)

Jimmy Wood
(signature of Zoning Administrator)

Signed by:

[Handwritten Signature]

(signature of applicant)

2/11/2025 | 07:22 CST

(date)

Office Use

Date Received:

Fees Paid:

Staff Review:

[]

Planning Board Review:

City Council Review:

REZONING REQUEST SUMMARY

BOBBY EARNHART, Asheboro NC, is requesting .92 acres located on Merle Dr, PIN# 7707673796, be rezoned from RA to R-20 (Residential 20,000 sq. ft. lot). It is the desire of the property owner to divide the lot and build two single family residences as per the site plan.

Application/Site plan issues to consider:

- This is a request for R-20, a lot size which is compatible with the area.
- The developer proposes site built homes which is also compatible with the area.

Adjoining Zoning:

This site is located at 0 Merle Dr. The property to the north is zoned (RA), 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).

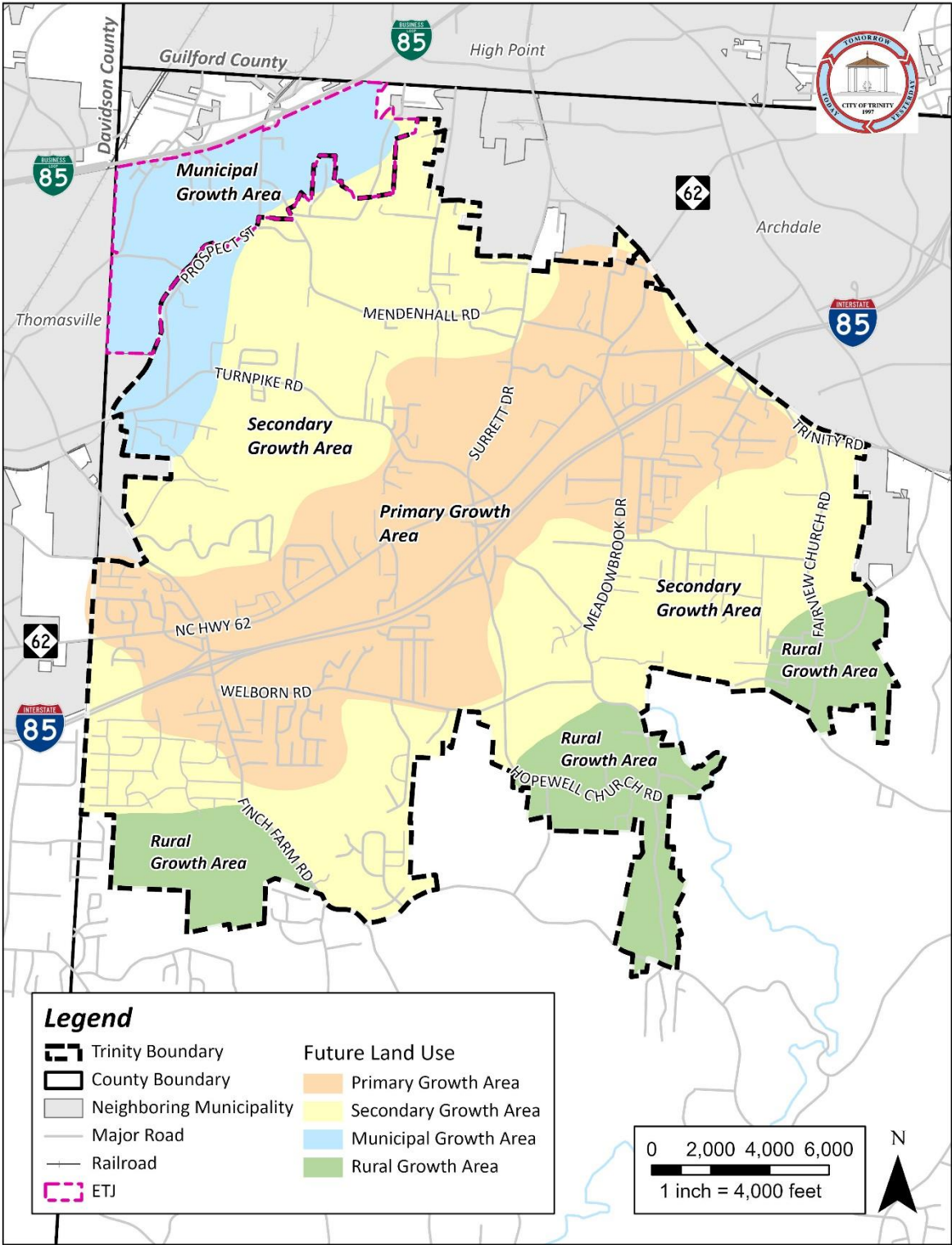
Transportation:

Merle Dr. is maintained by NCDOT and located in close proximity to US Hwy 62 and I-85.

Future Land Use Category: PRIMARY GROWTH AREA

This growth area is located on the eastern area of the City. Mixed land uses including residential and commercial development are anticipated in this planning area with water and sewer infrastructure likely 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.

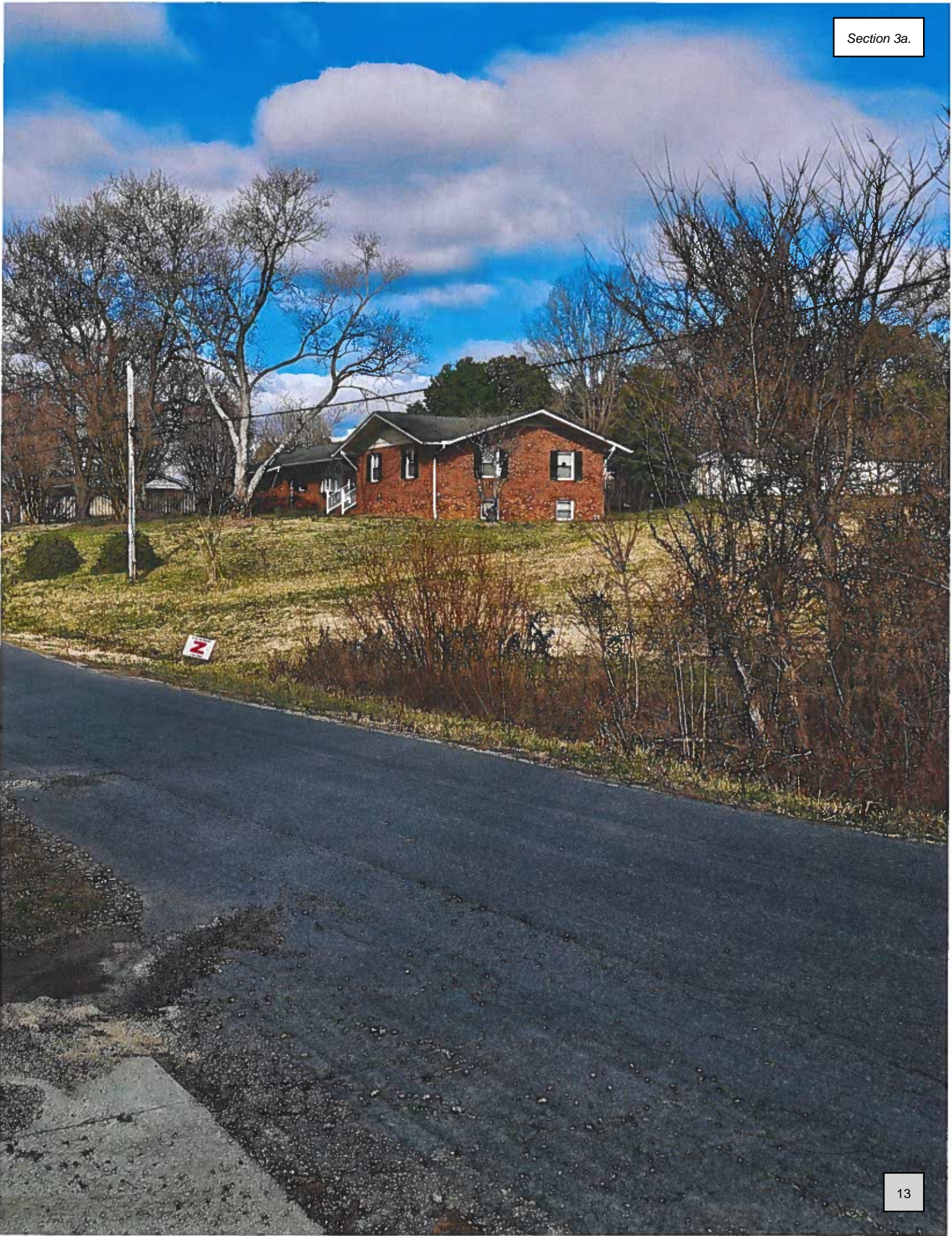


REID	20287	OWNER ADDRESS2	
PIN	7707673796	OWNER CITY	RALEIGH
TAXED ACREAGE	0.92	OWNER STATE	NC
PROPERTY DESCRIPTION	LIDA T MORGAN;L3	OWNER ZIP	27615
DEED BOOK & PAGE	001751/01004	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	75-85	LOCATION ZIP	No ZIP
OWNER	STUNDA, JONATHAN C (STUNDA, KELLY I)	DATA REFRESHED	3/2/2025
OWNER ADDRESS	8800 SALUTE ST		



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 = 47 feet
 3/3/2025





Memorandum

TO: City of Trinity Planning Board

FROM: Jay Dale, Planner

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

DATE: March 24, 2025

REF: Request for Property Rezoning – 6133 Old Mendenhall Rd.

Summary:

MUHAMMAD ASHTAM, High Point, North Carolina, is requesting that 4.5 acres located at 6133 Old Mendenhall Rd., PIN#6798886650, be rezoned from M2 (Light Manufacturing) to M1-CZ (Heavy Manufacturing/Conditional Zoning). It is the desire of the property owner to operate a car sales lot and a parking lot for the storage of semi trailers as per the site plan.

Attachments:

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

Note: Information and Fee Required from Applicant and Processing of Information: Applicants must present the following information as required by Article XVII, Section 17-1(3) of the Zoning Ordinance:

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

Please submit application, site plan and fee (\$600, six hundred dollars). After the Technical Review Committee has reviewed the application and site plan, the request will be scheduled for Planning Board and Council meetings.

	<u>MUHAMMAD AWTIAM</u>		_____
	Name of Applicant*	Signature of Applicant	Date
	Bernice Earnhardt DBA Me and You Associates		1/24/2025
	Name of Property Owner	Signature of Property Owner Authorized Agent	Date

*"Article XVII, Section 17-1: 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 part of this ordinance. No regulation or maps shall be amended, supplement, 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."

<u>Office Use</u>	
Date Received:	_____
Application #:	_____
Staff Review:	_____ Comments
Planning Board Review:	_____
City Council Review:	_____

Rezoning Request: #RZ _____
Form#11714

REZONING REQUEST SUMMARY

MUHAMMAD ASHTAM, High Point NC, is requesting 4.5 acres located on 6133 Old Mendenhall Rd, PIN# 6798886650, be rezoned from M2 to M1-CZ (Heavy Industrial/Conditional Zoning). It is the desire of the property owner to operate a car lot and semi-truck trailer parking 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 adjoining existing business at 6116 Mendenhall Rd. is zoned M2.

Adjoining Zoning:

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

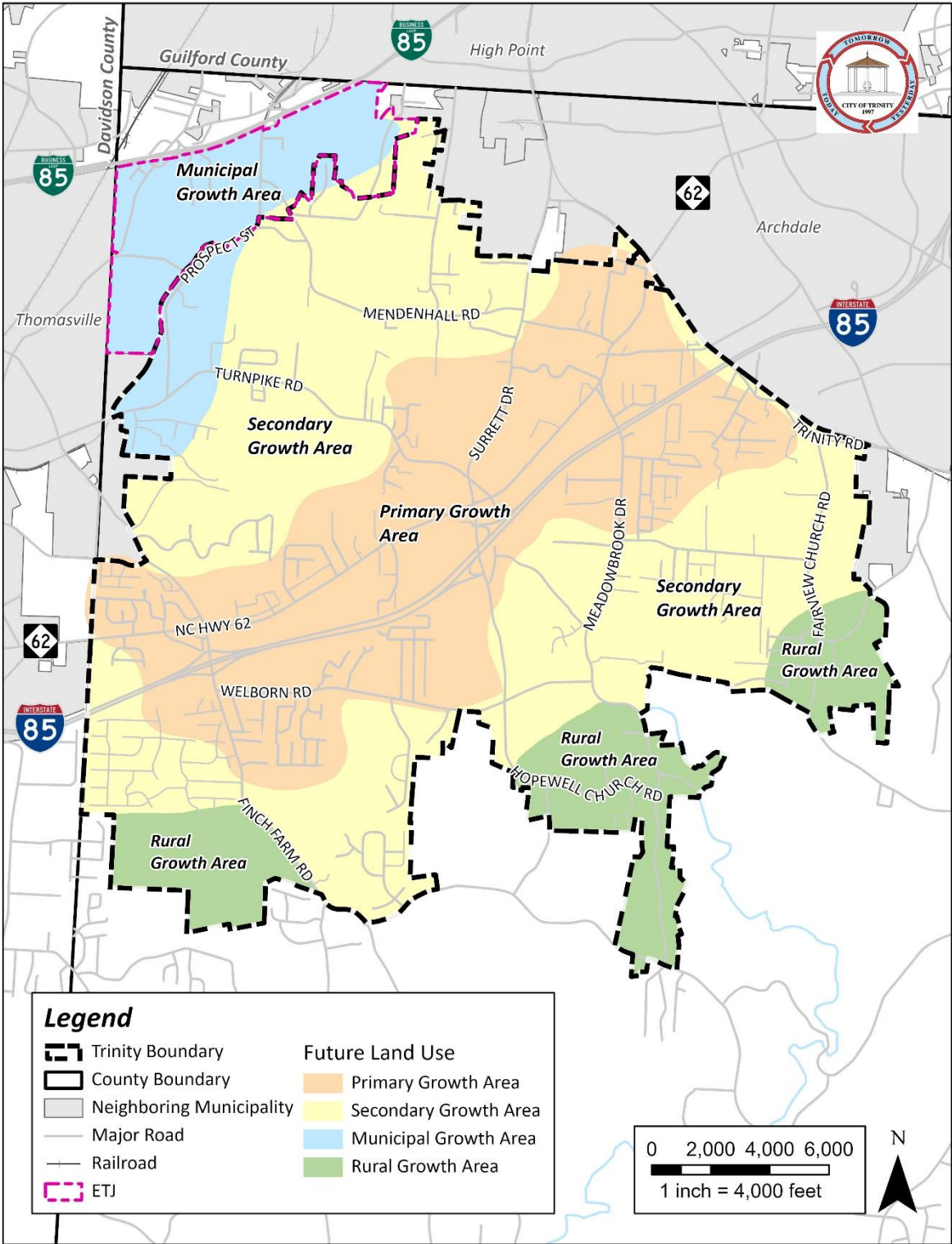
Transportation:

Old 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

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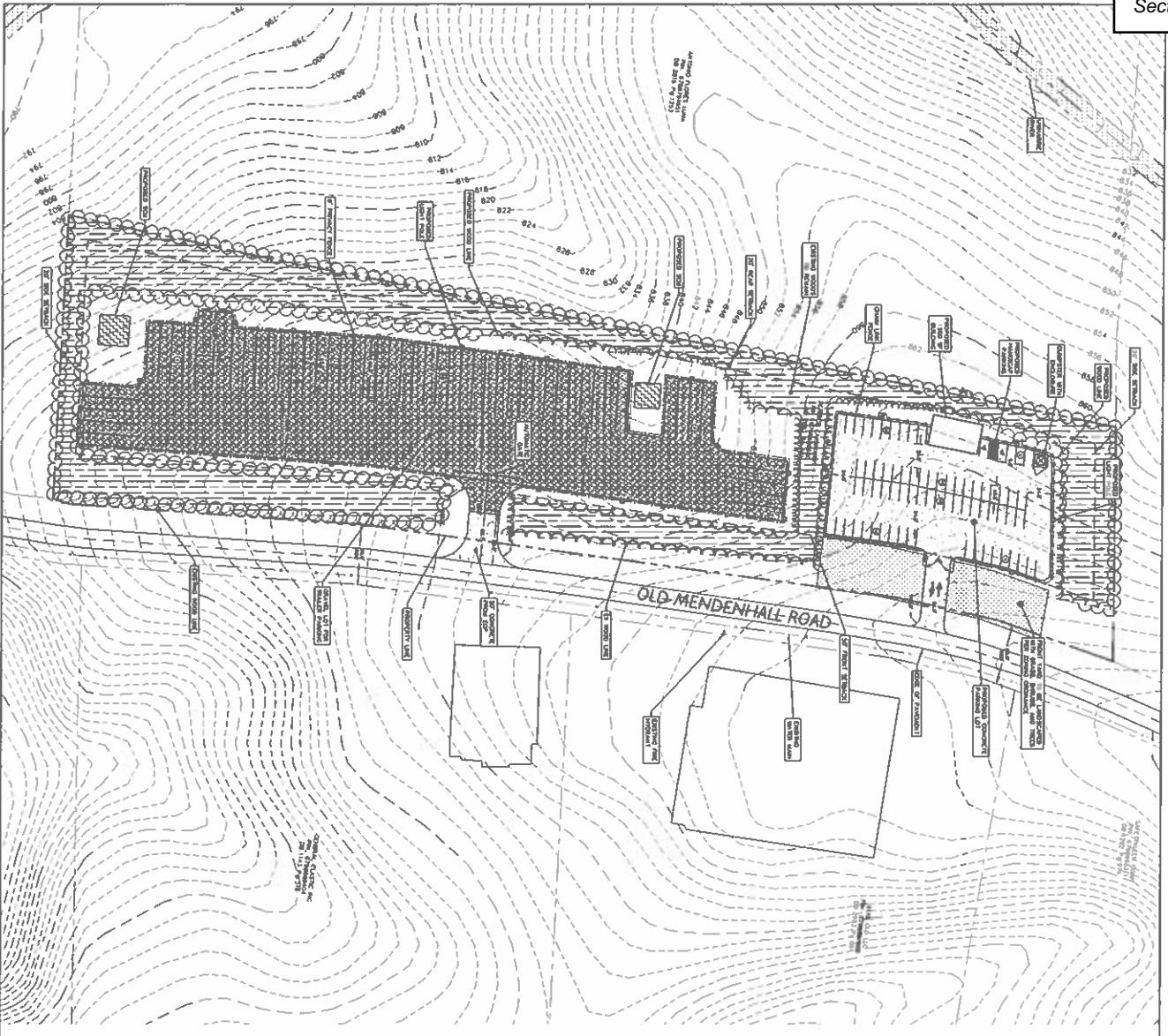
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different zone shall constitute a separate rezoning request.

- (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.
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Submitted 2-26-25

SITE NOTES:

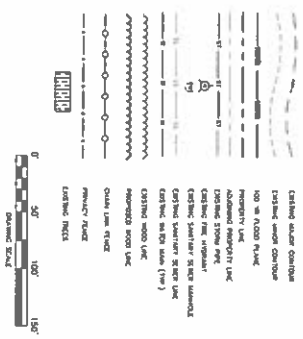
1. PROPERTY INFORMATION
 OWNER: BRONCO ENTERPRISES
 PARCEL NUMBER: 678644440
 PARCEL AREA: 148483 SF (3.32 ACRES)
 EXISTING LAND USE: UNDEVELOPED
 SITE ADDRESS: 6115 OLD MENDENHALL RD TRINITY, NC 27709
 OWNER ADDRESS: PO BOX 331 TRINITY, NC 27710
2. THE PROJECT IS LOCATED WITHIN THE E.U. OF TRINITY.
3. PARCELS AND SITES ARE SHOWN PER RANDOLPH COUNTY OS
 PROPOSED ZONING: U1
 PARKING REQUIRED: 5 SPACES / 10,000 SQ FT OF DISPLAY AREA PLUS 2.5 CARRIAGES ON LANDSCAPE SWP
 REQUIRED: 27,262 SQ FT / 10,000 = 2.7262
 TOTAL REQ: 10 SPACES + 2 = 12 SPACES
 TOTAL PROVIDED: 22 SPACES (2 HC SPACES INCLUDED IN NORTHERN LOT)
 31 TRINITY SPACES IN SOUTHERN LOT
3. STAIRS:
 FINISH = 50 FT
 S.W.C. = 20 FT
 REAR = 20 FT
4. DESTROYED AREA: X REF ACRES
5. MATERIAL SEPARATION BETWEEN SAILHAY STAIRS & GARAGES SHALL BE 50'
6. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION
7. CONFORM UTILITY BEAMS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
8. WATER AND SEWER UTILITY BE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

LAKE REESE WATERSHED NOTES:

TOTAL WATERSHED AREA	572 AC	24,448 SF	248
WATERSHED DEVELOPED AREA	117 AC	5,047 SF	24
WATERSHED UNDEVELOPED AREA	455 AC	19,401 SF	194
WATERSHED WATERSHED	313 AC	13,541 SF	136
TOTAL WATERSHED	313 AC	13,541 SF	136

WHERE LANDSCAPE DOES NOT MEET ORDINANCE REQUIREMENTS ADDITIONAL PLANTINGS TO BE ADDED

DRAINAGE LEGEND



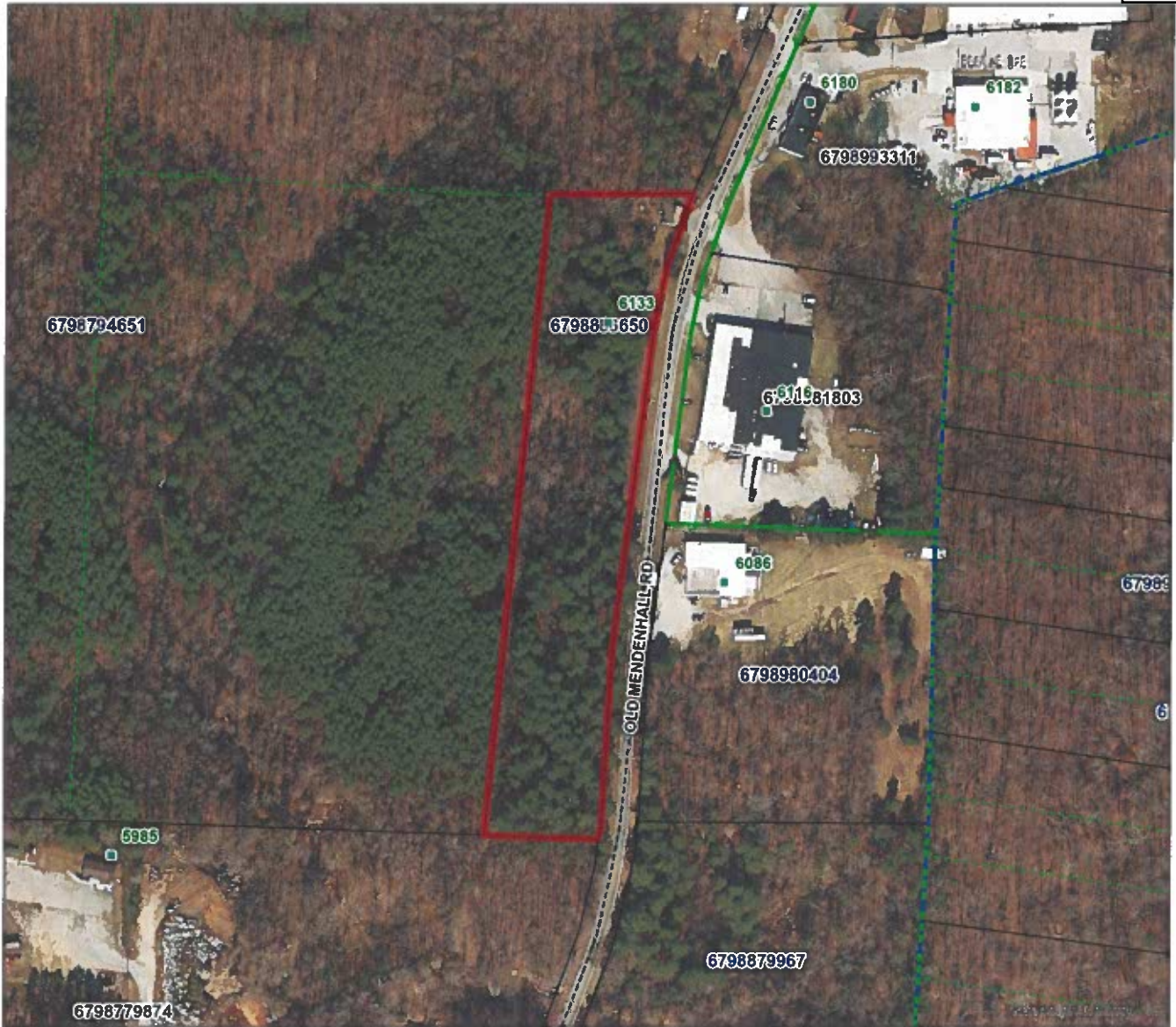
PRELIMINARY PLANS NOT FOR CONSTRUCTION

Scale	AS NOTED
Date	JAN 31 2025
Drawn By	TJ
Checked By	EA
Job No	1-21

SKETCH PLAN
TRINITY CAR SALES
 OLD MENDENHALL RD
 TRINITY-RANDOLPH COUNTY - NORTH CAROLINA

Summy Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 1000 B...
 Asheville, NC 28804
 Phone 404-252-0400 Fax 404-252-0402
 Lead: info@summyengineering.com
 NC Professional Surveyor License No. 15334





REID	6235	OWNER ADDRESS2	
PIN	6798886650	OWNER CITY	TRINITY
TAXED ACREAGE	4.5	OWNER STATE	NC
PROPERTY DESCRIPTION	R1616;W	OWNER ZIP	27370
DEED BOOK & PAGE	002893/00891	LOCATION ADDRESS	6133 OLD MENDENHALL RD
PLAT BOOK & PAGE		LOCATION ZIP	ARCHDALE,27263
OWNER	EARNHARDT, BERNICE M	DATA REFRESHED	1/26/2025
OWNER ADDRESS	PO BOX 337		



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 = 282 feet
 1/29/2025

